



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: January 13, 2011 REPORT NO. PC-11-010

ATTENTION: Planning Commission, Agenda of January 20, 2011

SUBJECT: PACIFIC RIDGE APARTMENT HOMES SIGN - PROJECT NO. 182893. PROCESS 4.

OWNER: Carmel Properties

APPLICANT: Lyn Davis, Graphic Solutions

SUMMARY

Issue(s): Should the Planning Commission approve a Planned Development Permit for deviations for signage associated with a proposed residential development located at 5961 Linda Vista Road in the Linda Vista Community Planning area?

Staff Recommendation: Approve Planned Development Permit No. 659699.

Community Planning Group Recommendation: The Linda Vista Community Planning Group voted 16-0-0 on November 22, 2010 to recommend approval of the project.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15301 on July 8, 2009. This project is not pending an appeal of the environmental determination. The opportunity to appeal that determination ended July 18, 2009.

Fiscal Impact Statement: None. All staff costs associated with the processing of this project are recovered from a deposit account provided by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: Not applicable.

BACKGROUND

The project proposes the construction of accessory signage on a vacant site currently being graded for the construction of 533 residential apartment units located at 5961 Linda Vista Road, across from the University of San Diego. The property is zoned RM-3-7 and designated for both institutional and residential uses within the Linda Vista Community Plan. On March 8, 2007, the Planning Commission approved a Site Development Permit and a Vesting Tentative Map to construct an Affordable Housing/Sustainable Building Project for 533 residential condominiums including 30, on-site affordable units and on and off-site park improvements. In 2008, a Process 1 Substantial Conformance Review was approved to allow modifications to include a request to construct for-rent units, modify the unit mix and a reduction in the number of buildings. The site would be accessed from a single driveway on Linda Vista Road.

DISCUSSION

Project Description:

The project proposes the construction of the following signs:

SIGN TYPES	PERMITTED (number, square footage, height)	PROPOSED (number, square footage, height)
<i>Identification (principal use and directional)</i>	One, 20 square feet, 6 feet	Two, 50 square feet, 6 feet Two, 12 square feet, 12 feet
<i>Leasing</i>	One, 8 square feet, 6 feet	Two, 32 square feet, 7'-8"
TOTAL SIGN AREA	54 square feet	188 square feet

Staff is in support of the request. The site is irregular in shape with almost 1,000 feet of frontage on Linda Vista Road. Project identification and for-lease signs are allocated at one sign per frontage. The nature and site design of the development, a large scale multi-family residential project with one driveway access point, are such that one identification and one leasing sign per frontage would pose a potential hardship for the applicant. The signs as proposed are of sufficient size to be easily readable at their proposed location to allow drivers to make timely traffic decisions prior to reaching the project entrance. Linda Vista Road is classified as a 4-lane major street at 40 miles per hour. One 20-square foot identification sign and one 8-square-foot for-lease sign, given the frontage and multi-story development, is not effective signage and may cause vehicles to slow down, creating a potential traffic hazard. The signs have been placed in such a manner on both eastbound and westbound approaches so that visitors can locate the property. The applicant has worked with staff to reduce the number of signs and modified their size and location as originally proposed.

CONCLUSION:

Staff has determined the proposed Pacific Ridge Apartment Sign project is in keeping with the

purpose and intent of the Planned Development Permit Ordinance and the City-wide sign regulations. The project complies with the applicable sections of the San Diego Municipal Code and adopted City Council policies. Staff has determined the required findings would support the decision to approve the proposed Planned Development Permit and that the deviations as proposed are appropriate for this location as outlined in the draft Resolution submitted for consideration in Attachment 5.

ALTERNATIVES

1. **Approve** Planned Development Permit No. 659699, **with modifications.**
2. **Deny** Planned Development Permit No. 659699, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Project Manager
Development Services Department

KGB/SMT

Attachments:

1. Aerial
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit with Findings
5. Draft Resolution with Conditions
6. Ownership Disclosure Statement
7. Environmental Exemption
8. Project Site Plans



