



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: September 2, 2010 **REPORT NO.** PC-10-053

ATTENTION: Planning Commission, Agenda of September 9, 2010

SUBJECT: MISSION VILLAS - PROJECT NO. 62514. PROCESS 5.

**OWNER/
APPLICANT:** San Ysidro Investment Co. Inc (Attachment 16)
Daniel Contreras

SUMMARY

Issue(s): Should the Planning Commission RECOMMEND to the City Council approval of 14 condominiums in 7 buildings on a 66,211-square foot site located at 3515 and 3521 Vista Lane in the San Ysidro Community Plan area?

Staff Recommendations:

1. Recommend City Council **CERTIFY** Mitigated Negative Declaration Nos. 17917, 62514, and 62524 and **ADOPT** the Mitigation, Monitoring and Reporting Program (MMRP);
2. Recommend to the City Council **APPROVAL** of Rezone No. 190289; and
3. Recommend to the City Council **APPROVAL** of Tentative Map No. 228626 and Site Development Permit No. 774637.

Community Planning Group Recommendation: On October 16, 2007 the San Ysidro Community Planning Group voted 9-4-0 to approve the proposed development of 14 units in 7 duplexes. They supported the proposal because it includes a Tentative Map which would make the units condominiums, available for separate ownership instead of rentals (Attachment 14). On, January 20, 2009, the San Ysidro Community Planning Group voted 13-0-0 to recommend that the community plan amendment for a 13 acre area that includes the Mission Villas project not proceed and be rolled into the upcoming community plan update (Attachment 15).

Environmental Review: Mitigated Negative Declaration No. 62514 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) guidelines which addressed potential impacts to historical resources (archeology) and Transportation. A Mitigation, Monitoring and Reporting Program

(MMRP) has been prepared and would be implemented with this project to reduce the potential impacts to a level below significance.

Fiscal Impact Statement: No cost to the City. A deposit account funded by the applicant recovers all costs associated with the processing of the project.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The 1.92-acre project site is currently designated for Low Density Residential development at 5 to 10 dwelling units per net residential acre (DU/NRA). The proposed development is within a 1.52 portion of the site and allows for a maximum of 15 dwelling units. The project is proposing 14 multi-family dwelling units where one single-family residential dwelling currently exists. This is consistent with the existing land use designation in the San Ysidro Community Plan. Additionally, the infill residential development project would increase the availability of housing stock during a time when the City Council has determined that the City of San Diego is in a housing state of emergency

BACKGROUND

The project proposes a Rezone, Tentative Map and Site Development Permit to develop 14 residential condominiums. The 1.92-acre site is located at 3515 and 3521 Vista Lane in the RS-1-7 zone within the San Ysidro Community Plan area and consists of two lots. The project site is surrounded by single family and multi-family residential development. The Mission Villas project is one of three projects within the same area requesting a rezone (Blackshaw Lane Villas PTS No. 62524 and Vista Lane Villas PTS No. 17917). All three projects have different ownership and have agreed to proceed through the entitlement process at the same time. The three projects were reviewed under the same environmental document.

Currently, the San Ysidro Community Plan land use designation for the project site is Low Density Residential (5-10 dwelling unit per acre) (Attachment 2). On March 30, 2003 the Planning Commission approved a Community Plan Amendment initiation to redesignate approximately 9.5-acres from Low Density (5-10 dwelling units per acre) to Low-Medium Density Residential (10-15 dwelling units per acre). However, the Mission Villas project meets the current land use designation density requirements and will not be part of a Community Plan Amendment.

DISCUSSION

Project Approvals:

A rezone from the current RS-1-7 Zone (Residential-Single Unit) to the RM-1-1 (Multi-Family Unit Residential) is required to permit the 14 condominiums (Attachment 13). A Tentative Map is proposed to offer residential condominiums. A Site Development Permit is required in accordance with San Diego Municipal Code section 126.0502 on lots which are consolidated or otherwise joined together for the purpose of accommodating the development.

Project Description:

The project site consists of two lots totaling 1.92 acres (Lots A227 and A228). The Tentative Map proposes to consolidate a portion of lot A227 with lot A228 to create a newly created 1.56-acre site to accommodate the 14 unit condominium project. The remainder of lot A227 will result in a 0.36-acre parcel where an existing single family home will remain (Attachment 6). The proposed project complies with all the development regulations (setbacks, density, height, landscaping, etc.) for the RM-1-1 Zone. No deviations are requested. All proposed units are 2-story and include 4-bedrooms with a 2-car garage. The complex will include a 5,000 square-foot outdoor common area with a shade structure, picnic table and lawn. In addition each unit will have a private back yard.

Zoning Analysis

Current Zone - RS-1-7 Zone

The Mission Villas project site consists of two lots to be consolidated in accordance with the proposed Tentative Map and is zoned RS-1-7. This zone allows single-unit residential development at a density of one unit per 5,000 square feet of land or nine dwelling units per acre. With this zone the 66,211 square-foot project area would yield 13 residential units except that only one unit is allowed per lot. The existing lot would yield only two dwelling units. Therefore, the development currently proposed (14 condominiums) on two lots would not be permitted with this zone.

Proposed Rezone - RM-1-1 Zone

The project is requesting a rezone from RS-1-7 to RM-1-1. The RM-1-1 zone allows multiple family residential developments at a density of one unit per 3,000 square feet of land or 15 dwelling units per acre. With this zone the 66,211 square-foot project area would yield 22 residential units. Therefore, the proposed development of 14 condominiums would be permitted with the RM-1-1 Zone (Attachment 14).

Staff supports the proposed rezoning to the RM-1-1 Zone because it is consistent with the San Ysidro Community Plan land use designation of low density residential (5-10 du/ac) for the site. No deviations are requested.

General/Community Plan Analysis:

The proposed Mission Villas project is within the San Ysidro Community Plan. Development is proposed on 1.52-acres of a 1.92 acre site, located at 3521 and 3515 Vista Lane, The site has a Low Density Residential land use designation with a density range of 5-10 dwelling units per net residential acre (5-10 DU/NRA) which allows between 8 and 15 residential units on a net acre basis. The project proposes to construct a 14-unit multi-family residential development. The project design proposes a development type similar in design and intensity with the adjacent Low Medium Density Residential Development (Vista Lane Villas).

The following paragraphs contain an analysis of how the proposed project conforms with applicable policies of the General Plan and the San Ysidro Community Plan.

The Land Use and Community Planning Element of the General Plan contains policy direction for implementing the City of Villages strategy, provides citywide land use policies and designations, and establishes community plans as integral components of the General Plan. It includes goals for balanced communities, equitable development, and environmental justice. A goal is to have diverse and balanced communities with a variety of housing. The Element relies on community plans for site-specific land use and density designations and recommendations.

The San Ysidro Community Plan includes the goal to create a safe and healthy living environment and link residential development to the provision of adequate community facilities and services.

The proposed project, if approved, would facilitate the construction of a multi-family residential development and would implement the goals and objectives of the General and Community plan by providing an attached infill housing development which offers an affordable alternative when compared to a “stand alone” single-family residence, and by making a fair share contribution for facilities and services.

The Housing Element of the General Plan serves as a comprehensive plan with specific measurable goals, policies, and programs to address the City’s critical housing needs. The Housing Element was adopted by the City Council under separate cover from the rest of the General Plan on December 5, 2006.

The Residential Element of the San Ysidro Community Plan includes the objectives of redefining multi-family housing as it can provide affordable housing for a considerable segment of the community, and to accompany reduced multi-family densities (for example, Low-Medium Density at 10-15 units per acre in the place of Medium Density at 15-30 units per acre) with design standards that are sensitive to, and compatible with, the existing small-scale, single-family neighborhoods.

The proposed project would facilitate the construction of a 14-unit multi-family residential development, and would help implement the goals and policies of the General and Community Plans by providing infill development and housing at a Low Density Residential range within the San Diego region, at a time when the City of San Diego is searching for areas that can accommodate additional residential units.

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

The Urban Form Element of the San Ysidro Community Plan includes the goal of creating architecture that reflects the history and climate of the area, the needs of San Ysidro residents, business people and visitors, and that revitalizes and maintains existing buildings and public spaces, including sidewalks and streets. The Objectives and Recommendations of the Element include maintaining and complementing the existing scale and character of the existing

residential areas; adhering to the design guidelines outlined in this [San Ysidro] Plan; limit lot consolidation and unit type; and to orient the development to the resident.

In order to achieve these goals, the San Ysidro Community Plan recommends, a limit on lot consolidation. In addition, a compromise on unit types of new housing development is recommended in the established neighborhoods of single-family character, particularly in the Sunset neighborhood. Duplexes and other apartments should be allowed as long as single-family architectural styles are maintained and lot consolidation is limited to two lots. Public, semi-private and private outdoor space should be provided as well as recreational facilities such as playgrounds, benches, and barbecue areas, and set aside at least 25 percent of their total project site for these uses. Curb cuts and front driveways should be limited, and enough parking should be provided to accommodate large families having several cars.

The project requires a Site Development Permit (SDP) to allow lot consolidation. The San Ysidro Community Plan includes the major goals of preserving the character of the existing neighborhoods; and to make housing as affordable as possible. The intent of the Urban Form Element of the San Ysidro Community Plan and the reason for the required SDP is to prevent incompatible large, monolithic and impersonal structures. In accordance with the plan's recommendations, the proposal would consolidate a portion of a second lot, and the project has been designed in compliance with the community plan's design guidelines, and the resultant duplex townhome development would maintain the single-family architectural styles.

The project proposes to facilitate the construction of 14 duplex townhomes. The structures would reflect the surrounding architecture of the existing one- and two-story single- and multi-family development. Existing development includes architectural styles and finishes including such features as tile roofs, stucco exteriors and articulated facades, with recessed individual resident entries, patios, and balconies. The two-story duplex townhomes would feature tile roofs, stucco exteriors, and would be articulated with off-setting planes and recessed entryways. Each unit would include a private patio. The development would also provide an outdoor play area and barbecue stands and picnic tables. In total, approximately 52 percent of the total project area would be devoted to private, public, and semi-public open space. Access to the development would be provided by a single curb cut, and no driveways would front onto the public street. In addition, the project improvements would include constructing new public sidewalks. Enough parking spaces would be provided to accommodate 35 vehicles in private garages and shared guest parking.

The Public Facilities, Services and Safety Element of the General Plan addresses facilities and services that are publicly managed, and have a direct influence on location of land uses. These include Fire-Rescue, Police, Wastewater, Storm Water, Water Infrastructure, Waste Management, Libraries, Schools, Information Infrastructure, Disaster Preparedness, and Seismic Safety. Policies in the Element include maintaining an effective facilities financing program to ensure the impact of new development is mitigated through appropriate fees identified in Public Facility Financing Plans (PFFP), and requiring development proposals to fully address impacts to public facilities and services. The proposal will pay a Development Impact Fee (DIF) of \$3,486/unit.

The Community Facilities and Services Element of the San Ysidro Community Plan includes the goal of providing a full and balanced range of employment opportunities, medical facilities,

public utilities, and educational, social and recreational facilities and services. The Element includes the objective of development projects being approved upon the provision of basic facilities and services, including schools, parks, roads, water, sewer and public safety.

Fire protection

Fire protection is provided by Station No. 29, and supported by two Otay Mesa-Nestor Fire Stations, No. 's 6 and 30. The project site is located approximately 0.8 miles from the nearest station. Fire protection improvements for the project will include providing address numbers, red curbs, and a turn-around area for emergency equipment.

Schools

The San Ysidro community is served by a number of schools. The project site is located approximately 0.4 miles from Sunset Elementary school, 1.0 mile from the San Ysidro Middle School, and 1.7 and 2.3 miles from Montgomery Senior High, and San Ysidro High, respectively.

Parks

Vista Terrace Park, a 6.7-acre neighborhood park with a swimming pool and soccer fields, is approximately 1.0 mile northeast of the project site. The San Ysidro Community Park, a 3.6-acre neighborhood park with tennis and basketball courts, and other amenities, is located approximately 1.0 miles southeast of the project site.

Library

The project site is located approximately 0.9-miles from the San Ysidro branch library, and approximately 1.4-miles from the branch library located at 3003 Coronado Avenue in the Otay Mesa-Nestor Community Planning area.

Sewer and Wastewater

The project will provide a private sewer line to serve the increase in population associated with the development proposal, and maintenance of the facilities will be through a private agreement. Sewer capacity fees will be due and collected at the issuance of building permits. Water service for the project site is located in Blackshaw Lane. All proposed public water facilities, including services and meters, will be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water Facility Guidelines and City Regulations.

The purpose of the Recreation Element of the General Plan is to preserve, protect, acquire, develop, operate, maintain, and enhance public recreation opportunities and facilities throughout the City for all users. Goals of the Element include provision of parklands that keep pace with population growth through timely acquisition and development; and an equitable citywide distribution of and access to parks and recreation facilities. The City's General Plan guidelines recommend a minimum 10.0 acre neighborhood park for every 3,500 – 5,000 residents located within a 1-mile service radius and a minimum 20-acre community park and a recreation center for every 18,000-25,000 residents located within a 1.5-mile service radius.

The goal of the Parks, Recreation and Open Space Element of the San Ysidro Community Plan is to provide for a full and varied range of recreational opportunities accessible to all San Ysidro residents by improving existing facilities, designating additional community and neighborhood parks, and preserving natural resources and open space areas. Objectives of the Element include meeting the population-based park standards of the General Plan, and providing recreational facilities within residential development.

The population-based park and recreation requirements shall be satisfied through payment of the approved DIF at the time of building permit issuance. In addition to the project's proximity to local parks as previously discussed, recreational facilities such as a barbecue and picnic area are proposed on-site in the Mission Villas.

Improving mobility through development of a balanced, multi-modal transportation network is the purpose of the Mobility Element of the General Plan. To this end, the element contains goals and policies related to walkable communities, transit first, street and freeway systems, Intelligent Transportation Systems, Transportation Demand Management, bicycling, parking management, airports, passenger rail, goods movement/freight, and regional coordination and financing.

The Transportation and Circulation Element of the San Ysidro Community Plan includes the goals of developing a circulation element that provides for the smooth flow of vehicular traffic; eliminating barriers to pedestrian activity and enhancing the pedestrian environment; and providing for an increased use of bicycles as a major means of transportation throughout the community. Vista Lane is identified as a local street. The nearest trolley station is located 0.6-miles at Beyer Boulevard. The nearest bus stop is located 0.3-miles away on San Ysidro Boulevard. The nearest bikeways are located 0.7-miles away on Dairy Mart Road and 0.3-miles away along San Ysidro Boulevard.

A traffic study dated April 25, 2008, was prepared by LOS Engineering, Inc. Based on the traffic study, the applicant shall provide a fair-share contribution for the cost of a traffic signal at Dairy Mart Road and Vista Lane. Also, pedestrian circulation within the site will not conflict with driveways and parking areas. The project is not in the transit, parking impact, or residential tandem parking overlay zones. Bicycle parking would be provided within garages that have been proposed as part of each dwelling unit.

The purpose of the Conservation Element of the General Plan is for the City to become an international model for sustainable development, and to provide for the long-term conservation and sustainable management of the City's natural resources, recognizing that they define the City's identity, contribute to its economy, and improve its quality of life. The Element recognizes that among other things, trees counter the urban heat island effect, help improve air quality and the pedestrian environment, reduce glare, and improve community image and aesthetics. The San Ysidro Community Plan is silent regarding conservation.

Numerous shade trees have been proposed in accordance with the City's Landscape requirements outlined in the Land Development Code. In addition, the proposed landscape plant palette includes a variety of low water use plants, such as India Hawthorn, Shiny Xylosma, Lavender Starflower, and Myrtle.

Conclusion:

Staff recommends that the Planning Commission recommend the City Council approve the Mission Villas project. Staff has concluded that the RM-1-1 Zone is the most consistent zone with the current San Ysidro Community Plan's land use for the site. The Tentative Map for 14 residential condominiums units will provide the opportunity for each unit to be owner-occupied as recommended by the San Ysidro Community Planning Group.


ALTERNATIVES

1. **RECOMMEND APPROVAL** to the City Council of the Mission Villas project for Rezone No. 190289, Tentative Map No. 228626, and Site Development Permit 774637 with modifications.
2. **RECOMMEND DENIAL** to the City Council of the Mission Villas project for Rezone No. 190289, Tentative Map No. 228626, and Site Development Permit No. 774637 if the findings required approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



William Zounes
Project Manager
Development Services Department



Mary Wright
Deputy Director
City Planning and Community Investment Department

KGB/WZ

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plan(s)
6. Map Exhibit-Tentative Map
7. Draft Site Development Permit with Conditions

8. Draft Site Development Permit Resolution with Findings
9. Draft Tentative Map Resolution with Findings
10. Draft Tentative Map Conditions
11. Draft Environmental Resolution with MMRP for MND
12. Draft Rezone Ordinance
13. Rezone - C Sheet
14. Community Planning Group Recommendation 2007
15. Community Planning Group Recommendation 2009
16. Ownership Disclosure Statement

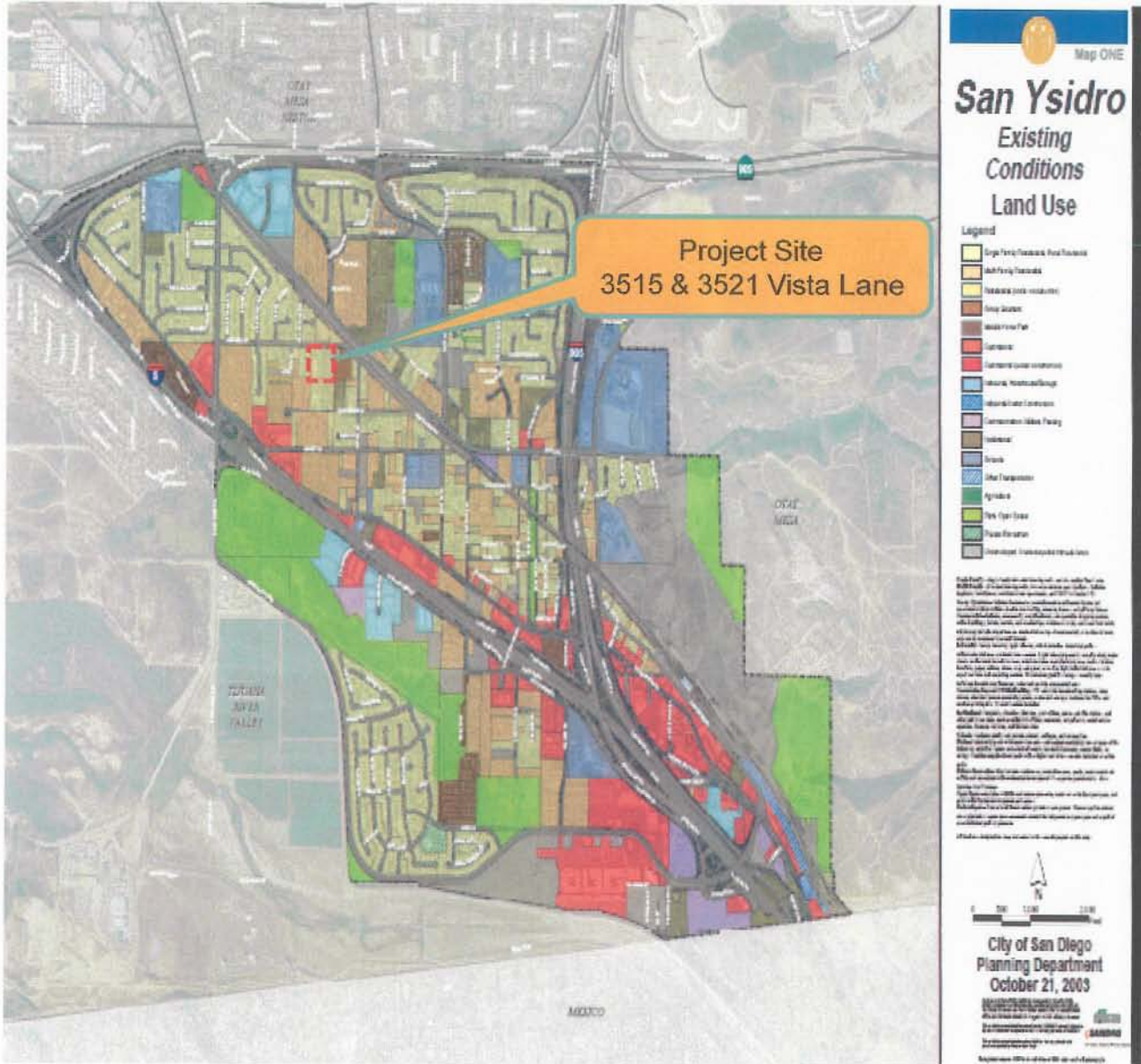
Attachment 1

Aerial Photograph of Site

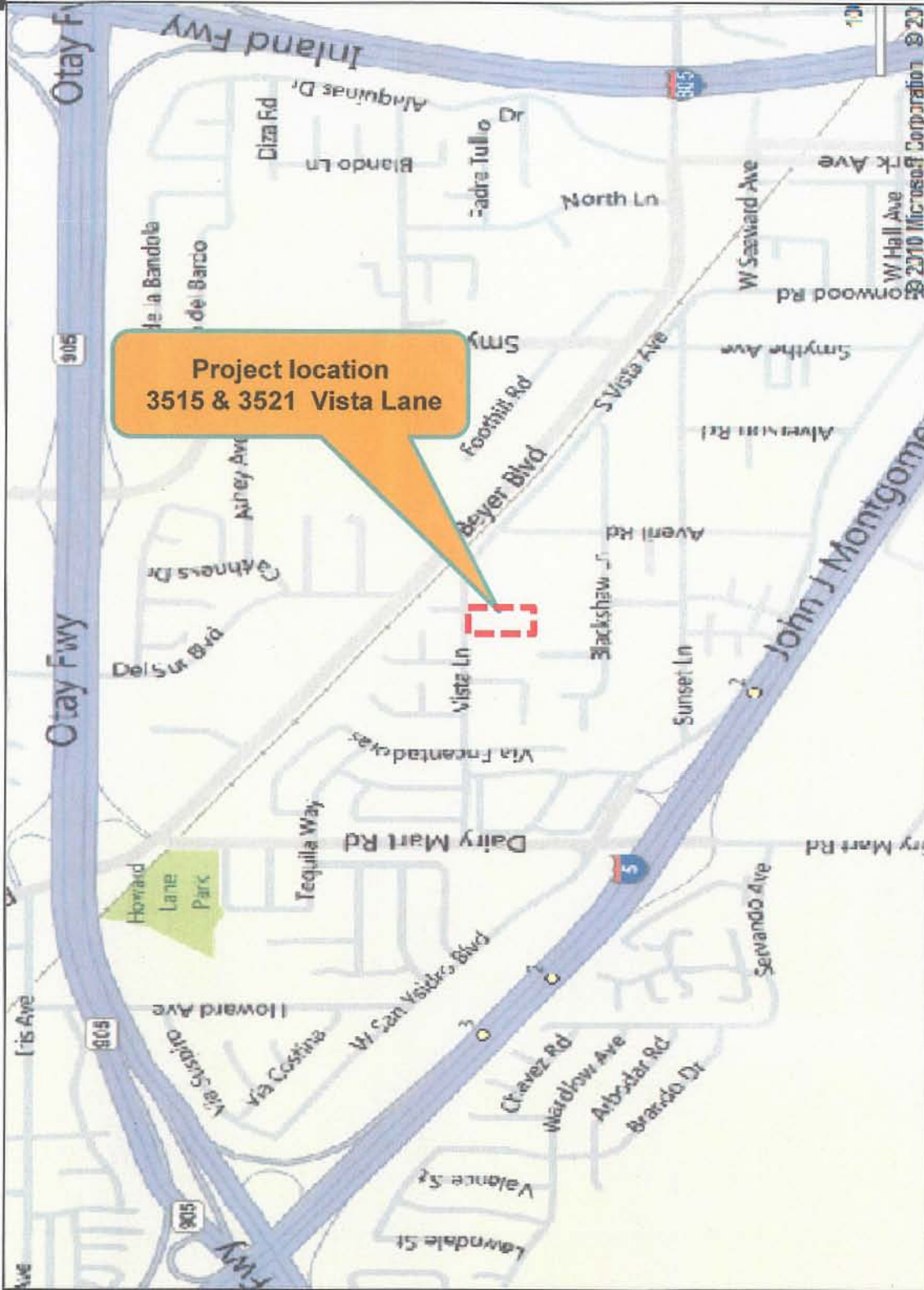




Attachment 2 San Ysidro Landuse Plan



Attachment 3 Project Location Map



PROJECT DATA SHEET

PROJECT NAME:	Mission Villas
PROJECT DESCRIPTION:	Development of 14 Residential Condominiums
COMMUNITY PLAN AREA:	San Ysidro Community Plan Area
DISCRETIONARY ACTIONS:	Rezone, Tentative Map, and Site Development Permit
COMMUNITY PLAN LAND USE DESIGNATION:	Low-Density Residential, allowing for 5-10 dwelling units per net residential acre.

