



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: May 25, 2012 **REPORT NO.** PC-12-062

ATTENTION: Planning Commission, Agenda of May 31, 2012

SUBJECT: PASEO PLACE - PROJECT NO. 257132.
PROCESS 4

REFERENCES: Plaza Lindo Paseo Planning Commission Report No. PC-07-014, Feb.2, 2007 -
<http://www.sandiego.gov/planning-commission/pcreports/07014.pdf>

College Area Community Plan -
<http://www.sandiego.gov/planning/community/profiles/collegearea/pdf/cacpfullversion.pdf>

College Community Redevelopment Project Master Project Plan -
<http://www.sandiego.gov/redevelopment-agency/pdf/masterprojectplan.pdf>

OWNER: LPD Development, LLC (Attachment 12)

APPLICANT: Mark Linman

SUMMARY

Issue(s): Should the Planning Commission approve additional commercial, retail, and office uses within an existing mixed use development in the College Area Community Plan area?

Staff Recommendation: Approve Planned Development Permit No. 905603, an amendment to Planned Development Permit No. 280940.

Community Planning Group Recommendation: On November 9, 2011, the College Area Community Planning Board voted 16-0-0 to recommend approval of the project with conditions (Attachment 11).

Environmental Review: The City of San Diego, as Lead Agency, has reviewed the project in accordance with California Environmental Quality Act (CEQA) and has determined that no additional impacts and/or mitigation measures are required beyond those that were analyzed in the original development's Mitigated Negative Declaration No. 88113, certified on February 8, 2007. Therefore, the City of San Diego has concluded that previously certified Mitigated Negative Declaration No. 88113 adequately covers the activity being proposed (Attachment 4).

Fiscal Impact Statement: None with this action. A deposit account is maintained for this project by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The project site is an existing mixed use development with 45 multi-family residential units, two fraternity houses, and commercial spaces. No changes are proposed to the existing residential units.

BACKGROUND

The Paseo Place project site is a mixed use development, currently under construction with 45 multi-family residential units, two fraternity houses, and four commercial spaces located on the south side of Linda Paseo Avenue between 55th Street and Campanile Drive, just north of Montezuma Road, within the College Area Community Plan (Attachments 1 and 2). The project site is approximately 0.63-acre and is located within the RM-3-9 zone, the Core Subarea of the College Community Redevelopment Project Master Project Plan, and the Parking Impact Overlay Zone. The College Area Community Plan and the College Community Redevelopment Project Master Project Plan designate the site for high-density residential use (45-75 dwelling units/acre) and the existing western portion of the lot is designated for fraternity use (Attachment 3). The current RM-3-9 zoning of the site permits residential density at a maximum density of 1 dwelling unit per 600 square feet of lot area and limited commercial uses.

The site is surrounded by the San Diego State University Extension/KPBS building and parking structure to the north, high-density multi-family residences to the south, vacant lot to the west, and single-family residences to the east. The properties to the west are designated for fraternity use should they be redeveloped.

The mixed-use development, consisting of a 74,401 square-foot, five-story structure with 45 multi-family residential units, two fraternity houses, underground parking, and four commercial spaces that total 3,345 square feet, was approved by the San Diego Planning Commission in February 2007 with a Planned Development Permit to address the requirements of the College Community Redevelopment Project Master Project Plan (MPP) and for proposed deviations; a Site Development Permit for the Community Plan Implementation Overlay Zone (Area B) and for exceeding the multiple dwelling unit intensities for consolidated lots per Municipal Code Section 126.0502 (b) (4); a Conditional Use Permit for the fraternity use (Attachment 5); and a Vesting Tentative Map to create the condominiums.

The adopted College Area Community Plan (CACP) references the College Community Redevelopment Project (CCRP), and requires the creation of a Master Project Plan to implement the College Area Community Plan and the College Community Redevelopment Project, as well as aid in the redevelopment of five subareas surrounding San Diego State University. The Master Project Plan (MPP) for the College Community Redevelopment Project was approved by the City Council on October 12, 1993. This project site is within the “Core Subarea” of the CCRP. The Core Subarea Design Manual was adopted by the City Council on August 12, 1997. Both the MPP and Core Subarea Design Manual contain guidelines and regulations regarding the development of this project site.

The mixed use development proposes to allow additional commercial services, retail, and office uses within the development’s commercial space area that are not allowed in the underlying RM-3-9 zone regulations, but would be allowed in the context of the applicable land use plan.

DISCUSSION

Project Description:

The current RM-3-9 zoning of the site allows for certain types of commercial or office uses within the Use Regulations Table for Residential Zones, Table 131-04B (Attachment 6). These uses include:

- Food, Beverages, and Groceries - Uses that provide food for consumption off of the premises (SDMC §131.0112(a)(5)(C));
- Sundries, Pharmaceuticals, and Convenience Sales - Uses that provide goods for personal grooming and for the day-to-day maintenance of personal health and well-being (SDMC §131.0112(a)(5)(E));
- Personal Services - Uses that provide a variety of services associated with personal grooming and the maintenance of health and well-being (SDMC §131.0112(a)(6)(H));
- Instructional Studios - Uses that provide a place where skills including dance, art, and martial arts are taught to individuals or groups. Instructional studios do not include educational facilities (SDMC §131.0112(a)(6)(F)); and
- Medical, Dental & Health Practitioner - Uses related to diagnosis and treatment of human illness and physical malfunction that can be performed in an office setting (SDMC §131.0112(a)(7)(C)).

Under the current zoning, the commercial uses are limited and do not necessarily reflect the types of commercial uses that are typically associated with the site’s proximity to the local university. The entitled development currently allows for four commercial suites ranging in size from 650 to 1,030 square feet (Attachment 7). A total of 3,345 square feet of commercial space is allowed. Pursuant to SDMC section 143.0403, a development may contain any use permitted in the base zone or the applicable land use plan through approval of a Planned Development Permit. The

previous application for Planned Development Permit No. 280940 did not request uses allowed in the land use plan, and so, based on the approved Planned Development Permit No. 280940, all uses shall comply with the use regulations of the underlying RM-3-9 zone. Therefore, the proposed mixed use development requires an amendment to the approved PDP to allow uses permitted in the applicable land use plan.

In order to provide additional commercial goods and services to the surrounding residents the following Use Subcategories, as described in SDMC sec. 131.0112 (Attachment 8) , are proposed to be allowed in addition to the commercial use types specified in the RM-3-9 zone and the Master Project Plan:

- Consumer Goods, Furniture, Appliances, and Equipment - Uses that provide goods, large and small, functional and decorative, for use, entertainment, comfort, or aesthetics (SDMC §131.0112(a)(5)(B)).
- Wearing Apparel and Accessories - Uses that provide goods to cover, protect, or visually enhance the human form (SDMC §131.0112(a)(5)(F)).
- Business Support - Uses that provide personnel services, printing, copying, and photographic services, or communication services (SDMC §131.0112(a)(6)(B)).
- Eating and Drinking Establishments - Uses that prepare or serve food or beverages for consumption on or off the premises (SDMC §131.0112(a)(6)(C)).
- Financial Institutions - Uses related to the exchange, lending, borrowing, and safe-keeping of money (SDMC §131.0112(a)(6)(D)).
- Business and Professional Offices - Uses related to earning a livelihood through a commercial or mercantile endeavor or through the practice of a vocation requiring specialized training or education (SDMC §131.0112(a)(7)(A)).