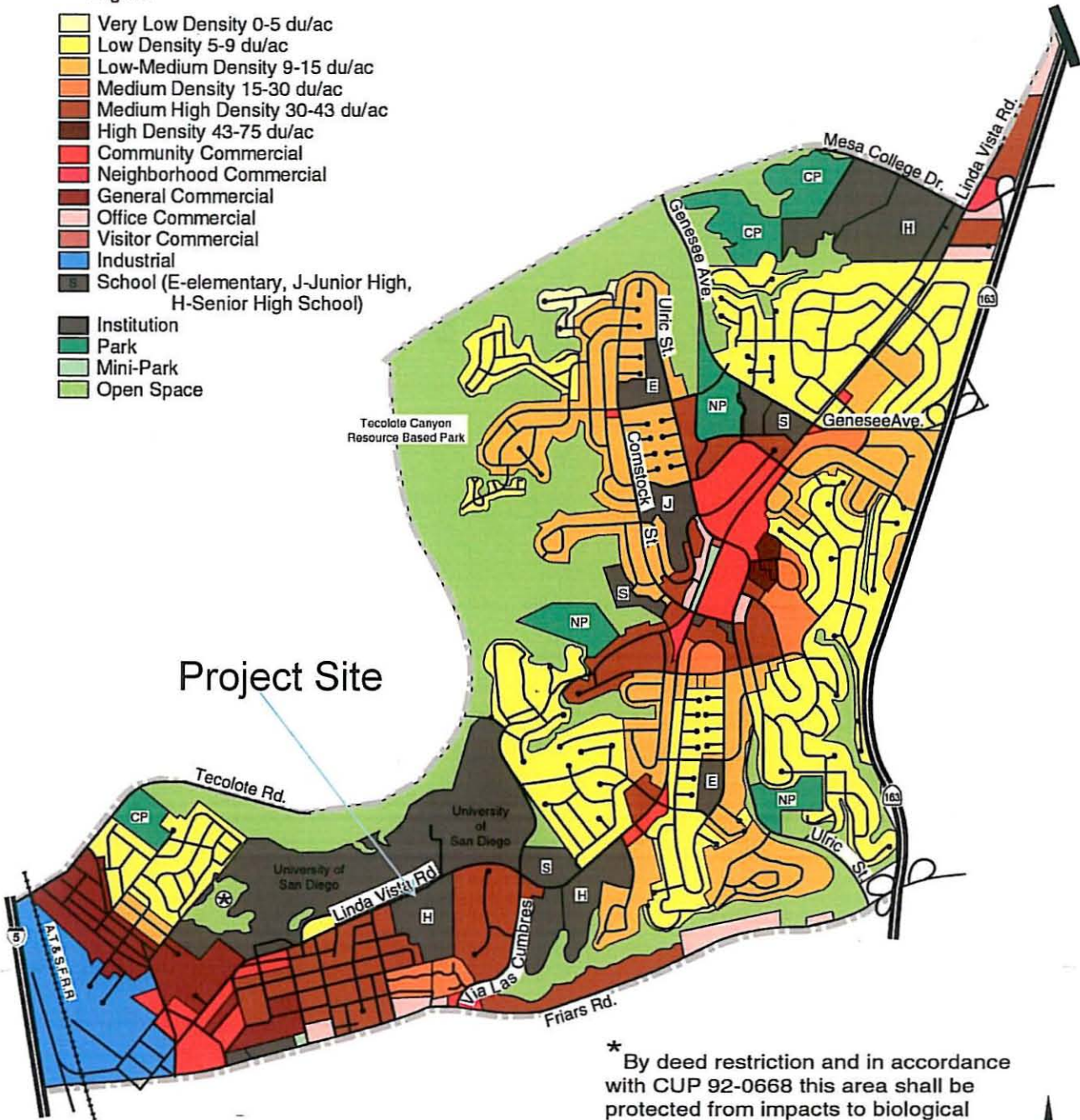
Aerial Photo

PACIFIC RIDGE APARTMENTS – 5961 LINDA VISTA ROAD
PROJECT NO. 182893



Legend

- Very Low Density 0-5 du/ac
- Low Density 5-9 du/ac
- Low-Medium Density 9-15 du/ac
- Medium Density 15-30 du/ac
- Medium High Density 30-43 du/ac
- High Density 43-75 du/ac
- Community Commercial
- Neighborhood Commercial
- General Commercial
- Office Commercial
- Visitor Commercial
- Industrial
- School (E-elementary, J-Junior High, H-Senior High School)
- Institution
- Park
- Mini-Park
- Open Space

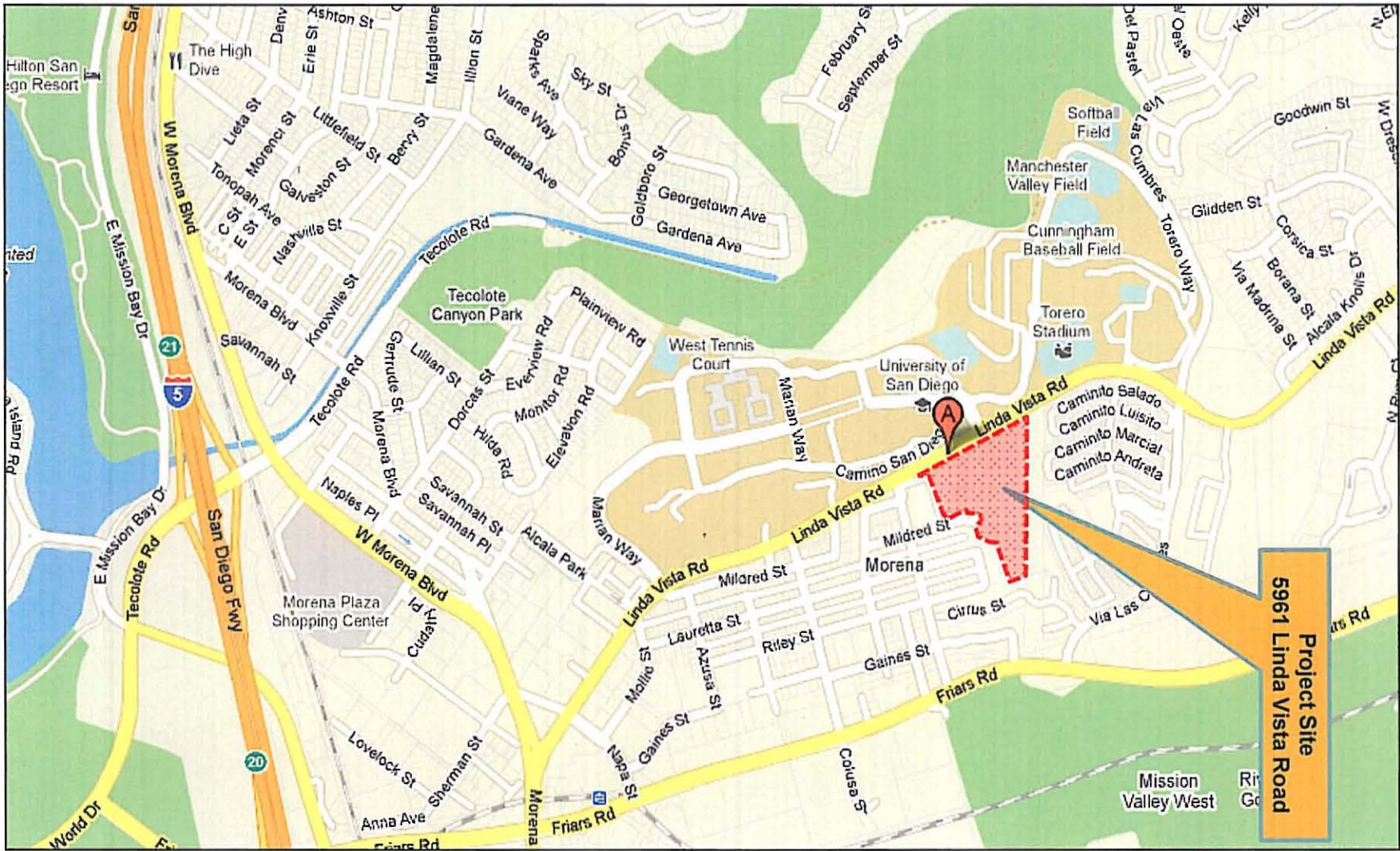


* By deed restriction and in accordance with CUP 92-0668 this area shall be protected from impacts to biological or hillside resources



Land Use Map

PACIFIC RIDGE APARTMENTS – 5961 LINDA VISTA ROAD
PROJECT NO. 182893

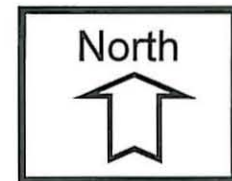


Project Site
5961 Linda Vista Road



Project Location Map

PACIFIC RIDGE APARTMENTS – 5961 LINDA VISTA ROAD
PROJECT NO. 182893



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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A
 or
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501
Delete one of the above.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 23-432496

PLANNED DEVELOPMENT PERMIT NO. 659699
 PACIFIC RIDGE APARTMENT HOME SIGNS
PROJECT NO. 182893
PLANNING COMMISSION

This Planned Development Permit No 659699.is granted by the Planning Commission of the City of San Diego to CP III PACIFIC RIDGE, LLC Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 143.0401 and 142.1201. The 13.93-acre site is located at 5961 Linda Vista Road in the RM-3-7 Zone and the Campus Impact Area of the Parking Impact Overlay Zone within the Linda Vista Community Plan. The project site is legally described as a portion of Pueblo Lot 1177 of Pueblo Lands of San Diego, according to Map No. 1870 known as miscellaneous Map No. 36.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct signage on a vacant site currently being graded for a proposed 533-unit residential, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 20, 2011, on file in the Development Services Department.