ZONING INFORMATION:

ZONE: RM-1-1 Multiple dwelling unit development at varying (1 unit for unit for each 3,000 square-feet of lot area)

HEIGHT LIMIT: 50-Foot maximum height limit

LOT SIZE: 1.92 acres.

FLOOR AREA RATIO: .75 maximum

FRONT SETBACK: 15 feet/20 feet.

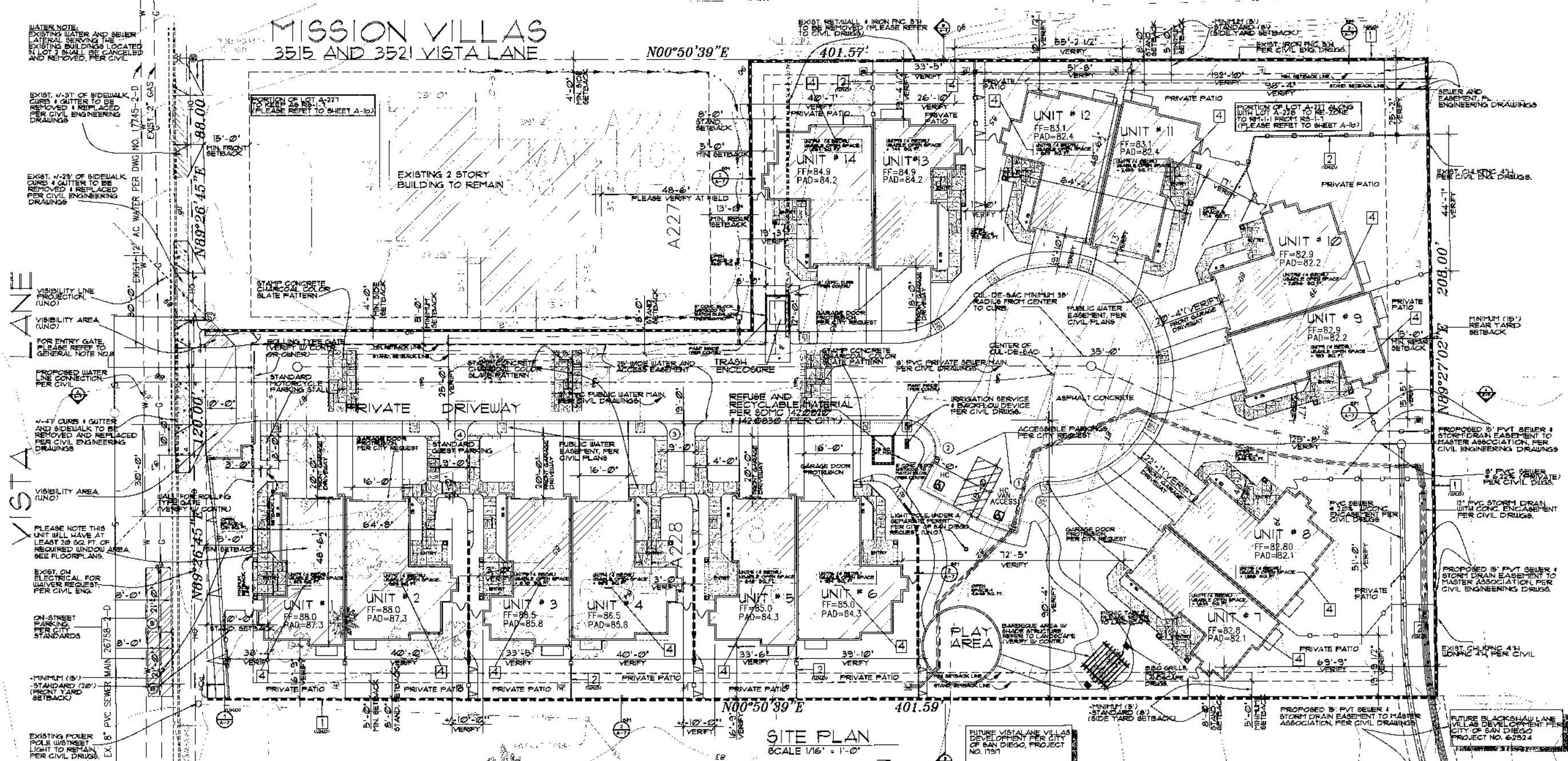
SIDE SETBACK: 5 feet/8 feet.

STREETSIDE SETBACK: 10 feet .

REAR SETBACK: 15 feet.

PARKING: 32 spaces required

<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Multi-Family Residential; RS-1-7.	Single/Multi-Family Residential
SOUTH:	Multi-Family Residential; RS-1-7	Single/Multi-Family Residential
EAST:	Multi-Family Residential; RM-1-1 & RS-1-7	Single/Multi-Family Residential
WEST:	Single-Family Residential; RS-1-7.	Single/Multi-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On October 16, 2007 the San Ysidro Community Planning Group voted 9-4-0 to approve the proposed development of 14 units.	



SITE PLAN
SCALE 1/16" = 1'-0"

PROJECT DATA

LEGAL DESCRIPTION:
LOT A-221 & LOT A-228 OF ADDITION NO. 5 TO SAN YSIDRO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO AMENDED MAP THEREOF NO. 1405, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 2, 1912.

ASSESSOR'S PARCEL: 639-010-01 & 639-020-06

SITE ADDRESS: 3521 & 3515 VISTA LANE, SAN DIEGO, CA 92173

PROJECT DATA:
SITE AREA (GROSS): 83,616 SQ.FT. (1.92 ACRES)
- GROSS AREA FOR EXISTING SINGLE FAMILY HOME: 15,635 SQ.FT. 0.36 ACRES
- GROSS AREA FOR PROPOSED DEVELOPMENT AREA: 67,981 SQ.FT. 1.56 ACRES

EXISTING ZONE: (PORTION OF LOT A-221 TO REMAIN) RS-1-1
PROPOSED ZONE: (PORTION OF LOT A-221 AND LOT A-228) RM-1-1

PROJECT REPRESENTATIVES
OWNER: SAN YSIDRO INN CO., 388 CALLE PRIMERA, SAN YSIDRO, CA 92173
ARCHITECT: DANIEL CONTRERAS ARCHITECT, 515 FOURTH AVE, CHULA VISTA, CA 91910, CONTACT: DANIEL CONTRERAS 619-420-8630

PROJECT PROPOSAL
TOTAL SITE AREA: 83,616 SQ. FT.
TOTAL OPEN SPACE: 51,738 SQ. FT.
ESTIMATED EARTHWORK: PER TENTATIVE MAP NO.186104
EXISTING UNIT: 47- 3,808 SQ. FT.
TOTAL EXIST. HABITABLE: 77- 3,808 SQ. FT.
EXISTING SINGLE FAMILY HOME (ZONE: RS-1-1):
FLOOR AREA RATIO: 48% ALLOWABLE, 24% ACTUAL

BUILDING COVERAGE: N/A ALLOWABLE 12%, ACTUAL 24%

PROPOSED BUILDING AREAS:
- UNIT 'A': (7* 4 Bedroom) 783 SQ. FT.
FIRST FLOOR 783 SQ. FT.
SECOND FLOOR 869 SQ. FT.
TOTAL HABITABLE 1,652 SQ. FT.
GARAGE 451 SQ. FT.
- UNIT 'B': (7* 4 Bedroom) 606 SQ. FT.
FIRST FLOOR 642 SQ. FT.
SECOND FLOOR 1,448 SQ. FT.
TOTAL HABITABLE 2,110 SQ. FT.
GARAGE 468 SQ. FT.
TOTAL HABITABLE BUILT. AREA: 21,100 SQ.FT.
TOTAL GARAGE BUILT. AREA: 6,433 SQ.FT.
PROP. DEVELOPMENT (ZONE: RM-1-1):
FLOOR AREA RATIO: 15% ALLOWABLE, 41% ACTUAL
BUILDING COVERAGE: N/A ALLOWABLE 24%, ACTUAL 24%

PARKING REQUIREMENT: SDMC SECTION 142.0525(d) (REQUIRED)
- EACH UNIT A 2-CAR GARAGE 225 X 14 (UNITS) = 32 SPACES (ON SITE)
- UNITS WHICH DON'T PROVIDE 20' DEEP DRIVEWAY (UNIT #1 & #2) = 2 SPACES
- MOTORCYCLE SPACES 01 X 14 (UNITS) = 1 SPACE(S)

PARKING PROVIDED: (PROVIDED)
ENCLOSED GARAGE = 28 SPACES (ON SITE)
GUEST PARKING PROVIDED:
- COMPACT SPACES (7.5'x15') = 0 SPACES
- STAND. SPACES (9'x19') (ON-SITE) = 4 SPACES
- ON-STREET PARKING (8'x21') = 2 SPACES
TOTAL PARKING PROVIDED: 34 SPACES
- MOTORCYCLE SPACE(S) PROV. = 1 SPACE(S)

MINIMUM LOT AREA SF. (RM-1-1): 6,000
MINIMUM LOT DIMENSIONS:
LOT WIDTH (FT.): 50
STREET FRONTAGE (FT.): 50
LOT WIDTH (CORNER) (FT.): 25
LOT DEPTH (FT.): 30

SETBACKS:
FRONT (MINIMUM) 15'-0" FT. 15'-0" FT.
FRONT (STANDARD) 20'-0" FT. 20'-0" FT.
SIDES (MINIMUM) 5'-0" FT. 5'-0" FT.
SIDES (STANDARD) 5'-0" FT. 5'-0" FT.
REAR (MINIMUM) 15'-0" FT. 15'-0" FT.

ENHANCED PAVING:
MATERIAL: STAMP CONCRETE
COLOR: CHARCOAL COLOR
DESIGN: SLATE PATTERN

GENERAL NOTES
1. PLEASE REFER TO CIVIL DRUGS FOR EASEMENT AND ADDITIONAL INFO. NOT SHOWN (UNO).
2. NO EXISTING AND PROPOSED BUS STOPS, PLEASE VERIFY AT SITE.
3. COMMON AREAS SUCH AS TRASH, PRIVATE DRIVE, OPEN SPACE, ETC. WILL BE MAINTAINED BY AN HOA. (VERIFY W/ OWNER OR CONTRACTOR)
4. EXISTING FRONT HOUSE CONSTRUCTED IN 1962 AND REAR STRUCTURES UNKNOWN.
5. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 801.4.4)
6. PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-00-1.

1. THERE WILL BE VEHICLE ENTRY GATES OFF VISTA LANE. (VERIFY W/ OWNER OR CONTR.)
2. AN APPROVED VEHICLE STROBE DETECTOR SYSTEM WITH KNOX KEYSWITCH OVERRIDE SATISFACTORY TO THE FIRE MARSHALL, SHALL BE PROVIDED ON ALL VEHICLE MAIN ENTRY & EMERGENCY ENTRY POINTS TO THE PROJECT.
3. A MINIMUM SEPARATION OF 5 FEET SHALL BE MAINTAINED BETWEEN DRIVEWAY EDGES LOCATED IN THE STREET YARD. (PLEASE VERIFY)
4. PLEASE CONTACT PATRICIA GRABSKI FOR ANY INFORMATION REGARDING ZONE CHANGE AND REFER TO REPORT PREPARED BY CITY STAFF. PATRICIA GRABSKI (619) 446-5211

KEY NOTES
THE PROPOSAL IS SUBJECT TO THE FENCE AND RETAINING WALL REGULATIONS, PER (CHAP 14 ART 02 Div 03, Fence Regulations),
1. 6'-0" HEIGHT MAX. ROUGH SAWN CEDAR WOOD FENCE ON TOP OF PROPOSED RETAINING WALL
2. 6'-0" HEIGHT MAX. ROUGH SAWN CEDAR WOOD FENCING, (UNO).
3. STANDARD RETAINING WALLS ON THE FRONT YARD ARE LIMITED TO 3 FT HEIGHT (PLEASE REFER TO CIVIL DRAWINGS)
4. PRIVATE EXTERIOR OPEN SPACE IN ACCORDANCE WITH THE REQUIREMENTS OF SDMC SECTION 131.0455(a)

TRASH NOTES
1. FOR TRASH COMPLIANCE, REFER TO CC4R6, SECTION 11(K) USE RESTRICTIONS APPLIED TO RESIDENTIAL UNITS) AT 7121 (TRASH DISPOSAL)

SCOPE OF WORK
1. REQUESTING THE PROCESSING OF A TENTATIVE MAP (TM), REZONE FROM RS-1-1 TO RM-1-1 & COMMUNITY PLAN AMENDMENT (CPA) TO ALLOW THE APPROPRIATE RESIDENTIAL DENSITY.

2. PROPOSING TO BUILD 14 UNITS W/ 4 BEDROOMS PER EACH UNIT ON SITE, REZONING ONE PORTION OF LOT A-221 ALONG WITH LOT A-228 FROM RS-1-1 TO RM-1-1 AND THE OTHER PORTION OF LOT A-221 TO REMAIN IN EXISTING RS-1-1 ZONE.
3. NO DEVIATIONS FROM DEVELOPMENT REGULATIONS OF THE RM-1-1 ZONE ARE BEING REQUESTED.

OPEN SPACE & USABLE OPEN SPACE
AT LEAST 60 SQ. FT. OF USABLE, PRIVATE, EXTERIOR OPEN SPACE ABUTTING EACH DWELLING UNIT TO BE PROVIDED WITH A MINIMUM OF 6 FT. IN ANY DIRECTION. THE OPEN SPACE MAY BE LOCATED IN REQUIRED YARD AREAS, BUT SHALL BE NO CLOSER THAN 9 FT. TO THE FRONT OR REAR PROPERTY LINES, AND NO CLOSER THAN 4 FT. TO THE SIDE PROPERTY LINES.

NOTE:
PROPOSED SUBJECT IS REQUIRED TO PROVIDE 500 SQ. FT. OF USABLE AND TOTAL OPEN SPACE PER DWELLING UNIT.
TOTAL OPEN SPACE PROVIDED (TO BE LEFT AS OPEN SPACE) 9,753 SQ. FT.
PROVIDED USABLE OPEN SPACE (PRIVATE EXT. AND COMMON OPEN SPACE) PROVIDED SQ. FT.

- UNIT#1 OPEN SPACE:	909	SQ. FT.
- UNIT#2 OPEN SPACE:	610	SQ. FT.
- UNIT#3 OPEN SPACE:	909	SQ. FT.
- UNIT#4 OPEN SPACE:	648	SQ. FT.
- UNIT#5 OPEN SPACE:	954	SQ. FT.
- UNIT#6 OPEN SPACE:	1,633	SQ. FT.
- UNIT#7 OPEN SPACE:	1,388	SQ. FT.
- UNIT#8 OPEN SPACE:	933	SQ. FT.
- UNIT#9 OPEN SPACE:	2,256	SQ. FT.
- UNIT#10 OPEN SPACE:	2,435	SQ. FT.
- UNIT#11 OPEN SPACE:	807	SQ. FT.
- UNIT#12 OPEN SPACE:	744	SQ. FT.
- UNIT#13 OPEN SPACE:	1,061	SQ. FT.
- UNIT#14 OPEN SPACE:	1,061	SQ. FT.
TOTAL USABLE OPEN SPACE:	16,891	SQ. FT.



