



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: February 10, 2011 **REPORT NO.** PC-10-090

ATTENTION: Planning Commission Agenda of February 17, 2011

SUBJECT: **HOME AVENUE NEIGHBORHOOD PARK**
PROJECT NO. 194262. PROCESS 4

**OWNER/
APPLICANT:** City of San Diego
Engineering and Capital Projects Department

SUMMARY

Issue: Should the Planning Commission approve a Site Development Permit to develop a neighborhood park on a vacant 5.8 acre site owned by the City of San Diego? The site is located at 4750 Home Avenue the City Heights Neighborhood of the Mid-City Communities Plan area.

Staff Recommendations:

1. **CERTIFY** Mitigated Negative Declaration No. 194262 and **ADOPT** the Mitigation Monitoring and Reporting Program (MMRP); and
2. **APPROVE** Site Development Permit No. 687206.

Community Planning Group Recommendation: On January 4, 2010, the City Heights Area Planning Committee voted 15:0:0 to approve the project as proposed. The committee stated that the following five items were important to the success of the new park: toilet facilities; street fencing not to exceed four feet in height; either three hour maximum or a no overnight parking restriction along Home Avenue; a landscape parkway between the curb and sidewalk and to have a plan for removing the Arundo Donax and other non-native species from the creek bed (Attachment 11). These five items are all components of the park design. A comfort station will be provided; the fencing along Home Avenue does not exceed four feet in height; a six foot wide landscape parkway has been provided between the curb and sidewalk; a no parking zone at the north end of the project will be implemented to deter all day parking; and there is a plan in place for the removal of Arundo Donax and other non-native plants which is in conformance with the Chollas Creek Enhancement Program.

Environmental Review: Mitigated Negative Declaration No. 194262 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and when implemented would reduce, to a level below significance, any potential impacts identified in the environmental review process.

Fiscal Impact Statement: The project is a Capital Improvement Project (CIP) funded by the City's Special Park Fees for preparation of the conceptual design phase and environmental documents. The remaining funding for final design and construction have been identified from the State's Proposition 84 Grant and the City Heights Redevelopment Agency. Final approval of both the grant and redevelopment funding are anticipated in the spring of 2011.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The project proposes a neighborhood park on a vacant 5.8 acre site in the City Heights Neighborhood of the Mid-City Communities Plan area. The site contains two land use designations, Residential (11-15 dwelling units per acre) and Open Space. The site's residential designation is approximately 3.7 acres and could potentially allow for the development of 41 to 56 housing units. The project consists of neighborhood park uses and would not result in the demolition of existing housing units or the creation of additional housing units in the City Heights community. The development of the proposed project would decrease the opportunity to provide housing stock in a time when the City Council has determined that the City of San Diego is in a housing state of emergency.

BACKGROUND

The vacant 5.8 acre site is located at 4750 Home Avenue (southerly side of Home Avenue across from Menlo Avenue and 47th Street) in the City Heights neighborhood within the Mid-City Communities Planning area (Attachment 1). The rectangular-shaped site is undeveloped and is separated from Home Avenue by a chain-link fence. The area west of Auburn Creek is relatively flat and was graded in the past. The topography of the project area east of the creek varies from a steep slope (over 30 percent) on the north end to rolling hills on the south end (Attachment 2).

The site is owned by the City of San Diego and is divided by Auburn Creek, which is a part of the Chollas Creek system. The site is designated as Residential (11-15 dwelling units per acre) and Open Space in the Community Plan (Attachment 3). The site is zoned RM-1-1 and OR-1-1 zones. Multi-family residential development is located immediately to the north, south, and west of the site, with single-family residences located to the east of the site (Attachment 4).

A recommended goal in the Open Space Element for Chollas Creek of the Mid-City Communities Plan for parks and open space is to, "*ensure the preservation of an open space system through appropriate designation and protection*" (Attachment 5). The Plan further recommends, "*Property acquired by the City for open space preservation should be officially dedicated for that purpose*" (Attachment 5). To implement these goals the City Council on January 13, 2004 approved by ordinance, dedication of the subject site for a public park and recreational purposes.

The ordinance also states that the site shall not be used for anything other than park and recreational purposes without a changed use or purpose being authorized by a two-thirds vote of the people (Attachment 6).

DISCUSSION

Project Description:

The proposal is for a new 5.8 acre public neighborhood park of which approximately 1.8 acres are useable land for park development. The approximately 4 acres of non-usable land would remain open space, consisting of a vegetated buffer between the active uses and the creek. The active space would include play areas for children with playground equipment for 2-5 and 6-12 years-olds, a 0.17 acre fenced dog park, a half-court basketball court, a pedestrian bridge, a pre-fabricated shade structure, picnic areas with barbeques, comfort station, educational nodes with informative signage, open lawn areas and an ADA accessible decomposed granite walk connecting all amenities. The major pedestrian walkways will be lighted with thematic light fixtures. A traffic signal will be installed for pedestrians crossing at the intersection of Menlo and Home Avenue. The entire project is buffered from Home Avenue with a non-contiguous five foot wide sidewalk; a six foot wide planted parkway; a four foot high fence and street trees. Approximately 30 on-street parallel parking spaces would also be provided along Home Avenue. A no parking zone at the north end of the project will be installed to deter all-day resident parking (Attachment 7). The project will also include revegetation of the degraded Auburn Creek habitat, including the removal of invasive plant materials to be replaced with native riparian species.

Required Approvals:

A Site Development Permit is required to develop the proposed neighborhood park because Auburn Creek, a wetland, runs through the site. Additionally, the proposed park would encroach 0.01 acres into Auburn Creek. The encroachment is for the installation of a box culvert. This encroachment requires a deviation from the Environmentally Sensitive Lands (ESL) Regulations, pursuant to Section 143.0141(b) of the San Diego Municipal Code.

Deviation

The vacant 5.8 acre site is divided by Auburn Creek, which is a part of Chollas Creek. Currently there is an existing drainage inlet and box culvert on Home Avenue between 47th Street and Menlo Avenue, discharging runoff into Auburn Creek. The project is proposing to install a new headwall with ripraps and a new inlet to properly discharge the existing drainage runoff and reduce erosions in the drainage channel. Installation of the box culvert results in 0.01-acres of impacts to the creek (Attachment 8). A biological survey report was prepared by Recon Environmental, Inc. (*Biological Technical Report for the Home Avenue Park Project* March 25, 2010) to assess the impacts of the project on sensitive biological resources. Biological field surveys conducted included: vegetation mapping, a sensitive plant species assessment, and a general wildlife survey. Installation of the box culvert would result in impacts to 0.01 acres of southern willow scrub/riparian scrub (wetland habitat), less than 0.01 acres of Tier II coastal sage scrub, and 0.57 acres of Tier IIIB non-native grasslands. The total impact from the project to

sensitive vegetation would equal 0.58 acres. In accordance with City of San Diego's Biological Resources Guidelines the impacts to southern willow scrub would be mitigated at a 2:1 ratio and the impacts to the sensitive upland habitat would be mitigated at a 1:1 ratio. Total sensitive biological impacts for the project would require 0.58 acres of mitigation. To mitigate for the impacts to the wetland and upland habitats the City of San Diego is required to comply with the approved *Conceptual Habitat Restoration Mitigation Plan for the Home Avenue Park Project located in the City of San Diego* (Recon Environmental, March 25, 2010). The restoration plan identifies a total of 1.26 acres of restoration to take place on-site along Auburn Creek and would mitigate impacts to both upland and wetland habitats. Compliance with the restoration plan would reduce impacts to below a level of CEQA significance.

General/Community Plan Analysis:

The proposed project is located at 4750 Home Avenue in the City Heights neighborhood of the Mid City Communities Plan area. The proposal is for a new 5.8 acre public neighborhood park of which approximately 1.8 acres are useable land for park development. The approximately 4 acres of non-usable land would remain open space, consisting of a vegetated buffer between the active uses and Auburn Creek. Traffic safety improvements, including a new traffic signal for pedestrians crossing Home Avenue would be included. Approximately 30 on-street parallel parking spaces would also be provided along Home Avenue, with a no parking zone at the north end of the project to deter all-day resident parking. The site is designated as Residential (11-15 dwelling units per acre) and Open Space in the Community Plan. Multi-family residential developments are located immediately to the north, south, and west of the site, with single-family residences located to the east of the site, elevated from the creek. The proposed project would not adversely impact the Community Plan land use designation because the usable park space totals less than 2 acres. A neighborhood park with no athletic programming and less than 2 acres of usable area allows for the deferral of a community plan amendment per Administrative Regulation 1.60, Capital Improvements Programming. The regulation states that a community plan amendment for a park is not required to be processed concurrently with a Site Development Permit under this circumstance. In this case, a community plan amendment to change the portion of the site that is currently designated Residential to Park would be deferred to a future amendment.

The Transportation Element of the Community Plan calls for widening Home Avenue to a four-lane collector street between Euclid Avenue and Fairmount Avenue as adjacent properties develop. The proposed park project would not preclude the future widening of Home Avenue and would be compatible with the Community Plan as it would locate all permanent park amenities outside of the ultimate right-of-way, and install temporary curb, gutter, sidewalk, and fencing within the dedicated future right-of-way.

The active space within the proposed project would contain amenities that include play areas for children with playground equipment for 2-5 and 6-12 years-olds, a 0.17-acre fenced dog park, a half-court basketball court, barbecues, and a shade structure. The active park uses within the proposed project would help implement the City's General Plan Recreation Element which calls for the provision of population-based parks with a diverse range of activities. The proposed project would help implement the General Plan Urban Design Element by locating a small park and play area in a central, accessible location. In order to meet the General Plan Noise Element

standard for neighborhood parks, the project proposes street improvements, including the use of rubberized asphalt pavement along Home Avenue between 47th Street and Euclid Avenue that will reduce the exterior noise to an acceptable level. The revegetation of Auburn Creek habitat and the removal of invasive plants would help implement the Recreation Element through the preservation and enhancement of open space areas. The proposed project would help implement the Mid-City Communities Plan by providing new and expanded population based park facilities, and by preserving and enhancing Chollas Creek as a linear open space system through the restoration of native riparian species.

Conclusion:

The proposed linear neighborhood park is consistent with the Mid City Communities Community Plan, the General Plan and the Chollas Creek Restoration Enhancement Plan. The project is also consistent with applicable regulations of the Land Development Code in effect for the site except for the deviation to impact wetland habitat by 0.01 acres for the installation of a box culvert. The deviation is supported because the 0.01 acres of impacts to wetlands habitat and 0.58 acres of impacts to upland habitat will be mitigated by restoring 1.26 acres on-site along Auburn Creek.


ALTERNATIVES

1. **Approve** Site Development Permit No. 687206, with modifications.
2. **Deny** Site Development Permit No. 687206, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



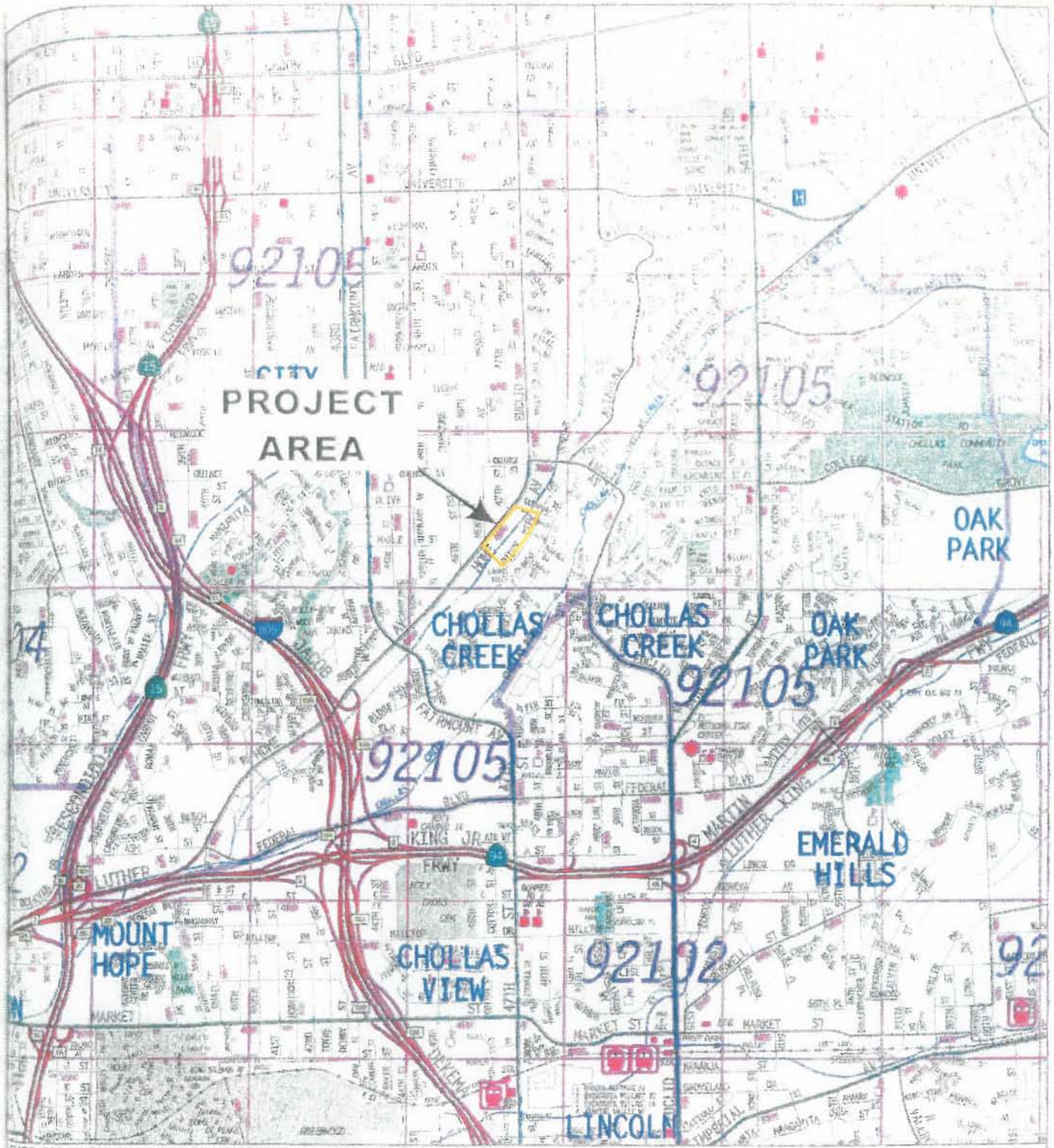
Patricia Grabski
Project Manager
Development Services Department

KGB/PXG

Attachments:

1. Project Location Map
2. Site Photos
3. Community Plan Land Use Map
4. Aerial Photograph
5. Community Plan Text
6. Ordinance No. 19249, January 13, 2004

7. Site Plans
8. Draft Permit Resolution with Findings
9. Draft Permit with Conditions
10. Draft Environmental Resolution with MND MMRP
11. Community Planning Group Recommendations



SOURCE: 2005 THOMAS GUIDE FOR SAN DIEGO COUNTY, STREET GUIDE AND DIRECTORY.