The project shall include identification, leasing and directional signs as noted below:

SIGN TYPES	PERMITTED (number, square footage, height)	PROPOSED (number, square footage, height)
<i>Identification (principal use and directional)</i>	One, 20 square feet, 6 feet	Two, 50 square feet, 6 feet Two, 12 square feet, 12 feet
<i>Leasing</i>	One, 8 square feet, 6 feet	Two, 32 square feet, 7'-8"
TOTAL SIGN AREA	28 square feet	188 square feet

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.

APPROVED by the Planning Commission of the City of San Diego on January 20, 2011 and [Approved Resolution Number].

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

PLANNING COMMISISON
RESOLUTION NO.
PLANNED DEVELOPMENT PERMIT NO. 659699
PACIFIC RIDGE APARTMENT HOME SIGNS
PROJECT NO. 183893

WHEREAS, CP III PACIFIC RIDGE, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit for sign deviations for a vacant site currently being graded for a proposed 533-unit residential development (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 659699), on portions of a 13.93-acre site;

WHEREAS, the project site is located at 5961 Linda Vista Road in the RM-3-7 Zone and the Campus Impact Area of the Parking Impact Overlay Zone within the Linda Vista Community Plan;

WHEREAS, the project site is legally described as a portion of Pueblo Lot 1177 of the Pueblo Lands of San Diego, according to Map No. 1870 known as miscellaneous Map No. 36;

WHEREAS, on January 20, 2011, the Planning Commission of the City of San Diego considered Planned Development Permit No. 659699 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on July 8, 2009, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15311 (Accessory Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated January 20, 2011:

PLANNED DEVELOPMENT PERMIT FINDINGS:

1. **THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN:**

The proposed project is a deviation to the city-wide sign regulations for project identification, leasing and directional signs on a vacant lot currently being graded for the proposed construction of a 533-residential apartment complex located at 5961 Linda Vista Road within the Linda Vista Community Planning area. The community plan designates the site for the University of San Diego High School, with an alternative land use designation of Medium-High Residential (should

ATTACHMENT 5

2. Two for lease: Two, 32-square-foot for lease signs where 1, 8-square-foot sign is allowed.

The request is a minor deviation to allow signage accessory to the proposed development to facilitate the renting of the units and provide easily readable information to citizens. All of the signs have been relocated from their original design to comply with the city-wide location standards and height requirements. The signs will be placed entirely within private property. The project identification sign with copy identifying the name of the development will be placed on a proposed retaining wall near the driveway entrance and outside of all visibility areas. The purpose and intent of the Planned Development Permit is to allow greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The signs will provide more easily readable information at appropriate locations, contributing to traffic safety and site visibility. The intent of the city-wide sign regulations is to provide a set of standards that are designed to optimize communication and quality of signs while protecting the public and the aesthetic character of the City. The proposed development will comply with the regulations of the Land Development Code.

4. THE PROPOSED DEVELOPMENT, WHEN CONSIDERED AS A WHOLE, WILL BE BENEFICIAL TO THE COMMUNITY.

The proposed project is a deviation to the city-wide sign regulations for project identification, leasing and directional signs on a vacant lot currently being graded for the proposed construction of a 533-residential apartment complex located at 5961 Linda Vista Road within the Linda Vista Community Planning area. (The property was previously developed with the University of San Diego High School, demolished pursuant to Site Development Permit Project No. 93731, Approval No. 302997). Specifically, the deviations requested would allow the following:

1. Four ground signs: Two, 50-square-foot project identification signs and two, 12-square-foot directional signs (directional signs 7'-8" in height) where 1, 20-square-foot sign is allowed at a maximum height of 6 feet.
2. Two for lease: Two, 32-square-foot for lease signs where 1, 8-square-foot sign is allowed.

The proposed residential apartment complex and leasing office would be accessible from one entrance on Linda Vista Road, a major street with four lanes of high-volume traffic at 40 miles per hour. The proposed signs identifying the complex and providing directional information will enable passersby in vehicular traffic to more easily read the signs. The signs will enable drivers to make timely traffic decisions and lane changes at a safe distance prior to entering the project site. This will reduce slow-down and potentially assist in traffic safety at this intersection.

The previously approved Site Development Permit No. 302997 contains required mitigation for the re-location of an existing driveway that previously accessed the University of San Diego High School. The driveway has been re-located in order to align with the existing entrance to the University of San Diego (USD) College located across Linda Vista Road to the south. As such, the proposed residential development will share this intersection with the main entrance to USD. The signage proposed for the Pacific Ridge Apartment Homes will be distinctly different in copy and type from that of USD, and the deviation requested will assist in alerting vehicular traffic that the two entrances to USD and to the proposed development are not associated with each other.

ATTACHMENT 5

multiple-unit sites/projects at 2 acres each, each project site would be allowed by right, the same sign quantity and sign areas as would be permitted for one large site, resulting in seven times what is allowed for the one project on this site.

The previously approved Site Development Permit No. 302997 contains required mitigation for the re-location of an existing driveway that previously accessed the University of San Diego High School. The driveway has been re-located in order to align with the existing entrance to the University of San Diego (USD) College located across Linda Vista Road to the south. As such, the proposed residential development will share this intersection with the main entrance to USD. The signage proposed for the Pacific Ridge Apartment Homes will be distinctly different in copy and type from that of USD, and the deviation requested will assist in alerting vehicular traffic that the two entrances to USD and to the proposed development are not associated with each other. Other nearby residential developments contain student housing for USD. The minor increase in the number and size of the proposed signage for the subject property will clarify to citizens that the residential units are available for rent to the general public and not associated with the USD campus which will in turn, assist in avoiding confusion to the general public.

The applicant has submitted that effective, appropriate signage that is easily readable, identifies the project, and informs the public that units are available, will further assist in a lower vacancy rate for the community.

Therefore, the proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 659699, 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. 659699, a copy of which is attached hereto and made a part hereof.