VICINITY MAP
NOT SCALE

12-18-08 FR

MILANO GROUP ARCHITECTS
515 FOURTH AVENUE
CHULA VISTA, CALIF., 91910
TELEPHONE (619) 420-8690

DANIEL CONTRERAS ARCHITECT
C-24238
REGISTERED ARCHITECT
STATE OF CALIFORNIA

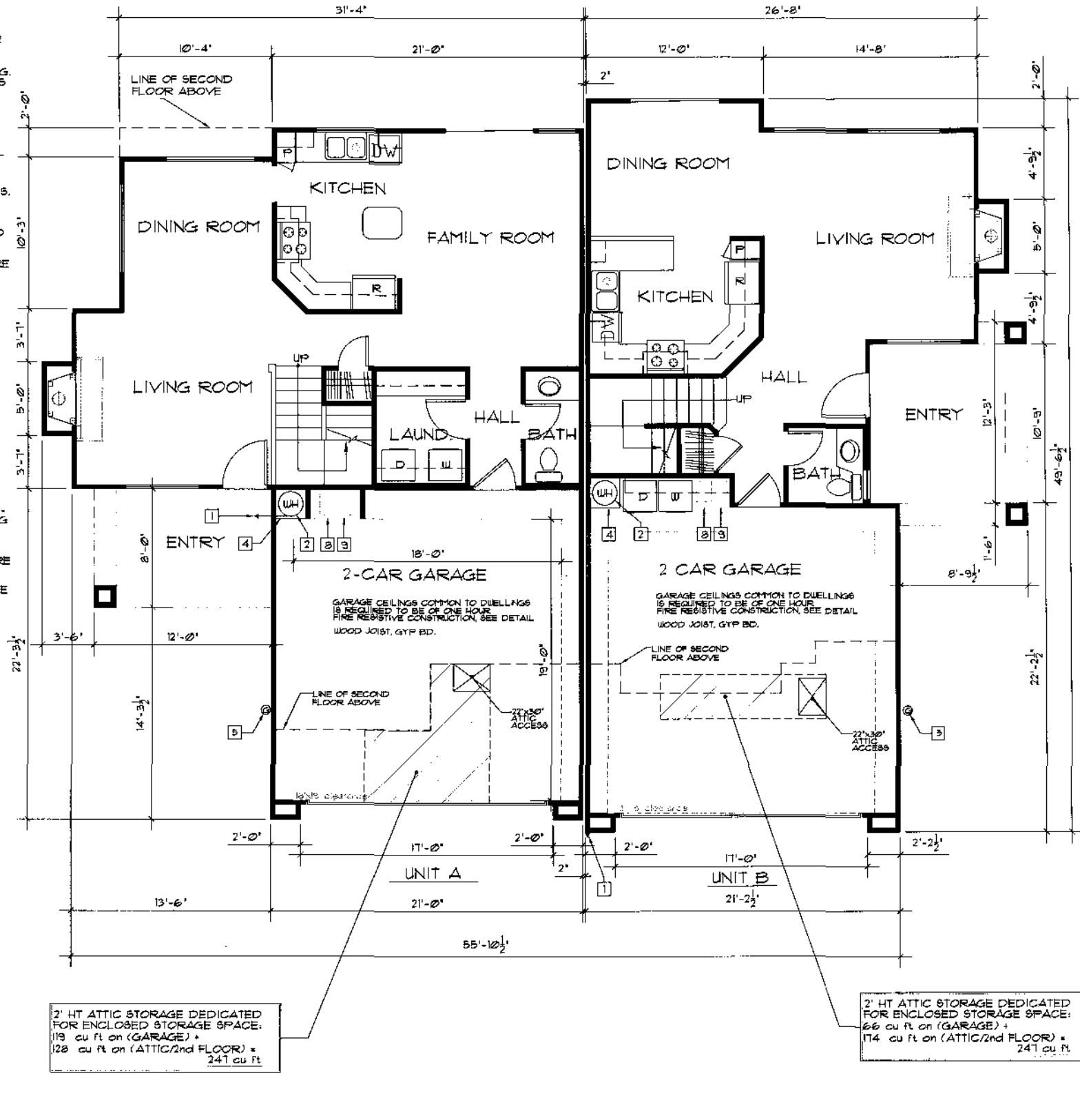
MISSION VILLAS ALEJANDRO MACEDO
SITE PLAN & NOTES

PLOTTING DATE	12-18-08
DATE	6-4-02
SCALE	AS SHOWN
JOB NO.	N/A
SHEET	A-1
2 OF 14 SHEETS	

NOT FOR CONSTRUCTION, PLANS PRINTED PRIOR TO BUILDING PERMIT AND SUBJECT TO CHANGE

FLOOR PLAN NOTES

- FOR ADDITIONAL SYMBOLS SEE TITLE SHEET
- ALL DIMENSIONS ARE TAKEN TO FACE OF ACTUAL STUD. IN CASE OF CONFLICT, NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE OF DRAWINGS.
- ALL WATER CLOSETS & ASSOCIATED FLUSHMETER VALVES, IF ANY, SHALL USE NO MORE THAN 1/2 GAL. PER FLUSH & SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, STANDARD #A112.19.2
- ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING. EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF. SEE C.B.C. SEC. 1402-WEATHER PROTECTION.
- THE OWNER SHALL SELECT APPLIANCES AND FIXTURES. SEE MECH, PLUMBING AND ELECTRICAL PLANS.
- PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
- ALL INTERIOR SURFACES OF THE GARAGE AREA SHALL HAVE 5/8" TYPE 'X' GYP BRD. TO CEILING AND WOOD FRAME WALLS.
- DECK SURFACES SHALL HAVE SLOPE NO LESS THAN 1/4" IN 12". DECK WATERPROOFING SHALL BE "DEX-OF-TEX" (C.B.C. #1338) INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AS STATED IN SECTION 07512 "TRAFFIC BEARING ROOF DECK SURFACING". CONTRACTOR SHALL PROVIDE MIN. 6"x6" FLASHING AT ALL ADJACENT SURFACES. CONTRACTOR TO CONTACT MANUFACTURER FOR PROPER INSTALLATION PROCEDURES.
- CONTRACTOR TO PROVIDE "JIFFY-SEAL" AT ALL HORIZONTAL SURFACES BELOW STUCCO WITH SLOPE GREATER THAN 60° SUCH AS SILL, UNDER STUCCO TRIM, TOPS OF WALLS ECT. CONTRACTOR SHALL CONTACT "JIFFY-SEAL" MANUFACTURER AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. UPC SECTION 410.7 TOPS OF WALLS ECT. CONTRACTOR SHALL CONTACT "JIFFY-SEAL" MANUFACTURER AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE OF SAFETY GLAZING (TEMPERED / SHATTERPROOF) IN ACCORDANCE WITH SECTION 2406.4 OF THE C.B.C.
 - ALL FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND ALL PANELS IN SWINGING DOORS.
 - DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, STEAM ROOMS, BATHTUBS AND SHOWERS AND IN ANY PORTION OF A WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
 - FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF A BURNING SOURCE OR THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE. (SEE TEMP. NEXT TO WINDOWS ON PLAN.)
- ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED
- WALL INSULATION SHALL BE R-13
- ROOF INSULATION SHALL BE R-30
- UNDER FLOOR INSULATION SHALL BE R-19 (IF APPLICABLE)
- ALL RECEPTACLES IN KITCHEN, BATH AND GARAGE SHALL BE GFI. OUTSIDE RECEPTACLES SHALL BE WEATHER PROOF.
- ALL WINDOWS SHALL BE DUAL PANE AND FRENCH DOORS
- ALL BEDROOMS AND HALL AREAS THAT ACCESS BEDROOMS SHALL HAVE SMOKE DETECTORS, HARD WIRE WITH BATTERY BACK UP.
- PROVIDE 22" X 30" ATTIC ACCESS
- FANS SHALL HAVE 5 AIR CHANGES PER HOUR
- PROVIDE A FLOOR OR LANDING ON EACH SIDE OF A DOOR WHICH IS A MAX. OF 1' LOWER THAN THE THRESHOLD OF THE DOOR
- PREFAB. METAL FIREPLACE SUPERIOR * CR 3830L
- PROVIDE ULTRA LOW FLUSH TOILETS, AND MAXIMUM 2.2 GPM FLOW ON FAUCETS.
- SHOWER HEADS TO HAVE MAXIMUM 2.5 GPM FLOW.
- STATE HEALTH & SAFETY CODE SEC. 179219 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER-SUPPLY PIPING.
- PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CBC SECTIONS 109 AND 110.
- ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4-INCH IN DIMENSION. SECTION 1505.3.
- APPROVED SPARK ARRESTORS SHALL BE INSTALLED ON ALL CHIMNEYS. UBC, SECTION 3102.3.2.
- THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL PENETRATION RATING COUNCIL (NIFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ADDITIONAL NOTE
1. SEE SHEET A-3 FOR PENETRATION OF PARTY WALL.

FLOOR PLAN NOTE

NOTE:
FOR SYMBOLS NOT LISTED:

- NEW 2X4 STU
- NEW 2X6 STU
- INDICATES FURRED CEILING AREA
- 1 HOUR WALL
- GARAGE VENT - 6"x14" FER
- INDICATES 12"x0" COMBUSTIBLE AIR VENT SET 12" FROM CEILING AND 12" FROM FLOOR

WOOD JOIST (TJI), GYPSUM WALL-BOARD (FIRE RATING: 1 HOUR)

5/8" TYPE 'X' GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO RIGID FURRING CHANNELS 24" o.c. WITH 1" TYPE B DRYWALL SCREWS 12" o.c. WALLBOARD END JOINTS LOCATED MIDWAY BETWEEN CONTINUOUS CHANNELS AND ATTACHED TO ADDITIONAL PIECES OF CHANNEL 34" LONG WITH SCREWS 12" o.c. RIGID FURRING CHANNELS ATTACHED WITH TWO 1 1/4" TYPE B DRYWALL SCREWS TO EACH 4" X 10" OR TWO 2" X 10" WOOD JOISTS SPACED 48" o.c. SUPPORTING 1 1/8" TONGUE AND GROOVE PLYWOOD FLOOR.

SHEET NOTE

1. ABBREVIATIONS, SYMBOLS AND GENERAL NOTES ARE SHOWN AT SHEET TS.

INTERIOR FINISH LEGEND

- FLOOR MATERIAL
- BASE MATERIAL
- WALL FINISH
- CEILING MATERIAL
- CEILING HEIGHT
- LS LIME STONE PAVES
- CT CERAMIC TILE, PER SPECIFICATIONS
- CP CARPET WITH PAD, PER SPECIFICATIONS.
- VT SHEET VINYL, PER SPECIFICATIONS.
- SC SMOOTH THROUHELED CONCRETE
- VB VINYL BASE
- WB WOOD BASE PRIMED AND PAINT PER SPECIFICATIONS GYPSUM BOARD TAPED AND FILLED WITH ONE COAT PER SPECIFICATIONS PAINT
- S GYPSUM BOARD ORANGE FEEL TEXTURE, PRIME AND SEMI-GLOSS ENAMEL PAINT PER SPECIFIC.
- L GYPSUM BOARD ORANGE FEEL TEXTURE WITH FLAT LATEX PAINT PER SPECIFIC.
- V VAULTED CEILING
- N NONE

KEY NOTES

- P & T DISCHARGE 6" ABOVE FIN. GRADE. UPC, SECTION 608.5.
- WATER HEATER LOCATION SEE EM-1 FOR ADDITIONAL INFORMATION
- ROUTING & LENGTH OF CLOTHES DRYER VENT. MAX. LENGTH IS 14 FT W/ 2 90-DEGREE ELBOWS. 2 FT. SHALL BE DECREASED FOR EACH BEND OVER TWO, UNLESS APPROVED BY THE BUILDING OFFICIAL. CMC, SECTION 504.3.2.
- 18" HEIGHT PLATFORM FOR WATER HEATER, CMC, 303.13.
- GAS METER LOCATION
- 1 HOUR CONSTRUCTION 5/8" TYPE 'X' GYP. WALLBOARD
- FURRED DOWN CEILING
- RECYCLABLE MATERIAL STORAGE 2.5 CU. FT. MIN.
- NON-RECYCLABLE MATERIAL STORAGE 2.5 CU. FT. MIN.

MILANO GROUP ARCHITECTS
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TELEPHONE (619) 420-8690

NOT FOR CONSTRUCTION, PLANS PRINTED PRIOR TO BUILDING PERMIT AND SUBJECT TO CHANGE

DATE: 12-18-08
SCALE: AS SHOWN
JOB NO.: N/A
SHEET: A-2

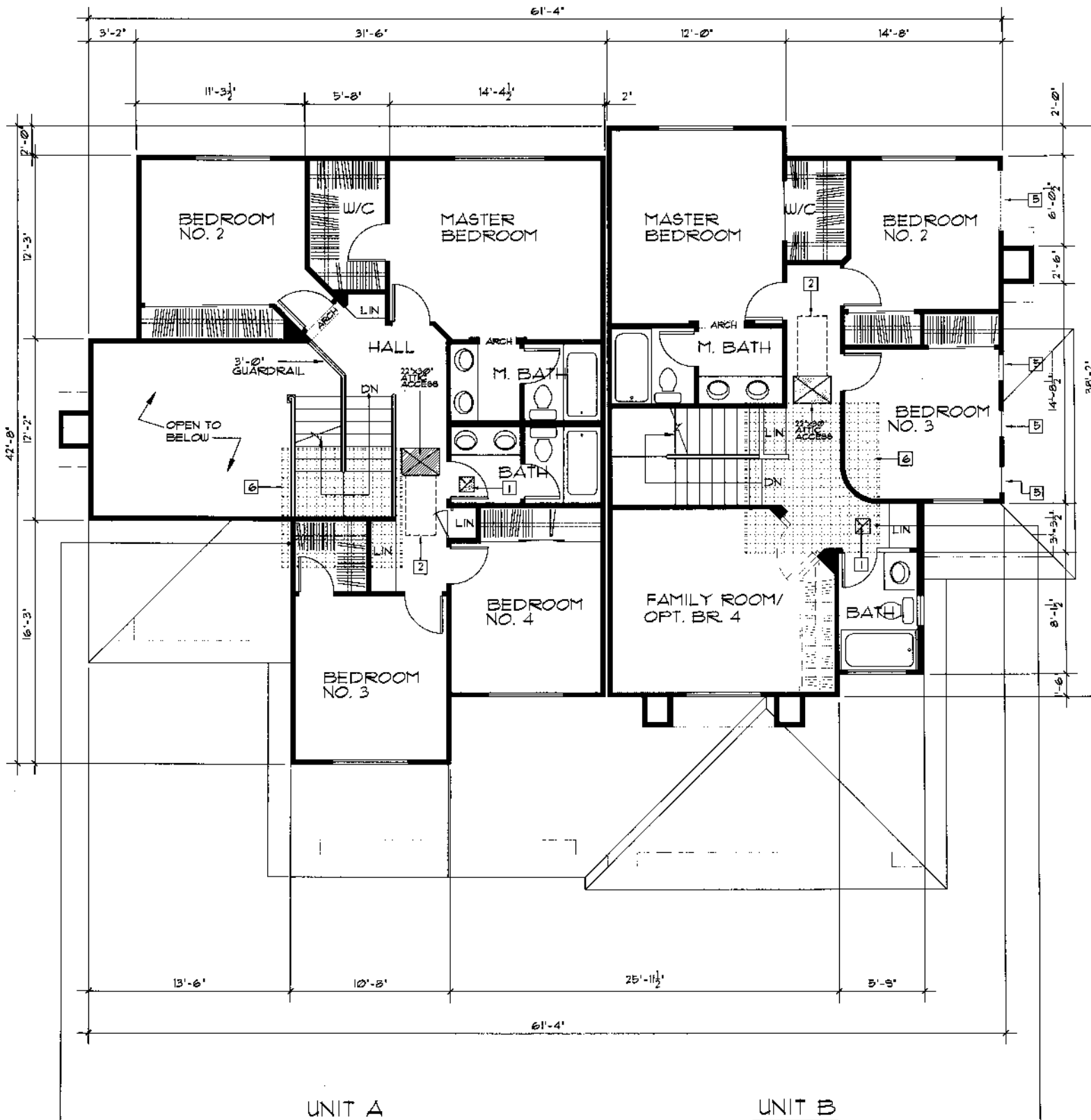
MISSION VILLAS ALEJANDRO MACEDO
FIRST FLOOR PLAN & NOTES

CLIENT: MISSION VILLAS ALEJANDRO MACEDO
TITLE SHEET: FIRST FLOOR PLAN & NOTES

5 OF 14 SHEETS

FLOOR PLAN NOTES

- 1 FOR ADDITIONAL SYMBOLS SEE TITLE SHEET
- 2 ALL DIMENSIONS ARE TAKEN TO FACE OF ACTUAL STUD. IN CASE OF CONFLICT NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE OF DRAWINGS.
- 3 ALL WATER CLOSETS & ASSOCIATED FLUSHOMETER VALVES, IF ANY, SHALL USE NO MORE THAN 1/2 GAL. PER FLUSH & SHALL MEET PERFORMANCE STANDARD ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, STANDARD #A112.19.2
- 4 ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING. EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF. SEE 2001 C.B.C. SEC. 1402-WEATHER PROTECTION.
- 5 THE OWNER SHALL SELECT APPLIANCES AND FIXTURES SEE MECH, PLUMBING AND ELECTRICAL PLANS.
- 6 PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
- 7 ALL INTERIOR SURFACES OF THE GARAGE AREA SHALL HAVE 5/8" TYPE 'X' GYP BRD. IE: CEILING AND WOOD FRAME WALLS.
- 8 DECK SURFACES SHALL HAVE SLOPE NO LESS THAN 1/4" IN 12". DECK WATERPROOFING SHALL BE 'DEX-O-TEX' I.C.B.O. #338 INSTALLED PER MANUFACTURERS RECOMMENDATIONS AS STATED IN SECTION 07512 'TRAFFIC BEARING ROOF DECK SURFACING'. CONTRACTOR SHALL PROVIDE MIN. 6"x6" FLASHING AT ALL ADJACENT SURFACES. CONTRACTOR TO CONTACT MANUFACTURE FOR PROPER INSTALLATION PROCEDURES.
- 9 CONTRACTOR TO PROVIDE 'JIFFY-SEAL' AT ALL HORIZONTAL SURFACES BELOW STUCCO WITH SLOPE GREATER THAN 6:12 SUCH AS SILLS, UNDER STUCCO TRIM, TOPS OF WALLS ECT. CONTRACTOR SHALL CONTACT 'JIFFY-SEAL' MANUFACTURER AND INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- 10 IN SHOWERS AND TUBS-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. UPC SECTION 410.1 TOPS OF WALLS ECT. CONTRACTOR SHALL CONTACT 'JIFFY-SEAL' MANUFACTURER AND INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- 11 GLAZING IN THE FOLLOWING LOCATIONS SHALL BE OF SAFETY GLAZING (TEMPERED / SHATTERPROOF) IN ACCORDANCE WITH SECTION 2406.4 OF THE C.B.C.
 - A) ALL FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND ALL PANELS IN SWINGING DOORS.
 - B) DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, STEAM ROOMS, BATHTUBS AND SHOWERS AND IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
 - C) FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE. (SEE TEMP. NEXT TO WINDOWS ON PLAN).
12. ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED
13. WALL INSULATION SHALL BE R-13
14. ROOF INSULATION SHALL BE R-30
15. UNDER FLOOR INSULATION SHALL BE R-19 (IF APPLICABLE)
16. ALL RECEPTACLES IN KITCHEN, BATH AND GARAGE SHALL BE GFI. OUT SIDE RECEPTACLES SHALL BE WEATHER PROOF.
17. SPACE
18. ALL WINDOWS SHALL BE DUAL PANE AND FRENCH DOORS
19. ALL BEDROOMS AND HALL AREAS THAT ACCESS BEDROOMS SHALL HAVE SMOKE DETECTORS, HARD WIRE WITH BATTERY BACK UP.
20. PROVIDE 22" X 30" ATTIC ACCESS
21. FANS SHALL HAVE 5 AIR CHANGES PER HOUR
22. PROVIDE A FLOOR OR LANDING ON EACH SIDE OF A DOOR WHICH IS A MAX. OF 1" LOWER THAN THE THRESHOLD OF THE DOOR
23. PREFAB. MTL FIREPLACE SUPERIOR * CR 3030L
24. PROVIDE ULTRA LOW FLUSH TOILETS, AND MAXIMUM 2.2 GPM FLOW ON FAUCETS.
25. SHOWER HEADS TO HAVE MAXIMUM 2.5 GPM FLOW.
26. STATE HEALTH & SAFETY CODE SEC. 179213 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER-SUPPLY PIPING.
27. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CBC SECTIONS 709 AND 710.
28. ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4-INCH IN DIMENSION. SECTION 1905.3.
29. APPROVED SPARK ARRESTORS SHALL BE INSTALLED ON ALL CHIMNEYS. CBC, SECTION 3102.3.8.
30. THE MANUFACTURED WINDOW SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.



2' HT ATTIC STORAGE DEDICATED FOR ENCLOSED STORAGE SPACE:
128 cu ft on (ATTIC/2nd FLOOR) +
119 cu ft on (GARAGE) = 247 cu ft

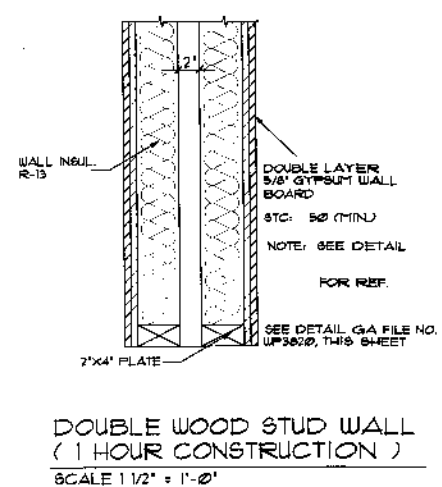
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

2' HT ATTIC STORAGE DEDICATED FOR ENCLOSED STORAGE SPACE:
114 cu ft on (ATTIC/2nd FLOOR) +
66 cu ft on (GARAGE) = 241 cu ft

FLOOR PLAN NC

NOTE:
FOR SYMBOLS NOT LISTED

- NEW 2X4
- NEW 2X6
- INDICATES FURRED CEILING AREA
- 1 HOUR WALL
- PROVIDE AND INSTALL 5/8" TYPE 'X' GYP. BRD. GARAGE SIDE OF WALL BETWEEN HOUSE AND GARAGE FROM FOUNDATION TO ROOF SHEATING OR RATED FLOOR ABOVE, AND AT ALL USEABLE UNDERSTAIR AREAS. SEE DETAIL
- GARAGE VENT - 6"x14" PER CB-AIR
- INDICATES 6"x6" COMBUSTIBLE AIR VENT SET 12" FROM CEILING AND 9" FROM FLOOR



INTERIOR FINISH LEGEND

- FLOOR MATERIAL
- BASE MATERIAL
- WALL FINISH
- CEILING MATERIAL
- CEILING HEIGHT
- LS LIME STONE PAVERS
- CT CERAMIC TILE, PER SPECIFICATIONS
- CP CARPET WITH PAD, PER SPECIFICATIONS.
- VT SHEET VINYL, PER SPECIFICATIONS.
- SC SMOOTH THROULED CONCRETE
- VB VINYL BASE
- WB WOOD BASE PRIMED AND PAINT PER SPECIFICATIONS GYPSUM BOARD TAPED AND FILLED WITH ONE COAT PER SPECIFICATIONS PAINT
- S GYPSUM BOARD ORANGE FEEL TEXTURE, PRIME AND SEMIGLOSS ENAMEL PAINT PER SPECIFIC.
- L GYPSUM BOARD ORANGE FEEL TEXTURE WITH FLAT LATEX PAINT PER SPECIFIC.
- V VAULTED CEILING
- N NONE

KEY NOTES

- 1 RETURN AIR GRILL.
- 2 HEATING UNIT IN ATTIC SEE SHEET E1-2 FOR ADDITIONAL INFORMATION
- 3 CHASE FOR DRYER VENT FROM FIRST FLOOR
- 4 CHASE, PER MECHANICAL CONTRACTOR
- 5 WINDOWS ONLY APPLY TO UNIT No. 1 THAT WILL FRONT THE PUBLIC RIGHT OF WAY, IN ACCORDANCE WITH THE REQUIREMENTS OF SDMC 151.046-4(c)(3).
- 6 ATTIC STORAGE DEDICATED FOR ENCLOSED SPACE:

**Attachment 5
Project Plans
Sheet 3 of 8**

MILANO GROUP ARCHITECTS
515 FOURTH AVENUE
CHULA VISTA, CALIF., 91910
TELEPHONE (619) 420-8690

NOT FOR CONSTRUCTION. PLANS PRINTED PRIOR TO BUILDING PERMIT AND SUBJECT TO CHANGE

MISSION VILLAS ALEJANDRO MACEDO SECOND FLOOR PLAN & NOTES

CLIENT: MISSION VILLAS ALEJANDRO MACEDO
TITLE SHEET: SECOND FLOOR PLAN & NOTES

LIBRARY: CALIFORNIA ARCHITECTS BOARD
C-24239
EXPIRES: 12/31/2010

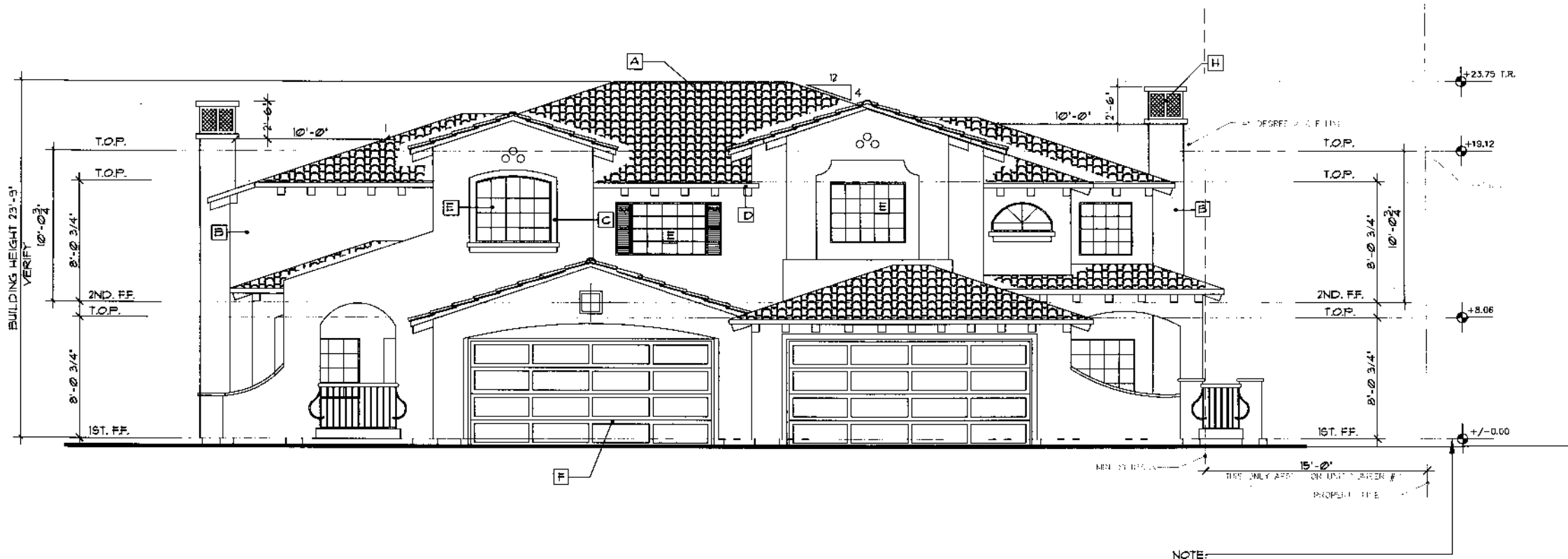
NOT FOR CONSTRUCTION. PLANS PRINTED PRIOR TO BUILDING PERMIT AND SUBJECT TO CHANGE

