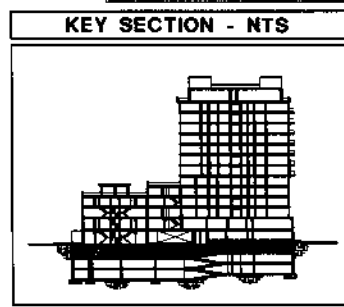


LEGEND

- ELEVATOR
- TRASH ENCLOSURE
- STARWELL
- PARKING ATTENDANT BOOTH
- TRASH PATH OF TRAVEL
- VEHICULAR TRAFFIC DIRECTION
- STANDARD PARKING STALL - 4'-0" X 10'
- PARKING STALL - ONE SIDE ABUTTING AN OBSTACLE - 5'-0" X 10'
- PARKING STALL - TWO SIDES ABUTTING AN OBSTACLE - 5'-0" X 10'
- PARALLEL PARKING STALL - 2'-0" X 21'
- TANDER STALL
- HANDICAPPED STALL - 5'-0" X 10'
- VAV ACCESSIBLE HANDICAPPED STALL - 5'-0" X 10'
- BUILT UP EARTH
- VEHICULAR TURNING RADIUS
- COMMON OPEN SPACE
- 8'-0" X 4'-0" TYP. STORAGE



PROVIDED PARKING

LEVEL	QTY
P4 - LEVEL	28 STALLS
P3 - LEVEL	66 STALLS
P2 - LEVEL	89 STALLS
P1 - LEVEL	2 STALLS
TOTAL	205 STALLS

NOTE: EACH TANDER PARKING SPACE SET MUST BE ASSIGNED TO A SINGLE RESIDENTIAL DWELLING UNIT.

STALLS @ LEVEL P2

STANDARD	28
TANDER	2
ONE	1
TWO	29
HANDICAPPED	4
STORAGE UNITS	37

P2 LOWER	± 375.00'
P2 UPPER	± 376.00'

CONCEPTUAL PLAN (P2 LEVEL)

Prepared By: ARK ARCHITECTS, INC.
 Name: 11825 SORRENTO VALLEY ROAD
 Address: SUITE "A"
 SAN DIEGO, CA 92121
 Phone #: (656) 782-5997

Project Address: 403 THORN STREET, 3251 4TH AVENUE, 3225 4TH AVENUE, 3230 5TH AVENUE & 3252 5TH AVENUE, SAN DIEGO, CA

Project Name: FIFTH @ THORN Condominiums

Legal Description: Please refer to legal description table on title sheet.

Sheet Title: A07 CONCEPTUAL PLAN (P2 LEVEL)

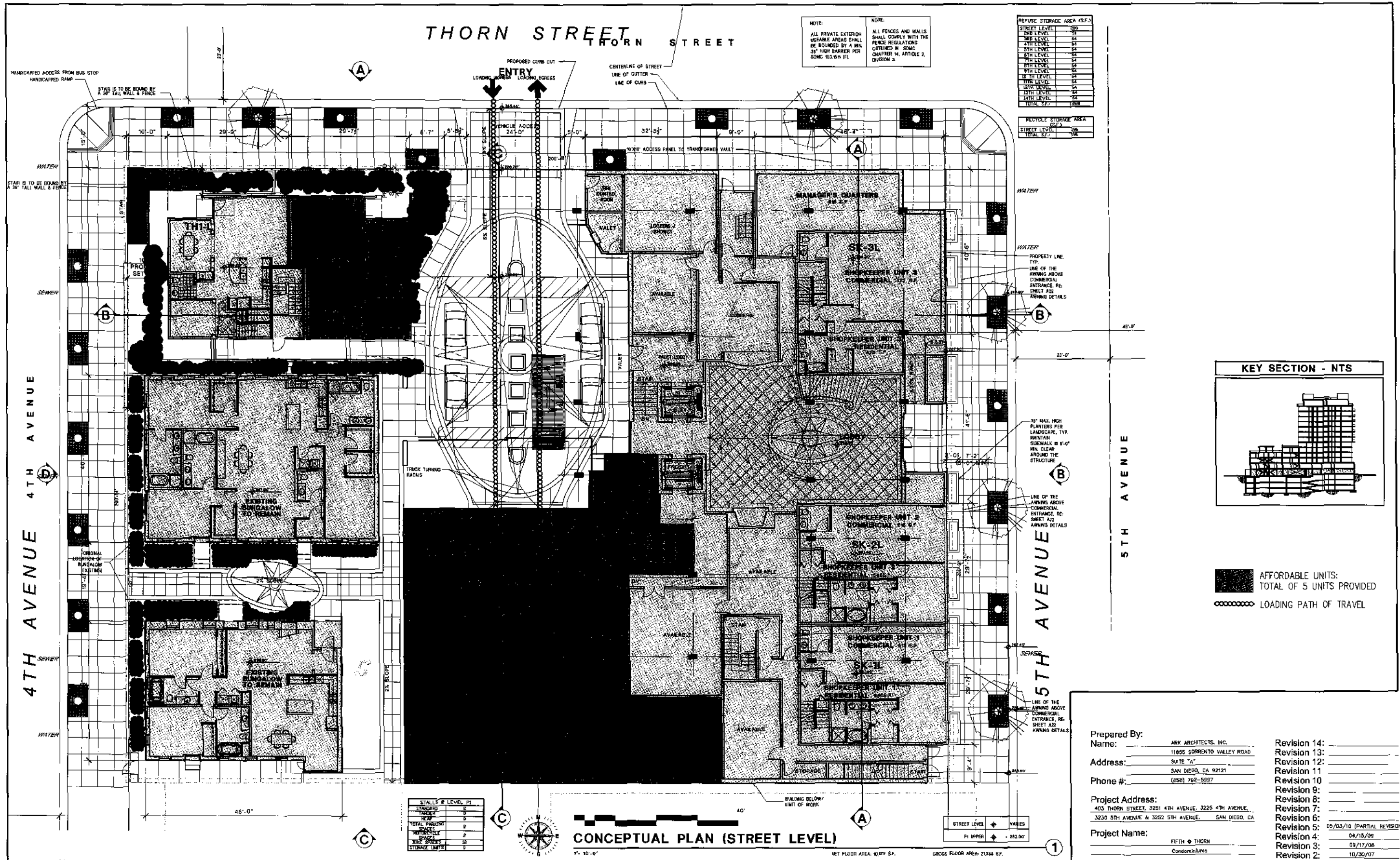
Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: 04/15/06
 Revision 4: 09/17/06
 Revision 3: 10/30/07
 Revision 2: 10/06/06
 Revision 1: _____

Original Date: 06/06/06

Sheet 02 of 60 sheets

5TH @ THORN CONDOMINIUMS
5TH @ THORN LLC.



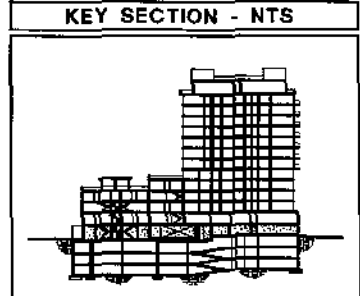


NOTE: ALL PRIVATE EXTERIOR USABLE AREAS SHALL BE BOUNDED BY A MIN. 36" HIGH BARRIER PER SDMC 103.6(b) IFI.

NOTE: ALL FENCES AND WALLS SHALL COMPLY WITH THE FENCE REGULATIONS OUTLINED IN SDMC CHAPTER 14, ARTICLE 2, DIVISION 3.

RECYCLE STORAGE AREA (S.F.)	
STREET LEVEL	395
2ND LEVEL	81
3RD LEVEL	64
4TH LEVEL	64
5TH LEVEL	64
6TH LEVEL	64
7TH LEVEL	64
8TH LEVEL	64
9TH LEVEL	64
10TH LEVEL	64
11TH LEVEL	64
12TH LEVEL	64
13TH LEVEL	64
14TH LEVEL	64
TOTAL S.F.	1,028

RECYCLE STORAGE AREA (S.F.)	
STREET LEVEL	395
TOTAL S.F.	395



■ AFFORDABLE UNITS: TOTAL OF 5 UNITS PROVIDED

○ LOADING PATH OF TRAVEL

STALLS #	LEVEL	PI
STANDARD	0	0
TAMPER	0	0
TOTAL PARKING	0	0
SPACE	0	0
MULTI-USE	0	0
BIKE	0	0
STORAGE	0	0

CONCEPTUAL PLAN (STREET LEVEL)

NET FLOOR AREA: 10,077 S.F. GROSS FLOOR AREA: 21,344 S.F.

Prepared By: ARK ARCHITECTS, INC.
 Name: 11855 SORRENTO VALLEY ROAD
 Address: SUITE "A"
 SAN DIEGO, CA 92121
 Phone #: (619) 792-5937

Project Address: 403 THORN STREET, 3251 4TH AVENUE, 3225 4TH AVENUE, 3230 5TH AVENUE & 3252 5TH AVENUE, SAN DIEGO, CA

Project Name: FIFTH @ THORN Condominiums

Legal Description: Please refer to legal description table on title sheet.

Sheet Title: A08 CONCEPTUAL PLAN (P1 & STREET LEVEL)

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: 05/03/10 (PARTIAL REVISION)
 Revision 4: 04/15/09
 Revision 3: 09/17/08
 Revision 2: 10/30/07
 Revision 1: 10/09/08

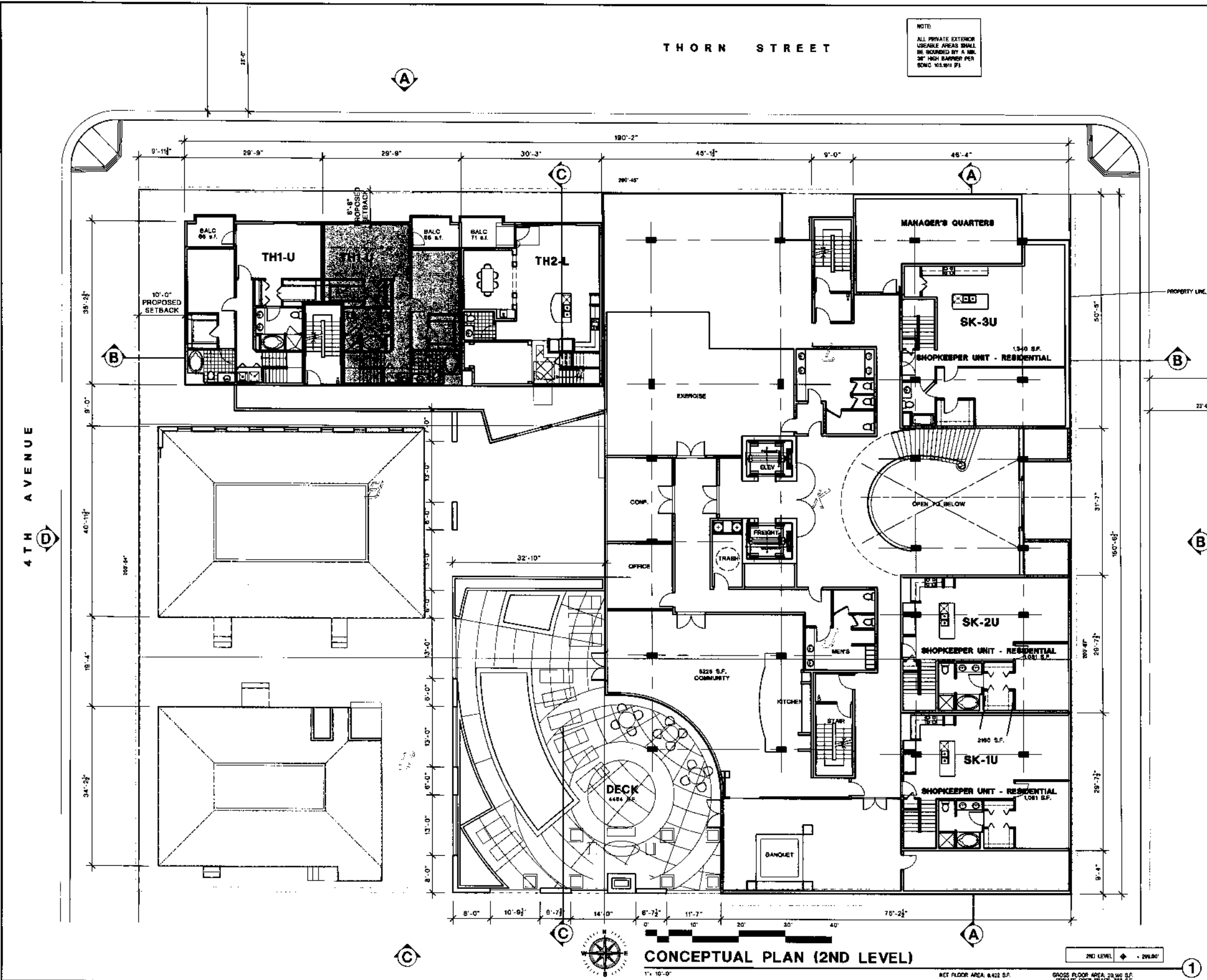
Original Date: 06/09/06

Sheet 10 of 50 sheets

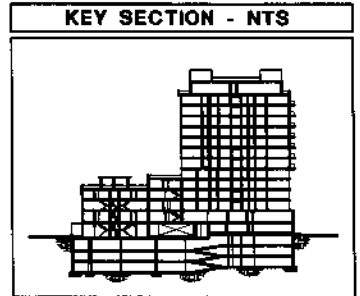
5TH @ THORN CONDOMINIUMS

5TH @ THORN LLC.





NOTE:
ALL PRIVATE EXTERIOR
USABLE AREAS SHALL
BE BARRICADED BY A MIN.
36" HIGH BARRIER PER
SDMG 103.041 F3



AFFORDABLE UNITS:
TOTAL OF 5 UNITS PROVIDED

Prepared By: ARK ARCHITECTS, INC.
Name: 11855 SORRENTO VALLEY ROAD
Address: SUITE "A"
SAN DIEGO, CA 92121
Phone #: (619) 792-9997

Project Address:
403 THORN STREET, 3251 4TH AVENUE, 3225 4TH AVENUE,
3230 5TH AVENUE & 3252 5TH AVENUE, SAN DIEGO, CA

Project Name: FIFTH @ THORN
Condominiums

Legal Description: Please refer to legal description
table on life sheet.

Sheet Title: A09
CONCEPTUAL PLAN (2ND LEVEL)

- Revision 14: _____
- Revision 13: _____
- Revision 12: _____
- Revision 11: _____
- Revision 10: _____
- Revision 9: _____
- Revision 8: _____
- Revision 7: _____
- Revision 6: _____
- Revision 5: _____
- Revision 4: 04/15/06
- Revision 3: 06/17/06
- Revision 2: 10/30/07
- Revision 1: 10/09/06

Original Date: 06/09/06

Sheet " 1 " of 60 sheets

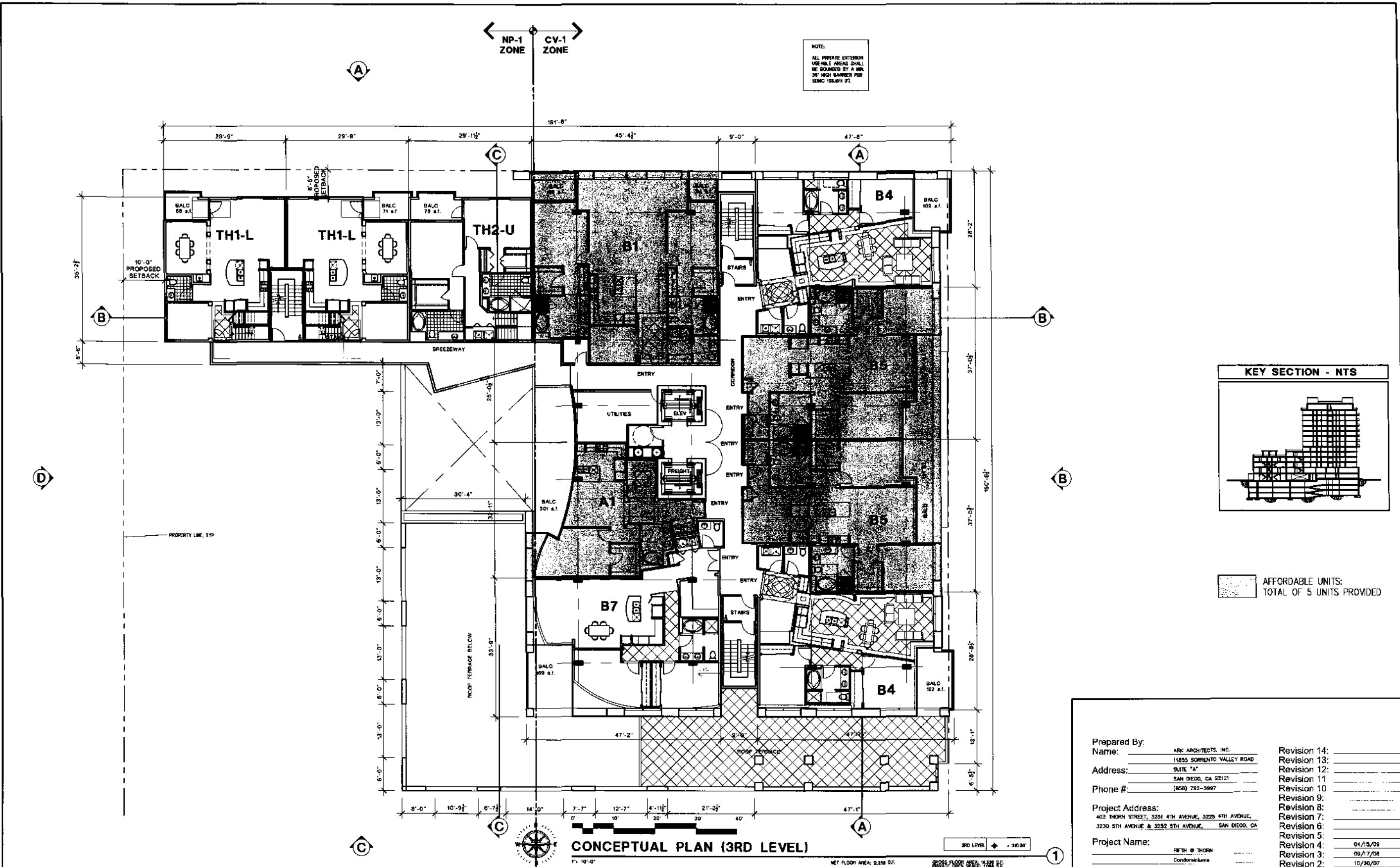
5TH @ THORN CONDOMINIUMS

5TH @ THORN LLC.

CONCEPTUAL PLAN (2ND LEVEL)

NET FLOOR AREA: 8,422 S.F.
GROSS FLOOR AREA: 20,140 S.F.
PRIVATE OPEN SPACE: 103 S.F.





5TH @ THORN CONDOMINIUMS
5TH @ THORN LLC.