SANDRA TEASLEY
Development Project Manager
Development Services

Adopted on: January 20, 2011

Job Order No. 23-432496



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

Ownership Disclosure Statement

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

Project Title Project No. For City Use Only
 Pacific Ridge Apartment Homes

Project Address:
 5961 - 6001 Linda Vista Drive

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

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

Additional pages attached Yes No

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

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

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

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

Pacific Ridge Apartment Homes Sign

Disclosure Statement: List of Members Ownership PTS 182893

Ron Zeff - Chief Executive Officer
John R. Williams - Managing Partner, Capital Markets
Donald Campbell - Managing Partner, Chief Operating Officer
Christopher Beda - Managing Partner, Chief Investment Officer
Quinn R. Barton III - Managing Partner
Bob Hernandez - Chief Credit Officer
Brian Smith - Senior Vice President, Controller
Kathy Smith - Senior Vice President, Human Resources
Nolan Zail - Senior Vice President, Development
Joan Cress - Senior Vice President, Portfolio Management
Frank Striegl - Senior Vice President, Asset Management
Kimberly Hoeksema - Vice President, Asset Management
Dan O'Donovan - Vice President, Capital Improvements
Daniel Garibaldi - Vice President, Development



Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**

Pacific Ridge Apartment Homes

Project Address:

5961 - 6001 Linda Vista Drive

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

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

Additional pages attached Yes No

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

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

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

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

Project Title: Pacific Ridge Apartment Home Signs Project No. (For City Use Only) 182893

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

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print):
CP III Pacific Ridge, LLC
 Owner Tenant/Lessee
 Street Address:
1000 Sansome Street, Suite 180
 City/State/Zip:
San Francisco, CA 94111
 Phone No: 415-273-2900 Fax No: 415-374-8206
 Name of Corporate Officer/Partner (type or print):
Christopher Beda
 Title (type or print):
Chief Investment Officer Authorized Agent
 Signature : [Signature] Date: 1.10.11

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

NOTICE OF EXEMPTION

TO: X RECORDER/COUNTY CLERK
P.O. Box 1750, MS A-33
1600 PACIFIC HWY, ROOM 260

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101-2422

 OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

PROJECT NO.: 182893

PROJECT TITLE: **PACIFIC RIDGE APARTMENTS**

PROJECT LOCATION-SPECIFIC: 5961 Linda Vista Road, San Diego, CA 92110

PROJECT LOCATION-CITY/COUNTY: San Diego

DESCRIPTION OF PROJECT: Applicant proposes a Planned Development Permit for sign deviations for an apartment complex at 5961 Linda Vista Road in the RM-3-7 Zone within the Linda Vista Community Plan Area (A portion of Pueblo Lot 1177 of the Pueblo Lands of San Diego Map 1870).

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Lyn Davis, 2952 Main Street, San Diego, CA 92113 (619) 239-1335

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL (SEC. 15268)
- () DECLARED EMERGENCY [SEC. 15269 (A)]
- () EMERGENCY PROJECT [SEC. 15269 (B) AND (C)]
- (X) CATEGORICAL EXEMPTION (STATE TYPE AND SECTION NUMBER): Accessory Structures, Section 15311
- () OTHER (STATE TYPE AND SECTION NUMBER):

REASONS WHY PROJECT IS EXEMPT: The proposed project would not have the potential for causing a significant effect on the environment because it would not be obstructing any designated views and would not cause any adverse visual impacts to the area.

CONTACT PERSON: Philip Lizzi

TELEPHONE: (619) 446-5159

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

 Allison Ahernwood / SENIOR PLANNER
SIGNATURE/TITLE

 7-8-09
DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
- () SIGNED BY APPLICANT

