



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: November 12, 2009 **REPORT NO. PC-09-088**

ATTENTION: Planning Commission, Agenda of November 19, 2009

SUBJECT: VILLAGE LINDO PASEO - PROJECT NO. 166229
PROCESS FOUR

**OWNER/
APPLICANT:** Village Lindo Paseo, LP/
Paul E. Denyer

SUMMARY

Issue(s): Should the Planning Commission approve a request to demolish five existing single family residences and the construction of a new 193 room student resident dormitory complex containing 386 beds located at 5565-5633 Lindo Paseo in the College Community Redevelopment Project Area (Core Sub-Area) and the College Area Community Plan?

Staff Recommendation:

1. **CERTIFY** Mitigated Negative Declaration No. 166229, and **ADPOT** the Mitigation, Monitoring, and Reporting Program (MMRP); and
2. **APPROVE** Conditional Use Permit No. 596612, Site Development Permit No. 677765, Vesting Tentative Map No. 677766, and to waive the requirement to underground existing overhead utilities.

Community Planning Group Recommendation: On October 14, 2009, the College Area Community Planning Board voted 12-5-1 to recommend denial of the project (Attachment 15). In summary, the planning group's determination was based on the project's current convertibility design, which may not be compatible for fraternity use.

Other Recommendations: On October 6, 2009, the project was presented to the College Community Project Area Committee (PAC) as a courtesy, no vote or recommendation was required or obtained.

Environmental Review: A Mitigated Negative Declaration (MND) No. 166229 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines, which addresses potential impacts to Historical

Resources (Archaeology) and Paleontological Resources. A Mitigation, Monitoring, and Reporting Program (MMRP) would be implemented with this project to reduce the potential impacts to a level below significance.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The project site is located within the College Community Redevelopment Project Area (Core Sub-Area) and the College Area Community Plan. The site is designated as High Density Residential 45-75 dwelling units per acre (du/ac) and as a Fraternity Area within the redevelopment and community plans. The site is zoned RM-3-9, a multi-family zone that allows one unit per 600 square feet, and allows student dormitories and fraternities within this zone with a Conditional Use Permit. The 0.976 acre project site could accommodate 44-73 dwelling units based on the redevelopment and community plans, and 71 dwelling units based on the underlying zone. However, the density requires a convertibility plan to fraternities pursuant to the redevelopment and community plans.

The project proposes the demolition of five existing single family residence and the construction of a new 193 room student resident dormitory complex containing 386 beds that includes a convertibility plan to fraternities. The individual rooms will not contain *kitchens* and would not be defined as *dwelling units*, as defined by the San Diego Municipal Code; therefore, the project is not considered a residential project and would not be subject to the Inclusionary Housing Ordinance. However, a Housing Trust Fund (HTF) impact fee as a *non-residential* development is required for this project and is due at the time of building permit issuance. In addition, a Development Impact Fee (DIF) is required at building permit issuance based on increased square footage over what currently exists on the site. Although the proposed project is located in the College Community Redevelopment Project Area, no redevelopment funds are being used to finance this project.

BACKGROUND

The proposed project site is located at 5565-5633 Lindo Paseo, on the south side of Lindo Paseo between 55th Street and Campanile Drive, north of Montezuma Road (Attachment 1 and 2). San Diego State University (SDSU) is located on the north side of Lindo Paseo, directly across the street from the project site. The 0.976 acre site is located within the College Community Redevelopment Project Area (Core Sub-Area) (Attachment 4), the College Community Area Plan (Attachment 5) and the Campus Impact Area of the Parking Impact Overlay Zone. The site is designated as High Density Residential 45-75 dwelling units per acre (du/ac) and as a Fraternity Area within the redevelopment and community plans. The site is zoned RM-3-9, a multi-family zone that allows one unit per 600 square feet, and allows student dormitories and fraternities within this zone with a Conditional Use Permit (CUP). The project site could accommodate 44-73 dwelling units based on the redevelopment and community plans, and 71 dwelling units based on the underlying zone. However, the density would require a convertibility plan to fraternities pursuant to the redevelopment and community plans.

The College Area Community Plan (CACP) was last amended by the City Council on August 3, 2002, and reflects the long range goals of a portion of this site being devoted to fraternity use. The CACP references the College Community Redevelopment Project (CCRP), and requires the creation of a Master Project Plan (MPP) to implement the CACP and the CCRP, as well as aid in the redevelopment of five subareas surrounding SDSU. The MPP for the CCRP was approved by the City Council on October 12, 1993. This project site is within the "Core Subarea" of the CCRP. The Core Subarea Design Manual was adopted by the City Council on August 12, 1997. Both the MPP and Core Subarea Design Manual contain guidelines and regulations regarding the development of this project site.

On October 26, 1993, the City Council adopted Ordinance No. O-18004 to rezone the properties within the CCRP Area. This action rezoned the proposed project site from R1-5000 (single family residential zone) to the RM-3-9 Zone (formally called R-600), and removed the Community Plan Implementation Overlay Zone (Area B). The project site currently consists of six lots containing five (5) single family residences, which were constructed in 1950. The existing single family residence located at 5565 Lindo Paseo was demolished in 2005 pursuant to Building Permit No. 256659. A historical assessment for the five (5) remaining single family residences was prepared by Scott A. Moomjian, Esq. (April 2009). The report concluded and City staff concurred, that the properties and associated structures would not be considered historically significant under the State of California Environmental Quality Act (CEQA) in terms of architectural style, appearance, design, construction associated with important persons or events in history.

The SDSU campus is located on the north side of Lindo Paseo, directly across the street from the project site. The property to the west of the project site contains a single family residence and zoned RM-3-9, and is designated as High Density Residential 45-75 dwelling units per acre (du/ac) and as a Fraternity Area within the redevelopment and community plans. On February 8, 2007, the Planning Commission approved the Plaza Lindo Paseo Project, located at 5649-5691 Lindo Paseo, on the east side of the project site. This project included the demolition of four single-family dwelling units and the construction of a four (4) story, 71,401 square foot, mixed use development containing 45 multi-family residential units, two (2) fraternity houses and four (4) commercial retail spaces. The project is currently under review for the building permit. The property to the south contains a four (4) story, 179 unit apartment complex that was permitted pursuant to Community Plan Implementation Overlay Zone Permit No. 94-0630 (recorded on January 30, 1998), and the building permits were finalized on September 13, 2005.

DISCUSSION

Project Description:

The project proposes the demolition of five (5) existing single family residences and the construction of three, four (4) story structures over a two-level subterranean garage to accommodate a student resident dormitory complex. The three structures combined would be approximately 98,059 square feet and provide 193 rooms that could accommodate 386 student beds. The subterranean garage would be approximately 70,577 square feet and provide 191 on-site parking spaces (138 tandem and 53 standard parking spaces). In addition, 120 bicycle stalls, 20 motorcycle stalls, and 6 disabled parking spaces would also be provided.

The proposed project will conform to the Council Policy 900-14 criteria by achieving a LEED 'Silver' Level Certification and by generating 30% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). A deviation is being requested to allow tandem parking spaces to count as two parking spaces outside of the Residential Tandem Parking Overlay Zone (see the "Deviation" section below for detail information).

The site is designated as a Fraternity Area within the redevelopment and community plans. Both the MPP and Core Subarea Design Manual contain guidelines and regulations regarding the development of this project site. MPP Section B (6)(g) [Page 17] states the following:

- g. Except as noted, within the designated fraternity and sorority areas, no new development is permitted other than: housing for fraternities and sororities; uses which are intended primarily to serve fraternity and sorority residents, such as parking garages and recreational areas; and uses which can be converted to fraternity and sorority housing under terms and conditions specified at the time of development approval.

The proposed student resident dormitory complex includes a convertibility plan to fraternities as identified on Sheets 21-23 of the development plans (Attachment 14). Since the property encompasses six lots in the Fraternity Area, the proposed development's convertibility plan has been designed to accommodate six (6) fraternities. Therefore, staff believes the proposed development will not impact the availability for fraternity use within the Fraternity Area.

The property is zoned RM-3-9, a multi-family zone, and pursuant to Section 141.0304 of the San Diego Municipal Code (SDMC) (Attachment 6) fraternity houses, sorority houses, and student dormitories may be permitted with a CUP. In addition, Section 141.0304(a)(2) states that fraternity houses, sorority houses, and student dormitories may be permitted within a one-mile radius of the boundary of a college or university campus, in any of the following zones: RM-3-7, RM-3-8, RM-3-9, RM-4-10, and RM-4-11. Section 141.0304(d) states that the facility must be officially recognized by the college or university. On September 15, 2009, SDSU provided a letter that recognizes the proposed project (Attachment 7).

The project requires the approval of a CUP and a Vesting Tentative Map (VTM). The VTM is for six (6) condominium units to accommodate the proposed future six (6) fraternity houses, and the permits include terms and conditions for the convertibility plan. The project includes a request to waive the requirement to underground existing overhead utilities. The utility lines are located in the alley and are not scheduled to be under grounded until 2049. The requested underground waiver of the existing overhead facilities qualifies under the guidelines of Council Policy No. 600 25-Underground Conversion of Utility Lines in that the conversion involves a short span of overhead facility (less than a full block in length) and it has been determined that such conversion is not a part of a continuing effort to accomplish a total undergrounding within a specific street or area.

As stated above, the project proposes one deviation and requires the approval of a Site Development Permit (SDP) for a sustainable building development that is requesting deviations from development regulations. Because the project utilizes renewable technologies and qualifies as a Sustainable Building under Council Policy 900-14 and 600-27, the land use approvals have

been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

Deviation- The proposed project includes a request for a deviation to allow tandem parking spaces to count as two parking spaces outside of the Residential Tandem Parking Overlay Zone (RTPOZ). The purpose of the RTPOZ is to identify the conditions under which tandem parking may be counted as two parking spaces in the calculation of required parking within the single family or multi-family zones. The project site location is currently served by six (6) Metropolitan Transit System (MTS) routes (11, 14, 115, 856, 936, and 955). In addition, the project site is located across the street from the San Diego State University campus and approximately two (2) blocks from the SDSU MTS Green Trolley Station, which opened in the summer of 2005.

To reduce the vehicular traffic generation, the project would provide transit passes to all students living in the facility as part of a Traffic Demand Management (TDM) Plan. In addition, as a condition of the permit, the project would implement a tandem parking management plan that includes on-site parking management and security personnel to insure the tandem parking spaces are utilized. Staff supports the deviation based on the TDM and the tandem parking management plans, the vicinity to SDSU, and the accessibility to both bus and trolley services.

Community Plan Analysis:

The **Land Use and Community Planning Element** of the General Plan implements the City of Villages Strategy within the context of San Diego's community planning program, and includes goals for balanced communities and equitable development. Specifically, the plan includes the goal of ensuring diverse and balanced neighborhoods and communities with housing available for households of all income levels, and the policy of providing a variety of housing types and sizes with varying levels of affordability in residential and village developments. The General Plan also establishes each community plan as an essential component of the Land Use Element, and relies on community plans for land use, density designations, and site-specific recommendations.

The 0.976-acre site, located at 5565-5633 Lindo Paseo, is designated for High Density Residential development with a density yield of between 45-75 dwelling units per net residential acre (45-75 DU/NRA) in the College Area Community Plan, and would allow the construction of between 44 and 73 dwelling units. The proposal is to construct a 193 room student resident dormitory. A dormitory room is not considered to be a *dwelling unit* because it does not provide a private *kitchen*. However, the proposal will implement a number of recommendations within the College Area Community Plan.

The **San Diego State University Element** of the College Area Community Plan describes the Core Sub-Area as the most diverse combination of uses and the greatest intensity of development within the redevelopment project area. Up to 8,500 students are expected be housed within the Core Sub-Area. The project site is located in the Core Sub-Area, and the proposed development project would demolish five single-family residences and provide housing for approximately 386 students. Therefore, the proposal would help implement the student housing recommendations of the College Area Community Plan.

The project is also within the Fraternity Area of the Core Sub-Area, and all residential development must be convertible to fraternity use. The applicant has demonstrated that the proposal can be fully converted to fraternity use, and will therefore, help implement the fraternity housing recommendations of the College Area Community Plan.

The **Urban Design Element** of the General Plan is based on a guiding principle of building upon our existing communities. The core values related to urban form include a compact, efficient, and environmentally sensitive pattern of development and the physical, social and cultural diversity of our City and its neighborhoods.

The **Urban Design Element** of the College Area Community Plan includes the recommendation that student housing should be compatible with the bulk, scale, and character to adjacent development. The development proposal is to construct three, four-story structures. The surrounding land uses include a multi-story parking structure, and multi-story student housing and sororities/fraternities. The proposed project will be compatible with the bulk, scale, and character of adjacent development and will implement this urban design recommendation. The Urban Design Element of the College Area Community Plan also includes the recommendation that student housing provide a variety of on-site recreational facilities. The project proposes to provide on-site recreation facilities including a theater, a game room and lounges, and will implement this urban design recommendation.

The **Core Sub-Area Design Guidelines** suggests that new development create strong pedestrian orientation within the Core Sub-Area, and strong pedestrian links are to be created with the University Campus. The proposal would provide sidewalks with direct connection to the campus via contiguous sidewalks. It is also suggested that new development create a sidewalk pattern that enhances pedestrian activity with buildings sited at or within ten feet of the property line. The proposal would provide a building setback greater than ten feet, however, the proposed setback is consistent with the existing development, and represents a continuation of the sidewalk pattern.

The Design Guidelines also suggest that buildings must relate in a compatible way to the materials, colors and textures of their immediate neighbors. The project is located across from a multi-story parking structure, and is near multi-story student housing, and predominant materials are stucco and concrete in earth tones. The project proposes the use of similar materials, textures, and colors as the nearby buildings as suggested by the Design Guidelines.

The Design Guidelines encourage a variety of materials in the residential district where the project would be located; materials should be used on all four sides; and uninterrupted blank surfaces should be avoided. The project would incorporate a variety of materials including plaster, decorative tile, wooden fences and gates, and metal guardrails and gates. All four sides of each structure will be covered in suitable materials, and there would be no uninterrupted blank spaces.

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. The College Area Community Plan is silent regarding conservation. The project will achieve a LEED "Silver" Level Certification by utilizing renewable energy technology, self-generating at least 30% of the project total energy

consumption on site.

Environmental Analysis:

A Mitigated Negative Declaration (MND) has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines, which addresses potential impacts; and a Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project to reduce the potential impacts to below a level of significance. The potential significant environmental impacts are in the following areas: Transportation/Circulation and Paleontological Resources. *(The following environmental issues were considered in depth during the review of the project and determined to be less than significant: Air Quality, Utilities (Water), Geology, Historical (Structural), Hydrology/ Water Quality, and Human Health/Public Safety/Hazardous Materials.)*

Transportation/Circulation - A traffic study was prepared by Kimley-Horn and Associates, Inc. (July 2009). The results of the traffic study determined that the project would generate 727 average daily trips (ADT) with 58 ADT occurring in the AM peak and 64 ADT in the PM peak. To reduce the vehicular traffic generation of the project and to alleviate its parking requirements, the project would provide transit passes to all students living in the facility. This element of the TDM Plan will provide a fifteen percent (15%) reduction in the project's vehicular trip generation. After subtracting credit for the existing ADT, the net projection of new trips would be 618 ADT with 49 AM peak and 54 PM peak.

There would be no significant impacts based on the analysis of the project's contribution to traffic in the near-term scenario. Traffic impacts in the Horizon Year would be considered cumulative and significant related to the intersection of Montezuma Road/Campanile Drive. This impact would require mitigation in the form of fair share contributions as required by the College Community Redevelopment Project Environmental Impact Report (EIR). Therefore, the MMRP, as detailed within Section V of the MND, would be implemented to minimize transportation/traffic circulation impacts, and with the implementation of the MMRP, potential transportation/traffic circulation impacts would be reduced to below a level of significance.

Parking- The project site is located within the Core Sub-Area of the CCRP and would be required to provide at a minimum 0.75 spaces per student. Under the SDMC, the applicant can implement a TDM Plan to account for the parking, which allows for a parking reduction of 15 percent. Based upon a maximum of 386 students, the project is required to provide 290 parking spaces, less 15 percent for the TDM Plan provided by the project. Therefore, the parking required is 247 spaces. The project is providing 191 spaces (138 tandem and 53 standard parking spaces) on-site and the remaining 56 parking spaces with a shared parking agreement. The TDM Plan includes provision for providing a monthly transit pass each month for all occupants for the life of the project.

The project would implement an annual parking demand monitoring plan to evaluate the need for additional parking based upon the number of students within the project. Should this plan result in a finding for additional parking over the 191 spaces on site, then the project would provide off-site parking on campus or at nearby parking facilities. In addition, the project would implement a tandem parking management plan to insure the tandem parking spaces are utilized. Therefore, given the implementation of the TDM Plan, the project would not result in a parking

deficiency impact that would substantially affect the surrounding area; therefore, no mitigation is required.

Paleontological Resources - According to the "Geology of the San Diego Metropolitan Area, California, La Mesa, 7.5 Minute Quadrangle Maps" (Kennedy and Peterson, 1975), the project site is underlain by the Mission Valley Formation, which has a high sensitivity level for fossil resource potential (paleontological resources). Construction of the proposed project requires approximately 44,500 cubic yards of soil cut with grade cut depths of approximately 23 feet. According to the City of San Diego's Significance Determination Thresholds, more than 1,000 cubic yards of grading at depths of greater than 10 feet (less than 10 feet if the site has been graded) into formations with a high resource sensitivity rating could result in a significant impact to paleontological resources, and mitigation would be required. The mitigation program consists of monitoring excavation activities by a qualified paleontologist, recovery and curation of any discovered fossils, and preparation of a monitoring results report. Therefore, a MMRP, as detailed within Section V of the MND, would be implemented to minimize paleontological resources impacts and the potential paleontological resources impacts would be reduced to below a level of significance.

Community Planning Group Recommendation:

On October 7, 2009, the proposed development was presented to the Project Review Committee of the College Area Community Planning Board (CACPB), and they forwarded a recommendation to the Board to approve the project with the condition that the CUP draft permit be provided to them before the project is presented to the Planning Commission. At the October 14, 2009, CACPB meeting, the Project Review Committee's recommendation failed by a voted 5-12-1. A second motion was made by the CACPB to deny the project based on the current convertibility design of the project is not compatible for fraternity use, which this motion passed by a vote of 12-5-1 (Attachment 15).

Staff's Response - As stated above, the project site is located within the Fraternity Area of the Core Sub-Area, and all residential development must be convertible to fraternity use. The applicant has demonstrated that the proposal can be fully converted to fraternity use, and will therefore, help implement the fraternity housing recommendations of the CACP. Since the property encompasses six lots in the Fraternity Area, the proposed development's convertibility plan has been designed to accommodate six (6) fraternities. Therefore, the proposed development will not impact the availability for fraternity use within the Fraternity Area.

Community Interest:

The proposed project has generated letters in support and one community opposition letter. In accordance with Section 112.0302(b) of the SDMC, all persons and or groups that have submitted a letter to the Development Project Manager were sent a Notice of Public Hearing.

Support Letters (Attachment 16) from:

1. College Area Business District
2. Scott A. Moomjian, Esq.
3. Christy Chapman (neighbor from the area)

Opposition Letter (Attachment 17) from:

1. San Diego State University Alumni Interfraternity Council

Conclusion:

Other than the one deviation or tandem parking, the project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted College Area Community Plan, College Community Redevelopment Project Master Project Plan, Core Sub-Area Design Manual, the San Diego Municipal Code, and the General Plan.

As a component of the proposed project, the building will utilize renewable energy technology, self-generating at least 30% of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic) and by achieving a LEED 'Silver' Level Certification, thus meeting the requirements of Council Policy 900-14, the City's Sustainable Building Policy.

ALTERNATIVES

1. **CERTIFY** Mitigated Negative Declaration No. 166229; and **ADPOT** the Mitigation, Monitoring, and Reporting Program (MMRP); and **APPROVE** Conditional Use Permit No. 596612, Site Development Permit No. 677765, and Vesting Tentative Map No. 677766, **with modifications.**
2. **DO NOT CERTIFY** Mitigated Negative Declaration No. 166229, and **DO NOT ADPOT** the Mitigation, Monitoring, and Reporting Program (MMRP); and **DENY** Conditional Use Permit No. 596612, Site Development Permit No. 677765, and Vesting Tentative Map No. 677766, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



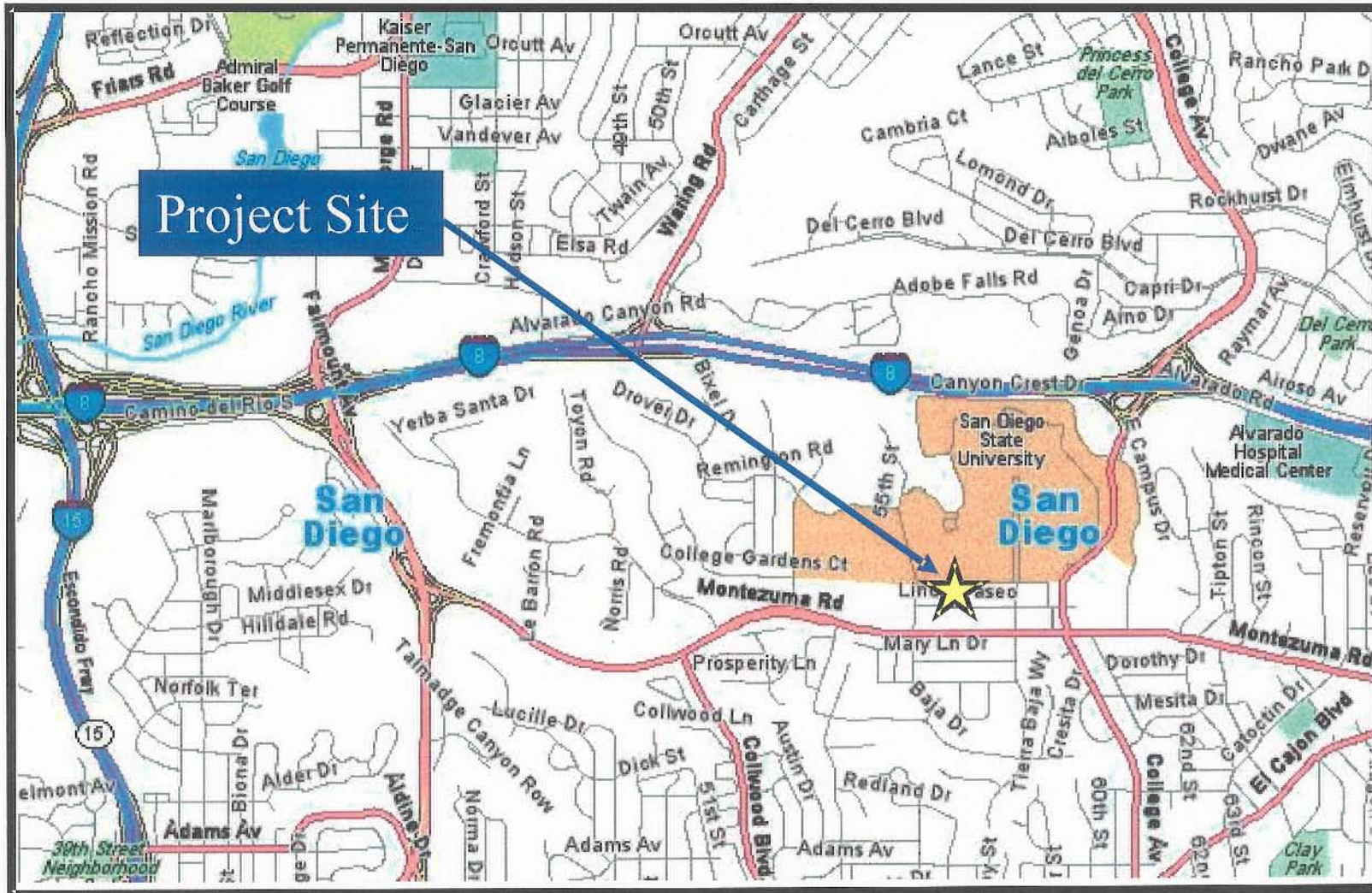
Jeffrey A. Peterson
Development Project Manager
Development Services Department

WESTLAKE/JAP

Attachments:

1. Project Location Map
2. Aerial Photograph
3. Zone Map
4. College Community Redevelopment Project Area (Core Sub-Area) Map

5. Community Plan Land Use Map
6. Section 141.0304 of the SDMC
7. San Diego State University letter dated September 15, 2009
8. Project Data Sheet
9. Draft CUP/SDP Permit Resolution with Findings
10. Draft CUP/SDP Permit with Conditions
11. Draft VTM Map Resolution with Findings
12. Draft VTM Map Conditions
13. Environmental MND Resolution with MMRP
14. Project Plans
15. College Area Community Planning Board Recommendation
16. Support Letters
17. Opposition Letters
18. Ownership Disclosure Statement
19. Project Chronology



Location Map

Village Lindo Paseo - Project No. 166229
 5565-5633 Lindo Paseo



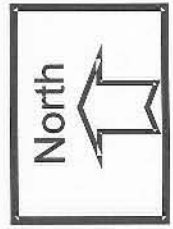


Location Map (Enlarged Map)

Village Lindo Paseo - Project No. 166229

5565-5633 Lindo Paseo





Aerial Photograph
Village Lindo Paseo - Project No. 166229
5565-5633 Lindo Paseo

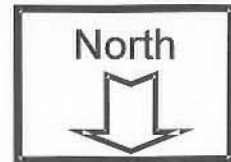




Aerial Photograph (Bird's Eye)

Village Lindo Pasco - Project No. 166229

5565-5633 Lindo Paseo



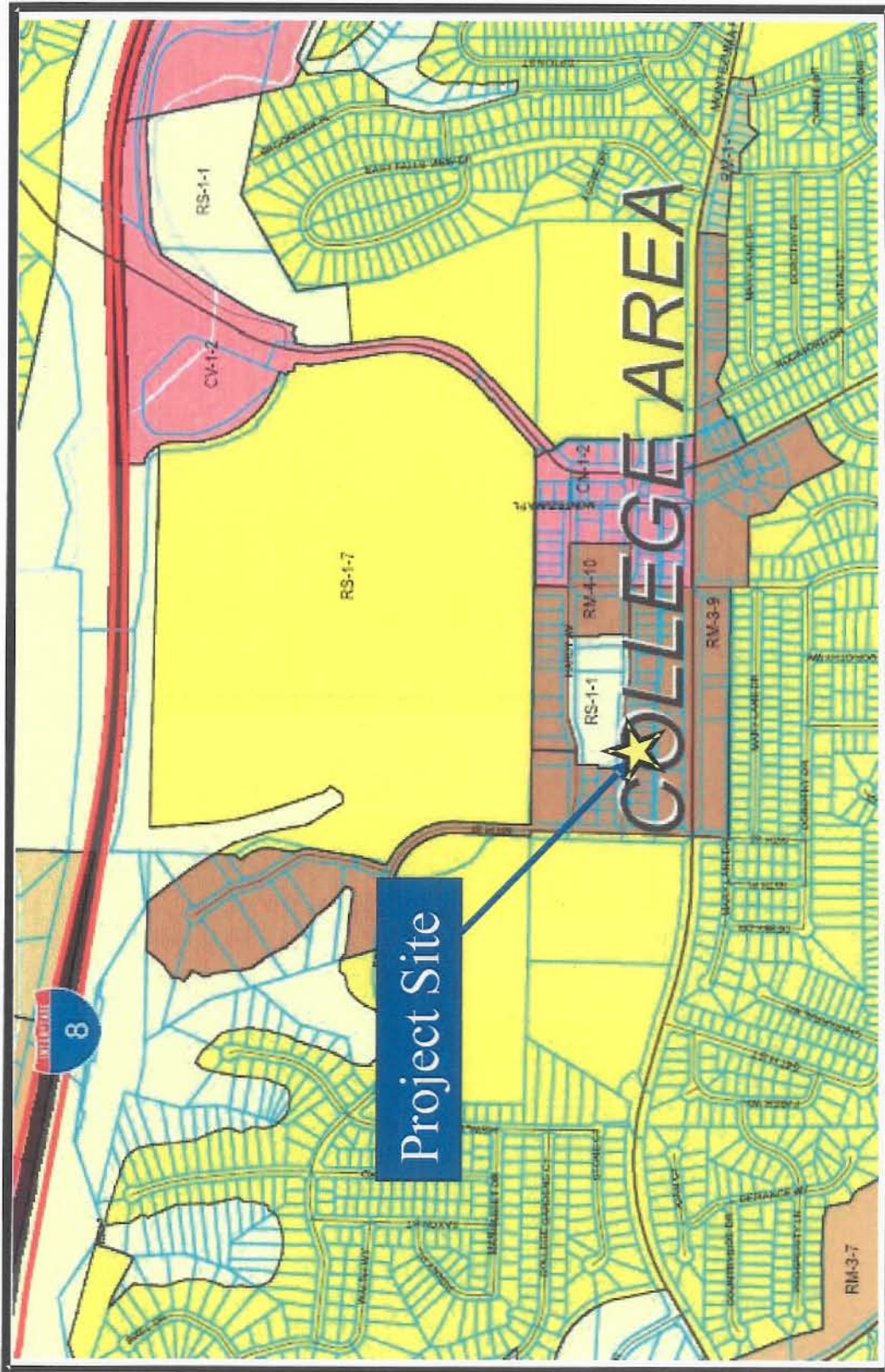


Aerial Photograph (Bird's Eye)

Village Lindo Paseo - Project No. 166229

5565-5633 Lindo Paseo



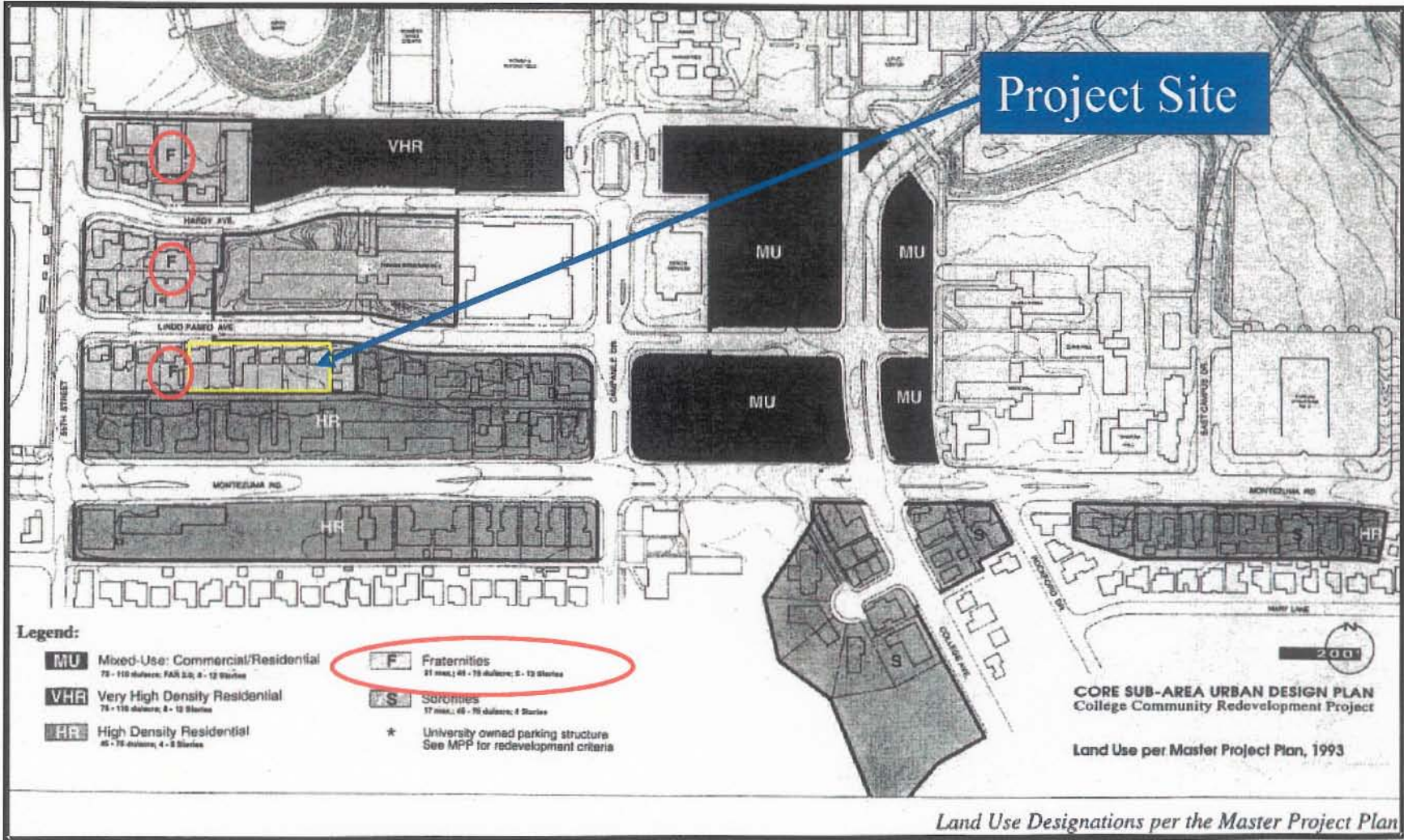


Zoning Map (Zoned RM-3-9)

Village Lindo Paseo - Project No. 166229

5565-5633 Lindo Paseo





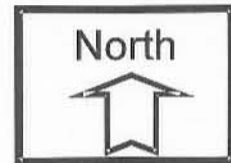
Land Use Designations per the Master Project Plan

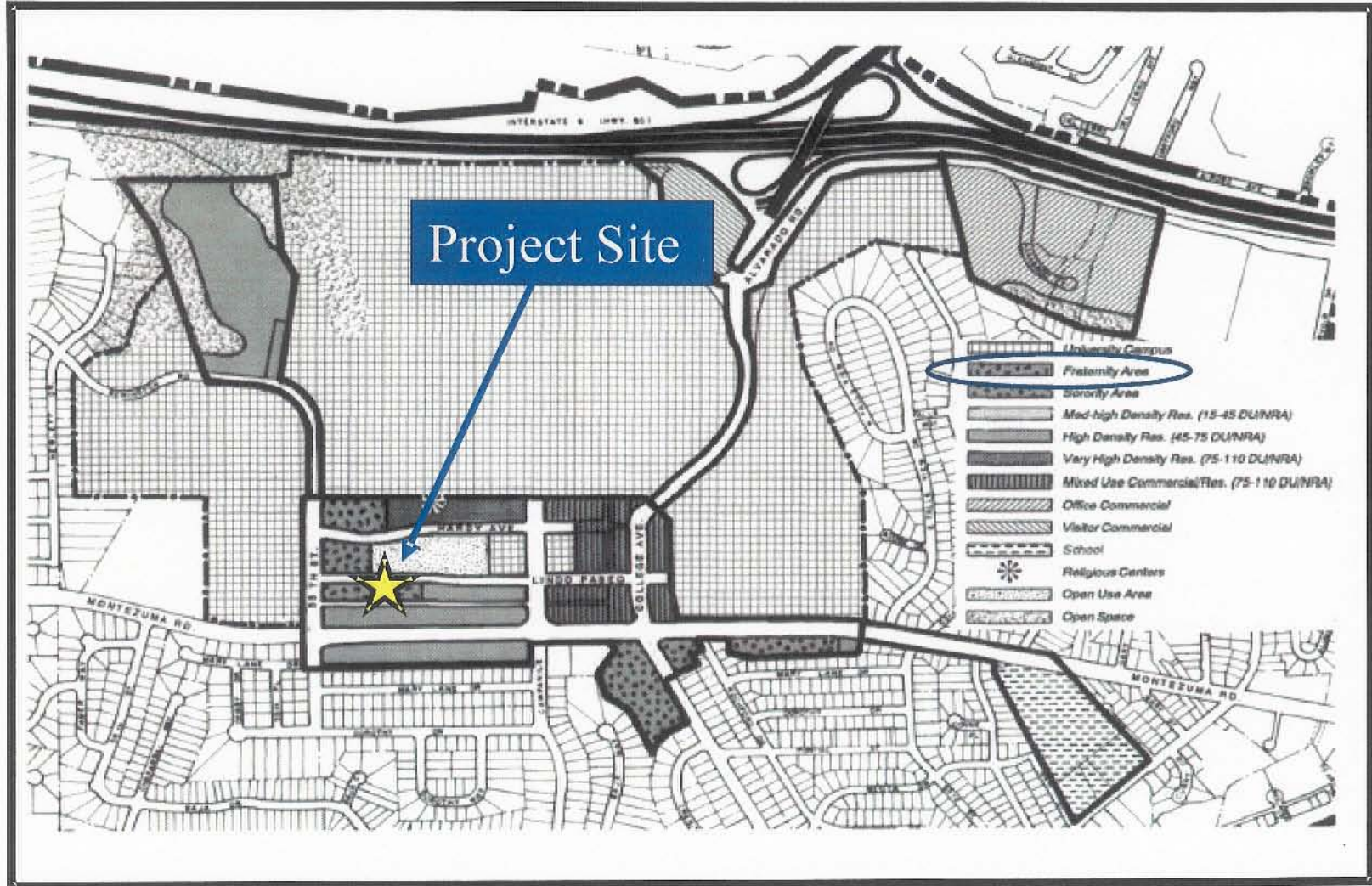


CCRP Core Sub-Area Map

Village Lindo Paseo - Project No. 166229

5565-5633 Lindo Paseo

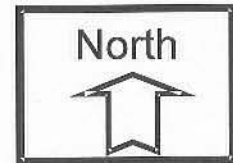




College Area Land Use Map (Redevelopment Area)

Village Lindo Paseo - Project No. 166229

5565-5633 Lindo Paseo



- (E) The employee housing is permitted in a separate *structure* on the *premises* that is not a *dwelling unit*.
 - (F) Off-street parking shall be provided at a rate of 1 space for every 2 employees.
- (b) Neighborhood Use Permit and Conditional Use Permit Regulations
- (1) Employee housing may be permitted for more than 12 employees, plus any *family* members.
 - (2) A minimum *lot* size of 10 acres is required for employee housing for more than 12 employees.
 - (3) Agricultural employees may be employed off-site. All other employees must be employed on the *premises* containing the employee housing.
 - (4) Only one *structure* for employee housing may be provided for every 10 acres of *lot* area.
 - (5) The *structure* for employee housing is permitted in addition to a *single dwelling unit* on the same *premises* and is subject to all development regulations of the base zone.
 - (6) Off-street parking shall be provided at a rate of 1 space for every 2 employees.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 11-13-08 by O-19803 N.S.; effective 12-13-2008.)

[Editors Note. Amendments as adopted by O-19803 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission unconditionally certifies it as a Local Coastal Program Amendment.]