No other modifications to the previously approved mixed use development are proposed.

Community Plan Analysis:

The project proposes certain commercial, retail, and office uses which are not allowed by the existing underlying RM-3-9 zone, but could be determined to be consistent with the intent of the College Area Community Plan and the College Community Redevelopment Project Master Project Plan (MPP). The proposal would amend the existing Planned Development Permit to allow the specific proposed uses: Consumer Goods, Furniture, Appliances and Equipment; Wearing Apparel and Accessories; Business Support; Eating and Drinking Establishment; Financial Institution; and Business and Professional Offices.

The proposed additional commercial uses are similar in character to the uses enumerated in the

Sub-Area Development portion of the MPP. The allowed commercial uses included business and professional offices which support the operation and function of the local university. Because the business and professional office use requested would support the students attending the university, the proposed uses would be consistent with the MPP.

The proposed uses would be compatible with the dominant character and use of the immediate area. The character of the immediate area reflects the diversity of uses anticipated in the MPP, including parking structures, a television station, multi-story high-density student housing, fraternities, and single-story residences. The limited area of appurtenant commercial use in the existing mixed use development will support the residents in the area.

The MPP anticipates development in the residential areas to include 10% commercial use and 90% residential use. The existing entitled mixed use development allowed includes 3,345 square feet of commercial space and 68,046 square feet of residential and fraternity development. Therefore, the proposed amount of commercial space is within the anticipated 10% described in mixed use development.

Considering the above analysis, this project as proposed would not adversely impact the goals and recommendations in the College Area Community Plan.

Project-Related Issues:

Community Input

The College Area Community Planning Board voted 16-0-0 to recommend approval of the project with conditions to allow all permitted Commercial Use Categories/Subcategories for the CN-1-1 Zone as specified in SDMC Table 131-05B, but specifically excluding all Limited and Conditional uses listed as allowed in SDMC Table 131-05B, as well as excluding the sale of alcoholic beverages to be consumed off the premises. The applicant has agreed to the College Area Community Planning Board's recommendation and project has been conditioned to allow the addition of specific Use Subcategories and to exclude the sale of alcoholic beverages to be consumed off the premises.

Conclusion:

In summary, City staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted College Area Community Plan, College Community Redevelopment Project Master Project Plan, Core Subarea Design Manual, and the RM-3-9 Zone. Draft conditions of approval have been prepared for the project (Attachment 9) and Findings required to approve the project are included in the draft resolution (Attachment 10).

ALTERNATIVES:

1. **Approve** Planned Development Permit No. 905603, an amendment to Planned Development Permit No. 280940, **with modifications.**
2. **Deny** Planned Development Permit No. 905603, an amendment to Planned Development Permit No. 280940, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Tim Daly
Development Project Manager
Development Services Department

Attachments:

1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. CEQA - 15162 Evaluation Memo, April 24, 2012
5. Plaza Lindo Paseo Planned Development Permit No. 280940, Site Development Permit No. 367073, and Conditional Use Permit 282236
6. San Diego Municipal Code sec. 131.0422, Use Regulations Table for Residential Zones, Table 131-04B
7. Paseo Place Commercial Use Site Plan
8. San Diego Municipal Code sec. 131.0112, Description of Use Categories and Subcategories
9. Draft Permit with Conditions
10. Draft Resolution with Findings
11. College Area Community Council Recommendation
12. Ownership Disclosure Information
13. Project Plans
14. Project Data Sheet
15. Project Chronology