MISSION VILLAS ALEJANDRO MACEDO SECOND FLOOR PLAN & NOTES

CLIENT: MISSION VILLAS ALEJANDRO MACEDO
TITLE SHEET: SECOND FLOOR PLAN & NOTES

LIBRARY: CALIFORNIA ARCHITECTS BOARD
C-24239
EXPIRES: 12/31/2010

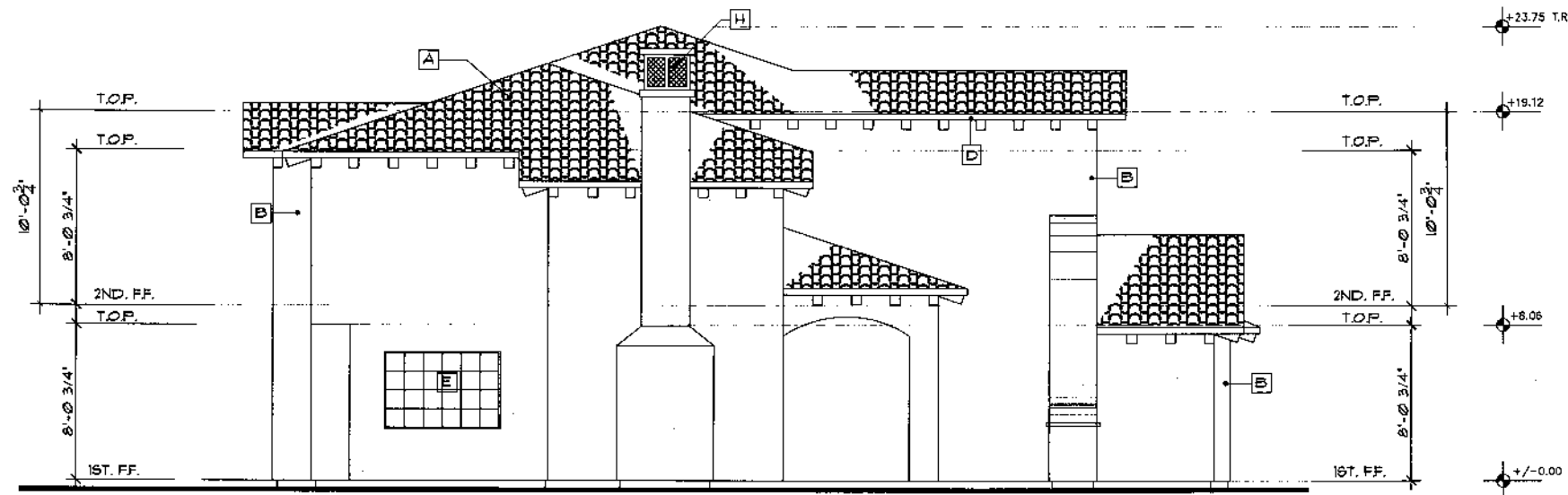
FLOTTING DATE: 12-18-08
DATE: 6-4-02
SCALE: AS SHOWN
JOB NO.: N/A
SHEET: A-3
14 SHEETS



FRONT ELEVATION

1/4" = 1' 0"

NOTE: THESE SPOT ELEVATIONS ARE JUST TO KNOW THE HEIGHT OF THE BUILDING ITSELF. PLEASE REFER TO SHEET A-3 FOR SPOT ELEVATIONS BASED ON TOPOGRAPHIC SOURCE. (UNO)



SIDE ELEVATION

1/4" = 1' 0"

KEY NOTES

EXTERIOR ELEVATION NOTES

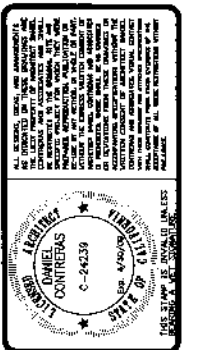
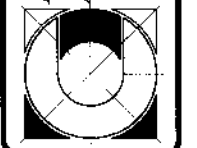
- [A] CONCRETE ROOF TILE MISSION 'S'
- [B] PORTLAND CEMENT PLASTER (STUCCO)
- [C] STUCCO WRAPPED 2X WOOD
- [D] 2 X 10 RS. WOOD FASCIA
- [E] VINYL FRAME WINDOW, DUAL GLAZE PER SCHEDULE
- [F] METAL SECTIONAL GARAGE DOOR
- [G] ROOF SPACE VENT, GALVANIZED SHEET METAL WITH INSECT SCREEN, PAINTED
- [H] METAL CHIMNEY FIREPLACE FLUE W/ SHEET METAL CAP PER FLUE TO BE A MIN. OF 2'-0" ABOVE ANY ADJACENT ROOF WITH-IN A 10'-0" RADIUS.
- [I] COMBUSTION AIR VENT, GALVANIZED SHEET METAL WITH INSECT SCREEN

* A GRAFFITI RESISTANT TREATMENT SHALL BE USED FOR ALL WALL AND BUILDING SURFACES (PER SECTION 9.22.055 AND 9.22.035 OF THE MUNICIPAL CODE).

NOT FOR CONSTRUCTION, PLANS PRINTED PRIOR TO BUILDING PERMIT AND SUBJECT TO CHANGE

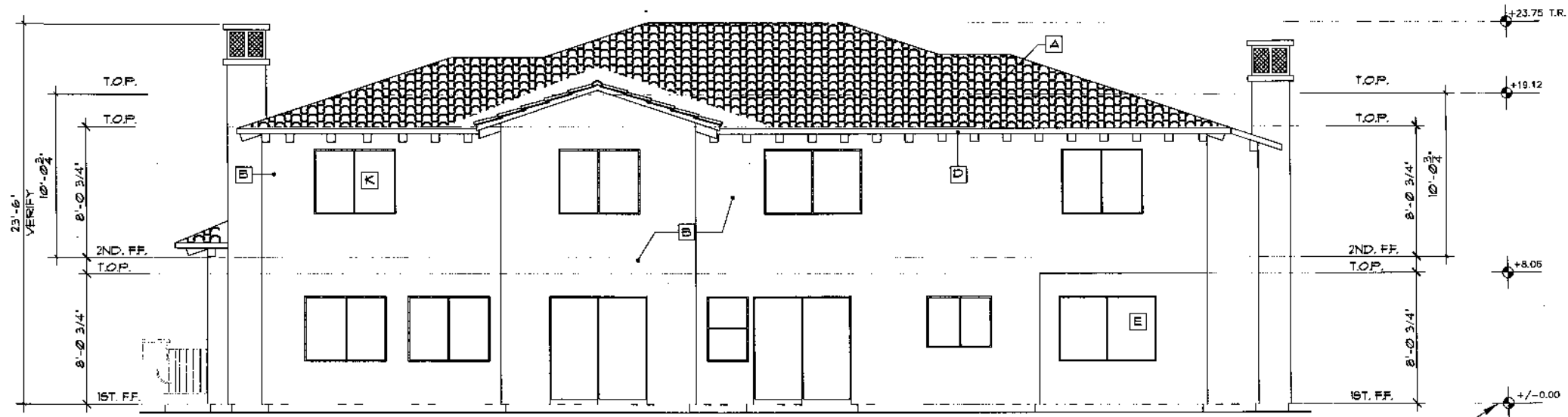
2-20-08 FR

MILANO GROUP
ARCHITECTS
515 FOURTH AVENUE
CHULA VISTA, CALIF., 91910
TELEPHONE (619) 420-8690



CLIENT: MISSION VILLAS ALEJANDRO MACEDO
TITLE SHEET: EXTERIOR ELEVATIONS ALTERNATIVE "A"

PLOTTING DATE: 12-18-08
DATE: 6-4-02
SCALE: AS SHOWN
JOB NO: N/A
SHEET: A-5
80F 14 SHEETS



REAR ELEVATION

1/4" = 1' @

NOTE:
THESE SPOT ELEVATIONS ARE JUST TO
KNOW THE HEIGHT OF THE BUILDING ITSELF.
PLEASE REFER TO SHEET A-5 FOR SPOT
ELEVATIONS BASED ON TOPOGRAPHIC
SOURCE. (UNO)

KEY NOTES

EXTERIOR ELEVATION NOTES

- [A] CONCRETE ROOF TILE MISSION 5'
- [B] PORTLAND CEMENT PLASTER (STUCCO)
- [C] STUCCO WRAPPED 2X WOOD
- [D] 2 X 10 RS. WOOD FASCIA
- [E] VINYL FRAME WINDOW, DUAL GLAZE PER SCHEDULE
- [F] METAL SECTIONAL GARAGE DOOR
- [G] ROOF SPACE VENT, GALVANIZED SHEET METAL WITH INSECT SCREEN, PAINTED
- [H] METAL CHIMNEY FIREPLACE FLUE W/ SHEET METAL CAP PER FLUE TO BE A MIN. OF 2'-0" ABOVE ANY ADJACENT ROOF WITH-IN A 10'-0" RADIUS.
- [I] COMBUSTION AIR VENT, GALVANIZED SHEET METAL WITH INSECT SCREEN
- [J] WINDOWS ONLY APPLY TO UNIT No. 1 THAT WILL FRONT THE PUBLIC RIGHT OF WAY, IN ACCORDANCE WITH THE REQUIREMENTS OF SDMC 1310464 (2X3).
- [K] WINDOW DON'T APPLY TO UNIT No. 1

* A GRAFFITI RESISTANT TREATMENT SHALL BE USED FOR ALL WALL AND BUILDING SURFACES (PER SECTION 920055 AND 920035 OF THE MUNICIPAL CODE).

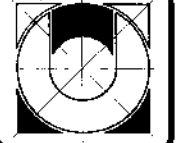


SIDE ELEVATION

1/4" = 1' @

2-20-08 FR

MILANO GROUP
ARCHITECTS
515 FOURTH AVENUE
CHULA VISTA, CALIF., 91910
TELEPHONE (619) 420-8690



NOT FOR CONSTRUCTION, PLANS PRINTED PRIOR TO BUILDING PERMIT AND SUBJECT TO CHANGE

CLIENT
MISSION VILLAS
ALEJANDRO MACEDO

TITLE SHEET
EXTERIOR ELEVATIONS
ALTERNATIVE "A"



CLIENT
MISSION VILLAS
ALEJANDRO MACEDO

TITLE SHEET
EXTERIOR ELEVATIONS
ALTERNATIVE "A"

PLOTTING DATE
12-18-08

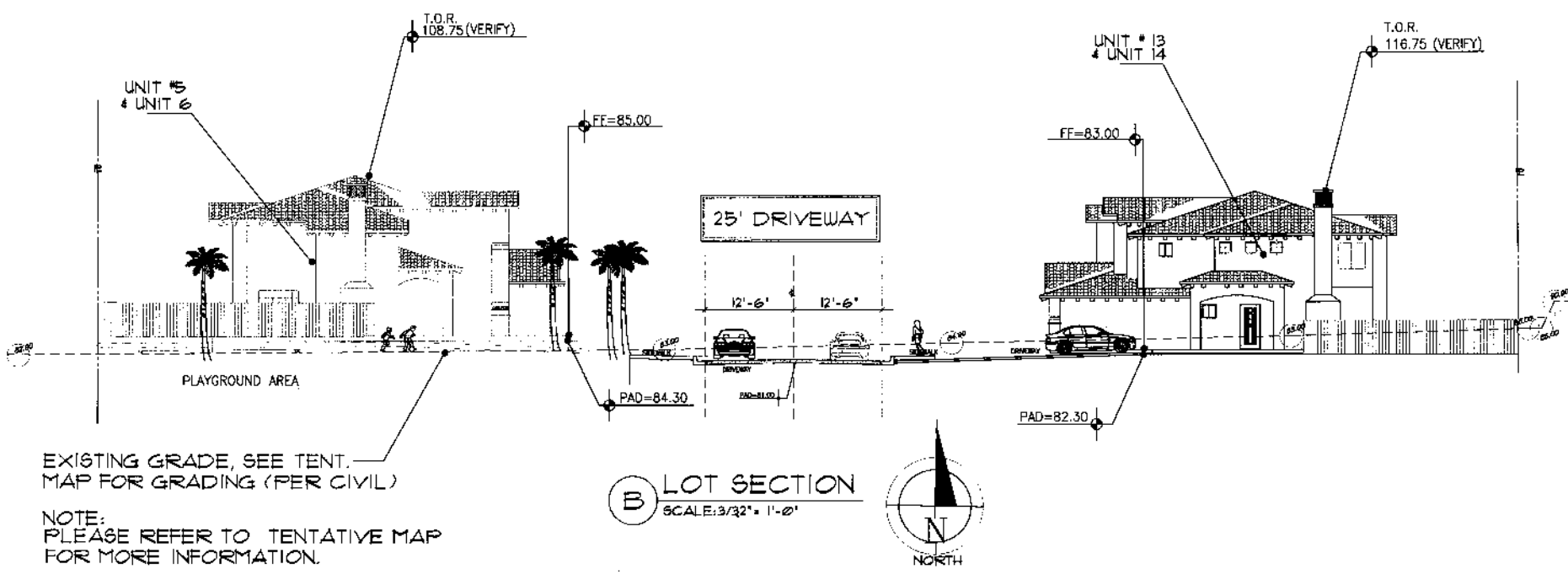
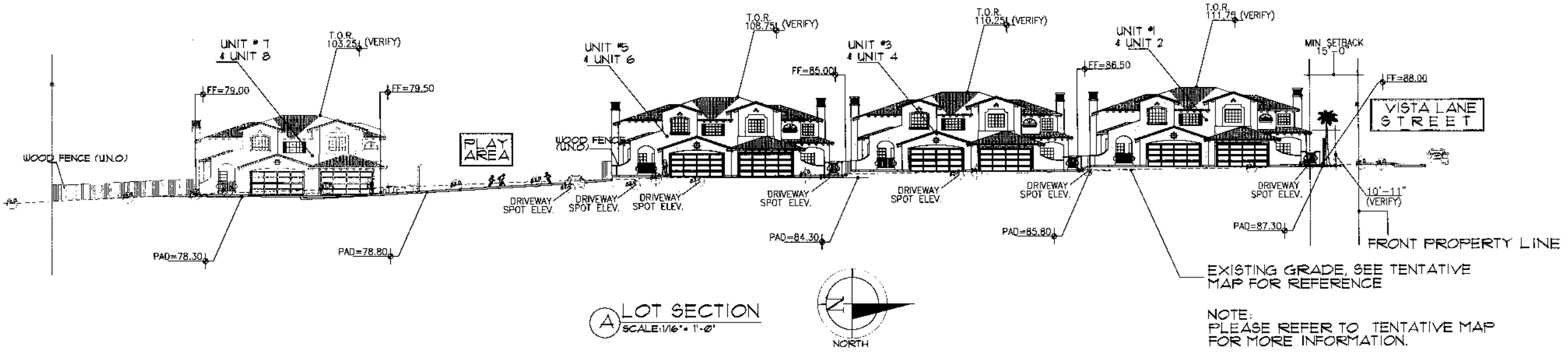
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SCALE
AS SHOWN

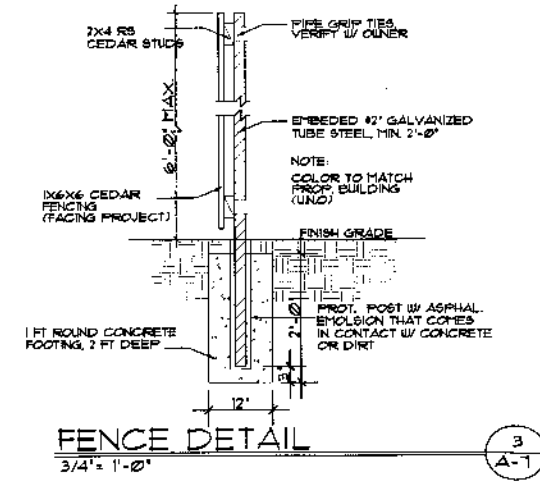
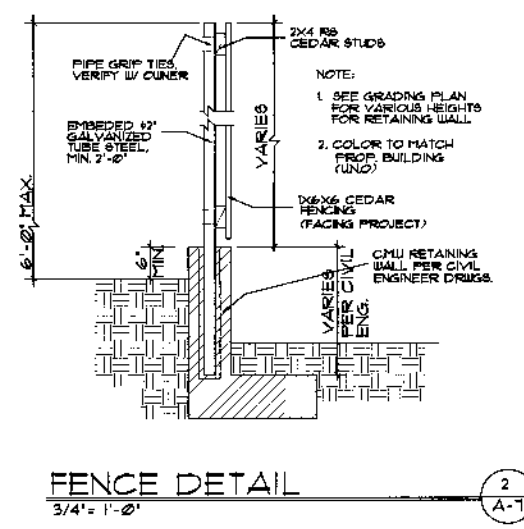
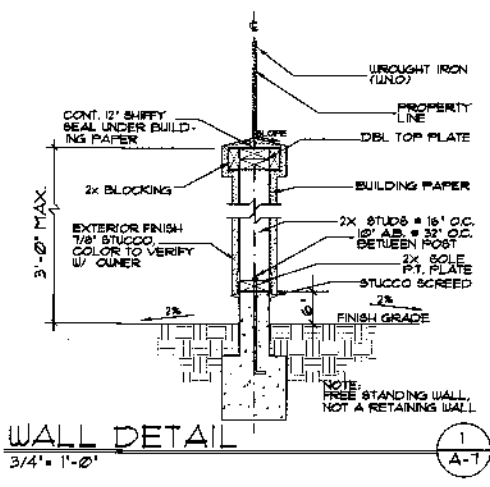
JOB NO.
N/A

SHEET
A-6

30F 14 SHEETS



- NOTES**
1. THE PROJECT HAS NO SLOPES GREATER THAN 25%. (PLEASE REFER TO TENT. MAP FOR REFER)
 2. SPOT ELEVATIONS SHOWN ON THIS SHEET ARE BASED ON TOPOGRAPHIC SOURCE. PLEASE SEE TENTATIVE MAP FOR MORE INFORMATION.
 3. FOR BUILDING HEIGHT ITSELF, PLEASE REFER TO SHEETS A-4 & A-5. (UNO)
- NOTE: HARDSCAPE AND LANDSCAPE ARE SHOWN CONCEPTUALLY. LANDSCAPE PLANS WILL BE SUBMITTED AT A LATER DATE PER LANDSCAPING ARCHITECT. (UNO)



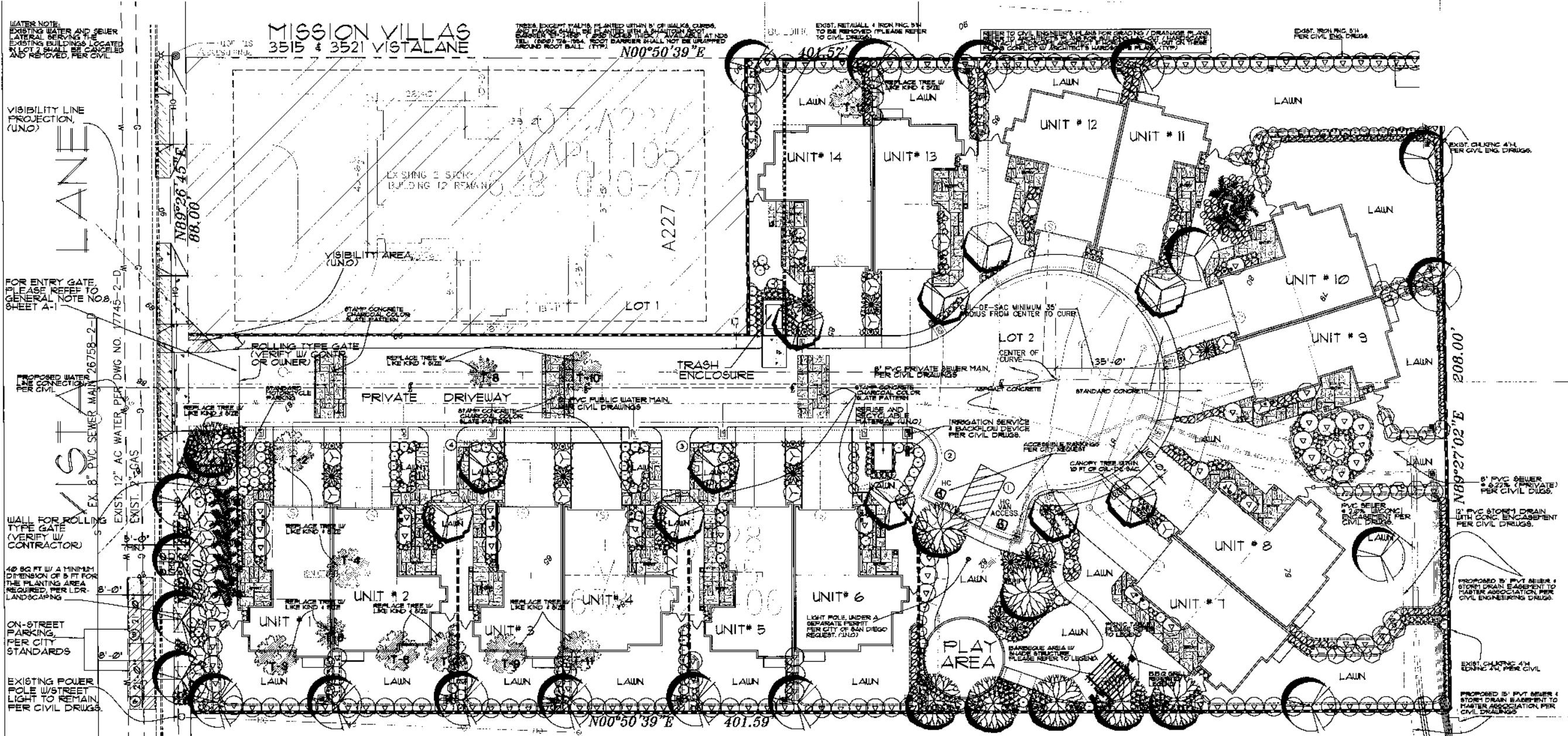
NOT FOR CONSTRUCTION, PLANS PRINTED PRIOR TO BUILDING PERMIT AND SUBJECT TO CHANGE

MILANO GROUP ARCHITECTS
515 FOURTH AVENUE
CHULA VISTA, CALIF., 91910
TELEPHONE (619) 420-8690

DANIEL CONTREAS
C-24239
REGISTERED ARCHITECT

CLIENT: MISSION VILLAS ALEJANDRO MACEDO
TITLE SHEET: LOT SECTIONS, NOTES & DETAILS

PLOTTING DATE	12-18-08
DATE	6-4-08
SCALE	AS SHOWN
JOB NO.	N/A
SHEET	



NOTE:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
3. A RAISED CONCRETE OR OTHER CURB OF AT LEAST 6 INCHES IN HEIGHT WILL BE PROVIDED TO ALL LANDSCAPE AREAS IN OR ADJACENT TO ALL 'VIA' AREAS FOR PROTECTION FROM VEHICULAR DAMAGE.