§141.0304 Fraternity Houses, Sorority Houses, and Student Dormitories

Fraternity houses, sorority houses, and student dormitories are facilities that are designed or used as a residence for students enrolled at an institution of higher learning. Fraternity houses, sorority houses, and student dormitories may be permitted with a Conditional Use Permit decided in accordance with Process Three in the zones indicated with a "C" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

- (a) Fraternity houses, sorority houses, and student dormitories may be permitted only in the following locations:
 - (1) Within an area specifically designated for these facilities by the applicable *land use plan*, or

- (2) Within a 1-mile radius of the boundary of a college or university campus, in any of the following zones: RM-3-7, RM-3-8, RM-3-9, RM-4-10, and RM-4-11.
- (b) If the facility is not located on a college or university campus, off-street parking shall be provided as follows:
 - (1) At a rate of 1 parking space for each resident, or
 - (2) Through a parking agreement between the college or university with which the facility is affiliated and the *applicant*, which will allow the *applicant* to use college or university parking facilities to meet the parking requirement.
- (c) A resident manager is required to live on the *premises*.
- (d) The facility must be officially recognized by the college or university.
- (e) The frequency and duration of organized outdoor activities and social events shall be limited as needed to minimize adverse impacts on neighboring *development*.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§141.0305 Garage, Yard, and Estate Sales

Garage, yard, and estate sales are permitted as a limited use in the zones indicated with an "L" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

- (a) Garage, yard, and estate sales are permitted only as an *accessory use* to a permitted dwelling unit.
- (b) The number of sales per *premises* shall not exceed three per year.
- (c) Each sale shall not exceed two consecutive calendar days.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)



Operations
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Sept 15th, 2009

Mr. Jeff A. Peterson
Project Manager
Development Services Department
City of San Diego

Village Linda Paseo, Project Number 166229

Dear Jeff,

I am writing in response to a cycle review issue regarding Village Linda Paseo, Project Number 166229.

As required by San Diego municipal code section 141.0304, San Diego State University officially recognizes the proposed Village Linda Paseo private development project.

SDSU's acknowledgment is not an endorsement or approval of the project, simply an acknowledgment of a private development project as required by the municipal code.

If you have any questions, please contact me at the number above

Thank you,

Robert Schulz, AIA
Associate Vice President

PROJECT DATA SHEET

PROJECT NAME:	Village Lindo Paseo - Project No. 166229	
PROJECT DESCRIPTION:	Demolition of five (5) existing single family residence for the construction of a 193 room student resident dormitory complex containing 386 beds that includes a convertibility plan to fraternities	
COMMUNITY PLAN AREA:	College Area	
DISCRETIONARY ACTIONS:	Conditional Use Permit, Site Development Permit, Vesting Tentative Map, and waiver to underground existing overhead utilities	
COMMUNITY PLAN LAND USE DESIGNATION:	High Density Residential 45-75 dwelling units per acre (du/ac) and as a Fraternity Area	
<u>ZONING INFORMATION:</u>		
ZONE: RM-3-9 HEIGHT LIMIT: 60-foot maximum height limit LOT SIZE: 7,000 square feet FLOOR AREA RATIO: 2.70 LOT COVERAGE: NA FRONT SETBACK: 10-foot (min.) and 20-foot (standard) SIDE SETBACK: 5-foot (min.) and NA (standard) STREETSIDE SETBACK: NA REAR SETBACK: 5-foot PARKING: 290 on-site spaces		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	High Density Residential, RS-1-1	San Diego State University Campus
SOUTH:	High Density Residential, RM-3-9	Multi-Family Residential
EAST:	High Density Residential, RM-3-9	Approved for Mix-Use Development
WEST:	High Density Residential, RM-3-9	Single Family Residence
DEVIATIONS OR VARIANCES REQUESTED:	Tandem parking spaces to count as two parking spaces outside of the Residential Tandem Parking Overlay Zone	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On October 14, 2009, the College Area Community Planning Board voted 12-5-1 to recommend denial of the project based issues regarding the convertibility plan to fraternities	

PLANNING COMMISSION RESOLUTION NO. XXXX
 CONDITIONAL USE PERMIT NO. 596612
 SITE DEVELOPMENT PERMIT NO. 677765
VILLAGE LINDO PASEO - PROJECT NO. 166229 [MMRP]

WHEREAS, VILLAGE LINDO PASEO, LP, a California Limited Partnership, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish five (5) existing single family residences for the construction of a 193 room student resident dormitory complex containing 386 beds that includes a convertibility plan to fraternities (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 596612 and No. 677765), on portions of a 0.976 acre site;

WHEREAS, the project site is located at 5565-5633 Lindo Paseo, between of 55th Street and Campanile Drive, north of Montezuma Road, in the RM-3-9 Zone within the College Community Redevelopment Project Area (Core Sub-Area), the College Area Community Plan, and the Campus Impact Area of the Parking Impact Overlay Zone;

WHEREAS, the project site is legally described as Lots 5-10 of Collwood Gardens, according to Map thereof No. 2620, filed in the Office of the County Recorder of San Diego County on February 3, 1950;

WHEREAS, on November 19, 2009, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 596612 and Site Development Permit No. 677765 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated November 19, 2009.

FINDINGS:

I. Conditional Use Permit - Section 126.0305

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

The 0.976 acre site is located at 5565-5633 Lindo Paseo, in the RM-3-9 Zone within the Campus Impact Area of the Parking Impact Overlay Zone, the College Community Redevelopment Project Area (Core Sub-Area) and the College Area Community Plan. The project proposes the demolition of five existing single family residential structures for the construction of student dormitories convertible to fraternities to accommodate 386 San Diego State University students on a 0.976 acre infill site. As a component of the proposed project, the building will utilize renewable energy technology, self-generating at least 30% of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic) and by achieving a LEED "Silver" Level Certification, thus meeting the requirements of Council Policy 900-14, the City's Sustainable Building Policy.

The College Area Community Plan recommends that university-oriented housing be provided in the Core Sub-Area in order to alleviate congestion and housing problems in and about the College

area. The project addresses these College area issues since it will consist of three courtyard dormitory buildings with secure underground parking for students. Thus, the dormitories will add to the number of rooms available to students in the immediate area of the college.

A College Community Redevelopment Project objective is to support creation of a community campus rather than a commuter college by providing on-site student housing. Dormitories will encourage the community aspect of the college since it will increase the number of rooms available to College students. The project will be functionally and physically linked to the community campus through the provision of student dormitories in walkable, close proximity to the College.

An objective of the College Community Redevelopment Project is to increase the availability of student housing at and near the campus. The project will replace five single family residential units currently on site and provide sleeping rooms, meal service, and several significant amenities and services for approximately 386 students.

An objective of the College Community Redevelopment Project is to reduce the number of vehicle trips associated with the College. The proximity of the dormitories to campus academic buildings, campus recreation and commercial services will promote a measurable reduction in vehicular traffic since students can walk to classes. Air quality will be improved by a reduction of student reliance on vehicles to travel to and about the campus. The dormitories will add to the pedestrian oriented area deemed essential in the Core Sub-Area. The planned sidewalk pattern around and about the dormitories will represent a continuation of the adjacent sidewalk pattern further enhancing the pedestrian activity element of the project.

The project's proposed underground parking will meet the College Community Redevelopment Project Area objective of reducing surface parking lots. To further reduce the overall number of vehicles operated and parked by students, the project will provide transit passes to the entire student population residing in the project's dormitories to eliminate the need for students to park vehicles on campus. The transit center/trolley station is within walking distance of the project.

The project will promote the use of bicycles by the provision of bicycle racks within the parking garages. The ability to securely park and lock bicycles will further reduce reliance on motor vehicles. Secured parking spaces will also be provided for motorcycles thus promoting another alternative to the use of motor vehicles in the campus area.

The project implements the goals and complies with the recommendations of the College Area Community Plan. The project will mitigate traffic congestion and parking congestion in the campus area. It will provide a high quality living area with food service and onsite recreation including a theater, game room and lounges to attract college students to reside on campus rather than commute to the college. The proposed dormitories will encourage students to vacate single family dwellings near the college which are ill-suited to student housing. The project will promote a pedestrian oriented use to further enhance the over-all quality of a campus experience. Therefore, the proposed development would not adversely affect the applicable land use plan.

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

The proposed development of student dormitory buildings for 386 beds contributes to the student housing supply in a location in close proximity to the College and within walking distance of mass transit services. This location is expected to contribute to a reduction in vehicle trips and vehicle emissions through an increase in the area's available student housing and the provision of underground parking spaces, bicycle racks for securing bicycles and parking for motorcycles. The project is "sustainable" in that it provides renewable energy, and water conservation building and landscaping techniques, such as high efficiency irrigation technology and drought tolerant native plants, as well as energy-generating system that will generate at least 30% of the projected total energy consumption on site (i.e. photovoltaic) throughout the development. The sustainable features of the project would reduce dependence on fossil fuels and help improve air quality. The project will divert construction waste from disposal, optimize energy performance, incorporate recycled content, and provide innovative design techniques and methods to provide a sustainable project.

The proposed development will provide necessary sewer and water facilities to serve the student occupants. The proposed development is approximately 1.36 miles from City of San Diego Battalion 10 which is located at 4605 62nd Street. Response time from this station is approximately 3.6 minutes. In addition, Fire Station 31, located at 6002 Camino Rico, approximately 3.40 miles from the site has a response time of 4.6 minutes. Fire Station 17, located at 4206 Chamoune Avenue, which is 3.02 miles from the project site, has a response time of 5.5 minutes. Lastly, Fire Station 14, located at 4011 32nd Street, approximately 6.36 miles for the project, has a response time of 7.5 minutes. The location is within the City of San Diego Police Department's Mid City Division which had an average emergency response time of 6.7 minutes in 2009. The stations will provide response times that are consistent with the City's General Plan Standards. The development will also provide for the health, safety, and welfare of occupants by incorporating mitigation measures as contained in the Mitigation, Monitoring and Reporting Program for the project, by incorporating infrastructure and related improvements as required by the City's Subdivision Ordinance and the State Subdivision Map Act, and through the use of efficient building materials and techniques, including the use of photovoltaic cells and other sustainable, mechanical elements to generate at least 30% of the energy needs of the project.

The project will comply with the development regulations for the subject property as described in the San Diego Municipal Code in effect for this project including the land use and development standards of the implementing RM-3-9 Zone. The project incorporates implementing permit conditions regarding land use restrictions and development requirements as detailed in the College Area Community Plan, the College Community Redevelopment Project Area and the Core Sub-Area Design Manual.

Project and permit conditions have been determined by the decision-maker as necessary to avoid adverse impacts upon the health, safety, and general welfare of persons residing, working, attending college, and/or recreating in the surrounding area. The proposed project will be required to obtain building permits to show that project construction will comply with all applicable Building and Fire Code requirements. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code; and

The Village Lindo Paseo project proposes the demolition of five existing single family residential structures for the construction of student dormitories convertible to fraternities to accommodate 386 San Diego State University students on a 0.976 acre infill site. The property is located in the RM-3-9 Zone within the Parking Impact Overlay Zone (Campus Impact Area), the College Community Redevelopment Project Area (Core Sub-Area), and the College Area Community Plan. Student dormitories are an allowed use in the RM-3-9 Zone with a Conditional Use Permit. The project includes application for a Vesting Tentative Map to allow conversion to fraternities consistent with City policy and the Redevelopment Master Plan and Guidelines.

The project is part of the affordable/in-fill housing and sustainable building program. The project qualifies for this program because it will provide at least 30% of the project's projected total energy use utilizing renewable energy resources (i.e. photovoltaic) and will meet or exceed requirements for a LEED "Silver" Level Certification. Therefore, this project meets the "sustainable buildings" definition as established by Council Policy 900-14.

The project includes application for a Site Development Permit under the affordable/in-fill housing and sustainable building program to allow for a deviation from the regulations of the Land Development Code.

The Land Development Code requires that this project provide 290 parking spaces. The applicant has prepared and Staff have approved a parking plan setting forth all of the methods by which the project will meet the students' parking requirements. City regulations allow for a 15% reduction in the number of required parking spaces with Staff approval of a parking study. Therefore, the number of parking spaces required to be provided by the project is 247. Parking requirements are satisfied by a combination of two levels of underground parking, transit passes for all students, and, should the need arise, additional parking passes provided by management and available from the University or other off-site parking facilities. The project is located approximately two blocks from a transit center providing access to buses, shuttles, and the trolley. The University makes available to all students two types of parking passes, a day pass and a 24-hour, overnight pass. The project management will purchase 24-hour, overnight passes for all project dormitory students who want to park at the project and for whom spaces are not available in the project's underground garage. There are at present at least three off-site parking garages within approximately two blocks of the project site: the 55th Street Parking Garage, the Aztrac Parking Structure, and the Cox Arena parking facilities.

The project will provide an annual parking report to the City regarding compliance with the approved parking plan. In addition, every ten years, a complete parking study will be submitted to the City for review. Should the parking be determined to be insufficient based on such reports, the management will provide twenty-four hour parking passes to the dormitory students for parking elsewhere on or about the campus. Finally, should the approved parking plan and the parking passes not meet the goal and purpose of providing sufficient parking for dormitory students, the management will reduce the maximum number of students in the dormitories such that the parking goals and purposes are met.

The project proposes a deviation from the Land Development Code regulations to allow tandem parking spaces to be assigned to students, with on-site parking management and security personnel to be counted towards satisfaction of the parking requirement. Tandem parking is

allowed to satisfy parking requirements with the approval of a Site Development Permit under the regulations of the Land Development Code.

All handicapped parking spaces will be reserved only for handicapped persons. Visitor parking spaces will be subject to advance reservations. There will be an on-site parking attendant with duplicate keys who will move tandem-parked vehicles as needed to meet the parking needs of the dormitory students. This parking feature will be available with each student's room and board service package. The project meets requirements for the total number of handicapped, bicycle, and motorcycle parking.

The College Area Community Plan recommends that university-oriented housing be provided in the Core Sub-Area in order to alleviate congestion and housing problems in and about the University area. The project responds to the recommendation by providing dormitories for 386 students, convertible to fraternities, within walking distance of classes, public transportation, retail services, and recreational opportunities. Thus, the dormitories will add to the number of rooms available to students in the immediate area of the University. The project will be functionally and physically linked to the community campus through the provision of student housing in walkable, close proximity to the University.

4. The proposed use is appropriate at the proposed location.

The project is the construction of student dormitories convertible to fraternities to accommodate 386 San Diego State University students. The project site is in close proximity to the College and will provide student housing plus parking. The project will meet the needs of the College area by adding to the number of campus housing options for students in place of nearby single family residential units which are inappropriate for student housing. The project is near a transit center which will promote the reduction of vehicle traffic on campus and throughout the nearby neighborhood. The project will fulfill community objectives by addressing the shortage of quality student dormitories.

The project will provide a benefit to the college community by providing alternatives to student occupancy of single family dwellings in the immediate neighborhood. The project will improve housing opportunities for students and relieve the ill-suited residential problems that exist in the community surrounding the University. The student dormitories convertible to fraternities will allow 386 students to live in student housing immediately adjacent to campus. The project's proximity to the University's classroom buildings will help the campus footprint shrink rather than further expand the current student housing sprawl into the neighborhood. The project is a private venture and not a University-sponsored project but will achieve several goals of the College Area Community Plan and the College Community Redevelopment Project Area (Core Sub-Area) by bringing students out of the neighborhood and back into the campus area.

II. 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 0.976 acre site is located at 5565-5633 Lindo Paseo, in the RM-3-9 Zone within the Campus Impact Area of the Parking Impact Overlay Zone, the College Community Redevelopment Project Area (Core Sub-Area) and the College Area Community Plan. The project proposes the demolition of five existing single family residential structures for the construction of student dormitories convertible to fraternities to accommodate 386 San Diego State University students on a 0.976 acre infill site. As a component of the proposed project, the building will utilize renewable energy technology, self-generating at least 30% of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic) and by achieving a LEED "Silver" Level Certification, thus meeting the requirements of Council Policy 900-14, the City's Sustainable Building Policy.

The College Area Community Plan recommends that university-oriented housing and commercial development be provided in the Core Sub-Area in order to alleviate congestion and housing problems in and about the College area. The project addresses these College area issues since it will consist of three dormitory buildings with underground parking for students. Thus, the dormitories will add to the number of rooms available to students in the immediate area of the college.

A College Community Redevelopment Project objective is to support creation of the community campus rather than a commuter college by providing on-site student housing. Dormitories will encourage the community aspect of the college since it will increase the number of rooms available to College students. The project will be functionally and physically linked to the community campus through the provision of student dormitories in close proximity to the College and accessible by a consistent sidewalk pattern.

An additional objective of the College Community Redevelopment Project is to increase the availability of student housing at and near the campus. The project will provide sleeping rooms for approximately 386 students adjacent to the campus.

Another objective of the College Community Redevelopment Project is to reduce the number of vehicle trips associated with the College. The proximity of the dormitories to campus academic buildings will promote a reduction in vehicular traffic since students can walk to classes. Air quality will be improved by a reduction of student reliance on automobiles and other vehicles to travel to and about the campus. The dormitories will add to the pedestrian oriented area deemed essential in the Core Sub-Area. The planned sidewalk pattern around and about the dormitories will represent a continuation of the adjacent sidewalk pattern further enhancing the pedestrian activity element of the project. Further, a major transit center is within walking distance of the project.

The project's proposed underground parking will meet the College Community Redevelopment Project Area objective of reducing surface parking lots. To further reduce the overall number of vehicles operated and parked by students, the project will provide transit passes to the entire student population residing in the dormitories to eliminate the need for students to park vehicles on campus.

The project will promote the use of bicycles by the provision of bicycle racks within the parking garages. The ability to securely park and lock bicycles will further reduce reliance

on motor vehicles. Secured parking spaces will also be provided for motorcycles thus promoting another alternative to the use of motor vehicles in the campus area.

The project as proposed would not adversely impact the goals and the recommendations of the College Area Community Plan. The project will mitigate traffic congestion and parking congestion in the campus area. It will provide a high quality living area along with onsite recreation including food service, a theater, game room and lounges to attract college students to campus dormitories rather than commute to the college. The proposed dormitories will encourage students to vacate single family dwellings near the college which are ill-suited to student housing. The project will promote a pedestrian oriented use to further enhance the over-all quality of a campus experience. Thus, the proposed development would not adversely affect the applicable land use plan.

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

The proposed development of student dormitory buildings for 386 beds contributes to the student housing supply in a location in close proximity to the College and within walking distance of mass transit services. This location is expected to contribute to a reduction in vehicle trips and vehicle emissions through an increase in the area's available student housing and the provision of underground parking spaces, bicycle racks for securing bicycles and parking for motorcycles. The project is "sustainable" in that it provides renewable energy, and water conservation building and landscaping techniques, such as high efficiency irrigation technology and drought tolerant native plants, as well as energy-generating system that will generate at least 30% of the projected total energy consumption on site (i.e. photovoltaic) throughout the development. The sustainable features of the project would reduce dependence on fossil fuels and help improve air quality. The project will divert construction waste from disposal, optimize energy performance, incorporate recycled content, and provide innovative design techniques and methods to provide a sustainable project.

The proposed development will provide necessary sewer and water facilities to serve the student occupants. The proposed development is approximately 1.36 miles from City of San Diego Battalion 10 which is located at 4605 62nd Street. Response time from this station is approximately 3.6 minutes. In addition, Fire Station 31, located at 6002 Camino Rico, approximately 3.40 miles from the site has a response time of 4.6 minutes. Fire Station 17, located at 4206 Chamoune Avenue, which is 3.02 miles from the project site, has a response time of 5.5 minutes. Lastly, Fire Station 14, located at 4011 32nd Street, approximately 6.36 miles for the project, has a response time of 7.5 minutes. The location is within the City of San Diego Police Department's Mid City Division which had an average emergency response time of 6.7 minutes in 2009. The stations will provide response times that are consistent with the City's General Plan Standards. The development will also provide for the health, safety, and welfare of residents by incorporating mitigation measures as contained in the Mitigation, Monitoring and Reporting Program for the project, by incorporating infrastructure and related improvements as required by the City's Subdivision Ordinance and the State Subdivision Map Act, and through the use of efficient building materials and techniques, including the use of other sustainable, mechanical features to generate at least 30% of the energy needs of the project.

The project will comply with the development regulations in effect for the subject property as set forth in the San Diego Municipal Code in effect for this project including the land use and development standards of the implementing RM-3-9 Zone. The project incorporates implementing permit conditions regarding land use restrictions and development requirements as detailed in the College Area Community Plan, the College Community Redevelopment Project Area Plan and the Core Sub-Area Design Manual.

Project and permit conditions have been determined by the decision-maker as necessary to avoid adverse impacts upon the health, safety, and general welfare of persons residing, working, attending college, and/or recreating in the surrounding area. The proposed project will be required to obtain building permits to show that all construction will comply with all applicable Building and Fire Code requirements. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The Village Lindo Paseo project proposes the demolition of five existing single family residential structures for the construction of student dormitories convertible to fraternities to accommodate 386 San Diego State University students on a 0.976 acre infill site. The property is located in the RM-3-9 Zone within the Parking Impact Overlay Zone (Campus Impact Area), the College Community Redevelopment Project Area (Core Sub-Area), and the College Area Community Plan. Student dormitories are an allowed use in the RM-3-9 Zone with a Conditional Use Permit. The project includes application for a Vesting Tentative Map to allow conversion to fraternities, consistent with City policy and the Redevelopment Master Plan and Guidelines.

The project is part of the Affordable/In-Fill Housing and Sustainable Building Program. The project qualifies for this program because it will utilize renewable energy technology, self-generating at least 30% of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic) and by achieving a LEED "Silver" Level Certification. Therefore, this project meets the "sustainable buildings" definition as established by Council Policy 900-14. The project includes application for a Site Development Permit under the affordable/in-fill housing and sustainable building program to allow for a deviation from the regulations of the Land Development Code.

The Land Development Code requires that this project provide 290 parking spaces. The applicant has prepared and Staff have approved a parking plan setting forth all of the methods by which the project will meet the students' parking requirements. City regulations allow for a 15% reduction in the number of required parking spaces with Staff approval of a parking study. Therefore, the number of parking spaces required to be provided by the project is 247.

Parking requirements are satisfied by a combination of two levels of underground parking, transit passes for all students, and, should the need arise, additional parking passes provided by management and available from the University or other off-site parking facilities. The project is located approximately two blocks from a transit center providing access to buses,

shuttles, and the trolley. The University makes available to all students two types of parking passes, a day pass and a 24-hour, overnight pass. The project management will purchase 24-hour, overnight passes for all project dormitory students who want to park at the project and for whom spaces are not available in the project's underground garage. There are at present at least three off-site parking garages within approximately two blocks of the project site: the 55th Street Parking Garage, the Aztrac Parking Structure, and the Cox Arena parking facilities.

The project will provide an annual parking report to the City regarding compliance with the approved parking plan. In addition, every ten years, a complete parking study will be submitted to the City for review. Should the parking be determined to be insufficient based on such reports, the management will provide twenty-four hour parking passes to the dormitory students for parking elsewhere on or about the campus. Finally, should the approved parking plan and the parking passes not meet the goal and purpose of providing sufficient parking for dormitory students, the management will reduce the maximum number of students in the dormitories such that the parking goals and purposes are met.

The project proposes a deviation from the Land Development Code regulations to allow tandem parking spaces to be assigned to students, with on-site parking management and security personnel to be counted towards satisfaction of the parking requirement. Tandem parking is allowed to satisfy parking requirements with the approval of a Site Development Permit under the regulations of the Land Development Code.

All handicapped parking spaces will be reserved only for handicapped persons. Visitor parking spaces will be subject to advance reservations. There will be an on-site parking attendant with duplicate keys who will move tandem-parked vehicles as needed to meet the parking needs of the dormitory students. This parking feature will be available with each student's room and board service package. The project meets requirements for the total number of handicapped, bicycle, and motorcycle parking.

The College Area Community Plan recommends that university-oriented housing be provided in the Core Sub-Area in order to alleviate congestion and housing problems in and about the College area. The project responds to the recommendation by providing dormitories for 386 students, convertible to fraternities, within walking distance of classes, public transportation, retail services, and recreational opportunities. Thus, the dormitories will add to the number of rooms available to students in the immediate area of the University. The project will be functionally and physically linked to the community campus through the provision of student housing in walkable, close proximity to the University even without official recognition by the University.

M. Supplemental Findings--Deviations for Affordable/In-Fill Housing Projects and Sustainable Buildings

- 1. The proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City, and/or the proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy**

resources, self-generation and other renewable technologies (e.g. photovoltaic, wind, and/or fuel cells) to generate electricity needed by the building and its occupants;

The proposed development will provide dormitories convertible to fraternities for 386 San Diego State University students in close proximity to the University. The project is located along a transit corridor and will provide transit passes to each resident student. The deviation to allow tandem parking controlled by management and security is necessary to accommodate the dormitories on the 0.976 acre site. The proposed development has otherwise been designed and conditioned to ensure conformance to the requirements of the City of San Diego Land Development Code.

The project will utilize renewable energy technology, self-generating at least 30% of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic) and by achieving a LEED “Silver” Level Certification. Because the project utilizes renewable technologies and qualifies as a “sustainable building” under Council Policy 900-14 and 600-27, the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The project is “sustainable” in that it provides renewable energy, and water conservation building and landscaping techniques, such as high efficiency irrigation technology and drought tolerant native plants, as well as energy-generating system that will generate at least 30% of the projected total energy consumption on site (i.e. photovoltaic) throughout the development. The sustainable features of the project will reduce dependence on fossil fuels and help improve air quality.

Therefore, the proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources, self-generation and other renewable technologies (e.g. photovoltaic, wind, and/or fuel cells) to generate electricity needed by the project and its student residents.

2. The development will not be inconsistent with the purpose or the underlying zone; and

The 0.976 acre site is zoned RM-3-9, a multi-family zone, and pursuant to Section 141.0304 of the San Diego Municipal Code, which states that fraternity houses, sorority houses, and student dormitories may be permitted with a Conditional Use Permit. The project will comply with the development regulations for the subject property as described in the San Diego Municipal Code in effect for this project including the land use and development standards of the implementing RM-3-9 Zone. The project incorporates implementing permit conditions regarding land use restrictions and development requirements as detailed in the College Area Community Plan, the College Community Redevelopment Project Area and the Core Sub-Area Design Manual.

3. Any proposed deviations 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 proposes a deviation from the regulations of the RM-3-9 and Campus Impact Area of the Parking Impact Overlay Zones to allow tandem parking to qualify under parking requirements applicable to the Zones. The project proposes a deviation from the Land Development Code regulations to allow tandem parking spaces to be assigned to students, on-site property management and security personnel to be counted towards satisfaction of the parking requirement. Tandem parking is allowed to satisfy parking requirements with the approval of a Site Development Permit under the regulations of the Land Development Code.

All handicapped parking spaces will be reserved only for handicapped persons. Visitor parking spaces will be subject to advance reservations. There will be an on-site parking attendant with duplicate keys who will move tandem-parked vehicles as needed to meet the parking needs of the dormitory students. This parking feature will be available with each student's room and board service package. The project meets requirements for the total number of handicapped, bicycle, and motorcycle parking.

The use of tandem parking spaces provides the project with a savings to partially offset the increased costs associated with construction of sustainable buildings because it allows the project to reduce the number of underground parking levels. Without the parking deviation, the project would not be able to incorporate the strategies necessary to ensure that at least 30% of the project's projected total energy use utilizing renewable energy resources will be generated by the project and would not be able to meet or exceed requirements for a LEED "Silver" Level Certification.

The College Area Community Plan recommends that university-oriented housing be provided in the Core Sub-Area in order to alleviate congestion and housing problems in and about the College area. The project responds to the recommendation by providing dormitories for 386 students, convertible to fraternities, within walking distance of classes, public transportation, retail services, and recreational opportunities. Thus, the dormitories will add to the number of rooms available to students in the immediate area of the University. The project will be functionally and physically linked to the community campus through the provision of student housing in walkable, close proximity to the University.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 596612 and Site Development Permit No. 677765 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 596612 and No. 677765, a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson
Development Project Manager
Development Services

Adopted on: November 19, 2009

Job Order No. 43-1663

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 43-1663

CONDITIONAL USE PERMIT NO. 596612
SITE DEVELOPMENT PERMIT NO. 677765
VILLAGE LINDO PASEO - PROJECT NO. 166229 [MMRP]
PLANNING COMMISSION

This Conditional Use Permit No. 596612 and Site Development Permit No. 677765 is granted by the Planning Commission of the City of San Diego to VILLAGE LINDO PASEO, LP, a California Limited Partnership, Owner/Permittee pursuant to San Diego Municipal Code [SDMC] sections 126.0305 and 126.0504. The 0.976 acre site is located at 5565-5633 Lindo Paseo, between of 55th Street and Campanile Drive, north of Montezuma Road, in the RM-3-9 Zone within the College Community Redevelopment Project Area (Core Sub-Area), the College Area Community Plan, and the Campus Impact Area of the Parking Impact Overlay Zone. The project site is legally described as Lots 5-10 of Collwood Gardens, according to Map thereof No. 2620, filed in the Office of the County Recorder of San Diego County on February 3, 1950.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish five (5) existing single family residences for the construction of a 193 room student resident dormitory complex containing 386 beds that includes a convertibility plan to fraternities, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 19, 2009, on file in the Development Services Department.

The project shall include:

- a. Demolition of five (5) existing single family residences and the construction of three, four (4) story structures over a two-level subterranean garage to accommodate a student resident dormitory complex. The three structures combined would be approximately 98,059 square feet and provide 193 rooms that could accommodate 386 student beds. The subterranean garage would be approximately 70,577 square feet and provide 191 on-site parking spaces (138 tandem and 53 standard parking spaces). The proposed development includes a convertibility plan to fraternities;

- b. Deviation to allow tandem parking spaces to count as two parking spaces outside of the Residential Tandem Parking Overlay Zone;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. Utilization of renewable energy technology, self-generating at least 30% of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic) and by achieving a LEED “Silver” Level Certification, as established by Council Policy 900-14; and
- f. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
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, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to

control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. Mitigation requirements 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.
12. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Mitigated Negative Declaration No. 166229, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.
13. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Mitigated Negative Declaration No. 166229, satisfactory to the Development Services Department and the City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:
 - Transportation/Circulation
 - Paleontological Resources
14. 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:

15. Prior to the issuance of the building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing rolled curb with City standard curb and gutter, along the project frontage on Lindo Paseo, per Standard Drawing G-2 and SDG-100, satisfactory to the City Engineer.
16. Prior to the issuance of the building permit, the Owner/Permittee shall assure by permit and bond to replace the existing sidewalk with City standard sidewalk, along the project frontage on Lindo Paseo, satisfactory to the City Engineer.
17. The Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the private curb outlet(s) located within Lindo Paseo right-of-way.
18. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

19. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
20. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate and show the type and location of all post construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.
21. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
22. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
23. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99 08 and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CA S0108758), 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.
24. 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 Section C.7 of SWRCB Order No. 99 08 DWQ.

LANDSCAPE REQUIREMENTS:

25. Prior to issuance of Public Right-of-Way Permits, the Owner/Permittee shall submit complete landscape construction documents demonstrating the right-of-way improvements to the Development Services Department for approval. Improvement plans shall indicate an area equal to 40 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.
26. Prior to issuance of Building Permits, 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," Landscape Development Plan, on file in the Office of the Development Services Department.

27. Prior to issuance of a 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.

28. 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.

29. 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.

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

PLANNING/DESIGN REQUIREMENTS:

31. This Permit includes a convertibility plan to fraternities. Upon the conversion of the student dormitory, it is the responsibility of the Owner/Permittee that the conversion of a portion or the entire complex to a fraternity(s) shall be in substantial conformance with the approved Exhibit "A," on file in the Office of the Development Services Department.

32. 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.

33. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of renewable energy technology, self-generating at least 30% of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic) and by achieving a LEED "Silver" Level Certification, as established by Council Policy 900-14.

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

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

TRANSPORTATION REQUIREMENTS

36. No fewer than 191 parking spaces shall be permanently maintained on the site within the approximate location shown on the project's Exhibit "A," which includes 6 disabled accessible spaces per CBC Chapter 11A, Section 1118A. Additionally, a minimum of 20 motorcycle and 120 bicycle spaces. 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.

37. Prior to the issuance of the first building permit, the Owner/Permittee shall provide a fair share contribution based on the minimum density of fraternity housing option toward the transportation mitigation measures identified in The College Community Redevelopment Project Final EIR, dated July 1993 (SCH #92091036), in the amount of \$166,000 dollars (6 fraternity houses x 20 beds each x 2 trips per bed less the 45 existing trips currently on the site from five single family homes at a rate of nine trips per house x 85% reduction for Transit Demand Management x \$1000 per trip) as a fair share contribution for cumulative traffic impacts at the Campanile Drive and Montezuma Road intersection. This fair share contribution shall be placed in a separate interest bearing account. After ten years of the initial occupancy, the owner/permittee shall provide the project's trip generation to determine if additional fair share contribution is required. If a higher trip generation use exists, an additional fair share shall be contributed, to the satisfaction to the City Engineer.

38. The Owner/Permittee and any successor in interest shall provide a monthly transit pass each month for all students for the life of the project to the satisfaction of the Director of Development Services.

39. The Owner/Permittee shall implement a tandem parking management plan to insure the tandem parking spaces are effectively utilized by the students to the satisfaction of the Director of Development Services. This plan shall be submitted to Development Services Department within 30 days of the final discretionary approval of this project.

40. Each year, prior to the start of the SDSU Academic year, the Owner/Permittee shall determine the maximum number of students to reside onsite for the upcoming school year, not to exceed a maximum of 386 students, based upon the available parking spaces. The Owner/Permittee shall provide one parking space per 0.57 students (0.75 parking spaces per student less 15% for monthly transit passes for each student). Said parking spaces shall be provided on site (191 parking spaces), and, as required based upon a maximum of 386 students, up to an additional 55 parking spaces with a standard shared parking agreement or secure the required additional parking within 600 feet of the project, to the satisfaction of the Director of Development Services.

WASTEWATER REQUIREMENTS:

41. The Owner/Permittee shall satisfy all the requirements of an accepted sewer study.

42. 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.
43. 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.
44. The Owner/Permittee shall provide evidence, satisfactory to the Director of Public Utilities, indicating that each condominium will have its own sewer lateral or provide CC&R's for the operation and maintenance of onsite private sewer facilities that serve more than one ownership.
45. All proposed private sewer facilities located within a single lot shall be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.
46. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.

WATER REQUIREMENTS:

47. Prior to issuance of any certificate of occupancy, if the needed water mains have not been upgraded by the current agreement between the City and the adjacent property owner, the Village Lindo Paseo Owner/Permittee shall construct 1,665 linear feet of new 12" water mains and appurtenances, herein referred to as water facilities, in Lindo Paseo between 55th Street and Campanille Drive, and in Campanille Drive between Lindo Paseo and Montezuma Road (the "Water Lines"), in participation with the City. The improvements are as described in that certain Participation Agreement for Design and Construction of the Lindo Paseo Water Main Upgrade between the City and DMH Lindo Paseo, LLC, approved by the City Council on May 6, 2008 by Resolution Number R-303655 (the "Participation Agreement"), and currently under its first of two annual extensions. Engineering documents for these new water facilities are currently under review by the City Public Utility Department for this installation by DMH Lindo Paseo, LLC. The Village Lindo Paseo Owner/Permittee will participate in the proportionate cost of the water facilities if built by others, based on frontage as a portion of the entire length of the new water main.
48. If DMH Lindo Paseo, LLC does not or cannot install the new water facilities in a timely fashion to serve this immediate area, or, if the water main has not already been committed to be constructed by the time of the Final Map Recording for the Village Lindo Paseo project to the satisfaction of the Director of Public Utilities and the City Engineer, for the purpose of providing adequate water for fire suppression, or, if the water facilities are not already constructed by others, then the Village Lindo Paseo Owner/Permittee will complete the work in accordance with the same Participation Agreement language, stated budget and reimbursement as previously approved by the City Council, Water Design Guide and city policy. The maximum financial participation shall be equal to the Village Lindo Paseo frontage as a proportionate share of the

entire 1,665 linear feet of the new water mains. Per the agreement, all work shall be completed in a manner satisfactory to the Director of Public Utilities and the City Engineer.

49. 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) outside of any driveway, and the disconnection at the water main of any existing unused water service adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

50. 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 serving the project, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

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

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

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 Planning Commission of the City of San Diego on November 19, 2009, pursuant to Resolution No. [date and resolution number] .

Permit Type/PTS Approval No.: CUP No. 596612
SDP No. 677765
Date of Approval: November 19, 2009

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Jeffrey A. Peterson
Development Project Manger

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

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

Village Lindo Paseo, LP, a California
Limited Partnership
Owner/Permittee

By _____
Paul E. Denyer
Co-general Partner
Village Lindo Paseo, LP

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

RESOLUTION NO. XXXX
DATE OF FINAL PASSAGE NOVEMBER 19, 2009
VESTING TENTATIVE MAP NO. 677766
VILLAGE LINDO PASEO - PROJECT NO. 166229 [MMRP]
DRAFT

WHEREAS, VILLAGE LINDO PASEO, LP, a California Limited Partnership, Subdivider, and NASLAND Engineering, Engineer, submitted an application with the City of San Diego for a Vesting Tentative Map, No. 677766 and to waive the requirement to underground existing overhead utilities, for six (6) condominium units to accommodate the proposed future six (6) fraternity houses for a 193 room student resident dormitory complex containing 386 beds that includes a convertibility plan to fraternities. The project site is located at 5565-5633 Lindo Paseo, between of 55th Street and Campanile Drive, north of Montezuma Road, in the RM-3-9 Zone within the College Community Redevelopment Project Area (Core Sub-Area), the College Area Community Plan, and the Campus Impact Area of the Parking Impact Overlay Zone. The property is legally described as Lots 5-10 of Collwood Gardens, according to Map thereof No. 2620, filed in the Office of the County Recorder of San Diego County on February 3, 1950; and

WHEREAS, the Map proposes the subdivision of a 0.976 site into one (1) lot for a six (6) units residential condominium development; 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 San Diego Municipal Code (SDMC) of the City of San Diego; and

WHEREAS, the subdivision is a condominium project as defined in Section 1351 of the Civil Code of the State of California and filed pursuant to the Subdivision Map Act. The total number of residential condominium units is six (6); and

WHEREAS, the requested underground waiver of the existing overhead facilities, qualifies under the guidelines of Council Policy No. 600-25 *Underground Conversion of Utility Lines at Developers Expense* in that: the conversion involves a short span of overhead facility (less than a full block in length) and it has been determined that such conversion is not a part of a continuing effort to accomplish a total undergrounding within a specific street or area; and

WHEREAS, on November 19, 2009, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 677766, pursuant to Sections 125.0440 (tentative map) and 144.0240 (underground) of the SDMC and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 677766:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (SDMC 125.0440(a) and Subdivision Map Action Sections 66473.5, 66474(a), and 66474(b)).

The 0.976 acre site is located at 5565-5633 Lindo Paseo, in the RM-3-9 Zone within the Campus Impact Area of the Parking Impact Overlay Zone, the College Community Redevelopment Project Area (Core Sub-Area) and the College Area Community Plan. San Diego State University (SDSU) is located on the north side of Lindo Paseo, directly across the street from the project site. The project proposes the demolition of five existing single family residential structures for the construction of student dormitories convertible to fraternities to accommodate 386 San Diego State University students on a 0.976 acre infill site. As a component of the proposed project, the building will utilize renewable energy technology, self-generating at least 30% of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic) and by achieving a LEED "Silver" Level Certification, thus meeting the requirements of Council Policy 900-14, the City's Sustainable Building Policy.

The project implements the goals and complies with the recommendations of the College Area Community Plan, College Community Redevelopment Project Master Project Plan, Core Sub-Area Design Manual, the San Diego Municipal Code, and the General Plan. The project will provide a high quality living area with food service and onsite recreation including a theater, game room and lounges to attract college students to reside on campus rather than commute to the college. The project will promote a pedestrian oriented use to further enhance the over-all quality of a campus experience. Therefore, the proposed development would not adversely affect the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (SDMC 125.0440(b)).