PROJECT AREA LOCATION MAP

HOME AVENUE NEIGHBORHOOD PARK
SAN DIEGO, CALIFORNIA

Home Avenue Park

Photographic Survey



Photo Keymap



Photo A



Photo B

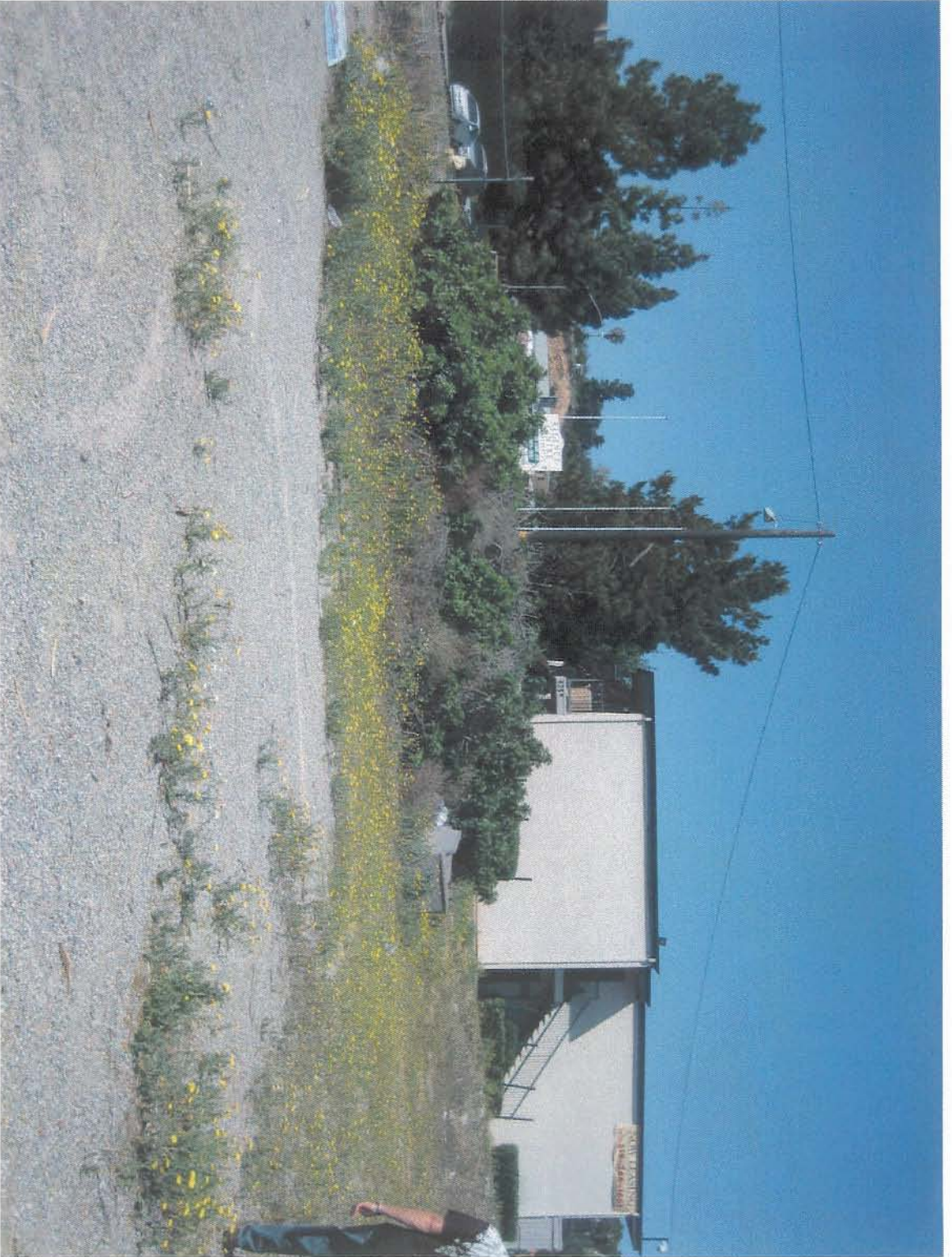


Photo C

Home Avenue
Neighborhood Park
CITY OF SAN DIEGO PARK & RECREATION

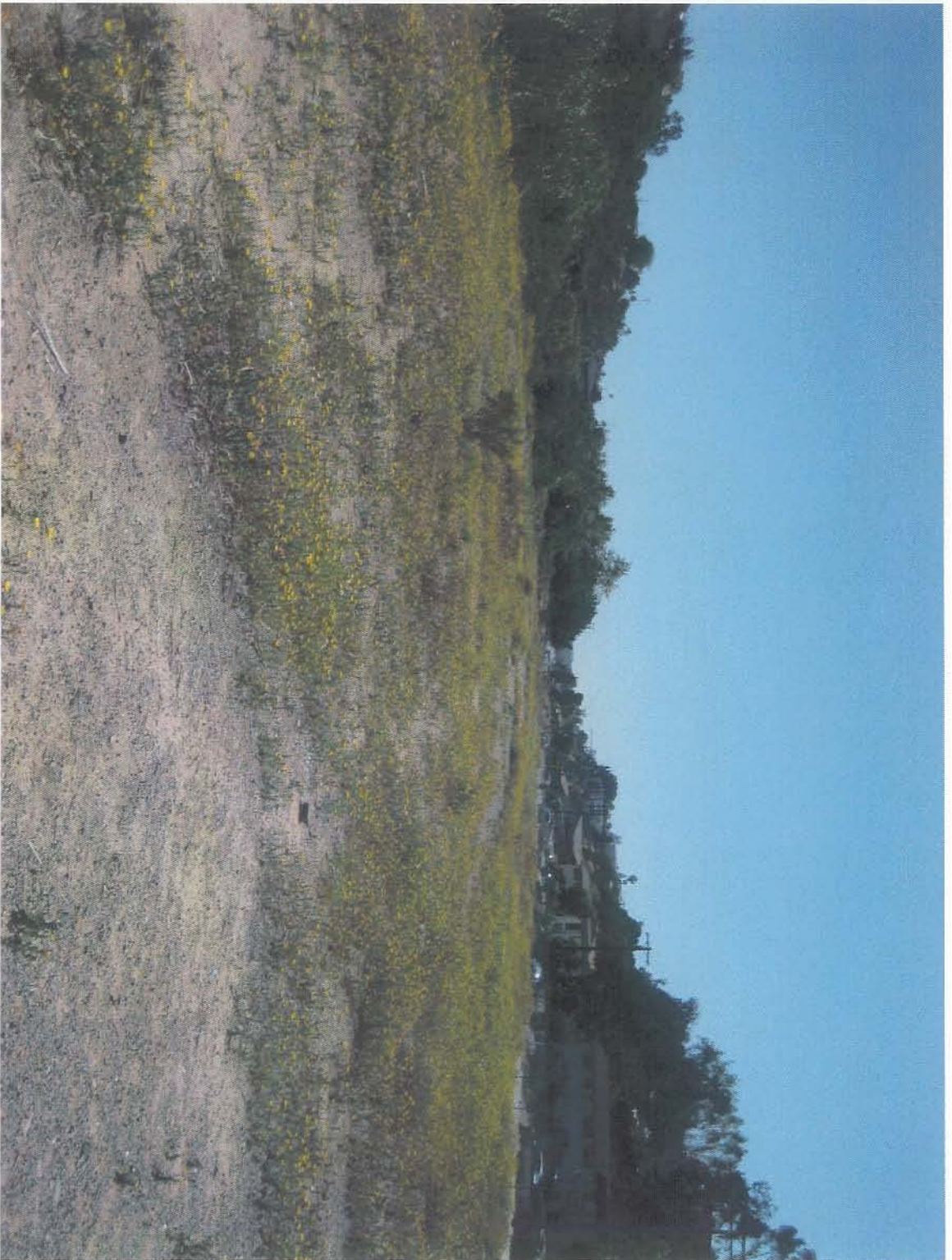


Photo D

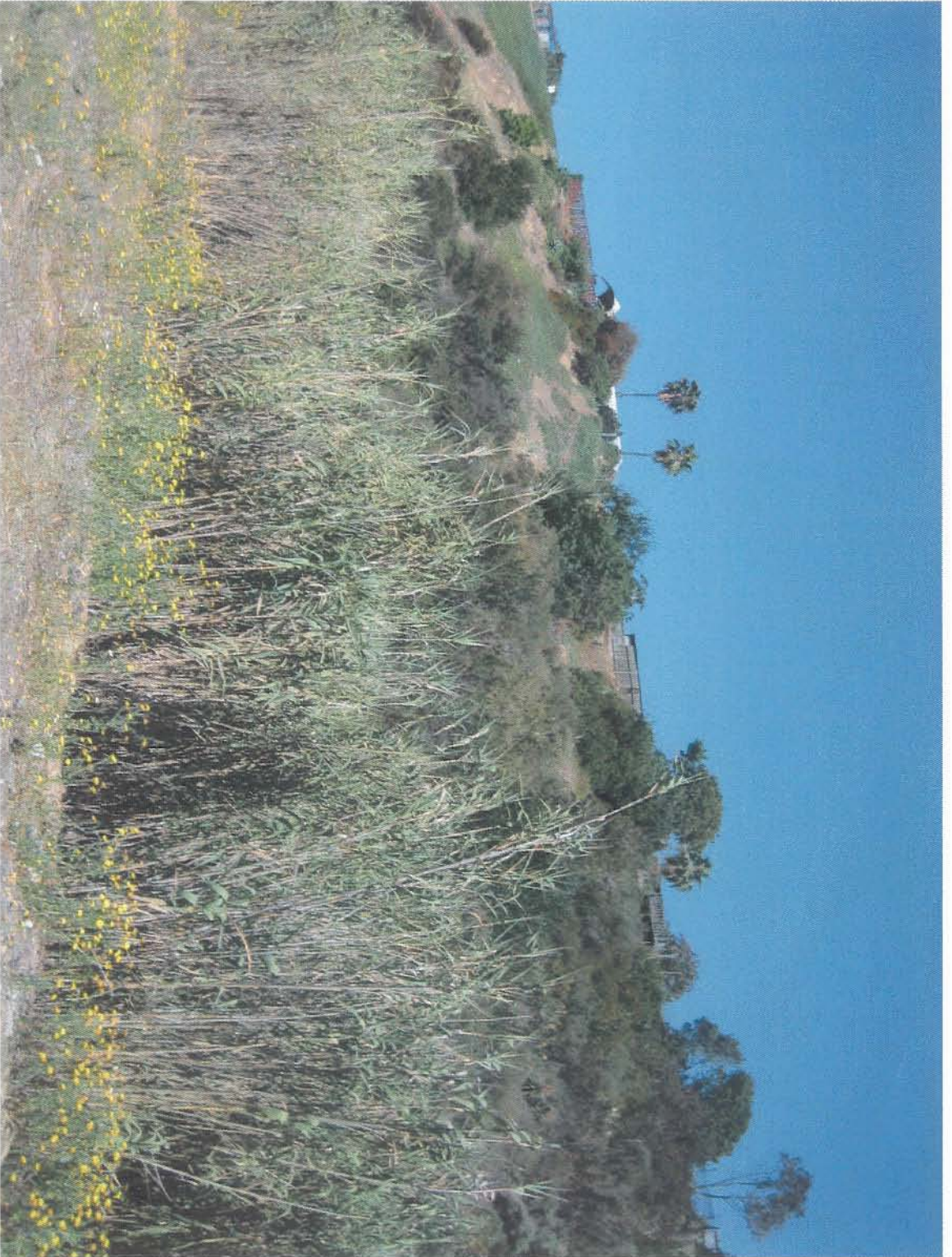


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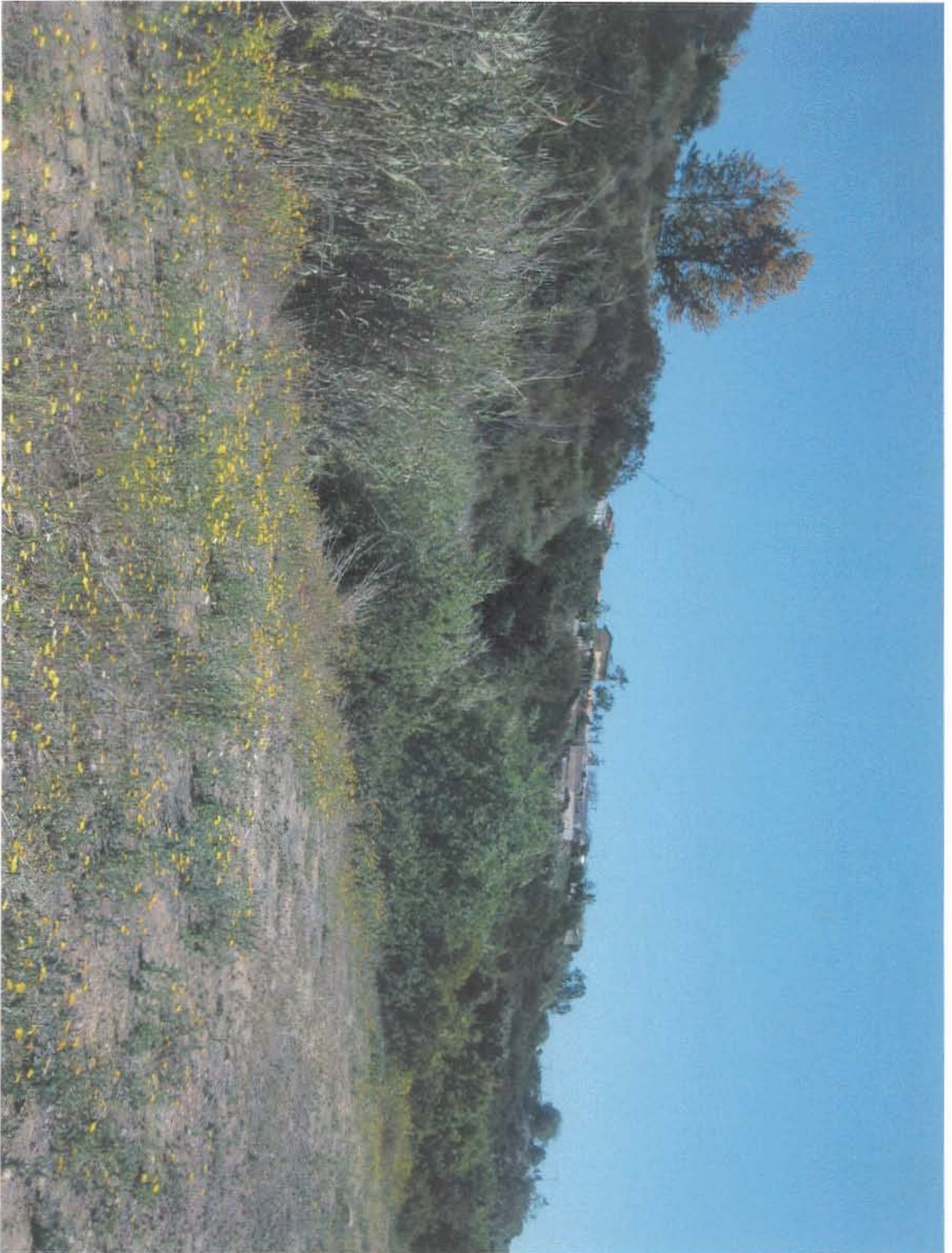