Prepared By: ARK ARCHITECTS, INC.
 Name: 11855 SORRENTO VALLEY ROAD
 Address: SUITE "A"
 SAN DIEGO, CA 92121
 Phone #: (604) 752-5997

Project Address: 403 THORN STREET, 3251 4TH AVENUE, 3225 4TH AVENUE, 3230 5TH AVENUE & 3252 5TH AVENUE, SAN DIEGO, CA

Project Name: FETH @ THORN
 Condominiums

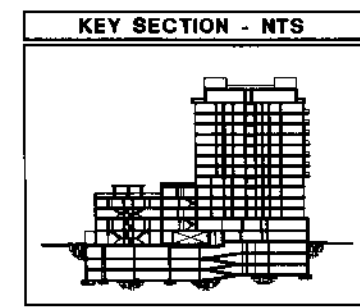
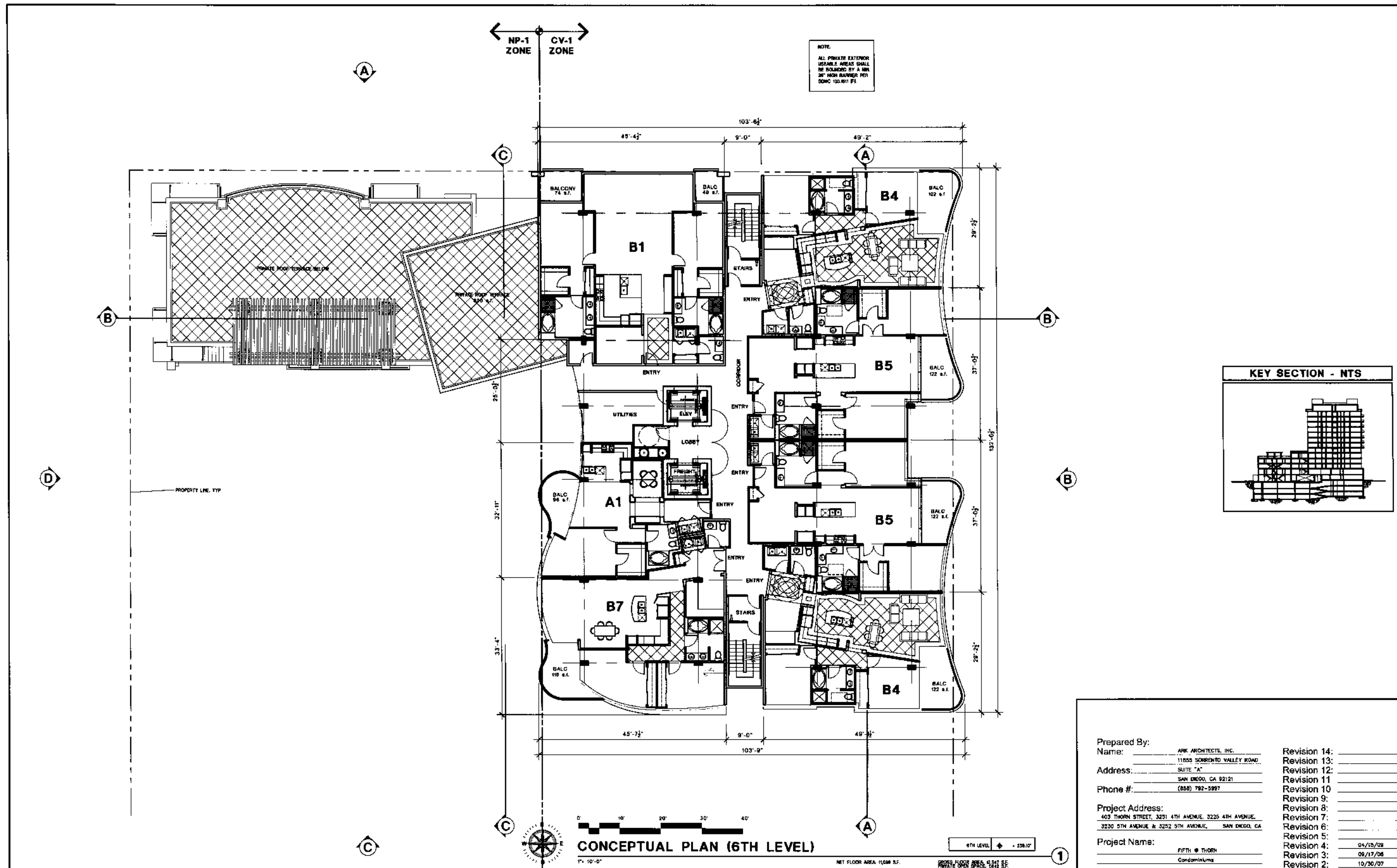
Legal Description: Please refer to legal description table on title sheet.

Sheet Title: A10
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Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: 04/15/09
 Revision 4: 09/17/08
 Revision 3: 10/30/07
 Revision 2: 10/09/06
 Revision 1: _____

Original Date: 06/09/06

Sheet 12 of 60 sheets



Prepared By:	ARK ARCHITECTS, INC.	Revision 14:	_____
Name:	11855 SORRENTO VALLEY ROAD	Revision 13:	_____
Address:	SUITE "A"	Revision 12:	_____
	SAN DIEGO, CA 92121	Revision 11:	_____
Phone #:	(619) 792-5997	Revision 10:	_____
Project Address:	403 THORN STREET, 3251 4TH AVENUE, 3225 4TH AVENUE,	Revision 9:	_____
	3230 5TH AVENUE & 3252 5TH AVENUE, SAN DIEGO, CA	Revision 8:	_____
Project Name:	FIFTH @ THORN	Revision 7:	_____
	Condominiums	Revision 6:	_____
Legal Description:	_____	Revision 5:	04/15/08
	_____	Revision 4:	09/17/06
Sheet Title:	A13 CONCEPTUAL PLAN (6TH LEVEL)	Revision 3:	10/30/07
		Revision 2:	10/09/06
		Revision 1:	_____
		Original Date:	06/09/08
		Sheet	15 of 60 sheets

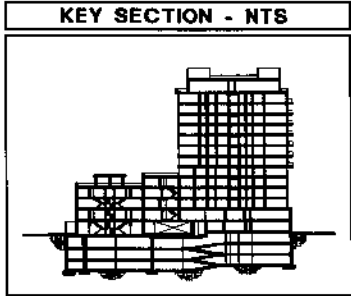
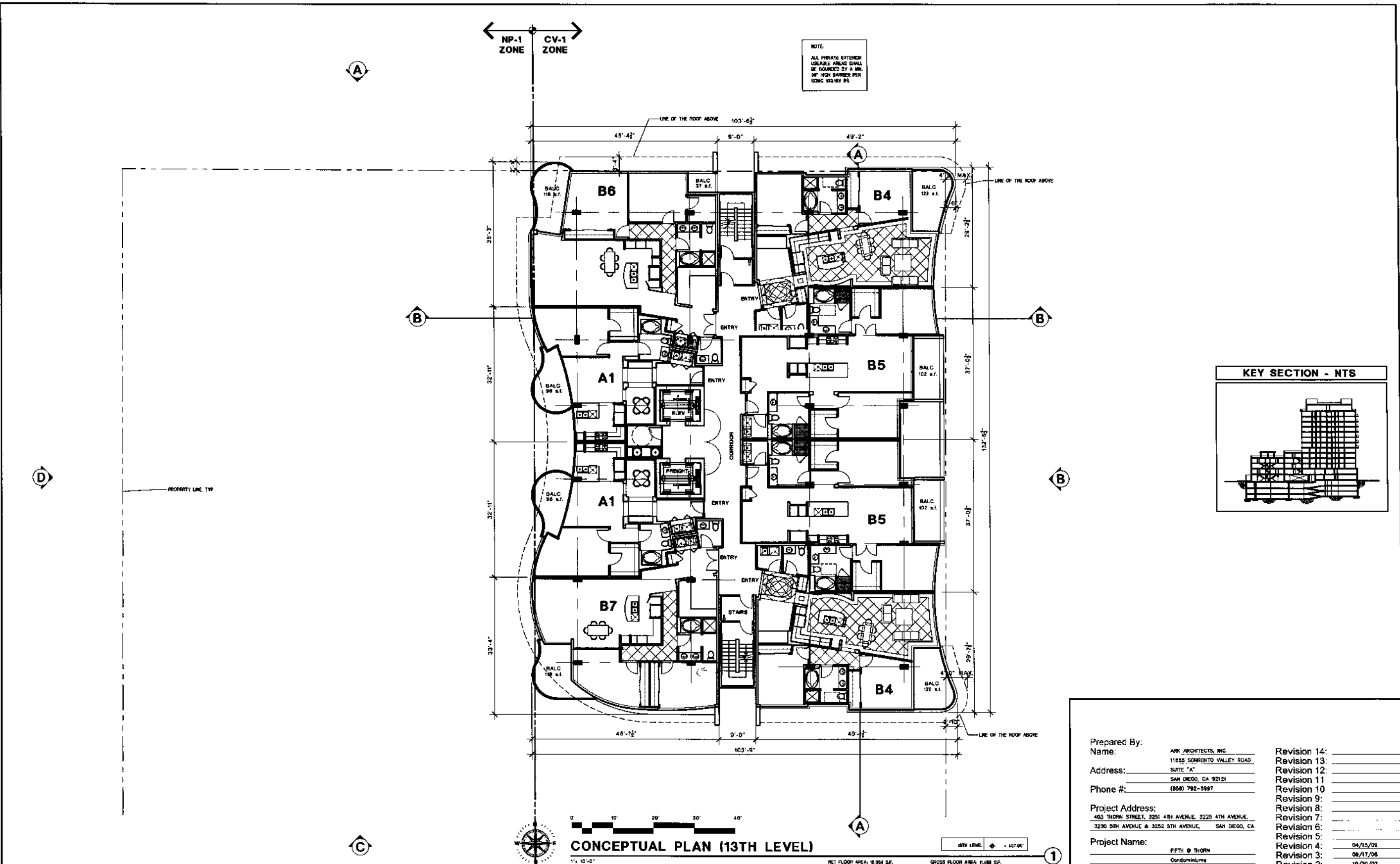
5TH @ THORN CONDOMINIUMS

5TH @ THORN LLC.



CONCEPTUAL PLAN (6TH LEVEL)





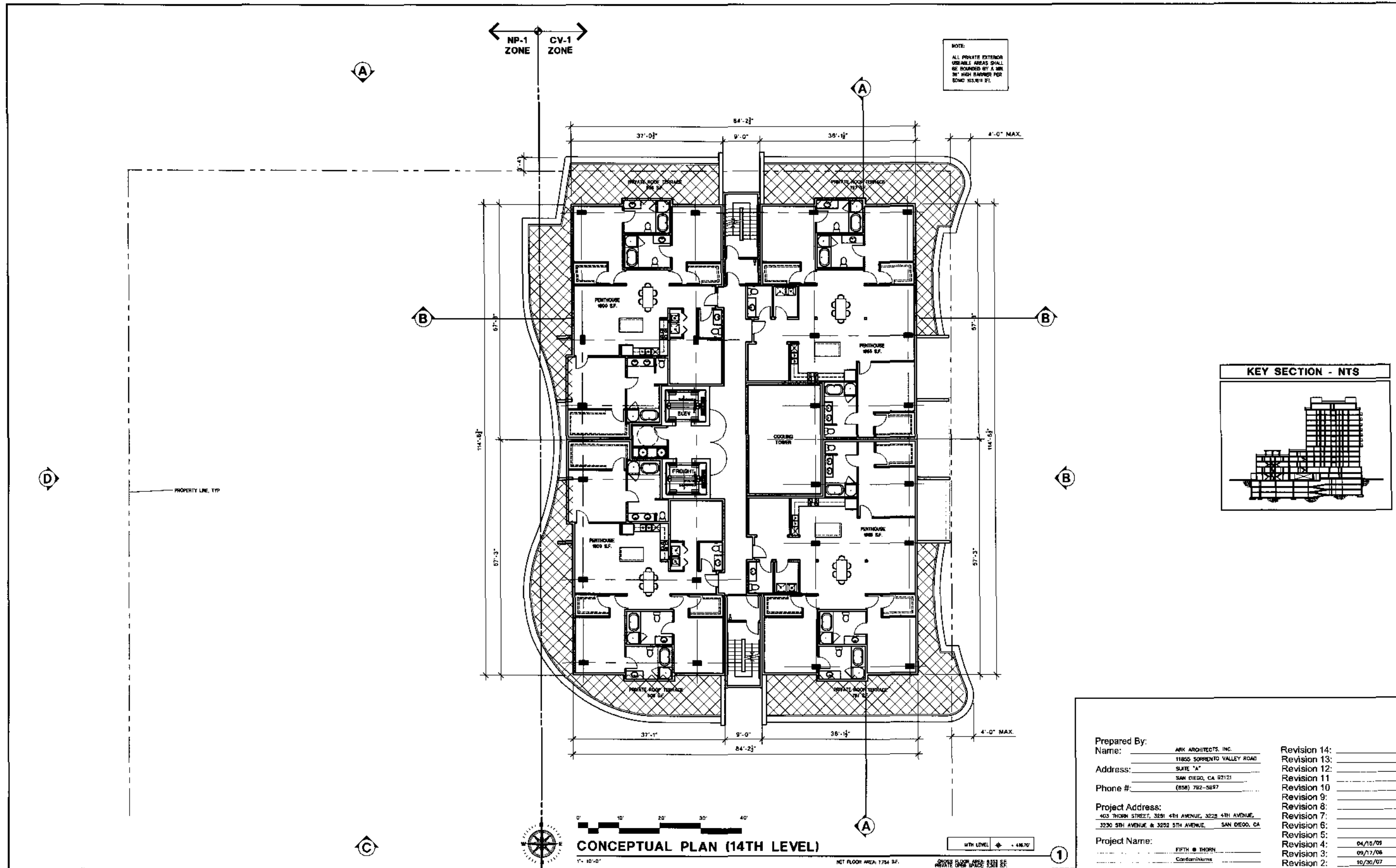
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Name:	11855 SORRENTO VALLEY ROAD	Revision 13:	_____
Address:	SUITE "A"	Revision 12:	_____
	SAN DIEGO, CA 92121	Revision 11:	_____
Phone #:	(650) 792-5597	Revision 10:	_____
		Revision 9:	_____
Project Address:	403 THORN STREET, 3251 4TH AVENUE, 3225 4TH AVENUE,	Revision 8:	_____
	3230 5TH AVENUE & 3252 5TH AVENUE, SAN DIEGO, CA	Revision 7:	_____
Project Name:	FIFTH @ THORN	Revision 6:	_____
	Condominiums	Revision 5:	_____
Legal Description:	Please refer to legal description	Revision 4:	04/15/06
	tabe on USE sheet.	Revision 3:	08/17/06
Sheet Title:	A19	Revision 2:	10/30/07
	CONCEPTUAL PLAN (13TH LEVEL)	Revision 1:	10/09/08
		Original Date:	08/09/06
		Sheet	21 of 60 sheets

5TH @ THORN CONDOMINIUMS

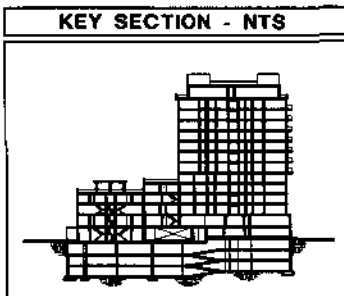
5TH @ THORN LLC.

5TH @ THORN LLC
 11855 SORRENTO VALLEY ROAD
 SAN DIEGO, CA 92121
 (650) 792-5597

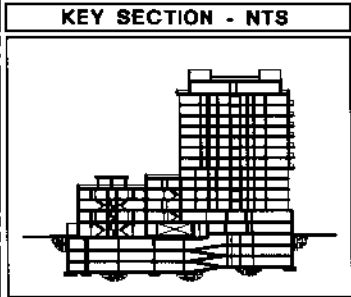
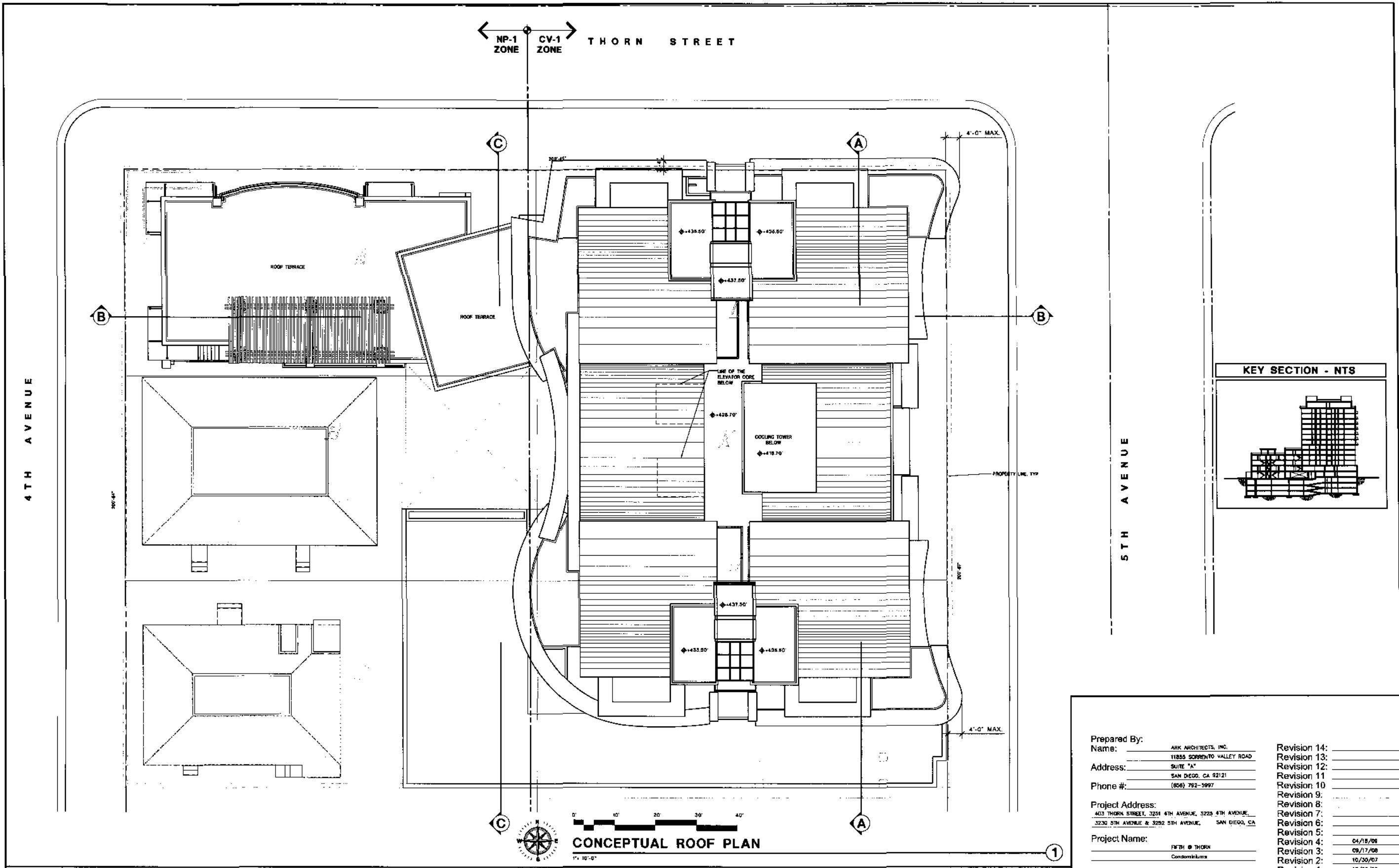
ARK
 ARCHITECTS, INC.
 11855 SORRENTO VALLEY ROAD
 SAN DIEGO, CA 92121
 (650) 792-5597



NOTE:
ALL PRIVATE EXTERIOR
USABLE AREAS SHALL
BE BOUNDED BY A MIN.
36\"/>



Prepared By:	ARK ARCHITECTS, INC.	Revision 14:	_____
Name:	11855 SORRENTO VALLEY ROAD	Revision 13:	_____
Address:	SUITE "A"	Revision 12:	_____
	SAN DIEGO, CA 92121	Revision 11:	_____
Phone #:	(619) 782-5897	Revision 10:	_____
		Revision 9:	_____
Project Address:	403 THORN STREET, 3291 4TH AVENUE, 3228 4TH AVENUE,	Revision 8:	_____
	3230 5TH AVENUE & 3252 5TH AVENUE, SAN DIEGO, CA	Revision 7:	_____
Project Name:	FIFTH @ THORN	Revision 6:	_____
	Condominiums	Revision 5:	_____
Legal Description:	Please refer to legal description	Revision 4:	04/15/05
	table on title sheet.	Revision 3:	09/17/06
Sheet Title:	A20	Revision 2:	10/26/07
	CONCEPTUAL PLAN (14TH LEVEL)	Revision 1:	10/28/06
		Original Date:	08/29/06
		Sheet	22 of 60 sheets