DATE RECEIVED FOR FILING: _____

PACIFIC RIDGE APARTMENT HOMES

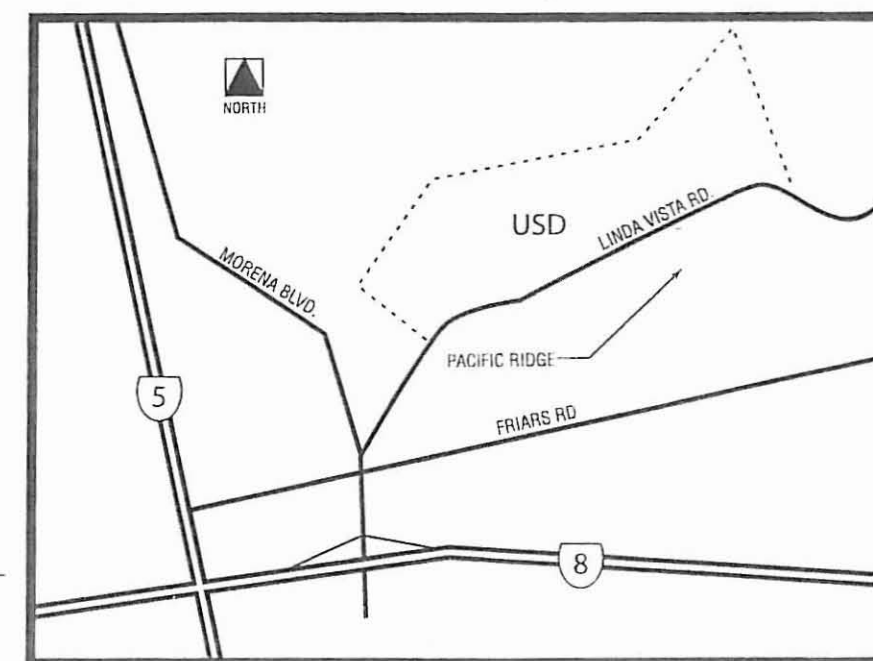
SIGN PROGRAM

November 23, 2010




MAP LEGEND

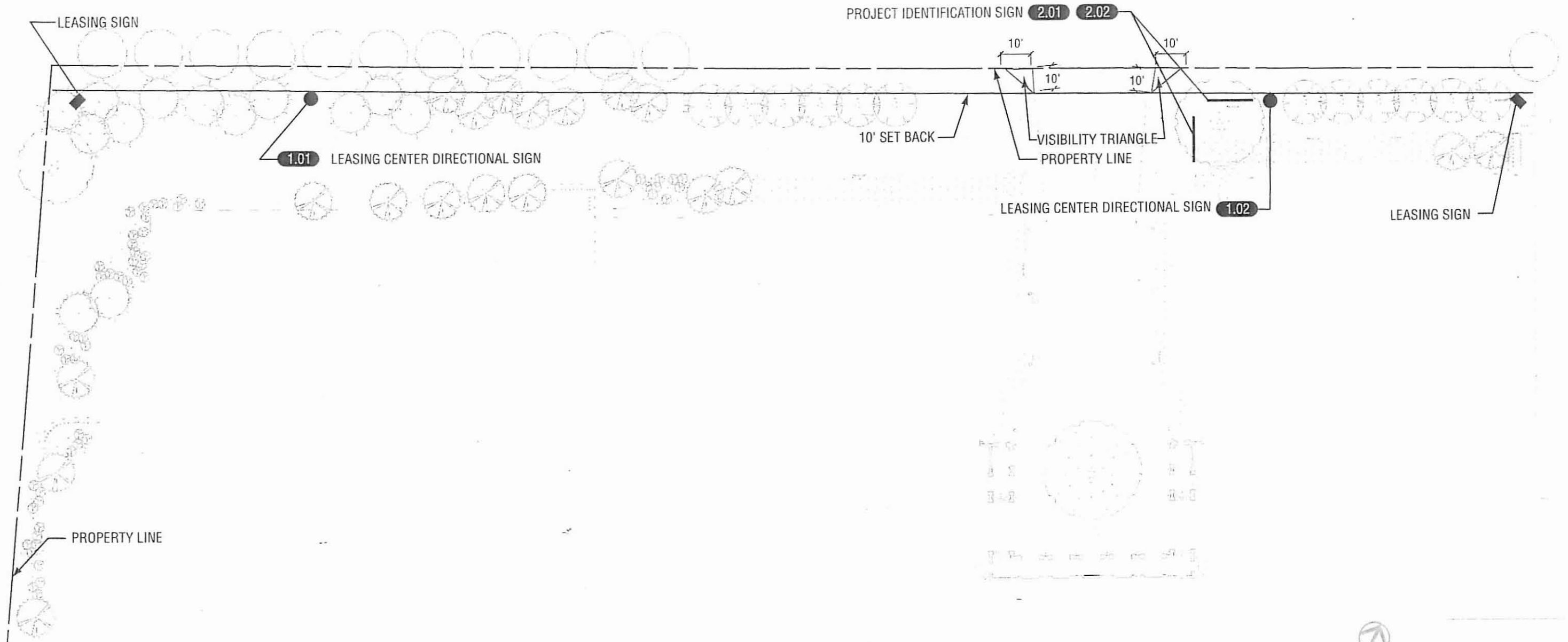
- 1.00 LEASING CENTER DIRECTIONAL SIGN
- 2.00 PROJECT IDENTIFICATION SIGN
- LEASING SIGNS



VICINITY MAP



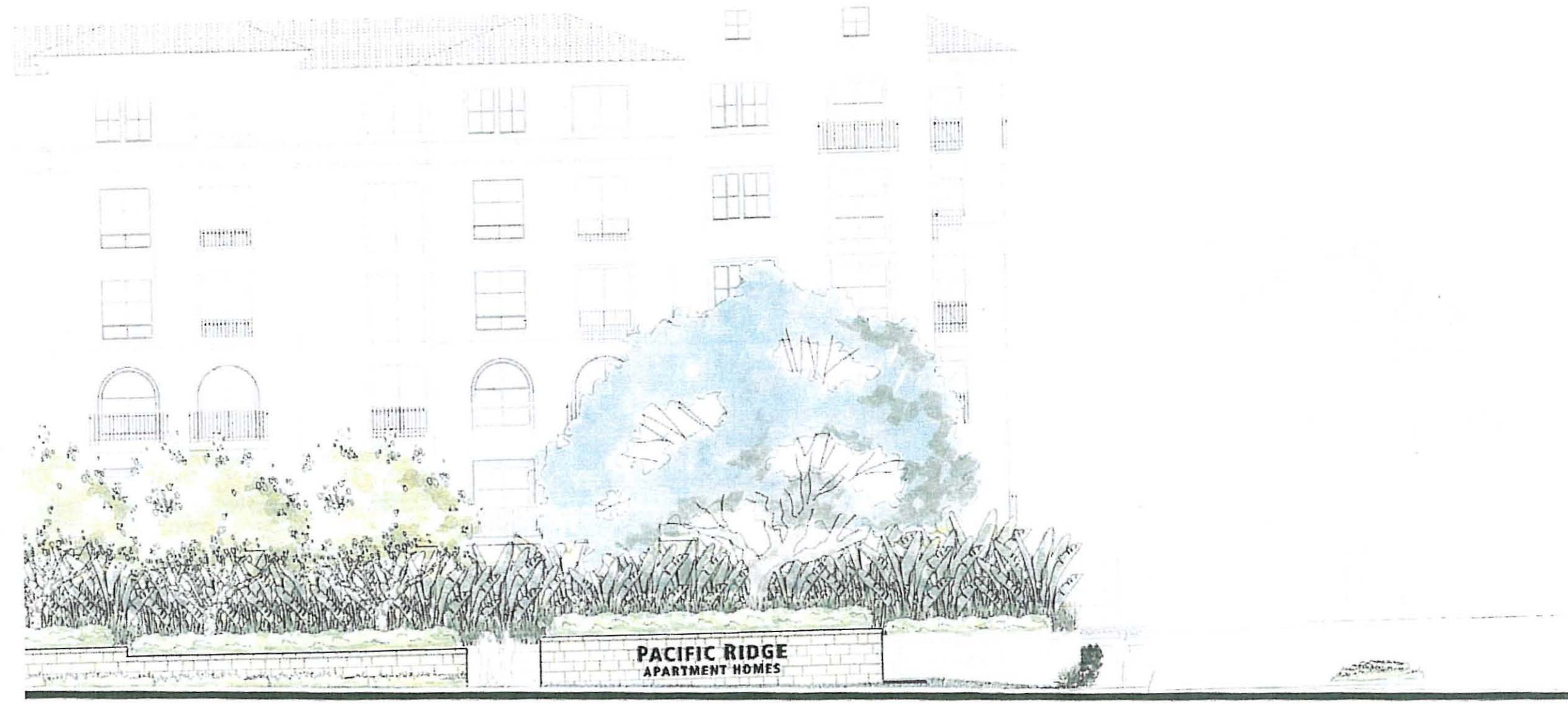
FILENAME PacificRidge_ConDes11_23_10			 GRAPHIC SOLUTIONS ENVIRONMENTAL GRAPHIC DESIGN 2757 MAIN STREET - SAN DIEGO, CA 92111 TEL: (619) 235-1335 FAX: (619) 235-6018
SHEET 01	DESIGNER AAP	DATE 11/23/10	



SIGN LOCATION MAP

- NO SIGNS OVER 3' IN HEIGHT WILL BE LOCATED IN THE VISIBILITY AREA OR SETBACK.
- SIGN LOCATIONS ARE TYPICAL AND NOT INTENDED TO REPRESENT FINAL OR EXACT LOCATIONS.
- EXACT SIGN LOCATIONS WILL BE SUBMITTED WITH APPLICATIONS FOR SIGN PERMITS.
- SIGNS MAY BE FRONT ILLUMINATED