Project Location Map

PASEO PLACE – PROJECT NO. 257132

5655 Lindo Paseo



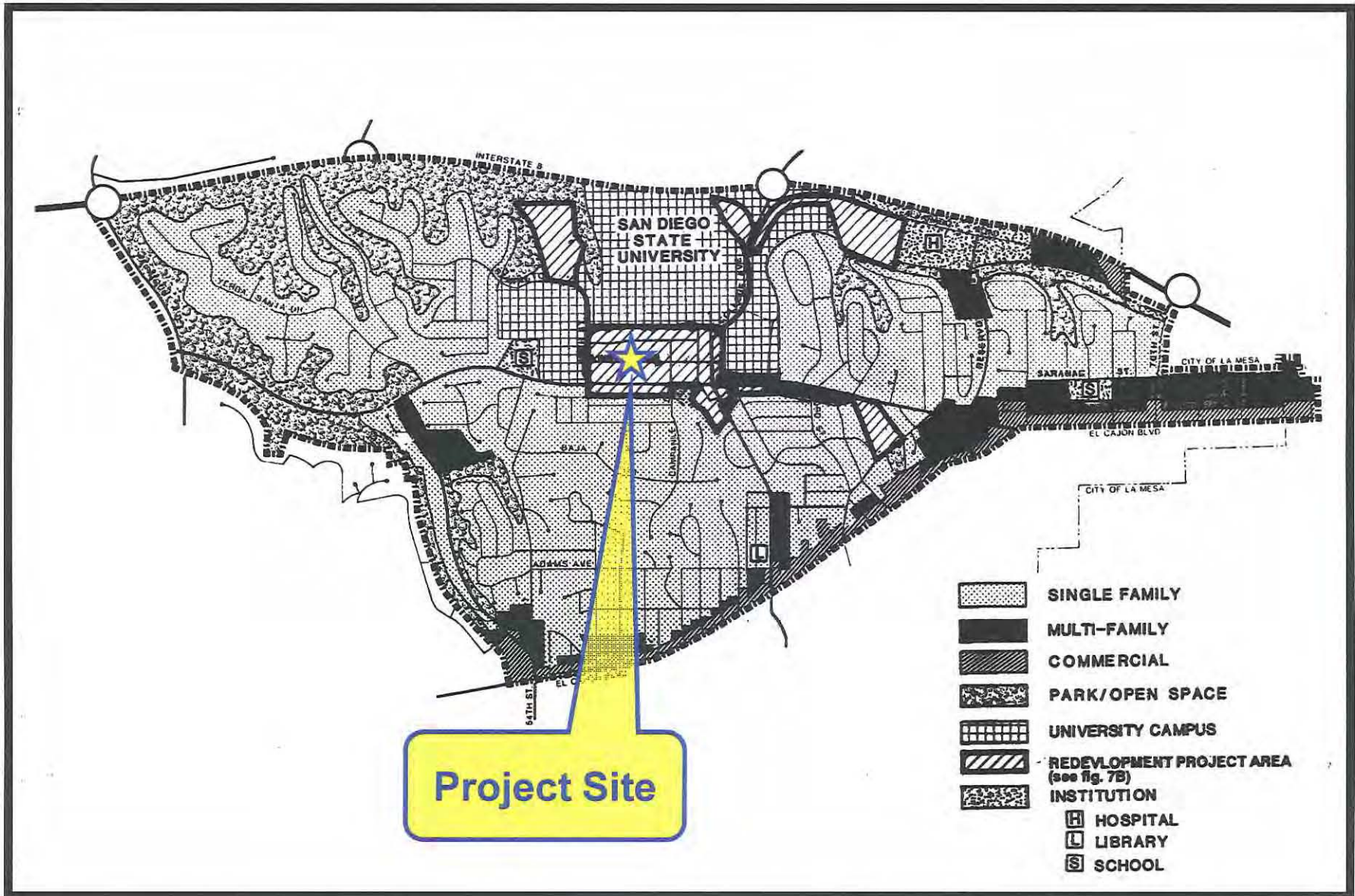


Aerial Photo

PASEO PLACE-PROJECT NO. 257132

5655 Lindo Paseo





College Area Community Plan Area

PASEO PLACE – PROJECT NO. 257132

5655 Lindo Paseo





THE CITY OF SAN DIEGO

MEMORANDUM

DATE: April 24, 2012

TO: City of San Diego Planning Commission

FROM: Rhonda Benally, Associate Planner, Entitlements Division,
Development Services Department

SUBJECT: Paseo Place (Project No. 257132),
California Environmental Quality Act - 15162 Evaluation

The project proposes a Planned Development Permit (PDP) and Site Development Permit (SDP) to amend PDP 280940 and SDP 367073 to allow additional commercial uses on the site. The existing development consists of a 74,401 square-foot, 5-story structure with 45 multi-family dwelling units, two fraternity houses, two underground parking levels and four commercial spaces that total 3,345-square-feet. The project proposes no changes to the existing multi-family, fraternity, parking or any other aspect of the existing project are proposed. The project is located at 5646, 5655 and 5665 Lindo Paseo in the RM-3-9 zone of the College Area Community Plan, it is also subject to the Parking Impact Overlay Zone, and Community Plan Implementation Overlay Zone Area B.

The Development Services Department has completed a California Environmental Quality Act 15162 evaluation for the Paseo Place project. This review was limited to consideration of California Environmental Quality Act issues associated with the project. It is the determination of the Development Services Department that the requested project is consistent with the previously adopted Mitigated Negative Declaration (MND) No. 88113, which was before the City of San Diego Planning Commission and certified on February 8, 2007, by Resolution No. 4216-PC-2. A Mitigation Monitoring and Reporting Program as detailed in Section V of the MND No. 88113 was adopted for the project to reduce potentially significant impacts to Paleontological Resources, and Transportation/Circulation to below a level of significance.

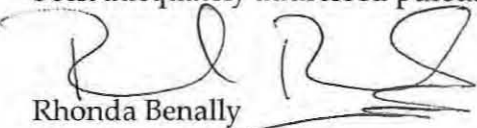
The proposed project would not result in an expansion of the existing buildings. The proposal to allow additional commercial uses within the existing structure would not result in an increase in Average Daily Trips (ADT) and would not require additional parking. It was concluded, therefore,

that the proposal would not result in a substantially changed project. Additionally, the project would not result in new impacts or changed circumstances that would require a new environmental document.

Section 15162 of the California Environmental Quality Act Guidelines states that when an Environmental Impact Report has been certified or a Negative Declaration adopted for a project, no subsequent or supplemental Environmental Impact Report or Negative Declaration shall be prepared for that project unless one or more of the following events occur:

1. Substantial changes are proposed to the project
2. Substantial changes occur with respect to circumstances under which the project is being undertaken
3. New information, which was not known or could not have been known at the time the Environmental Impact Report or Negative Declaration was certified as complete, becomes available.

Therefore, because none of the three above criteria have occurred, Development Services Department would not require the preparation of a subsequent or supplemental environmental document for the Paseo Place project. All project issues and mitigation for significant impacts have been adequately addressed pursuant to the California Environmental Quality Act for the project.


Rhonda Benally
Associate Planner

RB/rb

cc: Tim Daly, Development Services Department
Environmental File

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

THE ORIGINAL OF THIS DOCUMENT
 WAS RECORDED ON MAR 16, 2007
 DOCUMENT NUMBER 2007-0180354
 GREGORY J. SMITH, COUNTY RECORDER
 SAN DIEGO COUNTY RECORDER'S OFFICE
 TIME: 11:03 AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 425339

PLANNED DEVELOPMENT PERMIT NO. 280940
SITE DEVELOPMENT PERMIT NO. 367073
CONDITIONAL USE PERMIT NO. 282236
PLAZA LINDO PASEO (MMRP) – PROJECT NO. 88113
PLANNING COMMISSION

This Planned Development Permit No. 280940, Site Development Permit No. 367073, and Conditional Use Permit No. 282236 is granted by the Planning Commission of the City of San Diego to DMH LINDO PASEO, LLC, a California Limited Liability Corporation, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305 and 126.0604. The 0.63 acre site is located at 5649-5691 Lindo Paseo in the RM-3-9 Zone and the Parking Impact and Community Plan Implementation Overlay Zones within the College Area Community Plan and College Area Redevelopment Project area. The project site is legally described as Lots 11-14 of Collwood Gardens, Map No. 26.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish four single dwelling units and construct a mixed use development comprising of 45 multi-family residential units, two (2) fraternity houses and 3,345 square feet of commercial space, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated February 8, 2007, on file in the Development Services Department.

The project or facility shall include:

- a. The demolition of four single dwelling units;
- b. The construction of an approximately 74,401 square foot 5-story structure with two underground parking levels and including 45 multi-family dwelling units, 2 fraternity houses and 3,345 square feet of commercial space;
- c. Deviations to development regulations as listed in this permit;

- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking facilities; and
- e. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The utilization and continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
8. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," on file in the Development Services Department. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

10. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase (per the approved exhibits, dated February 8, 2007).

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project.
12. As conditions of Planned Development Permit No. 280940, Site Development Permit No. 367073 and Conditional Use Permit No. 282236, the mitigation measures specified in the MMRP, and outlined in the Mitigated Negative Declaration No. 88113 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.
13. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in the Mitigated Negative Declaration No. 88113 satisfactory to

the City Manager and City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas: Paleontological Resources and Transportation/Circulation

14. Prior to issuance of any construction permit, the applicant shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

AFFORDABLE HOUSING REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

16. Prior to building occupancy, the applicant shall construct to the satisfaction of the City Engineer, and shall conform to Section 62.0203 of the Municipal Code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.

17. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.

18. Prior to the issuance of any building permits, the applicant shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

19. Prior to the issuance of any building permits, the applicant shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying the pad elevation based on USGS datum is consistent with Exhibit 'A', satisfactory to the City Engineer.

20. Prior to the issuance of any building permits, the applicant/owner shall assure, by permit and bond, the following:

- a. The applicant/owner shall reconstruct the damaged concrete alley behind Lots 12 through 14, with a City Standards Concrete Pavement Full Width Alley, in the alley adjacent to the site.
- b. The applicant/owner shall close the existing driveways on Lindo Paseo with current City Standard full height curb, gutter and sidewalk.

- c. The applicant/owner shall reconstruct the existing curb with City Standard full height curb & gutter, along the entire length of the project property frontage, adjacent to the site on Lindo Paseo. Provide a 10 foot transition from proposed full height curb & gutter to the existing rolled curb.
- d. The applicant/owner shall construct a new sidewalk, adjacent to the site on Lindo Paseo.
- e. The applicant/owner shall obtain an Encroachment Maintenance Removal Agreement for the Enhanced Sidewalk, adjacent to the site on Lindo Paseo.
- f. The applicant/owner shall obtain an Encroachment Maintenance Removal Agreement for the sidewalk underdrains in the Lindo Paseo Right-of-Way.

LANDSCAPE REQUIREMENTS:

21. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.
22. Prior to issuance of any grading permits, complete landscape construction documents, including an automatic permanent irrigation system, shall be submitted to the Development Services Department for approval. The plans shall be in substantial conformance to Exhibit 'A', on file in the office of Development Services.
23. Prior to issuance of any construction permits for buildings (including shell), complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.
24. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or subsequent Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.
25. All required landscape improvements shall be maintained, on a permanent basis, by the Permittee or subsequent property Owner(s). 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.
26. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed

during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within 30 days of damage or Certificate of Occupancy or a Final Landscape Inspection.

27. Prior to issuance of any construction permit for parking structures, the Permittee shall submit on the planting and irrigation plans a signed statement by a Registered Structural Engineer indicating that supporting structures are designed to accommodate the necessary structural loads and associated planting and irrigation.

PLANNING/DESIGN REQUIREMENTS:

31. No fewer than 122 off-street parking spaces (132 are proposed) shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A," on file in the Development Services Department. Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the City Manager.

32. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

33. This project does contain deviations to development regulations as follows:

- a. Height – Five stories where four stories are a maximum at the street frontage.
- b. Front Yard Setback – 3'-0" setback where 75% of the structure is to be built on the property line with 25% to be set back.
- c. Private Open Space – balconies and patios within 9'-0" of the front property line.
- d. Personal Storage Space – 100-220 cubic yards of storage space for 30 of the residential units where 240 cubic yards are required.

34. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this Permit.

35. 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 Permittee.

36. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

37. No building additions, including patio covers, shall be permitted unless approved by the homeowners association and the City Manager. Patio covers may be permitted only if they are consistent with the architecture of the dwelling unit.
38. A resident manager is required to reside on each of the fraternity premises.
39. The frequency and duration of organized outdoor activities and social events at the fraternities, shall be limited to minimize adverse impacts on neighboring development.
40. All signs associated with this development shall be consistent with sign criteria established by either of the following:
- e. Approved project sign plan (Exhibit "A," on file in the Development Services Department); or
 - f. Citywide sign regulations
41. The applicant shall post a copy of the approved discretionary permit and Vesting Tentative Map in the sales office for consideration by each prospective buyer
42. 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.
43. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.
44. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.
45. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences, or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.
46. No mechanical equipment, tank, duct, elevator enclosure, cooling tower, mechanical ventilator, or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed, architecturally integrated structure whose top and sides may include grillwork, louvers, and latticework.
47. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable

materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A," on file in the Development Services Department.

WATER REQUIREMENTS:

48. Prior to the issuance of Certificates of Occupancy, the Owner/Permittee shall assure, by permit and bond, the design and construction of new 12-inch water facilities in Lindo Paseo from the intersection of 55th Street and Lindo Paseo to the intersection of Campanile Drive and Lindo Paseo, in a manner satisfactory to the Water Department Director and the City Engineer.

49. Prior to the issuance of Certificates of Occupancy, the Owner/Permittee shall assure, by permit and bond, the design and construction of three new cross connections at the intersection of Lindo Paseo and 55th Street, at the intersection of Lindo Paseo and Campanile Drive, and at the intersection of Campanile Drive and Montezuma Road, in a manner satisfactory to the Water Department Director and the City Engineer

50. Prior to the issuance of Certificates of Occupancy, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway, and the disconnection at the water main of any existing unused water service adjacent to the project site, in a manner satisfactory to the Water Department Director and the City Engineer.

51. Prior to the issuance of Certificates of Occupancy, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) on each water service serving the project, in a manner satisfactory to the Water Department Director and the City Engineer.

52. Prior to the issuance of any Certificates of Occupancy, public water facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer.

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

54. Prior to the issuance of Certificates of Occupancy, the Owner/Permittee shall assure, by permit and bond, the design and construction of new 12-inch water facilities in Campanile Drive, from Lindo Paseo to Montezuma Road, in a manner satisfactory to the Water Department Director and the City Engineer.

STORMWATER REQUIREMENTS:

55. Prior to the issuance of any construction permit, the Applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

56. Prior to the issuance of any construction permit the Applicant shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

57. Prior to the issuance of any construction permit the Applicant shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.

INFORMATION ONLY:

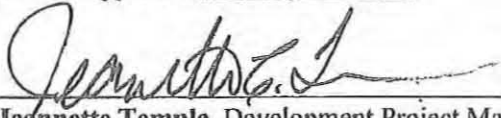
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.
- This development may be subject to impact fees at the time of building/engineering permit issuance

APPROVED by the Planning Commission of the City of San Diego on February 8, 2007, by Resolution No.4216-PC-2

ALL-PURPOSE CERTIFICATE

Type/PTS Approval Number of Document: Site Development Permit No. 367073, Planned Development Permit No. 280940, Conditional Use Permit No. 282236
Date of Approval: February 8, 2007

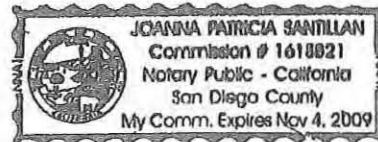
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO


Jeannette Temple, Development Project Manager
City of San Diego

On MARCH 14, 2007 before me, Joanna Patricia Santillan, City of San Diego, (Notary Public), personally appeared Jeannette Temple, Development Project Manager of the Development Services Department of the City of San Diego, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

Signature 
Joanna Patricia Santillan



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ALL-PURPOSE CERTIFICATE

OWNER(S)/PERMITEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED OWNER(S)/PERMITEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF OWNER(S)/PERMITEE(S) THEREUNDER.