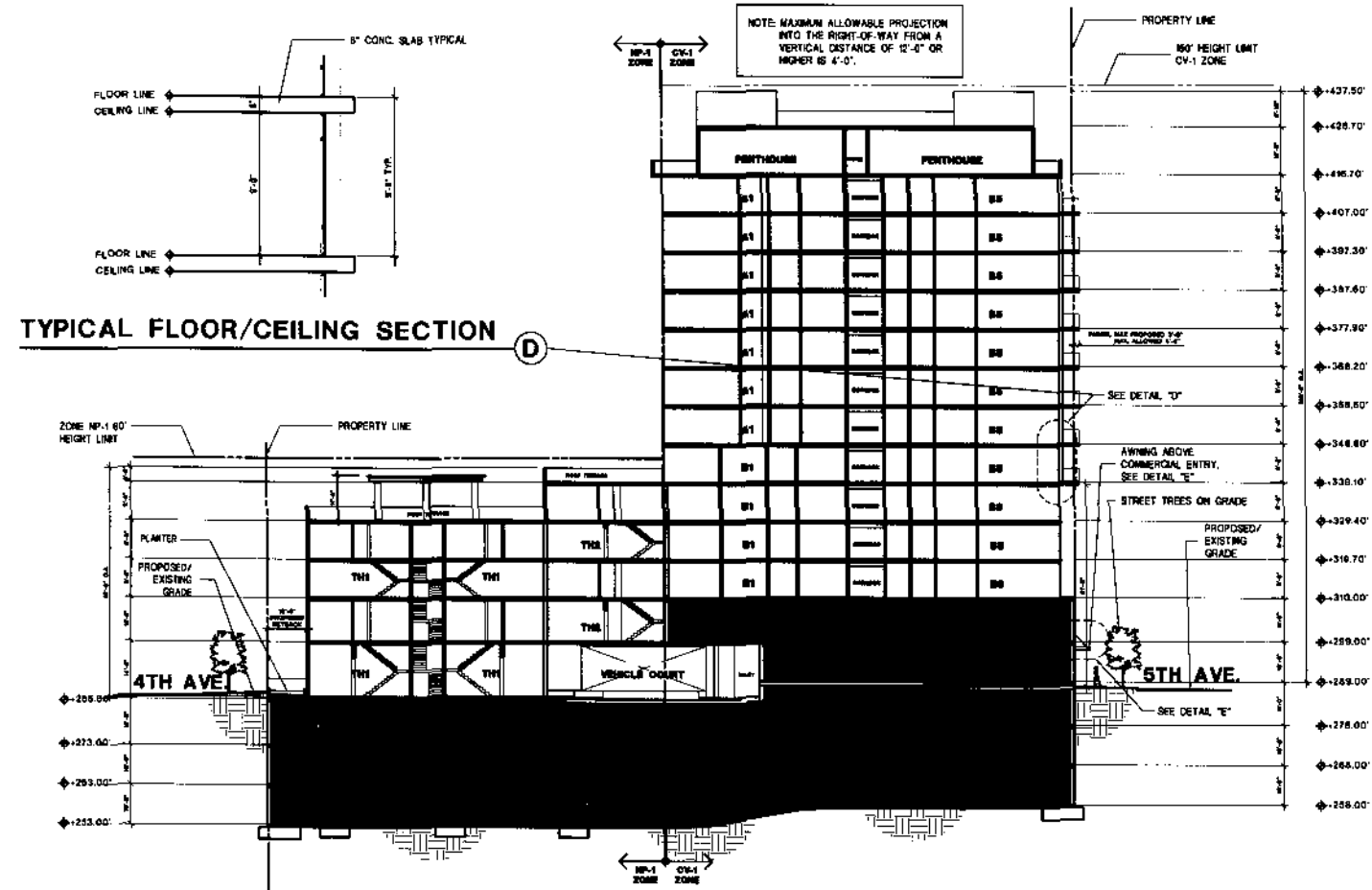


Prepared By:	ARK ARCHITECTS, INC.	Revision 14:	_____
Name:	11855 SORRENTO VALLEY ROAD	Revision 13:	_____
Address:	SUITE "A"	Revision 12:	_____
	SAN DIEGO, CA 92121	Revision 11:	_____
Phone #:	(606) 792-5997	Revision 10:	_____
		Revision 9:	_____
Project Address:	403 THORN STREET, 3251 4TH AVENUE, 3225 4TH AVENUE,	Revision 8:	_____
	3230 5TH AVENUE & 3252 5TH AVENUE, SAN DIEGO, CA	Revision 7:	_____
Project Name:	FIFTH @ THORN	Revision 6:	_____
	Condominiums	Revision 5:	_____
Legal Description:	Please refer to legal description table on title sheet.	Revision 4:	04/18/06
		Revision 3:	09/17/08
Sheet Title:	A21 CONCEPTUAL ROOF PLAN	Revision 2:	10/30/07
		Revision 1:	10/09/08
		Original Date:	08/06/06
		Sheet	23 of 50 sheets

5TH @ THORN CONDOMINIUMS

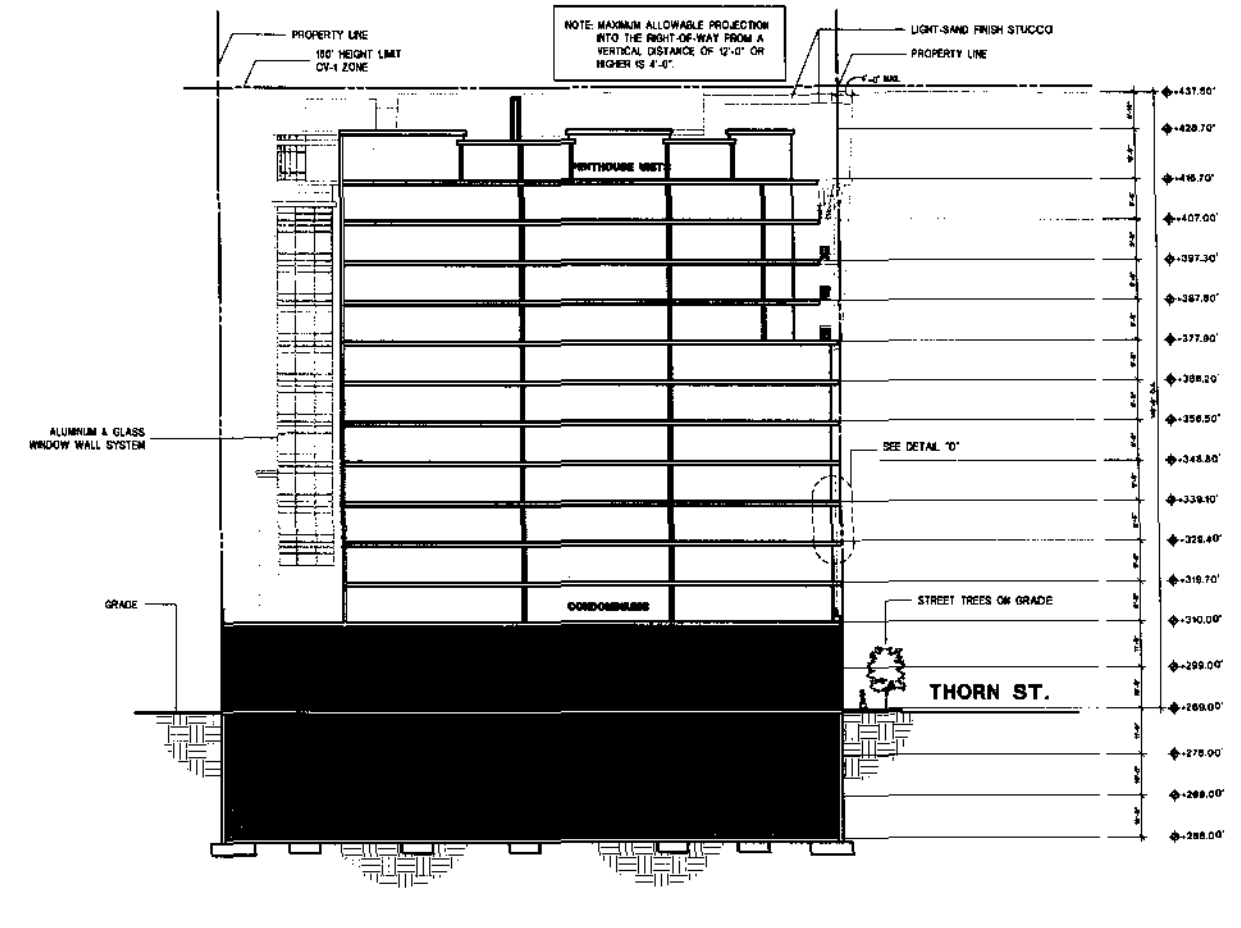
5TH @ THORN LLC.

ARK ARCHITECTS, INC.
 11855 SORRENTO VALLEY ROAD
 SUITE "A"
 SAN DIEGO, CA 92121
 (606) 792-5997

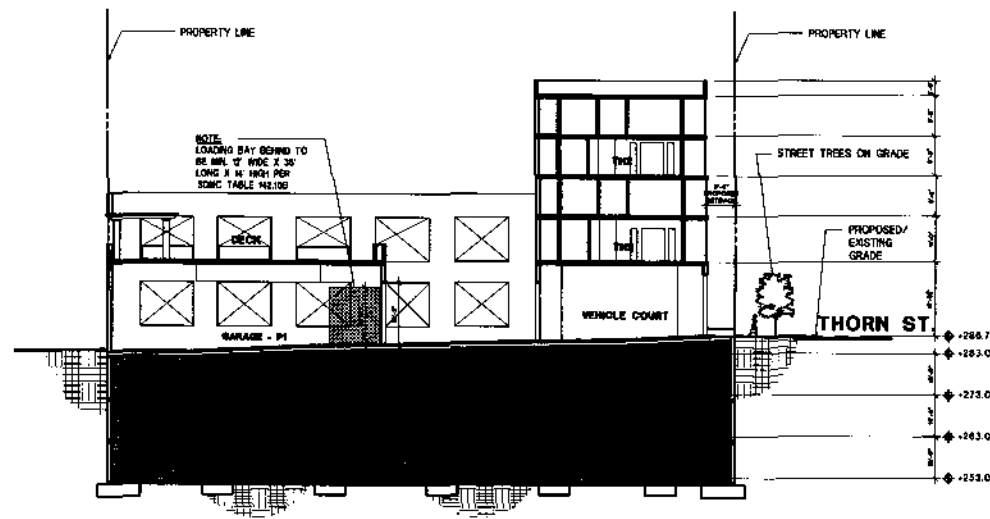


TYPICAL FLOOR/CEILING SECTION

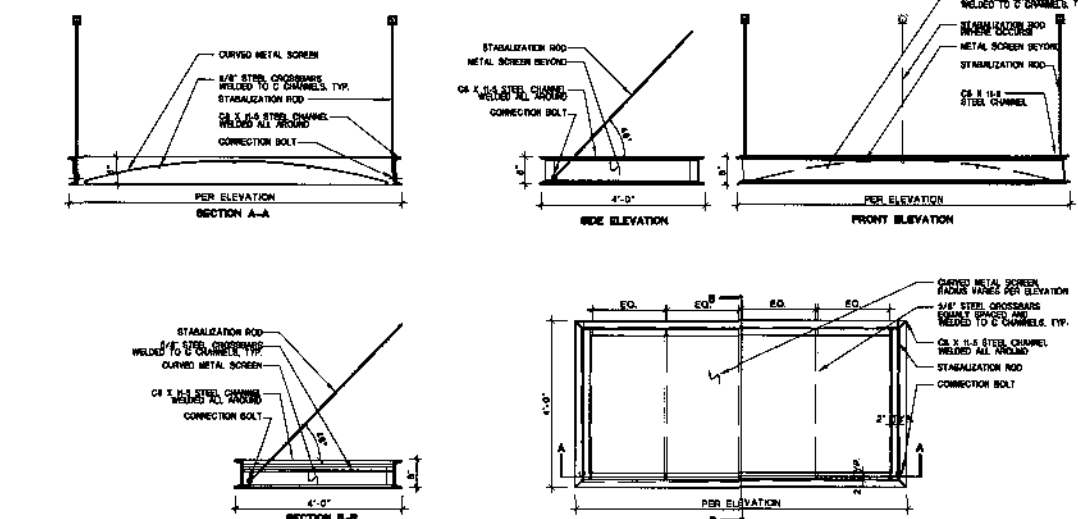
LONGITUDINAL SECTION



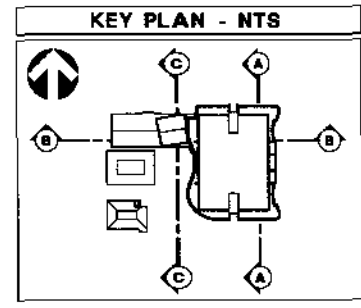
TRANSVERSAL SECTION



TRANSVERSAL SECTION



TYPICAL AWNING ABOVE COMMERCIAL ENTRY



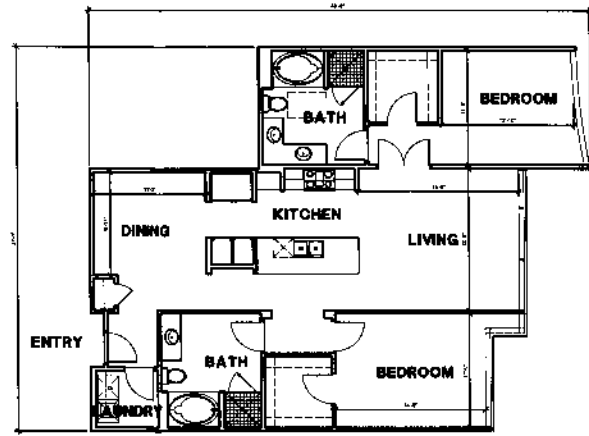
CONCEPTUAL SITE SECTIONS

Prepared By:	ARK ARCHITECTS, INC.	Revision 14:	
Name:	11855 SORRENTO VALLEY ROAD	Revision 13:	
Address:	SUITE "A"	Revision 12:	
	SAN DIEGO, CA 92121	Revision 11:	
Phone #:	(858) 792-5997	Revision 10:	
Project Address:	403 THORN STREET, 3251 4TH AVENUE, 3225 4TH AVENUE,	Revision 9:	
	3230 5TH AVENUE & 3252 6TH AVENUE, SAN DIEGO, CA	Revision 8:	
Project Name:	FIFTH @ THORN	Revision 7:	
	Condominiums	Revision 6:	
Legal Description:	Please refer to legal description table on title sheet.	Revision 5:	04/15/09
		Revision 4:	09/17/08
Sheet Title:	A22 CONCEPTUAL SITE SECTIONS	Revision 3:	10/30/07
		Revision 2:	10/09/06
		Original Date:	06/09/06
		Sheet	24 of 60 sheets

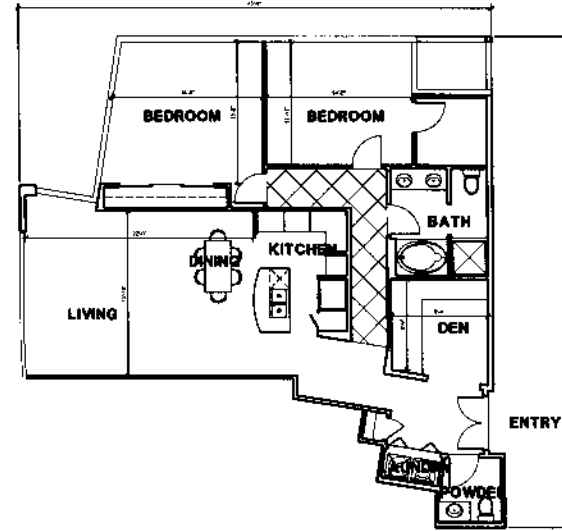
5TH @ THORN CONDOMINIUMS

5TH @ THORN LLC.

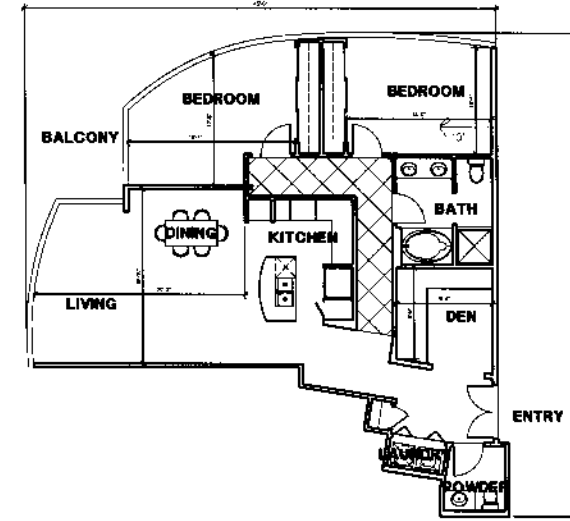




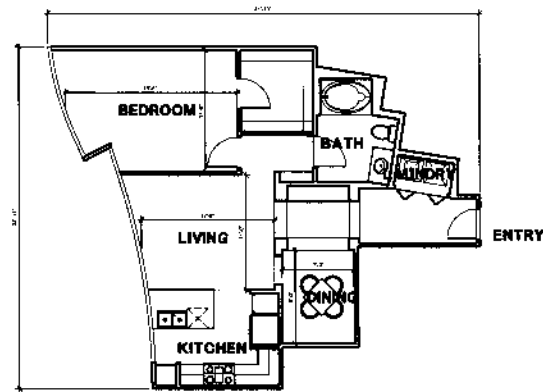
B-5 1401 S.F. ④
1/8" = 1'-0"



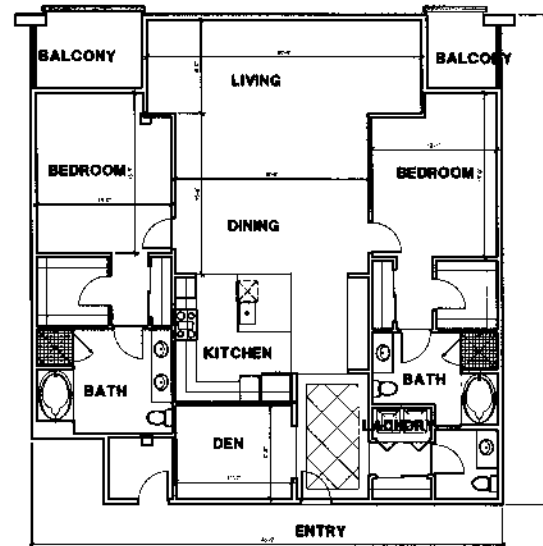
B-6 1504 S.F. ⑤
1/8" = 1'-0"



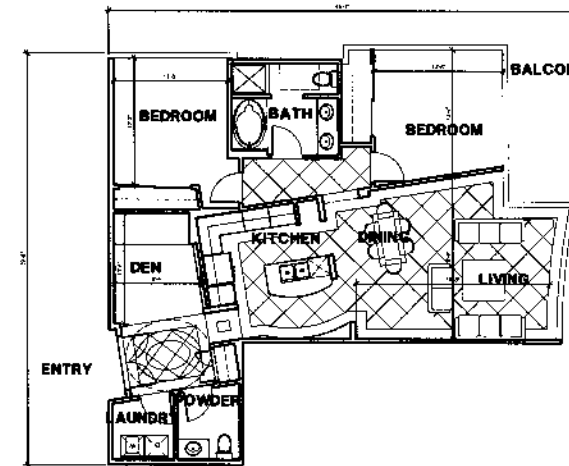
B-7 1428 S.F. ⑥
1/8" = 1'-0"



A-1 860 S.F. ①
1/8" = 1'-0"



B-1 1971 S.F. ②
1/8" = 1'-0"



B-4 1303 S.F. ③
1/8" = 1'-0"



Prepared By: ARK ARCHITECTS, INC.
Name: 11655 SORRENTO VALLEY ROAD
Address: SUITE "A"
SAN DIEGO, CA 92121
Phone #: (858) 792-5997

Project Address:
403 THORN STREET, 3251 4TH AVENUE, 3225 4TH AVENUE,
3230 5TH AVENUE & 3252 5TH AVENUE, SAN DIEGO, CA

Project Name:
FIFTH @ THORN
Condominiums

Legal Description:
Please refer to legal description
table on title sheet.