The 0.976 acre site is located at 5565-5633 Lindo Paseo, in the Campus Impact Area of the Parking Impact Overlay Zone, the College Community Redevelopment Project Area (Core Sub-Area) and the College Area Community Plan. SDSU is located on the north side of Lindo Paseo, directly across the street from the project site. The property is zoned RM-3-9, a multi-family zone, and pursuant to Section 141.0304 of the San Diego Municipal Code (SDMC) states that fraternity houses, sorority houses, and student dormitories may be permitted with a Conditional Use Permit (CUP). In addition, Section 141.0304(a)(2) states that fraternity houses, sorority houses, and student dormitories may be permitted within a one-mile radius of the boundary of a college or university campus, in any of the following zones: RM-3-7, RM-3-8, RM-3-9, RM-4-10, and RM-4-11.

The project proposes the demolition of five existing single family residential structures for the construction of student dormitories convertible to fraternities to accommodate 386 San Diego State University students. The project implements the goals and complies with the recommendations of the College Area Community Plan, College Community Redevelopment Project Master Project Plan, Core Sub-Area Design Manual, the San Diego Municipal Code, and the General Plan. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

3. The site is physically suitable for the type and density of development (SDMC 125.0440(c) and Subdivision Map Act Sections 66474(c) and 66474(d)).

The 0.976 acre site is located at 5565-5633 Lindo Paseo, in the RM-3-9 Zone within the Campus Impact Area of the Parking Impact Overlay Zone, the College Community Redevelopment Project Area (Core Sub-Area) and the College Area Community Plan. SDSU is located on the north side of Lindo Paseo, directly across the street from the project site. The project site currently consists of six lots containing five (5) single family residences, and the existing single family residence located at 5565 Lindo Paseo was demolished in 2005 pursuant to Building Permit No. 256659. The existing five single family residences, hardscape, and landscaping would be demolished with the proposed project.

The site is adjacent to a four-story, 179 unit, multi family apartment complex to the south, SDSU campus to the north, and a single family residence to the west that is zoned RM-3-9. The property directly east of the project site is currently occupied with a single family residence; however, on February 8, 2007, the Planning Commission approved a five-story mixed use development that includes two fraternities, and plans are currently under review by the City for the building permits.

The project proposes the demolition of five existing single family residential structures for the construction of student dormitories convertible to fraternities to accommodate 386 San Diego State University students. The project implements the goals and complies with the recommendations of the College Area Community Plan, College Community Redevelopment Project Master Project Plan, Core Sub-Area Design Manual, the San Diego Municipal Code, and the General Plan. Therefore, site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (SDMC 125.0440(d) and Subdivision Map Act Section 66474(e)).

The 0.976 acre site is located at 5565-5633 Lindo Paseo, in the RM-3-9 Zone within the Campus Impact Area of the Parking Impact Overlay Zone, the College Community Redevelopment Project Area (Core Sub-Area) and the College Area Community Plan. The project proposes the demolition of five existing single family residential structures for the construction of student dormitories convertible to fraternities to accommodate 386 San Diego State University students on a 0.976 acre infill site. The project is located in an urbanized area and there are no watercourses on site, the project would not impact fish 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 (SDMC 125.0440(e) and Subdivision Map Act Section 66474(f)).

The project proposes the demolition of five existing single family residential structures for the construction of student dormitories convertible to fraternities to accommodate 386 San Diego State University students on a 0.976 acre infill site. The proposed subdivision contributes to the student housing supply in a location in close proximity to the SDSU and within walking distance of mass transit services. This location is expected to contribute to a reduction in vehicle trips and vehicle emissions through an increase in the area's available student housing and the provision of underground parking spaces, bicycle racks for securing bicycles and parking for motorcycles. The project is "sustainable" in that it provides renewable energy, and water conservation building and landscaping techniques, such as high efficiency irrigation technology and drought tolerant native plants, as well as energy-generating system that will generate at least 30% of the projected total energy consumption on site (i.e. photovoltaic) throughout the development. The sustainable features of the project would reduce dependence on fossil fuels and help improve air quality. The project will divert construction waste from disposal, optimize energy performance, incorporate recycled content, and provide innovative design techniques and methods to provide a sustainable project.

The proposed development will provide necessary sewer and water facilities to serve the student occupants. The proposed development is approximately 1.36 miles from City of San Diego Battalion 10 which is located at 4605 62nd Street and is located within the City of San Diego Police Department's Mid City Division. The stations will provide response times that are consistent with the City's General Plan Standards. The development will also provide for the health, safety, and welfare of occupants by incorporating mitigation measures as contained in the Mitigation, Monitoring and Reporting Program for the project, by incorporating infrastructure and related improvements as required by the City's Subdivision Ordinance and the State Subdivision Map Act, and through the use of efficient building materials and techniques, including the use of photovoltaic cells and other sustainable, mechanical elements to generate at least 30% of the energy needs of the project.

The project will comply with the development regulations for the subject property as described in the San Diego Municipal Code in effect for this project including the land use and development standards of the implementing RM-3-9 Zone. The project incorporates implementing permit conditions regarding land use restrictions and development requirements as detailed in the College Area Community Plan, the College Community Redevelopment Project Area and the Core Sub-Area Design Manual.

Project and permit conditions have been determined by the decision-maker as necessary to avoid adverse impacts upon the health, safety, and general welfare of persons residing, working, attending college, and/or recreating in the surrounding area. The proposed project will be required to obtain building permits to show that project construction will comply with all applicable Building and Fire Code requirements. Therefore, the proposed development 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 (SDMC 125.0440(f) and Subdivision Map Act Section 66474(g)).

The project proposes the demolition of five existing single family residential structures for the construction of student dormitories convertible to fraternities to accommodate 386 San Diego State University students on a 0.976 acre infill site. The subdivision does not contain or propose any easements. Therefore, the proposed subdivision will not conflict with easements acquired by the public at large for access through or use of property.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (SDMC 125.0440(g) and Subdivision Map Act Section 66473.1).

The project proposes the demolition of five existing single family residential structures for the construction of student dormitories convertible to fraternities to accommodate 386 San Diego State University students on a 0.976 acre infill site. As a component of the proposed project, the building will utilize renewable energy technology, self-generating at least 30% of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic) and by achieving a LEED "Silver" Level Certification, thus meeting the requirements of Council Policy 900-14, the City's Sustainable Building Policy.

The project is "sustainable" in that it provides renewable energy, and water conservation building and landscaping techniques, such as high efficiency irrigation technology and drought tolerant native plants, as well as energy-

generating system that will generate at least 30% of the projected total energy consumption on site (i.e. photovoltaic) throughout the development. The sustainable features of the project would reduce dependence on fossil fuels and help improve air quality. The project will divert construction waste from disposal, optimize energy performance, incorporate recycled content, and provide innovative design techniques and methods to provide a sustainable project. Therefore, the design of the proposed subdivision provides for the optimization of both passive or natural heating and cooling opportunities.

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 (SDMC 125.0440(h) and Subdivision Map Act Section 66412.3).

The 0.976 acre site is located at 5565-5633 Lindo Paseo, in the RM-3-9 Zone within the Campus Impact Area of the Parking Impact Overlay Zone, the College Community Redevelopment Project Area (Core Sub-Area) and the College Area Community Plan. San Diego State University (SDSU) is located on the north side of Lindo Paseo, directly across the street from the project site. The project proposes the demolition of five existing single family residential structures for the construction of student dormitories convertible to fraternities to accommodate 386 San Diego State University students.

The proposed subdivision contributes to the student housing supply in a location in close proximity to the SDSU and within walking distance of mass transit services. This location is expected to contribute to a reduction in vehicle trips and vehicle emissions through an increase in the area's available student housing and the provision of underground parking spaces, bicycle racks for securing bicycles and parking for motorcycles. The project is "sustainable" in that it provides renewable energy, and water conservation building and landscaping techniques, such as high efficiency irrigation technology and drought tolerant native plants, as well as energy-generating system that will generate at least 30% of the projected total energy consumption on site (i.e. photovoltaic) throughout the development. The sustainable features of the project would reduce dependence on fossil fuels and help improve air quality.

The proposed development will provide necessary sewer and water facilities to serve the student occupants. The proposed development is approximately 1.36 miles from City of San Diego Battalion 10 which is located at 4605 62nd Street and is located within the City of San Diego Police Department's Mid City Division. The stations will provide response times that are consistent with the City's General Plan Standards.

The project implements the goals and complies with the recommendations of the College Area Community Plan, College Community Redevelopment Project

Master Project Plan, Core Sub-Area Design Manual, the San Diego Municipal Code, and the General Plan. Therefore, proposed subdivision has demonstrated the balance between the needs for public services and the available fiscal and environmental resources, with the housing needs of the region.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission Vesting Tentative Map No. 677766 and to waive the requirement to underground existing overhead utilities, is/are hereby granted to VILLAGE LINDO PASEO, LP, subject to the attached conditions which are made a part of this resolution by this reference.

By

Jeffrey A. Peterson
Development Project Manager
Development Services Department

Job Order No. 43-1663

Attachment to Resolution for Tentative Map

PLANNING COMMISSION
CONDITIONS FOR VESTING TENTATIVE MAP NO. 677766
VILLAGE LINDO PASEO - PROJECT NO. 166229 [MMRP]
ADOPTED BY RESOLUTION NO. R-_____ ON NOVEMBER 19, 2009
DRAFT

GENERAL

1. This Vesting Tentative Map will expire November 19, 2012.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the Vesting Tentative Map expiration date, a Final Map to consolidate the existing lots into one lot shall be recorded in the Office of the County Recorder.
4. Prior to the recordation of the Final Map taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition.
5. The Final Map shall conform to the provisions and conditions of Conditional Use Permit No. 596612 and Site Development Permit No. 677765.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against any Indemnified Party to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, and defends the action in good faith. Subdivider shall not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

7. The Final Map shall comply with all conditions in the Conditional Use Permit No. 596612 and Site Development Permit No. 677765.

8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
9. 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.
10. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized. 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

11. "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).
12. "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."
13. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

INFORMATION:

- The approval of this Vesting Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC Section 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within 90 days of the approval of this Vesting Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.
- Where in the course of development of private property, public facilities are damaged or removed the property owner shall at no cost to the City obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer. Municipal Code Section 142.0607.

Job Order No. 43-1663

RESOLUTION NO. XXXX
DATE OF FINAL PASSAGE NOVEMBER 19, 2009
MITIGATED NEGATIVE DECLARATION NO. 166229
VILLAGE LINDO PASEO - PROJECT NO. 166229 [MMRP]

WHEREAS, on October 9, 2008, VILLAGE LINDO PASEO, LP, a California Limited Partnership submitted an application to the Development Services Department for a Vesting Tentative Map, Site Development Permit, and Conditional Use Permit;

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

WHEREAS, the issue was heard by the Planning Commission on November 19, 2009; and

WHEREAS, the Planning Commission of the City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 166229; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 166229 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administration Code Section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission.

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

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

By: _____
Jeffrey A. Peterson
Development Project Manager

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Vesting Tentative Map
 Site Development Permit
 Conditional Use Permit

PROJECT NO. 166229

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. All mitigation measures contained in the Mitigated Negative Declaration (Project No. 166229) shall be made conditions Vesting Tentative Map, Site Development Permit, Conditional Use Permit as may be further described below.

GENERAL REQUIREMENTS

1. Prior to issuance of any construction permit, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plan/Permits, the Assistant Deputy Director (ADD) Environmental Designee of the Entitlements Division shall verify that the appropriate Mitigation Measures regarding **TRANSPORTATION/CIRCULATION and PALEONTOLOGICAL RESOURCES** have been included verbatim on the submitted construction documents and contract specifications, and included under the heading, "Environmental Mitigation Requirements." In addition, the requirements for a Preconstruction Meeting shall be noted on all construction documents.
2. Prior to the commencement of work, a Preconstruction Meeting (Pre-con) shall be conducted and include the City of San Diego's Mitigation Monitoring Coordination (MMC) Section, Resident Engineer, Building Inspector, Applicant, Paleontologist and other parties of interest.

TRANSPORTATION/CIRCULATION

In order to avoid potential cumulative impacts to transportation/circulation, the following mitigation measures shall be implemented by the project applicant:

Prior to the issuance of the first building permit, the owner/permittee shall provide a fair share contribution based on the minimum density of fraternity housing option toward the transportation mitigation measures identified in The College Community Redevelopment Project Final EIR, dated July 1993 (SCH #92091036), in the amount of \$166,000 dollars (6 fraternity houses x 20

beds each x 2 trips per bed less the 45 existing trips currently on the site from five single family homes at a rate of nine trips per house x 85 percent reduction for Transit Demand Management x \$1000 per trip) as a fair share contribution for cumulative traffic impacts at the Campanile Drive and Montezuma Road intersection. After ten years of the initial occupancy, the owner/permittee shall provide the project's trip generation to determine if additional fair share contribution is required. If a higher trip generation use exists, an additional fair share shall be contributed, to the satisfaction to the City Engineer.

PALEONTOLOGICAL RESOURCES

In order to avoid potential impacts to paleontological resources, the following mitigation measures shall be implemented by the project applicant:

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

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

II. Prior to Start of Construction

A. Verification of Records Search

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

B. PI Shall Attend Precon Meetings

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

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
 2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.

3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

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

C. Determination of Significance

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

IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the

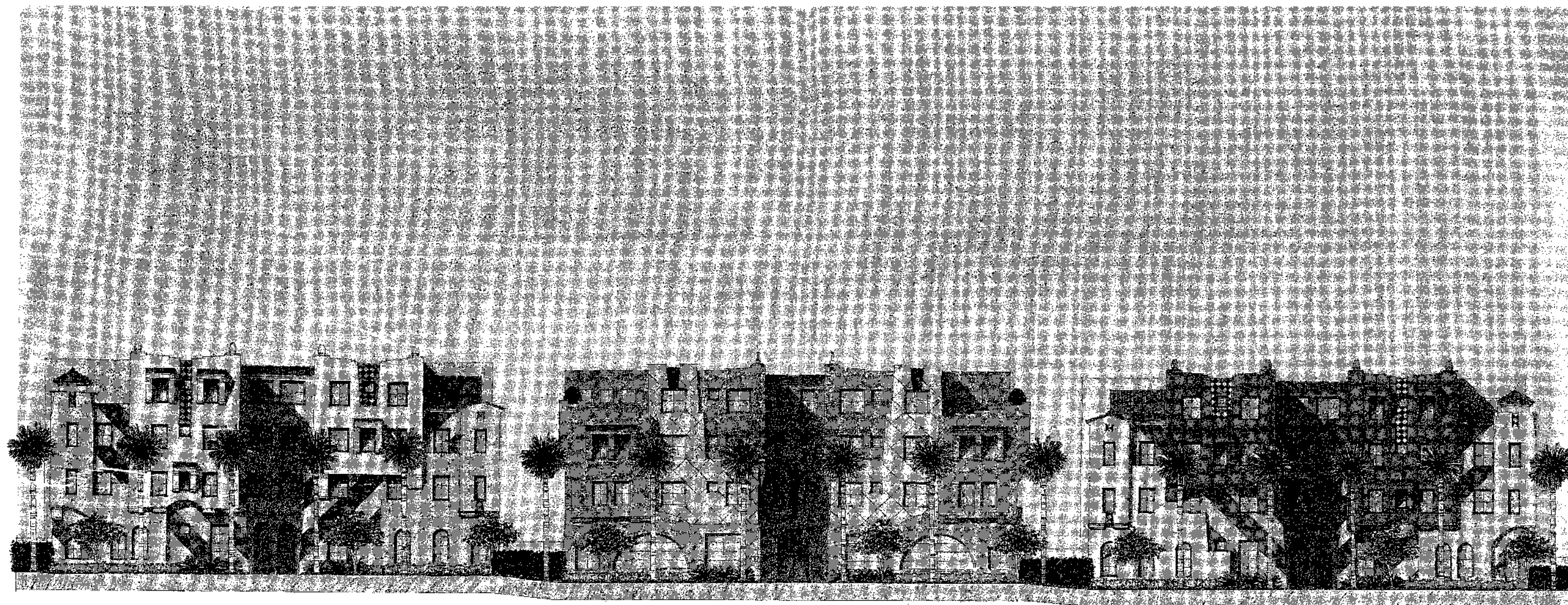
- CSV and submit to MMC via fax by 8AM on the next business day.
- b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

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

1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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



STREET SCENE

VILLAGE LINDO PASEO DORMITORIES
CONVERTIBLE TO FRATERNITIES



2205007860
7/3/09

PROJECT DATA

Table with columns: FLOOR LEVEL, ROOM TYPE, NO. OF UNITS, GUEST, TOTAL. Rows include FLOOR LEVEL (1, 2, 3, 4), TOTAL ROOMS (DORMITORY, SUITE, ETC.), TOTAL GUESTS, TOTAL SUITES, etc.

Table with columns: FLOOR LEVEL, ROOM TYPE, NO. OF UNITS, GUEST, TOTAL. Rows include FLOOR LEVEL (1, 2, 3, 4), TOTAL ROOMS (DORMITORY, SUITE, ETC.), TOTAL GUESTS, TOTAL SUITES, etc.

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PROJECT / ZONING INFORMATION

PROJECT DESCRIPTION: VILLAGE LINDO PASEO IS A PROPOSED 183 ROOM/388 BED STUDENT DORMITORY/CONVERTIBLE TO FRATERNITIES ON 6 LOTS TOTALING 42,502 SF...

PLANS FOR AREA: THE COMMUNITY DEVELOPMENT PROJECT MASTER PLAN (MAP) CORE SUB-AREA DESIGN MANUAL (CDM) COLLEGE AREA COMMUNITY PLAN

OVERLAYS: TRANSIT AREA OVERLAY ZONE, ALTHOUGH NOT IN OVERLAY ZONE, TRANSPORTATION DEVELOPMENT WILL BE REVIEWED AS BEING IN OVERLAY DUE TO PROXIMITY OF TRANSIT CENTER. CAMPUS PARKING OVERLAY ZONE.

Table with columns: DEVELOPMENT REGULATION HEIGHT, COVER, FAR, MIN LOT AREA, MIN LOT DIMENSIONS, SETBACKS, FRONT SIDE REAR PROJECTIONS, PARKING. Rows include 10' CDM, 60% CDM, 2.70 MAX MC, 7,000 MO, 70' X 100' MO, etc.

COLLEGE COMMUNITY PLAN CONSISTENCY DESIGNATION: CORE SUB-AREA, HIGH DENSITY AND VERY HIGH-DENSITY USE. DORMITORIES CONVERTIBLE TO FRATERNITIES.

REQUIRED DISCRETIONARY PERMITS: SITE DEVELOPMENT PERMIT (PROCESS 4) TENTATIVE OR VESTING TENTATIVE MAP FOR SUBDIVISION OR CONDOMINIUM PROJECT (PROCESS 4)

TRANSIT ACCESS: PROJECT SITE TRANSIT CENTER IS LOCATED WITHIN 4 MILES OF THE TRANSIT CENTER IS SERVED BY BUS ROUTES: 11, 14, 15, 115, 936, 855 TROLLEY GREEN LINE

STREET ADDRESS: 5955, 5956, 5956.5, 5618, 5653 LINDO PASEO

ASSESSOR'S PARCEL #: 456-040-05, 06, 07, 08, 09, 10

TYPE OF CONSTRUCTION OCCUPANCY PER 2007 CALIFORNIA BUILDING CODE: TYPE I-A FOR R-2 STUDENT DORMITORY, TYPE I-A FOR S-2 UNDERGROUND PARKING

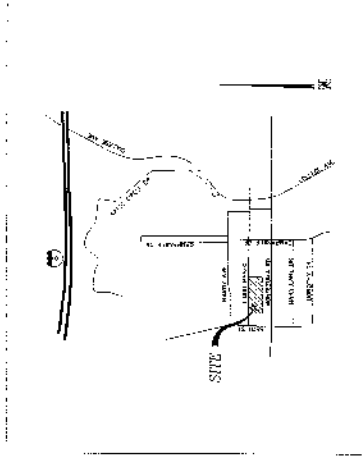
LEGAL DESCRIPTION: LOTS 5-10 OF COLWOOD GARDENS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF 2920, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 3, 1990.

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5 LOT COVERAGES CALCULATIONS
6 PHOTO SURVEY
7 SITE PLAN
8 FIRST FLOOR BUILDING PLAN
9 SECOND FLOOR BUILDING PLAN
10 THIRD FLOOR BUILDING PLAN
11 FOURTH FLOOR BUILDING PLAN
12 ROOF PLAN
13 GARAGE LEVEL 1 BUILDING PLAN
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15 BUILDING SECTIONS
16 UNIT PLANS
17 EXTERIOR ELEVATIONS
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21 FRATERNITY CONVERTIBILITY DIAGRAM - SCENARIO 1
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30 LANDSCAPE CALCULATIONS

VICINITY MAP



PROJECT TEAM

OWNER: VILLAGE LINDO PASEO, LP
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San Diego 92130
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(619) 431-8289 Cell
(619) 546-0892 ext. 111 Eric A - WK
(619) 546-0907 Eric A - FAX
email: paulchenyer@lindo.com; paulchenyer@lindo.com

PROJECT MANAGER: DISCOVERY GROUP
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Contact: Jay Weller
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email: jweller@discovery.com

REGISTERED LOBBYIST: 3610 FIVE AVENUE
SAN DIEGO, CA 92108
Contact: Jim Blount
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(619) 767-0333 CELL
(619) 269-7414 FAX
email: jim.blount@blountassociates.com

CITY PLANNER: CITY OF SAN DIEGO
Development Project Manager
202 C Street
San Diego, CA 92101
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(619) 446-5237
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Contact: Scott Minton
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ARCHITECT: STARCK ARCHITECTURE - PLANNING
2045 Kerner Blvd, Suite 100
San Diego, CA 92111
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CIVIL ENGINEER: MEERENG
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San Diego, CA 92111
Contact: Cory Sotack
(858) 746-7246 CELL
(858) 571-3241 FAX
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LANDSCAPE: GILLESPIE, MOODY, PATTERSON, INC.
4125 Sorrento Valley Road, Suite D
San Diego, CA 92121
Contact: Miro Moody, Rob Steza
(858) 558-9166 Fax
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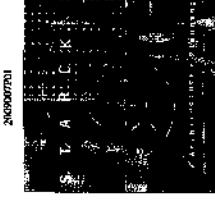
UTILITY SPECIALISTS: 4429 Morena Blvd
San Diego, CA 92117
Contact: Steve Scott, Daniel Koser, Diana Stoubovache
(619) 581-2250 EXT 118
(619) 581-2250 FAX
email: sscott@utilityspecialists.com; dkoser@utilityspecialists.com

Table with columns: REVISION, DATE, DESCRIPTION. Rows include Revision 1, Revision 2, Revision 3, Revision 4, Revision 5, Revision 6, Revision 7, Revision 8, Revision 9, Revision 10.

TITLE SHEET / PROJECT DATA

NO SCALE

VILLAGE LINDO PASEO DORMITORIES CONVERTIBLE TO FRATERNITIES



FIRE DEPARTMENT NOTES:

- 1. PROVIDE A COMBUSTIBLE FIRE SPREAD CONTROL CURTAIN OVER ALL EXTERIOR CORNERS FROM THE STREET OR GROUND-LEVEL TO THE PROPERTY FOR THE PROJECT MAP (A-3, A-4).
2. PROVIDE FIRE ESCAPE ESCAPE FROM BED ROOMS ACCORDING TO THE PROJECT MAP.
3. ALL UNLITTED TOBACCO, PIPE OR CIGARETTES WITH FIRES SHALL BE PROHIBITED.
4. NO OPEN FLAMES SHALL BE PERMITTED IN THE BUILDING OR OUTSIDE.
5. ALL ACCESS SHALL BE MAINTAINED FOR THE FIRE ALARM SYSTEM INSTALLATION TO THE FIRE ALARMS.

PARKING NOTES

- 1. STANDARD SHOULDER PARKING, TYP.
2. ALL ACCESS PARKING SPACES SHALL COMPLY WITH ALL APPLICABLE ACCESSIBILITY REQUIREMENTS.
3. PROVIDE A BAYNET IN EACH SPACE FOR TRASH ENCLOSURE INTO REAR WHEEL WELLS OF PASSENGER SIDE VEHICLES.
4. ALL ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
5. ALL ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
6. ALL ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
7. TRASH ENCLOSURE SHALL BE MARKED TO THE SAME DIMENSIONS.

AREA ANALYSIS

BUILDING AREAS		
GARAGE	GARAGE	DORMITORIES
GARAGE L1	35,286.16 S.F.	
GARAGE L2	35,286.16 S.F.	
TOTAL	70,572.31 S.F.	
BLDG 1		
FIRST FLOOR		8,228.85 S.F.
SECOND FLOOR		8,605.68 S.F.
THIRD FLOOR		8,637.74 S.F.
FOURTH FLOOR		7,833.93 S.F.
TOTAL		33,306.10 S.F.
BLDG 2		
FIRST FLOOR		7,834.63 S.F.
SECOND FLOOR		8,146.92 S.F.
THIRD FLOOR		8,139.92 S.F.
FOURTH FLOOR		7,304.33 S.F.
TOTAL		31,425.80 S.F.
BLDG 3		
FIRST FLOOR		8,280.39 S.F.
SECOND FLOOR		8,605.68 S.F.
THIRD FLOOR		8,637.74 S.F.
FOURTH FLOOR		7,833.93 S.F.
TOTAL		33,327.74 S.F.
GRAND TOTAL	70,572.31 S.F.	96,959.34 S.F.
LOT COVERAGE		
LOT COVERAGE ALLOWABLE		80%
SITE AREA	42,501.88 S.F.	
BUILDING FOOTPRINT AREA (BLDGs 1,2,3)	25,459.32 S.F.	
LOT COVERAGE ACTUAL		60.00%
FAR CALCULATION		
TOTAL SITE AREA	42,501.88 S.F.	
ALLOWABLE FAR	2.7	
ALLOWABLE AREA	114,756.09 S.F.	
ACTUAL FAR AREA		
FIRST FLOOR AREA	25,524.79 S.F.	
SECOND FLOOR AREA	25,565.47 S.F.	
THIRD FLOOR AREA	25,754.55 S.F.	
FOURTH FLOOR AREA	23,238.54 S.F.	
ACTUAL TOTAL FAR AREA	100,083.35 S.F.	
ACTUAL FAR		2.35

CODE ANALYSIS

Code: 2007 CBC

Occupancy Group: R-2 Dormitories (310)
S-2 Enclosed Parking Garage (511)

Construction Type: R-2 V-A (1-hour rated)
S-2 I-A

Fire Sprinklers: R-2 NFPA 13 sprinklers (per Section 903.3.1.10) for increase in maximum allowable building height and stories
S-2 NFPA 13 sprinklers required per 903.2.9

Maximum Height Allowable: (Table 503 & 504.2):
50' + 20' sprinkler increase = 70 feet.

Actual Height: 64.75'
Grade: 64.75'
Average height of highest roof within 500' less than: 505.68'
Height: 505.32' - 400' R-2 = 49.32' requirement: OK

Maximum Stories Allowable: (Table 503 & 504.2):
3 + 1 sprinkler increase = 4

Actual Stories: 4 stories - OK

Maximum Allowable Area per Floor Area: (Table 503, 504.1 & 504.3)
Garage treated as separate building for area limits, see walls, number of stories and construction type (509.2)

R-2 Occupancy:
A1 = 7,000 sq ft
P = not applicable, not enough perimeter adjacent to open space
Ia = 2, sprinkler area increase per 504.1
Aa = A1 + A1 x Ia = 7,000 + 2.8 x 7,000 = 21,000 sq ft

S-2 Garage: unlimited area per table 503

Maximum Building Area Allowable: (509.4)
R-2 Occupancy:
Aa x 2 = 2 x 21,000 = 42,000 sq ft

Actual Floor Area (Story 3) wood case:
First Floor: 8,280.39 sq ft - OK
Second Floor: 8,605.68 sq ft - OK
Third Floor: 8,637.74 sq ft - OK
Fourth Floor: 7,833.93 sq ft - OK

S-2 Garage: unlimited area per table 503
Actual Garage Area: 70,572.31 sq ft - OK

Fire Walls:
Not required. Area per floor less than A5, total building area less than Aa x 2

Fire-resistance of Building Elements (Table 601):
R-2 Occupancy:
Structural Frame: 1
Roof: 1

S-2 Garage:
Structural Frame: 3
Roof: 2

Fire-resistance of Exterior Non-bearing Walls to R-2 (Table 602):
Fire separation = X, measured to centerline at alley or street (702)
X < 30' 1 hr
30' < X 2 hr

Maximum Area of Exterior Openings (Table 704.8 & 704.8.1):
Fire separation = X
Measured to closest interior lot line, imaginary line between two buildings or centerline of alley or street (702)
NFPA 13 fire sprinklers are provided, percentage of unprotected openings = percentage of protected openings.

0' < X < 3' Not permitted
3' < X < 5' 15%
5' < X < 10' 25%
10' < X < 15' 45%
15' < X < 20' 75%
20' < X Unlimited

Openings in Egress Stair Enclosure: Treated as other exterior openings (1020.1.1 & 1023.3)

First Story: (704.8.2)
Unlimited openings permitted in the first story above grade facing a street that has a fire separation distance X=15'

Fire Protection Systems:
Stairwells:
Class I standpipes as required (905.3.1 & 905.3.1, Ex 1)
Locations (905.4):
Every required stairwell:
Each side of wall adjacent to horizontal exit
Entrance of every exit passageway
Roof corridor for each stairwell
Top of most hydraulically remote standpipe
Manual fire alarm system (907.2.5): required unless notification appliances will activate upon sprinkler flow
Smoke alarms (907.2.10.2): required inside each sleeping room and enclosed stairwells
Visible alarms (907.2.14): required in common areas sleeping units to have capability to support alarm appliances
Audible alarms (907.2.7) required

Exiting:
Rooms are sleeping units, NOT dwelling units (202)
Exit requirements:
R-2 Occupancy:
Area/occupant: 50 sq ft/occupant
Occupant Load/Floor: 4-400 sq ft = 86 persons/story
2 exits per story required per Table 1019.1
Each building has separate egress system, leading to ground level and out to the street.
Maximum Common Path of Egress: 45' from extreme corner within rooms to room entry door/corridor

S-2 Occupancy:
Area/occupant: 200 sq ft/occupant
Occupant Load/Floor: 40-400 sq ft = 182 persons/story
2 exits per story required per Table 1019.1
Egress system leads to ground level and out to the street.
Actual Maximum Travel Distance: 250'
Maximum Allowable Travel Distance: 400' (Table 1010.1)

Accessible Means of Egress:
2 accessible means of egress per floor required (1007.1 & 1019.1)
Accessible means of egress can include stairs or elevators (1007.2)
Accessible stairs or elevators require areas of refuge (1007.5)
Two 30"x48" spaces outside exit path, with outer enclosure or with direct access to stair or elevator (1007.5.1)
Elevator lobby used as area of refuge requires smokeproof enclosure or horizontal exit (1007.6)
Alternate area of refuge is to provide horizontal exit through building, which creates 2 areas of refuge, one on each side (1007.2.8, 1007.2.8 & J, Churchill interpretation)

Stairs:
Can be exterior with openings per 1023.3; 35% open area adjacent to each floor and to each intermediate landing.
Separation required: 2 hours
Stair to Roof: 1 stair to roof required per 1009.11
Access through penthouse, roof hatch or trap door (1009.11.1, Ex)

Accessibility:
Covered by 119, per 11119.4
Accessible rooms complying with 1111B.4.2 shall be provided as required by Table 111B-3
Rooms beyond those specified in Table 111B-3 (1111B.4, 1111B.4.7 & 1111B.5) shall comply with 11A.
Accessible route of travel where more than one route of travel is provided, all routes shall be accessible (1111B.1.2)

Entrance:
At exterior ground-floor exit doors shall be accessible (1130B.1.1.1)
Exception: exterior ground-floor exits serving stairwells and exit doors serving stairs only need not be accessible (1130B.1.1.1)

1111B.4.1 Available range of accommodations:
Accessible guest rooms or suites shall be dispersed among the various classes of sleeping accommodations to provide a range of options applicable to room sizes, costs, amenities provided and the number of beds provided.

Openings in Yards or Courtyards (2206):
Yards: 3' min width for 1 or 2 stories, + 1 additional story (2206.2) = 3' + 2' = 5' min
Courts: 3' min width + 1 additional story, 6' min if openings on both sides, 10' min length + 2 additional story (2206.3) = 5' min, openings 1' each
6' min, openings both sides
X 14' min long

Commercial kitchen exhaust hoods (906):
A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.
A Type II Hood is a hood that is designed for collecting and removing vapors, steam, fumes, odors and GREASE and SMOKE produced by Heat-Processing Equipment.

ZONING AND CODE CONFORMANCE SUMMARY

ZONING AND CODE CONFORMANCE SUMMARY		
VILLAGE LINDO PASEO		
Plan Area:	College Community Redevelopment Project	
Zone:	RM 3-9	
Current Use:	Fraternity and Student Residences, 1 Lot Vacant	
Proposed Use:	Student Dormitories (convertible to fraternities)	
Min. Lot Area:	7,000 sq ft	PER TABLE 131-04G
Min. Lot Width:	70'	PER TABLE 131-04G
Min. Lot Depth:	100'	PER TABLE 131-04G
Setbacks:	PER COLLEGE COMMUNITY REDEVELOPMENT PROJECT CORE SUB-AREA DESIGN MANUAL (CCRP-CDM)	
Front:	0' Built-to-line	
Side:	20' setback for portions above 4 stories	
Rear:	Min. 5'	
	Min. 10' for properties with rear access from an alley	
Height:	PER CCRP-CDM	
	20' first floor, 12' max subsequent stories	
	96' 4 stories along Lindo Paseo	
	104' 8 stories for portion outside of 20' setback	
Coverage:	80%	PER CCRP-CDM
FAR:	2.7	PER TABLE 131-04G
Architectural Projections:	3' Max. beyond Built-to-Line for upper levels	PER CCRP-CDM
Supplemental Regs:	When ground floor used for parking is adjacent to required yard, parking must be screened with 6' fence (131.0464(f))	
	Pedestrian entry from each street must be provided (131.0464(f))	
Parking:	58 per resident 17 per guest	PER COLLEGE AREA COMMUNITY PLAN PER CITY CYCLE DIRECTION

GRADE PLANE CALCULATION					
SIDES	LEFT	RIGHT	AVERAGE ADJUSTED GRADE	GRADE DIFF	
				FEET	INCHES
1	462.44 FT	458.1 FT	460.27 FT	4.1 FT	48.2 IN
2	462.44 FT	462.2 FT	462.32 FT	0.24 FT	2.88 IN
3	480.59 FT	462.44 FT	461.51 FT	1.65 FT	22.2 IN
4	458.1 FT	460.96 FT	459.53 FT	2.48 FT	29.88 IN
TOTAL			1843.33 FT		
NUMBER OF SIDES	4				
GRADE PLANE (AVERAGE OF AVERAGE SIDES)	460.83 FT				

ZONING / CODE COMPLIANCE

NO SCALE

VILLAGE LINDO PASEO DORMITORIES
CONVERTIBLE TO FRATERNITIES



200907190
7/30/09

A-02 ZONING / CODE COMPLIANCE	
Prepared By:	STARCK ARCHITECTURE
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Address:	2046 KETTNER BLVD SAN DIEGO, CA 92101
Phone #:	(619) 298-7070
Project Address:	3065, 3265, 3269, 3065, 3069, 3033 LINDO PASEO SAN DIEGO, CA 92115
Project Name:	VILLAGE LINDO PASEO DORMITORIES / CONVERTIBLE TO FRATERNITIES
Sheet Title:	ZONING / CODE COMPLIANCE
Revision 1:	07/30/09
Revision 2:	05/26/09
Revision 3:	
Revision 4:	
Revision 5:	
Revision 6:	
Revision 7:	
Revision 8:	
Revision 9:	
Revision 10:	
Revision 11:	
Original Date:	07/30/09
Sheet:	2 OF 28
CDP:	PTS 166229

LEED CHECKLIST



LEED-NC Version 2.2 Registered Project Checklist

SDSU STUDENT HOUSING - MAY 20, 2009 - TMAD T&G
San Diego, California

Planning Goals

10		4		Sustainable Sites		Points		Team comments and status of item	
Contractor		Prereq 1		Construction Activity Pollution Prevention	Required				
Arch		Credit 1		Site Selection	1				
Arch		Credit 2		Development Density & Community Connectivity	1				
Arch		Credit 3		Brownfield Redevelopment	1				
Arch		Credit 4.1		Alternative Transportation, Public Transportation Access	1				
Arch		Credit 4.2		Alternative Transportation, Bicycle Storage & Changing Rooms	1				
Arch		Credit 4.3		Alternative Transportation, Low-Emitting and Fuel-Efficient Vehicles	1				
Arch		Credit 4.4		Alternative Transportation, Parking Capacity	1				
Arch		Credit 5.1		Site Development, Protect or Restore Habitat	1				
Arch		Credit 5.2		Site Development, Maximize Open Space	1				
Civil		Credit 6.1		Stormwater Design, Quantity Control	1				
Civil		Credit 6.2		Stormwater Design, Quality Control	1				
Arch		Credit 7.1		Heat Island Effect, Non-Roof	1				
Arch		Credit 7.2		Heat Island Effect, Roof	1				
Bac		Credit 8		Light Pollution Reduction	1				

11		2		Water Efficiency		Points	
L. Arch		Credit 1.1		Water Efficient Landscaping, Reduce by 50%	1		
L. Arch		Credit 1.2		Water Efficient Landscaping, No Potable Use or No Irrigation	1		
Plumb		Credit 2		Innovative Wastewater Technologies	1		
Plumb		Credit 3.1		Water Use Reduction, 20% Reduction	1		
Plumb		Credit 3.2		Water Use Reduction, 30% Reduction	1		

14		3		Energy & Atmosphere		Points	
Owner		Prereq 1		Fundamental Commissioning of the Building Energy Systems	Required		
Mech		Prereq 2		Minimum Energy Performance	Required		
Mech		Prereq 3		Fundamental Refrigerant Management	Required		
Mech		Credit 1		Optimize Energy Performance	1 to 10		
Mech		Credit 1.1		10.5% new Buildings/3.5% Existing Building Renovations	1		
Mech		Credit 1.2		14% new Buildings/7% Existing Building Renovations	2		
Mech		Credit 1.3		17.5% new Buildings/10.5% Existing Building Renovations	3		
Mech		Credit 1.4		21% new Buildings/14% Existing Building Renovations	4		
Mech		Credit 1.5		24.5% new Buildings/17.5% Existing Building Renovations	5		
Mech		Credit 1.6		28% new Buildings/21% Existing Building Renovations	6		
Mech		Credit 1.7		31.5% new Buildings/24.5% Existing Building Renovations	7		
Mech		Credit 1.8		35% new Buildings/28% Existing Building Renovations	8		
Mech		Credit 1.9		38.5% new Buildings/31.5% Existing Building Renovations	9		
Mech		Credit 1.10		42% new Buildings/35% Existing Building Renovations	10		
Owner		Credit 2		On-Site Renewable Energy	1 to 3		
Elec		Credit 2.1		2.5% Renewable Energy	1		
Elec		Credit 2.2		7.5% Renewable Energy	2		
Elec		Credit 2.3		12.5% Renewable Energy	3		
Owner		Credit 3		Enhanced Commissioning	1		
Mech		Credit 4		Enhanced Refrigerant Management	1		
Owner		Credit 5		Measurement & Verification	1		
Owner		Credit 6		Green Power	1		