Photo F



Photo G

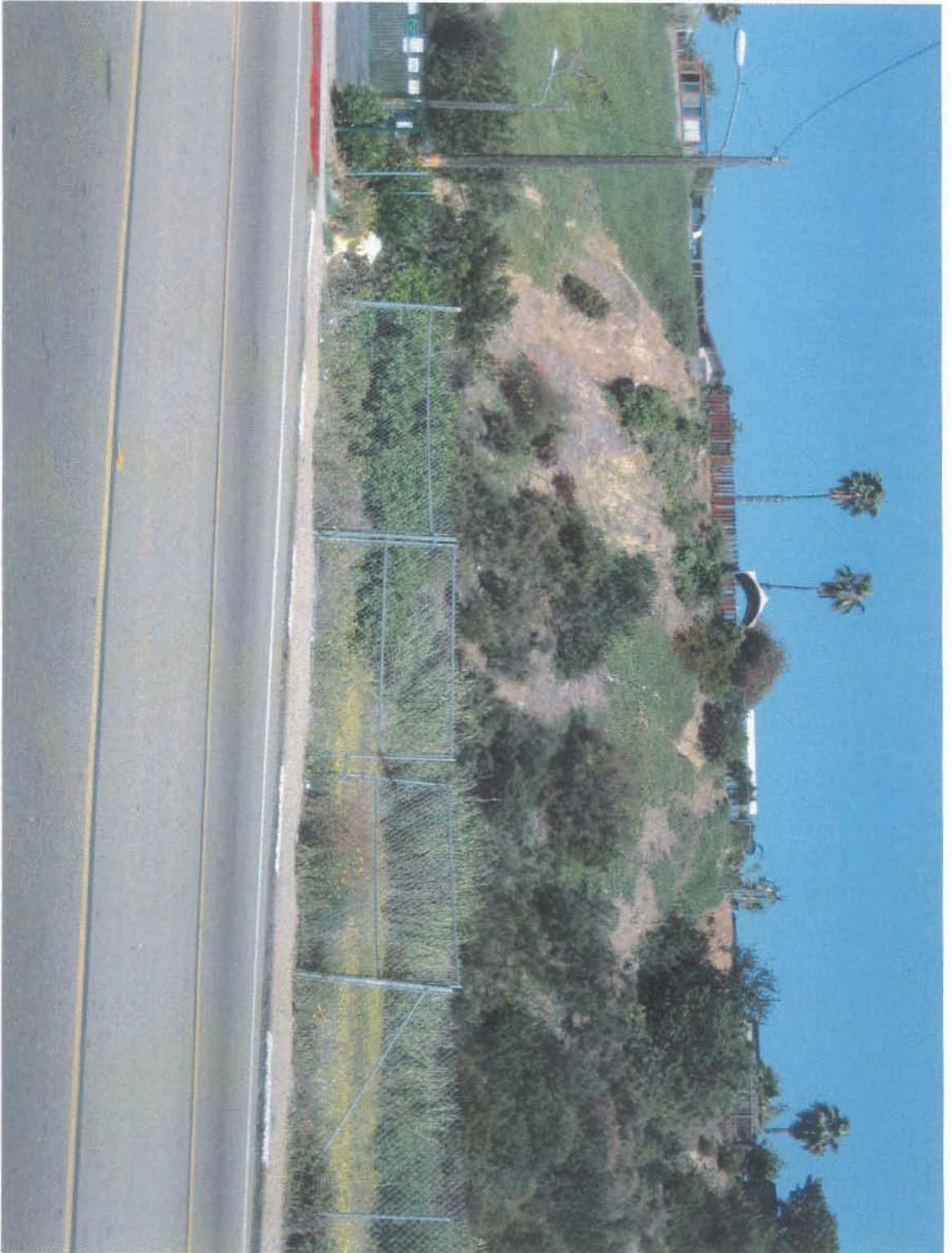


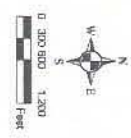
Photo H



DRAFT
 CITY OF SAN DIEGO
 Planning Department
**City Heights
 Community Plan
 Land Use**





- Legend**
- SAIGIS ROADS: ALL
 - Commercial/Residential Transition Zone*
 - Residential (1-5 du/ac)
 - Residential (6-10 du/ac)
 - Residential (11-15 du/ac)
 - Residential (16-20 du/ac)
 - Residential (21-25 du/ac)
 - Residential (26-30 du/ac)
 - Commercial/Mixed Use (26 du/ac)*
 - Commercial/Mixed Use A (73 du/ac)
 - Commercial/Mixed Use B (35 du/ac)*
 - Commercial/Mixed Use D (9 du/ac)
 - Industrial
 - School 0 Elementary Junior High
 - Open Space
 - Park
 - Fire Station
 - Police Station
 - Post Office
 - Library
- * In areas where residential use is permitted, a higher use should be 50 du/ac or greater.



S&S&S
 Strategic Planning & Urban Design
 1000 La Jolla Village Drive, Suite 100
 San Diego, CA 92161
 Phone: 619.451.1000
 Fax: 619.451.1001
 Email: info@sandiegostrategy.com
 Website: www.sandiegostrategy.com



-  Project boundary
-  City of San Diego MHPA



Recommendations

- Preserve sensitive slopes, canyons, floodways and other areas designated as open space through acquisition, zoning, resource regulation or other available methods.
- Within areas zoned for single-family development and designated for open space preservation, limit further subdivisions and development to one dwelling unit per lot.
- When development occurs, obtain open space easements in privately owned canyon areas.
- Form “Friends of Mid-City Canyons” to focus funding and effort toward the preservation and maintenance of open space areas.

PARKS AND OPEN SPACE

Goals

- Protect biological, visual, and topographic resources.
- * Ensure the preservation of an open space system through appropriate designation and protection.
- Give highest priority to the acquisition of open spaces susceptible to development.
- Provide access to usable public open space systems in order to increase passive recreational opportunities.

Recommendations

- Paper streets or paper alleys should not be vacated if they are located in an open space canyon and the retention of undeveloped paper streets or alleys would assist in the preservation of the area as open space.
- Utilize easements and appropriate open space zoning to maintain and enlarge parks and open space.
- Revise and prioritize the City’s open space acquisition list, assigning highest priority to acquisition of the Chollas Creek open space system and other systems susceptible to development.
- * Property acquired by the City for open space preservation should be officially dedicated for that purpose.
- Create a system of linkages between Mid-City parks and open space.

TRAILS

Goals

- Provide limited non-vehicular access to open space areas within the community.
- Enhance links between park and open space areas within and outside the community.

(O-2004-66)

ORDINANCE NUMBER O- 13249 (NEW SERIES)ADOPTED ON JAN 13 2004

AN ORDINANCE SETTING ASIDE AND DEDICATING CITY-OWNED LAND, KNOWN AS HOME AVENUE PARK SITE IN THE CITY OF SAN DIEGO, CALIFORNIA, FOR A PUBLIC PARK.

WHEREAS, San Diego Charter section 55 [Charter] provides that all real property owned in fee by the City that is dedicated by ordinance for park and recreation purposes shall not be used for any but park and recreation purposes without a changed use or purpose being authorized by a two-thirds vote of the people; and

WHEREAS, in accordance with the Charter and Council Policy 700-17, the Park and Recreation Board [Board] has reviewed the City's inventory of park lands to determine which parks have met the requirements for dedication by ordinance; and

WHEREAS, the Board has identified the open space park known as Home Avenue Park Site as meeting the Charter and Policy requirements, and recommends that this property be dedicated by ordinance; and

WHEREAS, a California registered land surveyor has reviewed and approved the legal description and map incorporated herein as Exhibits A and B, respectively, as accurate; NOW, THEREFORE,

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

Section 1. That the parcel of City-owned land known as Home Avenue Park Site, which is more particularly described in Exhibits A and B, attached hereto and incorporated herein by this reference, is set aside and dedicated in perpetuity for park and recreational purposes.

Section 2. That the City Council of the City of San Diego hereby specifically reserves the right to establish underground public service easements under, through and across the dedicated property so long as the construction and maintenance of the subject easement do not substantially negatively impact the availability of the property for use for park and recreational purposes.

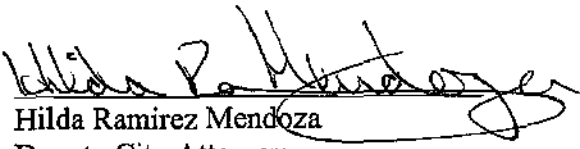
Section 3. That in the event of any discrepancy between the property identified in the legal description and any record of any other agency, the legal description shall control for purposes of determining the area dedicated.

Section 4. That the City Clerk is authorized and directed to record in the office of the San Diego County Recorder a certified copy of this ordinance.

Section 5. 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 6. That this ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: CASEY GWINN, City Attorney

By 
Hilda Ramirez Mendoza
Deputy City Attorney

HRM:cdk
11/21/03
Or.Dept: Pk.&Rec.
O-2004-66

LEGAL DESCRIPTION -EXHIBIT "A"
HOME AVENUE APN: 476-581-02-00

Lot 24 of WADSWORTH OLIVE GROVE ADDITION, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 482, filed in the Office of the County Recorder of San Diego County, February 10, 1988.

EXCEPTING THEREFROM that portion of said lot lying Northwesterly of a line described as follows:

BEGINNING at the intersection of the South line of said Lot 24 with a line which is parallel with and 40.00 feet Southeasterly of, measured at right angles to the Northwesterly line of said lot 24, being the Southeasterly line of that certain easement described in deed to the City of San Diego recorded September 30, 1938 in Book 840, Page 17 of Official Records; thence North $40^{\circ} 35' 53''$ East along said parallel line, a distance of 859.63 feet to the beginning of a tangent 1,040.00 foot radius curve, concave Northwesterly in said Southeasterly line; thence Northeasterly along the arc of said curve, a distance of 289.37 feet to the intersection with the Northwesterly line of Lot, 25 of said Wadsworth Olive Grove.

ALSO EXCEPTING THEREFROM that portion of said lot lying Southeasterly of a line described as follows:

BEGINNING at the intersection of the Southerly line of said lot with the Northwesterly boundary of Delta Heights Annex Unit No.2, according to Map thereof No. 3049, filed in the Office of the County Recorder of San Diego County, January 6, 1954; thence along said Northwesterly boundary and along the Northwesterly boundary of said Delta Heights, the following bearings and distances; North $38^{\circ} 10' 28''$ East, 326.70 feet; North $24^{\circ} 42' 33''$ East, 438.55 feet; North $34^{\circ} 20' 20''$ East to the Northerly line of said lot.

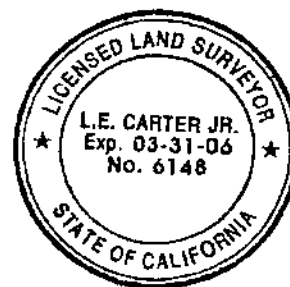
The above described parcel containing 5.76 Acres.



Lester E. Carter Jr., PLS 6148
Sr. Land Surveyor, E&CP - Field Engineering Division
My registration expires: 3/31/2006