Sheet Title: A23
CONCEPTUAL TYPICAL UNIT PLANS

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	04/15/08
Revision 3:	08/17/08
Revision 2:	10/30/07
Revision 1:	10/09/06

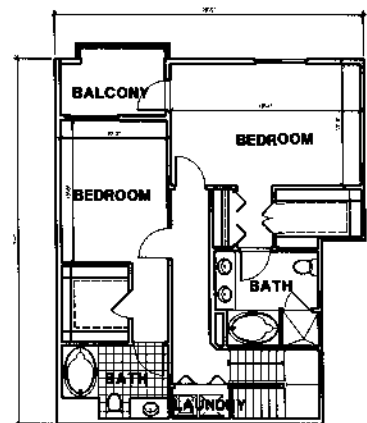
Original Date: 06/06/06

Sheet 25 of 60 sheets

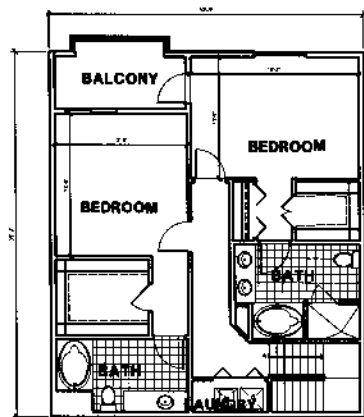
5TH @ THORN CONDOMINIUMS

5TH @ THORN LLC.

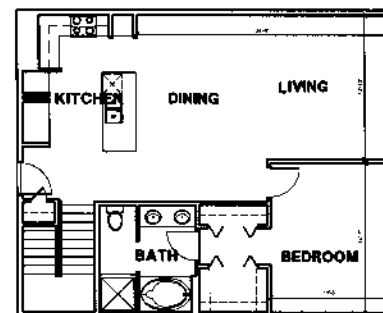




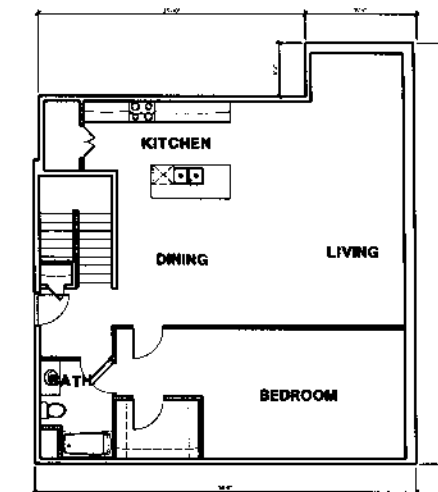
TH-1 984 S.F. ②
1/8" = 1'-0"



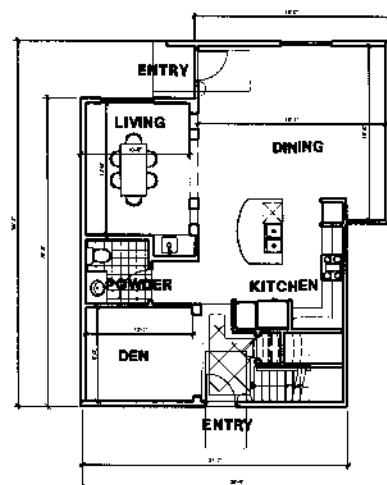
TH-2 871 S.F. ④
1/8" = 1'-0"



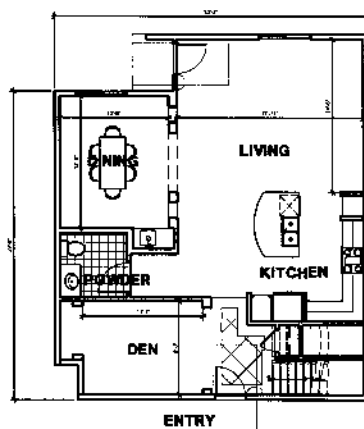
SK-1&2-UPPER 1081 S.F. ⑥
1/8" = 1'-0"



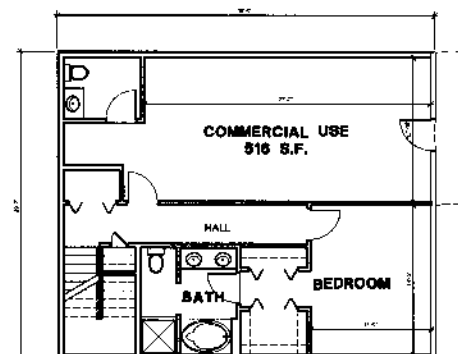
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1/8" = 1'-0"



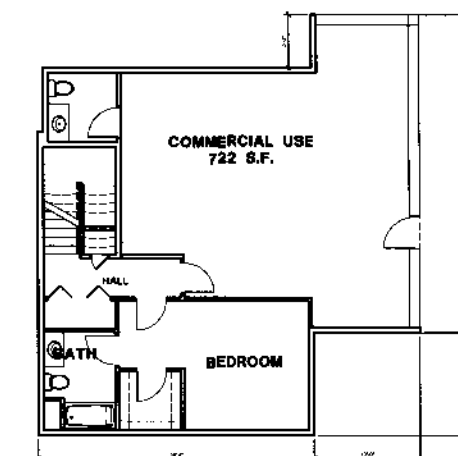
TH-1 993 S.F. ①
1/8" = 1'-0"



TH-2 938 S.F. ③
1/8" = 1'-0"



SK-1&2-LOWER 1081 S.F. ⑤
1/8" = 1'-0"



SK-3 LOWER 1198 S.F. ⑦
1/8" = 1'-0"

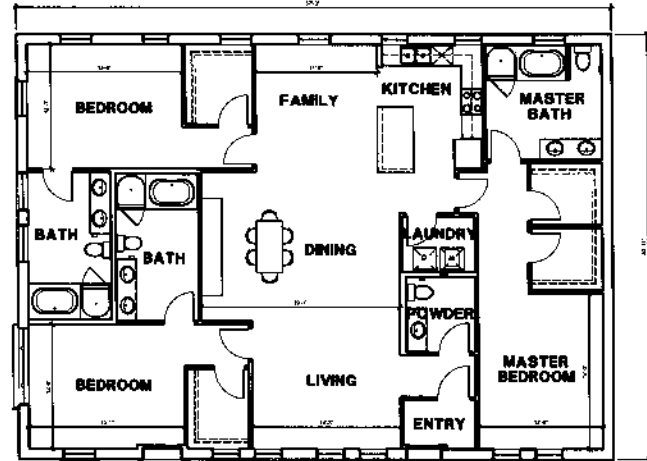


Prepared By:	ARK ARCHITECTS, INC.	Revision 14:	_____
Name:	11855 SORRENTO VALLEY ROAD	Revision 13:	_____
Address:	SUITE "A"	Revision 12:	_____
	SAN DIEGO, CA 92121	Revision 11:	_____
Phone #:	(858) 792-5997	Revision 10:	_____
		Revision 9:	_____
Project Address:	405 THORN STREET, 3251 4TH AVENUE, 3225 4TH AVENUE,	Revision 8:	_____
	3230 5TH AVENUE & 3252 5TH AVENUE, SAN DIEGO, CA	Revision 7:	_____
Project Name:	FIFTH @ THORN	Revision 6:	_____
	Condominiums	Revision 5:	_____
Legal Description:	Please refer to legal description	Revision 4:	04/15/09
	tabe on site sheet.	Revision 3:	09/17/08
Sheet Title:	A24	Revision 2:	10/30/07
	CONCEPTUAL TYPICAL UNIT PLANS	Revision 1:	10/09/06
		Original Date:	06/09/08
		Sheet	26 of 60 sheets

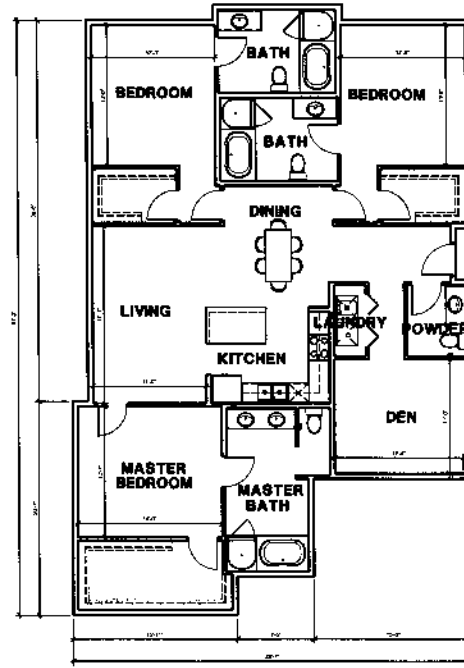
5TH @ THORN CONDOMINIUMS

5TH @ THORN LLC.

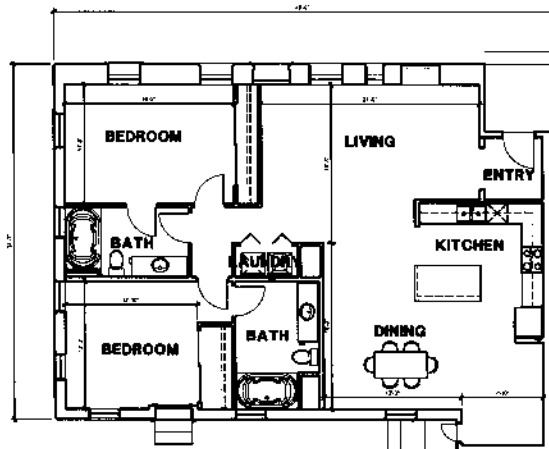
ARK
ARCHITECTS, INC.
11855 SORRENTO VALLEY ROAD
SUITE "A"
SAN DIEGO, CA 92121
(858) 792-5997



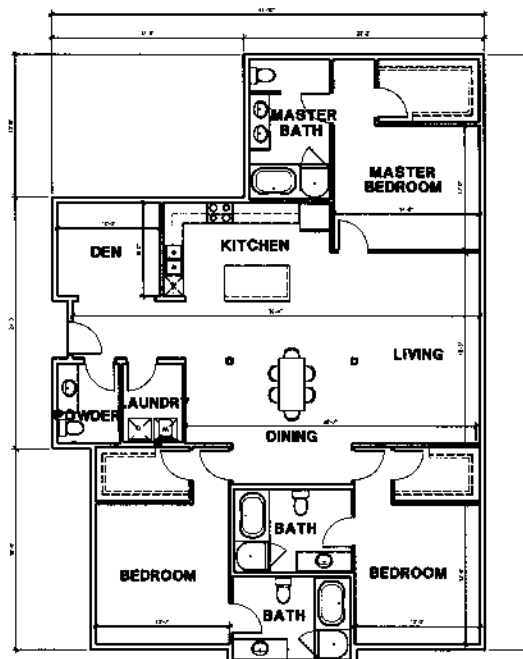
BUNGALOW 1 2345 S.F. ②
1/8" = 1'-0" AREA MAY VARY FROM FINAL UNIT DESIGN



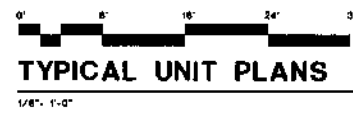
PH 2 1960 S.F. ④
1/8" = 1'-0"



BUNGALOW 2 1628 S.F. ①
1/8" = 1'-0" AREA MAY VARY FROM FINAL UNIT DESIGN



PH 1 2102 S.F. ③
1/8" = 1'-0"



Prepared By: ARK ARCHITECTS, INC.
Name: 11655 SORRENTO VALLEY ROAD
Address: SUITE "A"
SAN DIEGO, CA 92121
Phone #: (858) 792-5997

Project Address:
403 THORN STREET, 3251 4TH AVENUE, 3225 4TH AVENUE,
3230 5TH AVENUE & 3252 5TH AVENUE, SAN DIEGO, CA

Project Name:
FIFTH @ THORN
Condominiums

Legal Description:
Please refer to legal description table on title sheet.

Sheet Title: A25
CONCEPTUAL TYPICAL UNIT PLANS

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	04/18/09
Revision 3:	09/17/08
Revision 2:	10/30/07
Revision 1:	10/09/06

Original Date: 06/09/06

Sheet 27 of 60 sheets

5TH @ THORN CONDOMINIUMS
5TH @ THORN LLC.





HEIGHT OF THE EXISTING STRUCTURES:

- | | | |
|-----------------------|------------|------------|
| 01 7 STORY | 27 2 STORY | 53 1 STORY |
| 02 3 STORY | 28 4 STORY | 54 3 STORY |
| 03 UNDER CONSTRUCTION | 29 4 STORY | 55 2 STORY |
| 04 2 STORY | 30 4 STORY | 56 2 STORY |
| 05 1 STORY | 31 2 STORY | 57 2 STORY |
| 06 2.5 STORY | 32 2 STORY | 58 2 STORY |
| 07 1.5 STORY | 33 3 STORY | 59 1 STORY |
| 08 2 STORY | 34 3 STORY | 60 1 STORY |
| 09 2.5 STORY | 35 2 STORY | 61 1 STORY |
| 10 3.5 STORY | 36 2 STORY | 62 1 STORY |
| 11 3 STORY | 37 2 STORY | 63 1 STORY |
| 12 2 STORY | 38 2 STORY | |
| 13 1 STORY | 39 4 STORY | |
| 14 1 STORY | 40 1 STORY | |
| 15 2 STORY | 41 1 STORY | |
| 16 1 STORY | 42 2 STORY | |
| 17 2 STORY | 43 2 STORY | |
| 18 2 STORY | 44 2 STORY | |
| 19 6 STORY | 45 2 STORY | |
| 20 13 STORY | 46 1 STORY | |
| 21 4 STORY | 47 3 STORY | |
| 22 10 STORY | 48 1 STORY | |
| 23 1 STORY | 49 1 STORY | |
| 24 UNDER CONSTRUCTION | 50 1 STORY | |
| 25 3 STORY | 51 1 STORY | |
| 26 2 STORY | 52 2 STORY | |

IMMEDIATE VICINITY SURVEY

1

5TH @ THORN CONDOMINIUMS
 5TH @ THORN LLC.



Prepared By: ARK ARCHITECTS, INC.
 Name: 11855 SORRENTO VALLEY ROAD
 Address: SUITE "A"
 SAN DIEGO, CA 92121
 Phone #: (619) 792-5997

Project Address:
 403 THORN STREET, 3251 4TH AVENUE, 3225 4TH AVENUE,
 3230 5TH AVENUE & 3252 5TH AVENUE, SAN DIEGO, CA

Project Name:
 FIFTH @ THORN
 Condominiums

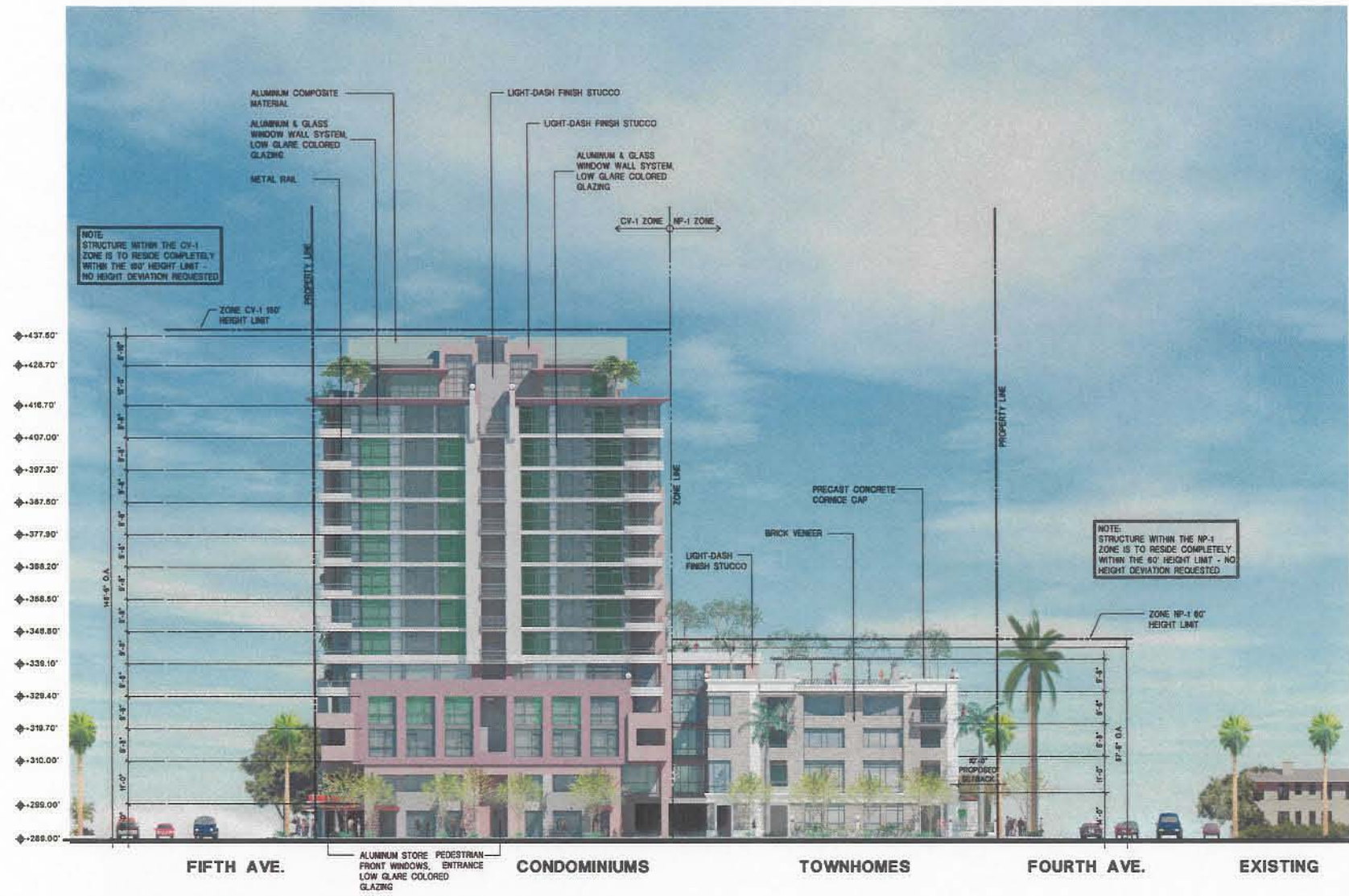
Legal Description:
 Please refer to legal description
 table on title sheet.

Sheet Title: A26
 IMMEDIATE VICINITY SURVEY

- Revision 14: _____
- Revision 13: _____
- Revision 12: _____
- Revision 11: _____
- Revision 10: _____
- Revision 9: _____
- Revision 8: _____
- Revision 7: _____
- Revision 6: _____
- Revision 5: _____
- Revision 4: 04/15/06
- Revision 3: 08/17/06
- Revision 2: 10/30/07
- Revision 1: 10/09/06

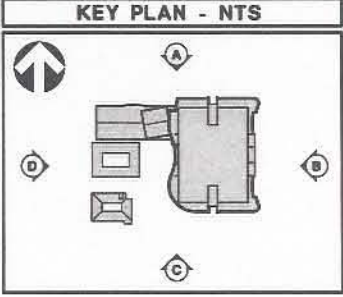
Original Date: 08/09/06

Sheet 28 of 60 sheets



NORTH SIDE ELEVATION (THORN STREET) A

NOTE: A MAXIMUM OF 50% OF THE EXTERIOR OF A BUILDING MAY BE COMPRISED OF REFLECTIVE MATERIAL THAT HAS A LIGHT REFLECTIVITY FACTOR GREATER THAN 30 %.