Signed [Signature]

Typed Name: JOHN SARKISIAN

Name of Company: DMH LINDO PASEO, LLC

Title/Position in Company: CEO

STATE OF California
COUNTY OF San Diego

On March 12, 2007 before me, Misty Madrid (Notary Public) personally appeared John Sarkisian, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Misty Madrid



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PLANNING COMMISSION
 RESOLUTION NO. 4216-PC-2
 PLANNED DEVELOPMENT PERMIT NO. 280940
 SITE DEVELOPMENT PERMIT NO. 367073
 CONDITIONAL USE PERMIT NO. 282236
 PLAZA LINDO PASEO (MMRP) – PROJECT NO. 88113

WHEREAS, DMH LINDO PASEO, LLC, a California Limited Liability Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish four single dwelling units and construct a mixed use development comprising of 45 multi-family residential units, two (2) fraternity houses and 3,345 square feet of commercial space (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. C), on portions of a 0.63 acre site;

WHEREAS, the project site is located at 5649-5691 Lindo Paseo in the RM-3-9 Zone and the Parking Impact and Community Plan Implementation Overlay Zones within the College Area Community Plan and College Area Redevelopment Project area;

WHEREAS, the project site is legally described as Lots 11-14 of Collwood Gardens, Map No. 26;

WHEREAS, on February 8, 2007, the Planning Commission of the City of San Diego considered Planned Development Permit No. 280940, Site Development Permit No. 367073, Conditional Use Permit No. 282236, pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated February 8, 2007.

Planned Development Permit - Section 126.0604 (A)

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

The Plaza Lindo Paseo project site is comprised of approximately 0.626 acres located on the southern side of Lindo Paseo, north of Montezuma Road and east of 55th Street, within the College Area Community Plan, the College Community Redevelopment Project Master Project Plan, and the Core Sub-Area Design Manual. The property is currently developed with four single-family residences.

The College Area Community Plan designates the site for Multi-Family Residential development at a density range of 45 to 75 dwelling units per acre (du/ac). The proposed density would be 72 du/ac, which is the maximum yield that can be obtained under the RM-3-9 zoning. In addition, the westernmost existing parcel of this proposed project is located in the area designated for fraternities in the College Community Redevelopment Project Master Project Plan (MPP) and the creation of two condominium spaces for fraternity use are consistent with this designation.

The proposed project, to demolish four single dwelling units and construct a mixed use development comprising of 45 multi-family residential units, two (2) fraternity houses and 3,345 square feet of commercial space, is compatible with the existing development pattern of the

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surrounding area. The immediately adjacent properties to the north are developed with the SDSU Extension/KPBS building and parking structure, the properties to the south are developed with high-density multi-family residences, and single-family residences exist to the west and east.

The proposed project is consistent with the College Area Community Plan through the redevelopment of property with new housing in addition to approximately 3,345 square feet of commercial space and two spaces for fraternities. The project is consistent with the Core Sub-Area Design Manual with the exception of two deviations discussed in the fifth finding.

Therefore, the proposed development would not adversely affect the College Area Community Plan or the City of San Diego General Plan and Progress Guide.

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

The proposed project, to demolish four single dwelling units and construct a mixed use development comprising of 45 multi-family residential units, two (2) fraternity houses and 3,345 square feet of commercial space, 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 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 circulation, engineering, utilities, noise, and landscaping. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

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

The proposed project, to demolish four single dwelling units and construct a mixed use development comprising of 45 multi-family residential units, two (2) fraternity houses and 3,345 square feet of commercial space, complies with all applicable development guidelines of the Core Sub-Area Design Manual and the applicable regulations of the RM-3-9 zone with the exception of several deviations addressed in the fifth finding.

4. The proposed development, when considered as a whole, will be beneficial to the community.

The Plaza Lindo Paseo project, to demolish four single dwelling units and construct a mixed use development comprising of 45 multi-family residential units, two (2) fraternity houses and 3,345 square feet of commercial space, will promote the City's goals by contributing to the creation and maintenance of a diverse development community. The project would be enhanced with landscaping and hardscape improvements and a public plaza into/through the project to allow easy access for the public through the site. The plaza is a unique feature of the project that allows pedestrians from adjacent developments to utilize the alley to access the proposed commercial areas as well as Lindo Paseo Avenue, which isn't currently possible due to the current configuration of the lots. In addition, the project will be providing the construction of an upgraded 12-inch PVC water main with new lateral connections from a substandard existing 6-

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inch main. The new main will run from 55th Street and Lindo Paseo down Lindo Paseo to Campanile Drive down Campanile Drive to Montezuma Road (1600 LF).

Additionally, a primary objective of redevelopment is to use tax increment to address blighted conditions. The project will generate more revenue for the redevelopment agency through the tax increment as compared to the existing four single-family residences.

5. **Any 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.**

The proposed project, to demolish four single dwelling units and construct a mixed use development comprising of 45 multi-family residential units, two (2) fraternity houses and 3,345 square feet of commercial space, requires several deviations that will improve the overall appearance and enable the project to comply with the College Community Redevelopment Project Master Project Plan (MPP) and the Core Sub-Area Design Manual (Manual):

- **Front Yard Setback:** The project proposes to deviate from the Manual to allow a 3-foot front yard setback when approximately 75% of the building is to be built to the property line, and 25% is to be set back, and allows for balconies to project up to three feet beyond the property line. The MPP states on page 14 that, "Generally, buildings are to be sited at or within 10 feet of the property line..." and the Manual states on page 24 that typical frontages for residential projects "would involve approximately 75% to the line, 25% set back". The proposed project does conform to the MMP, but does not completely comply with the Manual because the two buildings along the Lindo Paseo Avenue frontage are located three feet from the property line. The project is proposing the 3-foot front yard setback in order to ensure that the balconies on the east building do not project beyond the property line. In the event that the balconies became an issue and had to be removed, it would require major construction that would affect the overall appearance of the building. In addition, all of the units facing Lindo Paseo Avenue in the east structure would no longer have balconies and private open space. Locating the building at the property line would result in balconies projecting over the sidewalk. For the proposed fraternity use and housing structure, the first floor is located three feet from the property line in order to accommodate the proposed mailboxes. The United States Post Office does not allow mail boxes to be placed more than 25 feet from the curb (the public right-of-way varies between 15 and 20 feet in width).
- **Building Height:** The project would deviate from the Manual to allow the building height along the Lindo Pasco Avenue frontage to exceed four stories. The maximum height along Lindo Pasco Avenue would be five stories for the east structure. The fraternity structure would be limited to four stories, thereby complying with the Manual. The College Area Community Council (CACC) requested that the proposed project limit its overall height as much as possible, even though buildings are allowed to be up to eight stories (but not along the street frontage). The project's design allows for the maximum amount of units to be built on the site which is located within walking distance of a major university, a transit/trolley station and general commercial services.
- **Private Open Space:** The applicant is requesting a deviation from the RM-3-9 private open space requirements (SDMC Section 131.0455(c)) which requires that private open

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space shall not be closer than nine feet to the front property line. The proposed project would have private open space in the form of balconies and patios within nine feet of the front property line in order to comply with with the Core Sub-Area Design Manual as much as possible.