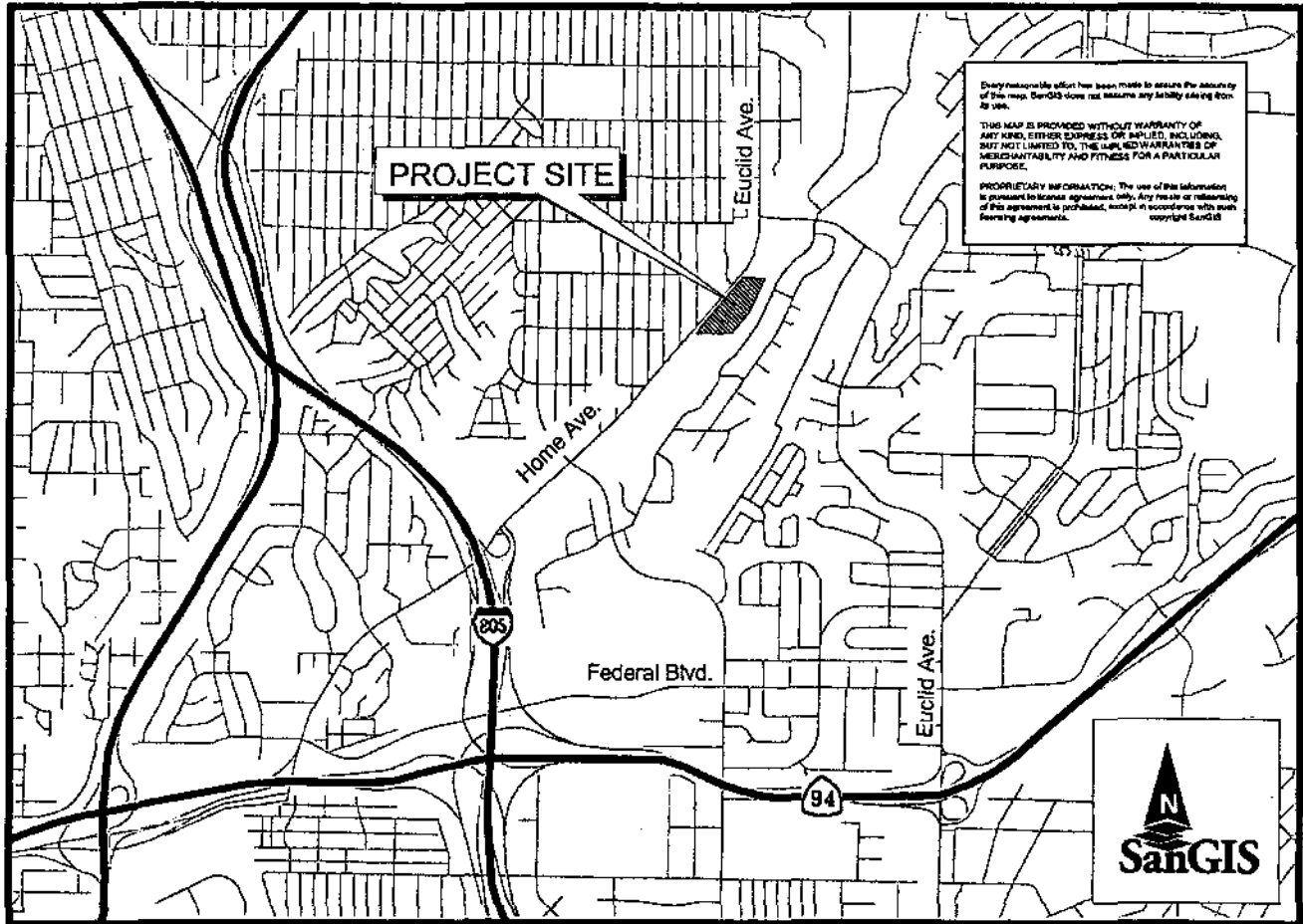
8-8-2003

Date

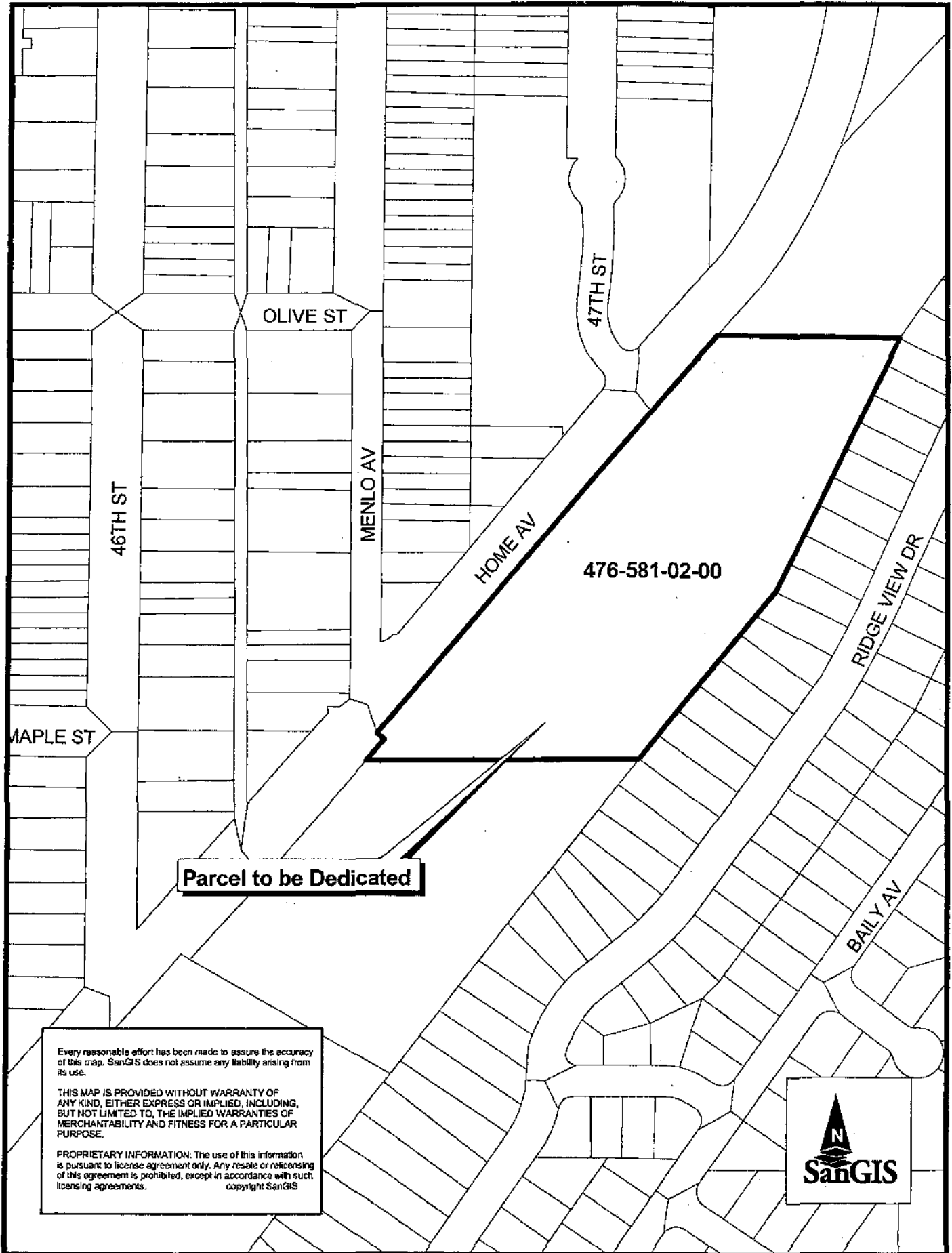


Filename: 47658102.LGL
W.O.: 020084 - 8/08/2003 (lec)

EXHIBIT "B"



Vicinity Map for Home Avenue Park Site



Passed and adopted by the Council of The City of San Diego on JAN 13 2004 ATTACHMENT 6
 by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Scott Peters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael Zucchet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tony Atkins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Charles L. Lewis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Maienschein	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Donna Frye	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Madaffer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ralph Inzunza	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

(Seal)

DICK MURPHY
 Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR
 City Clerk of The City of San Diego, California.

By [Signature], Deputy.

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

DEC 08 2003

, and on JAN 13 2004

~~I FURTHER CERTIFY that said ordinance was read in full prior to its final passage.~~

I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote of not less than a majority of the members elected to the Council, and that there was available for the consideration of each member of the Council and the public prior to the day of its passage a written or printed copy of said ordinance.

(Seal)

CHARLES G. ABDELNOUR
 City Clerk of The City of San Diego, California.

By [Signature], Deputy.

Office of the City Clerk, San Diego, California

This information is available in alternative formats upon request.

Ordinance Number 0-19249 Adopted JAN 13 2004

DESCRIPTION

LEGAL DESCRIPTION: PORTION OF LOT 24 OF MAP NO. 482
 APN: 476-58-02
 ZONES: RM-1-1, OR-1-1
 CONSTRUCTION TYPE: N/A
 OCCUPANCY CLASSIFICATION: N/A

OWNER

CITY OF SAN DIEGO
 ENGINEERING & CAPITAL PROJECTS DEPARTMENT
 600 B. STREET, SUITE 800
 SAN DIEGO, CA 92101
 P. 619.533.5200

PROJECT TEAM

LANDSCAPE ARCHITECT:
 NOWELL & ASSOCIATES LANDSCAPE ARCHITECTURE
 2605 STATE STREET
 SAN DIEGO, CA 92103
 P. 619.325.1990

CIVIL ENGINEER:
 NASLAND ENGINEERING
 4740 RUFFNER ROAD
 SAN DIEGO, CA 92111
 P. 858.292.7770

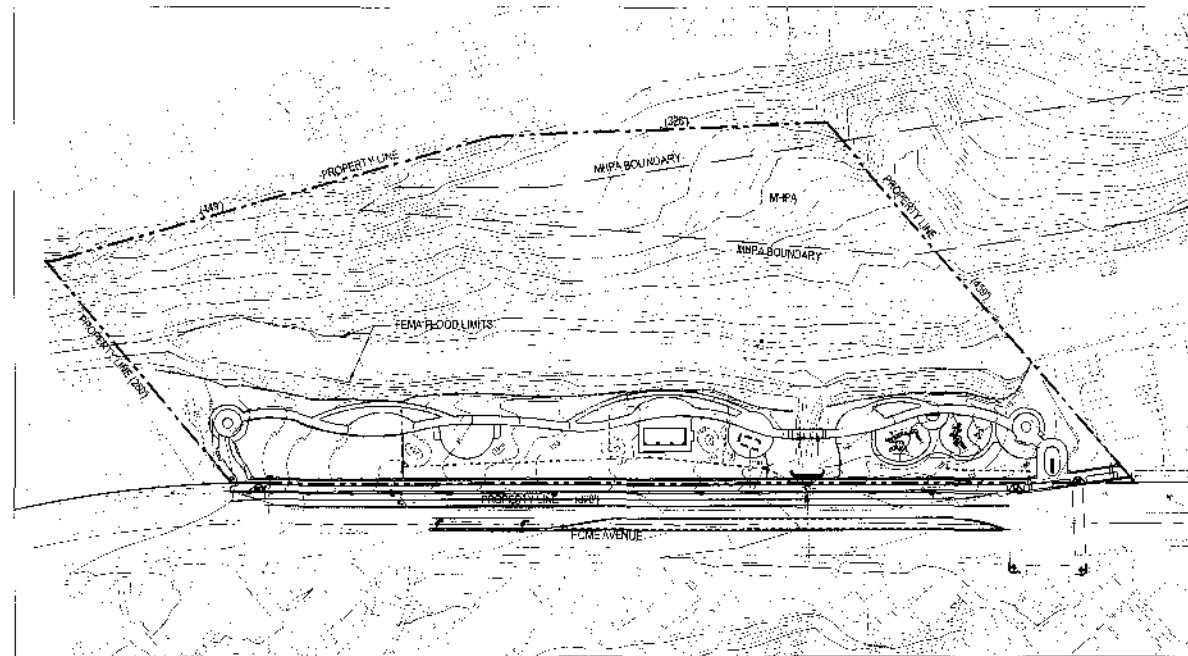
ENVIRONMENTAL ENGINEER:
 RECON, INC.
 1927 FIFTH AVENUE
 SAN DIEGO, CA 92101
 P. 619.308.9333

TRAFFIC ENGINEER:
 URBAN SYSTEMS ASSOCIATES, INC.
 4540 KEARNY VILLA ROAD #106
 SAN DIEGO, CA 92123
 P. 858.560.4911

**HOME AVENUE
 NEIGHBORHOOD PARK
 SAN DIEGO, CALIFORNIA
 SITE DEVELOPMENT PLANS**

SHEET INDEX

- 1 TITLE SHEET
- 2 SITE PLAN
- 3 PRELIMINARY GRADING PLAN
- 4 LANDSCAPE DEVELOPMENT PLAN
- 5 PLANT MATERIAL AND SITE FURNISHINGS
- 6 PARK IDENTIFICATION SIGNAGE
- 7 PROJECT CROSS SECTIONS
- 8 PRELIMINARY STRIPING PLAN



OVERALL SITE PLAN



N.T.S.

DESIGN CONCEPT

HOME AVENUE PARK IS A NEIGHBORHOOD PARK IN CITY HEIGHTS. THE SITE IS A CITY-OWNED 5.8 ACRE UNDEVELOPED PARCEL, DIVIDED BY AUBURN CREEK, WHICH IS PART OF THE CHOLLAS CREEK SYSTEM.

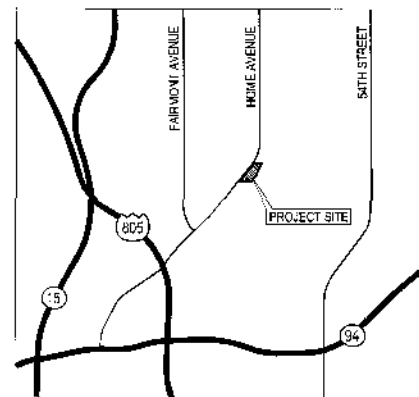
PROPOSED AMENITIES WITHIN THE PARK INCLUDE A HALF-COURT BASKETBALL COURT, SEPARATE PLAY STRUCTURES FOR AGES 2-5 AND 5-12 YEAR OLDS, A 0.17 ACRE FENCED DOG PARK, A PEDESTRIAN BRIDGE, A PRE-FABRICATED SHADE STRUCTURE, PICNIC AREAS WITH BBQ'S, EDUCATIONAL NODES WITH INFORMATIVE SIGNAGE, OPEN PLAY LAWN AREAS AND AN ADA ACCESSIBLE DECOMPOSED GRANITE WALKWAY CONNECTING ALL AMENITIES. A COMFORT STATION HAS BEEN INCLUDED: UTILITIES AND A PAD FOR IT HAVE BEEN PROVIDED. MAJOR PEDESTRIAN WALKWAYS WILL BE WELL LIT WITH THEMATIC LIGHT FIXTURES.

A TRAFFIC SIGNAL WILL BE INSTALLED AT THE INTERSECTION OF MENLO AND HOME AVENUE FOR INCREASED SAFETY AS DETERMINED BY A TRAFFIC STUDY. IMPROVEMENTS WILL INCLUDE PEDESTRIAN RAMPS PER SAN DIEGO REGIONAL STANDARDS. THE ENTIRE PROJECT IS BUFFERED FROM HOME AVENUE WITH A NON-CONTIGUOUS 5' SIDEWALK, A 6' WIDE PLANTED PARKWAY, A 4' HIGH FENCE AND STREET TREES.

APPROXIMATELY 30 ON-STREET PARALLEL PARKING SPACES WILL BE PROVIDED ALONG HOME AVENUE, WITH A NO PARKING ZONE AT THE NORTH END OF THE PROJECT TO DETER ALL-DAY RESIDENT PARKING.

THE PROJECT WILL INCLUDE REVEGETATION OF THE DEGRADED AUBURN CREEK HABITAT, INCLUDING THE REMOVAL OF INVASIVE PLANT MATERIAL TO BE REPLACED WITH NATIVE RIPARIAN SPECIES. THE DESIGN ELEMENTS WITHIN THE CREEK BUFFER CONFORM TO THE CHOLLAS CREEK ENHANCEMENT PROGRAM INCLUDING SETBACKS, BUFFERS, FENCING, TRAIL DESIGN, FURNISHINGS AND PLANT AND CONSTRUCTION MATERIALS. THE PLANT LIST CONTAINS NATIVE PLANTINGS, WHICH HAVE BEEN DEVELOPED IN CLOSE COORDINATION WITH THE PROJECT BIOLOGIST. BECAUSE THERE IS LIMITED GROUNDWATER, THE PLANT LIST IS NOT JUST OF RIPARIAN SPECIES; APPROPRIATE UPLAND NATIVES HAVE ALSO BEEN INCORPORATED.

UPON ITS COMPLETION, HOME AVENUE PARK WILL FULFILL THE LONG AWAITED NEED FOR A SENSIBLY DESIGNED NEIGHBORHOOD PARK IN THE CITY HEIGHTS AREA.



VICINITY MAP



N.T.S.



NOWELL & ASSOCIATES
 LANDSCAPE ARCHITECTURE
 2605 STATE STREET SAN DIEGO, CA 92103
 TEL: 619.325.1990 FAX: 619.325.1997

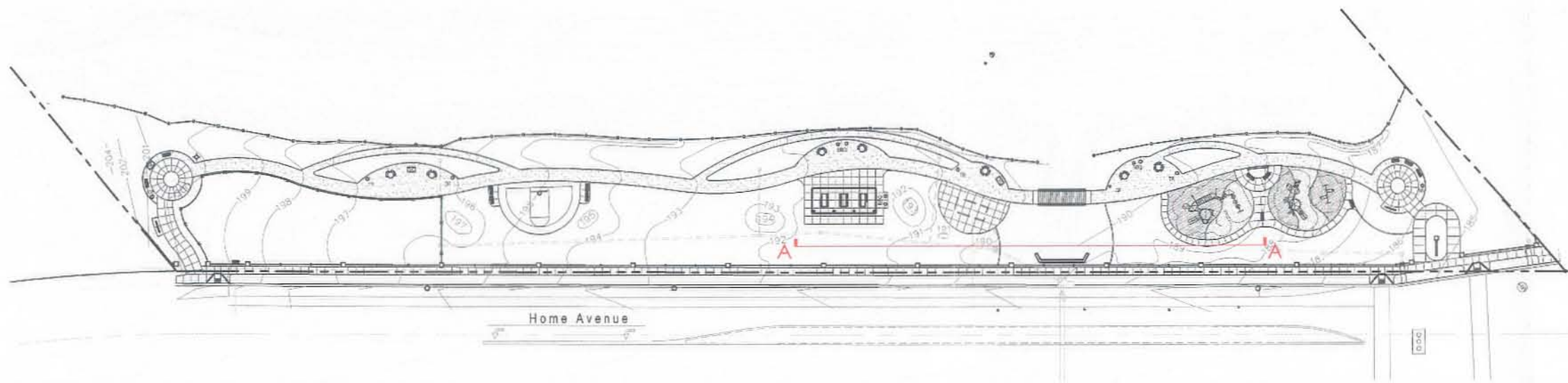
TITLE SHEET FOR:		HOME AVENUE PARK	
		NEIGHBORHOOD PARK	
CITY OF SAN DIEGO, CALIFORNIA "DEVELOPMENT SERVICES DEPARTMENT" SHEET 1 OF 8 SHEETS		S.H. NO. CIP #298650	
PROJECT NUMBER	DATE		
DESCRIPTION	BY	APPROVED	DATE
1846-6258	SA		
		1846-6258	
		206-1737	
		LANDSCAPE ARCHITECTURE	
CONTRACTOR	DATE SUBMITTED	DATE STARTED	DATE COMPLETED



SECTION A-A



HOME AVENUE PHOTO ELEVATION



HOME AVENUE PHOTO ELEVATION
N.T.S.