CONCEPTUAL SITE ELEVATION 1

Prepared By: ARK ARCHITECTS, INC.
 Name: 11855 SORRENTO VALLEY ROAD
 Address: SUITE "A"
 SAN DIEGO, CA 92121
 Phone #: (858) 792-5997

Project Address:
 403 THORN STREET, 3251 4TH AVENUE, 3225 4TH AVENUE,
 3230 5TH AVENUE & 3252 5TH AVENUE, SAN DIEGO, CA

Project Name: FIFTH @ THORN
 Condominiums

Legal Description: Please refer to legal description table on title sheet.

Sheet Title: A27
 CONCEPTUAL SITE ELEVATIONS
 NORTH SIDE - THORN STREET

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	04/15/08
Revision 3:	09/17/08
Revision 2:	10/30/07
Revision 1:	10/09/06

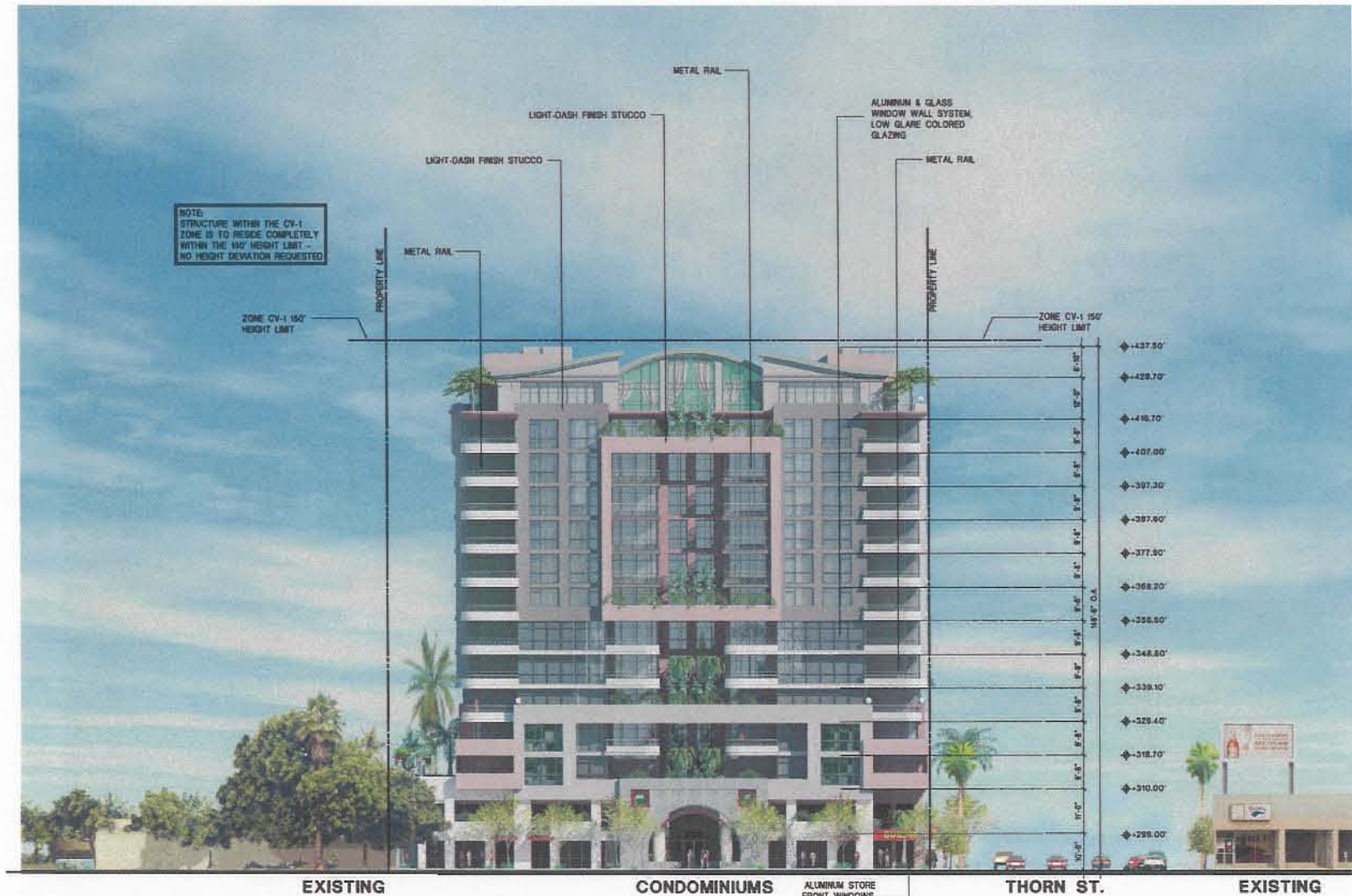
Original Date: 06/09/06

Sheet 29 of 60 sheets

5TH @ THORN CONDOMINIUMS

5TH @ THORN LLC.

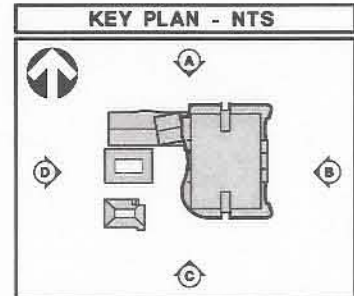




EAST SIDE ELEVATION (FIFTH STREET)

B

NOTE:
A MAXIMUM OF 50% OF THE EXTERIOR OF A BUILDING MAY BE COMPRISED OF REFLECTIVE MATERIAL THAT HAS A LIGHT REFLECTIVITY FACTOR GREATER THAN 30 %.



CONCEPTUAL SITE ELEVATION

1" = 20'-0"

1

Prepared By: ARK ARCHITECTS, INC.
 Name: 11855 SORRENTO VALLEY ROAD
 Address: SUITE "A"
 SAN DIEGO, CA 92121
 Phone #: (658) 792-5997

Project Address:
 403 THORN STREET, 3251 4TH AVENUE, 3225 4TH AVENUE,
 3230 5TH AVENUE & 3252 5TH AVENUE, SAN DIEGO, CA

Project Name: FIFTH @ THORN
 Condominiums

Legal Description: Please refer to legal description table on title sheet.

Sheet Title: A28
 CONCEPTUAL SITE ELEVATION
 EAST SIDE - FIFTH AVENUE

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	04/15/06
Revision 3:	06/17/06
Revision 2:	10/30/07
Revision 1:	10/09/06

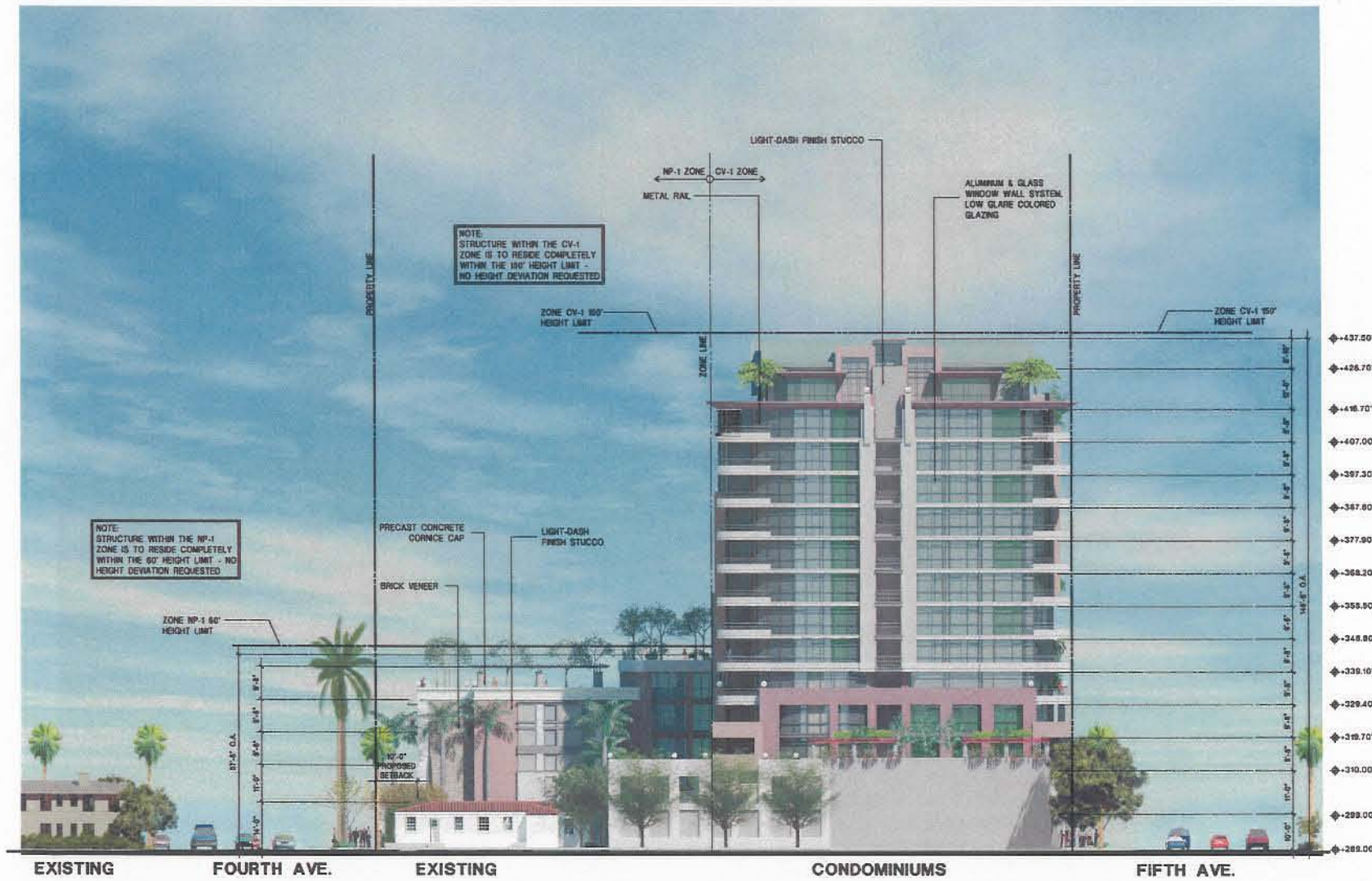
Original Date: 06/06/06

Sheet 31 of 60 sheets

5TH @ THORN CONDOMINIUMS

5TH @ THORN LLC.

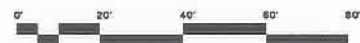
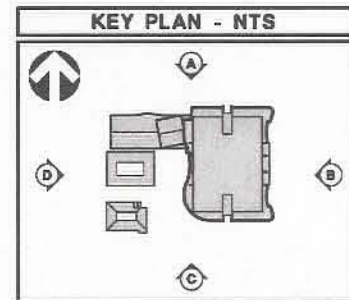




SOUTH SIDE ELEVATION

©

NOTE:
A MAXIMUM OF 50% OF THE
EXTERIOR OF A BUILDING MAY BE
COMPRISSED OF REFLECTIVE
MATERIAL THAT HAS A LIGHT
REFLECTIVITY FACTOR GREATER
THAN 30 %.



CONCEPTUAL SITE ELEVATION

1" = 20'-0"

1

Prepared By: _____
 Name: ARK ARCHITECTS, INC.
 11855 SORRENTO VALLEY ROAD
 Address: SUITE "A"
 SAN DIEGO, CA 92121
 Phone #: (619) 792-5997

Project Address:
403 THORN STREET, 3291 4TH AVENUE, 3225 4TH AVENUE,
3230 5TH AVENUE & 3252 5TH AVENUE, SAN DIEGO, CA

Project Name:
FIFTH @ THORN
 Condominiums

Legal Description: _____
 Please refer to legal description
 table on title sheet.
 Sheet Title: A29
CONCEPTUAL SITE ELEVATION
SOUTH SIDE

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	<u>04/15/08</u>
Revision 3:	<u>09/17/06</u>
Revision 2:	<u>10/30/07</u>
Revision 1:	<u>10/09/06</u>

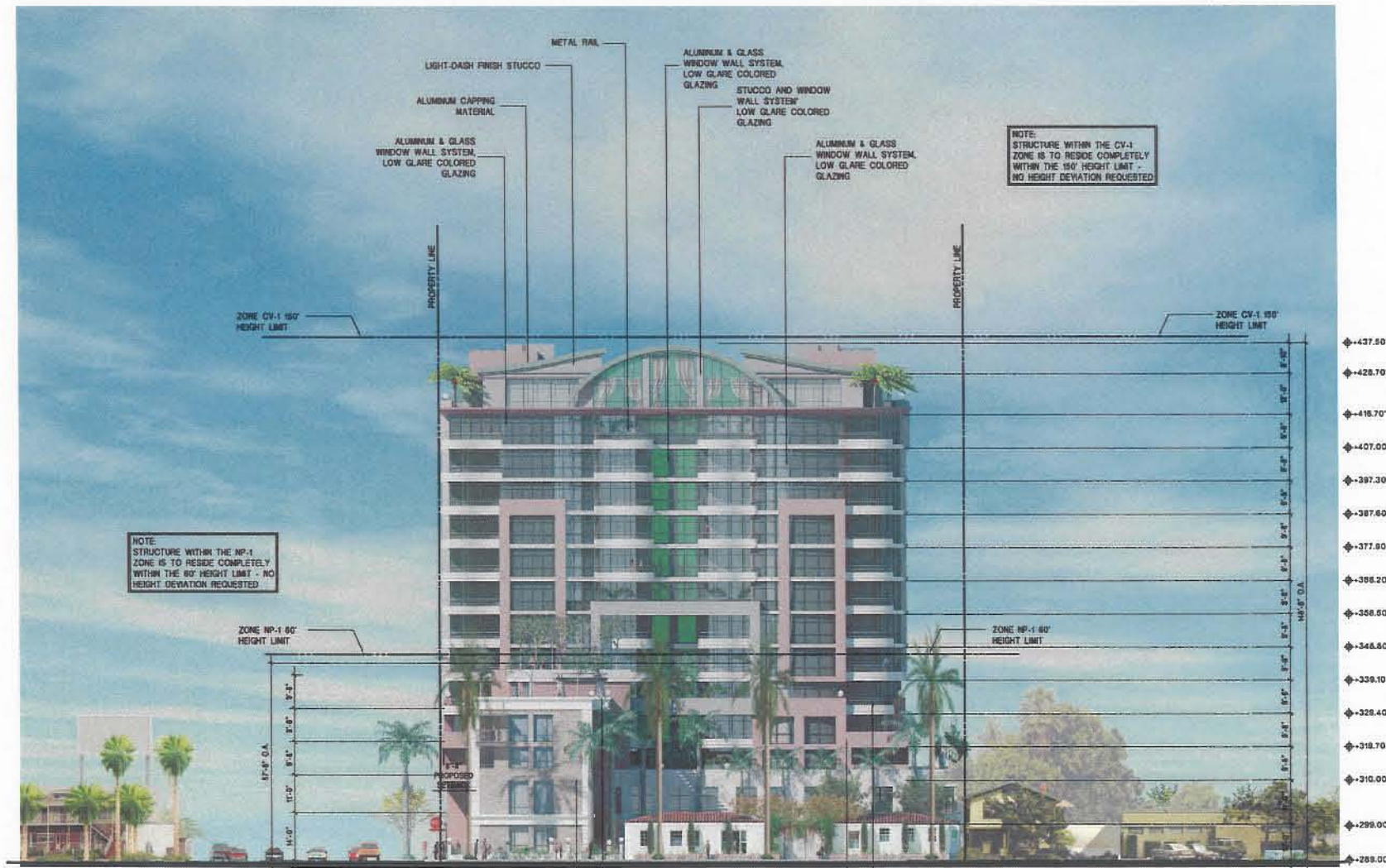
Original Date: 06/09/06

Sheet 33 of 60 sheets

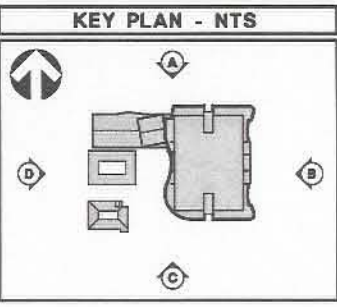
5TH @ THORN CONDOMINIUMS

5TH @ THORN LLC.

ARK
 ARCHITECTS, INC.
 11855 SORRENTO VALLEY ROAD
 SAN DIEGO, CA 92121
 (619) 792-5997



WEST SIDE ELEVATION (FOURTH STREET)



NOTE:
A MAXIMUM OF 50% OF THE
EXTERIOR OF A BUILDING MAY BE
COMPRISSED OF REFLECTIVE
MATERIAL THAT HAS A LIGHT
REFLECTIVITY FACTOR GREATER
THAN 30 %.



CONCEPTUAL SITE ELEVATIONS

1" = 20'-0"

Prepared By: _____
Name: ARK ARCHITECTS, INC.
11855 SORRENTO VALLEY ROAD
Address: SUITE "A"
SAN DIEGO, CA 92121
Phone #: (619) 792-5997

Project Address:
403 THORN STREET, 3251 4TH AVENUE, 3225 4TH AVENUE,
3230 5TH AVENUE & 3252 5TH AVENUE, SAN DIEGO, CA

Project Name:
FIFTH @ THORN
Condominiums

Legal Description:
Please refer to legal description
table on title sheet.

Sheet Title:
A30
CONCEPTUAL SITE ELEVATIONS
WEST SIDE ELEVATION - 4TH ST.

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	<u>04/15/06</u>
Revision 3:	<u>09/17/06</u>
Revision 2:	<u>10/30/07</u>
Revision 1:	<u>10/09/06</u>

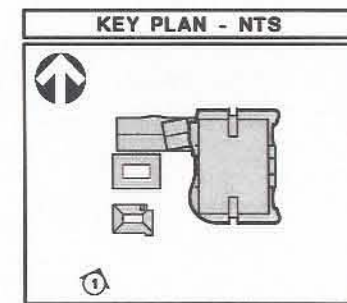
Original Date: 06/09/06

Sheet 35 of 60 sheets

5TH @ THORN CONDOMINIUMS

5TH @ THORN LLC.





AERIAL VIEW FROM SOUTH FOURTH ST.

NTS

①

DATE: 10/30/07
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

5TH @ THORN CONDOMINIUMS
5TH @ THORN LLC.

ARK
 ARCHITECTS, INC.
 11855 SORRENTO VALLEY ROAD
 SAN DIEGO, CA 92121
 (619) 782-5997

Prepared By: ARK ARCHITECTS, INC.
 Name: 11855 SORRENTO VALLEY ROAD
 Address: SUITE "A"
 Phone #: (619) 782-5997

Project Address: 403 THORN STREET, 3251 4TH AVENUE, 3225 6TH AVENUE,
3230 5TH AVENUE & 3252 5TH AVENUE, SAN DIEGO, CA

Project Name: FIFTH @ THORN
Condominiums

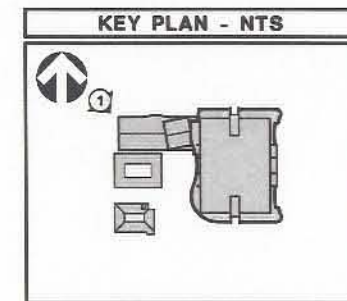
Legal Description: Please refer to legal description
table on title sheet.

Sheet Title: A31
CONCEPTUAL VIEWS
AERIAL VIEW FROM SOUTH FOURTH ST.