- **Personal Storage Space:** The applicant is requesting a deviation from the required 240 cubic feet of personal storage space per unit (SDMC Section 131.0454). Seventeen of the proposed units will have 240 c.f. of personal storage space. Thirty of the units will range from 200-220 c.f. The manner in which parking is assigned to the units will determine the amount of storage per unit. The worst-case scenario would be that some of the units would have a minimum of 100 c.f. of overhead storage (each parking space has a 100 c.f. overhead storage bin). Personal storage has been provided mainly with overhead cabinets located at the end of most parking spaces and some full height storage closets. Compliance with the regulation would result in losing some of the excess parking and bicycle spaces (the project currently provides an excess of eleven parking spaces as well as 27 bicycle stalls). Since the provision of parking as well as encouraging alternative modes of transit are key issues for this area, this proposed project aims to provide more of these options rather than provide the maximum amount of storage space for each of the units.

Site Development Permit - Section 126.0504 (A)

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

The Plaza Lindo Paseo project site is comprised of approximately 0.626 acres located on the southern side of Lindo Paseo, north of Montezuma Road and east of 55th Street, within the College Area Community Plan, the College Community Redevelopment Project Master Project Plan, and the Core Sub-Area Design Manual. The property is currently developed with four single-family residences.

The College Area Community Plan designates the site for Multi-Family Residential development at a density range of 45 to 75 dwelling units per acre (du/ac). The proposed density would be 72 du/ac, which is the maximum yield that can be obtained under the RM-3-9 zoning. In addition, the westernmost existing parcel of this proposed project is located in the area designated for fraternities in the College Community Redevelopment Project Master Project Plan (MPP) and the creation of two condominium spaces for fraternity use are consistent with this designation.

The proposed project, to demolish four single dwelling units and construct a mixed use development comprising of 45 multi-family residential units, two (2) fraternity houses and 3,345 square feet of commercial space, is compatible with the existing development pattern of the surrounding area. The immediately adjacent properties to the north are developed with the SDSU Extension/KPBS building and parking structure, the properties to the south are developed with high-density multi-family residences, and single-family residences exist to the west and east.

The proposed project is consistent with the College Area Community Plan through the redevelopment of property with new housing in addition to approximately 3,345 square feet of commercial space and two spaces for fraternities. The project is consistent with the Core Sub-Area Design Manual with the exception of two deviations discussed in the fifth finding.

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Therefore, the proposed development would not adversely affect the College Area Community Plan or the City of San Diego General Plan and Progress Guide.

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

The proposed project, to demolish four single dwelling units and construct a mixed use development comprising of 45 multi-family residential units, two (2) fraternity houses and 3,345 square feet of commercial space, 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 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 circulation, engineering, utilities, noise, and landscaping. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

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

The proposed project complies with all applicable development guidelines of the Core Sub-Area Design Manual and the applicable regulations of the RM-3-9 zone with the exception of several deviations. The proposed deviations are as follows:

- **Front Yard Setback:** The proposed project would deviate from the Manual to allow a 3-foot front yard setback when approximately 75% of the building is to be built to the property line, and 25% is to be set back.
- **Building Height:** The project would deviate from the Manual to allow the building height along the street frontage to exceed four stories. The maximum height along the street would be five
- The project would deviate from the RM-3-9 private open space requirements (SDMC Section 131.0455(c)) which requires that private open space shall not be closer than nine feet to the front property line. The proposed project would have private open space in the form of balconies and patios within 9 feet of the front property line.
- **Personal Storage Space:** The project would deviate from the required 240 cubic feet of personal storage space per unit (SDMC Section 131.0454). The total required personal storage for 47 units is 11,280 C.F. A total of 13,110 C.F. of storage is provided, which exceeds the requirement.

Conditional Use Permit - Section 126.0305

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

The Plaza Lindo Paseo project site is comprised of approximately 0.626 acres located on the southern side of Lindo Paseo, north of Montezuma Road and east of 55th Street, within the College Area Community Plan, the College Community Redevelopment Project Master Project Plan, and the Core Sub-Area Design Manual. The property is currently developed with four single-family residences.

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The College Area Community Plan designates the site for Multi-Family Residential development at a density range of 45 to 75 dwelling units per acre (du/ac). The proposed density would be 72 du/ac, which is the maximum yield that can be obtained under the RM-3-9 zoning. In addition, the westernmost existing parcel of this proposed project is located in the area designated for fraternities in the College Community Redevelopment Project Master Project Plan (MPP) and the creation of two condominium spaces for fraternity use are consistent with this designation.

The proposed project, to demolish four single dwelling units and construct a mixed use development comprising of 45 multi-family residential units, two (2) fraternity houses and 3,345 square feet of commercial space, is compatible with the existing development pattern of the surrounding area. The immediately adjacent properties to the north are developed with the SDSU Extension/KPBS building and parking structure, the properties to the south are developed with high-density multi-family residences, and single-family residences exist to the west and east.

The proposed project is consistent with the College Area Community Plan through the redevelopment of property with new housing in addition to approximately 3,345 square feet of commercial space and two spaces for fraternities. The project is consistent with the Core Sub-Area Design Manual with the exception of two deviations discussed in the fifth finding.

Therefore, the proposed development would not adversely affect the College Area Community Plan or the City of San Diego General Plan and Progress Guide.

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

The proposed project, to demolish four single dwelling units and construct a mixed use development comprising of 45 multi-family residential units, two (2) fraternity houses and 3,345 square feet of commercial space, 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 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 circulation, engineering, utilities, noise, and landscaping. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

The proposed project does include two fraternity living/congregation spaces. These units are located at the westernmost portion of the proposed project in the fraternity designated area per the College Area Community Plan and Master Project Plan. Conditions have been placed on this project including the requirement to have an on-site resident manager, to address concerns of the community. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

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

The proposed project complies with all applicable development guidelines of the Core Sub-Area Design Manual and the applicable regulations of the RM-3-9 zone with the exception of several deviations. The proposed deviations are as follows:

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- Front Yard Setback: The proposed project would deviate from the Manual to allow a 3-foot front yard setback when approximately 75% of the building is to be built to the property line, and 25% is to be set back.
- Building Height: The project would deviate from the Manual to allow the building height along the street frontage to exceed four stories. The maximum height along the street would be five
- The project would deviate from the RM-3-9 private open space requirements (SDMC Section 131.0455(c)) which requires that private open space shall not be closer than nine feet to the front property line. The proposed project would have private open space in the form of balconies and patios within 9 feet of the front property line.
- Personal Storage Space: The project would deviate from the required 240 cubic feet of personal storage space per unit (SDMC Section 131.0454). The total required personal storage for 47 units is 11,280 C.F. A total of 13,110 C.F. of storage is provided, which exceeds the requirement.