4		9		Materials & Resources		Points	
Arch		Prereq 1		Storage & Collection of Recyclables	Required		
Arch		Credit 1.1		Building Reuse, Maintain 75% of Existing Walls, Floors & Roof	1		
Arch		Credit 1.2		Building Reuse, Maintain 100% of Existing Walls, Floors & Roof	1		
Arch		Credit 1.3		Building Reuse, Maintain 50% of Interior Non-Structural Elements	1		
Contractor		Credit 2.1		Construction Waste Management, Divert 50% from Disposal	1		
Contractor		Credit 2.2		Construction Waste Management, Divert 75% from Disposal	1		
Arch		Credit 3.1		Materials Reuse, 5%	1		
Arch		Credit 3.2		Materials Reuse, 10%	1		
Arch		Credit 4.1		Recycled Content, 10% (post-consumer + 1% pre-consumer)	1		
Arch		Credit 4.2		Recycled Content, 20% (post-consumer + 1% pre-consumer)	1		
Arch		Credit 5.1		Regional Materials, 10% Extracted, Processed & Manufactured Regionally	1		
Arch		Credit 5.2		Regional Materials, 20% Extracted, Processed & Manufactured Regionally	1		
Arch		Credit 6		Rapidly Renewable Materials	1		
Arch		Credit 7		Certified Wood	1		

9		6		Indoor Environmental Quality		Points	
Contractor		Prereq 1		Minimum IAQ Performance	Required		
Owner		Prereq 2		Environmental Tobacco Smoke (ETS) Control	Required		
Mech		Credit 1		Outdoor Air Delivery Monitoring	1		
Mech		Credit 2		Increased Ventilation	1		
Contractor		Credit 3.1		Construction IAQ Management Plan, During Construction	1		
Contractor		Credit 3.2		Construction IAQ Management Plan, Before Occupancy	1		
Arch		Credit 4.1		Low-Emitting Materials, Adhesives & Sealants	1		
Arch		Credit 4.2		Low-Emitting Materials, Paints & Coatings	1		
Arch		Credit 4.3		Low-Emitting Materials, Carpet Systems	1		
Arch		Credit 4.4		Low-Emitting Materials, Composite Wood & Agrifiber Products	1		
Arch/Mech		Credit 5		Indoor Chemical & Pollutant Source Control	1		
Elec		Credit 6.1		Controllability of Systems, Lighting	1		
Mech		Credit 6.2		Controllability of Systems, Thermal Comfort	1		
Mech		Credit 7.1		Thermal Comfort, Design	1		
Owner		Credit 7.2		Thermal Comfort, Verification	1		
Arch		Credit 8.1		Daylight & Views, Daylight 75% of Spaces	1		
Arch		Credit 8.2		Daylight & Views, Views for 90% of Spaces	1		

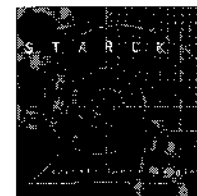
2		3		Innovation & Design Process		Points	
Team		Credit 1.1		Innovation in Design: Provide Specific Title	1	Renewable Energy in excess of 17.5%	
Team		Credit 1.2		Innovation in Design: Provide Specific Title	1		
Team		Credit 1.3		Innovation in Design: Provide Specific Title	1		
Team		Credit 1.4		Innovation in Design: Provide Specific Title	1		
Arch/Owner		Credit 2		LEED® Accredited Professional	1		

42		27		Project Totals		Points	
				Certified 29-32 points	Silver 33-39 points	Gold 39-51 points	Platinum 52-69 points

SUSTAINABILITY GOALS

NO SCALE

VILLAGE LINDO PASEO DORMITORIES
CONVERTIBLE TO FRATERNITIES



20090703
7/3/09

SUSTAINABILITY GOALS

- OBTAIN LEED SILVER RATING MINIMUM FOR DEVELOPMENT (SEE LEED CHECKLIST)
- PROVIDE 20% THROUGH ON-SITE ENERGY GENERATION THROUGH THE USE OF ALTERNATE ENERGY SOURCES (ROOF-TOP SOLAR PANELS)

A-03 SUSTAINABILITY GOALS

Prepared By: STARCK ARCHITECTURE AND PLANNING

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Phone #: (619) 298-7070

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Project Name: VILLAGE LINDO PASEO DORMITORIES / CONVERTIBLE TO FRATERNITIES

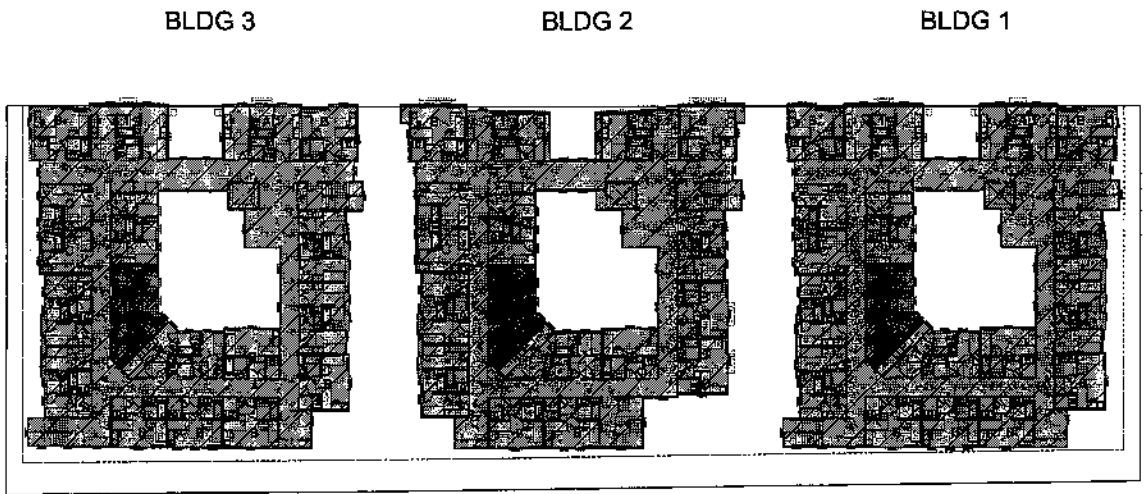
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Revision 1: 07/30/08

Revision 2: 05/26/09

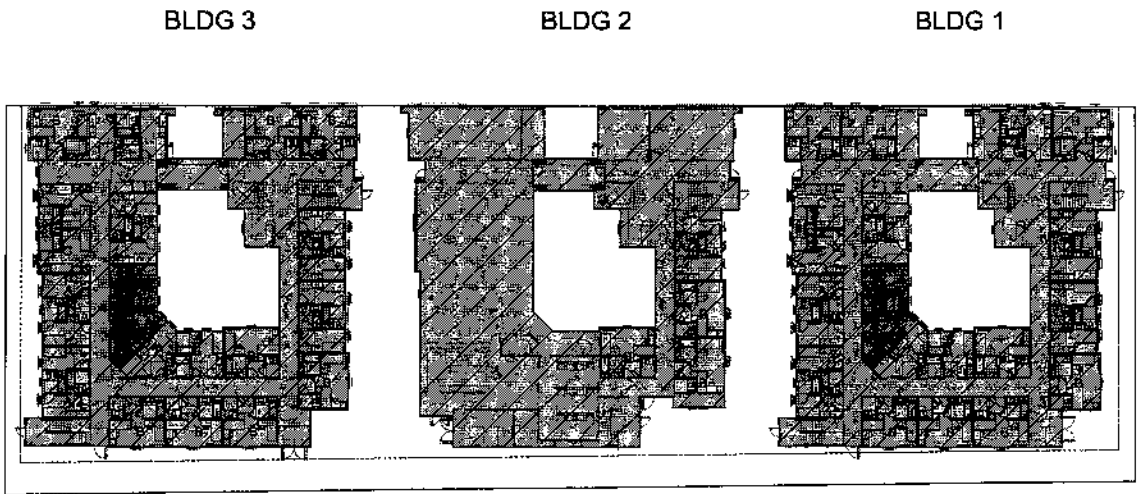
Sheet: 3 OF 28

DEFY: PTS 166229



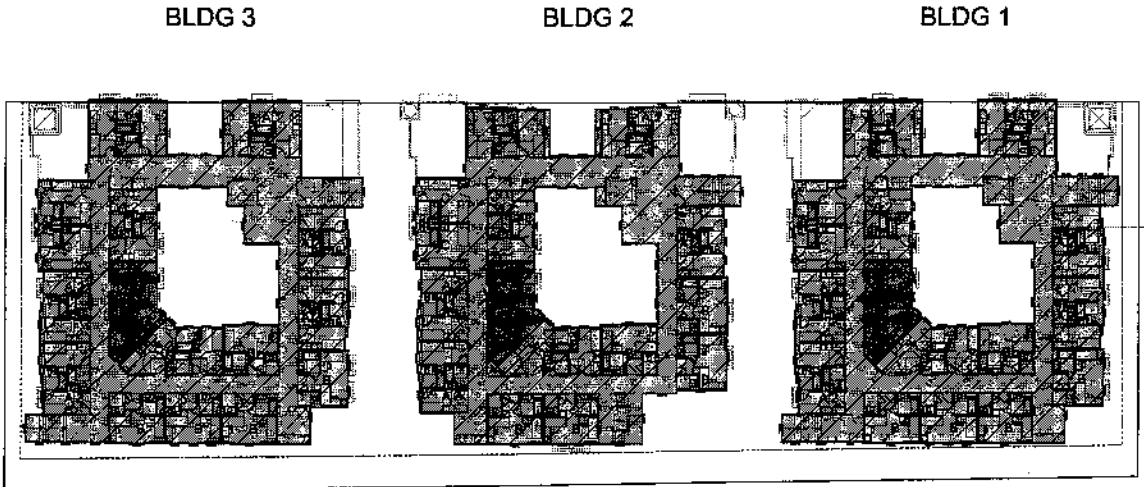
25754.5455 square ft

THIRD FLOOR BUILDING PLAN



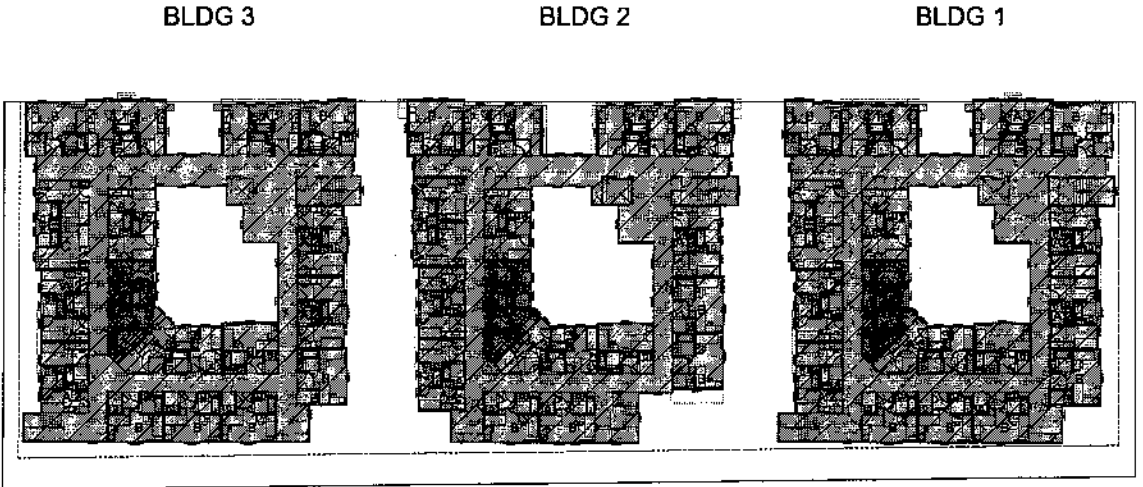
25499.3168 square ft

FIRST FLOOR BUILDING PLAN



23238.9401 square ft

FOURTH FLOOR BUILDING PLAN



25565.4714 square ft

SECOND FLOOR BUILDING PLAN

FAR CALCULATIONS
**VILLAGE LINDO PASEO DORMITORIES
 CONVERTIBLE TO FRATERNITIES**



TOTAL SITE AREA	42,601.88 S.F.
ALLOWABLE FAR	27
ALLOWABLE AREA	114,765.10 S.F.
ACTUAL FAR AREA	
FIRST FLOOR AREA	25,499.32 S.F.
SECOND FLOOR AREA	25,565.47 S.F.
THIRD FLOOR AREA	25,754.55 S.F.
FOURTH FLOOR AREA	23,238.94 S.F.
ACTUAL TOTAL FAR AREA	100,068.75 S.F.
ACTUAL FAR	2.35

A-04 FAR CALCULATIONS

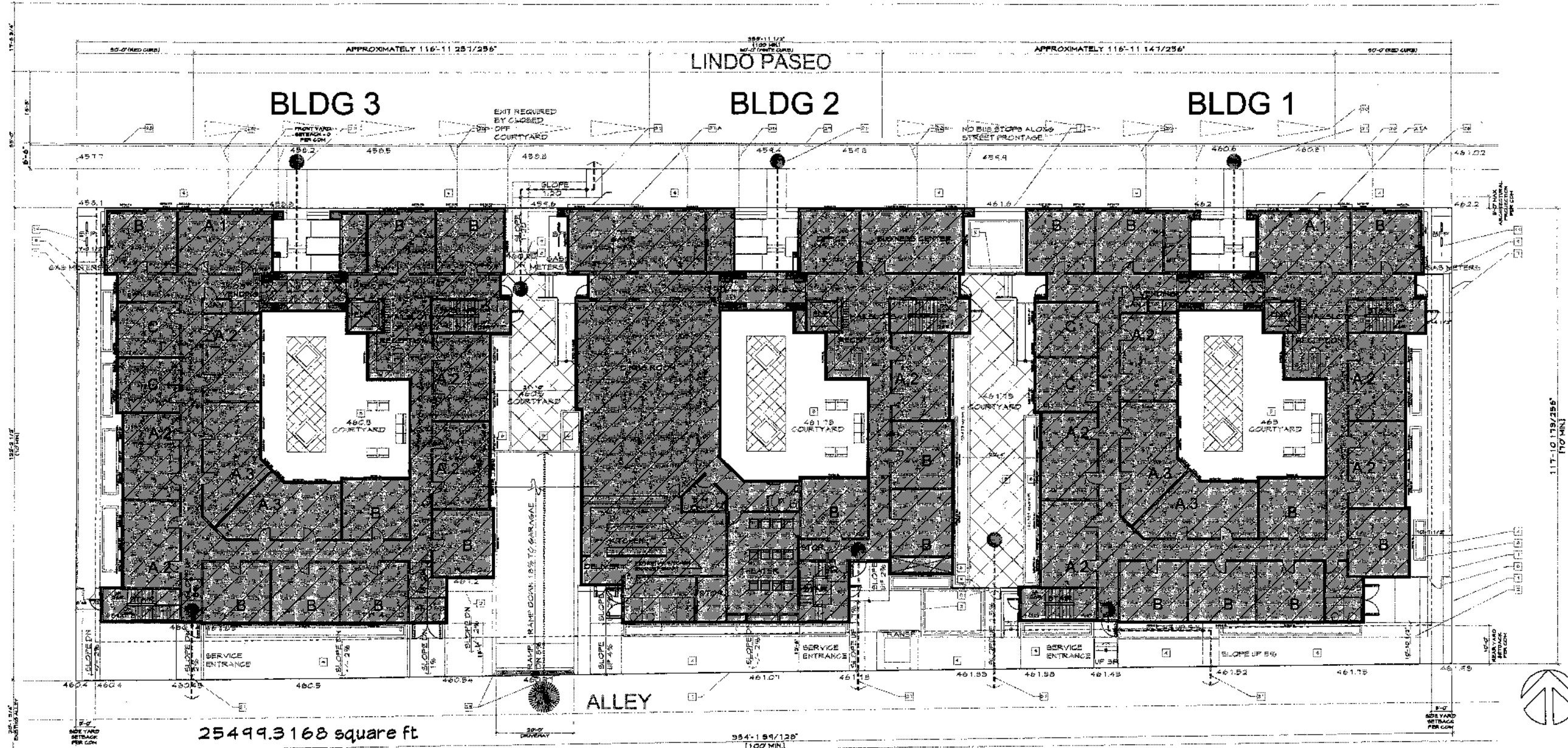
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Project Name: VILLAGE LINDO PASEO DORMITORIES / CONVERTIBLE TO FRATERNITIES

Revision 1: 07/30/06
 Original Date: 05/26/06

Sheet Title: FAR CALCULATIONS
 Sheet: 4 OF 28
 Date: 05/26/06
 PLS 166229



25499.3168 square ft

NOTE: PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET PER PHPS POLICY P-00-06.

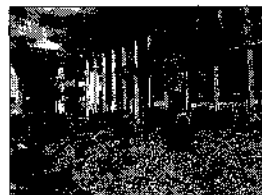
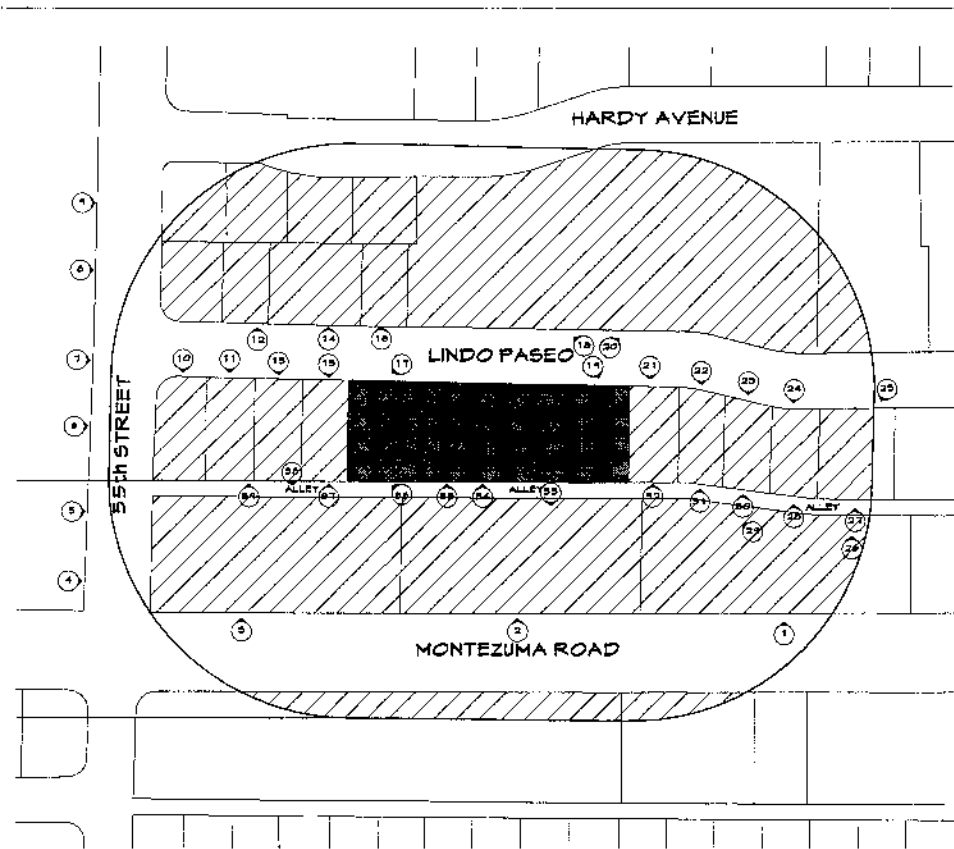
LOT COVERAGE CALCULATIONS

VILLAGE LINDO PASEO DORMITORIES
 CONVERTIBLE TO FRATERNITIES



LOT COVERAGE ALLOWABLE	80%
SITE AREA	42,901.88 S.F.
BUILDING FOOTPRINT AREA (BLDG 1,2,3)	25,499.32 S.F.
LOT COVERAGE ACTUAL	60.00%

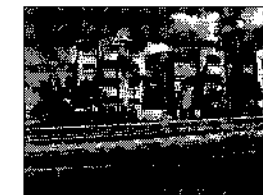
A-05 LOT COVERAGE CALCULATIONS	
Prepared By:	STARCK ARCHITECTURE AND PLANNING
Name:	2045 KETTER BLVD SAN DIEGO, CA 92101
Address:	(619) 298-7070
Phone #:	505, 685, 806, 050, 0618, 3633 LINDO PASEO SAN DIEGO, CA 92115
Project Address:	VILLAGE LINDO PASEO DORMITORIES / CONVERTIBLE TO FRATERNITIES
Project Name:	07/30/06
Revision 1:	05/29/06
Revision 2:	
Revision 3:	
Revision 4:	
Revision 5:	
Revision 6:	
Revision 7:	
Revision 8:	
Revision 9:	
Revision 10:	
Revision 11:	
Revision 12:	
Sheet Title:	LOT COVERAGE CALCULATIONS
Sheet:	5 OF 28
DATE:	PTS 166229



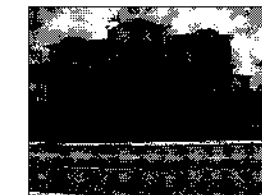
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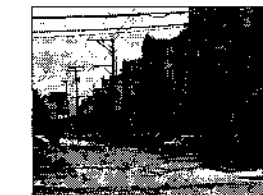
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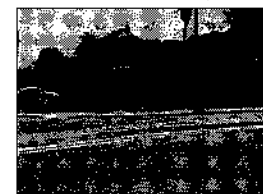
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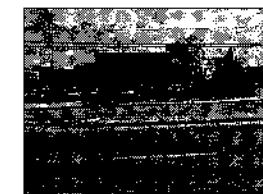
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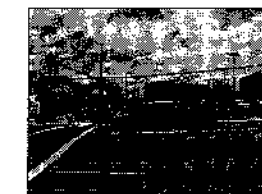
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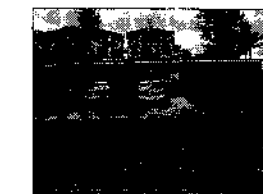
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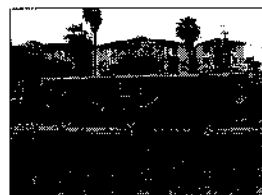
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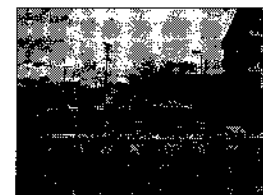
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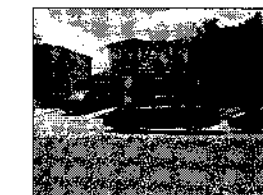
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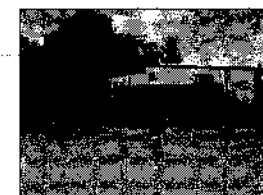
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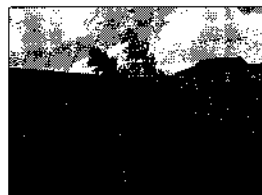
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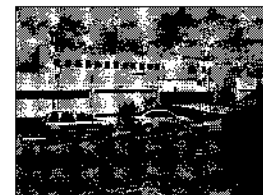
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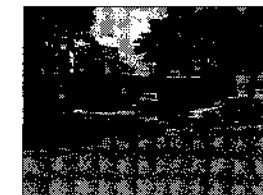
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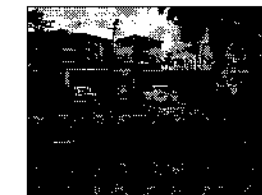
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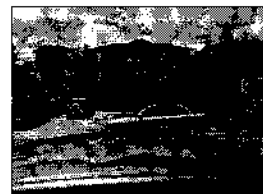
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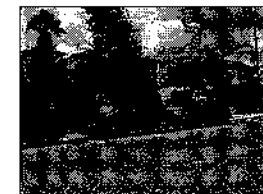
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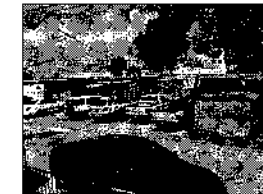
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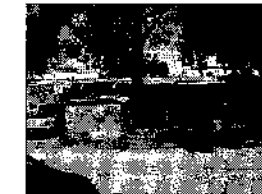
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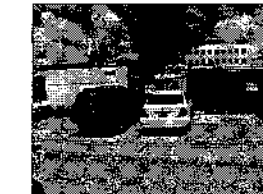
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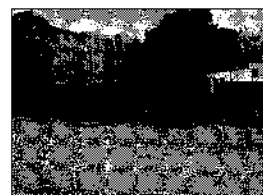
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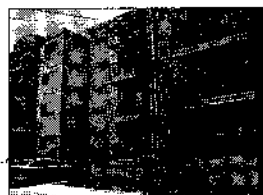
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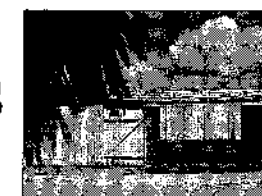
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PHOTO SURVEY
**VILLAGE LINDO PASEO DORMITORIES
 CONVERTIBLE TO FRATERNITIES**

1"=30'-0"



200907206
7/30/09



35



39

A-05 PHOTO SURVEY

Prepared By: STARCK ARCHITECTURE AND PLANNING

Name: STARCK ARCHITECTURE AND PLANNING

Address: 2045 KIETTNER BLVD
SAN DIEGO, CA 92101

Phone #: (619) 296-7070

Project Address: 2045, 2045, 2045, 2045, 2045 LINDO PASEO
SAN DIEGO, CA 92116

Project Name: VILLAGE LINDO PASEO DORMITORIES / CONVERTIBLE TO FRATERNITIES

Sheet Title: PHOTO SURVEY

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: _____

Revision 2: _____

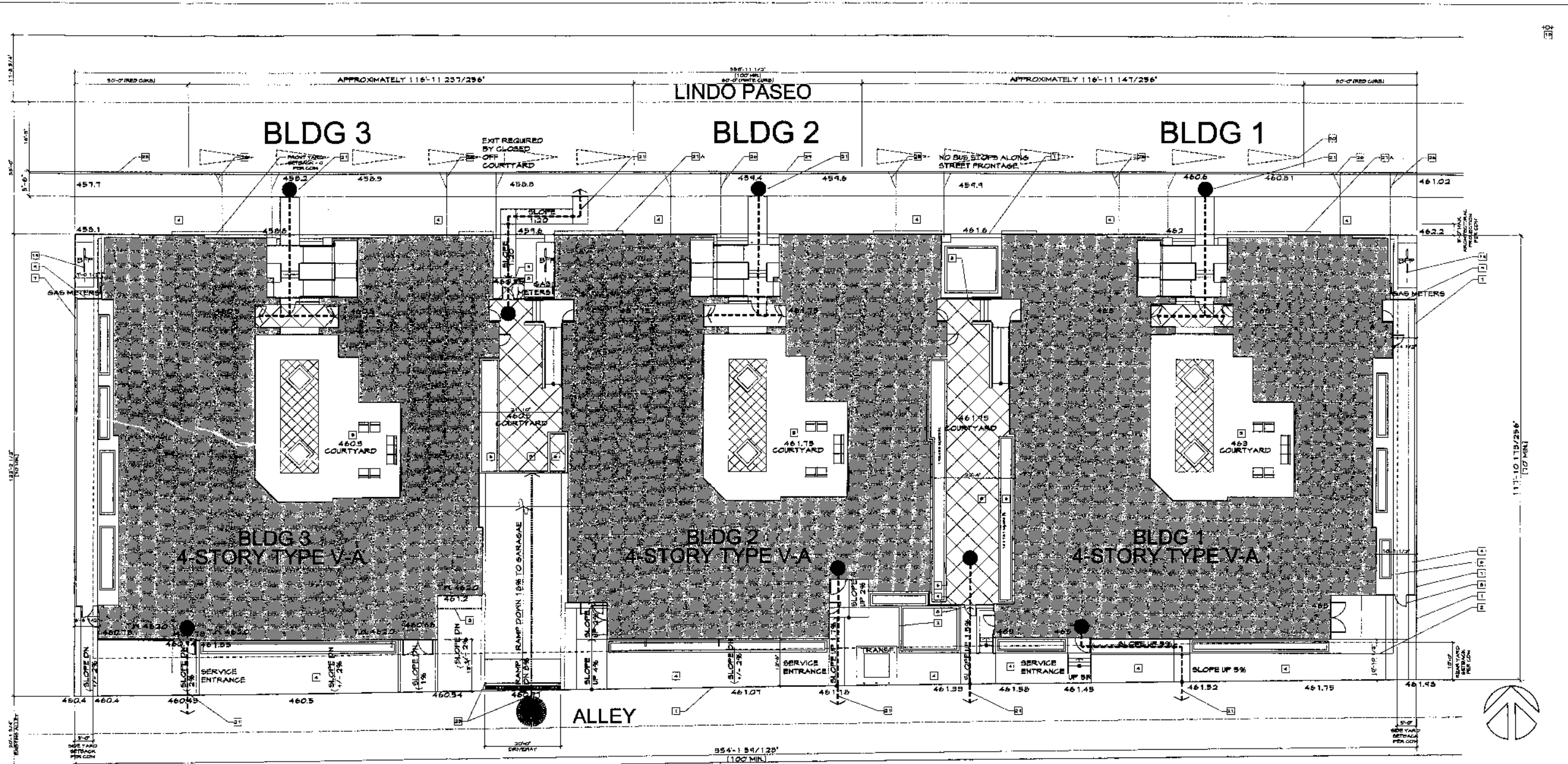
Revision 1: 07/30/09

Original Date: 05/26/09

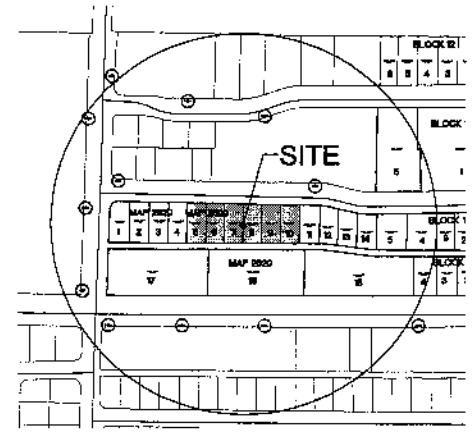
Sheet No: 6 OF 28

DATE: 7/30/09

PTJ 16629



NOTE: PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET PER FHRS POLICY P-00-6.



FIRE HYDRANT SITE PLAN
SHOWS ALL FIRE HYDRANTS LOCATED WITHIN 60 FEET OF PROJECT SITE

SITE PLAN

VILLAGE LINDO PASEO DORMITORIES CONVERTIBLE TO FRATERNITIES

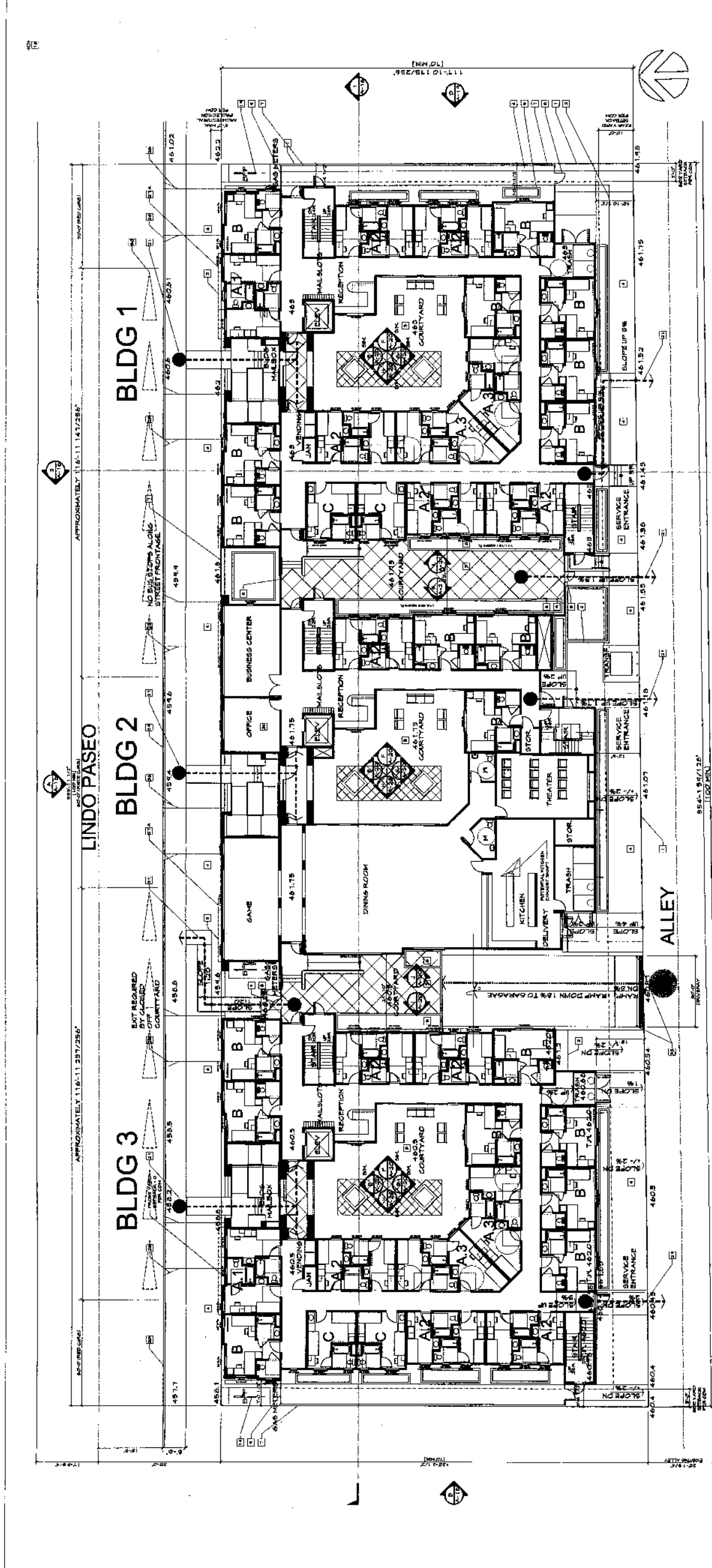


20090707
7/30/09

PLAN KEYNOTES NOTE: NOT ALL KEYNOTES MAY APPLY TO THIS PLAN.

- 1 SITE PROPERTY LINE - SEE CIVIL PLAN.
- 2 EDGE OF GARAGE BELOW.
- 3 OUTLINE OF FLOOR ABOVE.
- 4 LANDSCAPED AREA.
- 5 LANDSCAPED COURTYARD.
- 6 BIOPLOT PLANTING.
- 7 A HIGH RISED FENCE.
- 8 METAL FENCE.
- 9 METAL FENCE.
- 10 DECORATIVE FENCE.
- 11 PLASTER PARAPET TYPE.
- 12 CONCRETE TILE ROOFING.
- 13 BUILT-UP ROOFING.
- 14 ROOF CASSETT / GAZON SLOPE.
- 15 ROOF CASSETT / OVERFLOW CASSETT / DOWNPOUT.
- 16 MECHANICAL ROOF SCREEN.
- 17 MECHANICAL EQUIPMENT.
- 18 EXISTING FIRE HYDRANT (APPROX. LOCATION - SEE FIRE HYDRANT SITE PLAN).
- 19 PLASTER CONNECTIONS / LOCATION OF BRACKLEPLATE PREVENTORS.
- 20 RESIDENT MANAGER'S OFFICE.
- 21 PEDESTRIAN ACCESS PATH.
- 22 VEHICULAR ACCESS PATH.
- 23 FURNISH CONTROL DATE.
- 24 GARAGE / MAIL LOADING AREA.
- 25 ROOF FOR AQUA AREA.
- 26 EXISTING EQUIPMENT, TO BE SLOTTED AND REPLACED WITH CEILING STANDARD FULLY-BRIGHT GARD, OUTLET, & DOWNRAIL.
- 27 PERMITTED ARCHITECTURAL PROJECTIONS.
A - 3'-0" BEYOND PROPERTY LINE AT FRONT PER CON.
- 28 RED CURB.
- 29 WHITE CURB.
- 30 ON-STREET PARKING SPACES (13 TOTAL)

A-07 ARCHITECTURAL SITE PLAN	
Prepared By:	STARCK ARCHITECTURE
Name:	AND PLANNING
Address:	2045 KETNER BLVD SAN DIEGO, CA 92101
Phone #:	(619) 298-7070
Project Address:	395, 395, 595, 595, 595, 595, 595 LINDO PASEO SAN DIEGO, CA 92115
Project Name:	VILLAGE LINDO PASEO DORMITORIES / CONVERTIBLE TO FRATERNITIES
Sheet Title:	ARCHITECTURAL SITE PLAN
Revision 1:	07/30/09
Revision 2:	05/26/09
Revision 3:	
Revision 4:	
Revision 5:	
Revision 6:	
Revision 7:	
Revision 8:	
Revision 9:	
Revision 10:	
Sheet:	7 OF 28
DC#:	PTS 166229



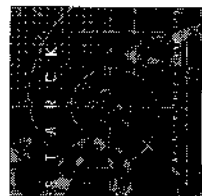
NOTE: PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET PER FIRE POLICY #008.