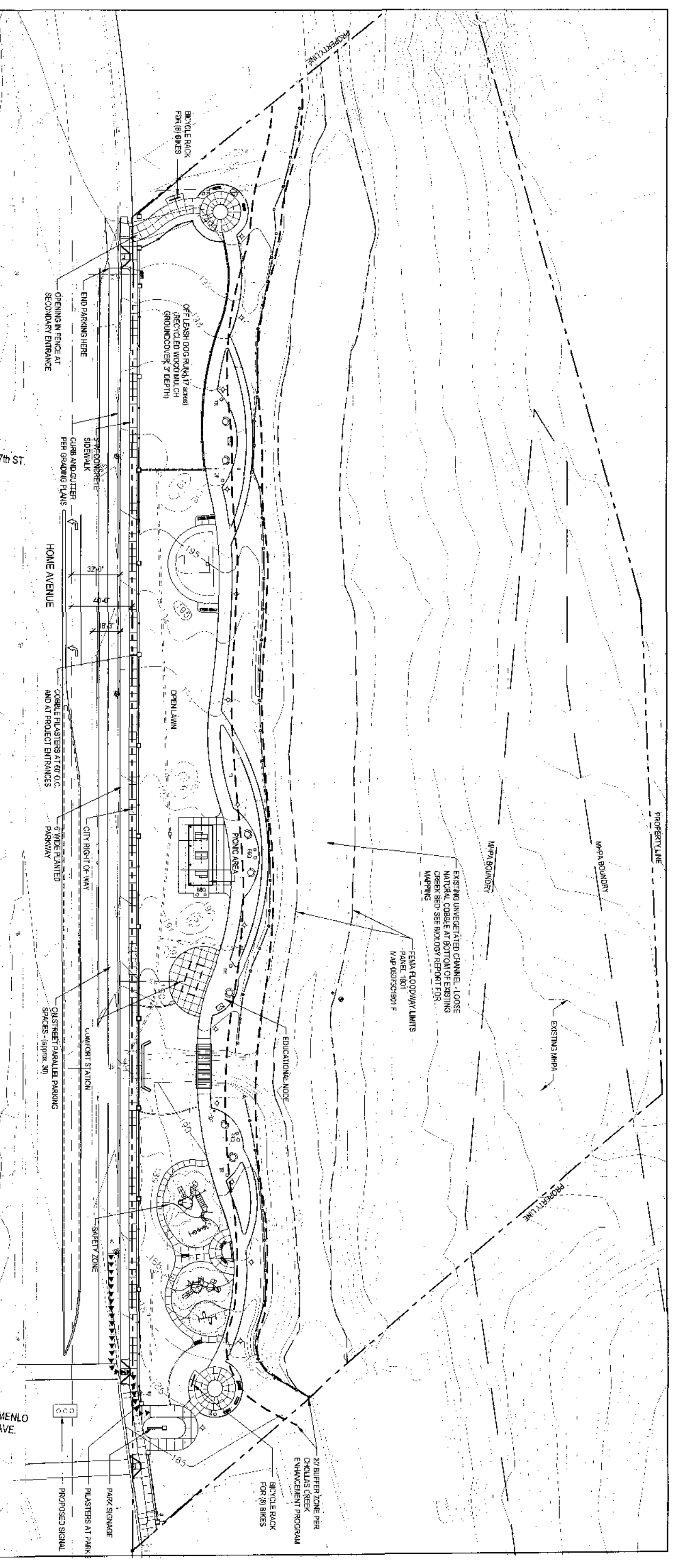


NOWELL & ASSOCIATES
LANDSCAPE ARCHITECTURE
2605 STATI STREET SAN DIEGO, CA 92103
TEL 619.325.1990 FAX 619.325.1997

PROJECT CROSS SECTIONS FOR:		
HOME AVENUE PARK NEIGHBORHOOD PARK		
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 7 OF 8 SHEETS		W.D. # <u>CIP #298650</u>
DESIGNED BY	DATE	
DRAWN BY	APPROVED DATE	
CHECKED BY		
		1846-6298 W.D.S. COORDINATOR
		206-1737 LAURENT COORDINATOR
CONTRACTOR	DATE STARTED	
DIRECTOR	DATE COMPLETED	

April 16, 2010

-D



SITE FURNISHINGS LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	Picnic Shelter 20' X 40' AERIAL SHADE STRUCTURE WITH SOLID ROOF	[Symbol]	4' HIGH BLACK VINYL COATED CHAIN LINK FENCE	[Symbol]	DRINKING - OUNCE
[Symbol]	Control Station: 7' X 15' X 8' RESTROOMS	[Symbol]	4' HIGH WROUGHT IRON FENCE WITH CORBELLION PLASTERS AT 20' ON CENTER	[Symbol]	BASKETBALL NET & BACKBOARD
[Symbol]	PLAY STRUCTURE FOR 6-12 YEAR OLDS SEE ATTACHED PLAY STRUCTURE PLAN FOR MODEL NUMBERS.	[Symbol]	POST AND RAIL FENCE	[Symbol]	BICYCLE RACK
[Symbol]	PLAY STRUCTURE FOR 2-5 YEAR OLDS SEE ATTACHED PLAY STRUCTURE PLAN FOR MODEL NUMBERS.	[Symbol]	8' RECTANGULAR PICNIC TABLE (STANDARD)	[Symbol]	SECURITY LIGHTING
[Symbol]	SWINGS - 0-2.5 YEAR OLDS	[Symbol]	8' RECTANGULAR PICNIC TABLE (ADA ACCESSIBLE)	[Symbol]	PARK IDENTIFICATION SIGN
[Symbol]	PEDESTRIAN BRIDGE	[Symbol]	4' ROUND PICNIC TABLE (STANDARD)	[Symbol]	END WALL PER CIVIL PLANS
[Symbol]		[Symbol]	4' ROUND PICNIC TABLE (ADA ACCESSIBLE)	[Symbol]	PLAY SA ND
[Symbol]		[Symbol]	INTERPRETIVE SIGN	[Symbol]	RESILIENT RUBBER PLAY SURFACE MODEL #
[Symbol]		[Symbol]	5' BENCH	[Symbol]	ADA ACCESSIBLE STABILIZED DECOMPOSED GRANITE
[Symbol]		[Symbol]	BARBECUE & HOT COALS RECEPTACLE	[Symbol]	CONCRETE PAVING - NATURAL GRAY WITH BROOM FINISH
[Symbol]		[Symbol]	TRASH RECEPTACLE	[Symbol]	

SITE PLAN NOTES

- 1. PROJECT LIGHTING WILL BE DIRECTED AWAY FROM THE MSCP AREA.
- ACCESSIBILITY
▶▶▶▶▶ DENOTES ACCESSIBLE PATH OF TRAVEL



SITE PLAN FOR:
HOME AVENUE PARK
NEIGHBORHOOD PARK

CITY OF SAN DIEGO, CALIFORNIA
DEPT. OF PUBLIC WORKS
MARKET STREET
MARKET 2, CP 2, SHEET 2

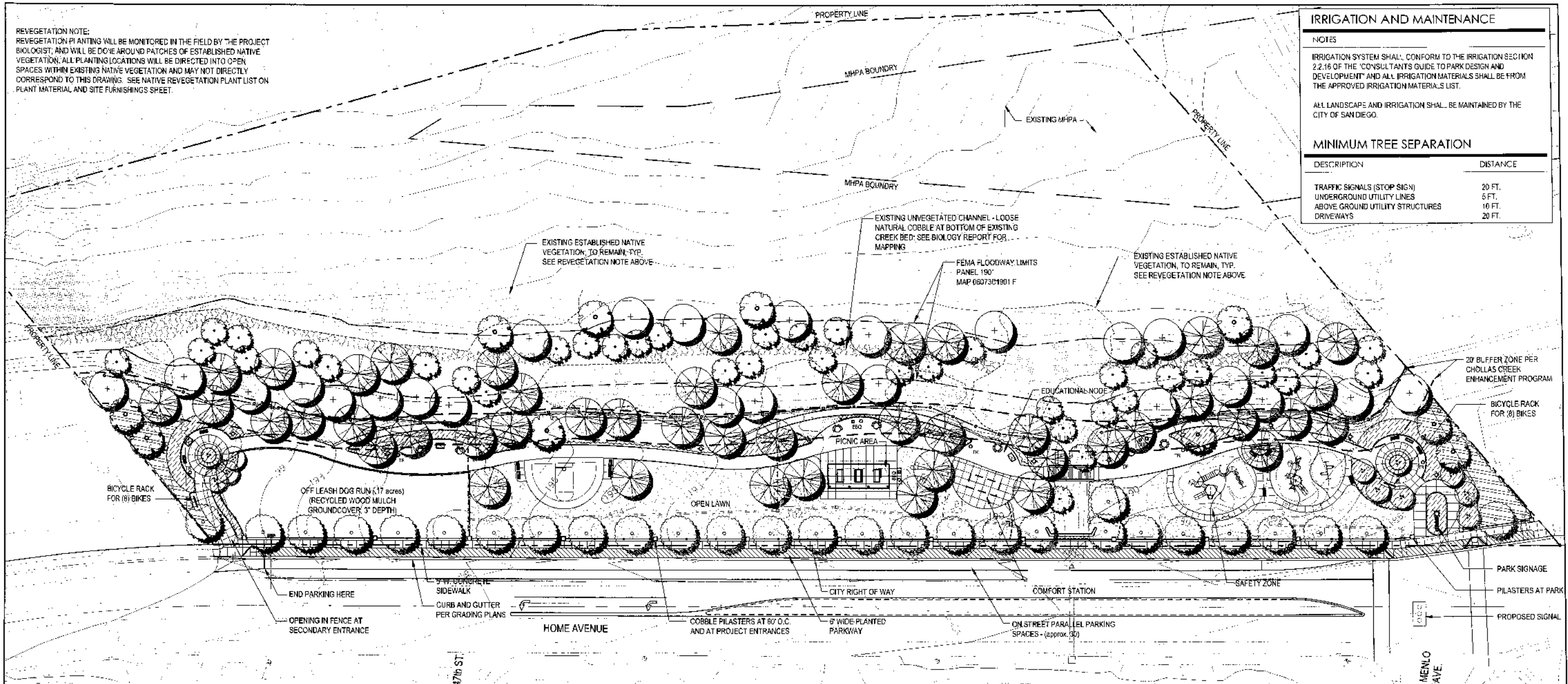
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1946-0298
206-1737
TOWER CONSULTING

NOV 20 10 2010

REGISTERED ARCHITECT
GREGORY J. HOWELL
1589
STATE OF CALIFORNIA
NOV 20 10 2010

NOWELL & ASSOCIATES
LANUSCA 3E ARCHITECTURE
2005 STATE STREET, SAN DIEGO, CA 92103
TEL: 619.525.1790 FAX: 619.525.1799



IRRIGATION AND MAINTENANCE

NOTES

IRRIGATION SYSTEM SHALL CONFORM TO THE IRRIGATION SECTION 2.2.16 OF THE "CONSULTANT'S GUIDE TO PARK DESIGN AND DEVELOPMENT" AND ALL IRRIGATION MATERIALS SHALL BE FROM THE APPROVED IRRIGATION MATERIALS LIST.

ALL LANDSCAPE AND IRRIGATION SHALL BE MAINTAINED BY THE CITY OF SAN DIEGO.

MINIMUM TREE SEPARATION

DESCRIPTION	DISTANCE
TRAFFIC SIGNALS (STOP SIGN)	20 FT.
UNDERGROUND UTILITY LINES	5 FT.
ABOVE GROUND UTILITY STRUCTURES	10 FT.
DRIVEWAYS	20 FT.

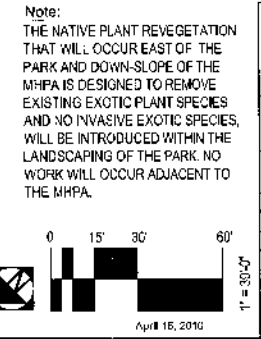
PLANT MATERIAL LEGEND

SYMBOL	DESCRIPTION	COMMENT	MAIURE SIZE (HT/SP)	SYMBOL	DESCRIPTION	COMMENT	MAIURE SIZE (HT/SP)
	Large Native Riparian Deciduous Tree: 20% 1 Gal., 20% 5 Gal., 80% 15 Gal. PLATANUS RACEMOSA (CALIFORNIA SYCAMORE)	SPECIMEN DECIDUOUS	50' / 30'		Native Low Groundcover: 100% 1 Gal. - 4' O.C. BACCHARIS PILULARIS 'PIGEON POINT' (DWARF COYOTE BRUSH) ERIOGONUM FASCICULATUM 'DANA POINT' (DANA POINT BUCKWHEAT)	SPREADING GROUNDCOVER SPREADING GROUNDCOVER	2' / 10' 2' / 5'
	Medium Native Riparian Deciduous Tree: 45% 1 Gal., 45% 5 Gal., 10% 15 Gal. POPULUS FREMONTII (WESTERN COTTONWOOD)	VERTICAL SCREENING TREE	50' / 30'		Turf: HYDROSEED MIX - 80% PERENNIAL RYE - 20% BERMUDA		
	Native Evergreen Tree on Slopes or Above Creekbed in Buffer Area: 100% 15 Gal. QUERCUS AGRIFOLIA (COAST LIVE OAK)	EVERGREEN TREE	40' / 50'		Native Evergreen Screening Shrub: 50% 1 Gal., 50% 5 Gal. - 5' O.C. HETEROMELES ARBUTIFOLIA (TOYON HOLLYWOOD) RHAMNUS CALIFORNICA (COFFEEBERRY) RHUS INTEGRIFOLIA (LEMONADE BERRY)	VERTICAL FORM; RED BERRIES COMPACT EVERGREEN DENSE ROUNDED EVERGREEN	16' / 11' 6' / 8' 12' / 12'
	Native Evergreen Street Tree: 100% 22" Box QUERCUS AGRIFOLIA (COAST LIVE OAK)	CANOPY STREET TREE	40' / 50'	NATIVE ALBURN CREEK BUFFER PLANTINGS: Ornamental Buffer Plantings: Buffer plantings will be extended to non-buffer areas such as entries and educational nodes. 50% 1 Gal., 50% 5 Gal. - 30' O.C. ENCELIA CALIFORNICA (CALIFORNIA ENCELIA) KECKIELLA CORDIFOLIA (HEART-LEAF PENSTEMON) LEYMUS CONDENSATUS (GIANT WILD RYE) MULLENBERGIA RIGENS (DEER GRASS) RHAMNUS CALIFORNICA (COFFEEBERRY) SOLANUM PARISHII			
	Small Riparian Deciduous Tree: 50% 1 Gal., 50% 5 Gal. SALIX LASICLEPIS (ARROYO WILLOW) BACCHARIS SALICIFOLIA (MULEFAT)	NATIVE REVEGETATION TREE NATIVE REVEGETATION TREE	10' / 20' 8' / 8'		Typical Buffer Plantings: SEE LIST AT RIGHT		
	Small Flowering Deciduous Tree: 100% 15 Gal. AESCLUS CALIFORNICA (CALIFORNIA BUCKEYE) SAMBUCUS MEXICANA (MEXICAN ELDERBERRY)	FLOWERING NATIVE TREE FLOWERING NATIVE TREE	20' / 30' 20' / 15'		Existing Unvegetated Channel: LOOSE NATURAL COBBLE AT BOTTOM OF EXISTING CREEK BED - SEE BIOLOGY REPORT FOR MAPPING		
					Existing Established Native Vegetation: SEE REVEGETATION NOTE AT TOP LEFT		

TYPICAL BUFFER PLANTINGS:

INFORMAL GROUPINGS OF LOW TO MEDIUM HEIGHT SAN DIEGO COUNTY NATIVE PLANTS THAT WILL SERVE AS A BUFFER TO THE ALBURN CREEK REVEGETATION PLANTINGS. THE FOLLOWING PLANT LIST HAS BEEN PREPARED BY THE PROJECT BIOLOGIST.