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

The College Area Community Plan designates the subject site for multi-family residential and recognizes the site as a Fraternity Designated Area in order to help accommodate the growth of the University. The City has intended that this area accommodate such uses. The project is also located within the Core Sub-Area Design Manual, which designates the site as being within the Residential District, which allows for residential, fraternity housing, and a limited amount of commercial development. In addition, the Master Project Plan specifies that fraternities should be located east of 55th Street in the high density area (45-75 du/ac), which is the designation for the project site. There are existing university facilities directly to the north of the project site, and one fraternity has been operating on the subject site. Therefore, the proposed development would be appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 280940, Site Development Permit No. 367073, Conditional Use Permit No. 282236 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 280940, 367073, 282236, a copy of which is attached hereto and made a part hereof.



Jeannette Temple
Development Project Manager
Development Services

Adopted on: February 8, 2007

Job Order No. 42-5539

cc: Legislative Recorder

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Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																					
	1 st & 2nd >>	RE-	RS-												RX-		RT-						
	3rd >>	1-	1-												1-		1-						
	4th >>	1	2	3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	1	2	3
<i>Revolving Projecting Signs</i>		-	-												-		-						
<i>Signs with Automatic Changing Copy</i>		-	-												-		-						
<i>Theater Marquees</i>		-	-												-		-						

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones												
	1st & 2nd >>	RM-												
	3rd >>	1-			2-			3-			4-		5-	
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12	
Open Space														
Active Recreation		P			P			P			P		P	
Passive Recreation		P			P			P			P		P	
Natural Resources Preservation		P			P			P			P		P	
Park Maintenance Facilities		-			-			-			-		-	
Agriculture														
Agricultural Processing		-			-			-			-		-	
Aquaculture Facilities		-			-			-			-		-	
Dairies		-			-			-			-		-	
Horticulture Nurseries & Greenhouses		-			-			-			-		-	
Raising & Harvesting of Crops		-			-			-			-		-	
Raising, Maintaining & Keeping of Animals		-			-			-			-		-	

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones											
	1st & 2nd >>	RM-											
	3rd >>	1-			2-			3-			4-		5-
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
Separately Regulated Agriculture Uses													
Agricultural Equipment Repair Shops		-			-			-			-		-
Commercial Stables		-			-			-			-		-
Community Gardens		L			L			L			L		L
Equestrian Show & Exhibition Facilities		-			-			-			-		-
Open Air Markets for the Sale of Agriculture- Related Products & Flowers		-			-			-			-		-
Residential													
<i>Mobilehome Parks</i>		P ⁽²⁾			P ⁽²⁾			P ⁽²⁾			P ⁽²⁾		-
<i>Multiple Dwelling Units</i>		P ⁽⁵⁾			P ⁽⁵⁾			P ⁽⁵⁾			P ⁽⁵⁾		P
<i>Rooming House</i> [See Section 131.0112(a)(3)(A)]		-			-			P			P		P
<i>Single Dwelling Units</i>		P			P			P			P		-
Separately Regulated Residential Uses													
<i>Boarder & Lodger Accommodations</i>		L			L			L			L		L
Companion Units		L			L			L			L		L
Employee Housing:													
6 or Fewer Employees		-			-			-			-		-
12 or Fewer Employees		-			-			-			-		-
Greater than 12 Employees		-			-			-			-		-

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones											
	1st & 2nd >>	RM-											
	3rd >>	1-			2-			3-			4-		5-
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
Fraternities, Sororities and Student Dormitories		C			C			C			C		-
Garage, Yard, & Estate Sales		L			L			L			L		-
Guest Quarters		L ⁽¹¹⁾			-			-			-		-
Home Occupations		L			L			L			L		-
Housing for Senior Citizens		C			C			C			C		-
Live/Work Quarters		-			-			-			-		-
Residential Care Facilities:													
6 or fewer persons		P			P			P			P		-
7 or more persons		C			C			C			C		-
Transitional Housing:													
6 or fewer persons		P			P			P			P		-
7 or more persons		C			C			C			C		-
Watchkeeper Quarters		-			-			-			-		-
Institutional													
Separately Regulated Institutional Uses													
Airports		-			-			-			-		-
Botanical Gardens & Arboretums		C			C			C			C		-
Cemeteries, Mausoleums, Crematories		-			-			-			-		-
Churches & Places of Religious Assembly		P			P			P			P		-
Correctional Placement Centers		-			-			-			-		-

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones											
	1st & 2nd >>	RM-											
	3rd >>	1-			2-			3-			4-		5-
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
Educational Facilities:													
Kindergarten through Grade 12		P			P			P			P		-
Colleges / Universities		C			C			C			C		
Vocational / Trade School		-			-			-			-		-
Energy Generation & Distribution Facilities		-			-			-			C		C
Exhibit Halls & Convention Facilities		-			-			-			-		-
Flood Control Facilities		L			L			L			L		-
Historical Buildings Used for Purposes Not Otherwise Allowed		C			C			C			C		C
Homeless Facilities:													
Congregate Meal Facilities		-			-			C			C		-
Emergency Shelters		-			-			C			C		-
Homeless Day Centers		-			-			C			C		-
Hospitals, Intermediate Care Facilities & Nursing Facilities		C			C			C			C		-
Interpretive Centers		-			-			-			-		-
Museums		-			-			-			-		-
Major Transmission, Relay, or Communications Switching Stations		-			-			-			-		-
Satellite Antennas		L			L			L			L		L
Social Service Institutions		-			-			-			-		-

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones												
	1st & 2nd >>>	RM-												
	3rd >>>	1-			2-			3-			4-		5-	
	4th >>>	1	2	3	4	5	6	7	8	9	10	11	12	
<i>Wireless communication facility:</i>														
<i>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use</i>		L				L				L			L	
<i>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use</i>		N				N				N			N	
<i>Wireless communication facility in the public right-of-way with above ground equipment</i>		C				C				C			C	
<i>Wireless communication facility outside the public right-of-way</i>		C				C				C			C	
Retail Sales														
Building Supplies & Equipment		-				-				-			-	
Food, Beverages and Groceries		-				-				p ⁽⁸⁾			p ⁽⁸⁾	
Consumer Goods, Furniture, Appliances, Equipment		-				-				-			-	
Pets & Pet Supplies		-				-				-			-	
Sundries, Pharmaceuticals, & Convenience Sales		-				-				p ⁽⁸⁾			p ⁽⁸⁾	
Wearing Apparel & Accessories		-				-				-			-	