PLAN KEYNOTES

- 1 SITE PROPERTY LINE - SEE CIVIL PLAN
- 2 FLOOR OF FINISH ABOVE
- 3 FLOOR OF FINISH BELOW
- 4 OUTLINE OF FLOOR ABOVE
- 5 LANDSCAPED COURTYARD
- 6 UNLANDSCAPED COURTYARD
- 7 BOUTIQUE NUMBER
- 8 FIRM ACCESS POINT
- 9 METAL STAIR
- 10 STAIR W/ RAMP
- 11 STAIR W/ PLATFORM
- 12 PLANTER W/ MARKET TRC
- 13 CONCRETE TILE FLOORING
- 14 BUILT-UP FLOORING
- 15 ROOF GARAGE / GARAGE
- 16 ROOF GARAGE / GARAGE W/ SUPPLY / CORNER
- 17 MECHANICAL ROOM
- 18 MECHANICAL EQUIPMENT
- 19 SERVICE ENTRANCE (OPTIONAL LOCATION - SEE FIRM CONTRACT'S PLAN)
- 20 SERVICE ENTRANCE (OPTIONAL LOCATION - SEE FIRM CONTRACT'S PLAN)
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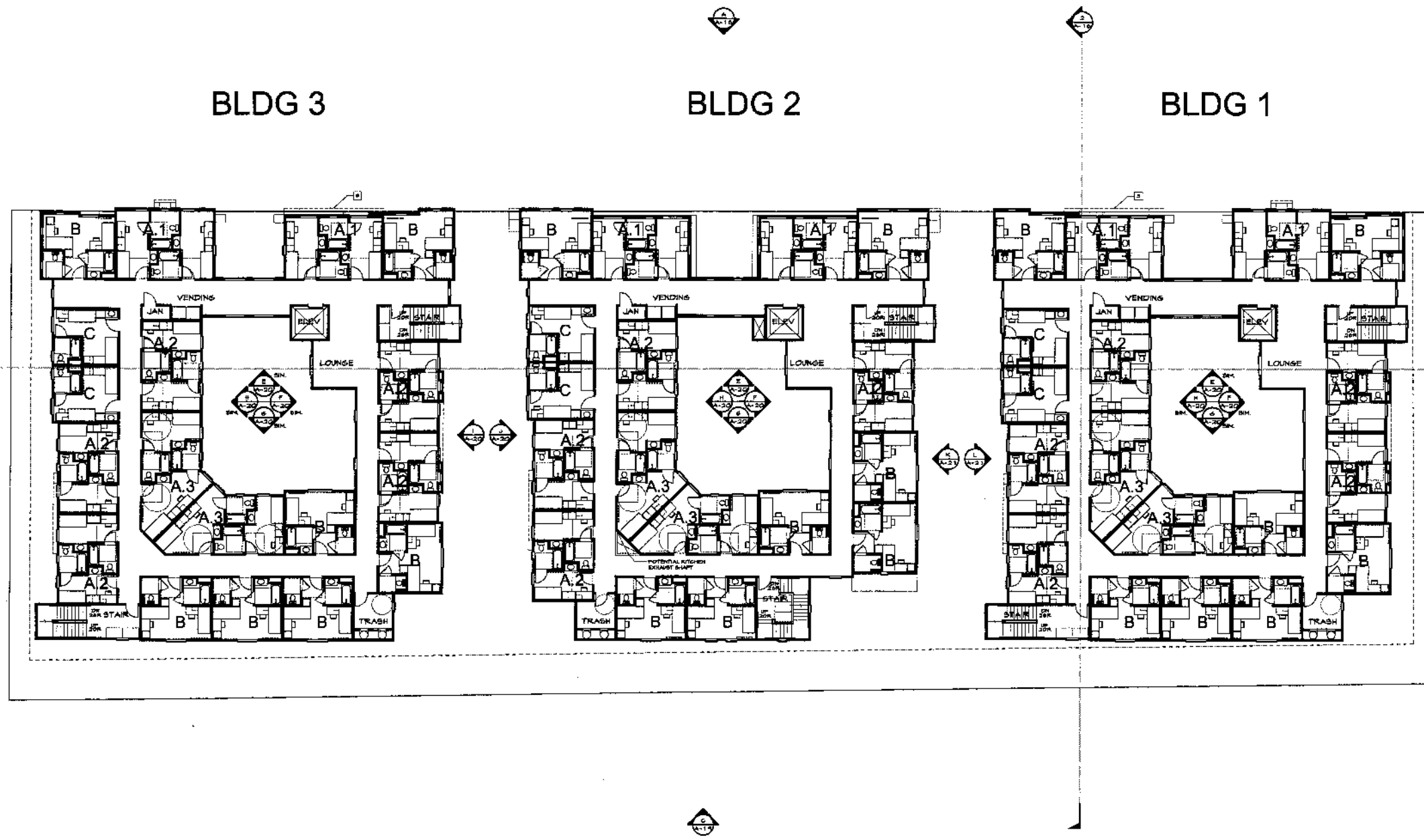
FIRST FLOOR BUILDING PLAN

**VILLAGE LINDO PASEO DORMITORIES
CONVERTIBLE TO FRATERNITIES**



A-03 FIRST FLOOR BUILDING PLAN	
Prepared By:	STARCK ARCHITECTURE
Checked By:	AND PLANNING
Drawn By:	2545 KETTNER BLVD
Scale:	SAN DIEGO, CA 92101
Project No.:	(619) 288-7070
Project Name:	2545 LINDO PASEO, 2545 LINDO PASEO
Project Address:	SAN DIEGO, CA 92115
Project City:	SAN DIEGO, CA 92115
Project State:	CA
Project Zip:	92115
Project Date:	05/28/09
Project Title:	FIRST FLOOR BUILDING PLAN
Sheet No.:	8 OF 28
Scale:	AS SHOWN

20090719
75069



SECOND FLOOR BUILDING PLAN

VILLAGE LINDO PASEO DORMITORIES
 CONVERTIBLE TO FRATERNITIES

3/27/10

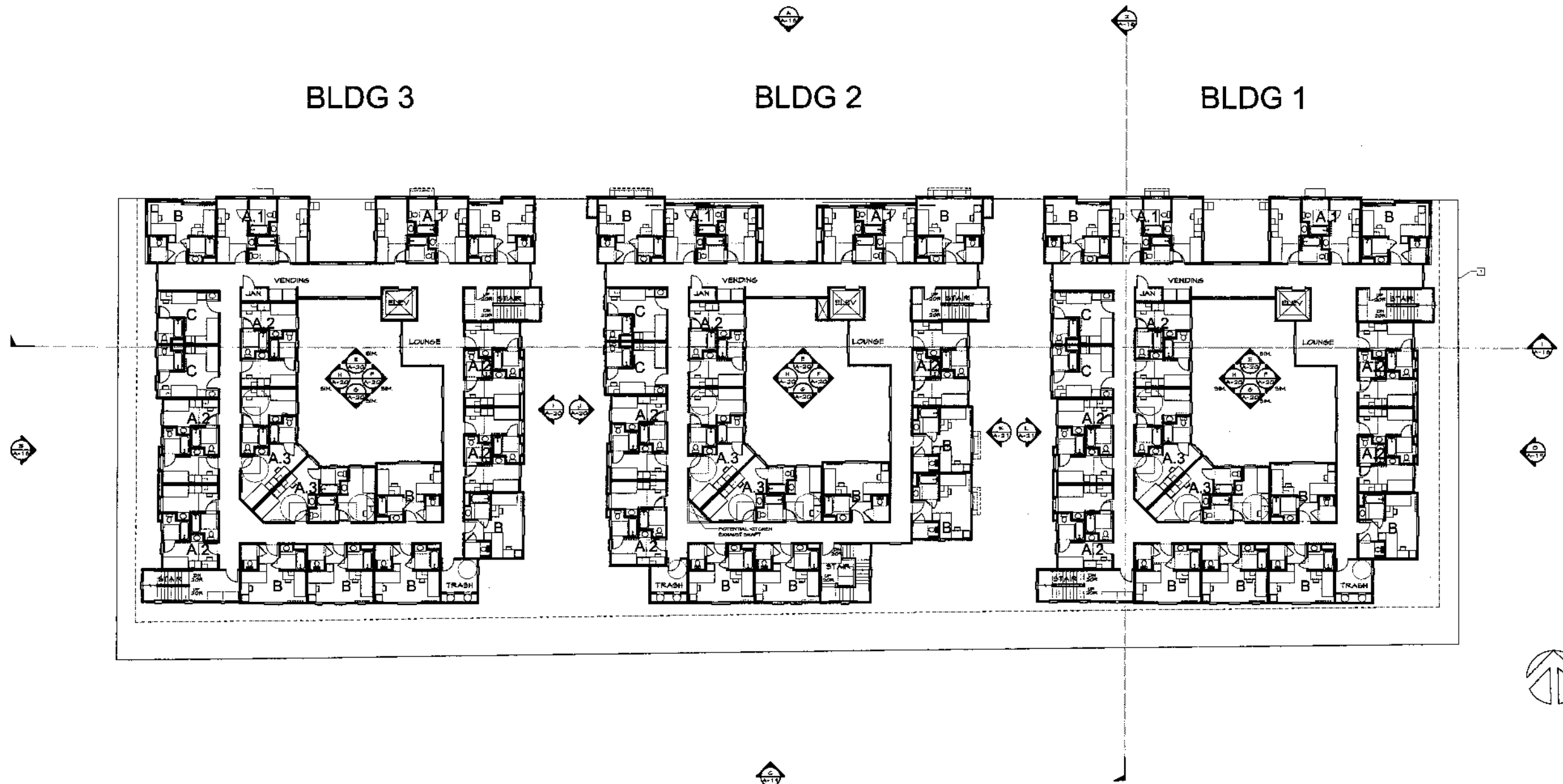


20090701
 7/3/09

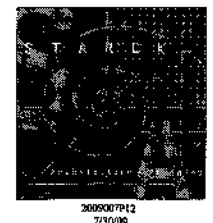
PLAN KEYNOTES

- NOTE: NOT ALL KEYNOTES MAY APPLY TO THIS PLAN
- 1 SITE PROPERTY LINE - SEE CIVIL PLANS
 - 2 EDGE OF ANNEALING
 - 3 OUTLINE OF FLOOR ABOVE
 - 4 LANDSCAPED AREA
 - 5 LANDSCAPED COURTYARD
 - 6 BIOPLEN PLANTER
 - 7 8 IN. HIG. FENCED
 - 8 METAL GATE
 - 9 METAL FENCE
 - 10 DECORATIVE FIN.
 - 11 PLASTER PARAPET TOP
 - 12 CONCRETE TILE ROOFING
 - 13 BUILT-UP ROOFING
 - 14 ROOF CURB / GUTTER / DRAIN
 - 15 ROOF SCUPPER / OVERFLOW SCUPPER / DOWNPOUT
 - 16 MECHANICAL ROOF SCAPES
 - 17 MECHANICAL EQUIPMENT
 - 18 EXISTING FIRE HYDRANT APPROX. LOCATION - SEE FIRE HYDRANT SITE PLANS
 - 19 WATER CONNECTIONS / LOCATION OF BACKFLOW PREVENTORS
 - 20 PEDESTRIAN ACCESS PATH
 - 21 VEHICULAR ACCESS PATH
 - 22 PARKING CONTROL BAY
 - 23 GARAGE / MAIL LOADING AREA
 - 24 ROOF TOP SOLAR ARRAY
 - 25 EXISTING DRIVEWAY, TO BE CLOSED AND REPLACED WITH CITY STANDARD FULL HEIGHT CONC. WATER, & CURB
 - 26 PERMITTED ARCHITECTURAL PROJECTIONS
 - 27 5'-0" BEYOND PROPERTY LINE AT FRONT PER CON.
 - 28 RED CURB
 - 29 WHITE CURB
 - 30 ON-STREET PARKING SPACES (118 TOTAL)

A-09 SECOND FLOOR BUILDING PLAN	
Requested By:	STARCK ARCHITECTURE AND PLANNING
Name:	2045 KETTER BLVD SAN DIEGO, CA 92101
Address:	Phone #: (619) 298-7070
Project Address:	385 065, 336, 890, 0616, 0618, 0619, 0620, 0621, 0622, 0623, 0624, 0625, 0626, 0627, 0628, 0629, 0630, 0631, 0632, 0633, 0634, 0635, 0636, 0637, 0638, 0639, 0640, 0641, 0642, 0643, 0644, 0645, 0646, 0647, 0648, 0649, 0650, 0651, 0652, 0653, 0654, 0655, 0656, 0657, 0658, 0659, 0660, 0661, 0662, 0663, 0664, 0665, 0666, 0667, 0668, 0669, 0670, 0671, 0672, 0673, 0674, 0675, 0676, 0677, 0678, 0679, 0680, 0681, 0682, 0683, 0684, 0685, 0686, 0687, 0688, 0689, 0690, 0691, 0692, 0693, 0694, 0695, 0696, 0697, 0698, 0699, 0700, 0701, 0702, 0703, 0704, 0705, 0706, 0707, 0708, 0709, 0710, 0711, 0712, 0713, 0714, 0715, 0716, 0717, 0718, 0719, 0720, 0721, 0722, 0723, 0724, 0725, 0726, 0727, 0728, 0729, 0730, 0731, 0732, 0733, 0734, 0735, 0736, 0737, 0738, 0739, 0740, 0741, 0742, 0743, 0744, 0745, 0746, 0747, 0748, 0749, 0750, 0751, 0752, 0753, 0754, 0755, 0756, 0757, 0758, 0759, 0760, 0761, 0762, 0763, 0764, 0765, 0766, 0767, 0768, 0769, 0770, 0771, 0772, 0773, 0774, 0775, 0776, 0777, 0778, 0779, 0780, 0781, 0782, 0783, 0784, 0785, 0786, 0787, 0788, 0789, 0790, 0791, 0792, 0793, 0794, 0795, 0796, 0797, 0798, 0799, 0800, 0801, 0802, 0803, 0804, 0805, 0806, 0807, 0808, 0809, 0810, 0811, 0812, 0813, 0814, 0815, 0816, 0817, 0818, 0819, 0820, 0821, 0822, 0823, 0824, 0825, 0826, 0827, 0828, 0829, 0830, 0831, 0832, 0833, 0834, 0835, 0836, 0837, 0838, 0839, 0840, 0841, 0842, 0843, 0844, 0845, 0846, 0847, 0848, 0849, 0850, 0851, 0852, 0853, 0854, 0855, 0856, 0857, 0858, 0859, 0860, 0861, 0862, 0863, 0864, 0865, 0866, 0867, 0868, 0869, 0870, 0871, 0872, 0873, 0874, 0875, 0876, 0877, 0878, 0879, 0880, 0881, 0882, 0883, 0884, 0885, 0886, 0887, 0888, 0889, 0890, 0891, 0892, 0893, 0894, 0895, 0896, 0897, 0898, 0899, 0900, 0901, 0902, 0903, 0904, 0905, 0906, 0907, 0908, 0909, 0910, 0911, 0912, 0913, 0914, 0915, 0916, 0917, 0918, 0919, 0920, 0921, 0922, 0923, 0924, 0925, 0926, 0927, 0928, 0929, 0930, 0931, 0932, 0933, 0934, 0935, 0936, 0937, 0938, 0939, 0940, 0941, 0942, 0943, 0944, 0945, 0946, 0947, 0948, 0949, 0950, 0951, 0952, 0953, 0954, 0955, 0956, 0957, 0958, 0959, 0960, 0961, 0962, 0963, 0964, 0965, 0966, 0967, 0968, 0969, 0970, 0971, 0972, 0973, 0974, 0975, 0976, 0977, 0978, 0979, 0980, 0981, 0982, 0983, 0984, 0985, 0986, 0987, 0988, 0989, 0990, 0991, 0992, 0993, 0994, 0995, 0996, 0997, 0998, 0999, 1000
Project Name:	VILLAGE LINDO PASEO DORMITORIES / CONVERTIBLE TO FRATERNITIES
Project Date:	07/30/09
Original Date:	05/26/09
Sheet Title:	SECOND FLOOR BUILDING PLAN
Sheet:	0 OF 28
DEP#:	PTS 166229

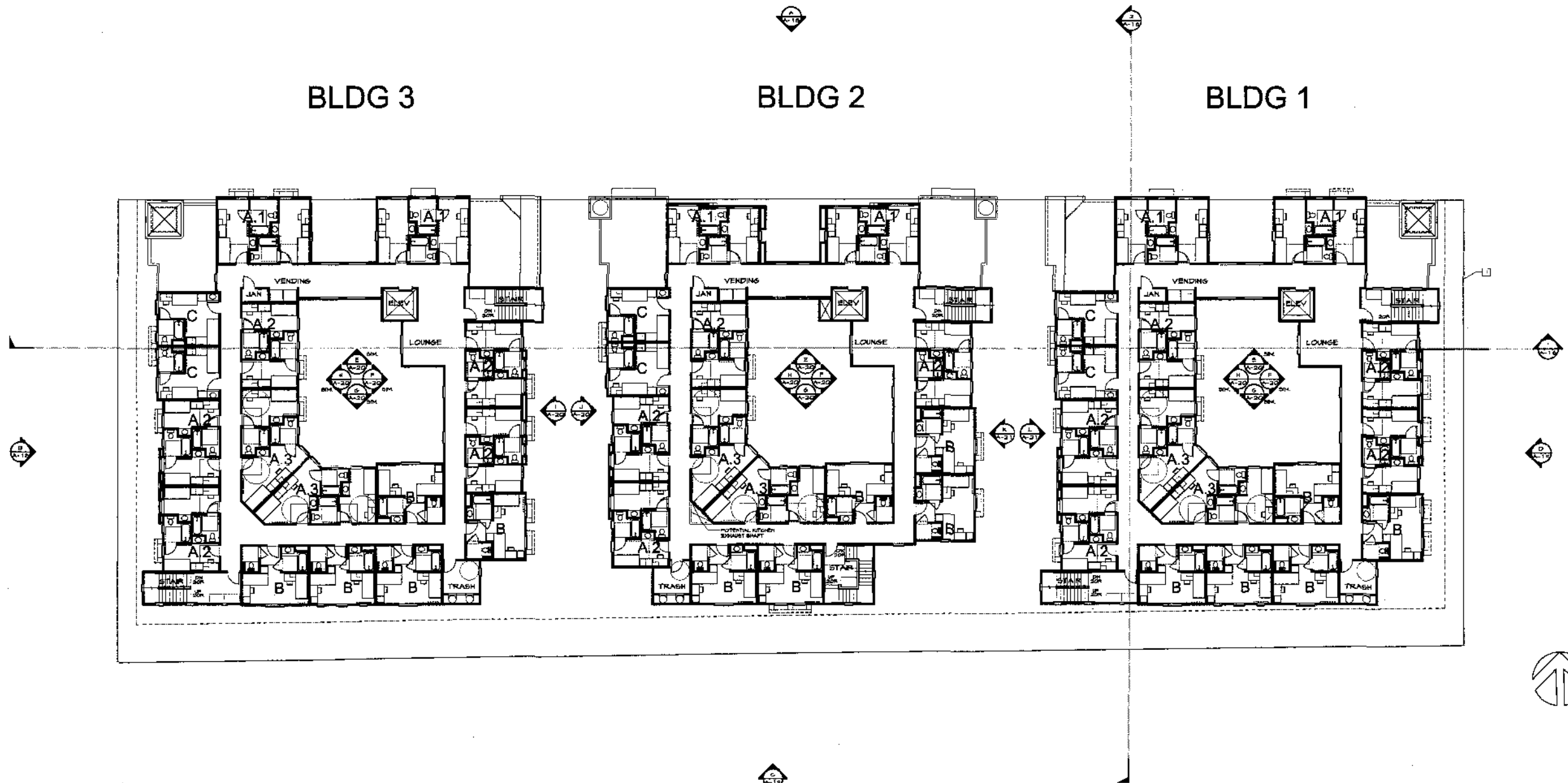


THIRD FLOOR BUILDING PLAN
VILLAGE LINDO PASEO DORMITORIES
 CONVERTIBLE TO FRATERNITIES



- PLAN KEYNOTES** NOTE: NOT ALL KEYNOTES MAY APPLY TO THIS PLAN.
- 1 SITE PROPERTY LINE - SEE CIVIL PLANS
 - 2 EDGE OF GARAGE BELOW
 - 3 OUTLINE OF FLOOR ABOVE
 - 4 LANDSCAPED AREA
 - 5 LANDSCAPED COURTYARD
 - 6 SIGNIFIER PLANTER
 - 7 6" HIGH FLOOR FENCE
 - 8 METAL GATE
 - 9 METAL FENCE
 - 10 OBSERVATION PRISM
 - 11 FLASER PARAPET TOP
 - 12 CONCRETE TILE ROOFING
 - 13 BUILT-UP ROOFING
 - 14 ROOF CRACKET / CATCH BASIN
 - 15 ROOF SCUPPER / OVERFLOW SCUPPER / DOWNPOUT
 - 16 MECHANICAL ROOF SCREEN
 - 17 MECHANICAL EQUIPMENT
 - 18 EXISTING TIRE STORAGE (APPROX. LOCATION - SEE PREVIOUS SITE PLANS)
 - 19 WATER CONNECTIONS / LOCATION OF BACKFLOW PREVENTORS
 - 20 RESIDENT MANAGER'S OFFICE
 - 21 PEDESTRIAN ACCESS PATH
 - 22 VEHICULAR ACCESS PATH
 - 23 PARKING CONTROL GATE
 - 24 CARPOOL / RAIL LOADING AREA
 - 25 ROOF TOP SOLAR ARRAY
 - 26 EXISTING DRIVEWAY TO BE CLOSED AND REPLACED WITH CITY STANDARD FULL-DEPTH CURB, INTERLOCK ASPHALT
 - 27 PERMITTED ARCHITECTURAL PROJECTIONS: A - 5'-0" BEYOND PROPERTY LINE AT FACED PER SIDE
 - 28 RED CURB
 - 29 WHITE CURB
 - 30 ON-STREET PARKING SPACES (15 TOTAL)

A-10 THIRD FLOOR BUILDING PLAN		
Prepared By:	STARCK ARCHITECTURE AND PLANNING	Revision 11: _____
Name:	2045 KETTNER BLVD	Revision 10: _____
Address:	SAN DIEGO, CA 92101	Revision 9: _____
Phone #:	(619) 299-7070	Revision 8: _____
Project Address:	6865, 6866, 6868, 6869, 6870, 6871 LINDO PASEO	Revision 7: _____
	SAN DIEGO, CA 92115	Revision 6: _____
Project Name:	VILLAGE LINDO PASEO DORMITORIES / CONVERTIBLE TO FRATERNITIES	Revision 5: _____
Sheet Title:	THIRD FLOOR BUILDING PLAN	Revision 4: _____
Revision:	07/30/08	Revision 3: _____
Original Date:	05/26/09	Revision 2: _____
Sheet:	10 OF 28	Revision 1: _____
SPF:	PTS 166729	



FOURTH FLOOR BUILDING PLAN

VILLAGE LINDO PASEO DORMITORIES
 CONVERTIBLE TO FRATERNITIES

3/32"=1'-0"

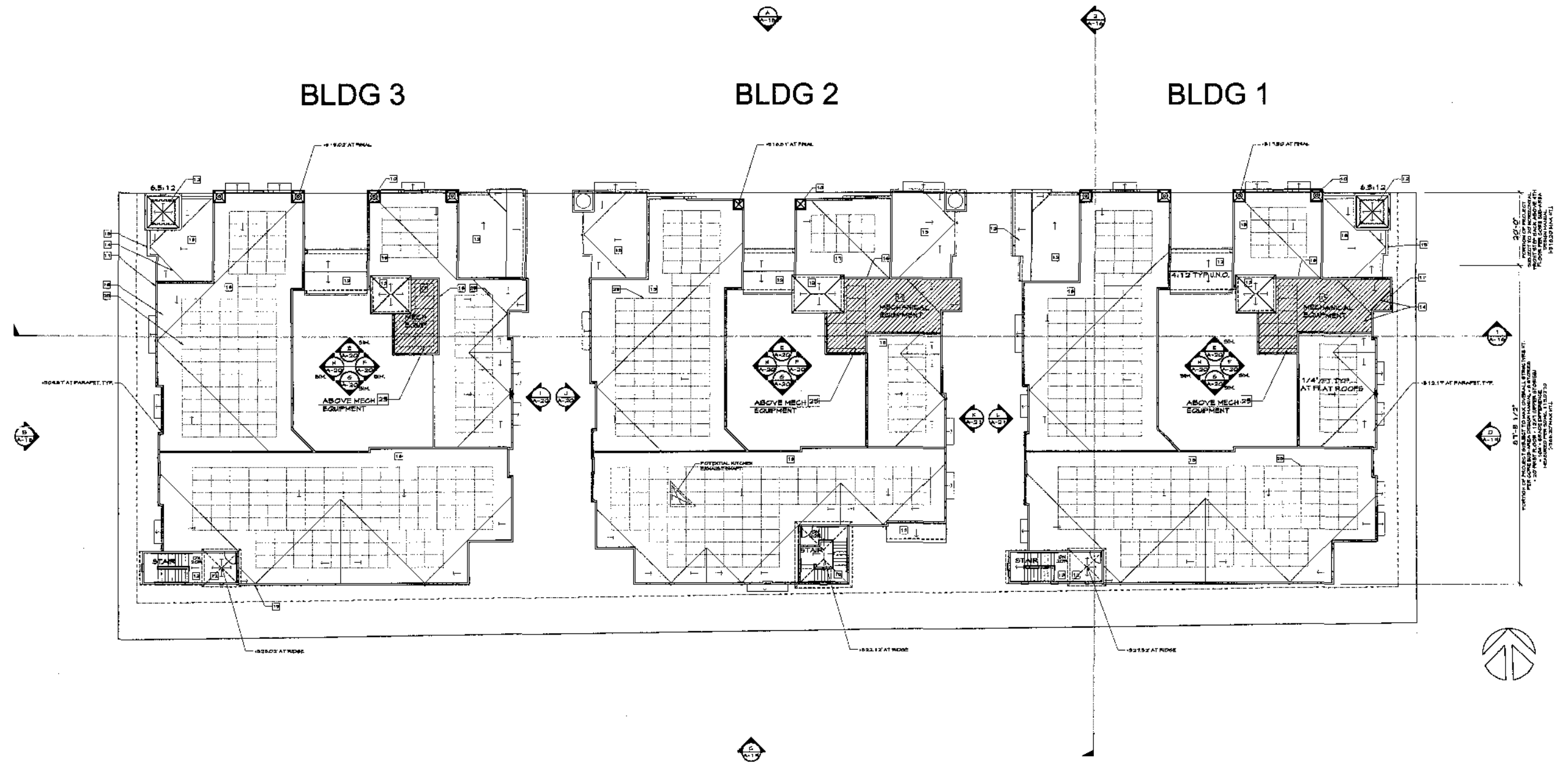


2009007913
 7/30/09

PLAN KEYNOTES

- NOTE: NOT ALL KEYNOTES MAY APPLY TO THIS PLAN.
- 1 SITE PROPERTY LINE - SEE CIVIL PLANS
 - 2 EDGE OF GARAGE BELOW
 - 3 OUTLINE OF FLOOR ABOVE
 - 4 LANDSCAPED AREA
 - 5 LANDSCAPED COURTYARD
 - 6 BOLLARD PLANTER
 - 7 4" HIGH HOODTRENCH
 - 8 METAL PATH
 - 9 METAL FENCE
 - 10 DECORATIVE FINISH
 - 11 PLASTER PARAPET TYP.
 - 12 CONCRETE TILE ROOFING
 - 13 BUILT-UP ROOFING
 - 14 ROOF CRACKET / GROSS SLOPE
 - 15 ROOF SCUPPER / OVERFLOW SCUPPER / DOWNPOUT
 - 16 MECHANICAL ROOF SCREEN
 - 17 MECHANICAL EQUIPMENT
 - 18 EXISTING FIRE HYDRANT (APPROX. LOCATION - SEE FIRE HYDRANT SITE PLANS)
 - 19 WATER CONNECTIONS / LOCATION OF BACKFLOW PREVENTORS
 - 20 RESIDENT MANAGER'S OFFICE
 - 21 PEDESTRIAN ACCESS PATH
 - 22 VEHICULAR ACCESS PATH
 - 23 PARKING CONTROL GATE
 - 24 CARPOOL / MAIL LOADING AREA
 - 25 ROOF TOP SOLAR ARRAY
 - 26 EXISTING DRIVEWAY, TO BE CLOSED AND REPLACED WITH CITY STANDARD TRAVELWAY CURB, SUTTER + FEDERAL
 - 27 PERMITTED ARCHITECTURAL MODIFICATIONS:
 - A 3'-0" BEYOND PROPERTY LINE AT NIGHT PER CAL.
 - 28 RED CURB
 - 29 WHITE CURB
 - 30 ON-STREET PARKING SPACES (12 TOTAL)

A-11 FOURTH FLOOR BUILDING PLAN	
Prepared By:	Starck Architecture
Name:	AND PLANNING
Address:	2048 KETTNER BLVD SAN DIEGO, CA 92101
Phone #:	(619) 299-7070
Project Address:	5345, 5365, 5385, 5405, 5425, 5445 LINDO PASEO SAN DIEGO, CA 92115
Project Name:	VILLAGE LINDO PASEO DORMITORIES / CONVERTIBLE TO FRATERNITIES
Sheet Title:	FOURTH FLOOR BUILDING PLAN
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	
Revision 1:	07/30/09
Original Date:	05/26/09
Scale:	11 OF 26
Drawn By:	FTS 166229



ROOF PLAN

VILLAGE LINDO PASEO DORMITORIES CONVERTIBLE TO FRATERNITIES

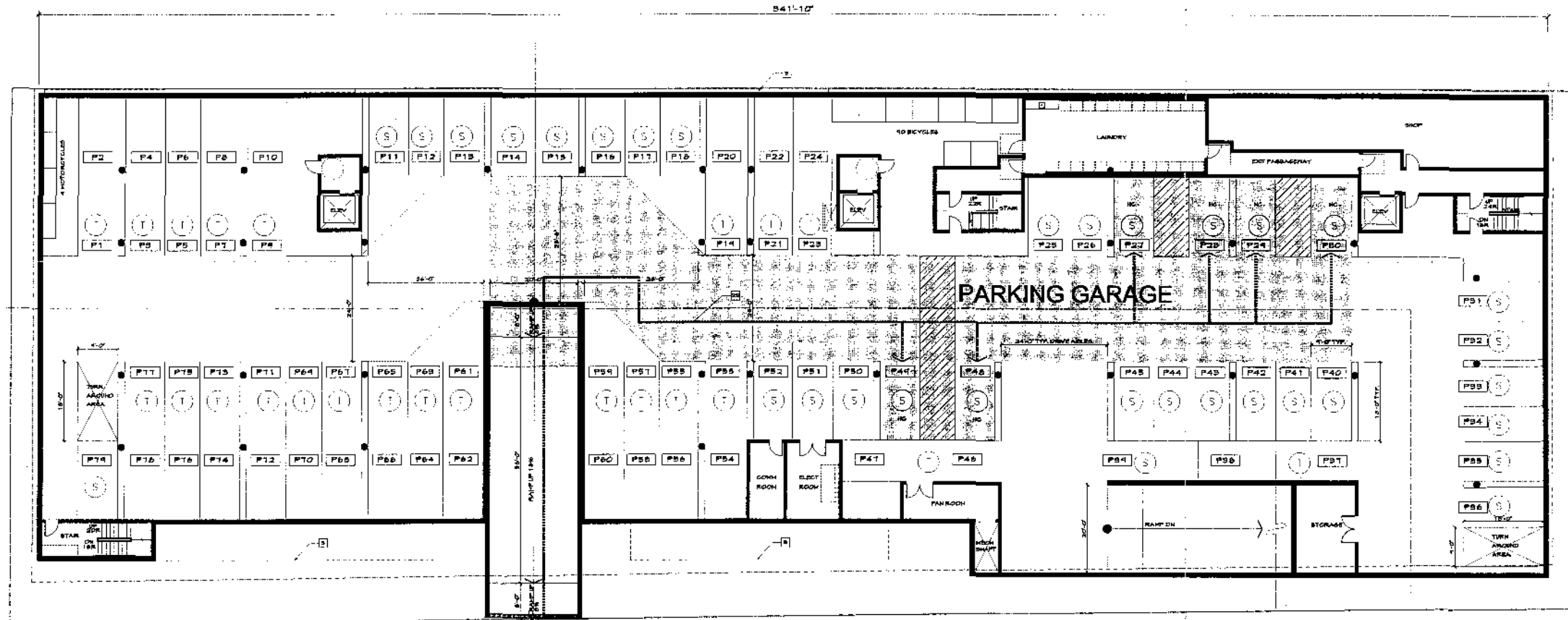


30850774
7/30/09

PLAN KEYNOTES NOTE: NOT ALL KEYNOTES MAY APPLY TO THIS PLAN

- 1 SITE PROPERTY LINE - SEE CIVIL PLANS
- 2 EDGE OF GARAGE BELOW
- 3 OUTLINE OF FLOOR ABOVE
- 4 LANDSCAPED AREA
- 5 LANDSCAPED COURTYARD
- 6 BOLLARD PLANTER
- 7 6" HIGH WOOD FENCE
- 8 METAL GATE
- 9 METAL FENCE
- 10 DECORATIVE FINISH
- 11 PLASTER PARAPET TYP.
- 12 CONCRETE TILE ROOFING
- 13 CULTIVATED ROOFING
- 14 ROOF GROUND / GRADE SLURRY
- 15 ROOF SCUPPER / OVERFLOW SCUPPER / DOWNSPOUT
- 16 MECHANICAL ROOF SCREEN
- 17 MECHANICAL EQUIPMENT
- 18 EXISTING FIRE HYDRANT (APPROX. LOCATION - SEE FIRE HYDRANT SITE PLANS)
- 19 WATER CONNECTIONS / LOCATION OF BACKFLOW PREVENTORS
- 20 RESIDENT MANAGER'S OFFICE
- 21 PEDESTRIAN ACCESS PATH
- 22 VEHICULAR ACCESS PATH
- 23 PARKING CONTROL GATE
- 24 CANOPIED / MAIL LOADING AREA
- 25 ROOF TOP SOLAR ARRAY
- 26 EXISTING DRIVEWAY TO BE CLOSED AND REPLACED WITH OFF-STREET PARKING FULL HEIGHT CURB, AUTUMN, & SIDEWALK
- 27 PERMITTED ARCHITECTURAL PROJECTIONS
- 28 8" x 8" BRICKS PROGRAM LINE AT FRONT PER CON.
- 29 RED CURB
- 30 WHITE CURB
- 31 ON-STREET PARKING SPACES (12 TOTAL)

A-12 ROOF PLAN	
Prepared By:	STARCK ARCHITECTURE
Name:	AND PLANNING
Address:	2045 KETTNER BLVD SAN DIEGO, CA 92101
Phone:	(619) 299-7070
Project Address:	595, 605, 625, 645, 665, 685 LINDO PASEO SAN DIEGO, CA 92115
Project Name:	VILLAGE LINDO PASEO DORMITORIES / CONVERTIBLE TO FRATERNITIES
Sheet Title:	ROOF PLAN
Revision 1:	07/30/09
Revision 2:	
Revision 3:	
Revision 4:	
Revision 5:	
Revision 6:	
Revision 7:	
Revision 8:	
Revision 9:	
Revision 10:	
Revision 11:	
Original Date:	06/26/09
Sheet:	12 OF 28
DFP:	PTS 166229



NOTES:
 1. PROVIDE 5'-2" MIN. CLEARANCE FOR VEHICULAR ACCESSIBLE PATH.
 2. TANDEM SPACES SHALL BE ASSIGNED TO THE SAME DORM ROOM.

PARKING TABULATION

TANDEM SPACES	46 (23 TANDEM SPACES)
STANDARD SPACES	33 (33 SINGLE SPACES)
PARKING PROVIDED	79 SPACES

GARAGE LEVEL 1 BUILDING PLAN

VILLAGE LINDO PASEO DORMITORIES

CONVERTIBLE TO FRATERNITIES

3/5/21-1/07

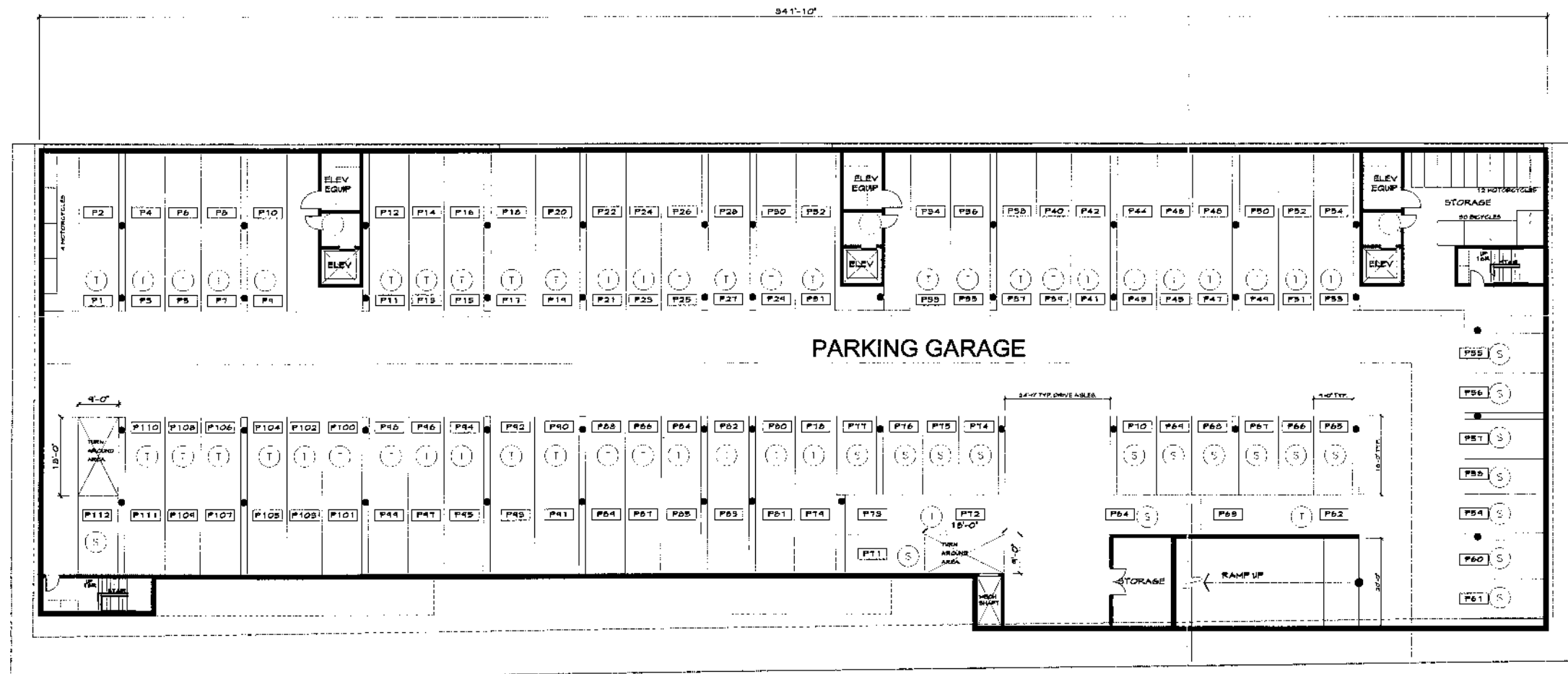


PLAN KEYNOTES

NOTE: NOT ALL KEYNOTES MAY APPLY TO THIS PLAN.

- 1 SITE PROPERTY LINE - SEE CIVIL PLAN.
- 2 EDGE OF GARAGE BLOCK.
- 3 OUTLINE OF FLOOR ABOVE.
- 4 LANDSCAPED AREA.
- 5 LANDSCAPED COURTYARD.
- 6 SHUTTER PLASTER.
- 7 8' HIGH WOOD FENCE.
- 8 METAL GATE.
- 9 METAL FENCE.
- 10 DECORATIVE WALL.
- 11 PLASTER PARAPET TOP.
- 12 CONCRETE TILE ROOFING.
- 13 BAL. TOP ROOFING.
- 14 ROOF GUTTER / GROSS SLOPE.
- 15 ROOF GUTTER / OVERFLOW SCUPPER / DOWNPOUT.
- 16 MECHANICAL ROOF BOARDS.
- 17 MECHANICAL EQUIPMENT.
- 18 EXISTING FIRE HYDRANT (APPROX. LOCATION - SEE FIRE HYDRANT SITE PLAN).
- 19 WATER CONNECTIONS / LOCATION OF BACKFLOW PREVENTORS.
- 20 RESIDENT MANAGER'S OFFICE.
- 21 PEDESTRIAN ACCESS PATH.
- 22 VEHICULAR ACCESS PATH.
- 23 PARKING CONTROL GATE.
- 24 CARPOOL / MAIL LOADING AREA.
- 25 ROOF TOP SOLAR ARRAY.
- 26 EXISTING DRIVEWAY - TO BE CLOSED AND REPLACED WITH CITY STANDARD "TIE-UP" CURB, BUTTER, AND DRAINAGE.
- 27 PERMITTED ARCHITECTURAL PROJECTIONS.
- 28 5'-0" BICYCLE PROPERTY LINE AT FRONT PER CDA.
- 29 RED CURB.
- 30 WHITE CURB.
- 31 ON-STREET PARKING SPACES (13 TOTAL).

A-13 GARAGE LEVEL 1 BUILDING PLAN	
Prepared by:	STARCK ARCHITECTURE AND PLANNING
Address:	2046 KETTNER BLVD SAN DIEGO, CA 92101
Phone:	(619) 298-7070
Project Address:	686, 686, 686, 686, 686 LINDO PASEO SAN DIEGO, CA 92115
Project Name:	VILLAGE LINDO PASEO DORMITORIES / CONVERTIBLE TO FRATERNITIES
Sheet Title:	GARAGE LEVEL 1 BUILDING PLAN
Version 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	08/03/09
Revision 1:	07/20/09
Original Date:	05/26/09
Sheet:	13 OF 26
File #:	PTS 166239



NOTES:
 1. PROVIDE 5'-2" MIN CLEARANCE FOR VEHICULAR ACCESSIBLE PATH.
 2. TANDEM SPACES SHALL BE ASSIGNED TO THE SAME DORM ROOM.