MAINTENANCE

- ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITHIN 30 DAYS WITH MATERIAL OF AN EQUIVALENT POINT VALUE.
- ALL LANDSCAPE MATERIALS SHALL BE PERMANENTLY MAINTAINED BY THE VISTALANE HOMEOWNERS ASSOCIATION IN A HEALTHY CONDITION, INCLUDING TRIMMING AS APPROPRIATE TO THE LANDSCAPE MATERIALS.

NOTE

- THERE ARE NO BRUSH MANAGEMENT ISSUES WITH THIS PROJECT. THIS PROJECT IS ENCLOSED WITH DEVELOPMENT ON ALL SIDES.

CITY RECOMMENDATIONS

1. TREE ROOTS BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING: WALKS, CURBS, OR STREET PAVEMENTS.
2. ALL REQUIRED PLANT MATERIAL SHALL BE IRRIGATED WITH A PERMANENT, BELOW-GRADE IRRIGATION SYSTEM UNLESS SPECIFIED OTHERWISE BY THE LANDSCAPE DIVISION. NO IRRIGATION RUN-OFF OR OVERSPRAY SHALL CROSS PROPERTY LINES OR PAVED AREAS. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUT-OFF DEVICE AND A MOISTURE SENSING DEVICE THAT REGULATES THE IRRIGATION SYSTEM FOR ALL LAWN AREAS.
3. STREET TREES SHALL BE SEPARATED FROM PUBLIC IMPROVEMENTS BY THE MINIMUM DISTANCE LISTED:
 - TRAFFIC SIGNAL OR STOP SIGN + 20 FEET UNDERGROUND UTILITY LINES + 5 FEET
 - ABOVE GROUND UTILITY STRUCTURES + 10 FEET DRIVEWAYS + 10 FEET
 - INTERSECTIONS + 25 FEET
4. TREES SHALL BE SELECTED AND LOCATED SO THAT AT MATURITY THEY DO NOT CAUSE DAMAGE OR CONFLICT WITH OVERHEAD UTILITY LINES.
5. ALL REQUIRED PLANTING AREAS WILL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT, SHALL BE MULCHED TO THIS MINIMUM DEPTH.
6. ALL STREET TREES SHALL BE PLANTED WITHIN THE STREET TREE EASEMENT.
7. ALL LEVEL PLANTING AREAS SHALL RECEIVE 2" LAYER OF SHREDDED 'WALK-ON' BARK MULCH.

PLANTING LEGEND

Symbol	Plant Name	Notes
	Street / Shade Trees (Deciduous + or Evergreen -20'-50' Spread)	
	PLATANUS ACERIFOLIA	
	MAGNOLIA GRANDIFLORA	
	ULMUS PARVIFOLIUS 'TRUE GREEN'	
	TIPUANA TIPU	
	Accent Interior Trees (Deciduous + or Evergreen (10'-30' Spread)	
	ERIOBOTRYA DEFLEXA	
	PYRUS CALLERYANA 'CHANTICLEER'	
	PYRUS KAWAKAMII	
	ARECASTRUM ROMANZOFFIANUM	QUEEN PALM (8' BTH)
	BTH (Brown Trunk Height)	(10' BTH) (HEALTHY SPECIMENS, NOT FIELD GROWN)
	Accent Trees (Deciduous + or Evergreen (15'-30' Spread) 50% 24" BOX, 50% 15 GAL	
	JACARANDA MIMOSIFOLIA	
	CASSIA LEPTOPHYLLA	
	PYRUS SPP.	
	Screen/Foundation Shrubs (30" + ht.) 10% 15 GAL 90% 5 GAL	
	RAP INDICA SPP.	
	ESCALLONIA FRADESII	
	PITOSPORUM TOBIRA	
	LIGUSTRUM JAP. 'TEXANUM'	
	XYLOSMA CONGESTUM	
	Accent Shrubs (36" + ht.) 40% 15 GAL, 60% 5 GAL	
	PHORMIUM TENAX	
	PODOCARPUS MAC. 'MAKI'	
	STRELITZIA REGINAE	
	Small Accent Shrubs / Vines 50% 5 GAL 50% 1 GAL	
	HEMEROCALLIS HYBRIDS	
	PITOSPORUM 'WHEELER'S DWARF'	
	NERIUM OLEANDER 'PINKIE'	

EXISTING TREES

EXISTING TREE(S) TO BE REMOVED WILL BE REPLACED ON THE SITE AS PART OF THE LANDSCAPING OF A LIKE KIND AND SIZE. PLEASE REFER TO NOTE #9 BELOW.

NOTE: ALL EXISTING TREES WILL BE REPLACED IN LIKE KIND AND SIZE AND BE CONSIDERED IN THE LANDSCAPE CONCEPT DESIGN LAY-OUT AT TIME OF FINAL LANDSCAPE CONSTRUCTION DOCUMENTS PER PERMITEE OR SUBSEQUENT OWNER (LDR- LANDSCAPING REQUIREMENT)

GROUNDCOVERS

TURF	MARATHON II FESCUE	LAWN (TYP)
		(SOD)

ENHANCED/DECORATIVE PAVING

MATERIAL:	STAMP CONCRETE (UNO)
COLOR:	CHARCOAL COLOR (UNO)
DESIGN:	SLATE PATTERN (UNO)

NOTE

FOR LANDSCAPE CALCULATIONS, PLEASE REFER TO L-2 LANDSCAPE DIAGRAM PLAN FOR ADDITIONAL INFORMATION.

LEGEND

PICNIC TABLE - SAN DIEGO PRECAST
(W/ SHADE STRUCTURE (TRELLIS)) - SEE NOTE BELOW
- MODEL N01544R - 44" ROUND TOP - II PIECE SET
- AVAILABLE FROM: SAN DIEGO PRECAST
- SANTEE, CA - (619) 443-6992

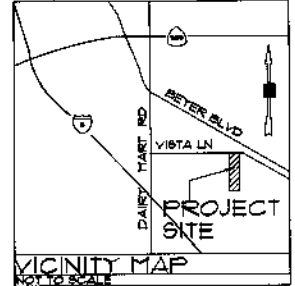
SHADE STRUCTURE (TRELLIS NOTE)
TYPICAL 3" DIA. STL PIPE COLUMN SUPPORTING 6X12 MAIN TRELLIS BEAMS (PLEASE REFER TO CONTRACTOR AND OWNER)

BARBECUE GRILL - PLAYWORLD SYSTEMS
- MODEL NO. 461 - W/ 2 - 3/8" GALV. SUPPORT POST
- AVAILABLE FROM: PLAYWORLD SYSTEMS
- TUSTIN, CA - (800) 669-2585

EXISTING TREES CONDITION LEGEND Per Section 4.11.18

SYMBOL	HEIGHT	SPREAD	KIND (SPECIES)	REMARKS
T-1	6'-0"	18'-0"	CALIFORNIA PEPPER TREE	TO BE REMOVED AND REPLACE LIKE KIND
T-2	6'-0"	18'-0"	CALIFORNIA PEPPER TREE	TO BE REMOVED AND REPLACE LIKE KIND
T-3	6'-0"	18'-0"	CALIFORNIA PEPPER TREE	TO BE REMOVED AND REPLACE LIKE KIND
T-4	6'-0"	18'-0"	CALIFORNIA PEPPER TREE	TO BE REMOVED AND REPLACE LIKE KIND
T-5	BTH 5'-0"	1'-0"	ARECASTRUM ROMANZOFFIANUM	TO BE REMOVED AND REPLACE LIKE KIND
T-6	6'-0"	18'-0"	CALIFORNIA PEPPER TREE	TO BE REMOVED AND REPLACE LIKE KIND
T-7	6'-0"	18'-0"	CALIFORNIA PEPPER TREE	TO BE REMOVED AND REPLACE LIKE KIND
T-8	BTH 18'-0"	1'-0"	ARECASTRUM ROMANZOFFIANUM	TO BE REMOVED AND REPLACE LIKE KIND
T-9	6'-0"	18'-0"	CALIFORNIA PEPPER TREE	TO BE REMOVED AND REPLACE LIKE KIND
T-10	6'-0"	18'-0"	CALIFORNIA PEPPER TREE	TO BE REMOVED AND REPLACE LIKE KIND
T-11	6'-0"	18'-0"	CALIFORNIA PEPPER TREE	TO BE REMOVED AND REPLACE LIKE KIND
T-12	12'-0"	26'-0"	CALIFORNIA PEPPER TREE	TO BE REMOVED AND REPLACE LIKE KIND

NOTE: EXISTING TREE(S) TO BE REMOVED AND TO BE REPLACED IN LIKE KIND AND SIZE. PLEASE REFER TO EXISTING TREES NOTE, THIS SHEET



LANDSCAPE DEVELOPMENT PLAN

SCALE 1/16" = 1'-0"

11 OF 14 SHEETS

12-18-08 FR

MILANO GROUP ARCHITECTS
515 FOURTH AVENUE
CHULA VISTA, CALIF. 91910
TELEPHONE (619) 420-8690

LANDSCAPE DEVELOPMENT PLAN AND NOTES

NOT FOR CONSTRUCTION, PLANS PRINTED PRIOR TO BUILDING PERMIT AND SUBJECT TO CHANGE

MISSION VILLAS ALEJANDRO MACEDO LANDSCAPE DEVELOPMENT PLAN AND NOTES

CLIENT: MISSION VILLAS ALEJANDRO MACEDO
TITLE SHEET

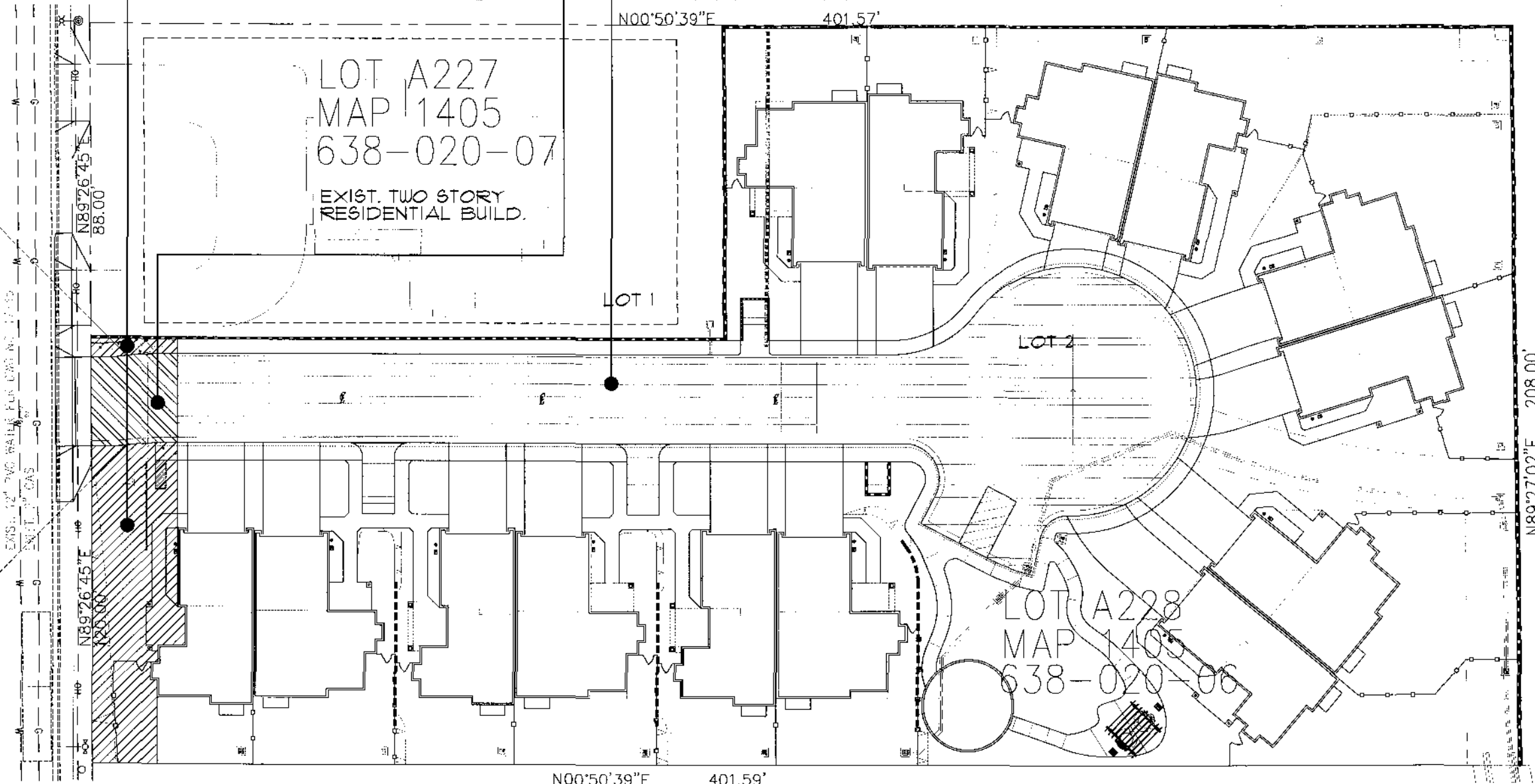
PLOTTING DATE: 12-18-08
DATE: 6-4-09
SCALE: AS SHOWN
JOB NO: N/A
SHEET: 11 OF 14 SHEETS

MISSION VILLAS
3515 & 3521 VISTALANE

VUA (VEHICULAR USE AREA INSIDE STREET YARD)
VUA (VEHICULAR USE AREA OUTSIDE STREET YARD)

LANDSCAPE CALCULATION DIAGRAM

VISTA LANE



LANDSCAPE CALCULATIONS	
STREET TREES IN PUBLIC RIGHT OF WAY	
VISTA LANE	
LENGTH OF STREET FRONTAGE	120
STREET TREES REQUIRED (# 30' o.c.)	4
STREET TREES PROVIDED	4
STREET YARD	
TOTAL STREET YARD AREA	2,713 SF
PLANTING AREA REQ'D (50%)	1,356 SF
PLANTING AREA PROVIDED	1,319 SF
PLANT POINTS REQUIRED (0.05 PTS/SF)	135
PLANT POINTS PROVIDED	220+
(AT LEAST 50%) * PTS ACHIEVED W/ TREES	(110)
PLANT'G AREA ALLOW. AS HARDSCAPE (TOTAL AREA(sq.ft.) x 10%)	271 SF
HARDSCAPE PROVIDED	162 SF
REMAINING YARD	
TREES REQUIRED FOR MULTIPLE STRUCTURES ON LOT (# OF BUILD'G x 3) * 14 (UNITS) x 3	42
NUMBER OF TREES PROVIDED	42+
PROVIDE 1 TREE (24' BOX) ON EACH SIDE AND IN THE REAR OF EACH STRUCTURE	OK
VEHICULAR USE AREA (MORE THAN 6,000 sq. ft.)	
(VUA INSIDE STREET YARD)	
TOTAL AREA	608 SF
PLANTING AREA REQ'D (5%)	30 SF
PLANTING AREA PROVIDED	88+ SF
PLANT POINTS REQ'D (0.05 PTS/SF)	30
PLANT POINTS PROVIDED	40+
PLANT PTS. ACHIEVED W/ TREES (50% MIN.)	20+

(VUA OUTSIDE STREET YARD)	
TOTAL AREA	10,611 SF
PLANTING AREA REQ'D (3%)	318 SF
PLANTING AREA PROVIDED	6,000+ SF
PLANT POINTS REQ'D (0.03 PTS/SF)	318
PLANT POINTS PROVIDED	400+
PLANT PTS. ACHIEVED W/ TREES (50% MIN.)	200+
A MIN. 40 SQ. FT. PLANT'G AREA SHALL BE PROVIDED FOR ALL TREES, W/ NO DIM. LESS THAN 5 FT.	OK
PROVIDE (1) 24' BOX TREE WITHIN 30' OF EACH PARK'G SPACE, (IF PALM, (1) MIN. WITHIN 15FT.)	OK

LANDSCAPE DIAGRAM LEGEND

- HARDSCAPE AREA
- STREET YARD AREA
- VUA (VEHICULAR USE AREA INSIDE STREET YARD) AREA
- VUA (VEHICULAR USE AREA OUTSIDE STREET YARD) AREA

LANDSCAPING NOTE

ALL EXISTING TREES TO BE REMOVED, WILL BE REPLACED IN LIKE KIND AND SIZE WITH SAME OR SIMILAR SPECIES, W/ SIMILAR DRIF LINE, HEIGHT AND SPREAD. TO BE SPECIFY AT TIME OF FINAL LANDSCAPE PLAN AND TIME OF CONSTR. PER LANDSCAPE ARCHITECT. (U.N.O.)

NOTE:
LANDSCAPE CALCULATION AREAS ARE DEFINED BELOW, PLEASE REFER TO LANDSCAPE CALCULATIONS FOR ADDITIONAL INFORMATION.

LANDSCAPE CALCULATION DIAGRAM AREAS

STREET YARD	
TOTAL STREET YARD AREA	2,713 SF
VEHICULAR USE AREA (MORE THAN 6,000 sq. ft.) (VUA INSIDE STREET YARD)	
TOTAL AREA	608 SF
(VUA OUTSIDE STREET YARD)	
TOTAL AREA	10,611 SF
PROVIDE 40 SQ. FT. MIN PLANT'G PER TREE W/ NO DIM. LESS THAN 5 FT.	OK
PROVIDE (1) 24' BOX TREE WITHIN 30' OF EACH PARK'G SPACE (IF PALM, (1) MIN. WITHIN 15FT.)	OK
*LANDSCAPE DIAGRAM PLAN ARE FOR LDR-LANDSCAPING PURPOSE ONLY.	



LANDSCAPE DIAGRAM PLAN



SCALE 1/16" = 1'-0"

NOT FOR CONSTRUCTION, PLANS PRINTED PRIOR TO BUILDING PERMIT AND SUBJECT TO CHANGE



MILANO GROUP ARCHITECTS
515 FOURTH AVENUE
CHULA VISTA, CALIF., 91910
TELEPHONE (619) 420-8690

ATTEST: I, THE COUNTY CLERK, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE.

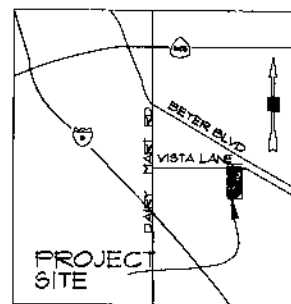
LIBERTY
COUNTIES
C-24239
STATE OF CALIFORNIA

CLIENT: MISSION VILLAS
ALEJANDRO MACEDO

TITLE SHEET: LANDSCAPE CALCULATIONS, DIAGRAM AND NOTES

PLOTTING DATE: 12-18-08
DATE: 6-4-09
SCALE: AS SHOWN
JOB NO.: N/A
SHEET: L-2

12 OF 14 SHEETS



VICINITY MAP
NOT SCALE

OWNER(S)
 SAN YSIDRO INVESTMENT COMPANY, INC.
 388 CALLE PRIMERA
 SAN YSIDRO, CA 92173
 PHONE: (619) 937-2750

BY: ALEX MACEDO DATE:

APN(S)
 638-020-08 & 07

LEGAL DESCRIPTION
 LOTS A-227 AND A-228 OF ADDITION NO. 5 TO SAN YSIDRO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO AMENDED MAP THEREOF NO. 1405, FILED IN THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 2, 1912.

PROJECT ADDRESS
 3515 VISTA LANE
 SAN YSIDRO, CA 92173

SITE GROSS AREA
 1.918 AC

EXISTING ZONING
 RS-1-7

NUMBER OF EXISTING LOTS
 2

PROPOSED ZONING
 RM-1-1

NUMBER OF PROPOSED LOTS
 2

NUMBER OF PROPOSED UNITS
 14 NEW UNITS & 1 EXISTING SINGLE-FAMILY RESIDENTIAL UNIT

SEWER SERVICE
 CITY OF SAN DIEGO

WATER SERVICE
 CITY OF SAN DIEGO

GAS & ELECTRICITY SERVICE
 SAN DIEGO GAS & ELECTRIC

TELEPHONE SERVICE
 PACIFIC BELL

GRADING TABULATIONS
 NOTE: GRADING QUANTITIES SHOWN HEREON ARE OF PRELIMINARY NATURE AND ARE SUBJECT TO REFINEMENTS THRU THE ENGINEERING PROCESS. QUANTITIES ARE NOT TO BE USED FOR CONSTRUCTION QUANTITIES OR BIDDING.