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
ADENOSTOMA FASCICULATUM	CHAMISE	RHUS INTEGRIFOLIA	LEMONADEBERRY
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	ROSA CALIFORNICA	CALIFORNIA ROSE
BACCHARIS PILULARIS	COYOTE BRUSH	SALVIA MELLIIFERA	BLACK SAGE
BACCHARIS SAROTHRUIDES	BROOM BACCHARIS	XILOCOCCUS BICOLOR	MISSION MANZANITA
ENCELIA CALIFORNICA	COMMON ENCELIA	YUCCA SCHIDIGERA	MOHAVE YUCCA
ERIODICTYON GRASSIFOLIUM	FELT-LEAVED YERBA SANTA		
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN-YARROW		
ERIOGONUM FASCICULATUM	CALIFORNIA BLACKWHEAT		
HAZARDIA SQUARROSA	SAWTOOTHED GOLDENBUSH		
HETEROMELES ARBUTIFOLIA	TOYON		
ISOCOMA MENZIESII VAR. MENZIESII	COAST GOLDENBUSH		
KECKIELLA CORDIFOLIA	CLIMBING PENSTEMON		
LEYMUS CONDENSATUS	GIANT RYEGRASS		
LOTUS SCOPARIUS	DEERWEED		
LOHICERA SUBSPICATA	WILD HONEYSUCKLE		
MALOSMA LAURINA	LAUREL SUMAC		
MIMULUS AURANTIACUS	SUSH MONKEYFLOWER		
MIRABILIS CALIFORNICA	WISHBONE BUSH		
MULLENBERGIA RIGENS	DEERGRASS		
QUERCUS AGRIFOLIA	COAST LIVE OAK		
QUERCUS BERBERIDIFOLIA	SCRUB OAK		
QUERCUS DUMOSA	MUTTALL'S SCRUB OAK		
RHAMNUS CROCEA	SPINY REDBERRY		
RHUS INTEGRIFOLIA	LEMONADEBERRY		



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LANDSCAPE DEVELOPMENT PLAN FOR:

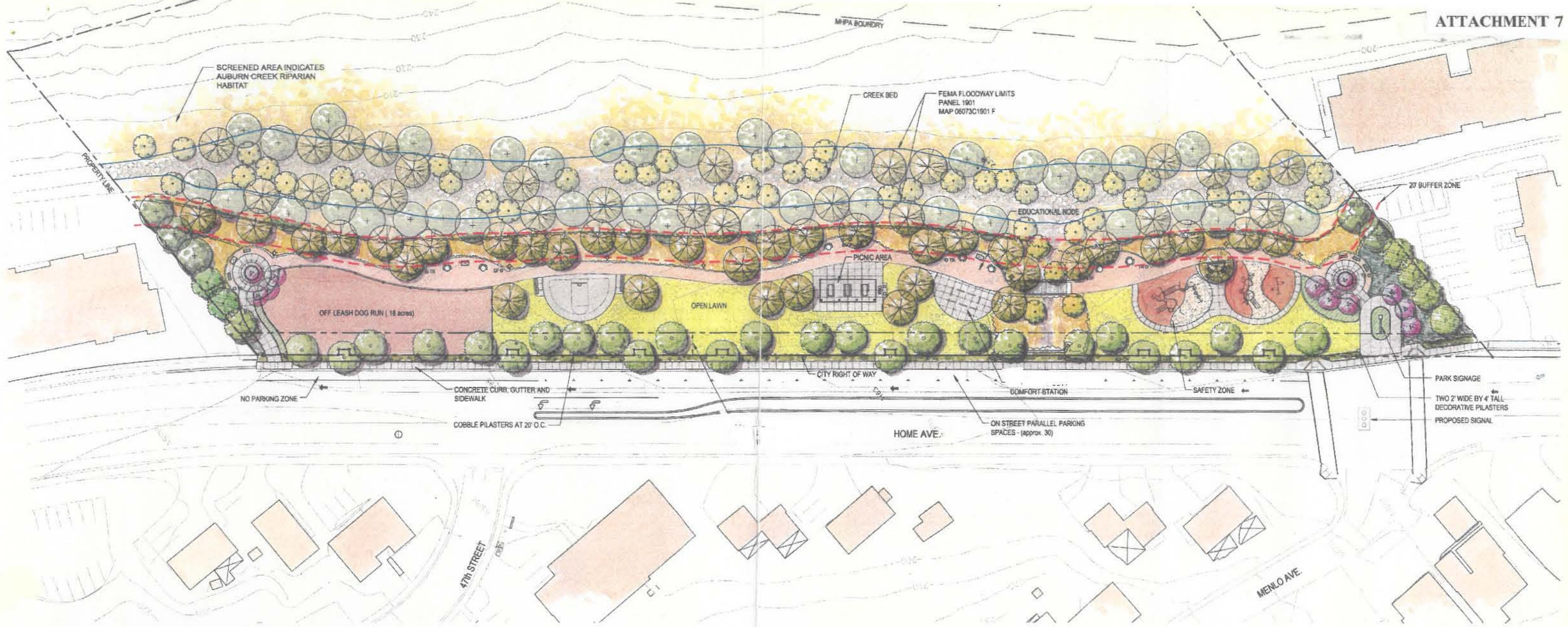
HOME AVENUE PARK
NEIGHBORHOOD PARK

CITY OF SAN DIEGO, CALIFORNIA
REVEGETATION SERVICES DEPARTMENT
SHEET 4 OF 8 SHEETS











DATE: 04/15/2010
SCALE: 1" = 30'-0"

PROJECT NUMBER: 1846-6298
SHEET NUMBER: 206-1737
DESIGNED BY: [Name]
CHECKED BY: [Name]

DATE: 04/15/2010



PLANT MATERIAL LEGEND

-  **Large Native Riparian Deciduous Tree:**
20% 1 Gal., 20% 5 Gal., 80% 15 Gal.
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
-  **Medium Native Riparian Deciduous Tree:**
45% 1 Gal., 45% 5 Gal., 10% 15 Gal.
POPULUS FREMONTII / WESTERN COTTONWOOD
-  **Native Evergreen Street Tree:**
100% 24" Box
QUERCUS AGRIFOLIA / COAST LIVE OAK
-  **Small Riparian Deciduous Tree:**
50% 1 Gal., 50% 5 Gal.
SALIX LASIOLEPIS / WILLOW
BACCHARIS SALICIFOLIUS / MULEFAT
-  **Small Flowering Deciduous Tree:**
100% 24" Box
LAGERSTROEMIA TUSCARORA / GRAPE MYRTLE
-  **Evergreen Accent Shrub:**
50% 1 Gal., 50% 5 Gal.
CALLISTEMON VIMINALIS 'LITTLE JOHN' / BOTTLEBRUSH
CARISSA MACROCARPA 'BOXWOOD BEAUTY' / NATAL PLUM
RHAPHIOLEPIS UMBELLATA 'MINOR' / NCN
-  **Evergreen Screening Shrub:**
50% 1 Gal., 50% 5 Gal.
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' / NCN
PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED TOBIRA
RHAPHIOLEPIS INDICA 'SPRINGTIME' / INDIAN HAWTHORN
-  **Low Groundcover:**
50% 1 Gal., 50% 5 Gal.
BACCHARIS PILULARIS 'PIGEON POINT'
SENECIO MANDRALISCAE
-  **Native Riparian Plantings:**
MIX OF 1 GALLON PLANTS AND HYDROSEED
(1) UPLAND / BUFFER AREA
(2) EPHEMERAL CREEK REVEGETATION AREA
* SEE PLANT LIST ON PLANT MATERIAL AND SITE FURNISHINGS EXHIBIT
-  **Turf:**
HYDROSEED MIX - 80% PERENNIAL RYE
- 20% BURMUDA

SITE FURNISHINGS LEGEND

-  **Picnic Shelter:**
20' X 40' METAL SHADE STRUCTURE
WITH SOLID ROOF
-  **Future Comfort Station:**
2 UNISEX RESTROOMS
-  **Play Structure for 12-year olds:**
See attached play structure plan for model numbers.
-  **Play Structure for 2-5 year olds:**
See attached play structure plan for model numbers.
-  **Swings for 2-5 year olds**
-  **Pedestrian Bridge**
-  **4' High Black Vinyl Coated Chain Link Fence**
-  **4' High Wrought Iron Fence with Cobblestone Pilasters at 20' on center**
-  **Post and Rail Fence**
-  **8' Rectangular Picnic Table (Standard)**
-  **8' Rectangular Picnic Table (ADA Accessible)**
-  **4' Round Picnic Table (Standard)**
-  **4' Round Picnic Table (ADA Accessible)**
-  **Interpretive Sign**
-  **5' Bench**
-  **Barbecue & Hot Coals Receptacle**
- **Trash Receptacle**
- **Drinking Fountain**
-  **Basketball Net & Backboard**
-  **Bicycle Rack**
-  **Security Lighting**
-  **Park Identification Sign**
-  **End Wall**
-  **Play Sand**
-  **Resilient Rubber Play Surface Model #**
-  **ADA Accessible Stabilized Decomposed Granite**
-  **Concrete Paving Natural Grey with Broom Finish**



September 24, 2008



General Development Plan For
HOME AVENUE PARK, Neighborhood Park

Landscape Concept Plan

PLANNING COMMISSION RESOLUTION NO.
 SITE DEVELOPMENT PERMIT NO. 687206
HOME AVENUE NEIGHBORHOOD PARK PROJECT NO. 194262 - [MMRP]

WHEREAS, THE CITY OF SAN DIEGO ENGINEERING AND CAPITAL PROJECTS DEPARTMENT, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a 5.8 acre public neighborhood park of which approximately 1.8 acres are useable land for park development. The approximately 4 acres of non-usable land would remain open space, consisting of a vegetated buffer between the active uses and Auburn Creek, a branch of Chollas Creek. Park amenities consists of a half-court basketball court, children's playground structures, a dog park area, picnic areas with barbeque facilities, a comfort station, open space areas, a pedestrian bridge at the box culver location and interpretative signage along Auburn Creek. A new traffic signal for pedestrians crossing at Home Avenue and Menlo Avenue will be installed, as well, as a sidewalk along the Home Avenue frontage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 687206), on portions of a 5.8 acre site;

WHEREAS, the project site is located at 4750 Home Avenue in the RM-1-1 and OR-1-1 zones in the City Heights Neighborhood of the Mid-City Communities Plan area;

WHEREAS, the project site is legally described as portions of Lot 24 of Map No. 482; and

WHEREAS, on February 17, 2011, the Planning Commission of the City of San Diego considered Site Development Permit No. 687206 pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated February 17, 2011.

FINDINGS:

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

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

The subject property is located at 4750 Home Avenue just west of the 805 Interstate and north of State-Road 94. The project site is located in the City Heights Neighborhood of the Mid-City Communities Plan area and the Chollas Creek Enhancement Plan. The property is zoned RM-1-1 and OR-1-1. The proposed development is for the construction of a new 5.8 acre public neighborhood park of which approximately 1.8 acres are useable land for park development. The approximately 4 acres of non-usable land would remain open space, consisting of a vegetated buffer between the active uses and the creek. The active space would include play areas for children with playground equipment for 2-5 and 6-12 years-olds, a 0.17 acre fenced dog park, a half-court basketball court, a pedestrian bridge, a pre-fabricated shade structure, picnic areas with barbeques, comfort station, educational nodes with informative signage, open lawn areas and an ADA accessible decomposed granite walks connecting all amenities. The major pedestrian walkways will be lit with thematic light fixtures. A traffic signal will be installed for pedestrians crossing at the intersection of Menlo and Home Avenue. The entire project is

buffered from Home Avenue with a non-contiguous five foot wide sidewalk, a six foot wide planted parkway; a four foot high fence and street trees. Approximately 30 on-street parallel parking spaces would also be provided along Home Avenue. A no parking zone at the north end of the project will be installed to deter all-day resident parking. The project will also include revegetation of the degraded Auburn Creek habitat, including the removal of invasive plant materials to be replaced with native riparian species consistent with the Chollas Creek Enhancement Plan.

The site is designated as Residential (11-15 dwelling units per acre) and Open Space in the Community Plan. Multi-family residential developments are located immediately to the north, south, and west of the site, with single-family residences located to the east of the site, elevated from the creek. The proposed project would not adversely impact the Community Plan land use designation because the usable park space totals less than 2 acres. A neighborhood park with no athletic programming and less than 2 acres of usable area allows for the deferral of a community plan amendment per Administrative Regulation 1.60, Capital Improvements Programming. The regulation states that a community plan amendment for a park is not required to be processed concurrently with a Site Development Permit under this circumstance. In this case, a community plan amendment to change the portion of the site that is currently designated Residential to Park would be deferred to a future amendment; therefore, the proposed development is consistent with the Community Plan.

The Transportation Element of the Community Plan calls for widening Home Avenue to a four-lane collector street between Euclid Avenue and Fairmount Avenue as adjacent properties develop. The proposed park project would not preclude the future widening of Home Avenue by locating permanent park amenities outside of the ultimate right-of-way; therefore the proposed development is consistent with the Community Plan.

The active space within the proposed project would contain amenities that include play areas for children with playground equipment for 2-5 and 6-12 years-olds, a 0.17-acre fenced dog park, a half-court basketball court, barbeques, and a shade structure. The active park uses within the proposed project would help implement the City's General Plan Recreation Element which calls for the provision of population-based parks with a diverse range of activities. The proposed project would help implement the General Plan Urban Design Element by locating a small park and play area in a central, accessible location. In order to meet the General Plan Noise Element standard for neighborhood parks, the project proposes street improvements, including the use of rubberized asphalt pavement along Home Avenue between 47th Street and Euclid Avenue that will reduce the exterior noise to an acceptable level. The revegetation of Auburn Creek habitat and the removal of invasive plants would help implement the Recreation Element through the preservation and enhancement of open space areas. The proposed project would also implement the Mid-City Communities Plan by providing new and expanded population based park facilities, and by preserving and enhancing Auburn Creek as a linear open space system through the restoration of native riparian species.

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

The approvals prepared for the proposed development include various conditions of approval relevant to achieving compliance with the regulations of the Municipal Code in effect for the project site; and that such conditions have been determined by the decision-maker as necessary to avoid adverse impacts upon the health, safety and welfare of the persons residing or working in the area. These conditions include standards that pertain to best management practices, traffic improvements, noise, and landscaping and

require compliance with operational constraints and development controls intended to assure the continued health, safety and general welfare of persons residing or working in the area. All Building, Fire, Plumbing, Electrical, Mechanical Code and the City regulations governing the construction and continued operation of the development apply to the site to prevent adverse affects to those persons or other properties in the vicinity. Therefore, based on the above, the proposed development would not be detrimental to the public health, safety and welfare.

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

The proposed development will comply with the applicable regulations of the Land Development Code (LDC) except for a deviation to environmentally sensitive lands. The proposed park development would encroach 0.01 acres into Auburn Creek for the installation of a drainage box culvert. This encroachment requires a deviation from the Environmentally Sensitive Lands (ESL) Regulations, pursuant to Section 143.0141(b) of the San Diego Municipal Code because it is impacted a wetlands.