- Revision 14: _____
- Revision 13: _____
- Revision 12: _____
- Revision 11: _____
- Revision 10: _____
- Revision 9: _____
- Revision 8: _____
- Revision 7: _____
- Revision 6: _____
- Revision 5: _____
- Revision 4: 04/15/08
- Revision 3: 09/17/08
- Revision 2: 10/30/07
- Revision 1: 10/05/06

Original Date: 06/09/06

Sheet 37 of 60 sheets



VIEW FROM CORNER OF THORN & FOURTH

1

Prepared By: ARK ARCHITECTS, INC.
 Name: 11855 SORRENTO VALLEY ROAD
 Address: SUITE "A"
 SAN DIEGO, CA 92121
 Phone #: (606) 792-9997

Project Address:
 403 THORN STREET, 3251 4TH AVENUE, 3225 4TH AVENUE,
 3230 5TH AVENUE & 3252 5TH AVENUE, SAN DIEGO, CA

Project Name:
 FIFTH @ THORN
 Condominiums

Legal Description: Please refer to legal description table on title sheet.

Sheet Title: A33
 CONCEPTUAL VIEWS
 CORNER OF THORN & 4TH ST.

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: 04/15/09
 Revision 3: 09/17/08
 Revision 2: 10/30/07
 Revision 1: 10/09/06

Original Date: 06/09/06

Sheet 39 of 60 sheets

5TH @ THORN CONDOMINIUMS
 5TH @ THORN LLC.

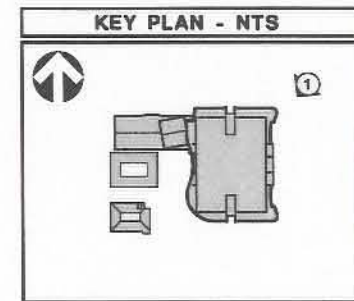




VIEW FROM CORNER OF FIFTH AND THORN

NTS

1



Prepared By: ARK ARCHITECTS, INC.
 Name: 11855 SORRENTO VALLEY ROAD
 Address: SUITE "A"
 SAN DIEGO, CA 92121
 Phone #: (619) 792-5997

Project Address:
 403 THORN STREET, 3251 4TH AVENUE, 3225 4TH AVENUE,
 3230 5TH AVENUE & 3252 5TH AVENUE, SAN DIEGO, CA

Project Name:
 FIFTH @ THORN
 Condominiums

Legal Description:
 Please refer to legal description
 table on title sheet.

Sheet Title: A35
 CONCEPTUAL VIEWS
 CORNER OF 5TH ST. & THORN

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: 04/15/08
 Revision 3: 09/17/08
 Revision 2: 10/30/07
 Revision 1: 10/09/06

Original Date: 06/09/06

Sheet 41 of 60 sheets

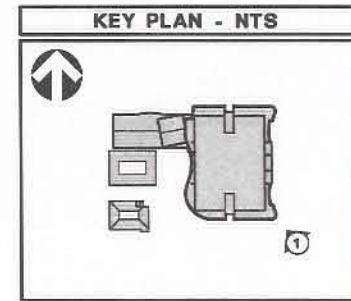
5TH @ THORN CONDOMINIUMS
 5TH @ THORN LLC.





VIEW FROM CORNER OF FIFTH AND SPRUCE

NTS



1

5TH @ THORN CONDOMINIUMS
5TH @ THORN LLC.

5TH @ THORN CONDOMINIUMS

5TH @ THORN LLC.

ARK
ARCHITECTS, INC.
11855 SORRENTO VALLEY ROAD
SAN DIEGO, CA 92120
(858) 792-9997

Prepared By: ARK ARCHITECTS, INC.
Name: 11855 SORRENTO VALLEY ROAD
Address: SUITE "A"
SAN DIEGO, CA 92120
Phone #: (858) 792-9997

Project Address:
403 THORN STREET, 3251 4TH AVENUE, 3225 4TH AVENUE,
3230 5TH AVENUE & 3252 5TH AVENUE, SAN DIEGO, CA

Project Name:
FIFTH @ THORN
Condominiums

Legal Description:
Please refer to legal description
table on title sheet.

Sheet Title:
A36
CONCEPTUAL VIEWS
CORNER OF 5TH ST. & SPRUCE

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: 04/15/08
Revision 3: 09/17/08
Revision 2: 10/30/07
Revision 1: 10/09/06

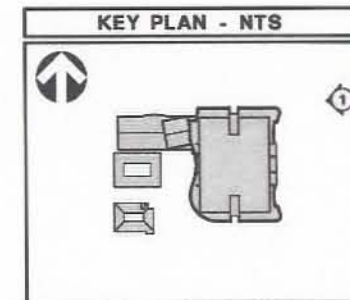
Original Date: 06/09/06

Sheet 42 of 80 sheets



VIEW FROM BALBOA PARK

NTS



Prepared By: ARK ARCHITECTS, INC.
 Name: 11855 SORRENTO VALLEY ROAD
 Address: SUITE "A"
SAN DIEGO, CA 92121
 Phone #: (619) 792-5987

Project Address: 403 THORN STREET, 3251 4TH AVENUE, 3225 4TH AVENUE,
3230 5TH AVENUE & 3252 5TH AVENUE, SAN DIEGO, CA

Project Name: FIFTH @ THORN
Condominiums

Legal Description: Please refer to legal description
table on title sheet.

Sheet Title: A37
CONCEPTUAL VIEWS
VIEW FROM BALBOA PARK

- Revision 14: _____
- Revision 13: _____
- Revision 12: _____
- Revision 11: _____
- Revision 10: _____
- Revision 9: _____
- Revision 8: _____
- Revision 7: _____
- Revision 6: _____
- Revision 5: _____
- Revision 4: 04/15/08
- Revision 3: 09/17/08
- Revision 2: 10/30/07
- Revision 1: 10/09/06

Original Date: 08/09/06

Sheet 43 of 60 sheets

5TH @ THORN CONDOMINIUMS
5TH @ THORN LLC.





June 21st 06:00 am



June 21st 07:00 am



June 21st 08:00 am



June 21st 09:00 am



June 21st 10:00 am



June 21st 11:00 am



June 21st 12:00 pm



June 21st 01:00 pm



June 21st 02:00 pm



June 21st 03:00 pm



June 21st 04:00 pm



June 21st 05:00 pm



June 21st 06:00 pm



June 21st 07:00 pm



June 21st 08:00 pm

LEGEND:

01- RES. BUILDING	7 STORY	08- RES. BUILDING	2 STORY
02- RES. BUILDING	3 STORY	09- OFFICE BUILDING	2.5 STORY
03- RES. UNDER CONSTRUCTION		10- OFFICE BUILDING	3.5 STORY
04- RES. BUILDING	2 STORY	11- RES. BUILDING	3 STORY
05- RETAIL	1 STORY	12- RES. BUILDING	2 STORY
06- RES. BUILDING	2.5 STORY	13- COMMERCIAL BUILDING	1 STORY
07- COMMERCIAL BUILDING	1.5 STORY	14- RES. BUILDING	1 STORY
		15- OFFICE BUILDING	2 STORY

A - SECONDARY SHADOW BOUNDRY LINE REPRESENTS SHADOW CAST BY THE PROJECT WITH A 15' STEPBACK ABOVE A 36' HIGH STREETWALL @ THE THORN STREET FACE. THE STEPBACK WAS NOT SHOWN @ THE 5TH AVENUE FACE TO RETAIN FIRE DEPARTMENT LADDER ACCESS.

**CONCEPTUAL SHADOW STUDY (SUMMER SOLSTICE)
June 21st, 06.00 am THRU 08.00 pm**

01

Prepared By: ARK ARCHITECTS, INC.
Name: 11855 SORRENTO VALLEY ROAD
Address: SUITE "A"
SAN DIEGO, CA 92121
Phone #: (606) 792-5997

Project Address:
403 THORN STREET, 3251 4TH AVENUE, 3225 4TH AVENUE,
3230 5TH AVENUE & 3252 5TH AVENUE, SAN DIEGO, CA

Project Name: FIFTH @ THORN
Condominiums

Legal Description: Please refer to legal description table on title sheet.

Sheet Title: A45
CONCEPTUAL SHADOW STUDY (SUMMER SOLSTICE)

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	04/15/08
Revision 4:	08/17/08
Revision 3:	10/30/07
Revision 2:	_____
Revision 1:	10/09/06

Original Date: 06/09/08

Sheet 31 of 60 sheets

5TH @ THORN CONDOMINIUMS
5TH @ THORN LLC.





December 21st 06:00 am



December 21st 07:00 am



December 21st 08:00 am



December 21st 09:00 am



December 21st 10:00 am



December 21st 11:00 am



December 21st 12:00 pm



December 21st 01:00 pm



December 21st 02:00 pm



December 21st 03:00 pm



December 21st 04:00 pm



December 21st 05:00 pm



December 21st 06:00 pm



December 21st 07:00 pm



December 21st 08:00 pm

LEGEND:

01- RES. BUILDING	7 STORY	08- RES. BUILDING	2 STORY
02- RES. BUILDING	3 STORY	09- OFFICE BUILDING	2.5 STORY
03- RES. UNDER CONSTRUCTION		10- OFFICE BUILDING	3.5 STORY
04- RES. BUILDING	2 STORY	11- RES. BUILDING	3 STORY
05- RETAIL	1 STORY	12- RES. BUILDING	2 STORY
06- RES. BUILDING	2.5 STORY	13- COMMERCIAL BUILDING	1 STORY
07- COMMERCIAL BUILDING	1.5 STORY	14- RES. BUILDING	1 STORY
		15- OFFICE BUILDING	2 STORY

A - SECONDARY SHADOW BOUNDARY LINE REPRESENTS SHADOW CAST BY THE PROJECT WITH A 15' STEPBACK ABOVE A 36' HIGH STREETWALL @ THE THORN STREET FACE. THE STEPBACK WAS NOT SHOWN @ THE 5TH AVENUE FACE TO RETAIN FIRE DEPARTMENT LADDER ACCESS.

CONCEPTUAL SHADOW STUDY (WINTER SOLSTICE) DECEMBER 21st, 06.00 am THRU 08.00 pm

01

Prepared By: ARK ARCHITECTS, INC.
 Name: 11255 SORRENTO VALLEY ROAD
 Address: SUITE "A"
 SAN DIEGO, CA 92121
 Phone #: (619) 782-5997

Project Address:
 403 THORN STREET, 3251 4TH AVENUE, 3225 4TH AVENUE,
 3230 5TH AVENUE & 3252 5TH AVENUE, SAN DIEGO, CA

Project Name:
 FIFTH @ THORN
 Condominiums

Legal Description:
 Please refer to legal description table on title sheet.

Sheet Title: A46
 CONCEPTUAL SHADOW STUDY (WINTER SOLSTICE)

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	04/15/09
Revision 4:	09/17/08
Revision 3:	10/30/07
Revision 2:	10/09/06
Revision 1:	_____

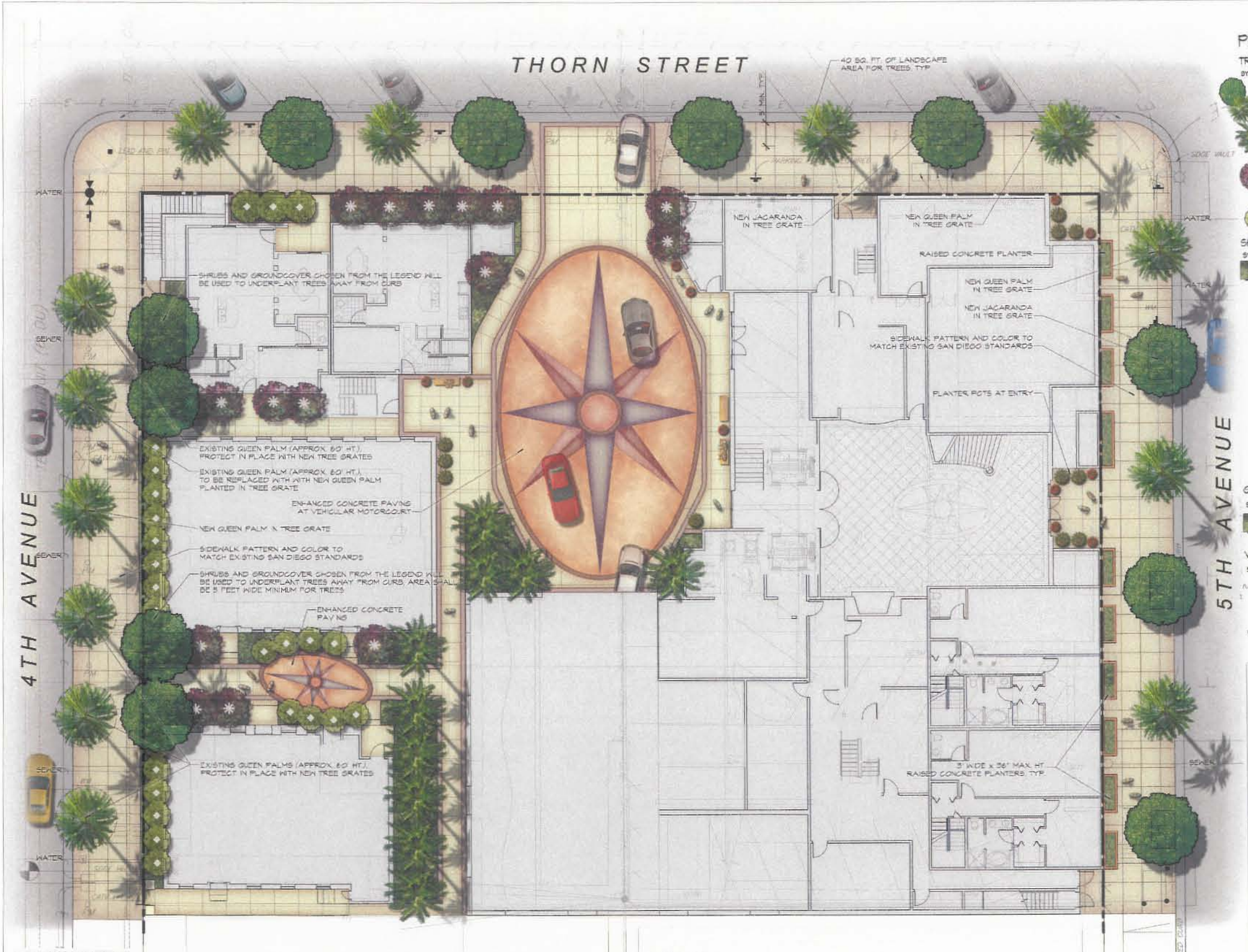
Original Date: 06/09/06

Sheet 52 of 60 sheets



ARK ARCHITECTS, INC.
 11255 SORRENTO VALLEY ROAD
 SUITE "A"
 SAN DIEGO, CA 92121
 (619) 782-5997

THORN STREET



PLANT LEGEND

TREES	BOTANICAL	COMMON NAME	SIZE	MATURE HEIGHT/SPREAD	QTY.	FORM/FUNCTION
STREET TREES	JACARANDA HOSIIFOLIA	JACARANDA	24\"/>			

DESIGN INTENT
 THE LANDSCAPE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE A MODERN URBAN LIFESTYLE FOR THE RESIDENT'S ENJOYMENT. THIS WILL BE ACHIEVED BY PROVIDING PEDESTRIAN FRIENDLY SPACES THAT ENCOURAGE ACTIVITY AND CIRCULATION, AS WELL AS PRIVATE SPACES THAT ARE CONDUCTIVE TO INTIMACY AND WARMTH. THIS DESIGN ENHANCES THE PEDESTRIAN EXPERIENCE THROUGH THE USE OF ENHANCED PAVING, AMENITIES, AND WATER FEATURES WITHIN CONTEMPORARY SPACES.

Consultant:
gmp
 Gillespie
 Moody
 Patterson, Inc.
 LANDSCAPE ARCHITECTURE
 & PLANNING

www.gmplandarch.com
 9404 Genesee Avenue
 Suite 1400 La Jolla
 California 92 37-1353
 Tel 858 558 8977
 Fax 858 558 9188

LANDSCAPE ARCHITECTURE & PLANNING

Prepared By: GILLESPIE MOODY PATTERSON, INC.
 Name: 2904 GENESSEE AVENUE
 Address: SUITE 1400
 LA JOLLA, CA 92037-1353
 Phone #: (858) 558-8977

Project Address: 403 THORN STREET, 3201 4TH AVENUE & 3252 5TH AVENUE
 SAN DIEGO, CA

Project Name: 5TH @ THORN
 Condominiums

Legal Description: Please refer to legal description
 Note on title sheet

Sheet Title: LS-01

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: _____
 Revision 1: _____

Original Date: 06/28/20
 Sheet 54 of 60 sheets
 PCD/RPO# _____
 PLOT DATE: 11/8/2020

5TH @ THORN CONDOMINIUMS LANDSCAPE DEVELOPMENT PLAN
 STREET LEVEL
 LA JOLLA PACIFIC DEVELOPMENT GROUP



THORN STREET



PLANT LEGEND

TREES	SYMBOL	BOTANICAL	COMMON NAME	SIZE	MATURE HEIGHT/SPREAD	QTY.	FORM/FUNCTION
STREET TREES	[Symbol]	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX (00N)	40'x20'	4	ROAD SHADE
		SYAGRUS ROMANOFFIANUM	GREEN PALM	12-24" 8TH (00N)	45'x25'	4	COLUMNAR ACCENT
ACCENT PALM TREES	[Symbol]	ARCHONDOIDES/CHENICUM/SHAMAHANA	CRIO PALM	12-24" 8TH (00N)	40'x20'	10	COLUMNAR ACCENT
		NOVA FORTENSANA	KEVIA PALM	18-24" 8TH (00N)	60'x30'	10	COLUMNAR ACCENT
		SYAGRUS ROMANOFFIANUM	QUEEN PALM	12-24" 8TH (00N)	45'x25'	10	COLUMNAR ACCENT
		WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	12-24" 8TH (00N)	60'x30'	10	COLUMNAR ACCENT
SMALL PATIO ACCENT TREES	[Symbol]	AGAVE FLEXIOSA	PEPPERHUNT TREE	24" BOX (00N)	25'-35'x15'-20'	16	COLUMNAR ACCENT
		ARAUCAria INDICA	STRAWBERRY TREE	24" BOX (00N)	8'-25'x10'-25'	16	ROUND ACCENT
UPRIGHT ACCENT TREES	[Symbol]	CASIA LEPTOPHYLLA	GOLD MEDALLION TREE	24" BOX (00N)	20'-25'x10'	16	ROUND ACCENT
		LAGERHODIA INDICA	DRUM MELOE	24" BOX (00N)	25'-35'	16	ROUND ACCENT
SHRUBS	[Symbol]	RYPHALOPHYS MAJESTIC BEAUTY	MAJESTIC BEAUTY HAWTHORN	24" BOX (00N)	20'-25'x10'	16	ROUND ACCENT
		BRACHYOTIS ACERIFOLIA	AUSTRALIAN FLAME TREE	24" BOX (00N)	65'x25'	25	PYRAMIDAL ACCENT
SHRUBS	[Symbol]	SHRUBS	SHRUBS	24" BOX (00N)	30'x20'	16	COLUMNAR ACCENT
		SHRUBS	SHRUBS	24" BOX (00N)	20'-25'x10'	16	COLUMNAR ACCENT
SHRUBS	[Symbol]	SHRUBS	SHRUBS	24" BOX (00N)	30'x20'	16	COLUMNAR ACCENT
		SHRUBS	SHRUBS	24" BOX (00N)	20'-25'x10'	16	COLUMNAR ACCENT

GROUND COVERS	SYMBOL	BOTANICAL	COMMON NAME	SIZE	QTY.	FORM/FUNCTION
GROUND COVERS	[Symbol]	SAXIFRAGA SPECIES	SAXIFRAGA	FLATS # 12" O.C.	10'x5'	ACCENT
		HYPOPHRASEMUM	HYPOPHRASEMUM	FLATS # 12" O.C.	10'x5'	VERTICAL SCREEN
		TRICHOLOPERGON	TRICHOLOPERGON	FLATS # 12" O.C.	10'x5'	ACCENT
		STYLISSANTHUS	STYLISSANTHUS	FLATS # 12" O.C.	10'x5'	ACCENT
		STYLISSANTHUS	STYLISSANTHUS	FLATS # 12" O.C.	10'x5'	ACCENT
		STYLISSANTHUS	STYLISSANTHUS	FLATS # 12" O.C.	10'x5'	ACCENT
		STYLISSANTHUS	STYLISSANTHUS	FLATS # 12" O.C.	10'x5'	ACCENT
		STYLISSANTHUS	STYLISSANTHUS	FLATS # 12" O.C.	10'x5'	ACCENT
		STYLISSANTHUS	STYLISSANTHUS	FLATS # 12" O.C.	10'x5'	ACCENT
		STYLISSANTHUS	STYLISSANTHUS	FLATS # 12" O.C.	10'x5'	ACCENT

NOTE: ALL STREET TREE PLANTER AREAS WILL BE 40 SQUARE FEET WITH NO INTERIOR DIMENSION LESS THAN 3 FEET. ALL PLANTING AREAS SHALL RECEIVE A 2" THICK LAYER OF BARK MULCH. IRRIGATION SHALL BE A SPRAY SYSTEM WITH AUTOMATIC CONTROLLER AND RAIN SENSOR. THE MAINTENANCE SHALL BE BY AN H.O.A.