TOTAL AMOUNT OF SITE TO BE GRADED:	1.58 AC
PERCENT OF TOTAL SITE:	100%
MAX. DEPTH OF CUT:	5 FT
MAX. HEIGHT OF CUT SLOPES:	2 FT
AMOUNT OF CUT:	1,330 CY
(TOP SOIL IN CUT 4.783 CY)	
SHRINKAGE ±10%:	478 CY
TOTAL AMOUNT OF CUT:	852 CY
AMOUNT OF FILL:	3,290 CY
(R & R SOIL IN FILL 2,733 CY)	
SHRINKAGE ±10%:	273 CY
TOTAL AMOUNT OF FILL:	3,563 CY
MAX. DEPTH OF FILL:	6 FT
MAX. HEIGHT OF FILL SLOPES:	1.5 FT

RETAINING WALLS:
 RETAINING WALLS: LENGTH 1,330 LF, MAXIMUM HEIGHT: 6.0 FT.
 RETAINING WALLS TO BE CONSTRUCTED OF SPLIT-FACE TEXTURED CONCRETE MASONRY BLOCKS WITH INTEGRAL COLOR.

TOPOGRAPHY SOURCE
 1. ON-SITE TOPOGRAPHY: VICTOR RODRIGUEZ-FERNANDEZ, LS 5335, DATED 12/18/2003
 2. OFF-SITE TOPOGRAPHY: 2' CONTOURS PER LATEST VERSION OF SANGIS DATABASE, AS OF APRIL 24, 2006.

GEOTECHNICAL REPORT BY
 ALLIED EARTH TECHNOLOGY
 P.O. BOX 1932
 EL CAJON, CA 92022
 (619) 447-4747
 SOIL INVESTIGATION AND GEOLOGIC RECONNAISSANCE
 PROPOSED 14-UNIT TOWNHOME BUILDING SITE
 3461-3501 VISTA LANE
 SAN DIEGO, CALIFORNIA

BENCHMARK
 CITY OF SAN DIEGO SEBP AVENUE ROAD & SOUTH VISTA AVENUE. ELEV. 97.049 M.S.L.

EASEMENTS:
 EASEMENTS AND INCUMBRANCES PER PRELIMINARY TITLE REPORT PREPARED BY LAND AMERICA COMMONWEALTH, FILE NO. 10007910-674-7, DATED JULY 14, 2003.

PERMANENT SEWER AND DRAINAGE FACILITIES EASEMENT TO SAN DIEGO HOUSING COMMISSION RECORDED DECEMBER 7, 1989 AS FILE NO. 89-622996, D.R., TO REMAIN.

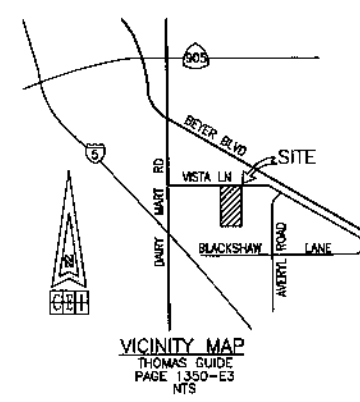
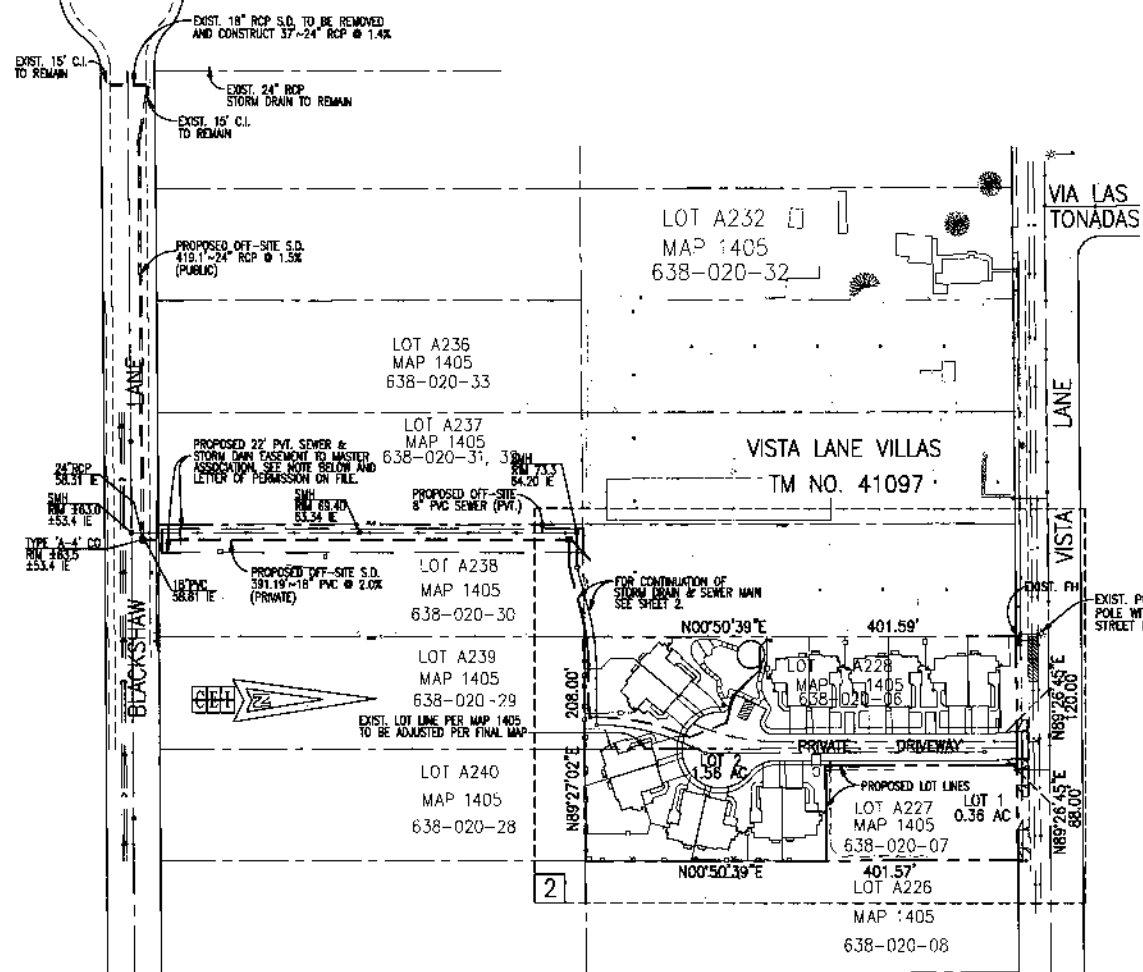
UTILITY UNDERGROUNDING WAIVER NOTE
 OVERHEAD UTILITIES UNDERGROUNDING WAIVER IS HERIN REQUESTED IN ACCORDANCE WITH CITY OF SAN DIEGO COUNCIL POLICY NUMBER 600-25 BASED ON THE FOLLOWING CONSIDERATIONS:
 1. THE CONVERSION INVOLVES A SHORT SPAN OF OVERHEAD FACILITY (LESS THAN A FULL BLOCK IN LENGTH).
 2. THE CONVERSION WOULD REPRESENT AN ISOLATED UNDERGROUNDING WITH A MINIMUM PROBABILITY OF EXTENSION IN THE FUTURE.

CONDOMINIUM NOTE
 THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN 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 RESIDENTIAL DWELLING UNITS IS 14.

TENTATIVE MAP NO. 186104

MISSION VILLAS

CITY OF SAN DIEGO

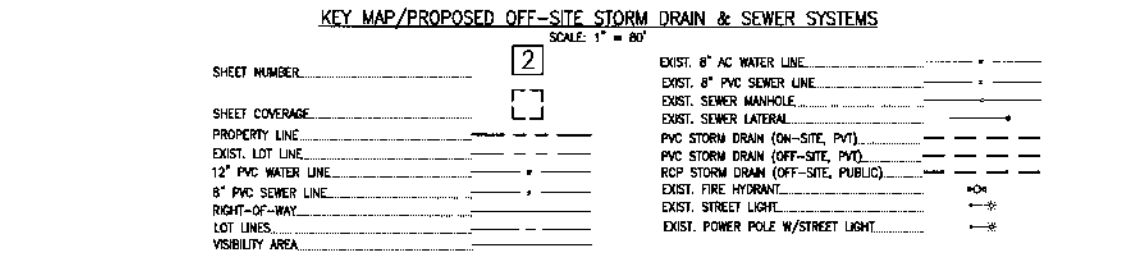


INDEX

SHEET No. 1	TITLE SHEET
SHEET No. 2	TENTATIVE MAP

EXISTING AND PROPOSED LOT AREAS

LOT NO.	EXISTING AREA AC	PROPOSED AREA AC
A227/1	0.96	0.36
A228/2	0.96	1.56
TOTAL	1.92	1.92



SPECIAL MASTER ASSOCIATION NOTE
 A SPECIAL MASTER ASSOCIATION SHALL BE FORMED FOR VISTA LANE VILLAS (TM 41097), MISSION VILLAS (TM 186104), AND BLACKSHAW LANE VILLAS (TM 405343) FOR THE MAINTENANCE OF THE PRIVATE SEWER AND STORM DRAIN COLLECTORS SERVING THE THREE PROJECTS.

WATER QUALITY
 PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE SUBDIVIDER SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY OF SAN DIEGO STORM WATER STANDARDS.

NAD 27 COORDINATES
 144-1751

NAD 83 COORDINATES
 1784-6313

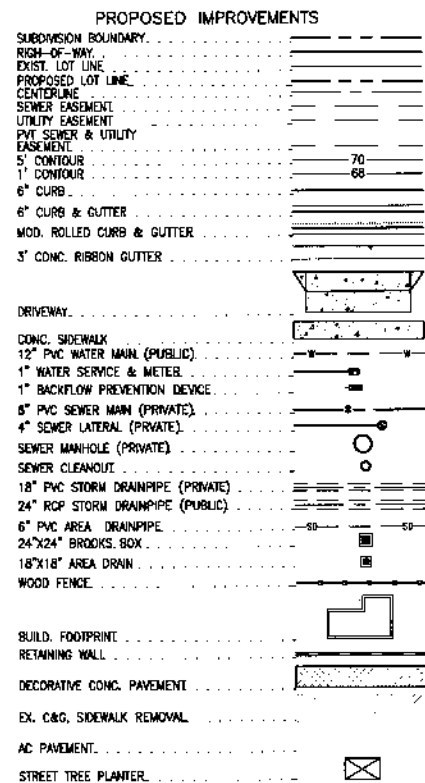
MINIMUM LOT STANDARDS

	PER TABLE 131-046	PROPOSED LOT 1	PROPOSED LOT 2
MINIMUM LOT AREA	6000 SF	15,634.5 SF	67,893.5 SF
LOT WIDTH	50 FT	88 FT	120 FT
LOT DEPTH	90 FT	177.67 FT	401.59 FT

SITE NET ACREAGE = 1.918 AC
 SITE GROSS ACREAGE = 1.918 AC

DEVIATION TO CONSTRUCTION/ENGINEERING STANDARDS:
 THE FOLLOWING DEVIATION TO CONSTRUCTION/ENGINEERING STANDARDS NOTED HEREIN, FOR REFERENCE ONLY, SHALL BE FILED WITH THE CITY OF SAN DIEGO ENGINEERING DEPARTMENT CONCURRENTLY WITH THE CONSTRUCTION PERMIT PLANS:

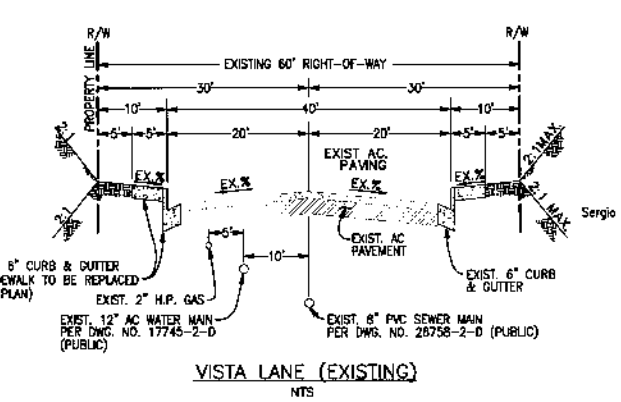
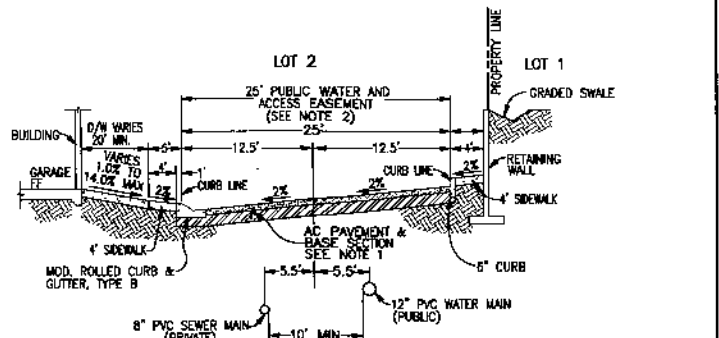
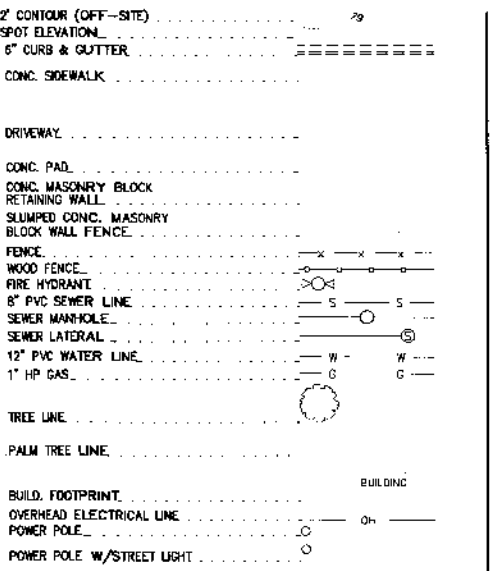
- A DEVIATION TO CONSTRUCTION/ENGINEERING STANDARDS FOR THE LOCATION OF THE EXISTING DRIVEWAY TO BE RECONSTRUCTED IN LOT 1, ACCORDING TO NOTE 1 OF THE SAN DIEGO REGIONAL STANDARD DRAWING (SDRSD) G-16 "CURB OPENINGS SHALL BE LOCATED AT LEAST 3' FROM THE SIDE PROPERTY LINE EXTENDED". THE DISTANCE BETWEEN THE INTERSECTION OF THE PROLONGED WESTERLY PROPERTY LINE OF PROPOSED LOT 1 AND THE EXISTING CURB OPENING TO BE RECONSTRUCTED IS LESS THAN THE MINIMUM REQUIRED OF 3 FEET. SEE SHEET 2 FOR THE LOCATION OF EXISTING DRIVEWAY IN PROPOSED LOT 1 DETAIL.
- A DEVIATION TO ENGINEERING STANDARDS FOR THE PUBLIC WATER EASEMENT WIDTH, ACCORDING TO SECTION 3.3.3 OF THE CITY OF SAN DIEGO WATER DEPARTMENT FACILITY DESIGN GUIDELINES THE MINIMUM REQUIRED EASEMENT WIDTH IS 28 FEET AND PAVED THE FULL WIDTH OF THE EASEMENT. DUE TO SITE CONSTRAINTS AND LIMITED SPACE, MAXIMUM EASEMENT WIDTH OF 25 FEET AND FULLY PAVED CAN BE PROVIDED, WITHOUT SIDEWALKS AND OR LANDSCAPED AREAS.



Attachment 6

Map Exhibit - Tentative Map

Sheet 1 of 2



PREPARED BY
CEI CALLU ENGINEERING, INC.
 CIVIL ENGINEERING CONSULTANTS
 338 WEST LEXINGTON AVE. SUITE 210
 EL CAJON, CA 92020 ~ (619) 937-2750 FAX (619) 937-2751
 BY: Bruno B. Callu DATE: 12/22/2005
 BRUNO B. CALLU R.C.E. 59412



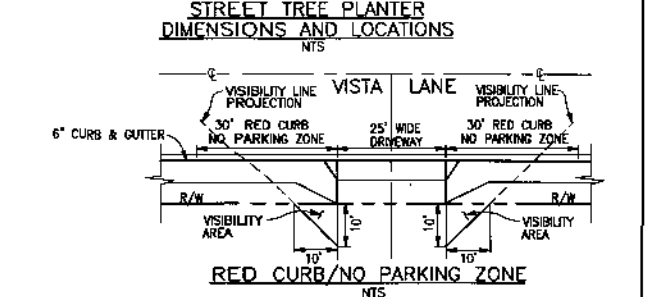
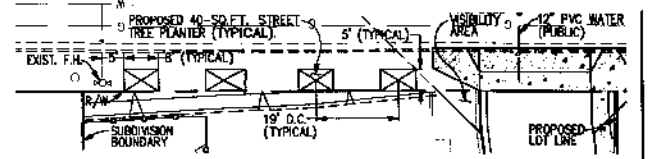
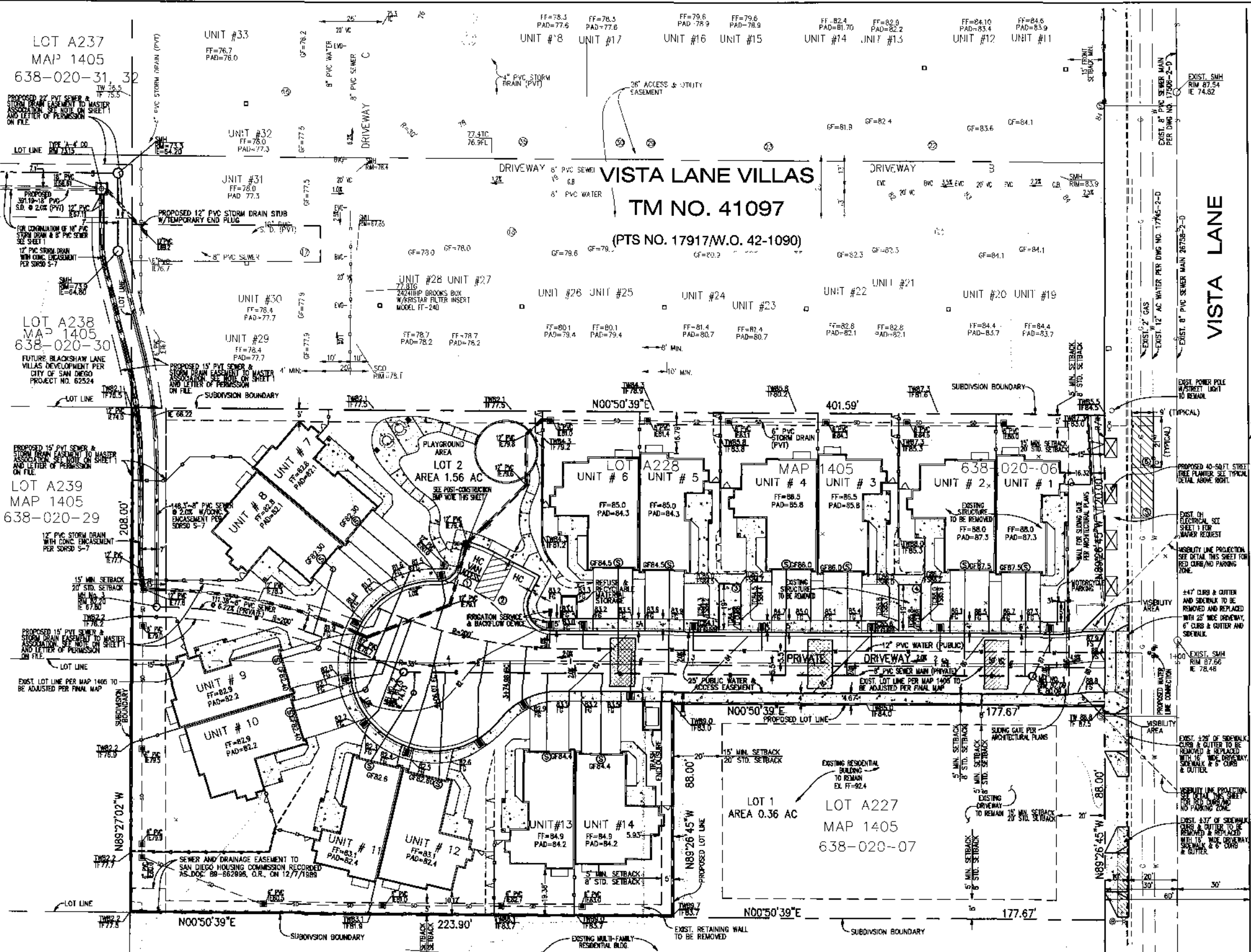
CITY OF SAN DIEGO
 TM NO. 186104
 MISSION VILLAS
 (P.N. 62514/J.N. 424006)

PREPARED BY:
 CALLU ENGINEERING, INC.
 CIVIL ENGINEERING CONSULTANTS
 338 WEST LEXINGTON AVE. SUITE 210
 EL CAJON, CA 92020 ~ (619) 937-2750 FAX (619) 937-2751

PROJECT ADDRESS:
 3515 VISTA LANE
 SAN DIEGO, CA 92173

ORIGINAL DATE OF PREPARATION: 1/24/2005
 DATE SUBMITTED: 1/24/2005

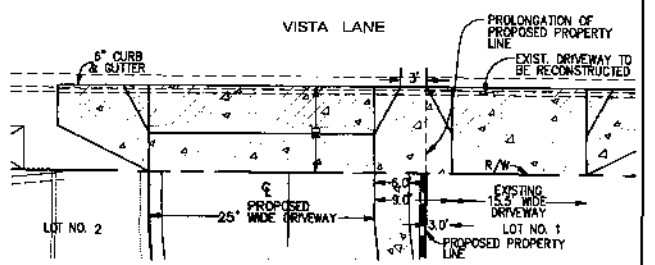
REVISIONS:	DESCRIPTION:	BY:	DATE:
1.	REVISIONS PER CITY'S ASSESSMENT LETTER DATED 6/17/2005	CEI	10/16/2006
2.	REVISIONS PER CITY'S ASSESSMENT LETTER DATED 12/26/2006	CEI	03/15/2007
3.	REVISIONS PER CITY'S ASSESSMENT LETTER DATED 8/16/2007	CEI	08/21/2007
4.	REVISIONS PER CITY'S LDR-TRANSP. DEV. DEPARTMENT ASSESSMENT LETTER DATED 12/16/2008	CEI	04/08/2008
5.	REVISIONS PER CITY'S ASSESSMENT LETTER DATED 6/23/2008	CEI	07/10/2008
6.	REVISIONS PER CITY'S ASSESSMENT LETTER DATED 11/19/2008	CEI	12/03/2008
7.	ADDED FIVE 40'-50' FT. STREET TREE PLANTER AREAS	CEI	12/22/2008



PARKING REQUIREMENTS
REQUIRED:
2.25 X 14-4 BEDROOM UNITS = 32 STALLS
2. ADDITIONAL PARKING STALLS ARE REQUIRED PER SDMC 142.0525(D)
(UNITS 11 AND 12 DO NOT HAVE A 20' DRIVEWAY)
34 TOTAL PARKING STALLS REQUIRED WHERE TWO COMMON SPACES NEED TO BE ACCESSIBLE, ONE OF WHICH NEEDS TO BE VAN ACCESSIBLE.
0.1X 14 UNITS = 1 MOTORCYCLE STALL REQUIRED

DESIGNATES REGULAR PARKING STALL 9'X18'
DESIGNATES HANDICAP PARKING STALL 9'X20'
DESIGNATES VAN ACCESSIBLE PARKING STALL 9'X20'

PROPOSED:
28 PARKING STALLS WITHIN GARAGES
2 ONSITE HANDICAP PARKING STALLS (1 VAN ACCESSIBLE)
2 ONSITE REGULAR PARKING STALLS
2 STREET PARKING STALLS
34 TOTAL PARKING STALLS PROVIDED
1 MOTORCYCLE STALL PROVIDED



WATER NOTES:
1. EXISTING WATER AND SEWER LATERAL SERVING THE EXISTING BUILDING LOCATED IN LOT 2 SHALL BE CANCELED AND REMOVED.
2. THE APPLICANT SHALL PROCESS ENCROACHMENT AND REMOVAL AGREEMENTS FOR ALL ACCEPTABLE ENCROACHMENTS WITHIN THE PUBLIC WATER EASEMENT.