FILE NAME PacificRidge_ConDes11_23_10			 GRAPHIC SOLUTIONS® ENVIRONMENTAL GRAPHIC DESIGN 2313 MAIN STREET - SAN DIEGO, CA 92113 TEL (619) 235-1325 FAX (619) 235-6016
SHEET 02	DESIGNER AAP	DATE 11/23/10	



2.00 PROJECT IDENTIFICATION SIGN

FILE NAME PacificRidge_ConDes11_23_10			 GRAPHIC SOLUTIONS® ENVIRONMENTAL GRAPHIC DESIGN 2932 MAIN STREET • SAN DIEGO, CA 92113 TEL (619) 235-1233 FAX (619) 235-6516
SHEET 03	DESIGNER AAP	DATE	

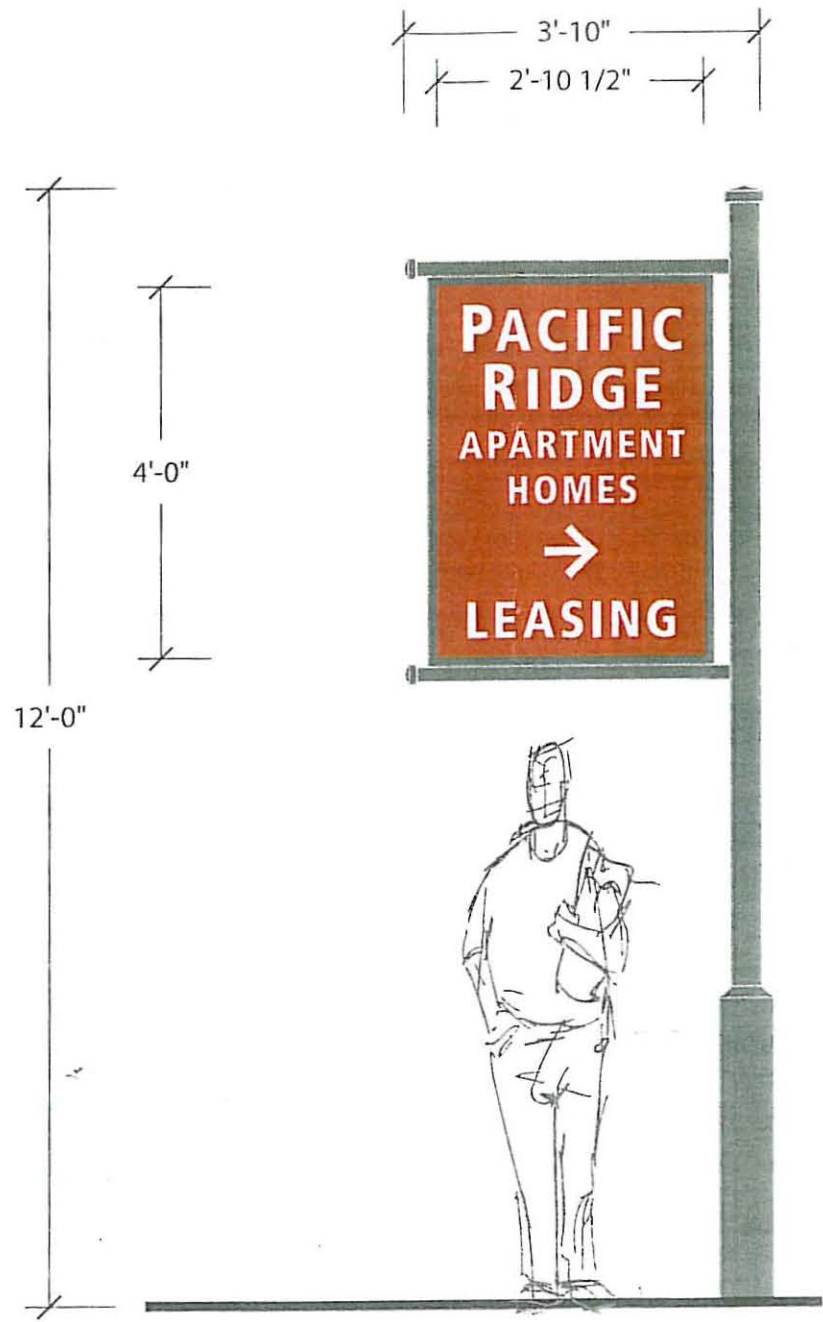


SIGN COPY AREA 50 SQ. FT.

SIGN COPY AREA


2.00 PROJECT IDENTIFICATION SIGN
SCALE: 1/4" = 1'-0"

FILE NAME PacificRidge_ConDes11_23_10			 GRAPHIC SOLUTIONS ENVIRONMENTAL GRAPHIC DESIGN 2052 MAIN STREET - SAN DIEGO, CA 92113 TEL (619) 235-1335 FAX (619) 235-4616
SHEET 04	DESIGNER AAP	DATE 11/23/10	