Consultant:

 www.gmplanarch.com
 9404 Genesee Avenue
 Suite 1400 La Jolla
 California 92 37-1353
 Tel 658 558 8977
 Fax 658 558 9188

LANDSCAPE ARCHITECTURE & PLANNING

Prepared By: _____
 Name: _____
 Address: _____
 Phone #: _____
 Project Address: _____
 Project Name: _____
 Legal Description: _____
 Sheet Title: LS-05

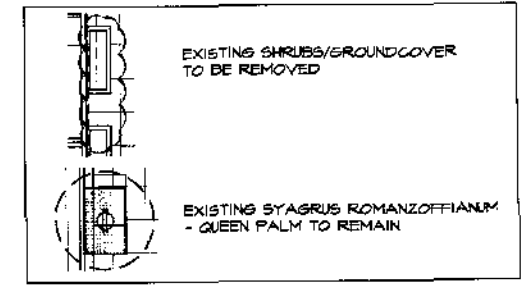
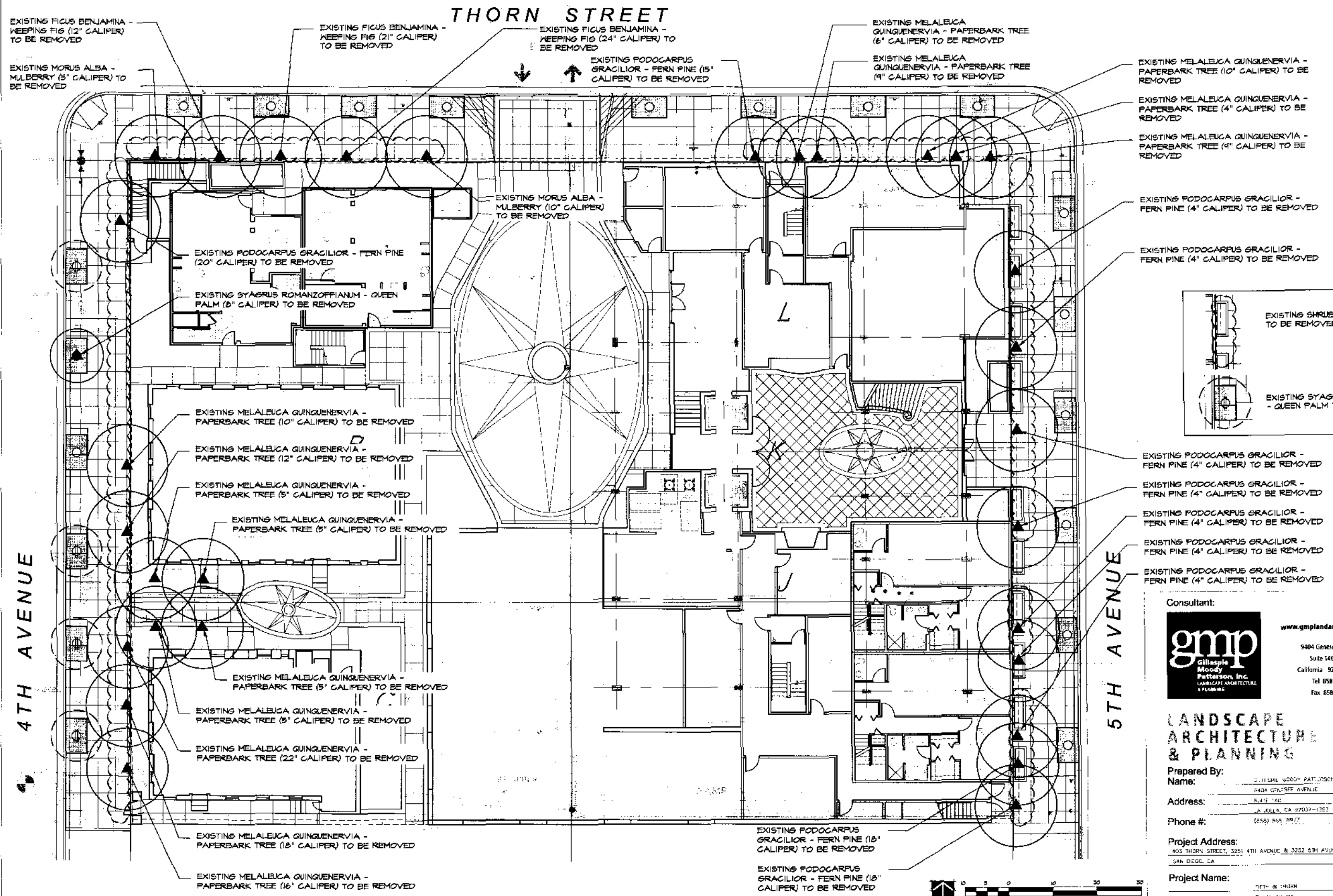
Revision	Date
Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	04/15/09
Revision 3:	03/17/08
Revision 2:	01/03/07
Revision 1:	10/28/06

Original Date: 10/28/06
 Sheet 58 of 60 sheets
 PCDR/PRO#

DESIGN INTENT
 THE LANDSCAPE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE A MODERN URBAN LIFESTYLE FOR THE RESIDENT'S ENJOYMENT. THIS WILL BE ACHIEVED BY PROVIDING PEDESTRIAN FRIENDLY SPACES THAT ENCOURAGE ACTIVITY AND CIRCULATION, AS WELL AS PRIVATE SPACES THAT ARE CONDUCTIVE TO INTIMACY AND WARMTH. THIS DESIGN ENHANCES THE PEDESTRIAN EXPERIENCE THROUGH THE USE OF ENHANCED PAVING, AMENITIES, AND WATER FEATURES WITHIN CONTEMPORARY SPACES.

5TH @ THORN CONDOMINIUMS LANDSCAPE DEVELOPMENT PLAN
 13TH & 14TH LEVEL
 LA JOLLA PACIFIC DEVELOPMENT GROUP





Consultant:
gmp
 Gillespie
 Moody
 Patterson, Inc.
 LANDSCAPE ARCHITECTURE
 & PLANNING

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 California 92 37-1353
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 Fax 858 558 9188

LANDSCAPE ARCHITECTURE & PLANNING

Prepared By:
 Name: D. ELSH, MOODY PATTERSON, INC.
 Address: 9404 GENESSEE AVENUE, SUITE 1400, LA JOLLA, CA 92037-1353
 Phone #: (858) 558 8977
 Project Address: 405 THORN STREET, 3251 4TH AVENUE & 3252 5TH AVENUE, SAN DIEGO, CA
 Project Name: 5TH @ THORN CONDOMINIUMS

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	04/08
Revision 3:	10/30/07
Revision 2:	10/17/06
Revision 1:	5/23/06

Legal Description: Please refer to legal description table on 10/17/06 sheet.
 Sheet Title: LS-06
 PCD/RPO#

Original Date: 11/05/05
 Sheet 59 of 60 sheets
 PLOT DATE: 9/12/2008

TENTATIVE MAP NO. 352761, PTS. NO. 105703
'THORN STREET CONDOMINIUMS'

THE SUBMISSION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS 87 RESIDENTIAL CONDOMINIUMS AND 3 COMMERCIAL/RESIDENTIAL UNITS.

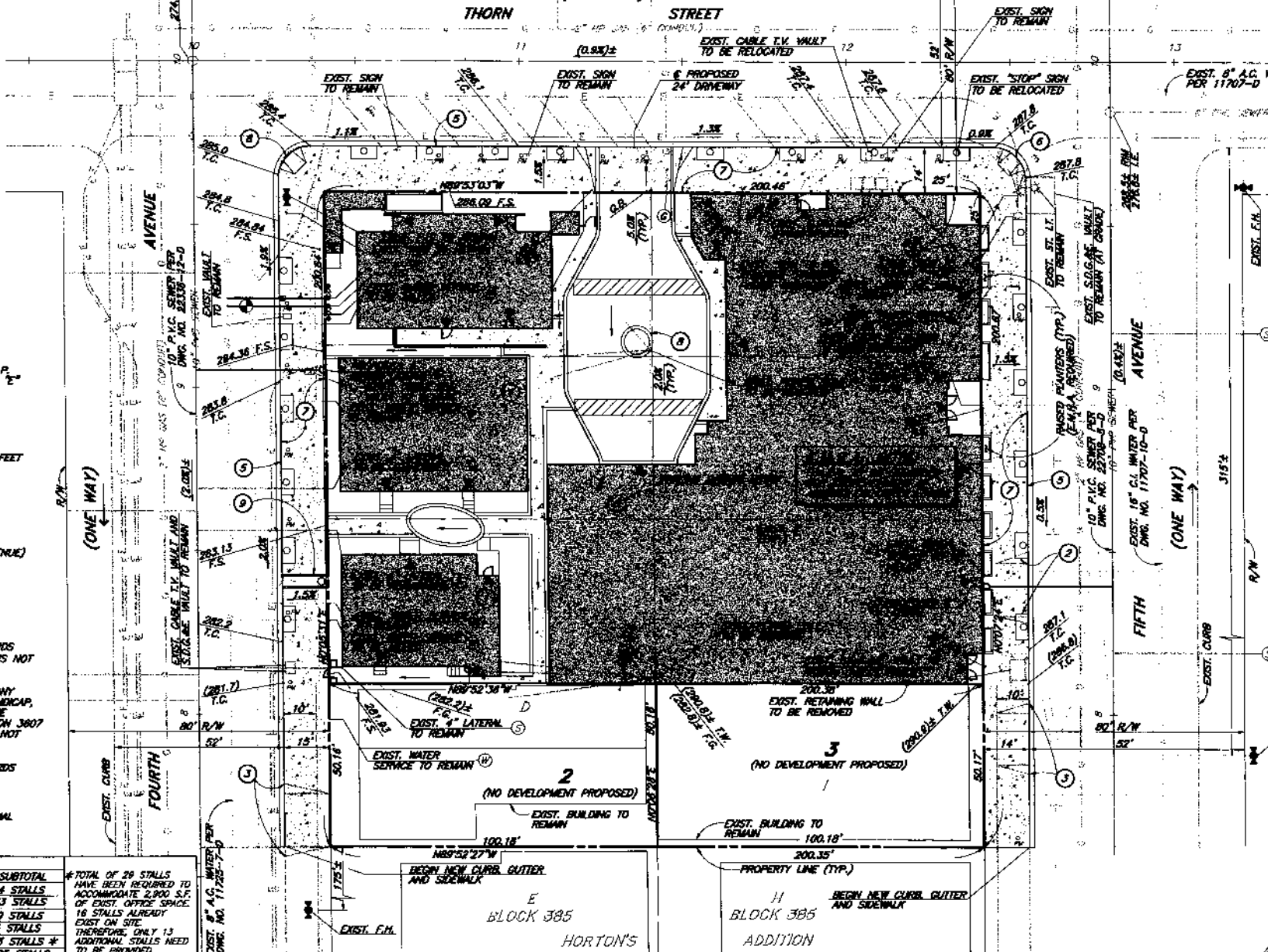
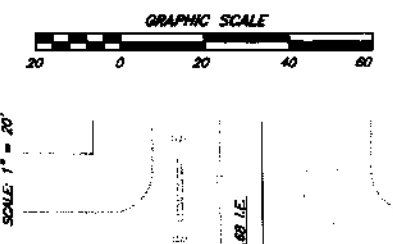
EXISTING LEGAL DESCRIPTION
 PARCEL 1:
 LOTS 7A, 7B, 7C, 7D, 7E AND 7F IN BLOCK 385 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L.L. LOCKLING FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
 PARCEL 2:
 LOT 7G IN BLOCK 385 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L.L. LOCKLING FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
 PARCEL 3:
 LOT 7H IN BLOCK 385 OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L.L. LOCKLING FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

DEVELOPMENT NOTES
 1. MAD 83 COORDINATES: 1850-6281.
 2. LAMBERT COORDINATES: 209-1720.
 3. A.P.N.: PARCEL 1: 452-555-25, 26, 27, 28, 29 AND 34.
 PARCEL 2: 452-555-30.
 PARCEL 3: 452-555-31.
 4. EXISTING/PROPOSED ZONING: R1-1 AND C.V.-1.
 5. AREA: PARCEL 1 = 0.89 ACRES
 PARCEL 2 = 0.12 ACRES
 PARCEL 3 = 0.12 ACRES
 TOTAL = 0.93 ACRES

6. NUMBER OF EXISTING PARCELS = 3
 7. NUMBER OF PROPOSED PARCELS = 3
 8. ALL OVERHEAD FACILITIES ADJACENT TO THE PROJECT SITE ARE TO BE UNDERGROUND.
 9. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ON GOING PERMANENT E.M.P. MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
 10. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 11. P.L.V.'S AND F.D.C.'S AND ALARM BELL TO BE LOCATED ON THE ACCESS SIDE OF STRUCTURE.
 12. ALL NEW STRUCTURES SHALL BE EQUIPPED WITH A FIRE ALARM SYSTEM AND SPRINKLER SYSTEM.
 13. E.M.A.'S AND E.M.A.'S
 A. E.M.A. REQUIRED FOR BUILDING FOOTINGS AND ARCHITECTURAL FEATURES ALONG FOURTH AND FIFTH AVENUES.
 B. E.M.A. REQUIRED FOR EXISTING LANDSCAPING AND AWNINGS.
 14. PRIOR TO ASSUANCE OF ANY CONSTRUCTION PERMIT THE SUBDIVIDER SHALL SUBMIT A WATER PROTECTION CONTROL PLAN (W.P.C.P.). THE W.P.C.P. SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX "E" OF THE CITY'S STORM WATER STANDARDS.

EASEMENTS NOTES

1. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
 PURPOSE: THE FACT THAT AN AWMING EXTENDS APPROXIMATELY 3 FEET FOR AERIAL AND UNDERGROUND PUBLIC UTILITIES
 RECORDED: JUNE 13, 1914 IN BOOK 851, PAGE 319 OF DEEDS
 REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 2. ANY PARTICULARS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN INSTRUMENT OR SURVEY: INTO THE RIGHT OF WAY KNOWN AS THORN STREET.
 3. SAID LAND LIES WITHIN FOURTH AVENUE (LAUREL STREET TO WALNUT AVENUE) UNDERGROUND UTILITY DISTRICT AS DISCLOSED BY DOCUMENT RECORDED MARCH 4, 1987 AS FILE NO. 87-113958 OF OFFICIAL RECORDS.
 REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 4. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: SIDEWALK
 PURPOSE: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED BY RECORDS.
 5. COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING THEREFROM ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT UNDER CHAPTER 42, SECTION 3807 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) AS SET FORTH IN THE DOCUMENT.
 6. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE FOLLOWING NAMED UNDERGROUND UTILITY DISTRICT AS DISCLOSED BY A DOCUMENT:
 RECORDED: JANUARY 23, 2008 AS FILE NO. 86-028307 OF OFFICIAL RECORDS.
 UTILITY DISTRICT: FOURTH AVENUE (LAUREL STREET TO WALNUT AVENUE) NOT PLOTTABLE



TOPOGRAPHIC SOURCE
 SURVEY AND ALTA PROVIDED BY SB&O, INC.
BENCHMARK
 CITY OF SAN DIEGO N.W.D.P. FIFTH AVENUE AND THORN STREET 287.913 M.S.L./N.G.V.D.83
REFERENCE DRAWINGS
 22336-D, 22708-D, 11707-D, 22336-D

GRADING TABULATIONS (PARCEL 1 ONLY)
 TOTAL AMOUNT OF SITE TO BE GRADED: AREA = 0.89 ACRES, 100% OF THE SITE.
 AMOUNT OF CUT: 20,400 C.Y.
 AMOUNT OF FILL: 0
 MAXIMUM HEIGHT OF FILL SLOPE(S): 0
 MAXIMUM HEIGHT OF CUT SLOPE(S): 2.3:1
 AMOUNT OF EXPORT SOIL: 20,400 C.Y.

OFFSITE PARKING NOTE
 * EXISTING SPACES = 22 STALLS, 18 METERS
 * PROPOSED SPACES = 10 STALLS, 9 METERS
 * INCLUDES 1 HANDICAP SPACE LOCATED ON THORN STREET.
 NOTE: PLEASE REFER TO ARCHITECTURAL SHEET A03A FOR EXISTING AND PROPOSED OFFSITE PARKING LOCATIONS.

UTILITY TABLE

SERVICE	COMPANY	STATUS
ELECTRICITY	S.D.G.&E.	OVERHEAD
PHONE	A.T.&T.	OVERHEAD
GAS	S.D.G.&E.	UNDERGROUND
CABLE	COX	UNDERGROUND
WATER	CITY OF SAN DIEGO	UNDERGROUND
SEWER	CITY OF SAN DIEGO	UNDERGROUND

FIRE NOTES
 1. BOTH BUILDINGS ARE TO BE SPRINKLERED.
 2. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELLS ARE TO BE LOCATED ON THE BUILDINGS ALONG FIFTH AVENUE AND FOURTH AVENUE.

GENERAL NOTES
 1. EXISTING BUILDING TO BE PRESERVED.
 2. EXISTING DRIVEWAY TO BE CLOSED.
 3. EXISTING DRIVEWAY TO REMAIN.
 4. SITE VISIBILITY AREA.
 5. REMOVE EXISTING CURB AND INSTALL TYPE "C" CURB AND GUTTER PER G-2.
 6. INSTALL PEDESTRIAN RAMP PER SOG-1.32 (TYPE "A").
 7. INSTALL P.C.C. SIDEWALK PER G-7.
 8. EXISTING OVERHEAD LINE TO BE REMOVED.
 9. INSTALL MODIFIED CURB OUTLET PER D-25.