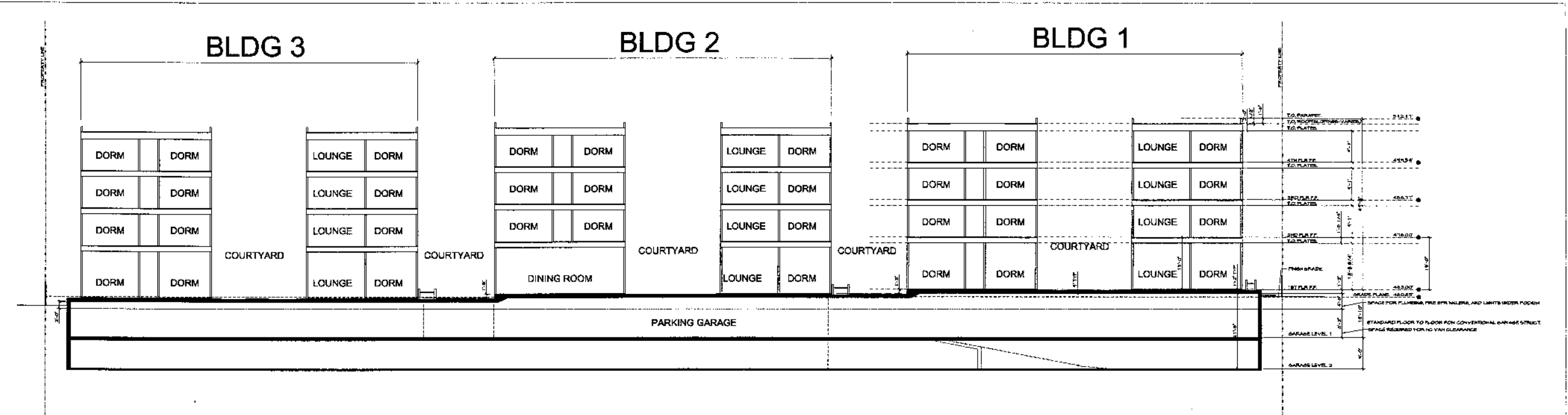
PARKING TABULATION
 TANDEM SPACES 92 (46 TANDEM SPACES)
 STANDARD SPACES 20 (20 SINGLE SPACES)
 PARKING PROVIDED 62 112 SPACES

GARAGE LEVEL 2 BUILDING PLAN
**VILLAGE LINDO PASEO DORMITORIES
 CONVERTIBLE TO FRATERNITIES**

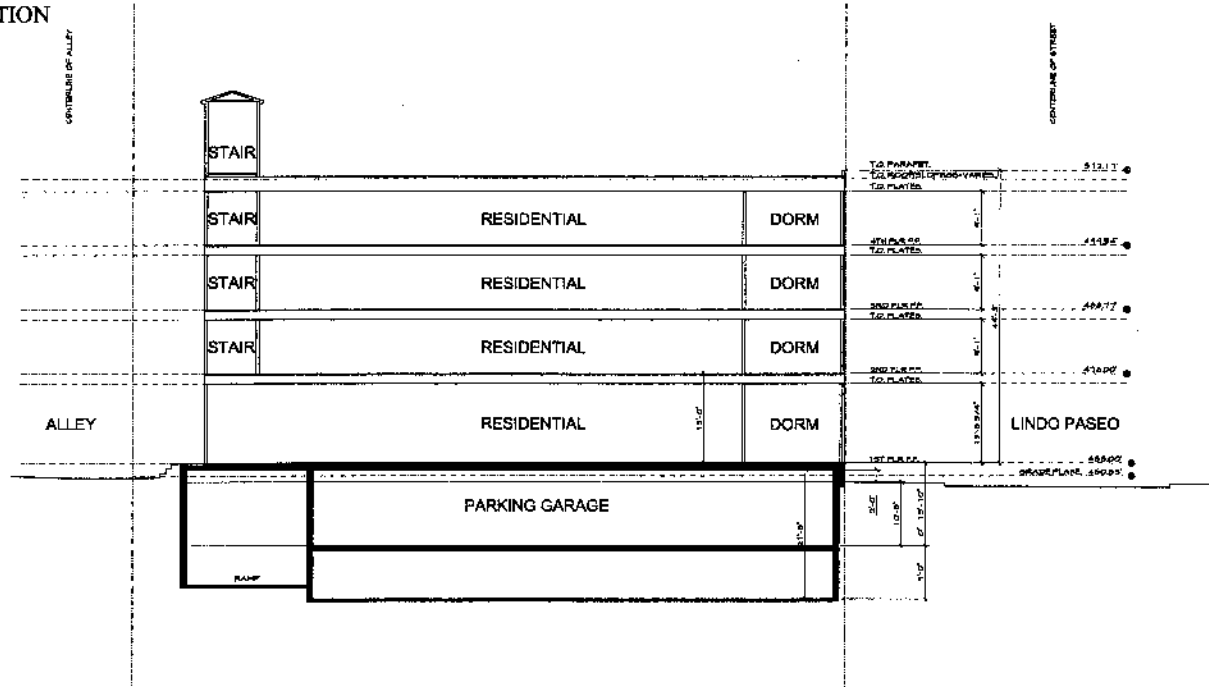


- PLAN KEYNOTES** NOTE: NOT ALL KEYNOTES MAY APPLY TO THIS PLAN.
- 1] SITE PROPERTY LINE - SEE CIVIL PLANS
 - 2] EDGE OF GARAGE BELOW
 - 3] OUTLINE OF FLOOR ABOVE
 - 4] LANDSCAPED AREA
 - 5] LANDSCAPED COURTYARD
 - 6] SHIP-LAP PLASTER
 - 7] 4" HIGH WOOD FENCE
 - 8] METAL GATE
 - 9] METAL FENCE
 - 10] DECORATIVE FINISH
 - 11] PLASTER PARAPET TYP.
 - 12] CONCRETE TILE ROOFING
 - 13] BUILT-UP ROOFING
 - 14] ROOF CRACKET / CRASS ELOPE
 - 15] ROOF SQUIPPER / OVERFLOE SQUIPPER / DOWNPOUT
 - 16] MECHANICAL ROOF SCREEN
 - 17] MECHANICAL EQUIPMENT
 - 18] EXISTING FIRE HYDRANT (APPROX. LOCATION - SEE FIRE HYDRANT SITE PLAN)
 - 19] WATER CONNECTIONS / LOCATION OF BACKFLOW PREVENTORS
 - 20] RESIDENT MANAGER'S OFFICE
 - 21] PEDESTRIAN ACCESS PATH
 - 22] VEHICULAR ACCESS PATH
 - 23] PARKING CONTROL GATE
 - 24] GARAGEPOOL / MAIL LOADING AREA
 - 25] ROOF TOP SOLAR ARRAY
 - 26] EXISTING DOWNSPUT - TO BE CLOSED AND REPLACED WITH CITY STANDARD FULL-HEIGHT CURB WITH FRESH AIR
 - 27] PERMITTED ARCHITECTURAL PROJECTIONS
 A. 3'-0" BEYOND PROPERTY LINE AT NIGHT FOR ADA
 - 28] RED CURB
 - 29] WHITE CURB
 - 30] ON-STREET PARKING SPACES 112 TOTAL

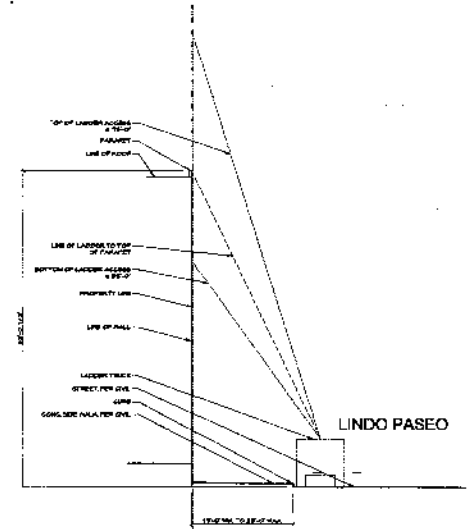
A-14 GARAGE LEVEL 2 BUILDING PLAN	
Prepared By:	Starck Architecture and Planning
Address:	2045 KETTNER BLVD SAN DIEGO, CA 92101
Phone:	(619) 295-7070
Project Address:	5545, 5545, 5545, 5545, 5519, 5519 LINDO PASEO SAN DIEGO, CA 92115
Project Name:	VILLAGE LINDO PASEO DORMITORIES / CONVERTIBLE TO FRATERNITIES
Sheet Title:	GARAGE LEVEL 2 BUILDING PLAN
Revision 1:	08/03/09
Revision 2:	07/30/09
Revision 3:	05/26/09
Sheet No.:	14 OF 28
Project No.:	PTS 166229



1 LONGITUDINAL SECTION



2 CROSS SECTION



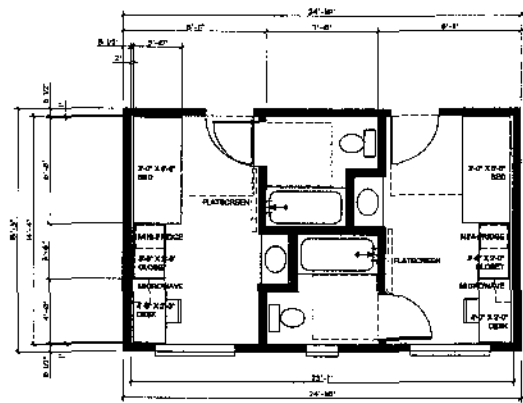
3 PARTIAL SECTION FOR AERIAL LADDER ACCESS COMPLIANCE

BUILDING SECTIONS

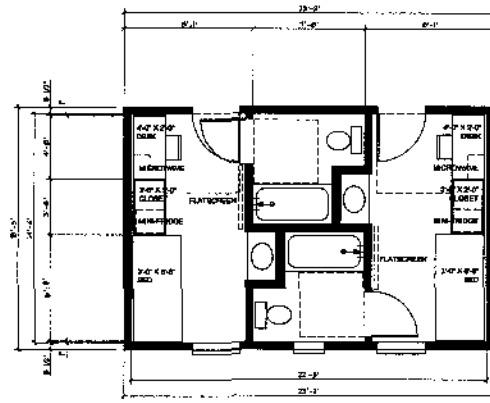
VILLAGE LINDO PASEO DORMITORIES
 CONVERTIBLE TO FRATERNITIES



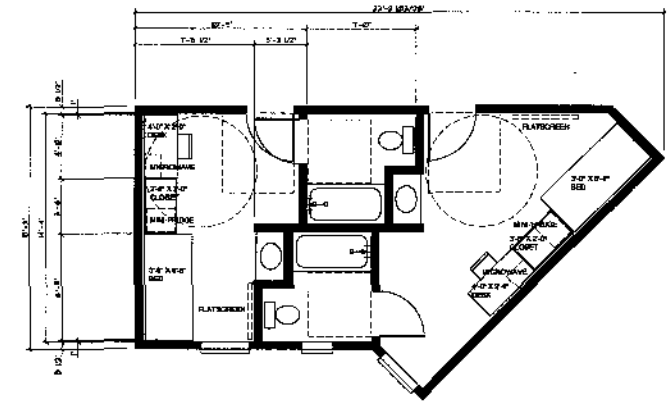
A-18 BUILDING SECTIONS	
Prepared By:	STARCK ARCHITECTURE AND PLANNING
Name:	2045 KETTNER BLVD SAN DIEGO, CA 92101
Address:	(619) 298-7070
Phone #:	5545, 5580, 5595, 5605, 5610, 5613 LINDO PASEO SAN DIEGO, CA 92116
Project Address:	VILLAGE LINDO PASEO DORMITORIES / CONVERTIBLE TO FRATERNITIES
Project Name:	Sheet Title: BUILDING SECTIONS
Revision 11:	Revision 10:
Revision 9:	Revision 8:
Revision 7:	Revision 6:
Revision 5:	Revision 4:
Revision 3:	Revision 2:
Revision 1:	Original Date: 07/30/08
Scale: 1/8" = 1'-0"	Original Date: 06/26/08
Sheet: 15 OF 28	Scale: 1/8" = 1'-0"
DEP: PTS 166229	



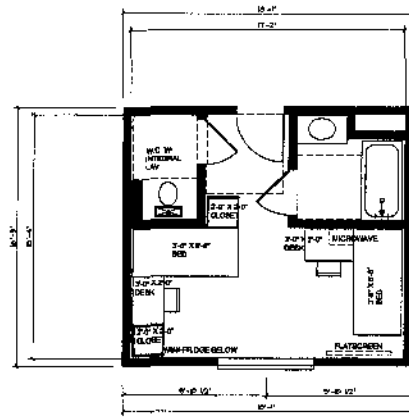
UNIT A.1



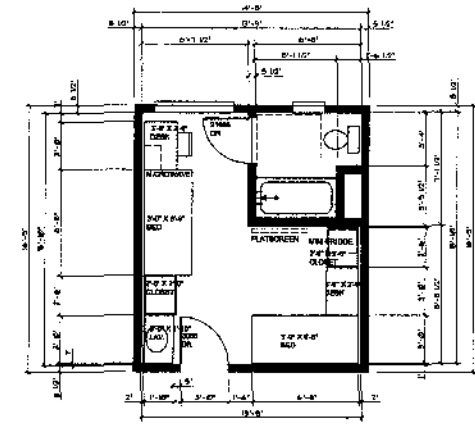
UNIT A.2



UNIT A.3



UNIT B



UNIT C

UNIT TYPE	NO. OF UNITS	FOOTPRINT AREA OF UNITS	TOTAL AREA
A.1	120	2,800	336,000
A.2	120	2,800	336,000
A.3	120	3,200	384,000
B	120	1,200	144,000
C	120	2,800	336,000
TOTAL	600	12,800	1,536,000

UNIT PLANS

VILLAGE LINDO PASEO DORMITORIES
 CONVERTIBLE TO FRATERNITIES

1/4"=1'-0"



20090721
 7/30/09

A-17 UNIT PLANS

Prepared By: **STARCK ARCHITECTURE AND PLANNING**

Project Address: **2045 KETTNER BLVD
 SAN DIEGO, CA 92101**

Phone #: **(619) 299-7070**

Project Name: **VILLAGE LINDO PASEO DORMITORIES / CONVERTIBLE TO FRATERNITIES**

Sheet Title: **UNIT PLANS**

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

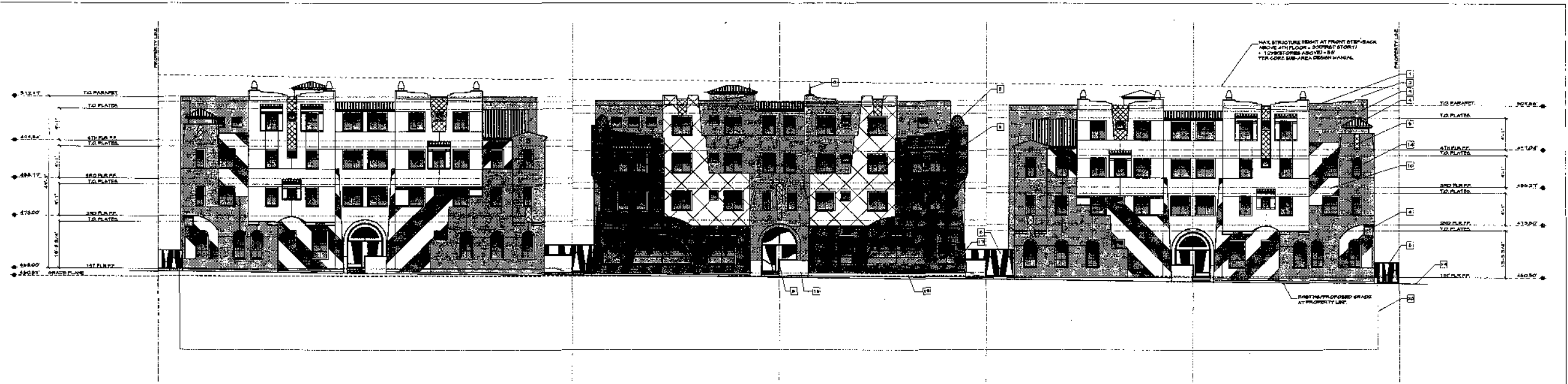
Revision 3: _____

Revision 2: _____

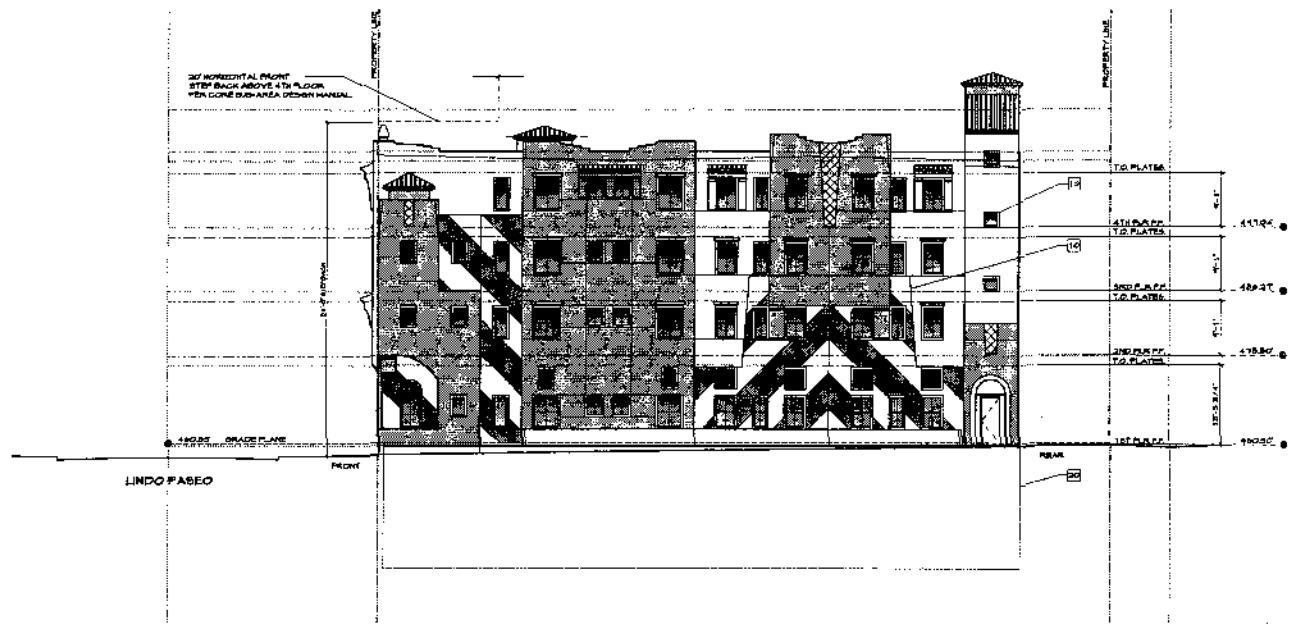
Original Date: **07/30/09**

Sheet No: **16 OF 28**

PTTS 166229



A NORTH ELEVATION (VIEW FROM LINDO PASEO)

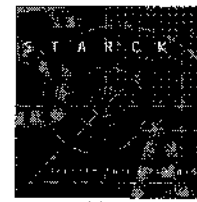


B WEST ELEVATION

EXTERIOR ELEVATIONS

VILLAGE LINDO PASEO DORMITORIES
 CONVERTIBLE TO FRATERNITIES

3/32"=1'-0"

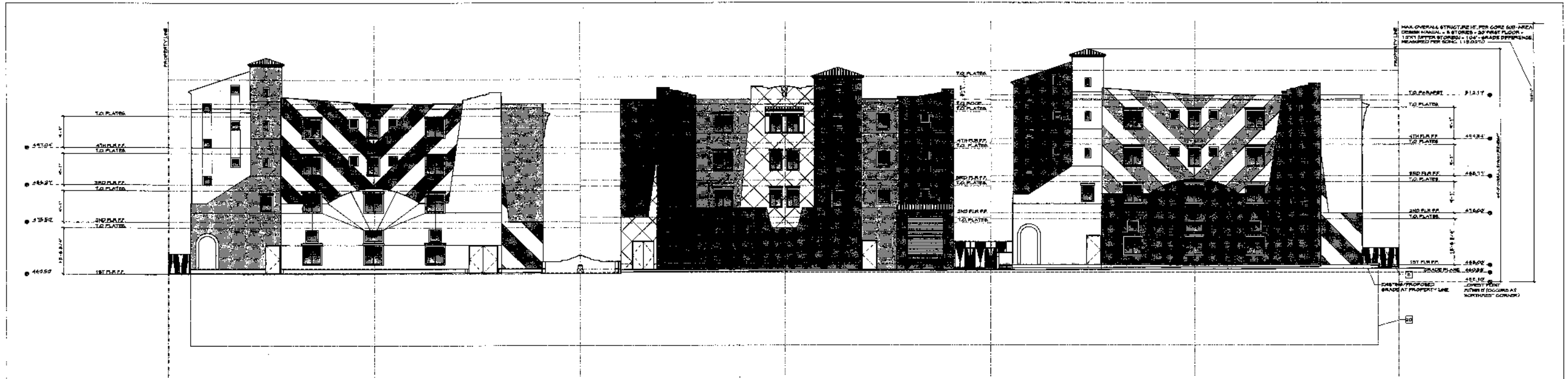


20090704
7/30/09

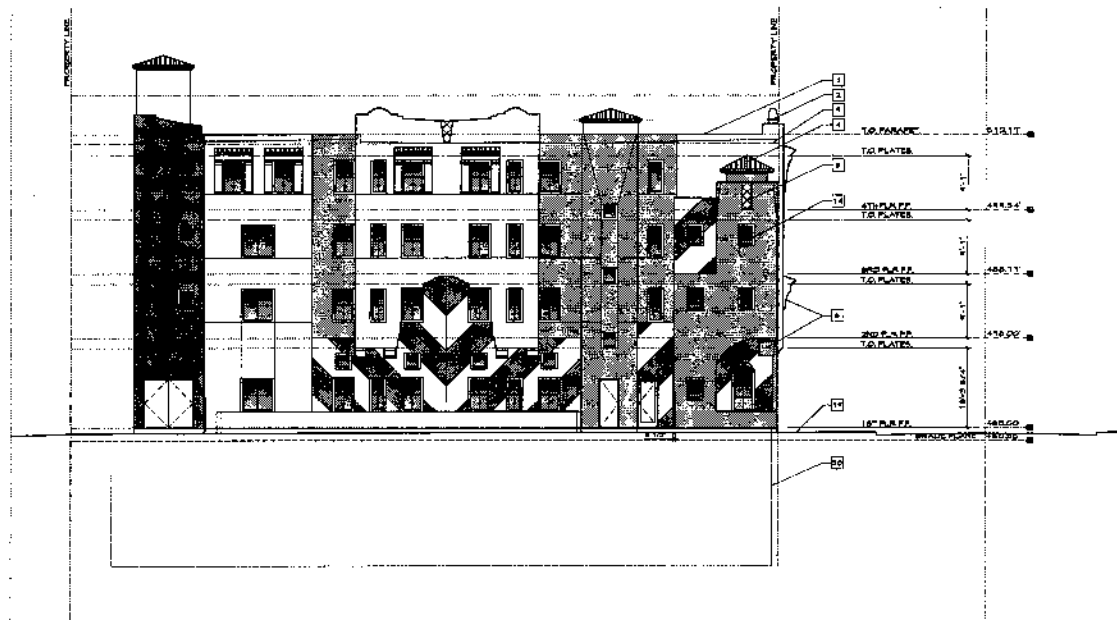
EXTERIOR ELEVATION KEYNOTES

- 1 PLASTER PARAPET.
- 2 DECORATIVE MEGALYTH FINISH.
- 3 DECORATIVE TILE DOME.
- 4 CONCRETE TILE ROOFING.
- 5 DECORATIVE TILE ACCENT.
- 6 PLASTER CORNICE.
- 7 PAINTED METAL GUARDRAIL.
- 8 PAINTED METAL GATE.
- 9 INTERNAL COLOR PLASTER FINISH.
- 10 PLASTER EXPANSION JOINT.
- 11 PLASTER TRIM.
- 12 PLASTER WINDOW TRIM.
- 13 PAINTED METAL WINDOW FRAME.
- 14 VINYL WINDOW.
- 15 VINYL BLENDING DOOR.
- 16 SITE PLASTER WALL.
- 17 BATTERED WALL.
- 18 EXISTING GRADE.
- 19 PROPOSED GRADE.
- 20 OUTLINE OF PARKING GARAGE GARAGES.
- 21 PAINTED METAL WINDOW FRAME.
- 22 PAINTED FLOOR FENCE.
- 23 PAINTED FLOOR GATE.

A-16 EXTERIOR ELEVATIONS		
Prepared By:	STARCK ARCHITECTURE	Revision 11: _____
Name:	AND PLANNING	Revision 10: _____
Address:	2045 KETTNER BLVD	Revision 9: _____
	SAN DIEGO, CA 92101	Revision 8: _____
Phone #:	(619) 299-7070	Revision 7: _____
		Revision 6: _____
Project Address:	8665, 8666, 8668, 8669, 8671, 8673 LINDO PASEO	Revision 5: _____
	SAN DIEGO, CA 92115	Revision 4: _____
		Revision 3: _____
		Revision 2: _____
Project Name:	VILLAGE LINDO PASEO DORMITORIES / CONVERTIBLE TO FRATERNITIES	Revision 1: 07/30/08
		Original Date: 05/26/09
Sheet Title:	EXTERIOR ELEVATIONS	Sheet: 17 OF 28
		DATE: 05/26/09



C REAR ELEVATION (VIEW FROM ALLEY)



D EAST ELEVATION

EXTERIOR ELEVATIONS

VILLAGE LINDO PASEO DORMITORIES
 CONVERTIBLE TO FRATERNITIES

1"=6'-0"



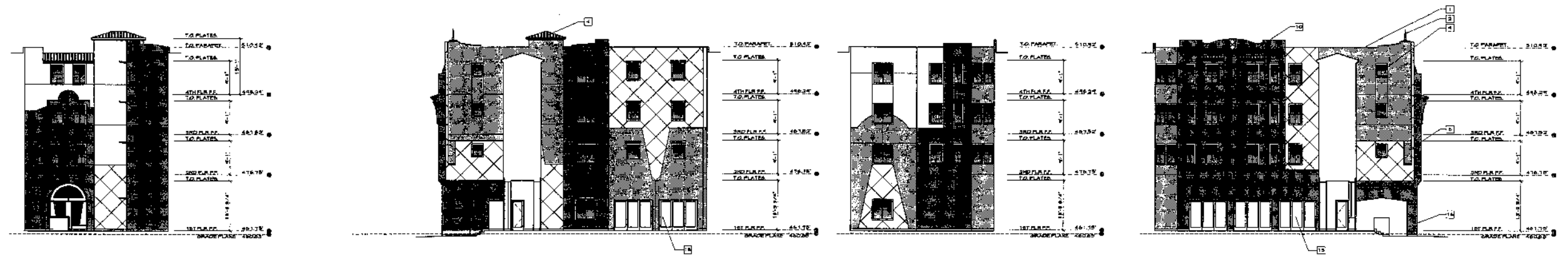
2009007942
 7/30/09

EXTERIOR ELEVATION KEYNOTES

- 1 PLASTER PARAPET
- 2 DECORATIVE MEGASC FINISH
- 3 DECORATIVE TILE DOME
- 4 CONCRETE TILE ROOFING
- 5 DECORATIVE TILE ACCENT
- 6 PLASTER CORDEL
- 7 PAINTED METAL QUADRANT
- 8 PAINTED METAL GATE
- 9 INTERNAL COLOR PLASTER FINISH
- 10 PLASTER EXPANSION JOINT
- 11 PLASTER TRIM
- 12 PLASTER HANDOUT TRIM
- 13 PAINTED METAL STONEPOINT SYSTEM
- 14 VINYL WINDOW
- 15 VINYL SLIDING DOOR
- 16 SEE PLASTER WALL
- 17 BATTERED WALL
- 18 BATTING GRADE
- 19 IMPROVED GRADE
- 20 OUTLINE OF PARAPET DRAINAGE (LOADING)
- 21 PAINTED METAL HANDRAIL SHANK
- 22 PAINTED WOOD FENCE
- 23 PAINTED WOOD GATE

A-19 EXTERIOR ELEVATIONS

Prepared By:	STARCK ARCHITECTURE	Revision 11:	
Name:	AND PLANNING	Revision 10:	
Address:	2045 KETTNER BLVD SAN DIEGO, CA 92101	Revision 9:	
Phone #:	(619) 299-7070	Revision 8:	
Project Address:	556, 556, 556, 556, 556, 556 LINDO PASEO SAN DIEGO, CA 92115	Revision 7:	
Project Name:	VILLAGE LINDO PASEO DORMITORIES / CONVERTIBLE TO FRATERNITIES	Revision 6:	
Sheet Title:	EXTERIOR ELEVATIONS	Revision 5:	
Original Date:	07/30/09	Revision 4:	
Sheet:	18 OF 28	Revision 3:	
Copy:	PTB 166325	Revision 2:	
		Revision 1:	

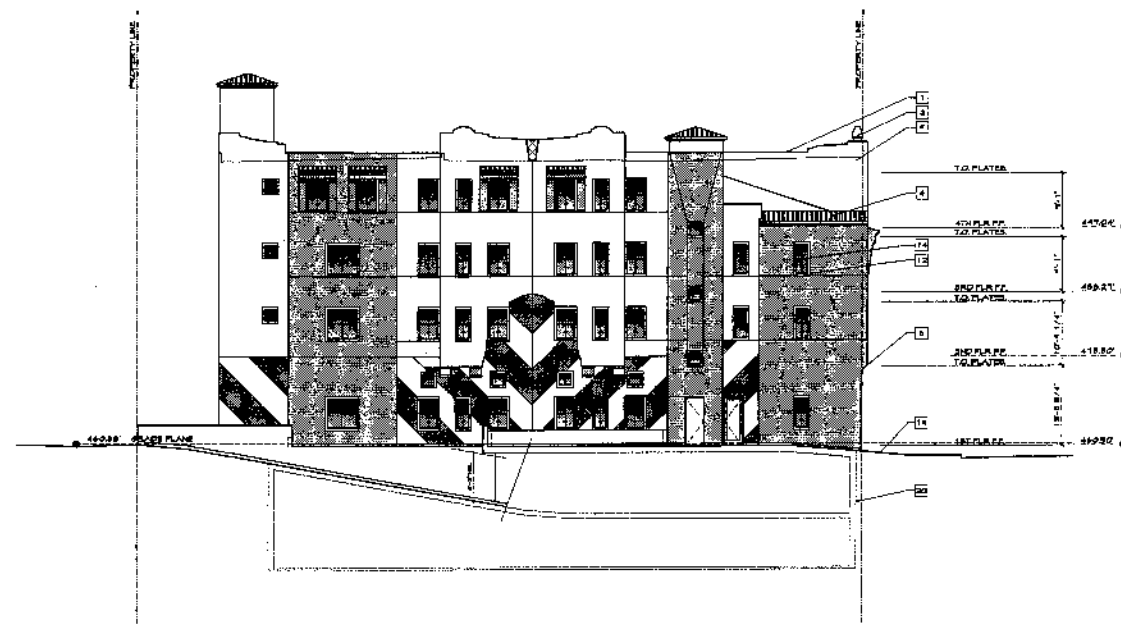


E NORTH COURTYARD ELEVATION

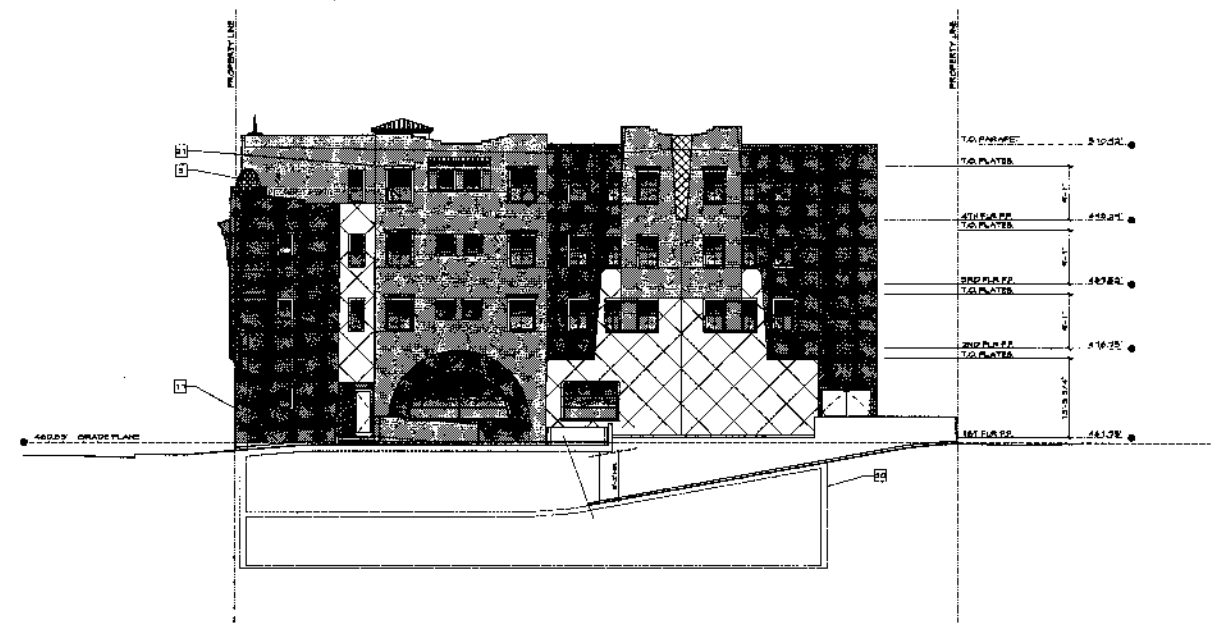
F EAST COURTYARD ELEVATION

G SOUTH COURTYARD ELEVATION

H WEST COURTYARD ELEVATION



I WEST COURTYARD ELEVATION (BTWN BLDG 2, 3)



J EAST COURTYARD ELEVATION (BTWN BLDG 2, 3)

EXTERIOR ELEVATIONS

VILLAGE LINDO PASEO DORMITORIES
 CONVERTIBLE TO FRATERNITIES

1/32"=1'-0"

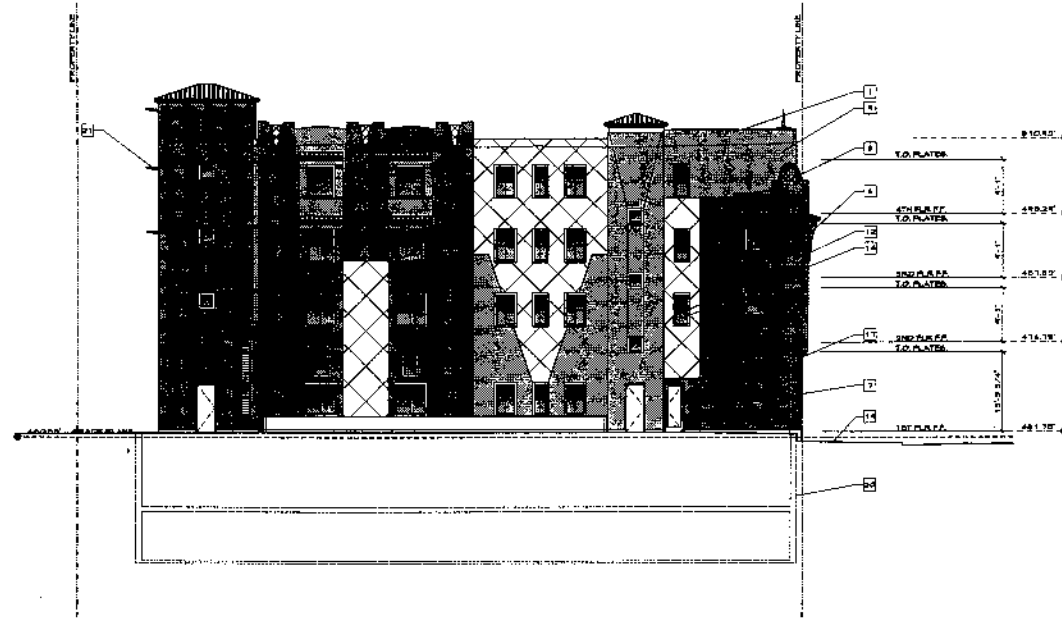


EXTERIOR ELEVATION KEYNOTES

- 1 PLASTER PARAPET
- 2 DECORATIVE PRECAST FINISH
- 3 DECORATIVE TILE CORNER
- 4 CONCRETE TILE ROOFING
- 5 DECORATIVE TILE ACCENT
- 6 PLASTER CORNER
- 7 PAINTED METAL SIGNORIAL
- 8 PAINTED METAL SIGN
- 9 INTERNAL COLOR PLASTER FINISH
- 10 PLASTER EXPANSION JOINT
- 11 PLASTER TRIM
- 12 PLASTER FURROW TRIM
- 13 PAINTED METAL STONEFRONT FINISH
- 14 VINYL WINDOW
- 15 VINYL SLIDING DOOR
- 16 SITE PLASTER WALL
- 17 BATTERED MULL
- 18 EXTERIOR GRADE
- 19 PROPOSED GRADE
- 20 OUTLINE OF PAINTING SHARDS (SHADES)
- 21 PAINTED METAL FURROW SHADE
- 22 PAINTED BRICK FINISH
- 23 PAINTED BRICK DATE

A-20 EXTERIOR ELEVATIONS

Prepared By:	STARCK ARCHITECTURE	Revision 11:	
Name:	AND PLANNING	Revision 10:	
Address:	2045 KETTNER BLVD	Revision 9:	
	SAN DIEGO, CA 92101	Revision 8:	
Phone #:	(619) 299-7970	Revision 7:	
		Revision 6:	
Project Address:	585, 595, 595, 595, 595, 595, 585 LINDO PASEO	Revision 5:	
	SAN DIEGO, CA 92115	Revision 4:	
		Revision 3:	
		Revision 2:	
Project Name:	VILLAGE LINDO PASEO DORMITORIES / CONVERTIBLE TO FRATERNITIES	Revision:	07/30/09
		Original Date:	03/28/09
Sheet Title:	EXTERIOR ELEVATIONS	Sheet:	19 OF 28
DATE:		DATE:	
		PTS:	16629



K WEST COURTYARD ELEVATION (BTWN BLDG 1, 2)



L EAST COURTYARD ELEVATION (BTWN BLDG 1, 2)

EXTERIOR ELEVATIONS

VILLAGE LINDO PASEO DORMITORIES
 CONVERTIBLE TO FRATERNITIES

3/32"=1'-0"