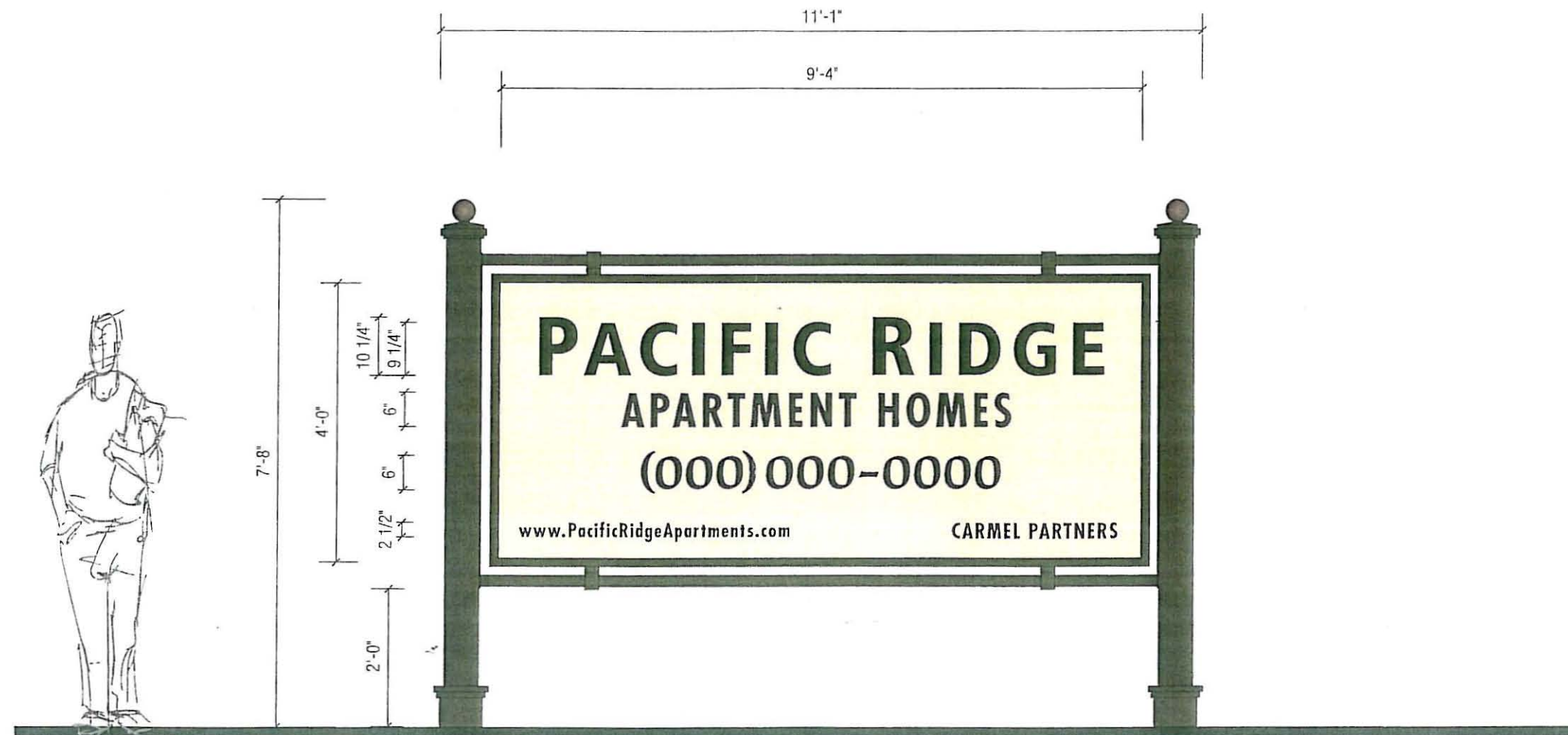


1.00 LEASING CENTER DIRECTIONAL SIGN
SCALE: 1/2"=1'-0"

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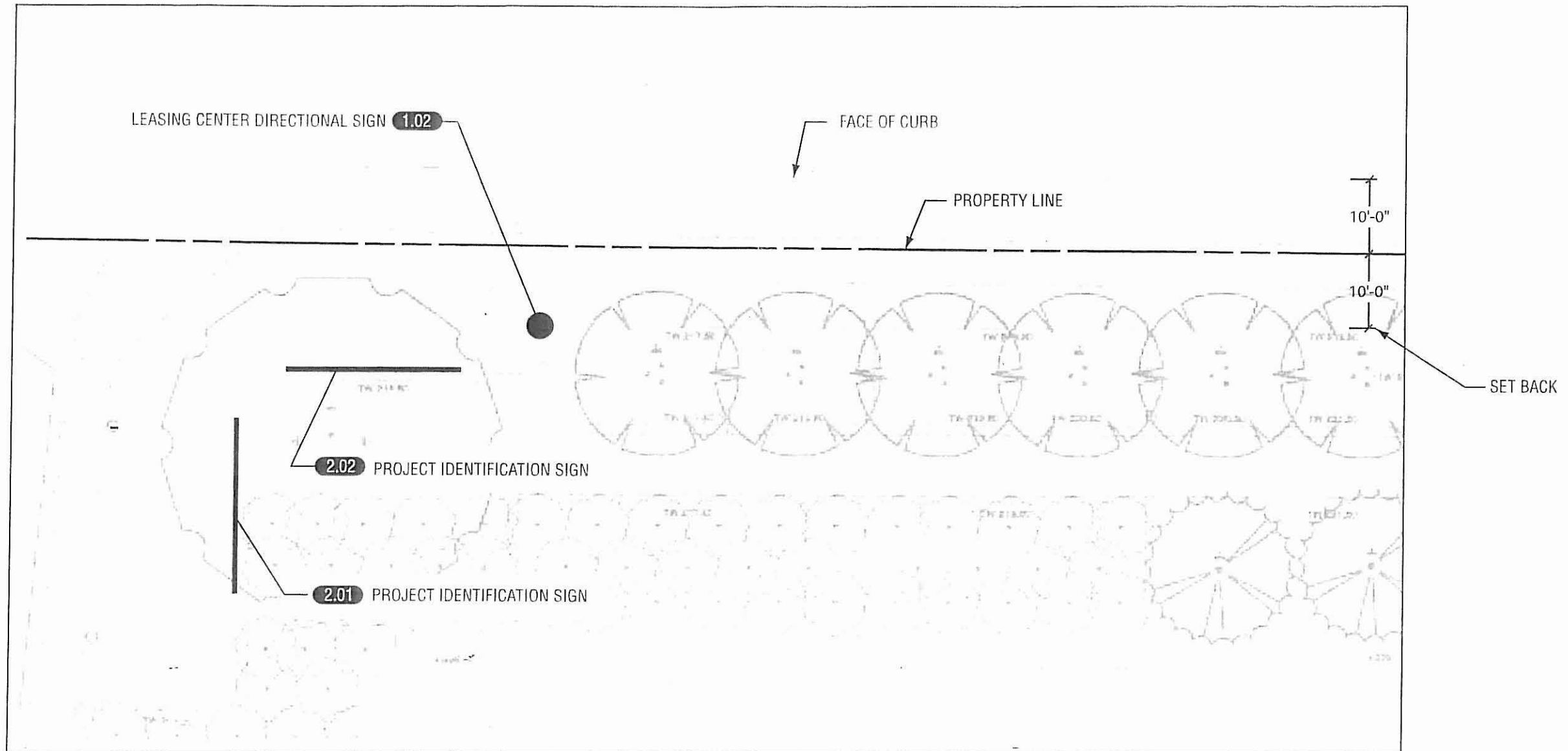