LOCATION OF EXISTING DRIVEWAY IN PROPOSED LOT 1
SCALE: 1"=10'

CITY OF SAN DIEGO
TM NO. 186104
MISSION VILLAS
(P.N. 62514/J.N. 424006)

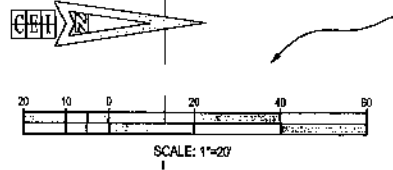
PREPARED BY:
CALLU ENGINEERING, INC.
CIVIL ENGINEERING CONSULTANTS
338 WEST LEXINGTON AVE. SUITE 216
EL CAJON, CA 92020 ~ (619) 397-2750 FAX (619) 397-2751

PROJECT ADDRESS:
3515 VISTA LANE
SAN DIEGO, CA 92173

ENTRY GATE NOTE:
AN APPROVED VEHICLE STROBE DETECTOR SYSTEM, WITH KNOX KEYSWITCH OVERRIDE SATISFACTORY TO ALL VEHICLE MAIN ENTRY AND EMERGENCY TO THE FIRE MARSHALL, SHALL BE PROVIDED ENTRY POINTS TO THE PROJECT.

ORIGINAL DATE OF PREPARATION: 1/24/2005
DATE SUBMITTED: 1/24/2005

REVISIONS:	DESCRIPTION:	BY:	DATE:
1.	REVISIONS PER CITY'S ASSESSMENT LETTER DATED 6/7/2005	CEI	10/16/2006
2.	REVISIONS PER CITY'S ASSESSMENT LETTER DATED 12/28/2006	CEI	03/15/2007
3.	REVISIONS PER CITY'S ASSESSMENT LETTER DATED 8/17/2007	CEI	08/21/2007
4.	REVISIONS PER CITY'S LDR-TRANSP. DEV. DEPARTMENT ASSESSMENT LETTER DATED 12/6/2008	CEI	04/08/2008
5.	REVISIONS PER CITY'S ASSESSMENT LETTER DATED 6/7/2008	CEI	07/10/2008
6.	REVISIONS PER CITY'S ASSESSMENT LETTER DATED 11/19/2008	CEI	12/03/2008
7.	ADDED FIVE 40-50 FT. STREET TREE PLANTER AREAS	CEI	12/22/2008



POST-CONSTRUCTION BMP NOTE:
3636 TRAFFIC BROOKS BOX W/FILTER INSERT MODEL FF-38D(2pc) MANUFACTURED BY KRISTAR ENTERPRISES INC., TO BE INSTALLED

PREPARED BY
CEI CALLU ENGINEERING, INC.
CIVIL ENGINEERING CONSULTANTS
338 WEST LEXINGTON AVE. SUITE 216
EL CAJON, CA 92020 ~ (619) 397-2750 FAX (619) 397-2751

BY: *Brando B. Callu* DATE: 1/24/2005
BRUNO B. CALLU R.C.E. 59412



Attachment 7
Draft Site Development Permit with Conditions

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

WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 424006

SITE DEVELOPMENT PERMIT NO. 774637
MISSION VILLAS PROJECT NO. 62414
CITY COUNCIL

This Planned Development Permit is granted by the City Council of the City of San Diego to SAN YSIDRO INVESTMENT CO. INC., Owner, and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0602 and 143.0401. The 1.52 acre site is located at 3515 and 3521 Vista Lane in the RM-1-1 zone of the San Ysidro Community Plan. The project site is legally described as Lot A-227 and A-228 of Addition No. 5 to San Ysidro, in the City of San Diego, County of San Diego, State of California, according to amended map thereof No.1405, filed in the office of the County recorder of San Diego county, January 2, 1912.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct 14 residential condominium units, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated XXXXXX, on file in the Development Services Department.

The project or facility shall include:

- a. The construction of 14, 4-bedroom residential condominiums;
- b. Demolition of one residential structure;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking facilities;
- e. Accessory improvements determined by the City Manager 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

Attachment 7
Draft Site Development Permit with Conditions

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. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the 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 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 City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the 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 utilization and 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 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 applicant 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. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," on file in the Development Services Department. No changes,

Attachment 7
Draft Site Development Permit with Conditions

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. 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.

11. As conditions of the Planned Development Permit No.186100 and Tentative Map No. 228626, the mitigation measures specified in the MMRP, and outlined in the Environmental Document NO. 62514 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

12. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in the Environmental Document, LDR NO. 62514 satisfactory to the City Manager and City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

Historical Resources: Archaeological
Transportation

PLANNING/DESIGN REQUIREMENTS:

13. 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

14. 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.

AFFORDABLE HOUSING REQUIREMENTS:

15. Prior to the issuance of any building permits, the developer shall comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code).

ENGINEERING REQUIREMENTS:

16. The Site Development Permit shall conform to the provisions of Tentative Map No. 228626

TRANSPORTATION REQUIREMENTS:

17. No fewer than 28 garaged automobile parking spaces, 4 guest parking spaces (including 1 van accessible parking space), and 1 motorcycle parking space shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". 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 Development Services Director.

18. Prior to the issuance of the first building permit, the Owner/Permittee shall provide a fair-share contribution of 34.7 percent of the cost to construct a traffic signal at Dairy Mart Road and Vista Lane, satisfactory to the City Engineer. This fair-share contribution shall be placed in a separate interest bearing account.

LANDSCAPE REQUIREMENTS:

19. Prior to issuance of any construction permits for buildings; the Permittee or Subsequent Owner 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.

20. Prior to Final Inspection, it shall be the responsibility of the Permittee or Subsequent Owner to install all required landscape. A "No Fee" Street Tree Permit, if applicable, shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

21. The Permittee or Subsequent Owner 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.

22. The Permittee or Subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards.

Attachment 7
Draft Site Development Permit with Conditions

23. 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 Permittee or Subsequent Owner 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 Final Landscape Inspection.

WASTEWATER REQUIREMENTS:

24. All proposed sewer facilities shall be private.

25. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all sewer facilities necessary to serve this development, satisfactory to the Metropolitan Wastewater Department Director.

26. Prior to the issuance of any engineering permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for private sewer facilities installed in or over the public right of way.

27. The Owner/Permittee shall design and construct all proposed private sewer facilities serving more than one lot to the most current edition of the City of San Diego's Sewer Design Guide.

28. The Owner/Permittee shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

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

30. Prior to the issuance of any engineering or building permits, the Owner/Permittee shall provide, satisfactory to the Director of Public Utilities, CC&R's for the operation and maintenance of onsite private sewer mains that serve more than one ownership.

31. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Plumbing Code and shall be reviewed as part of the building permit plan check.

WATER REQUIREMENTS:

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

Attachment 7
Draft Site Development Permit with Conditions

33. Prior to the issuance of any certificates of occupancy, all public water facilities shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

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 section 66020.

APPROVED by the City Council of the City of San Diego on XXXXXX

Attachment 7
Draft Site Development Permit with Conditions

Permit Type/PTS Approval No.: SDP 774637
Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

William Zounes
Development Project Manager

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

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

Owner/Permittee

By _____

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

Resolution for Approving/Denying Permits

(R-xxxxxx)

RESOLUTION NUMBER R-XXXXXX

ADOPTED ON XXXXXX

WHEREAS, SAN YSIDRO INVESTMENT CO. INC., Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit No. 774637 to construct 14 residential condominiums known as the Mission Villas project, located at 3515 and 3521 Vista Lane, and legally described as Lot A-227 and A-228 of Addition No. 5 to San Ysidro, in the City of San Diego, County of San Diego, State of California, according to amended map thereof No.1405, filed in the office of the County recorder of San Diego county, January 2, 1912 in the San Ysidro Community Plan area, in the RM-1-1 (previously referred to as the R-3000); and

WHEREAS, on September 9, 2010, the Planning Commission of the City of San Diego considered SDP Permit No. 774637, and pursuant to Resolution No. xxxxxx-PC voted to recommend City Council approval of the permit" OR "approved/denied the permit"; and

WHEREAS, INSERT APPELLANT(S)' NAME(S) appealed the Planning Commission decision to the Council of the City of San Diego; and

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

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to SDP Permit No. 774637:

Site Development Permit - Section 126.0504

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

The 1.52-acre site is located at 3515 and 3521 Vista Lane within the San Ysidro Community Plan area and is designated for Low Density Residential (5-10 dwelling units/acre) and is zoned RM-1-1 (multi-family). The site is relatively flat site and is currently occupied by two single family homes. The site is surrounded by one and two story-single and multi-family residences.

The project proposes to demolish the one residential building followed by construction of 14 residential condominiums to include two-story structures containing four bedrooms each with two-car garages. The proposed development will not adversely affect the applicable land use plan as the project conforms to the land use designation for the site in the San Ysidro Community Plan. Further, the proposed development would also implement the goals and objectives of the General Plan by providing infill housing at the low-medium density range within the San Diego region, at a time when the City of San Diego is searching for areas that accommodate additional residential units.

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

The 1.52-acre site is located at 3515 and 3521 Vista Lane within the San Ysidro Community Plan area and is designated for Low Density Residential (5-10 dwelling units/acre) and is zoned RM-1-1 (multi-family).

A Mitigated Negative Declaration was prepared from the project as it was determined that the proposed development could have a significant impact to Transportation and Archaeological Resources. Because mitigation measures are required to be applied to the project in accordance with Section V of the associated Mitigation, Monitoring, and Reporting Program (MMRP), the project now avoids or mitigates any potentially significant environmental impacts to archaeological resources and Transportation in accordance with the California Environmental Quality Act. The permit prepared for this project includes various conditions and corresponding exhibits of approvals relevant to achieving compliance with the regulations of the Municipal Code and California Building Codes for minor grading and construction. Conditions required for the project include but are not limited to storm water and general runoff requirements, landscaping, public improvements, private sewer facilities and parking. Therefore, the proposed project will not be detrimental to the health, safety and general welfare of persons residing or working in the area.

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

The 1.52-acre site is located at 3515 and 3521 Vista Lane within the San Ysidro Community Plan area and is designated for Low Density Residential (5-10 dwelling units/acre) and is zoned RM-1-1 (multi-family).

**Attachment 8
Draft Site Development Permit
Resolution with Findings**

The project has been reviewed by City of San Diego staff who determined the project is consistent with the development regulations of the city RM-1-1 zone and all other pertinent regulations of the Land Development Code (LDC) which includes setbacks, height, grading, landscaping and architectural design. Therefore, the proposed use will comply with the relevant regulations of the San Diego Municipal Code in effect for this site.

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

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and SDP Permit No. 774637 is granted to SAN YSIDRO INVESTMENT CO. INC., Owner/Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

[Denied] BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and SDP Permit No. 774637 is denied.

[IF AN APPEAL, USE ONE OF THE FOLLOWING PARAGRAPHS]

[Approved] BE IT FURTHER RESOLVED, that the appeal of INSERT APPELLANT(S)' NAME(S) is INSERT "granted" or "denied"; the decision of the Planning Commission is INSERT "sustained" or "overruled"; and INSERT NAME OF PERMIT Permit No. NUMBER is granted to INSERT NAME(S), Owner/Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

[Denied] BE IT FURTHER RESOLVED, that the appeal of INSERT APPELLANT(S)' NAME(S) is INSERT "granted" or "denied"; the decision of the Planning Commission is INSERT "sustained" or "overruled"; and INSERT NAME OF PERMIT Permit No. NUMBER is denied.

APPROVED: JAN GOLDSMITH, City Attorney

By _____

**Attachment 8
Draft Site Development Permit
Resolution with Findings**

Deputy City Attorney

ATTY/SEC. INITIALS

DATE

Or.Dept:Clerk

R-INSERT

Form=permitr.frm(61203wct)

Reviewed by William Zounes

CITY COUNCIL RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 228626
MISSION VILLAS- PROJECT NO. 62514 [MMRP]

WHEREAS, SAN YSIDRO INVESTMENT CO. INC., Subdivider, and BRUNO B. CALLU, engineer, submitted an application to the City of San Diego for a tentative Map for the construction of 14 residential condominiums, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 3515 and 3521 Vista Lane within the RM-1-1 zone within the San Ysidro Community Plan. The property is legally described as Lot A-227 and A-228 of Addition No. 5 to San Ysidro, in the City of San Diego, County of San Diego, State of California, according to amended map thereof No.1405, filed in the office of the County recorder of San Diego County, January 2, 1912; and

WHEREAS, the Map proposes the Subdivision of a 1.92 acre site into a two lot subdivision to create 14 residential condominiums; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 1351 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 14; and

WHEREAS, the request to waive the requirement to underground existing offsite overhead utilities, qualifies under the guidelines of Council Policy No. 600-25 *Underground*

Conversion of Utility Lines at Developers Expense in that Tentative Map involves a short span of overhead facility (less than 600 feet in length); and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on _____, the City Council of the City of San Diego considered Tentative Map No. 228626, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440 and 144.0240 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 228626:

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

The project proposes a Tentative Map to create 14 residential condominiums, a Rezone to change the zoning form RS-1-7 to RM-1-1, and a Site Development Permit located at 3515 and 3521 Vista Lane within the San Ysidro community plan.

The project proposes to demolish the one residential building followed by construction of 14 residential condominiums to include two-story structures containing four bedrooms each with two-car garages. The proposed development will not adversely affect the applicable land use

plan as the project conforms to the land use designation for the site in the San Ysidro Community Plan. Further, the proposed development would also implement the goals and objectives of the General Plan by providing infill housing at the low-medium density range within the San Diego region, at a time when the City of San Diego is searching for areas that accommodate additional residential units.

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

The project proposes a Tentative Map to create 14 residential condominiums, a Rezone to change the zoning form RS-1-7 to RM-1-1, and a Site Development Permit located at 3515 and 3521 Vista Lane within the San Ysidro community plan.

City staff has reviewed this project in accordance with the RM-1-1 zone and have determined that the proposed development 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 (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

The project proposes a Tentative Map to create 14 residential condominiums, a Rezone to change the zoning form RS-1-7 to RM-1-1, and a Site Development Permit located at 3515 and 3521 Vista Lane within the San Ysidro community plan.

The site is relatively flat and contains two residential structures. Surrounding the site are existing single and multi-family dwelling units conducive to the proposed development of 14 units. The site has been reviewed by San Diego City staff for compliance to future occupancy in accordance with this Final Map application. Therefore, the site is physically suitable for the type and density of the 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 (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The project proposes a Tentative Map to create 14 residential condominiums, a Rezone to change the zoning form RS-1-7 to RM-1-1, and a Site Development Permit located at 3515 and 3521 Vista Lane within the San Ysidro community plan.

Minor land modifications are proposed with this Tentative Map. The project proposes to rough grade the entire site with a maximum fill depth of 6-feet with a total of 478 cubic yards of cut and 273 cubic yards of fill. The Tentative Map was reviewed by the City of San Diego for conformance to the Land Development Regulations, Californian Building Code, and Land Use Policies. The Tentative Map included a review for compliance towards storm water runoff requirements during and after construction. The project is located within an urbanized built up

environment where there is no watercourses on site and would not impact fish or their habitat. Mitigation measures in accordance with Mitigated Negative Declaration No. 17917 regarding archaeology monitoring and transportation are required for the project to include Archaeological and Native American monitoring be present during initial excavation activities to inspect for in-situ cultural resources. Therefore the subdivision will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The project proposes a Tentative Map to create 14 residential condominiums, a Rezone to change the zoning form RS-1-7 to RM-1-1, and a Site Development Permit located at 3515 and 3521 Vista Lane within the San Ysidro community plan.

The project has been reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The Tentative Map includes conditions and corresponding exhibits of approvals relevant to undergrounding new utilities, storm water and construction water runoff, public improvements, street lighting standards, and paying applicable taxes in order to achieve compliance with the regulations of the San Diego Municipal Code. Therefore, the subdivision will continue to abide to all Federal, State and Local codes administering the Map Waiver. Therefore the project 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 (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The project proposes a Tentative Map to create 14 residential condominiums, a Rezone to change the zoning form RS-1-7 to RM-1-1, and a Site Development Permit located at 3515 and 3521 Vista Lane within the San Ysidro community plan.

The proposed subdivision would maintain existing and proposed easements, and as required, improve the existing public rights-of-ways as identified on Tentative Map No. 228626. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

Attachment 9
Draft Tentative Map
Resolutions with Findings
(R-[Reso Code])

The project proposes a Tentative Map to create 14 residential condominiums, a Rezone to change the zoning form RS-1-7 to RM-1-1, and a Site Development Permit located at 3515 and 3521 Vista Lane within the San Ysidro community plan.

The proposed Tentative Map has been reviewed with the latest requirements implementing strict environmental requirements. The site has an east-west street layout which allows for maximum solar orientation, thereby maximizing sun exposure for future potential solar heating panels. The site is providing broad headed evergreen trees as a street tree within the front yard to provide for passive cooling. The site is adjacent to mature, tall trees and is located just outside the Coastal Zone where extremities in temperature are rare. Therefore, the project would not impact future 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 (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The project proposes a Tentative Map to create 14 residential condominiums, a Rezone to change the zoning form RS-1-7 to RM-1-1, and a Site Development Permit located at 3515 and 3521 Vista Lane within the San Ysidro community plan.

The proposed project would replace previously existing residences with a development of higher density. Where there would be an increase in density, contingent with the approval of the Community Plan Amendment and Rezone, the project would not result in substantial population growth or the need for new infrastructure other than that necessary to connect into existing systems. The associated Mitigated Negative Declaration (MND) for the project concluded that existing fire, police, schools, and parks facilities are adequate to serve the proposed subdivision. However, mitigation to Transportation/Circulation was identified in order to reduce potential impacts to below a level of significance. Mitigation requirements include the installation of a traffic signal at the corner of Dairy Mart Road and Vista Lane. Therefore the effects of the proposed subdivision on the housing needs of the region will be balanced against the needs for public services and the available fiscal and environmental resources.

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 City Council , Tentative Map No. 228626, hereby granted to SAN YSIDRO INVESTMENT CO. INC.subject to the attached conditions which are made a part of this resolution by this reference.

**Attachment 9
Draft Tentative Map
Resolutions with Findings
(R-[Reso Code])**

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____
[Attorney]
Deputy City Attorney

[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept:[Dept]
R-R-[Reso Code]

ATTACHMENT: Tentative Map Conditions

Internal Order No. 23424006

CITY COUNCIL
CONDITIONS FOR TENTATIVE MAP NO. 228626,
MISSION VILAS- PROJECT NO. 62514 MMRP
ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire XXXXXX.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Final Map shall conform to the provisions of Site Development Permit No. 774367.
5. 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 the City and/or any Indemnified Parties 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 promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

1. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.) by paying an in-lieu fee.

Project No. 62514
TM No. 228626

ENGINEERING

6. The subdivider shall close the existing driveway and construct a City Standard 25-foot wide driveway, serving lot 2 on Vista Lane, per Standard Drawing G-14A, G-16 and SDG-100.
7. The subdivider shall replace the existing two driveways with the same width City standard driveways, serving lot 1 on Vista Lane, per Standard Drawing G-14A, G-16 and SDG-100.
8. The subdivider shall obtain an Encroachment Maintenance and Removal Agreement for the private landscape and irrigation locate in Vista Lane right-of-way.
9. Prior to the issuance of any construction permit, the Subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.
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. Prior to the issuance of any construction permit the Subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report.
12. Providing drainage improvements for this subdivision is dependent upon the construction of downstream private and public drainage systems which consists of the construction of private storm drain pipes in Vista Lane Villas, PTS# 17917 and Blackshaw Lane Villas, PTS# 62524, and the construction of new public storm drains and their appurtenances in Blackshaw Lane to the existing curb inlet at the end of the cul-de-sac. If they have not been constructed when required for this subdivision, then the construction of these downstream drainage systems, as required by the City Engineer, will become off-site improvement requirements for this subdivision.
13. The drainage system proposed for this subdivision is private and subject to approval by the City Engineer.
14. The subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

Project No. 62514
TM No. 228626

15. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.
16. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99 08 DWQ.

TRANSPORTATION

17. Prior to the recordation of the final map, the subdivider shall provide a fair-share contribution of 34.7 percent of the cost to construct a traffic signal at Dairy Mart Road and Vista Lane, satisfactory to the City Engineer. This fair-share contribution shall be placed in a separate interest bearing account.

MAPPING

18. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
19. "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."
20. 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.