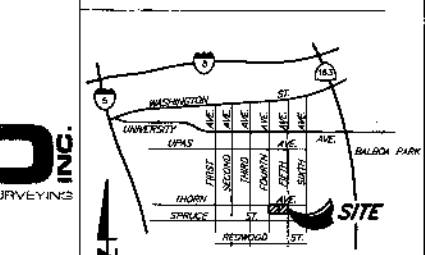
LEGEND SYMBOL

SYMBOL	DESCRIPTION
(---)	PROPERTY LINE/TENTATIVE MAP BOUNDARY
(---)	LOT LINE
(---)	EXISTING LOTS
(---)	BUILDING OUTLINE
(---)	LOT NUMBER
(---)	BUILDING POINT OF ENTRY
(---)	CURB AND GUTTER
(---)	CONCRETE
(---)	SIDEWALK UNDERDRAIN
(---)	DIRECTION OF FLOW
(---)	SPOT ELEVATION
(---)	EXISTING SPOT ELEVATION
(---)	TOP OF CURB
(---)	FINISH GROUND
(---)	FINISH SURFACE
(---)	FLOW LINE
(---)	EXISTING
(---)	EXISTING WATER SERVICE
(---)	PROPOSED 6" FIRE SERVICE WITH PRIVATE BACKFLOW PREVENTORS P.L.V.'S AND F.D.C.'S
(---)	PROPOSED 2" WATER SERVICE WITH METERS AND PRIVATE BACKFLOW PREVENTORS
(---)	EXISTING 4" SEWER LATERAL
(---)	PROPOSED SEWER LATERAL
(---)	EXISTING CURB
(---)	EXISTING LOT NUMBER
(---)	EXISTING PARKING METER
(---)	EXISTING SIGN
(---)	EXISTING SEWER AND MANHOLE
(---)	EXISTING WATER
(---)	EXISTING FIRE HYDRANT
(---)	EXISTING GAS SERVICE
(---)	EXISTING GAS LINE
(---)	EXISTING ELECTRIC

OWNER/DEVELOPER
 THORN STREET CONDOMINIUMS, L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY
 C/O LA JOLLA PACIFIC DEVELOPMENT GROUP, INC.
 1530 FIFTH AVENUE
 SAN DIEGO, CALIFORNIA 92103
 DATE: 12-10-08
 OWNER/PERMITTEE: [Signature]

ISSUE/REVISION

REVISION	DATE
REVISION 7:	4-15-08
REVISION 6:	3-22-08
REVISION 5:	11-7-07
REVISION 4:	2-20-07
REVISION 3:	10-17-06
REVISION 2:	9-15-06
REVISION 1:	8-15-06
ORIGINAL DATE:	1-18-06



CIVIL ENGINEERING
 DRAWN BY: A.P./K.C. PROJECT NO: 63590.00
 SCALE: 1" = 20'
 DATE: 12-10-08
 PETER R. SAFIRO

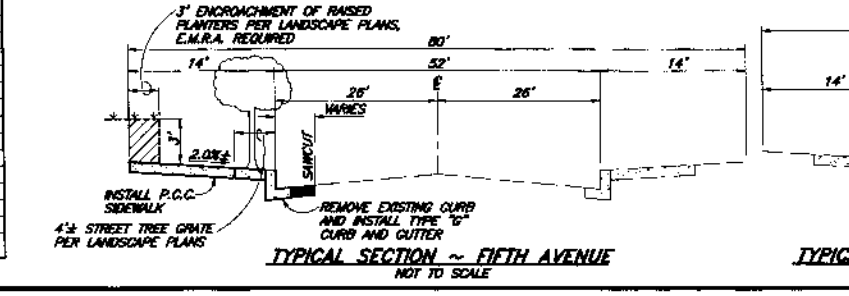
REQUIRED PARKING CALCULATIONS

DESCRIPTION	CALCULATIONS	SUBTOTAL
STANDARD PARKING (1 BEDROOM)	1.28 SPACES PER UNIT x 18 =	24 STALLS
STANDARD PARKING (2 BEDROOM)	1.75 SPACES PER UNIT x 26 =	133 STALLS
STANDARD PARKING (3 BEDROOM)	2.0 SPACES PER UNIT x 5 =	10 STALLS
COMMERCIAL USE (1,754 S.F.)	2.1 SPACES PER 1,000 S.F. x 2 =	8 STALLS
(EXIST.) OFFICE USE (8,200 S.F.)	2.0 SPACES PER 1,000 S.F. x 10 =	13 STALLS #
TOTAL		185 STALLS

TOTAL OF 26 STALLS HAVE BEEN REQUIRED TO ACCOMMODATE 2,890 S.F. OF EXIST. OFFICE SPACE. 16 STALLS ALREADY EXIST ON SITE. THEREFORE, ONLY 13 ADDITIONAL STALLS NEED TO BE PROVIDED.

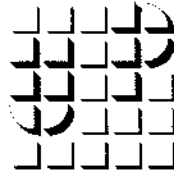
UNIT SCHEDULE (NET UNIT AREAS)

UNIT	DESCRIPTION	UNIT AREA (S.F.)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	LEVEL 9	LEVEL 10	LEVEL 11	LEVEL 12	LEVEL 13	LEVEL 14	TOTAL UNITS	MAX #	TOTAL AREA BY UNIT TYPE (S.F.)	
A1	1 BR/1 BA	962	1	1	1	1	1	1	1	1	1	1	1	1	1	1	19	19	18,378	
B1	2 BR+DEN/2.5 BA	1,971	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3	3	5,913	
B4	2 BR+DEN/1.5 BA	1,303	2	2	2	2	2	2	2	2	2	2	2	2	2	2	22	22	28,866	
B5	2 BR/2 BA	1,401	2	2	2	2	2	2	2	2	2	2	2	2	2	2	22	22	30,822	
B6	2 BR+DEN/1.5 BA	1,504	2	2	2	2	2	2	2	2	2	2	2	2	2	2	8	8	12,032	
B7	2 BR+DEN/1.5 BA	1,428	1	1	1	1	1	1	1	1	1	1	1	1	1	1	11	11	15,708	
TH1	2 BR+DEN/2.5 BA	1,859	1	1	1	1	1	1	1	1	1	1	1	1	1	1	4	4	7,432	
TH2	2 BR+DEN/2.5 BA	1,984	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	2	2	3,968	
SK1	2 BR/2.5 BA	2,182	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1	1	2,182	
SK2	2 BR/2.5 BA	2,182	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1	1	2,182	
SK3	2 BR/2.5 BA	2,539	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1	1	2,539	
PH 1	3 BR+DEN/3.5 BA	2,102	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	4,204	
PH 2	3 BR+DEN/3.5 BA	1,980	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3,960	
BWGLR1	3 BR/3.5 BA	1,628	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1,628	
BWGLR2	2 BR/2 BA	2,345	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2,345	
UNIT TOTAL (PER FLOOR)			4 1/2	3	8 1/2	8 1/2	8 1/2	8 1/2	7	8	8	8	8	8	8	8	4	100	100%	140,228.00



SB&O INC.
 PLANNING ENGINEERING SURVEYING
 3530 RUFFIN ROAD, SUITE 170
 SAN DIEGO, CA 92108
 658-550-1141
 658-550-9157 Fax
 REGISTERED PROFESSIONAL ENGINEER
 PETER R. SAFIRO
 No. 44171
 Exp. 6/30/09
 CIVIL
 STATE OF CALIFORNIA
 DATE: 12-10-08

C1-1
 SHEET 53 OF 60 SHEETS
 63590.00



UPTOWN PLANNERS
Uptown Community Planning Committee
MEETING MINUTES
April 1, 2008

Present: Towne, Grinchuk, Lamb, Gatzke, Satz, Dahl, Bonn, Wilson (Chair), Seidel, Adler, Edwards, Gottschalk, O'Dea, Wendorf, Hyde, Mellos. Seidel left early prior to the votes on action items; Mellos arrived after commencement of meeting, and voted on action items.

I. Parliamentary Items/ Reports:

B. ELECTION OF OFFICERS

The following board members were elected by unanimous vote (Chair Wilson abstaining):

Chair: Leo Wilson

Vice-Chair: Janet O'Dea

Treasurer: Roy Dahl

Secretary: Andrew Towne

C. ADOPTION OF AGENDA AND RULES OF ORDER

Chair Wilson announced that T-Mobile had asked to be taken off the agenda.

Chair Wilson advised that Olive Street Park be dropped from the agenda because of an apparent legal dispute over ownership of the property. Hyde proposed a motion, seconded by Gottschalk, to drop Olive Street Park from the agenda. After some board discussion, Hyde withdrew his motion, and made another motion (seconded by Satz) to change Olive Street Park from an action item to an information item. Motion passed 13,0,2, Chair Wilson and Edwards abstaining.

Gatzke moved to adopt agenda. Motion passed by voice vote.

D. ADOPTION OF MARCH MINUTES: Gatzke moved to adopt the March minutes. Motion passed by voice vote.

E. TREASURER'S REPORT: Dahl reported that \$31 had been collected in March, that \$37 had been spent on the March Board Election, and that the remaining account balance was \$450.46.

F. WEBSITE REPORT: Satz reported that Uptown Planners can now be found as a ".org" in addition to being found as a ".com." He asked board members to consider whether the domain name should be prepaid several years in advance, at a rate of \$20 per year.

G. CHAIR/CPC REPORT: Chair Wilson praised the March Election Committee for a job well done. He said that a proposed boutique hotel, roughly 10 stories high, would be an information item in May. He noted that the Police Vice Department requirement for a 5' Plexiglas wall for outdoor seating areas adjacent to the sidewalk in restaurants and cafes that serve beer and wine was opposed by the Hillcrest Town Council and the Hillcrest Business Association. He said that the Plexiglas wall requirement would be considered by the board in May if not eliminated sooner. He said that the CPC disagreed with the conclusion of the Grand Jury Report that recommended restricting historic designations under the Mills Act. He said that there was concern over rats at 2250 Third Avenue (a city storage site.)

II. Public Communications – Non-agenda Public Comment

INTRODUCTION OF DAVID SURWILO, THE NEW CRO FOR HILLCREST: Officer David Surwilo introduced himself as the new Community Relations Officer for Hillcrest. He said that he was working with Cal Trans to resolve problems related to the homeless living in canyons, especially the canyon under highway 163. He gave his contact information. Telephone 876-9646; surwilo@pdsandiego.gov.

Board member Bonn said that the city had asked her whether she wants to be the contact person for notification of impending demolitions.

III. Representatives of Public Officials

The representative of Council-member Kevin Faulconer said that the council-member supports historic preservation, and that his office would look into the rat problem at 2250 Third Avenue.

Announcements of various events and programs were made by the representatives of State Assembly-member Lori Saldana and U.S. Congresswoman Susan Davis.

Amy Benjamin (representative of Council-member Toni Atkins) said that the city was working to get the developer of Mi Arbolito (Sixth Avenue at Upas) to restore the public right of way. She said that the Mayor's proposed restrictions to use of the Mills Act for

historic preservation will go through a long process of consideration. (Chair Wilson noted that the CPC has established a historic resources subcommittee.)

IV. Consent Agenda

O'Dea asked that Item 1 (4178 Falcon Street NDP) be taken off the consent agenda.

Dahl asked that Item 2 (4257 Third Avenue Map Waiver) be taken off the consent agenda.

Gatzke moved (with Hyde seconding) that a letter of support by the Uptown Planners to the **San Diego Union-Tribune for the Literacy Walk** be moved to the consent agenda. The consent agenda was approved by a vote of 14,0,1 (Chair Wilson abstaining.)

VI. Informational Items:

1. Olive Street Park

OLIVE STREET PROPERTY – Bankers Hill/ Park West -- Stacey LoMedico, Park and Recreation Department Director – Recommendation sought on use of a 16,000 sq. ft. property owned by the City of San Diego, located at the corner of Third Avenue and Olive Street. Pursuant to a Revocable Permit Agreement entered into in 1961, an adjoining property owner was allowed to maintain the site as a public park in exchange for access to their property over the site.

Todd Schmidt of City Planning and Community Investment said that the city was seeking a recommendation regarding two 8,000 square foot parcels deeded to the city in 1908. He said that in 1963, a revocable permit had been given to an adjacent property owner to use one of the parcels for access to his/her property. In 1984, Park and Rec had voted to sell both parcels. In 1985, the Planning Commission agreed to the sale, but the City Council never voted on it (the City Attorney had said that a 2/3 "yes" vote was required.) Schmidt noted that the park land was "designated park land," not "dedicated park land." He said that the Planning Dept was reconsidering the matter and had suggested four options. Option A: Impose new conditions on the use of the property. Option B: Sell the parcels but keep the canyon portion as a park. Option C: Sell part of the property to the adjacent property owner -- estimated value \$1.8 - 1.9 million. Option D: Adjacent owners might sell land to expand the park.

Public Comment:

Barbara Navarro said that the land was given to the city with the understanding that it would be preserved as park land forever. She said that the 1963 revocable permit to the adjacent property owner was a violation of this understanding.

Judy Bieler objected to the park being used for private, not public, benefit. She said that the park was in disrepair and that its current condition was a "disgrace."

Various members of the Makee family, descendants of the person who donated the land to the city, said that no private use should have been granted and that the land should be a park only.

Board Discussion: Gatzke thanked the Makee family and the city for taking an interest in ensuring that the original gift to the city would be honored. Satz asked why the problem hadn't been resolved. Park and Rec official Lomedico said that the legal issues over ownership were not yet resolved. Bonn asked whether the adjacent property owner had acquired a right to the land through adverse possession or some other form of grandfathering. Lomedico said no, that such concepts do not apply to government land. Dahl, Adler, O'Dea, Mellos and Wendorf said that continued private use of the public land was inappropriate. Chair Wilson said that the matter could not become an action item until the board received an opinion from the City Attorney.

2. Presidio Canyon Redirection of Flow Study.

Presidio Canyon Redirection of Flow Study – Metropolitan Wastewater Department – Study to determine if it is technically and financially feasible to re-direct sewage flow out of three small canyons areas on the western edge of Mission Hills into water mains in the City right-of-way.

Project Engineer Nhan Dang said that the city recommends partial redirection (out of the canyon) for Presideo Canyon, total redirection for Trios Canyon, and no redirection for Heritage Canyon.

3. San Diego Housing Commission Report: Affordable Housing Fund.

San Diego Housing Commission Report: Affordable Housing Fund – Lisa Wolfe, Program Analyst, San Diego Housing Commission.

Lisa Wolfe, Program Analyst, presented copies of the report to the board and asked board members to send her comments (in writing) and suggestions for new programs and changes to existing programs by April 15.

VI. Action Items: Projects:

1. 4178 Falcon Street NDP (pulled off consent agenda):

4178 FALCON STREET NDP ("SAFDIE/RABINES RESIDENCE NDP) – Mission Hills – Neighborhood Development Permit for Environmentally Sensitive Lands to demolish existing residence and construct a 4,488 sq. ft. single family residence on a 0.23 acres site at 4178 Falcon Street in the RS-1-7 & RS-1-1 Zone.; FAA Part 77 Flight Path Notification

O'Dea moved (Satz seconding) that the board recommend approval of the NDP subject to an added condition that the existing house be relocated as long as there was no cost to the property owner. Motion passed 12,2,1 (Chair Wilson abstaining; Adler and Wendorf voting against because they thought the house should be kept on the property instead of moved or demolished.)

2. 4257 Third Avenue Map Waiver (pulled off consent agenda):

4257 THIRD AVENUE MAP WAIVER – Process Three – North Hillcrest – Application to waive the requirements of a tentative map and under grounding overhead utilities to create five residential condominiums on a 0.11 acre site with the street address of 4257 Third Avenue, in the MR-800B Zone; FAA Part 77.

Dahl expressed his concern that the project had been permitted as apartments, not condos. The applicant said no, that they had been permitted by the city as condos. Dahl indicated he could not vote to support a project that was originally submitted as an apartment building; and which subsequently filed a tentative map waiver to become condominiums.

Gatzke (Edwards seconding) moved to approve the map waiver. Motion passed 11,3,1, with Chair Wilson abstaining and Bonn, Dahl and Wendorf voting against.

3. Fifth and Thorn SDP and Tentative Map:

FIFTH AND THORN SDP AND TENTATIVE MAP – (Process Four) -- Bankers Hill/Park West -- Site Development Permit and Tentative Map to demolish existing structures and construct 100 residential condominiums with affordable units in a 14 story building on a 0.93 acre site at 3255 Fourth Avenue in the CV-1 and NP-1 Zone: Tandem Parking Overlay Zone; Transit Overlay Zone.

After a presentation by the applicant, board members discussed the historic and architectural issues involving the project. After review by the Historic Resources Board, the project was revised to preserve a Spanish bungalow court on Fourth Avenue; a structure on the corner of Fourth Avenue and Thorn Street was redesigned to reflect the architecture of the Park Manor Hotel.

Some board members stated they felt the architecture contained too many features and did not like the design; other board members complimented the design, particularly the curvature of the balconies. Several members indicated they could not vote for the project because of its height and scale.

Gatzke (Dahl seconding) moved to approve the SDP and Tentative Map. Satz offered a friendly amendment, that the approval be conditioned by a requirement that the landscaping depicted in the project plans be the actual landscaping that would be used in the project. The amendment was accepted. Motion passed 9,5,1, Chair Wilson abstaining; O'Dea, Adler, Mellos, Wendorf and Gottschalk voting against.

4. 3520 Dove Street SDP, Rezone, Tentative Map and Public Right of Way Vacation:

3520 DOVE STREET ("PETRIE TM/ VACATION") – (Process Five) – Site Development Permit for Environmentally Sensitive Lands, Rezone from RS-1-1 & RS-1-7 to RS-1-4, Tentative Map to create two parcels from one existing 0.63 acre site, Public Right of Way Vacation to vacate a portion of Walnut Avenue and Eagle Street

The project involved the construction of a structure on the site of a project the board had previously approved. The board expressed approval of the architectural style of the proposed structure, and believed it complimented the topography and character of the site it was to be located.

Wendorf (Hyde seconding) moved to approve the SDP, Rezone, Tentative Map and Public Right of Way Vacation. Motion passed 14,0,1, Chair Wilson abstaining.

These Minutes respectfully submitted by Board Secretary Andrew Towne

5th & Thorn
Project No. 105703

OWNERSHIP INFORMATION

Owner: 4th & Thorn, LLC, a California Limited Liability Company

Managing Members of the LLC:

Joshua and Lyda Cohen

Owner: 5th & Thorn, LLC, a California Limited Liability Company

Managing Members of the LLC:

Michael McPhee
Bruce Leidenberger

ERRATA

Mitigated Negative Declaration/Initial Study No. 105703

Planning Commission Hearing

June 24, 2010

The Environmental Analysis Section of the Development Services Department needs to revise and/or correct three portions of MND/IS No. 105703. The revisions to the mitigation measures clarify and amplify the original intent of those measures, and do not result in a substantial revision that would trigger recirculation of the MND pursuant to State CEQA Guidelines Section 15073.5. The correction to an address notation in the Initial Study fixes a typo and also does not require recirculation pursuant to State CEQA Guidelines Section 15073.5.

The revisions/corrections are as follows:

- 1) Page 5 of the MND, under "III.B. Proposed Treatment" subsection 2.C.

Was: "Exterior stucco to remain in place."

Revised to state: "Exterior stucco to remain in place and protected to the greatest extent possible before, during, and after relocation."

This change has been carried through the Mitigation, Monitoring, and Reporting Program "Exhibit A" attached to the Environmental Resolution.

- 2) Page 6 of the MND, under "III.B. Proposed Treatment" subsection 3.D.

Was: "Door and window frames are to be rehabilitated in place, and the exterior doors and window sash previously removed and stored are to be rehabilitated and reinstalled."

Revised to state: "Door and window frames are to be rehabilitated in place, and the exterior doors and window sash previously removed and stored are to be rehabilitated and reinstalled in their original locations."

This change has been carried through the Mitigation, Monitoring, and Reporting Program "Exhibit A" attached to the Environmental Resolution.

- 3) Page 5 of the Initial Study, Historic Resources (Buildings) section,

Paragraph beginning with "However, City Staff determined..." last sentence of the paragraph has been revised due to a typo.

Was: "The Board designated 3245 Fourth Avenue and 3255 Fourth Avenue under Criterion C, but did not designate 3245 Fourth Avenue or 3251 Fourth Avenue."

Revised to state: "The Board designated ~~3245~~ 3235 Fourth Avenue and 3255 Fourth Avenue under Criterion C, but did not designate 3245 Fourth Avenue or 3251 Fourth Avenue."