GRAPHIC SOLUTIONS
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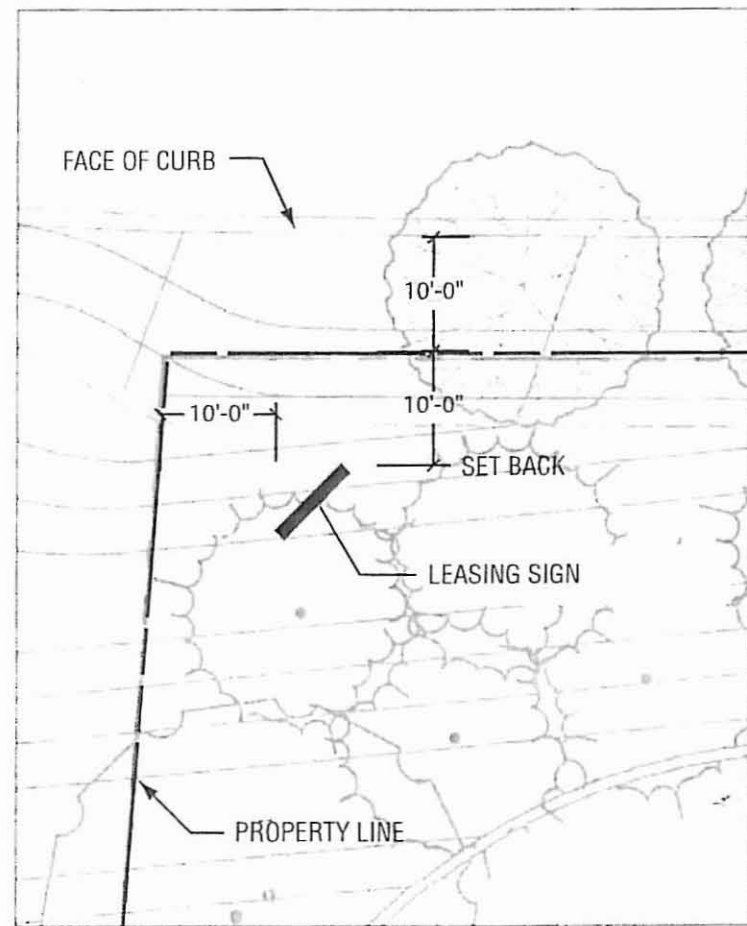
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FILE NAME PacificRidge_ConDes11_23_10				GRAPHIC SOLUTIONS [®] ENVIRONMENTAL GRAPHIC DESIGN 2012 MAIN STREET - SAN DIEGO, CA 92113 TEL (619) 235-1335 FAX (619) 235-4018
SHEET 06	DESIGNER jwb	DATE 11/23/10		

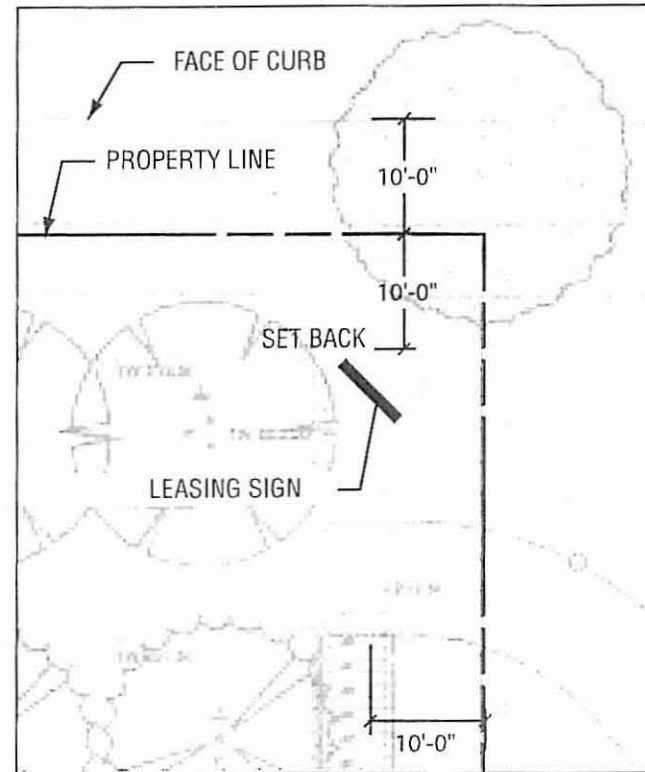


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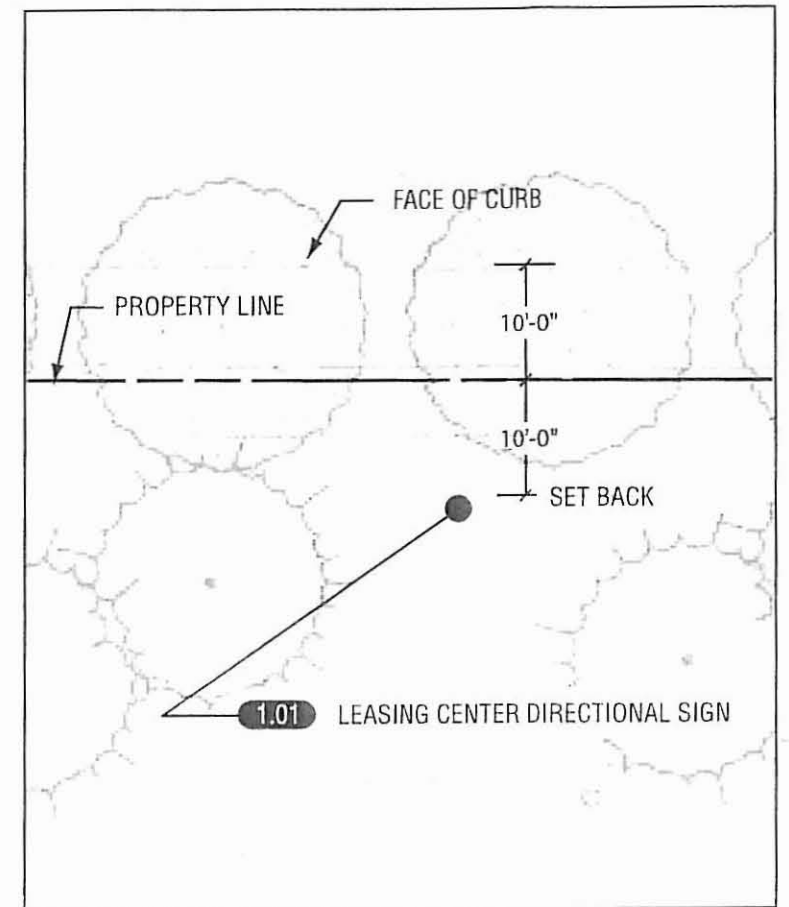
FILE NAME PacificRidge_ConDes11_23_10			 GRAPHIC SOLUTIONS ENVIRONMENTAL GRAPHIC DESIGN 2852 MAIN STREET - SAN DIEGO, CA 92113 TEL (619) 235-1035 FAX (619) 235-4518
SHEET 07	DESIGNER AAP	DATE 11/23/10	



LEASING SIGN




LEASING SIGN



LEASING CENTER DIRECTIONAL SIGN

SIGN LOCATION -DETAIL
SCALE: 1/16"=1'-0"

FILE NAME PacificRidge_ConDes11_23_10			 GRAPHIC SOLUTIONS ENVIRONMENTAL GRAPHIC DESIGN 2852 MAIN STREET - SAN DIEGO, CA 92119 TEL (619) 235-1235 FAX (619) 235-4018
SHEET 08	DESIGNER AAP	DATE 11/23/10	