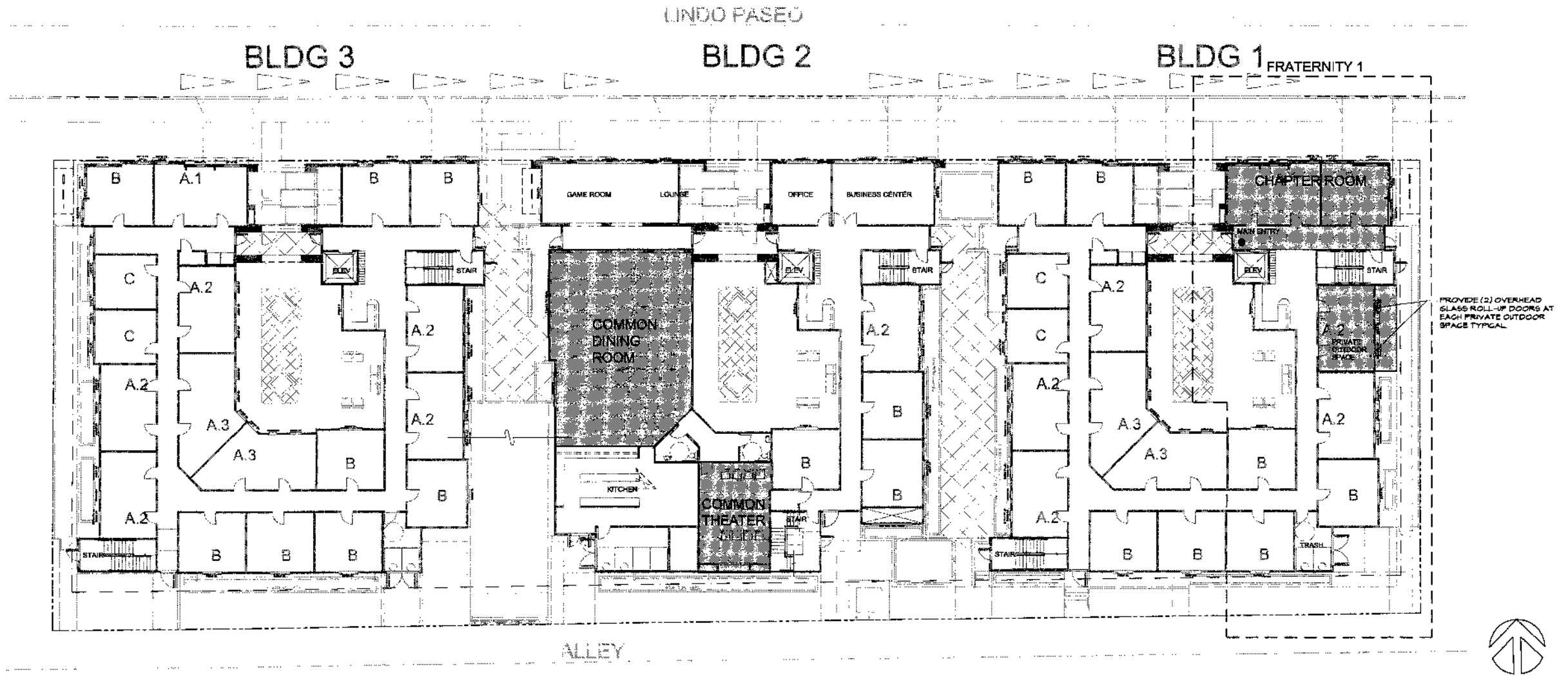
28099714
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EXTERIOR ELEVATION KEYNOTES

- 1 PLASTER FINISH
- 2 DECORATIVE PRECAST FINISH
- 3 DECORATIVE TILE ROOF
- 4 DECORATIVE TILE ROOFING
- 5 DECORATIVE TILE ACCENT
- 6 PLASTER CORNER
- 7 PAINTED METAL QUADRANT
- 8 PAINTED METAL BAY
- 9 INTEGRAL COLOR PLASTER FINISH
- 10 PLASTER EXPANSION JOINT
- 11 PLASTER TECH.
- 12 PLASTER FINISH VENEER
- 13 PAINTED METAL STOREFRONT SYSTEM
- 14 VINYL WINDOW
- 15 VINYL SLIDING DOOR
- 16 SITE PLASTER WALL
- 17 BATTERED WALL
- 18 EXISTING GRADE
- 19 PROPOSED GRADE
- 20 OUTLINE OF PARKING GARAGE (DASHED)
- 21 PAINTED METAL FINISH SHIMS
- 22 PAINTED FLOOD FENCE
- 23 PAINTED FLOOD GATE

A-21 EXTERIOR ELEVATIONS

Prepared By:	Starck Architecture	Revision 1:	_____
Name:	AND PLANNING	Revision 10:	_____
Address:	2045 KETTNER BLVD	Revision 9:	_____
	SAN DIEGO, CA 92101	Revision 8:	_____
Phone #:	(619) 296-7070	Revision 7:	_____
		Revision 6:	_____
Project Address:	6905, 6906, 6907, 6908, 6909, 6910, 6911 LINDO PASEO	Revision 5:	_____
	SAN DIEGO, CA 92115	Revision 4:	_____
		Revision 3:	_____
		Revision 2:	_____
Project Name:	VILLAGE LINDO PASEO DORMITORIES / CONVERTIBLE TO FRATERNITIES	Revision 1:	07/20/08
		Original Date:	05/26/08
Sheet Title:	EXTERIOR ELEVATIONS	Sheet:	20 OF 28
		DEP:	PTS 106229



SCENARIO 1
(CONVERSION OF 1 SMALL FRATERNITY)

FRATERNITY CONVERTIBILITY DIAGRAM

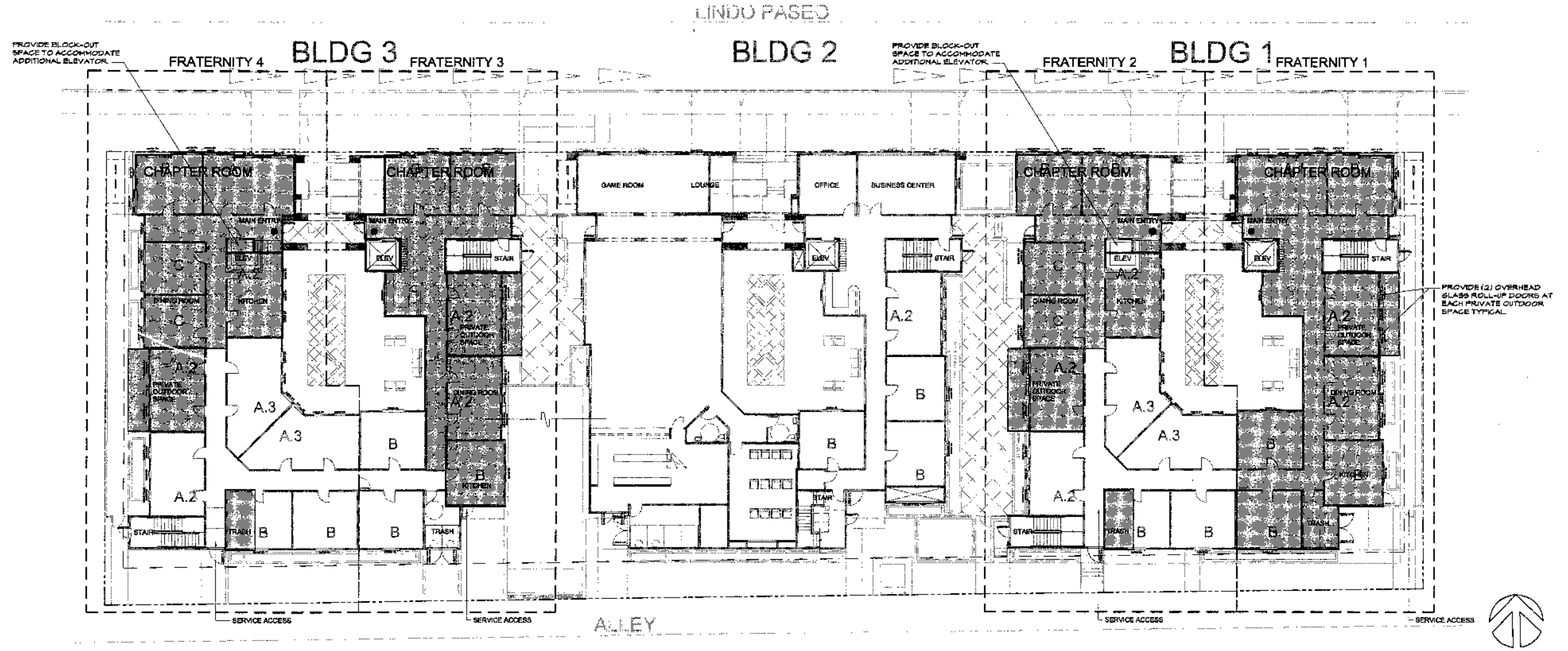
VILLAGE LINDO PASEO DORMITORIES
CONVERTIBLE TO FRATERNITIES

1/32"=1'-0"



200902/04
7/30/09

A-07 FRATERNITY CONVERTIBILITY DIAGRAM	
Prepared By:	STARCK ARCHITECTURE
Name:	AND PLANNING
Address:	2045 KETTNER BLVD SAN DIEGO, CA 92101
Phone #:	(619) 299-7070
Project Address:	5565, 5565, 5565, 5565, 5519, 5813 LINDO PASEO SAN DIEGO, CA 92115
Project Name:	VILLAGE LINDO PASEO DORMITORIES/ CONVERTIBLE TO FRATERNITIES
Sheet Title:	FRATERNITY CONVERTIBILITY DIAGRAM
Revision 1:	07/30/09
Original Date:	05/26/09
Revision 2:	
Revision 3:	
Revision 4:	
Revision 5:	
Revision 6:	
Revision 7:	
Revision 8:	
Revision 9:	
Revision 10:	
Revision 11:	
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Revision 100:	



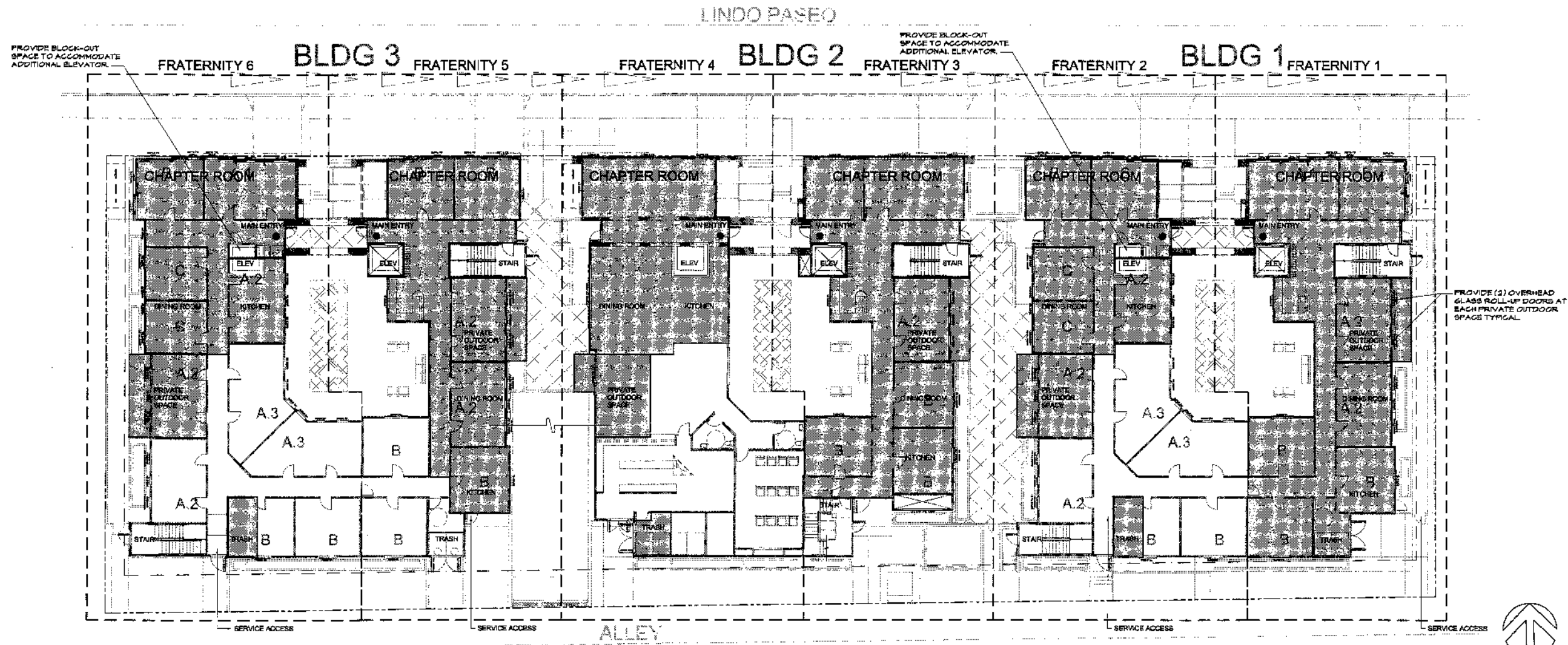
SCENARIO 2
(CONVERSION OF 4 MEDIUM FRATERNITIES)

FRATERNITY CONVERTIBILITY DIAGRAM

VILLAGE LINDO PASEO DORMITORIES
CONVERTIBLE TO FRATERNITIES



A-07 FRATERNITY CONVERTIBILITY DIAGRAM	
Prepared By:	STARCK ARCHITECTURE
Name:	AND PLANNING
Address:	2045 KETTNER BLVD SAN DIEGO, CA 92101
Phone #:	(619) 296-7070
Project Address:	685, 686, 687, 688, 689, 690, 691, 692 LINDO PASEO SAN DIEGO, CA 92115
Project Name:	VILLAGE LINDO PASEO DORMITORIES / CONVERTIBLE TO FRATERNITIES
Sheet Title:	FRATERNITY CONVERTIBILITY DIAGRAM
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	_____
Revision 1:	07/30/09
Original Date:	05/26/09
Sheet:	22 OF 28
Scale:	1/8" = 1'-0"
Drawn By:	JEP
Checked By:	FTS 16623



SCENARIO 3
(6 FRATERNITIES)

FRATERNITY CONVERTIBILITY DIAGRAM

VILLAGE LINDO PASEO DORMITORIES CONVERTIBLE TO FRATERNITIES

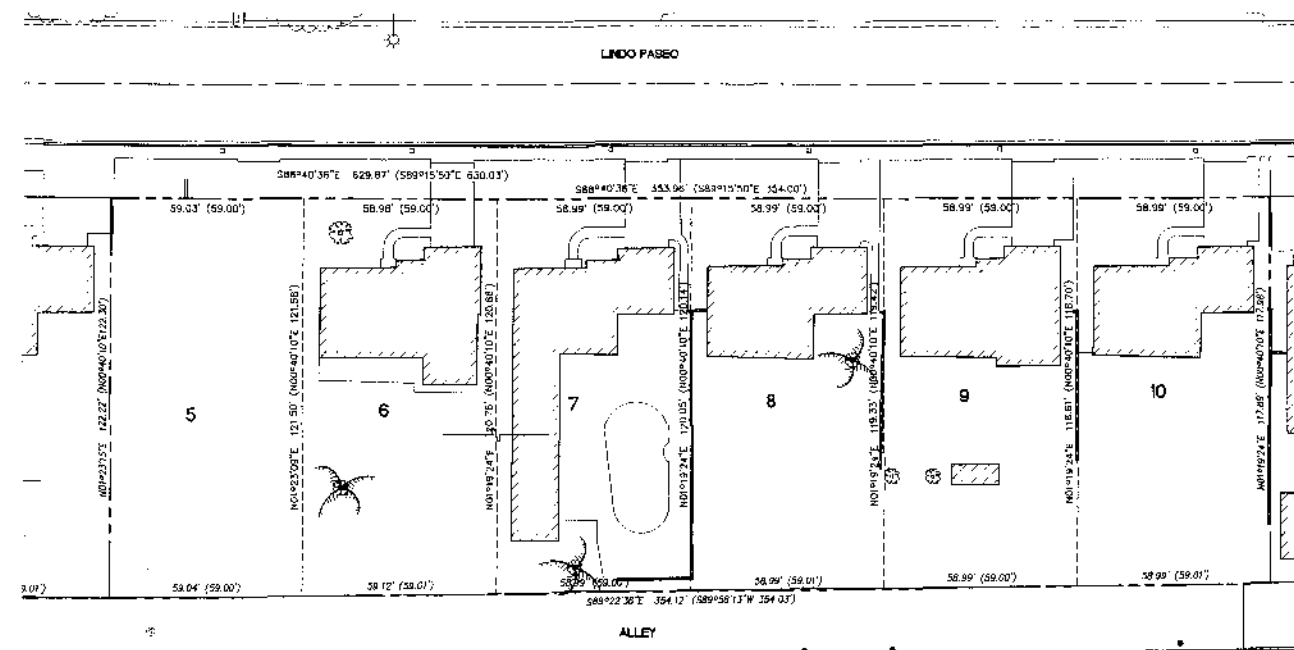
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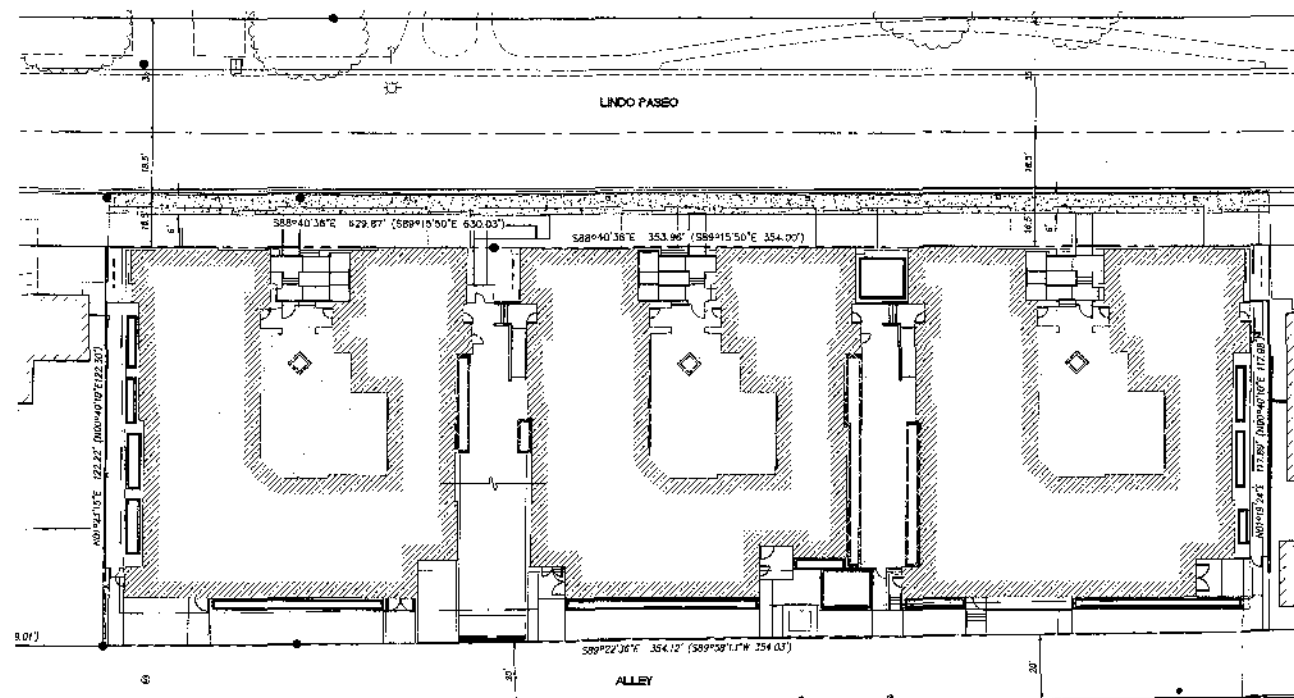
20090719
7/30/09

A-01 FRATERNITY CONVERTIBILITY DIAGRAM	
Prepared By:	STARCK ARCHITECTURE
Name:	AND PLANNING
Address:	2045 KETTNER BLVD SAN DIEGO, CA 92101
Phone #:	(619) 298-7070
Project Address:	6805, 6806, 6808, 6809, 5616, 5625 LINDO PASEO SAN DIEGO, CA 92115
Project Name:	VILLAGE LINDO PASEO DORMITORIES / CONVERTIBLE TO FRATERNITIES
Sheet Title:	FRATERNITY CONVERTIBILITY DIAGRAM
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	
Revision 1:	07/30/09
Original Date:	05/26/09
Sheet	23 OF 28
DEP#	PTS 166229

VESTING TENTATIVE MAP NO: 677766



EXISTING SITE
SCALE 1" = 20'



PROPOSED PROJECT
SCALE 1" = 20'

VILLAGE LINDO PASEO DORMITORIES CONVERTIBLE TO FRATERNITIES

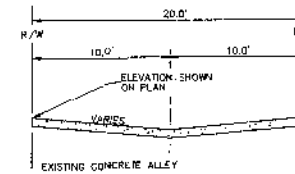
DISABLED ACCESS NOTES

1. ALL GRADES SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUMS ALLOWED BY THE AMERICANS WITH DISABILITY ACT (A.D.A.) IT IS CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE DISABILITY ACT REGULATIONS (A.D.A.A.C.) IN THE EVENT THAT A DESIGN QUESTION SHOULD ARISE, OR A FIELD CONDITION PRESENT ITSELF THAT IS DIFFERENT FROM THOSE SHOWN ON THESE PLANS, WORK SHOULD CEASE AND THE ENGINEER SHOULD BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
2. THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL PHASES OF WORK RELATING TO A.D.A.A.C. ACCESS FOR THIS PROJECT. SINCE THE CODE DOES NOT ALLOW FOR CONSTRUCTION TOLERANCE, ANY CONSTRUCTION THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS CALLED OUT BY A.D.A.A.C. ARE SUBJECT TO REJECTION AND MAY BE REQUIRED TO BE REMOVED AND REPLACED, AT THE CONTRACTOR'S EXPENSE.
3. SINCE THE CIVIL ENGINEER OR SURVEYOR CANNOT CONTROL THE EXACT METHODS OR MEANS USED BY THE GENERAL CONTRACTOR OR THEIR SUBCONTRACTORS DURING GRADING AND CONSTRUCTION OF THE PROJECT, THE CIVIL ENGINEER OR SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE FINAL ACCEPTANCE OF A.D.A.A.C. RELATED ITEMS BY THE CITY, ANY OTHER AUTHORITY, OR OTHER AFFECTED PARTIES.

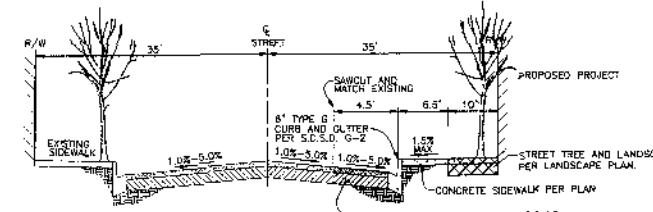
DEVELOPMENT SUMMARY

NEEDS:	VESTING TENTATIVE MAP	PROPOSED PROJECT:	THREE 4 STORY STUDENT DORMITORY BUILDINGS TOTAL 57,101 S.F. WITH AN 105,180.76 S.F. BELOW GRADE 3 STORY PARKING STRUCTURE
SCOPE OF WORK:	CONSTRUCTION DOCUMENTS WILL INCLUDE PUBLIC IMPROVEMENTS FOR THE STREETScape AND UTILITIES ON THE FRONTING STREET AND GRADING PLANS FOR THE EXCAVATION OF THE SITE. THE PLANS WILL BE PREPARED IN ACCORDANCE WITH THE CITY OF SAN DIEGO STANDARDS, AND PROCESSED WITH THE ENGINEERING DEPARTMENT FOR AN ENGINEERING PERMIT.	NOTE:	SEE ARCHITECTURAL COVER SHEET FOR UNIT & PROJECT AREA CALCULATIONS
LEGAL DESCRIPTION:	LOTS 5-10 OF COLWOOD GARDENS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF 2820, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 3, 1950.	PROJECT TEAM:	ARCHITECT: STARCK ARCHITECTURE AND PLANNING 2045 KETTNER BLVD. SAN DIEGO, CA 92101 619-299-7070 ENGINEER: NASLAND ENGINEERING 4730 RUFFNER STREET SAN DIEGO, CA 92111 858-232-7770
APN:	APN 466-040-05 06, 07, 08, 09, 10	REFERENCE DRAWING:	7658-D SEWER 7658-L WATER
COORDINATE ZONE:	NAD 83: 1868-8304		
SITE ADDRESS:	5545, 5546, 5549, 5605, 5617, 5633 LINDO PASEO SAN DIEGO, CA 92115		
OWNER/DEVELOPER:	VILLAGE LINDO PASEO, LP 3525 DEL MAR HIGHWAYS RD. SUITE 151 SAN DIEGO, CA 92130 858-481-9998 PAUL DENYER, MANAGING MEMBER		
EXISTING STRUCTURE:	3 SINGLE STORY RESIDENCES APPROX SQUARE FOOTAGE: 7,675 SQ. FT.		
EXISTING AND PROPOSED ZONING:	RMS-9 / RM3-9		
OCCUPANCY:	STUDENT DORMITORY HOUSING		
GROSS SITE AREA:	42,502 SQ. FT. (0.98 AC)		
LOT DATA:	EXISTING: 6 LOTS PROPOSED: 1 LOT FOR CONDOMINIUM PURPOSES 5 PROPOSED CONDOMINIUM UNITS		

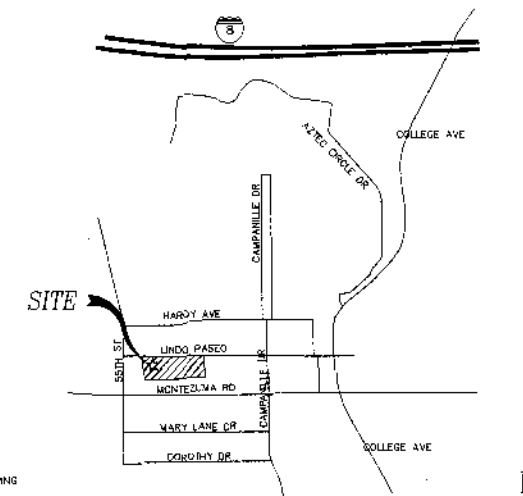
NOTE: THIS SUBDIVISION IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED BY SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS IS 6.



ALLEY TYPICAL SECTION
NO SCALE



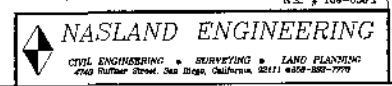
LINDO PASEO TYPICAL SECTION
NO SCALE



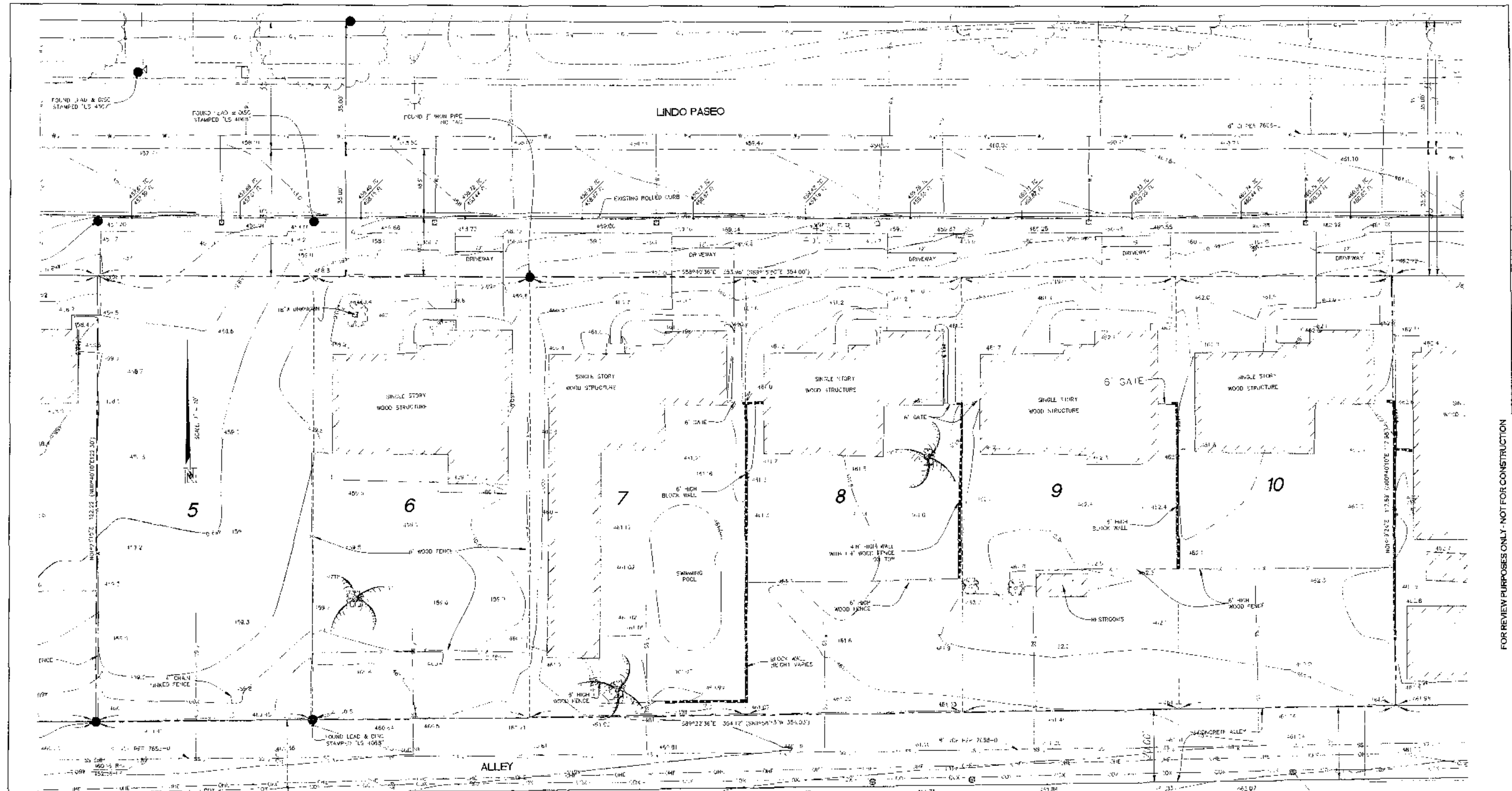
VICINITY MAP
NO SCALE



C-1 - VESTING TENTATIVE MAP
02/26/09
7/30/09



Prepared By:	STARCK ARCHITECTURE	Revision 11	_____
Name:	AND PLANNING	Revision 10	_____
Address:	2045 KETTNER BLVD	Revision 9	_____
	SAN DIEGO, CA 92101	Revision 8	_____
Phone #:	(619) 299-7070	Revision 7	_____
		Revision 6	_____
Project Address:	5565, 5585, 5595, 5605, 5619,	Revision 5	_____
	5633 LINDO PASEO	Revision 4	_____
	SAN DIEGO, CA 92115	Revision 3	_____
Project Name:	SOSU STUDENT HOUSING	Revision 2	08/12/09
		Revision 1	07/30/09
Sheet Title:	VESTING TENTATIVE MAP	Original Date:	05/26/09
		Sheet:	24 OF 28
		DEP#	PTS # 166228



FOR REVIEW PURPOSES ONLY - NOT FOR CONSTRUCTION

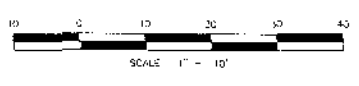
LEGEND

	APPROXIMATE HOLDING FOOTPRINT		RIGHT-OF-WAY
	CENTERLINE		PROPERTY LINE
	OVERHEAD ELECTRIC LINE		SEWER LINE
	COX COMMUNICATION LINE		SEWER MANHOLE
	FENCE LINE		WATER LINE
	GAS LINE		WATER METER
	GAS METER		WATER VALVE
	LOT LINE		
	POWER POLE		

NOTE
NO EXISTING CURB ON THE PROPERTY PER PRELIMINARY UTIL REPORT DATED APRIL 24, 2009

SOURCE OF TOPOGRAPHY
TOPOGRAPHIC SURVEY PERFORMED BY KAJI AND ENGINEERING ON SEPTEMBER 12, 2008

BENCH MARK
2001 CONTROL SURVEY CONTROL MONUMENT NETWORK PER CITY OF SAN DIEGO PLANS 08S-1101
IS LOCATED ON THE WESTERN SIDEWALK OF 55TH STREET AND THE NORTHEAST CORNER OF PETERSON GYMNASIUM
ELEVATION = 145.88 NAD83 DATUM



VILLAGE LINDO PASEO DORMITORIES CONVERTIBLE TO FRATERNITIES

ALL EXISTING STRUCTURES WITHIN THE PROPERTY LINE TO BE DEMOLISHED, AND EXISTING UTILITIES TO BE CAPPED AT THE PROPERTY LINE.



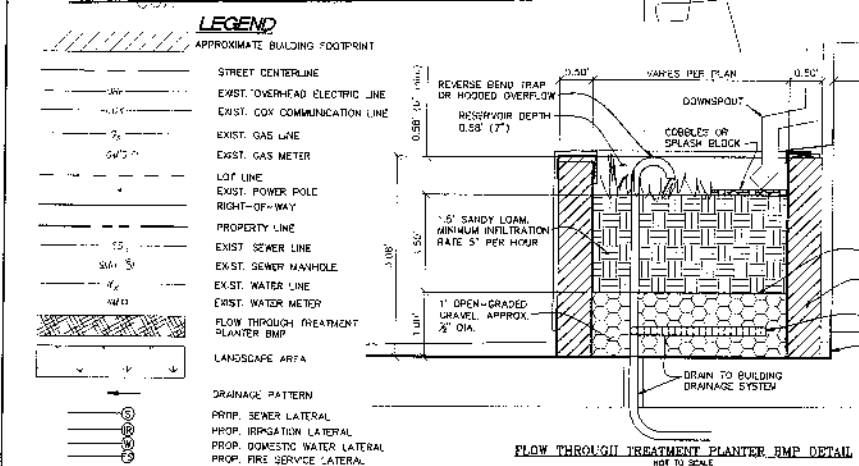
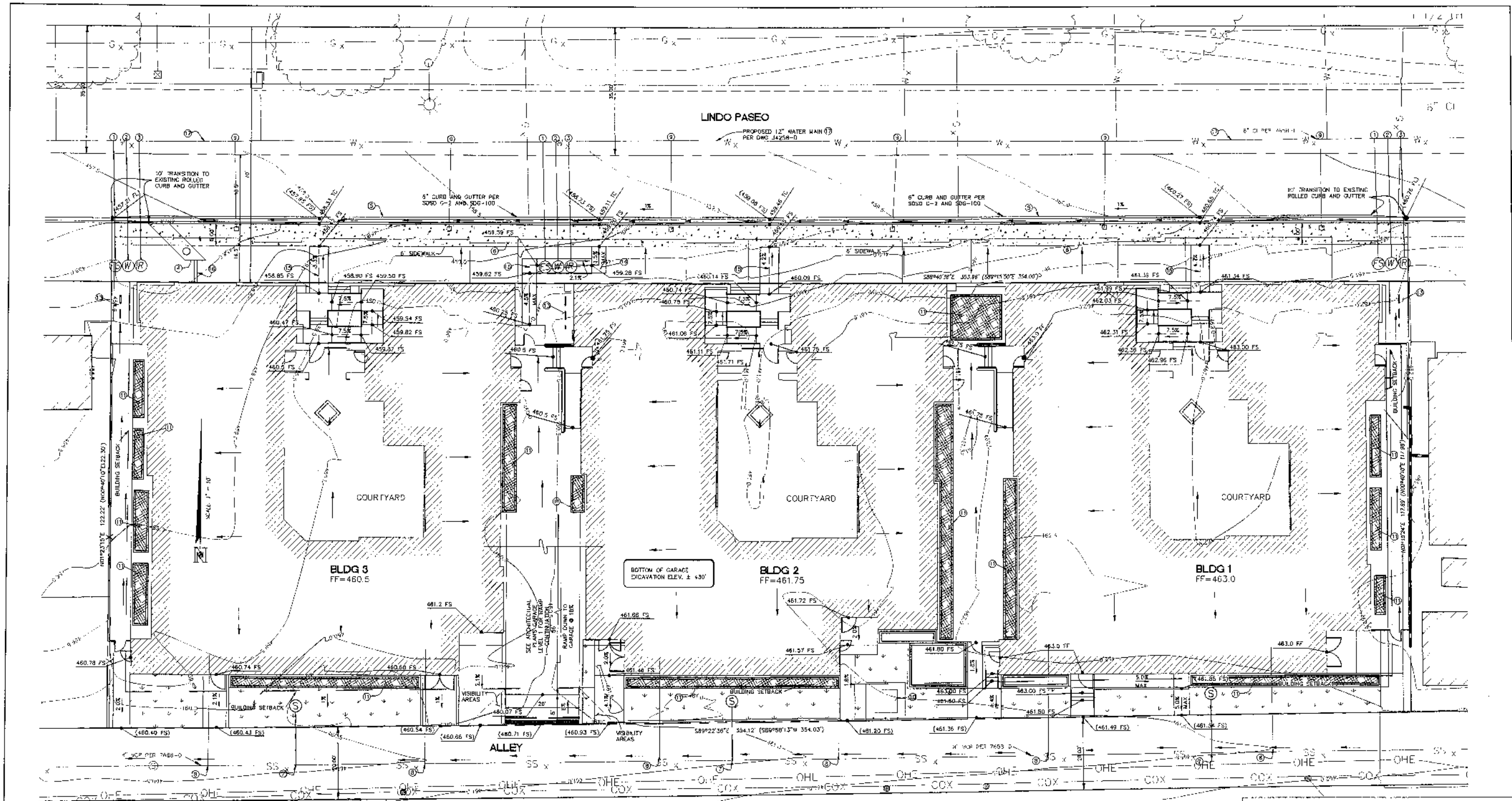
C-2 TOPOGRAPHIC SURVEY
03/26/09
7/30/09



NASLAND ENGINEERING
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4740 Hillside Street, San Diego, California 92111 619-594-7700

Sheet Title: TOPOGRAPHIC SURVEY

Prepared By:	STARCK ARCHITECTURE	Revision 11:	
Drawn By:	AND PLANNING	Revision 10:	
Address:	2045 KETNER BLVD	Revision 9:	
	SAN DIEGO, CA 92101	Revision 8:	
Phone #:	(619) 299-7070	Revision 7:	
Project Address:		Revision 6:	
	5565, 5595, 5595, 5615, 5619	Revision 5:	
	5533 LINDO PASEO	Revision 4:	
	SAN DIEGO, CA 92115	Revision 3:	
Project Name:	SOSL STUDENT HOUSING	Revision 2:	
		Revision 1:	07/30/09
Sheet Title:	TOPOGRAPHIC SURVEY	Drawn Date:	05/28/09
		Scale:	25 OF 28
		Rev #:	03/26/09
		ETS #:	156229



VILLAGE LINDO PASEO DORMITORIES CONVERTIBLE TO FRATERNITIES

GRADING TABULATIONS

TOTAL AMOUNT OF SITE TO BE GRADED: AREA: 42,202 SQ. FT., 100% OF SITE

AREA OF PARKWAY TO BE GRADED: AREA: 3,882 SQ. FT., 100% OF PARKWAY

TOTAL AREA TO BE GRADED: AREA: 46,084 SQ. FT., 100% OF TOTAL AREA

CUT AND FILL: 44,200 CU. YD. OF FILL

MAXIMUM HEIGHT OF CUT SLOPE: 33' (WITH SHORING)

AMOUNT OF SOIL EXPORT: 44,500 CURIC YARDS NONE

RETAINING WALLS: NONE

NOTE: SEE ARCHITECTURAL PLANS FOR EXTENT OF UNDERGROUND PARKING GARAGE.

NOTE: NO OBJECTS HIGHER THAN 36" WILL BE PROPOSED IN THE VISIBILITY AREAS.