The vacant 5.8 acre site is divided by Auburn Creek, which is a part of Chollas Creek. Currently there is an existing drainage inlet and box culvert on Home Avenue between 47th Street and Menlo Avenue, discharging runoff into Auburn Creek. The project is proposing to install a new headwall with ripraps and a new inlet to properly discharge the existing drainage runoff and reduce erosions in the drainage channel. Installation of the box culvert results in 0.01-acres of impacts to the creek (Attachment 8). A biological survey report was prepared by Recon Environmental, Inc. (*Biological Technical Report for the Home Avenue Park Project* March 25, 2010) to assess the impacts of the project on sensitive biological resources. Biological field surveys conducted included: vegetation mapping, a sensitive plant species assessment, and a general wildlife survey. Installation of the box culvert would result in impacts to 0.01 acres of southern willow scrub/riparian scrub (wetland habitat), less than 0.01 acres of Tier II coastal sage scrub, and 0.57 acres of Tier IIIB non-native grasslands. The total impact from the project to sensitive vegetation would equal 0.58 acres. In accordance with City of San Diego's Biological Resources Guidelines the impacts to southern willow scrub would be mitigated at a 2:1 ratio and the impacts to the sensitive upland habitat would be mitigated at a 1:1 ratio. Total sensitive biological impacts for the project would require 0.58 acres of mitigation. To mitigate for the impacts to the wetland and upland habitats the City of San Diego is required to comply with the approved *Conceptual Habitat Restoration Mitigation Plan for the Home Avenue Park Project located in the City of San Diego* (Recon Environmental, March 25, 2010). The restoration plan identifies a total of 1.26 acres of restoration to take place on-site along Auburn Creek and would mitigate impacts to both upland and wetland habitats.

B. Supplemental Findings--Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;

While the site has physical constraints in the form of steep slopes and wetlands it has been designed and sited to minimize disturbance to these environmentally sensitive lands. The subject site ranges from approximately 189 to 260 feet AMSL with the steep slopes located in the eastern portion of the site, east of Auburn Creek. The western portion of the site, along Home Avenue, west of the creek is relatively flat and was previously graded. To minimize impacts to wetland habitat and steep slopes the proposed park development would be sited on the flattest portion of the site and a 20 foot buffer will be required between Auburn Creek and the useable portion of the park. While, an encroachment of 0.01 acres into

wetland habitat for the box culvert proposed, a pedestrian bridge would be constructed over the culvert to void any additional impacts to wetlands. Therefore, as proposed the development has been designed to minimize disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;

Design of the proposed development would minimize the alternation of the natural landform and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. Implementation of the proposed development will result in no land form alteration due to minimal grading of the site; the project would also not increase or result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;

As required by the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and the Environmentally Sensitive Lands Ordinance (ESL) the proposed development would reduce or eliminate impacts to adjacent environmentally sensitive lands through the design and conditions of approval for drainage, grading, lighting, noise, public access, domestic animal predation, removal of non-native vegetation and limiting work during the breeding season for the California Gnatcatcher, as well as providing a 20 foot buffer between Chollas Creek and the useable area of the proposed park development.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;

A small portion of the site, east of Auburn Creek, parallel to the multi-family residential development on Ridge View Drive, is located within the City's Multi Habitat Planning Area (MHPA). The proposed development is consistent with the MSCP Subarea Plan because impacts to it would reduced or eliminated through the design and conditions of approval for drainage, grading, lighting, noise, public access, domestic animal predation, removal of non-native vegetation and limiting work during the breeding season for the California Gnatcatcher. Therefore, the proposed development is consistent with the MSCP Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and

The proposed development is not located in close proximity to any beach or the shoreline. The proposed development includes both revegetation and erosion plans to address any potential erosional impacts. The proposed development will not contribute to the erosion of pubic beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The City of San Diego conducted an environmental review of the proposed project in accordance with the California Environmental Quality Act (CEQA) and determined that a Mitigated Negative Declaration

is the appropriate document. The mitigation required is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development for impacts to biological resources, noise, land use and hazardous materials.

The biological report prepared for the project determined that a 20-foot buffer from Auburn Creek to the useable portion of the park is adequate to protect the functions and values of the creek and that the required habitat restoration program would ultimately improve them. Furthermore, compliance with the restoration plan would satisfy the no net loss of wetlands as defined in the City of San Diego's Biological Guidelines.

Installation of the box culvert in the creek would result in 0.01 acres of impact to southern willow scrub/riparian scrub (wetland habitat), less than 0.01 acres of Tier II coastal sage scrub, and 0.57 acres of Tier IIIB non-native grasslands. The total impact from the proposed development to sensitive vegetation would equal 0.58 acres. In accordance with City of San Diego's Biological Resources Guidelines the impacts to southern willow scrub would be mitigated at a 2:1 ratio and the impacts to the sensitive upland habitat would be mitigated at a 1:1 ratio. Total sensitive biological impacts for the project would require 0.59 acres of mitigation. To mitigate for the impacts to the wetland and upland habitats the City of San Diego is required to comply with the approved *Conceptual Habitat Restoration Mitigation Plan for the Home Avenue Park Project located in the City of San Diego* (Recon Environmental, March 25, 2010). The restoration plan identifies a total of 1.26 acres of restoration to take place on-site along Auburn Creek and would mitigate impacts to both upland and wetland habitat.

Portions of the proposed park development are located within the City's MHPA. Development is required to conform to the applicable Land Use Adjacency Guidelines of the MSCP Subarea Plan. To implement the guidelines lighting would be low-level lights and directed away from native habitat; drainage would be directed away from the MHPA; no staging/storage areas are permitted within or adjacent to sensitive biological areas and no equipment maintenance would be permitted and landscaping would consist of only native plant species. In addition, due to the site's proximity to sensitive upland habitat in the MHPA, indirect noise impacts related to construction must be avoided during the breeding season of the California coastal gnatcatcher (March 1 through August 15). Also, the limits of grading would be clearly demarcated by the biological monitor to ensure no impacts occur outside those areas clearly delineated.

The proposed development is located along Home Avenue and as a result, current and future traffic volumes could result in a significant noise impact to those using the proposed park. Therefore, an acoustical analysis report titled *Home Avenue Park Noise Analysis* (Recon December 2009) was prepared to address the possible impacts and recommend appropriate measures to mitigate any impacts identified. The analysis was conducted in accordance with the City of San Diego's CEQA Significance Thresholds and the City of San Diego General Plan, Noise Element. To evaluate the potential noise impacts associated with the project, noise measurements were made on-site and current and future traffic noise were modeled. The analysis also considered the implications associated with the future potential widening of Home Avenue.

The proposed park project contains both active and passive uses and according to the General Plan, to be considered a compatible land use exterior noise could not raise above 65 CNEL. The acoustical analysis showed that traffic noise would result in a CNEL noise contour of 66-67 CNEL's across the site. To mitigate for the noise impact the project has been designed to incorporate the use of rubberized asphalt

paving along Home Avenue between 47th Street and Euclid Avenue, which has been shown to reduce roadway traffic noise by 2-10 decibels relative to noise levels prior to repaving.

C. Supplemental Findings--Environmentally Sensitive Lands Deviations

1. There are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands; and

The proposed development requires installation of a box culvert and encroaches 0.01 acres into the wetlands habitat. The proposed box culvert is the most feasible drainage device and results in the minimal impacts to wetland habitat. To minimize any additional impacts to the creek, a pedestrian bridge would be constructed over the box culvert to further preserve and avoid any additional impacts to the wetland habitat. Therefore, the proposed park development has been designed to minimize the potential adverse effects on environmentally sensitive lands.

2. The proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant's making.

The proposed deviation to impact 0.01 acres of wetlands habitat for the installation for a box culvert is the minimum necessary to afford relief from special conditions of the land, not of the applicant's making. The special conditions are steep slopes and wetlands habitat. Steep slopes are located in the eastern portion of the site ranging from approximately 189 to 260 feet AMSL. The site is also bifurcated by Auburn Creek rendering 1.8 acres of the 5.8 acre site useable for the park. The project has been designed and sited to minimize disturbance to environmentally sensitive lands by locating the proposed park in the previously graded and flattest portion of the site.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 687206 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 687206, a copy of which is attached hereto and made a part hereof.

Patricia Grabski
Development Project Manager
Development Services

Adopted on: February 17, 2011

WBS No. S-00673.02.06

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: S-00673.02.06

SITE DEVELOPMENT PERMIT NO. 687206
HOME AVENUE NEIGHBORHOOD PARK PROJECT NO. 194262 [MMRP]
PLANNING COMMISSION

This Site Development Permit No. 687206 is granted by the Planning Commission of the City of San Diego to THE CITY OF SAN DIEGO, ENGINEERING AND CAPITAL PROJECTS DEPARTMENT, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.054. The 5.8 acre site is located at 4750 Home Avenue in the RM-1-1 and OR-1-1 zones in the City Heights Neighborhood of the Mid-City Communities Plan area. The project site is legally described as portions of Lot 24 of Map No. 482; and

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to construct a 5.8 acre public neighborhood park of which approximately 1.8 acres are useable land for park development. The approximately 4 acres of non-usable land would remain open space, consisting of a vegetated buffer between the active uses and Auburn Creek, a branch of Chollas Creek. Park amenities consists of a half-court basket ball court, children's playground structures, a dog park area, picnic areas with barbeque facilities and shade structures, a comfort station, open space areas, a pedestrian bridge and interpretative signage along Auburn Creek. A new traffic signal would be installed for pedestrians crossing at Home Avenue and Menlo Avenue and a sidewalk along the Home Avenue frontage will be provided, as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 17, 2011, on file in the Development Services Department.

The project shall include:

- a. A 5.8 acre public neighborhood park of which approximately 1.8 acres are useable land for park development. The approximately 4 acres of non-usable land would remain open space, consisting of a 20-foot vegetated buffer between the active uses and Auburn Creek;

- b. A new traffic signal for pedestrian crossing at Home Avenue and Menlo Avenue;
- c. A sidewalk along Home Avenue adjacent to the park;
- d. Half-court basketball court, children's playground structures, a dog park area, picnic areas with barbeque facilities and shade structures and a comfort station;
- e. A pedestrian bridge at the box culvert location;
- f. Interpretative signage along Auburn Creek;
- g. Thirty on-street parallel parking spaces along Home Avenue adjacent to the park, with a no parking zone at the north end of the park;
- g. A deviation for the installation of a box culvert to encroach 0.01 acres into Auburn Creek;
- h. Landscaping (planting, irrigation and landscape related improvements); and
- i. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The 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. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

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

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

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited 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 were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or

obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

11. This Permit may be developed in phases.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 194262, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 194262, to the satisfaction of the Development Services Department and the City Engineer. Prior to the issuance of the "Notice to Proceed" with construction, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Biological Resources; Hazardous Materials; Noise and Land Use.

ENGINEERING REQUIREMENTS:

15. Prior to the issuance of any construction permits, the project shall include any construction Best Management Practices (BMP's) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications, satisfactory to the City Engineer.

16. The final construction drawings shall incorporate and show the type and location of all post-construction BMP's, in accordance with the approved Water Quality Technical Report, satisfactory to the City Engineer.

17. The drainage system proposed for this development is public and subject to approval by the City Engineer.

18. The project proposes to export 720 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a

construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per the Land Development Code Section 141.0620(i).

19. 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.

20. 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.

21. The Owner/Permittee shall construct City Standard curb ramps at the locations shown on the Exhibit "A", satisfactory to the City Engineer.

GEOLOGY REQUIREMENTS:

22. The Owner/Permittee shall submit a Geotechnical Investigation Report or update letter that specifically addresses the proposed construction plans. The Geotechnical Investigation Report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

23. The Owner/Permittee shall submit an as-graded Geotechnical Report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department.

LANDSCAPE REQUIREMENTS:

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

25. Prior to issuance of any public improvement permit, landscape construction plans shall be submitted to the Development Services Department for approval. Improvement plans shall be designed so as not to prohibit the placement of street trees.

26. All required landscape shall be maintained 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.

MULTIPLE SPECIES CONSERVATION PROGRAM:

27. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service (USFWS) pursuant to Section 10(a) of the ESA and by the CDFG pursuant to Fish and Game Code Section 2835 as part of the Multiple Species Conservation Program (MSCP), the City of San Diego through the issuance of this Permit hereby confers upon Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement (IA), executed on July 17, 1997 and on File in the Office of the City Clerk as Document No. 00-18394. The 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 (EAS) and any amendments thereto (16 U.S.C. Section 1531 et seq.). Third Party Beneficiary status is conferred upon Permittee by the City: (1) to grant Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this permit and the IA, and (2) to assure Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS or CDFG, except in the limited circumstances described in Section 9.6 and 9.7 of the IA. For lands identified as mitigation but not yet dedicated, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA

PLANNING/DESIGN REQUIREMENTS:

28. Sensitive biological resources that are outside of the proposed development area on the premises shall be left in a natural state and used only for those passive activities allowed in the OR-1-1 zone.

29. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

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

TRANSPORTATION REQUIREMENTS

31. The project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the

amendment to Council Policy 200-18 approved by City Council on February 26, 2002, (Resolution R-296141) satisfactory to the City Engineer. This may require, but not be limited to, installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.

32. The project shall install a traffic signal at the intersection of Home Avenue and Menlo Avenue, satisfactory to the City Engineer.

33. The project shall install curb, gutter, 6 feet wide parkway, 5 feet wide sidewalk, 8 feet wide parking lane, 6 feet wide class II bike lane, 12 feet wide northbound lane, and a 10 to 12 feet wide two-way-left-turn-lane/left-turn-lane along its frontage on Home Avenue with adequate transition to south and north as shown on the Preliminary Striping Plan for the project, satisfactory to the City Engineer.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

APPROVED by the Planning Commission of the City of San Diego on December 16, 2010 and [Approved Resolution Number].

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

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Patricia Grabski
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.**

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

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

RESOLUTION NUMBER R-
ADOPTED ON FEBRUARY 17, 2011

WHEREAS, on February 17, 2011, City of San Diego, Engineering and Capital Projects Department, Architectural Engineering and Parks Division submitted an application to the Development Services Department for a Site Development Permit (SDP);

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

WHEREAS, the issue was heard by the Planning Commission on February 17, 2011; and

WHEREAS, the Planning Commission of the City of San Diego considered the issues discussed in Mitigated Negative Declaration No.194262 NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 194262 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administration Code Section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission; directing staff to file a Notice of Determination.

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

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

By: _____
Patricia Grabski
Development Project Manager

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

**MITIGATION MONITORING AND REPORTING PROGRAM
SITE DEVELOPMENT PERMIT NO. 687206
PROJECT NO. 194262**

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.194262) shall be made conditions of the Site Development Permit as may be further described below.

A. GENERAL REQUIREMENTS – PART I

Plan Check Phase (prior to permit issuance)

1. Prior to Bid Opening/Bid Award or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD) (plans, specification, details, etc.) to ensure the MMRP requirements have been incorporated.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

B. GENERAL REQUIREMENTS – PART II

Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Biologist

Note: Failure of all responsible Permit Holder’s representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The **PRIMARY POINT OF CONTACT** is the **RE** at the **Field Engineering Division 858-627-3200**
- b) For Clarification of **ENVIRONMENTAL REQUIREMENTS**, it is also required to call **RE and MMC at 858-627-3360**

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) No. 194262, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD’s ED, MMC and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

Note:

Permit Holder’s Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC **BEFORE** the work is performed.