WASTEWATER

21. All proposed sewer facilities shall be private.
22. The developer shall design and construct all proposed private sewer facilities serving more than one lot to the most current edition of the City of San Diego's Sewer Design Guide.
23. All proposed onsite sewer facilities must meet standard slope and velocities per the City of San Diego's Sewer Design Guide or the developer shall pump this site's flow to the adjacent existing public sewer main in Blackshaw Lane.
24. All proposed onsite sewer facilities serving this lot shall meet standard slope and velocities per the City of San Diego's Sewer Design Guide or the developer shall pump this site's flow to the adjacent existing public sewer main in Vista Lane.
25. The developer shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.
26. The developer shall provide, satisfactory to the Metropolitan Wastewater Department Director, CC&R's for the operation and maintenance of onsite private sewer mains that serve more than one ownership.

WATER

27. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond the design and construction of a 12-inch diameter water main within a 25' (Min.) water easement. The water main must be connected with 12"x12" tee and 3 valves to the existing 12-inch diameter water main in Vista Lane right-of-way adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

28. The Subdivider shall process encroachment maintenance and removal agreements, for all acceptable encroachments into the water easement, including but not limited to structures, enhanced paving, or landscaping. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.
29. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, the design and construction of any new water service(s) outside of any driveway, and the disconnection at the water main of the existing unused water service adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
30. The Subdivider 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, and associated easements, as shown on approved Exhibit "A" shall be modified at final engineering to comply with standards.

GEOLOGY

31. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

LANDSCAPE:

32. Prior to issuance of construction permits for public right-of-way improvements, the Permittee or Subsequent Owner shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall take indicate an area equal to 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.
33. 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 Permittee or Subsequent Owner 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 Final Landscape Inspection.

INFORMATION:

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider 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 (San Diego Municipal Code § 142.0607).

Internal Order No. 23424007

Project No. 62514
TM No. 228626

RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, on April 13, 2005, San Ysidro Investment Co. Inc. submitted an application to the Development Services Department for a Rezone, Site Development Permit and Tentative Map.

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

WHEREAS, the issue was heard by the City Council on xxxxxx; and

WHEREAS, the City Council of the City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 62514 NOW THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that it is hereby certified that Mitigated Negative Declaration No.62514 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 City Council directing City Clerk to file a Notice of Determination.

BE IT FURTHER RESOLVED that the City Council 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 City Council 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.

APPROVED: Jan Goldsmith, City Attorney

By: _____
Deputy City Attorney

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Rezone, Site Development Permit and Tentative Map

PROJECT NO. 62514

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.62514) shall be made conditions of Rezone, Site Development Permit and Tentative Map as may be further described below.

HISTORICAL RESOURCES (ARCHAEOLOGY)

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the ~~appropriate~~ appropriate applicable construction documents through the plan check process.

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 archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project.
3. Prior to the start of work, the applicant must 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 (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, 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.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

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 Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological 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
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacts) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME 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 site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Native American monitor shall determine the extent of their presence during construction related activities based on the AME and provide that information to the PI and MMC. **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 Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV. A-D shall commence.
23. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present.
34. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV'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 Archaeological 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.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - 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.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor 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. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to**

pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.

- c. If resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; the following procedures as set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains ARE determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with the CEQA Section 15064.5(e), California Public Resource and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains shall be determined between the MLD and the PI, IF:

Attachment 11
Draft Environmental Reso
With MMRP for MND

- a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner.
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the Museum of Man.

V. 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 CSVr and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains.
 - c. Potentially Significant Discoveries discovery of human remains shall always be treated as a significant discovery.

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.

- d. The PI shall immediately contact MMC, or by 8AM of 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 and/or weekend 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.

VI. 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 Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center 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 Artifacts
 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal

material is identified as to species; and that specialty studies are completed, as appropriate.

3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 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 one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy 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 and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

Transportation

Prior to the issuance of the first building permit, the applicant shall provide a fair-share contribution of 34.7 percent of the cost to construct a traffic signal at Dairy Mart Road and Vista Lane, satisfactory to the City Engineer. This fair-share contribution shall be placed in a separate interest bearing account.

Public Health and Safety

Prior to the issuance of the grading permit, the applicant shall provide verification, in letter form, to the Mitigation Monitoring and Coordination Section (MMC) that the County of San Diego, Department of Environmental Health has reviewed and approved the proposed Health and Safety Work Plan for the treatment and disposal of hazardous materials or contaminated soils that may be encountered within the project site.

The work plan would contain specific procedures for encountering both expected and unexpected contaminants. The plan would prescribe safe work practices, contaminant monitoring, personal protective equipment, emergency response procedures, and safety training requirements for the protection of construction workers and third parties. The health and safety plan would meet the requirements of 29 CFR 1910 and 1926 and all other applicable federal, state, and local requirements.

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.

Rezone Ordinance

(O-INSERT~)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 6.16 ACRES LOCATED AT 3481, 3501, 3509, 3515 AND 3521 VISTA LANE AND 549 BLACKSHAW LANE WITHIN THE SAN YSIDRO COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE RS-1-7 ZONE INTO THE RM-1-1 ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0440, AND REPEALING ORDINANCE NO. 8028 (NEW SERIES), ADOPTED ON JANUARY 18, 1959, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INsofar AS THE SAME CONFLICT HEREWITH.

WHEREAS, under Charter section 280(a)(2) this ordinance is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on evidence presented; NOW, THEREFORE,

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

Section 1. That 6.16 acres located at 3481, 3501, 3509, 3515 and 3521 Vista Lane and 549 Blackshaw Lane, and legally described as Lot A 227 – A 231, and A 238 of Addition No. 5 to San Ysidro Map No. 1405, in the San Ysidro Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4284, filed in the office of the City Clerk as Document No. OO- _____, are rezoned from the RS-1-7 zone into the RM-1-1 zone, as the zone is described and defined by San Diego Municipal Code Chapter 13 Article 1 Division 4.

This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. 8028 (New Series), adopted on January 18, 1959, of the ordinances of the City of San Diego is repealed insofar as the same conflict(s) with the rezoned uses of the land.

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

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

APPROVED: JAN GOLDSMITH, City Attorney

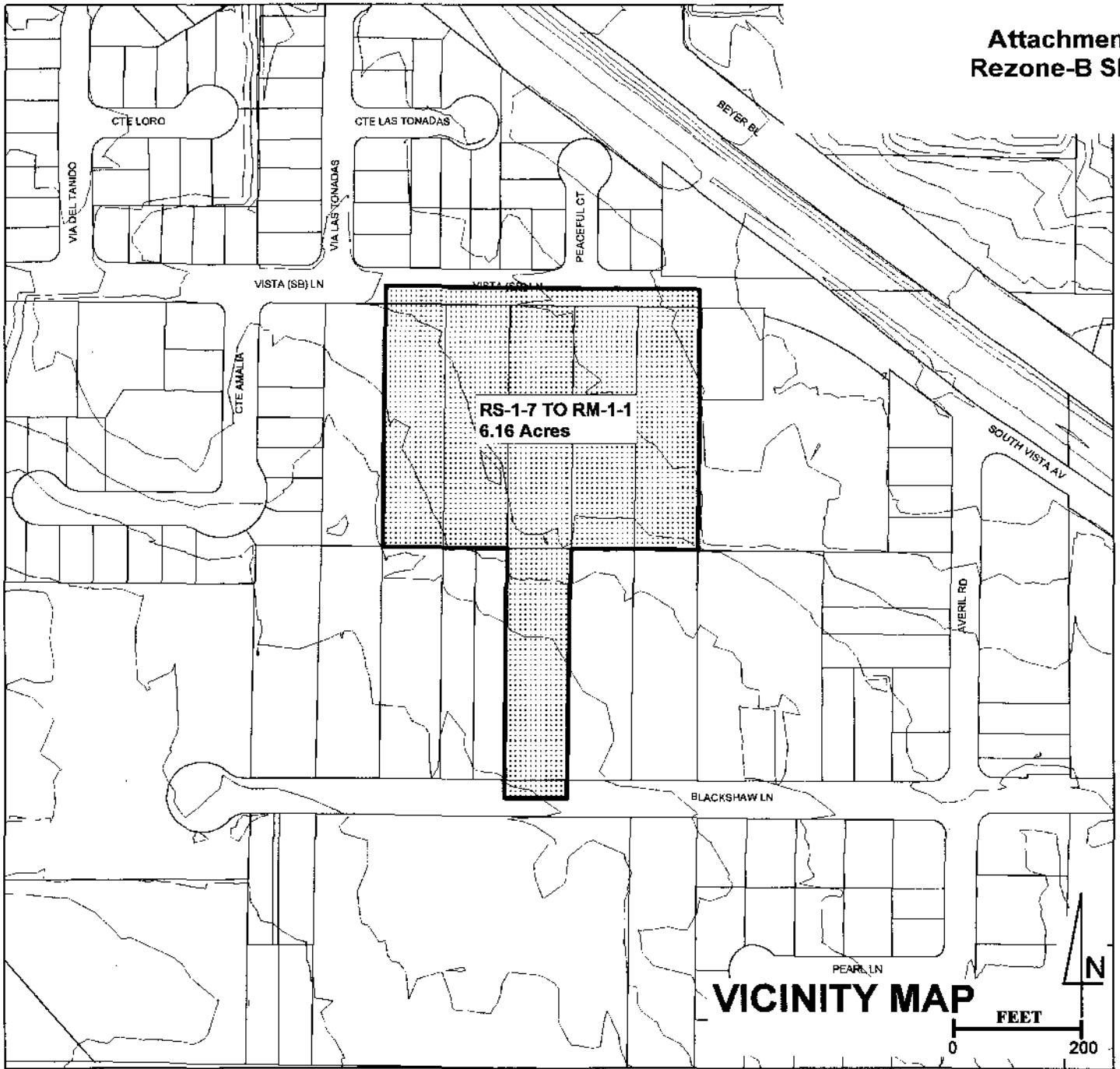
By _____
Shannon Thomas
Deputy City Attorney

Initials~
Date~
Or.Dept: Development Services Department
Case No. 17917, 62514 and 62524
O-INSERT~



PROPOSED REZONING

Attachment 13
Rezone-B Sheet



VICINITY MAP



LITTLE LANDERS ADD #5 AMENDED, LOTS 227,228,229,230,231&238

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

REQUEST RM-1-1
 PLANNING COMM.
 RECOMMENDATION
 CITY COUNCIL
 ACTION

CASE NO. 103367

DEVELOPMENT SERVICES MANAGER

B-4284

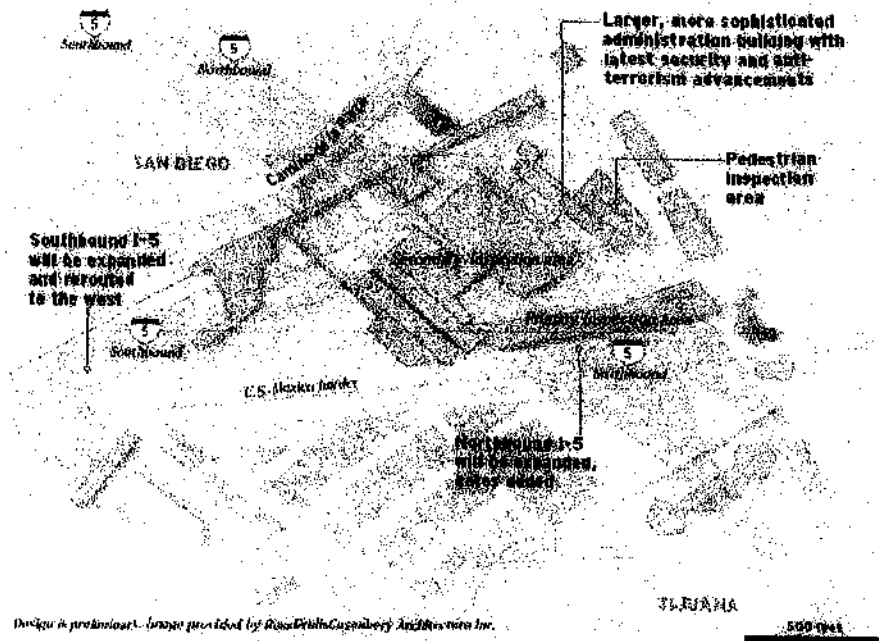
APN: 838-020-03-07,838-020-30

(144-1749) 8-11-10 ldj

SAN YSIDRO COMMUNITY PLANNING GROUP (Est. 1967)

San Ysidro Port of Entry Redesign

The Port of Entry facility, built in 1976, is among the world's busiest land border crossings. Federal officials are planning a major expansion of the San Ysidro port of entry to accommodate the growing number of travelers -- more than 50,000 vehicles and 25,000 pedestrians daily -- heading into the United States.



ANNUAL REPORT 2007

Administrative Issues (continued)

Public Access:

A website with Agendas, Minutes, links and other information pertinent to San Ysidro is voluntarily maintained:

http://groups.msn.com/SanYsidroPlanningDevelopment/_whatsnew.msnw3

The City Planning & Community Investment Department and the SYCPG Chairman emails Agendas to interested persons. They are also posted on the City's website and announcements appear regularly on the CityTV channel 24.

<http://www.sandiego.gov/planning/community/cpg/agendas.shtml>

III. Plan Preparation and Implementation

- General Plan Update Recommendations – Accept subcommittee report and forward recommendations to City of San Diego Land Development Review Division. Passed 11-0-0 (May)
- Ochoa Villas – Initiation of Community Plan Amendment for a housing development at 238-263 Cypress Drive and 160 W. Seaward Road, to allow for increased density for 88 new townhomes. Passed 11-0-0 (June). See also below.
- Vista Lane Villas – Initiation of Community Plan Amendment, Planned Development Permit, Rezone, and Tentative Map to construct 38 units at 3481 Vista Lane. Motion to continue until Planning Commission Resolution #3252-PC of March 27, 2003 is resolved with a staff report. Passed 11-0-0 (June). See also below
- Vista Lane Villas – see above. Recommend against the CPA, PDP, RZ, and TM, and require CPCI provide all analysis in Planning Report P-03-069. Failed, lack of second. Recommend project move forward with RM-1-1 zone provided that the product type described by applicant is developed and the SYCPG obtain all Planning Commission information. Passed 9-4-0 (October)
- Mission Villas – Same request as above for 14 residential condos at 3515 Vista Lane. Recommend project move forward with RM-1-1 zone provided that the product type described by applicant is developed and the SYCPG obtain all Planning Commission information. Passed 9-4-0 (October)
- Blackshaw Lane Villas – Same request as above for 12 residential condos at 549 Blackshaw Lane. Recommend project move forward with RM-1-1 zone provided that the product type described by applicant is developed and the SYCPG obtain all Planning Commission information. Passed 9-4-0 (October)

IV. Special Projects

- Redevelopment Agency: Street Lights – Tentative list of locations for approximately 53 new or replacement street lights/fixtures throughout San Ysidro. Passed 9-3-0 (February). See also below
- Redevelopment Agency: Exclusive Negotiating Agreement – Approval of an ENA with Ito Girard & Associates for 88 new construction for-sale homes at 238-263 Cypress Drive and 160 W. Seaward Road. Passed 10-0-0 (March). See Ochoa Villas, above.

SAN YSIDRO COMMUNITY PLANNING GROUP

Minutes from January 20, 2009

1. **Call to order:** 5:32 p.m. Chairman David Flores called meeting to order.
Roll Call: Present: I. Adato; M. Cather; T. Currie; D. Flores; M. Freedman; BA Gonzalez; S. Gonzalez; J. Goudeau; R. Moran; S. Otto; M. Paul; F. Sanchez (5:50 pm); J. Wyman.
Excused: J. Barajas; A. Perez
Unexcused: None.
Quorum of 12 present vote on Item 2
Quorum of 13 present vote on Items 6(a) & (b)
2. **Approval of Minutes of Previous Meeting:**
A motion was made by M. Freedman and seconded by S. Gonzalez to approve the Minutes of December 16, 2008. Motion Passed (12-0-0). Yeas: I. Adato; M. Cather; T. Currie; D. Flores; M. Freedman; BA Gonzalez; S. Gonzalez; J. Goudeau; R. Moran; S. Otto; M. Paul; J. Wyman. Noes: None; Abstain: L. Alvarez.
3. **Agenda Modifications:** None
4. **Announcements:**
 - a. **Vacancies:** None.
 - b. **Chairman:** Eight announcements on published agenda.
 - c. **Group Members:** None
 - d. **City Officials Announcements:**
 1. Alonso Gonzalez – Library is to re-open on Wednesday January 21st at 6 PM, Council Member Hueso will be present.
 - e. **Members of the Public:** None
5. **Public Comment:** None.
6. **Docket Items:**
 - a. **San Ysidro Smart Growth Incentive Program Grant Application:** The City of San Diego is applying for an SANDAG TransNet Smart Growth Incentive Program Grant and is requesting a letter of support from the planning group. Mr. Maxx Stalheim presented. The City is requesting a \$250,000 grant to match \$200,000 from the Redevelopment Agency and City “in kind” staff time. The Application is due February 6th. The funds would be used for planning analysis and feasibility study on the Phase I Mobility Study with a focus on the Pilot of Village area and trolley area. A motion by M. Cather and seconded by S. Otto to authorize the Chair to send a letter supporting the City of San Diego application for SANDAG TransNet Smart Growth Funds. Motion Passed (13-0-0). Yeas: I. Adato, M. Cather, T. Currie, D. Flores, M. Freedman, B.A. Gonzalez, S. Gonzalez, J. Goudeau, R. Moran, S. Otto, M. Paul, F. Sanchez, J. Wyman. Noes: None. Abstain: None.
 - b. **Draft San Ysidro Community Plan Amendment:** The rezoning of approximately 13 acres north of Blackshaw, south of Vista Lane and west of Averil as medium density housing. Mr. Maxx Stalheim presented. The attached exhibits were distributed electronically. Mr. David E.

DRAFT MINUTES SUBJECT TO CORRECTION & APPROVAL AT A :

Castro, lives on Blackshaw Lane and is attending this meeting to learn more about this project. Mr. Castro had questions regarding water, utilities and school availability for future housing. The current zoning allows for 5-10 dwelling units per acre; the amendment would change to allow 10-15 units per acre. **A motion by M. Freedman and seconded by J. Wyman to recommend that the proposed San Ysidro Community Plan Amendment for the rezoning of approximately 13 acres north of Blackshaw, south of Vista Lane and west of Averil as medium density housing should be NOT approved at this time, and instead should be considered as part of the 2009 San Ysidro Community Plan Update work program to completely identify the neighborhood, environmental and community impacts. Motion Passed (13-0-0). Yeas: I. Adato, M. Cather, T. Currie, D. Flores, M. Freedman, B.A. Gonzalez, S. Gonzalez, J. Goudeau, R. Moran, S. Otto, M. Paul, F. Sanchez, J. Wyman. Noes: None. Abstain: None.**

- c. **San Ysidro Public Facilities Financing Plan (PFFP)**: Presentation by Mr. Oscar Galvez, Facilities Finance Project Manager for the City of San Diego. As the mobility study projects become on line and with the Community Plan Update, these projects would then become part of the Financing Plan. Deborah Van Wanseele, Deputy Director, Transportation Engineering and Operations Division e-mailed an update of traffic engineering issues in the San Ysidro Community.
- d. **Infill Residential Land Development Beyer Road** - MNN, Inc. proposal for developing residential homes located on 10 AC adjacent to Beyer Elementary School on Beyer Road, Mr. Michael Contreras and Jim Schneider presented project. The project would be Multi-family "For Sale" housing. The project would require purchasing frontage land from the School District. The project would be 10 units per acre. Studies were done on the development site and no potential issues. Mr. Schneider did speak with the school district in general terms. It was suggested to speak with the School District in more specific terms before presenting to the planning group.

7. Subcommittee Reports:

- a. **Housing Element Subcommittee**: No Meeting.

8. Representative's Reports:

- a. **SY POE Expansion & Reconfiguration** (D. Flores/I. Adato): Next meeting on January 28th at 1:30 pm at The Front.
- b. **SY Smart Border Coalition** - (Flores)- A meeting with the Mayor's office and formed team to look at POE and investigate funding.
- c. **Community Planners Committee** (M. Cather/S. Otto): Discussed with City Attorney's Office Indemnification Ordinance.
- d. **Otay Mesa Planning Group** (J. Serhan/M. Paul): No meeting.
- d. **Transportation Collaborative** (J. Goudeau): No meeting.

9. Other Items - None.

Meeting Adjourned at 7:10 p.m.

Minutes submitted by Jennifer Goudeau, Secretary



City of San Diego
 Development Services
 Division Name
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ow

Attachment 16
 Ownership Disclosure
 Statement
 Page 1 of 2

Project Title: MISSION VILLAS Project No. For City Use Only: 102519

Project Address: 3515 AND 3521 VISTA LANE

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

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. 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

Sanysidro Investment Co., Inc.
 of Individual (type or print):
Alejandro Macado
 Owner Tenant/Lessee

Street Address: 388 Calle Primera
 City/State/Zip: Sanysidro, CA. 92173
 Phone No: (619) 454-8059 Fax No: (619) 428-2775
 Signature: [Signature] Date: 1/4/04

Name of Individual (type or print):
 Owner Tenant/Lessee

Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature: Date:

Name of Individual (type or print):
 Owner Tenant/Lessee

Street Address:
 City/State/Zip:
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 City/State/Zip:
 Phone No: Fax No:
 Signature: Date:

Name of Individual (type or print):
 Owner Tenant/Lessee

Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature: Date:

**Attachment 16
Ownership Disclosure
Statement**

Project Title:

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

Legal Status (please check):

- Corporation (Limited Liability -or- General) What State? CA Corporate Identification No. 95-3581752
 Partnership

Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
San Ysidro Investment Company, Inc.
 Owner Tenant/Lessee

Street Address: 388 Calle Primera
 City/State/Zip: San Ysidro, CA 92173
 Phone No: (619) 954-8059 Fax No: (619) 428-2775

Name of Corporate Officer/Partner (type or print):
Leopoldo Lopez, Jr.
 Title (type or print):
Vice-President

Signature: [Signature] Date: 1-4-04

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee

Street Address:
 City/State/Zip:
 Phone No: Fax No:

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

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee

Street Address:
 City/State/Zip:
 Phone No: Fax No:

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

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee

Street Address:
 City/State/Zip:
 Phone No: Fax No:

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

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee

Street Address:
 City/State/Zip:
 Phone No: Fax No:

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