WATER NOTE: REFER TO CONDITIONS OF APPROVAL OF VESTING TENTATIVE MAP FOR INFORMATION ON PROPOSED 12" WATER FACILITIES IN LINDO PASEO.

C-3 - CONCEPTUAL GRADING PLAN
 05/26/09
 70409

SCALE 1" = 10'

CONSTRUCTION NOTES

- INSTALL NEW FIRE SERVICE
- INSTALL NEW DOMESTIC WATER SERVICE
- INSTALL NEW IRRIGATION SERVICE
- INSTALL NEW CURB OUTLET PER SDSD C-25. DRAINAGE FROM COURTYARD AREA DRAINS AND FLOW THROUGH PLANTERS IS COLLECTED BY INTERNAL BUILDING DRAINAGE DRAINING AND DISCHARGED AT CURB OUTLET
- INSTALL NEW 6" CURB AND GUTTER
- INSTALL NEW 5' SIDEWALK
- INSTALL NEW 6" SEWER LATERAL
- EXISTING SANITARY SEWER LATERAL CAP AT PROPERTY LINE
- ALL EXISTING DOMESTIC WATER SERVICE
- PROPOSED TRANSFORMER LOCATION
- FLOW THROUGH TREATMENT PLANTERS BMP
- NOT USED
- PROPOSED FIRE, DOMESTIC, IRRIGATION BACK FLOW PREVENTIONS
- PRIVATE CONCRETE RAMP/SIDEWALK/STAIRS PER PROPOSED CURB
- ADD PATH OF TRAVEL
- CONNECT TO BUILDING DRAINAGE SYSTEM
- PROPOSED 12" WATER FACILITIES IN LINDO PASEO FROM 35TH ST. TO CAMPANILLE DR. AND NEW 12" WATER FACILITIES IN CAMPANILLE DR. FROM LINDO PASEO TO MONTEZUMA ROAD WITH THREE NEW CROSS CONNECTIONS AT THESE INTERSECTIONS PER DWG 34258-D. SEE WATER NOTE, THIS SHEET.

N.B. # 109-050-1

NASLAND ENGINEERING
 CIVIL ENGINEERING • SURVEYING • LAND PLANNING
 4740 Ruffalo Street, San Diego, California, 92111 • 619-456-4900

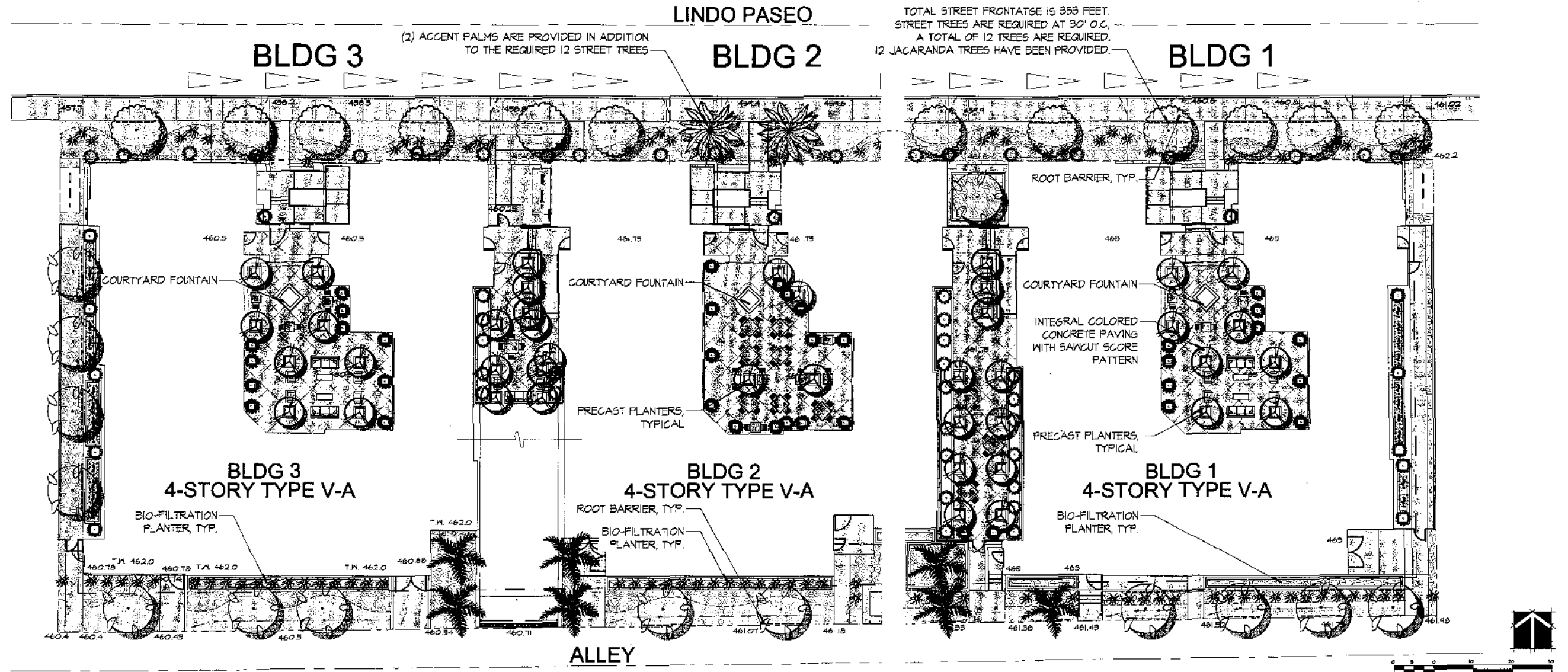
Prepared By: STARCK ARCHITECTURE AND PLANNING
 Address: 2045 KETTNER BLVD
 SAN DIEGO, CA 92101
 Phone #: (619) 299-7070

Project Address: 5565, 5585, 5595, 5605, 5619
 3633 LINDO PASEO
 SAN DIEGO, CA 92115

Project Name: SDSU STUDENT HOUSING

Sheet Title: CONCEPTUAL GRADING/IMPROVEMENT PLAN

Revision 1: 07/30/08
 Original Date: 05/26/09
 Sheet: 25 OF 28
 DWF: PTS # 185229



CONCEPTUAL PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM/FUNCTION	SIZE	PERCENTAGE
COURTYARDS					
	TREES				
	ACCENT TREES, COLUMNAR SHRUBS AND PATIO TREES				
	ACCENT PALMS AND CYCADS				
	GRASSES & ACCENT FLOWERS, GRASSES & BUSHES				
	ROCKS				
	COURTYARD FOUNTAIN				
	PRECAST PLANTERS, TYPICAL				
	ROOT BARRIER, TYP.				
	BIO-FILTRATION PLANTER, TYP.				
	INTEGRAL COLORED CONCRETE PAVING WITH SAWCUT SCORE PATTERN				
FOUNDATION PLANTING, ENTRY DRIVE & PERIMETER					
	STREET TREES				
	FOCAL TREES, LARGE SHRUBS & PALMS				
	ACCENT FLOWERS, GRASSES & BUSHES				
	GROUND COVER				

PLANTING NOTES

NOTE: TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 3 FEET OF PUBLIC IMPROVEMENTS INCLUDING ALLEYS, CURBS, OR STREET IMPROVEMENTS OR WHERE NEAR PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

IRIGATION - AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, CHANGE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS SHALL USE AN APPROVED PLAN SENSOR ENERGY DEVICE. THE IRRIGATION SYSTEM SHALL BE A Drip SYSTEM.

MAINTENANCE - ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AS SET UP BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISCARDED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR RECYCLED FOR THE CONDITIONS OF THE PROJECT.

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE GOLF SUB-AREA DESIGN MANUAL, AND ALL OTHER CITY AND REGIONAL STANDARDS.

DESIGN INTENT STATEMENT

THE LANDSCAPE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE PASSIVE AND ACTIVE RECREATION SPACES FOR THE RESIDENTS. THE LANDSCAPE DESIGN INTENT IS TO PROVIDE A HEALTHY, CHANGE-RESISTANT VEGETATION THAT ACCENTS AND ENHANCES THE ARCHITECTURE AND ENHANCES THE COHESION OF THE PROJECT. LANDSCAPE DESIGN INTENT IS TO PROVIDE COHESIVE AND FUNCTIONAL SPACES FOR THE RESIDENTS' RECREATION AND LEISURE ACTIVITIES. LANDSCAPE DESIGN INTENT IS TO PROVIDE A HEALTHY, CHANGE-RESISTANT VEGETATION THAT ACCENTS AND ENHANCES THE ARCHITECTURE AND ENHANCES THE COHESION OF THE PROJECT. LANDSCAPE DESIGN INTENT IS TO PROVIDE COHESIVE AND FUNCTIONAL SPACES FOR THE RESIDENTS' RECREATION AND LEISURE ACTIVITIES.

LANDSCAPE ARCHITECTURE & PLANNING

gmp
Gillespie Moody Patterson, Inc.
LANDSCAPE ARCHITECTURE & PLANNING

Prepared By: **GILLESPIE MOODY PATTERSON**

Name: _____

Address: **8404 GENESSEE AVE #140**

Address: _____

Address: **LA JOLLA, CA 92037**

Address: _____

Phone #: **(866) 558-6877**

Phone #: _____

Project Address: **6006, 6008, 6009, 6005, 6015, 6013 LINDO PASEO**

Project Address: _____

Project Address: **SAN DIEGO, CA 92115**

Project Address: _____

Project Name: **VILLAGE LINDO PASEO DORMITORIES / CONVERTIBLE TO FRATERNITIES**

Project Name: _____

Revision 1: **07/30/09**

Revision 1: _____

Original Date: **05/26/09**

Original Date: _____

Sheet Title: **LANDSCAPE DEVELOPMENT PLAN**

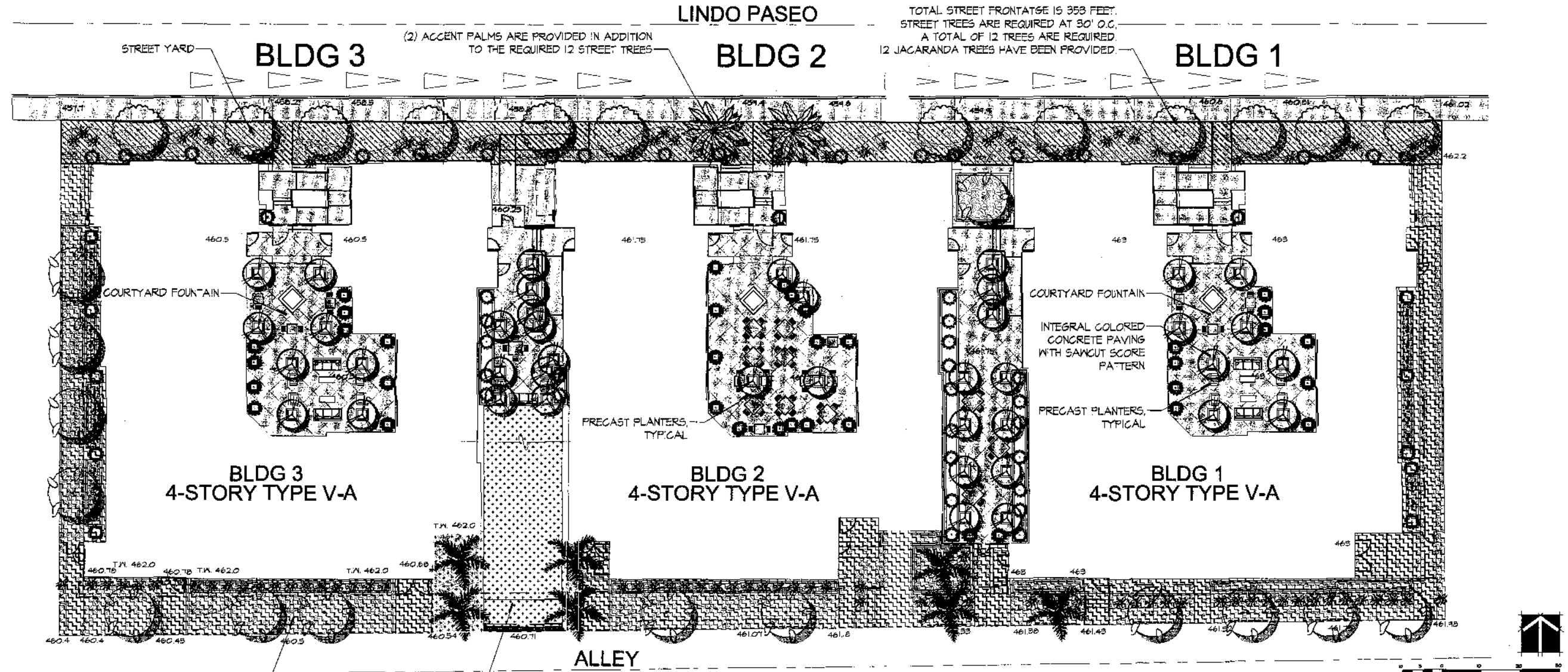
Sheet Title: _____

Sheet: **27 OF 28**

Sheet: _____

City: **PTS 166229**

City: _____



SUMMARY OF LANDSCAPE CALCULATIONS

MULTIPLE DWELLING UNIT DEVELOPMENT IN ALL ZONES

STREET YARD:

TOTAL AREA	3,374	S.F.	PROVIDED	3,482	S.F.	EXCESS AREA PROVIDED	1,076
PLANTING AREA REQUIRED	1,816	S.F.	PROVIDED	1,730	S.F.	EXCESS POINTS PROVIDED	74
PLANTING POINTS REQUIRED	94		PROVIDED	173		EXCESS POINTS PROVIDED	79
PLANTING AREA AS HARDSCAPE	0	S.F.	PROVIDED	0	S.F.	EXCESS POINTS PROVIDED	280
POINTS ACHIEVED THROUGH PALMS	10						

REMAINING YARD:

NUMBER OF BUILDINGS	3
NUMBER OF POINTS REQUIRED	180
PROVIDED	440
EXCESS POINTS	260

NOTE: 60 POINTS SHALL BE PROVIDED FOR EACH RESIDENTIAL BUILDING, SECTION 142.0404 AND TABLE 142.040C.

VEHICULAR USE AREA (< 6,000 S.F.):

TOTAL AREA	1,568	S.F.						
PLANTING AREA REQUIRED:	VIA INSIDE STREET YARD	0	S.F.	PROVIDED	0	S.F.	EXCESS	0
	VIA OUTSIDE STREET YARD	1,576	S.F.	PROVIDED	366	S.F.		
PLANT POINT REQUIRED:	VIA INSIDE STREET YARD	0		PROVIDED	0			
	VIA OUTSIDE STREET YARD	74		PROVIDED	48			

STREET YARD CALCULATION NOTE:
A POINT SCORE IN EXCESS OF THAT REQUIRED FOR A YARD AREA MAY BE USED TO REDUCE THE PLANTING REQUIRED FOR THAT YARD AT A RATE OF ONE SQUARE FOOT OF AREA REDUCTION FOR EACH EXCESS POINT PROVIDED. THE MAXIMUM PLANTING AREA REDUCTION ALLOWED BY THIS SECTION IS 25 PERCENT OF THAT TOTAL YARD AREA REQUIRED.

VEHICLE USE AREA CALCULATION NOTE:
IF PLANTS AND PLANTING AREA PROVIDED WITHIN A STREET YARD OR REMAINING YARD TO MEET OTHER REQUIREMENT OF THIS DIVISION, INCLUDING VEHICULAR USE AREA AND REVEGETATION REQUIREMENT, THEY MAY BE USED TO SATISFY THE PLANTING AREA AND PLANT POINTS REQUIRED BY TABLE 142.040C.

NOTE: TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING CURBS, CURBS OR STREET PAVEMENTS OR WHERE PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER SHALL NOT PROTECT AROUND THE ROOT BALL.

REGULATION - AN AUTOMATIC ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION DEVELOPMENT AND MAINTENANCE OF THE VEGETATION ON SITE. THE DESIGNER/RESIDENTIAL CONDITION, THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE IRRIGATION FOR THE VEGETATION ON SITE. ALL IRRIGATION SYSTEMS SHALL USE AN APPROVED BASIN DESIGN. THE IRRIGATION SYSTEM SHALL BE A Drip System.

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ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE CORE SUB-AREA DESIGN MANUAL, AND ALL OTHER CITY AND REGIONAL STANDARDS.

9404 Genesee Avenue
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California 92037-1353
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www.gmplandscape.com

L-02

Prepared By: GILLESPIE MOODY PATTERSON

Name: GILLESPIE MOODY PATTERSON

Address: 9404 GENESSEE AVE #140
LA JOLLA, CA 92037

Phone #: (619) 558-9977

Project Address: 8885, 8886, 8887, 8888, 8818, 8823 LINDO PASEO
SAN DIEGO, CA 92115

Project Name: VILLAGE LINDO PASEO DORMITORIES / CONVERTIBLE TO FRATERNITIES

Sheet Title: LANDSCAPE DEVELOPMENT PLAN - CALCULATIONS

Revision 11: _____	Revision 10: _____
Revision 9: _____	Revision 8: _____
Revision 7: _____	Revision 6: _____
Revision 5: _____	Revision 4: _____
Revision 3: _____	Revision 2: _____
Revision 1: 07/30/09	Revision 0: _____
Original Date: 05/28/09	Sheet: 28 OF 28
DSB: _____	PTS: 166229

**College Area Community Council (CACC) and
College Area Community Planning Board (CACPB)**

Mailing Address: P.O. Box 15723

San Diego, CA 92175-5723

Website: CollegeNeighborhoods.com/CACC

E-mail: cacc@CollegeNeighborhoods.com

Draft Minutes – Version 1

These minutes will be scheduled for approval at CACPB/CACC meeting on Nov. 18, 2009.

From the Regular Meeting held on: Wednesday, October 14, 2009, 7 PM

Held in: Community Room, College Rolando Library,
6600 Montezuma Road
San Diego, CA, 92115

P	Doug	Case	President	P	Steven	Barlow	P	Joe	Jones		
P	Rhea	Kuhlman	Vice President	P	Andy	Beauparlant	P	Mark	Larson		
A1	Charles	Maze	Secretary	P	Jim	Boggus	P	Martin	Montesano		
P	R.D.	Williams	Treasurer	P	John	Burkett	P	Rob	Nelson		
P	Tyler	Sherer	SDSU Appointee	P	Taylor	Cooning	P	Mike	Trunzo		
P	Alyssa	Bruni	SDSU AS Appointee	P	Ann	Cottrell	P	Jan	Riley		
				A?	Sally	Ellis	P	Mitch	Yunker		
P = Present							A1 / A2 / A3 / A4 = Absent 1st, 2nd, 3rd, 4th		TOTALS	16	4
<i>CP600-24, Art IV, Sec 1: a vacancy exists upon the 3rd consecutive absence or the 4th absence in 12 months (April through March)</i>											

I. Call to Order / Pledge of Allegiance / Roll Call of Executive Board Members

President Doug Case called the October 14, 2009 meeting of the College Area Community Council (CACC) to order at 7:04 PM. Ann Cottrell led the pledge of allegiance.

Note: Events reported below did not necessarily occur in the sequence indicated in the minutes

II. Approval of Current Agenda

Motion - Approve current agenda

(Motion – Doug Case)

(18-0-0) Unanimously Approved

III. Adoption and Approval of Consent Agenda - None

Motion - Add Verizon Collwood Project to consent agenda

(Motion – Doug Case)

(18-0-0) Unanimously Approved

Motion - Approve Consent agenda

(Motion – Jim Boggus)

(18-0-0) Unanimously Approved

IV. Approval of Minutes from September 9, 2009 Meeting

Trailed to next meeting.

V. Public Comment on Non-Agenda Item

- A. Rachel Williams – Information on community gardens.
- B. Jennifer Finnegan (BID) – Invited all to BOO Parade on Oct. 24.
- C. Steve Barlow – State Sen. Christine Kehoe will be at Mohawk/Saranac Community Group meeting on Oct. 21. Cucina Fresca restaurant on El Cajon Blvd. has expanded and is scheduling a Grand Opening.

VI. Report of Government Liaisons

- A. Cynthia Harris – Council District 7 Representative Marti Emerald – Ms. Harris distributed the councilmember's newsletter. The councilmember will be available for meetings in the neighborhood with local community members.
- B. Officer Dean Thomas, Mid-City SD Police, CSO – Officer Thomas updated the group on the department's enforcement efforts during the first two weeks of the semester during which arrests and citations totaled 952.
- C. Sean Woorley, Senator Christine Kehoe – Mr. Woorley distributed the Senator's newsletter.
- D. Deanneka Goodwin, US Rep. Susan Davis – Ms. Goodwin distributed the Representative's newsletter.
- E. Tyler Sherer, SDSU Community Relations – Mr. Sherer reminded the group that 55th Street north of Montezuma would be closed on the morning of Oct. 18 for the grand opening of the Parma Payne Goodall Alumni Center.

Meeting of the CACC as Community Council

VII. Treasurer's Report

Mr. Williams distributed the Treasurer's Report for the period ending Sept. 30, 2009.

Motion: Approve the Treasurer's Report

(18-0-0) Unanimously Approved

VIII. Committee Reports

Meeting of the CACPB as Community Planning Group

A. Project Review Committee, Rob Nelson, Chair

1. Verizon Collwood – Project #188245 (Action Item) – (Process 4) Conditional Use Permit for an existing wireless communication facility on an existing multi-family building at 5505 Montezuma Road (University Towers) in the RM-3-9 Zone.

Motion from Oct. 7 Project Review Committee (9-0-0): Approve the Conditional Use Permit for an existing wireless communication facility on an existing multi-family building at 5505 Montezuma Road (University Towers) in the RM-3-9 Zone. (9-0-0) unanimous approval.

Approved on consent agenda.

2. Aztec Court Apartments – Project # 165908 (Action Item) – (Process 5) Community Plan Amendment, Site Development Permit and Rezone from RM-1-1 to RM-3-9, to demolish existing residences and construct 24 residential rental units including affordable units, with setback and tandem parking deviations, on a 0.38 acre lot at 6229/6237/6245 Montezuma Road.

Presenters:

Janay Kruger, Consultant,
Dale Marquardt, Owner / Developer

Project has been scaled back in height and number of units (now 24 from 26). Requested deviations are front yard set back, side yard set back and height on easterly lot that remains zoned single-family. (Tandem parking no longer included.) Mitigated Negative Declaration (MND) redistributed prior to meeting.

Public Comment (Neutral):

- Robert Montana, neighbor, said that the neighbors he was representing no longer oppose the project.

Motion from CACPB:

Motion from Oct. 7 Project Review Committee (6-0-3): Approve Community Plan Amendment, Site Development Permit and Rezone from RM-1-1 to RM-3-9, to demolish existing residences and construct 24 residential rental units including affordable units, with setback and height deviations, on a 0.38 acre lot at 6229/6237/6245 Montezuma Road. (17-1-0) Motion passes with Cooning dissenting.

3. Resubmittal of Village Lindo Paseo – Project 166229 (Action Item) – (Process 4, Sustainable Building Expedite Program) - Conditional Use Permit and Vesting Tentative Map to demolish existing structures and construct 3-4 story student dormitory with deviations for 386 residents on a 0.99 acre site at 5565-5633 Lindo Paseo Drive in the RM-3-9 Zone, within the Fraternity Designated Area of the College Community Redevelopment Area Master Plan.

Presenters:

Paul Denyer, Owner/Developer
Jay Wexler, Project Manager
Jamie Stark, Architect

Project has been scaled back in height (now four stories above two stories of underground parking) and number of units (now 288). Project will provide much needed student housing along with tax

increment and construction jobs. Convertibility plan for fraternity use presented. Requested deviation is for tandem parking.

Public Comment (In Support of the Project Proposal):

- Scott Duckett, Campus Advantage, said his Texas-based company has been consulting with the developers on management plans.
- Scott Moomjian, community member and former CACC chair, spoke in favor of the project as a good addition to the College Area.
- Eliana Barreros, City of San Diego Redevelopment Agency, spoke in favor of the project based on its alignment with redevelopment goals and potential tax increment generation.
- Michael Bigelow, community member, spoke in favor of the project as a recent SDSU graduate.
- Jennifer Finnegan, Business Improvement District, said that the board of her group had recently endorsed the project.
- Nathaniel Donnelley, community member, spoke in favor of the project as a recent SDSU graduate and founder of the Student Veterans group on campus.

Public Comment (In Opposition to the Project Proposal):

- Bob Travaten, Sigma Phi Epsilon Fraternity Alumni, said that the project is not convertible to fraternity use in practice and that its construction would take away six parcels in the Fraternity Designated Area.
- Ron Smith, SDSU Interfraternity Council Alumni, said that his organization had reviewed the convertibility plan for the facility and had found that it would not be convertible in practice. He discussed details of the letter his organization had sent to CACPB in opposition to the project.
- Sean Kashanchi, president of SDSU Interfraternity Council, said that his organization had reviewed the project's convertibility plan and believes that it would not be convertible in practice.

Motion from Oct. 7 Project Review Committee (6-3-1): Approve Conditional Use Permit and Vesting Tentative Map to demolish existing structures and construct 3-4 story student dormitory with deviations for 386 residents on a 0.99 acre site at 5565-5633 Lindo Paseo Drive in the RM-3-9 Zone, within the Fraternity Designated Area of the College Community Redevelopment Area Master Plan with the condition that a copy of the draft language of the Conditional Use Permit be sent to CACPB Chair Doug Case for distribution to all members as soon as available but prior to the Planning Commission meeting where the item will be heard. (5-12-1) Motion fails with Barlow, Boggus, Bruni, Burkett, Case, Cooning, Cottrell, Jones, Nelson, Sherer, Williams and Younker dissenting. Montesano abstained saying he was "too close to the project."

Motion by Nelson: Deny Conditional Use Permit and Vesting Tentative Map to demolish existing structures and construct 3-4 story student dormitory with deviations for 386 residents on a 0.99 acre site at 5565-5633 Lindo Paseo Drive in the RM-3-9 Zone, within the Fraternity Designated Area of the College Community Redevelopment Area Master Plan because in its current convertibility design the project is not compatible for fraternity use. (12-5-1) Motion passes with Beauparlant, Kuhlman, Larson, Riley and Trunzo dissenting. Montesano abstained.

Meeting of the CACPB as Community Planning Group

Committee Reports (continued)

B. Code Enforcement & Nuisance Rental Property Committee, (Ann Cottrell, CENRP Chair)

1. Ms. Cottrell outlined a request from her committee to the full CACC that its representative to the Community Planners Committee ask the committee to discuss the issue of unlicensed transitional facilities taking into consideration the possibility of limiting them to multi-family zones and/or controlling the concentration and density with which they occur. The discussion could result in a recommendation to the City Council on how best to zone the facilities.

Motion by Younker: Request that the Community Planners Committee take up the discussion of limiting unlicensed transitional facilities within our neighborhoods.

(18-0-0) Unanimously Approved

C. Projects, Finance & Beautification Committee, (Sally Ellis, Chair)

1. In Ms. Ellis's absence, Joe Jones reported that work is progressing on the traffic-calming median on Remington Road.

D. Community Outreach Committee,

1. No report.

IX. Delegate Reports

A. Community Planners Committee, (Doug Case, CACC Designate)

1. No report.

B. Crossroads Redevelopment Project Area Committee, (Charles Maze, CACC Designate)

1. No report.

C. College Community Redevelopment Project Area Committee, (Jim Boggus, CACC Designate)

1. No report.

X. Unfinished Business – None

XI. New Business – None

XII. Announcements

The November meeting of the CACC/CACPB will be held on the 3rd Wednesday (Nov. 18) at the new SDSU Parma Payne Goodall Alumni Center.

XIII. Adjournment

Motion - Adjourn the meeting

(Motion- Jim Boggus)

(18-0-0) Approved unanimously and meeting adjourned at 9:40 PM

Minutes respectfully submitted by R.D. Williams as acting secretary.



College Area Business District

Representing the College Area Economic Development Corporation

July 21, 2009

Jim Bartell
Bartell & Associates
3900 Fifth Ave., Suite 140
San Diego, CA 92103

RE: Village Lindo Paseo (Project No. 166229)

Dear Mr. Bartell.

Thank you for presenting the Village Lindo Paseo project to the College Area Business District's Board of Directors at our public meeting on Wednesday, July 15, 2009. The project was very impressive and well received by the Board.

At that meeting a motion was made and unanimously approved to formally extend the College Area Business District's support for the completion of this project. Please allow this letter to serve that purpose.

We sincerely thank you for the efforts in bringing the Village Linda Paseo project to this point. The project reflects the wishes of the community, the needs of the San Diego State University student population, and the type of projects we at the Business District hope to see more of in the future. Thank you for your dedication to the economic growth of this area through development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jennifer R. Finnegan'. The signature is fluid and cursive, written over a horizontal line.

Jennifer R. Finnegan
Executive Director
College Area Economic Development Corporation

CC: Paul Russo, Board President

Scott A. Moomjian
6376 Cleo Street
San Diego, California 92115

October 17, 2009

Mr. Jeff Peterson
Development Project Manager
City of San Diego, Developmental Services Department (DSD)
1222 First Avenue, MS 501
San Diego, CA 92101

Re: Village Lindo Paseo, Project # 166229/SCH

Dear Mr. Peterson:

I am writing to you in order to convey my strong support for the Village Lindo Paseo project.

I have been a College Area resident and property owner for the past 16 years. Over this time, I have been active in the College Area community. I served for 6 years on the College Area Community Council (CACC), which is today the CACC/College Area Community Planning Board (CACPB). In this capacity, I served as the President of the CACC and the Chair of numerous CACC committees, including the Planning Committee. I was fortunate to have reviewed many projects in order to ascertain and analyze the benefits which they might bring to our community.

I can say, without question, that the Village Lindo Paseo project is one of the best, if not the best, development projects which has ever been proposed for the College Area community. Its benefits include, but are not limited to, the following:

Private Financing—The Project is to be funded exclusively from private investment and no public money will be used;

Redevelopment/Tax-Increment Income—As a Project in the Redevelopment Area, the community stands to benefit from millions of dollars in tax-increment funding.

Student Housing—The Project will provide much needed dormitory housing to our community in close proximity to the San Diego State University (SDSU) campus and transportation routes. It has long been accepted that SDSU has failed to adequately mitigate its student housing problem. The Project will successfully address this long-standing problem.

·Mini-Dorms—The Project will ameliorate the community's chronic mini-dorm problem. Our mini-dorm problem has existed for years and has involved hundreds of students who have rented single-family homes and created public nuisances. The fact is that this Project will take students out of the community and house them closer to campus. There is no question that this will improve the quality of life in the community.

·Security—The Project will provide a safe, secure, well-maintained, and controlled living environment for students, guests, and citizens, thereby improving and increasing the health and safety of our community.

·Parking—The Project will provide 2 levels of on-site (below grade) parking for students and guests, and transit passes for its residents. These efforts will relieve traffic congestion in our community.

·Energy-Efficiency—The Project has been designed to be a green, sustainable, and renewable, energy-efficient development. To my knowledge, given the specifics of the Project, there will be no other like it in the community. This alone attests to its environmental importance.

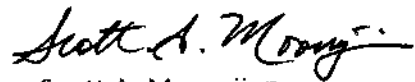
·Employment—The Project will create a substantial number of construction jobs for the local industry and, once completed, a number of part-time jobs for students.

·Guidelines/Land Use Plans—The Project meets the Fraternity Convertibility Guidelines as well as the College Area Community Plan and all other applicable land use plans. As a Project within the Fraternity Overlay Zone, it is important to note that the Project could be converted to fraternity use should this be desired in the future. This point has readily been acknowledged and conceded by all those who have reviewed the Project on the CACC/CACPB.

The Project incorporates six lots consolidated into one large site as a City required condominium format. As a result, this allows for substantially more flexibility for future fraternities of varying sizes with sufficient indoor assigned security parking than the original six lots, which individually could not be economically feasible for most fraternities. Although fraternities seem to have been decreasing at SDSU, the Project is a practical and promising conversion opportunity should fraternities continue to remain on or near campus.

In sum, this Project would be a tremendous asset for the College Area community and should be summarily approved by the City of San Diego.

Sincerely,

A handwritten signature in black ink that reads "Scott A. Moomjian". The signature is written in a cursive style with a horizontal line at the end.

Scott A. Moomjian

October 19, 2009

Mr. Jeff Peterson
Development Services Center
1222 First Avenue, Fifth Floor
San Diego, CA 92101

Re: Village Lindo Paseo, Project # 166229/SCH

Dear Mr. Peterson:

I am writing to you today in order to express my support for the Village Lindo Paseo project which is to be built near the SDSU campus in the College Area.

We live in fairly close proximity to the University and the project. I like the fact that the project is close to campus; that it is privately financed; that it will provide more student housing and move students out of our neighborhoods; that it will be secure and safe; and energy-efficient.

In these difficult economic times, it is important to encourage private development to succeed, and I hope that this project will do so. It will greatly benefit our community.

Thank you.

A handwritten signature in black ink, appearing to read 'CC', with a long horizontal flourish extending to the right.

Christy Chapman
4691 51st Street
San Diego, CA 92115

SDSU AIFC
Alumni Interfraternity Council
San Diego State University

August 14, 2009

Jay A. Wexler
Project Manager, Village Lindo Paseo
Discovery Group
P.O. Box 1492
La Jolla, CA 92038
(Via Email: jwexler1@san.rr.com)

Jim Bartell
Bartell & Associates
1764 San Diego Avenue, Suite 200
San Diego, CA 92110
(Via Email: Jim.Bartell@BartellAssociates.com)

Paul Denyer
DEP Developers
3525 Del Mar Heights Road #751
San Diego, CA 92130
(Via Email: paul.denyer@magnahospitality.com)

SUBJECT: Village Lindo Paseo
City of San Diego Development Services Project Number 166229

Gentlemen:

The Alumni Interfraternity Council represents the alumni associations and housing corporations of the 12 chapters that are members of the SDSU Interfraternity Council. We appreciated the opportunity to review the fraternity convertibility plan for the Village Lindo Paseo project at our meeting on July 14, 2009. It certainly is much improved over the almost 900-bed dormitory proposal that we reviewed on January 20, 2009.

Your proposed project lies in the heart of the Fraternity Designated Area in the College Area Community Plan. Since fraternities are restricted to the relatively small number of lots in the Fraternity Designated Area, the Alumni IFC has a keen interest in preserving the area for potential future fraternity use. There are four former IFC chapters at SDSU that plan to return to the campus within the next five years, and the Interfraternity Council recently voted to extend invitations to three other national fraternities to establish chapters at SDSU within the next three years. Additionally, some IFC fraternities located outside the Fraternity Designated Area have expressed interest in moving into the area. Although not represented by our organization, some of the non-residential culturally-based fraternities are also considering acquiring housing in the future.

While on the surface, the project may appear creatively to meet convertibility standards, our conclusion is that the proposed convertibility schemes are cost-prohibitive and fail to provide privacy that fraternities need. The plans indicated that up to six fraternities could be accommodated within the project, but accomplishing this would require the elimination of the common facilities, including the dining commons, which are central to your project. In reality, therefore, the project would realistically only accommodate no more than four fraternities on the six lots within the Fraternity Designated Area. Furthermore, the proposed mixed use with fraternities and a freshman dormitory are simply incompatible and would be a recipe for disaster. We were unanimous in concurring that none of our organizations would have any interest whatsoever in occupying a chapter house within the project, and that it is doubtful that any of the national fraternities forming in the next few years would find this to be a workable housing option.

For these reasons, we find that the project does not meet the intent of the City's Standards of Convertibility to Fraternity Housing (a document we assisted in drafting) and therefore oppose the approval of the project as currently proposed.

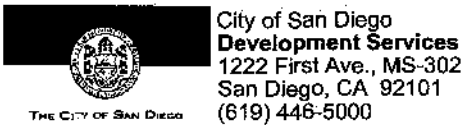
Sincerely,



Ron Smith
SDSU AIFC President
1237 Laura Lane
Escondido, CA 92025
Email: ronsred@cox.net

cc: Jeff Peterson, Project Manager
Development Services
City of San Diego
1222 First Avenue, MS-302
San Diego, CA 92101
JAPeterson@sandiego.gov

College Area Community Planning Board
P. O. Box 15723
San Diego, CA 92175
Via Email: cacc@collegeneighborhoods.com



Ownership Disclosure Statement

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

Project Title: VILLAGE LINDO PASEO Project No. For City Use Only: 166229
 Project Address: 5565 - 5635 LINDO PASEO

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): DALE WALKER
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 3567 CORTE ROSADO
 City/State/Zip: CARLSBAD, CA 92009
 Phone No: 619-957-2603 Fax No: 858-483-9709
 Signature: Dale Walker Date: 9-8-09

Name of Individual (type or print): A. ERICH ARAGON
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 2481 CILANTRO GIN
 City/State/Zip: ESCONDIDO, CA 92029
 Phone No: 619-253-2742 Fax No: 858-483-9709
 Signature: _____ Date: _____

Name of Individual (type or print): HOWARD MUELLER, II
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 2481 CILANTRO GIN
 City/State/Zip: ESCONDIDO, CA 92029
 Phone No: 619-253-2742 Fax No: 858-483-9709
 Signature: _____ Date: _____

Name of Individual (type or print): CATHERINE ARAGON
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 2481 CILANTRO GIN
 City/State/Zip: ESCONDIDO, CA 92029
 Phone No: 619-253-2742 Fax No: 858-483-9709
 Signature: _____ Date: _____

Village Lindo Paseo, LP

3525 Del Mar Heights Rd #751

San Diego, CA 92130

(858) 481-9996 Office: (858) 344-2777 Mobile

April 2, 2009

Jeffrey A. Peterson

Development Project Manager

The City Of San Diego

1222 First Avenue, MS 501

San Diego, CA 92101-4155

VIA: EMAIL

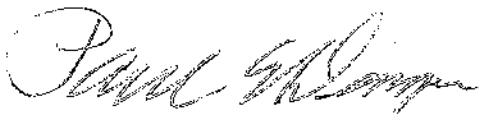
RE: Village Lindo Paseo, LP Development Application

Dear Jeff,

Please add my name Paul E. Denyer as co-general partner for the Village Lindo Paseo, LP development application. For the most part, but not exclusive, I will be representing Village Lindo Paseo, LP at most San Diego City Development meetings along with our consultants.

If you require anything further please let me know.

Sincerely Yours,

A handwritten signature in cursive script, appearing to read "Paul E. Denyer".

Paul E. Denyer

Co-general Partner

Village Lindo Paseo, LP

DEVELOPMENT SERVICES DEPARTMENT
PROJECT CHRONOLOGY
 VILLAGE LINDO PASEO - PROJECT NO. 166229

Date	Action	Description	City Review Time (Working Days)	Applicant Response
10/9/08	First Submittal	Project Deemed Complete	-	-
11/25/08	First Assessment Letter		33 days	
3/17/09	Transferred	The project was transferred into the Expedite Program		75 days
5/26/09	Second Submittal			49 days
6/19/09	Second Assessment Letter	Time period include MIR meeting with the Applicant and Design Team	18 days	
7/30/09	Third Submittal			29 days
8/14/09	Third Review Completed	Minor issues remaining and recheck to be done by appointments.	11 days	
9/25/09	Fourth Review Completed	All review issues resolved, except for the community group vote.		29 days
9/25/09	Draft MND	Draft MND distributed for Public review.	-	-
10/14/09	Issued Resolved	Community Group Voted		13 days
10/23/09	Final MND		7 days	
11/19/09	Public Hearing	First available date after MND was finalized.	18 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	87 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		195 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Hearing	282 working days (406 calendar days)	