3. OTHER AGENCY REQUIREMENTS: Evidence that any other agency requirements or permits have been obtained or are in process shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

California Department of Fish and Game (CDFG) - Streambed Alteration Permit, Regional Water Quality Control Board (RWQCB) - 401 Water Quality Certificate, and Army Corps of Engineers (ACOE) - preconstruction notification.

4. MONITORING EXHIBITS: All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline’s work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

5. OTHER SUBMITTALS AND INSPECTIONS: The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

<i><u>Issue Area</u></i>	<i><u>Document submittal</u></i>	<i><u>Associated Inspection/Approvals/Note</u></i>
General	Consultant Qualification Letters	Prior to Pre-construction

General	Meeting Consultant Const. Monitoring	Prior to or at the Pre-Construction Meeting
Biology	Biology Reports	Limit of Work Verification
Biology	Habitat Restoration Reports	Habitat Restoration Inspection
Noise	Acoustical Report	Noise mitigation features inspection

SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS:

A. LAND USE- MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP)

I. Prior to Preconstruction meeting:

- a. Prior to Permit Issuance or Bid Opening/Bid Award, the ADD Environmental Designee shall verify that all Multi-Habitat Planning Area (MHPA) boundaries and limits of work have been delineated on all construction documents.
- b. Prior to the first pre-construction meeting, the Applicant Department shall provide a letter of verification to the Mitigation Monitoring Coordination (MMC) Section stating that a qualified Biologist, as defined in the City of San Diego Biology Guidelines, has been retained to implement the project's MSCP Monitoring Program. The letter shall include the names and contact information of all persons involved in the Biological Monitoring of the project.
- c. At least thirty days prior to the pre-construction meeting, the qualified Biologist shall submit all required documentation to MMC, verifying that any special reports, maps, plans and time lines, such as, but not limited to, revegetation plans, plant relocation requirements and timing, MSCP requirements, avian or other wildlife protocol surveys, impact avoidance areas or other such information has been completed and updated.

II. Prior to Permit Issuance or Bid Opening/Bid Award:

- a. The qualified biologist (project biologist) shall attend the first preconstruction Meeting and discuss the projects biological monitoring program.
- b. The limits of work shall be clearly delineated by a survey crew prior to brushing, clearing or grading. The limits of work, as shown on the approved Exhibit A, shall be defined with silt fencing or orange construction fencing and checked by the biological monitor before initiation of construction grading. All native plants or species of special concern, as identified in the biological technical report, shall be staked, flagged and avoided within Brush Management Zone 2, if applicable.
 - c. **MONITORING EXHIBITS** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc, marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that

discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

III. During Construction:

- a. The Biological Monitor shall be present full-time during grading/excavation/trenching activities, which could result in impacts to biological resources as identified on the Biological Monitoring Exhibit.
- b. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the RE to MMC the first day of monitoring, the last day of monitoring, monthly.
- c. The Biological Monitor shall immediately notify MMC by phone of any unanticipated impacts outside the approved limits of work, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the impacts to biological resources in context, if possible.

In addition the following mitigation measures related to the MHPA Land Use Adjacency Guidelines shall be implemented during construction:

- d. Prior to initiation of any demolition and/or construction-related grading, the project biologist shall discuss the sensitive nature of the adjacent habitat with the crew and subcontractor.
- e. The limits of work shall be clearly delineated by a survey crew prior to brushing, clearing or grading. The limits of work, as shown on the approved Exhibit A, shall be defined with silt fencing or orange construction fencing and checked by the biological monitor before initiation of construction grading. All native plants or species of special concern, as identified in the biological technical report, shall be staked, flagged and avoided within Brush Management Zone 2, if applicable.
- f. Invasive non-native plant species shall not be introduced into areas adjacent to the MHPA. Landscape plans shall contain non-invasive native species adjacent to sensitive biological areas as shown on the approved Exhibit A.
- g. All lighting adjacent to the MHPA shall be shielded, unidirectional, low pressure sodium illumination (or similar) and directed away from preserve areas using appropriate placement and shields. If lighting adjacent to the MHPA is required for nighttime construction, it shall be directed away from the preserve and the tops of adjacent trees with potentially nesting raptors, using appropriate placement and shielding.
- h. All construction activities (including staging areas and/or storage areas) shall be restricted to the development area as shown on the approved Exhibit A. No

equipment maintenance shall be conducted within or near the adjacent open space and/or sensitive areas and shall be restricted to the development area, as shown on the approved Exhibit. All construction activities shall not encroach into sensitive biological areas within either the open-space and/or MHPA areas. The project biologist shall monitor construction activities, as needed, to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of work as shown on the approved Exhibit "A".

- i. Natural drainage patterns shall be maintained as much as possible during construction. Erosion control techniques, including the use of sandbags, hay bales, and/or the installation of sediment traps, shall be used to control erosion and deter drainage during construction activities into the adjacent open space. Drainage from all development areas adjacent to the MHPA shall be directed away from the MHPA, or if not possible, must not drain directly into the MHPA, but instead into sedimentation basins, grassy swales, and/or mechanical trapping devices as specified by the City Engineer.
- j. No trash, oil, parking or other construction related activities shall be allowed outside the established limits of grading, as shown on the approved Exhibit A. All construction related debris shall be removed off-site to an approved disposal facility.

IV. Coastal California Gnatcatcher

Prior to Permit Issuance or Bid Opening/Bid Award the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- a. **A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:**

BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND

1. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR
2. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB(A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- b. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:
1. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
 2. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

B. BIOLOGICAL RESOURCES

I. 1. Entitlements Plan Check

The applicant shall submit the following items to the City Prior to Permit Issuance or Bid Opening/Bid Award or any permits which affects on-site wetlands and uplands. Evidence shall include either copies of permits issued, letters of resolutions issued by the responsible agency documenting compliance, or other evidence documenting compliance and deemed acceptable by the City Manager: Evidence of compliance with Sections 401 and 404 of the Federal Clean Water Act, and Section 1601/1603 of the State of California Fish & Game Code.

- II. 1. Prior to Permit Issuance or Bid Opening/Bid Award the Applicant shall provide detailed revegetation/ restoration plans and specifications, satisfactory to the City Manager to mitigate for impacts to on-site Disturbed Riparian Vegetation and Tier IIIB Non-Native Grassland. Specifications must be found to be in conformance with the conceptual restoration plan in the *Conceptual Habitat Restoration Mitigation Plan for the Home Avenue Park* (Recon Environmental (March 25, 2010)

- a. Mitigation Goal The project shall mitigate for impacts to 0.01 acres of wetland habitat and 0.57 acres of upland impacts. The restoration plan identifies a total of 1.26 acres of restoration to take place on-site along Auburn Creek and would mitigate for both the impacts to uplands and wetlands and is detailed in the restoration plan.
- b. Responsibilities The Contractor shall be responsible for all grading and contouring, clearing and grubbing, installation of plant materials and native seed mixes, and any necessary maintenance activities or remedial actions required during installation and the 120-day plant establishment period as detailed in the revegetation plans. Standard Best Management Practices shall be implemented to insure that sensitive biological resources would not be impacted by water run off.
- c. Biological Monitoring Requirements All biological monitoring in or adjacent to wetlands shall be conducted by a qualified wetland biologist. The biologist shall conduct construction monitoring during all phases of the project. Orange flagging shall be used to protect sensitive habitat. Construction related activity shall be limited to the construction corridor areas as identified on the construction plans. Both a detailed Performance Criteria plan and all the maintenance requirements are found in the conceptual revegetation plans.
- d. Notification of Completion: At the end of the fifth year, a final report shall be submitted to Mitigation Monitoring Coordination section evaluating the success of the mitigation. The report shall make a determination of whether the requirements of the mitigation plan have been achieved. If the final report indicates that the mitigation has been in part, or whole, unsuccessful, the Applicant shall be required to submit a revised or supplemental mitigation program to compensate for those portions of the original mitigation program which were not successful. At such time, the Applicant must consult with the Development Services Department. The Applicant understands that agreed upon remedial measures may result in extensions to the long-term maintenance and monitoring.

III. General Bird Mitigation

- a. If project grading/brush management is proposed in or adjacent to native habitat during the typical bird breeding season (i.e. Feb. 1-Sept. 15), or an active nest is noted, the project biologist shall conduct a pregrading survey for active nests in the development area and within 300 feet of it, and submit a letter report to MMC prior to the preconstruction meeting.
- b. If active nests are detected, or considered likely, the report shall include mitigation in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) to the

satisfaction of the Assistant Deputy Director (ADD) of the Entitlements Division. Mitigation requirements determined by the project biologist and the ADD shall be incorporated into the project's Biological Construction Monitoring Exhibit (BCME) and monitoring results incorporated in to the final biological construction monitoring report.

- c. If no nesting birds are detected per III.a above, mitigation under III a. is not required.

C. NOISE

I. Prior to Permit Issuance or Bid Opening/Bid Award – Plan Check

- a. The Permit Holder shall incorporate the requirements for environmental noise mitigation on the appropriate construction documents as described in the *Home Avenue Park Noise Analysis* (Recon December 2009) report:

II. Prior to the completion of Park improvements Construction

- a. ~~A one mile~~ The stretch of Home Avenue from 45th Street to Euclid Avenue located adjacent to the project site shall be repaved using rubberized asphalt satisfactory to the City Engineer.

D. PUBLIC HEALTH AND SAFETY/HAZARDOUS MATERIALS

Prior to the Permit Issuance or Bid Opening/Bid Award, 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 shall contain specific procedures for encountering both expected and unexpected contaminants. The plan shall 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 shall 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.

CITY HEIGHTS AREA PLANNING COMMITTEE

Meeting of January 4, 2010 6:30PM

3910 University Avenue

City Heights CA 92105

Draft Minutes

Attendance: p = present. a= absent

Total:	16				
Liz Avalon	P	Russ	p	Mazda	p
		Connelly		Mehraz	
Heather	A	Kenton	p	Amanda	p
Bentley		Finkbinder		Moss	
Ahmedei	P	Val	a	Kasra	p
Cheikguei		Hernandez		Movahedi	
Sam Charry	P	Mark Kassabp		Jeanette	p
				Neeley	
Bill Closson	P	Ahmed	p	David	p
		Malinomar		Nelson	
				Jessie	p
				Sergent	
				Patty	p
				Vaccariello	
				Jim	p
				Varnadore	
				Kyle	a
				Wienberg	
				Abdulahi	a
				Yusuf.	

1. Call to order and introductions 6:35

2. Adoption of the agenda

Russ Connelly moved, Jeanette Neeley seconded, unanimously approved with minor corrections.

3. Off-agenda public comment

Joyce Summer of CCDC discussed some upcoming CCDC events.

4. Staff reports and comment

Staff from Todd Gloria's office stated that State of the District speech will be Monday, February 1 at 6:30pm at the Old Globe Theater in Balboa Park.

5. Committee member reports and comment

Chair Varnadore encouraged committee members to attend the State of the City address. David Nelson stated that there are no longer over the counter permits for Liz Avalon stated that City Heights Square groundbreaking will occur on Friday January 8 at 11am. Jeanette Nealy spoke about the California Endowment project. Also, New Roots Community Garden will be having a

celebration. Next meeting is at Wellness Center from 5-7pm on the 12th. Ahmed Malinomar spoke regarding the cab driver strike. Kenton Finkbinder spoke regarding Fairmount Village and planting vines on a large wall. Patty Vaccariello spoke regarding a new Doctor's office at Euclid and Dwight. This is the first project that conforms to the Community Plan. Russ Connelly spoke regarding street lights that are out, and encouraged people to call or email the city streets department to file a complaint report at 619-527-7500.

6. Corrections to the Minutes of November 2 and December 7, 2009

November and December minutes adopted without changes.

7. Business Agenda:

[7.1 Home Avenue Park features, funding, construction, etc.; and the]
status of Home Avenue after completion. (Action)

Debbie Van Martin of the City Engineering Department along with Darren Greenhorn presented a project to create a new park at Home Avenue at Menlo. The park purpose is to provide play areas for children aged 2-12 and also an off-leash dog run. A concrete pad and utilities will be provided for the future construction restroom facility. There is also a buffer area and trail proposed adjacent to the Auburn Creek tributary of Chollas Creek. Black metal fencing to match the Police Substation as well as new sidewalks will run along the street frontage and a signal will be provided for pedestrian street crossings. Committee questions regarding lack of community input on 6 foot fence height, activity since May 2008 cycle issues report, and possible project requirement of widening of Home Avenue. Ms. Van Martin requested that comments be focused on items in plan presented tonight, and sated that the project as proposed does not include widening of Home Avenue to 4 lanes. Chair Varnadore expressed concerns regarding possible undedication of Park Area to allow for additional dedicated road right of way. This would be a significant issue because the park is very narrow to begin with. Committee also asked about EIR mitigation requirements from other agencies, and removal of arundo plants. Ms. Van Martin stated that the arrundo will be removed and replaced with native plants. Committee also recommended that there be a parkway space between travel lanes and sidewalk. Public questioned what the handicap accessibility of the park and park amenities, including basketball courts, as well as parking requirements for neighborhood parks. Public commented that traffic forecast of Mid City Community Plan does not reflect conditions following I-15 opening, and that the idea of unmitigable conditions requiring widening of Home are unfounded. Another Committee member provided a dissenting opinion regarding whether a park should be held up because of issues in the Community Plan. Planning Group members stated need for parking restrictions to ensure that site will be accessible to people in the neighborhood. Questions regarding amenities included whether water fountains and toilet facilities would be available.

Clarifications were requested on existing and proposed street right of way. City staff stated that existing right of way is 40' from centerline (80' total) with 20' of existing asphalt from the centerline to the curb. The proposed widening would be within the 40' from centerline dedicated right of way, and there would be 30' of asphalt from centerline and 10' of sidewalk and parkway.

The property line of the park would be unchanged, but the fence, which was originally proposed to be at the property line would be moved to 5' inside the property line and that the 5' strip between the right of way and fence line would be restricted so that no park amenities would be built in case the right of way needed to be widened.

Committee expressed dismay that environmental documents have not been completed, as it is not possible to secure funding until the environmental documentation is complete.

Liz Avalon made a motion to state the Committee's support for the Home Avenue park and request that the Park plans be revised to include the following committee recommendations:

1. inclusion of toilet facilities
2. a 4' height restriction for the fence along Home Avenue
3. either a 3 hour maximum or no overnight parking restriction on the entire street frontage along Home Avenue
4. inclusion of a landscaped parkway between the street curb and sidewalk.

Patty Vaccariello seconded the motion. Russ Connelly made a friendly ammendment (accepted by Avalon and Vaccariello) to include the following additional recommendation:

5. inclusion of a plan for arundo removal in the park area.

Approved unanimously.

Total:	15/0/0	cnv					
Liz Avalon	Y	Russ	y	Mazda	y	Jessie	y
		Connelly		Mehraz		Sergent	
Heather	-----	Kenton	y	Amanda	y	Patty	y
Bentley		Finkbinder		Moss		Vaccariello	
Ahmedei	Y	Val	-----	Kasra	y	Jim	cnv
Cheikguei		Hernandez		Movahedi		Varnadore	
Sam Charry	Y	Mark	y	Jeanette	y	Kyle	-----
		Kassab		Neeley		Wienberg	
Bill Closson	Y	Ahmed	y	David	y	Abdulahi	-----
		Malinomar		Nelson		Yusuf.	

7.2 Report about the I-15 Corridor rapid transit proposals.

(Information)