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones											
	1st & 2nd >>	RM-											
	3rd >>	1-			2-			3-			4-		5-
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
Separately Regulated Sales Uses													
Agriculture Related Supplies & Equipment		-											
Alcoholic Beverage Outlets		-											
Farmers' Markets													
Weekly Farmers' Markets		-											
Daily Farmers' Market Stands		-											
Plant Nurseries		-											
Retail Farms		-											
Swap Meets & Other Large Outdoor Retail Facilities		-											
Commercial Services													
Building Services		-											
Business Support		-											
Eating & Drinking Establishments		-											
Financial Institutions		-											
Funeral & Mortuary Services		-											
Instructional Studios		P			P			P			P		P
Maintenance & Repair		-											
Off-Site Services		-											
Personal Services		-						P ⁽⁸⁾			P ⁽⁸⁾		P ⁽⁸⁾
Assembly & Entertainment		-											
Radio & Television Studios		-											
Visitor Accommodations		-									P ⁽⁶⁾		P ⁽⁶⁾

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones												
	1st & 2nd >>>	RM-												
	3rd >>>	1-			2-			3-			4-		5-	
	4th >>>	1	2	3	4	5	6	7	8	9	10	11	12	
Separately Regulated Commercial Services Uses														
Adult Entertainment Establishments:														
Adult Book Store		-			-			-			-			
Adult Cabaret		-			-			-			-			
Adult Drive-In Theater		-			-			-			-			
Adult Mini-Motion Picture Theater		-			-			-			-			
Adult Model Studio		-			-			-			-			
Adult <i>Motel</i>		-			-			-			-			
Adult Motion Picture Theater		-			-			-			-			
Adult Peep Show Theater		-			-			-			-			
Adult Theater		-			-			-			-			
Body Painting Studio		-			-			-			-			
Massage Establishment		-			-			-			-			
Sexual Encounter Establishment		-			-			-			-			
Bed & Breakfast Establishments:														
1-2 Guest Rooms		L			L			L			P		P	
3-5 Guest Rooms		N			N			L			P		P	
6+ Guest Rooms		C			N			N			P		P	
Boarding Kennels/ Pet Day Care		-			-			-			-			
Camping Parks		-			-			-			-			
<i>Child Care Facilities:</i>														
Child Care Centers		C			C			C			C		-	
Large Family Child Care Homes		L			L			L			L		-	

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones												
	1st & 2nd >>	RM-												
	3rd >>	1-			2-			3-			4-		5-	
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12	
Small Family Child Care Homes		L			L			L			L		-	
Eating and Drinking Establishments Abutting Residentially Zoned Property		-			-			-			-		-	
Fairgrounds		-			-			-			-		-	
Golf Courses, Driving Ranges, and Pitch & Putt Courses		C			C			C			C		-	
Helicopter Landing Facilities		-			-			-			-		-	
Massage Establishments, Specialized Practice		-			-			-			-		-	
Nightclubs & Bars over 5,000 square feet in size		-			-			-			-		-	
Parking Facilities as a <i>Primary Use:</i>														
Permanent Parking Facilities		-			-			-			-		-	
Temporary Parking Facilities		-			-			-			-		-	
Private Clubs, Lodges and Fraternal Organizations		-			-			-			-		P	
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size ⁽⁴⁾		-			-			-			-		-	
Pushcarts:														
Pushcarts on Private Property		-			-			-			-		-	

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones											
	1st & 2nd >>	RM-											
	3rd >>	1-			2-			3-			4-		5-
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
Pushcarts in Public Right of Way		-			-			-			-		-
Recycling Facilities:													
Large Collection Facility		-			-			-			-		-
Small Collection Facility		-			-			-			-		-
Large Construction & Demolition Debris <i>Recycling Facility</i>		-			-			-			-		-
Small Construction & Demolition Debris <i>Recycling Facility</i>		-			-			-			-		-
Drop-off Facility		-			-			-			-		-
Green Materials Composting Facility		-			-			-			-		-
Mixed Organic Composting Facility		-			-			-			-		-
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic		-			-			-			-		-
Large Processing Facility Accepting All Types of Traffic		-			-			-			-		-
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic		-			-			-			-		-

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones											
	1st & 2nd >>	RM-											
	3rd >>	1-			2-			3-			4-		5-
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
Small Processing Facility Accepting All Types of Traffic		-	-	-	-	-	-	-	-	-	-	-	-
Reverse Vending Machines		-	-	-	-	-	-	-	-	-	-	-	-
Tire Processing Facility		-	-	-	-	-	-	-	-	-	-	-	-
Sidewalk Cafes		-	-	-	-	-	-	-	-	-	-	-	-
Sports Arenas & Stadiums		-	-	-	-	-	-	-	-	-	-	-	-
Theaters That Are Outdoor or over 5,000 Square Feet in Size		-	-	-	-	-	-	-	-	-	-	-	-
Urgent Care Facility		-	-	-	-	-	-	-	-	-	-	-	-
Veterinary Clinics & Animal Hospitals		-	-	-	-	-	-	-	-	-	-	-	-
Zoological Parks		-	-	-	-	-	-	-	-	-	-	-	-
Offices													
Business & Professional		-	-	-	-	-	-	-	-	-	-	-	-
Government		-	-	-	-	-	-	-	-	-	-	-	-
Medical, Dental, & Health Practitioner		-	-	-	-	-	-	P ⁽⁷⁾	P ⁽⁷⁾	P ⁽⁷⁾	-	-	-
Regional & Corporate Headquarters		-	-	-	-	-	-	-	-	-	-	-	-
Separately Regulated Office Uses													
Real Estate Sales Offices & Model Homes		L	L	L	L	L	L	L	L	L	L	L	-

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones												
	1st & 2nd >>	RM-												
	3rd >>	1-			2-			3-			4-		5-	
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12	
<i>Sex Offender Treatment & Counseling</i>		-			-			L			L		-	
Vehicle & Vehicular Equipment Sales & Service														
Commercial Vehicle Repair & Maintenance		-	-	-	-	-	-	-	-	-	-	-	-	
Commercial Vehicle Sales & Rentals		-	-	-	-	-	-	-	-	-	-	-	-	
Personal Vehicle Repair & Maintenance		-	-	-	-	-	-	-	-	-	-	-	-	
Personal Vehicle Sales & Rentals		-	-	-	-	-	-	-	-	-	-	-	-	
Vehicle Equipment & Supplies Sales & Rentals		-	-	-	-	-	-	-	-	-	-	-	-	
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses														
<i>Automobile Service Stations</i>		-	-	-	-	-	-	-	-	-	-	-	-	
<i>Outdoor Storage & Display of New, Unregistered Motor Vehicles as a Primary Use</i>		-	-	-	-	-	-	-	-	-	-	-	-	
Wholesale, Distribution, Storage														
Equipment & Materials Storage Yards		-	-	-	-	-	-	-	-	-	-	-	-	
Moving & Storage Facilities		-	-	-	-	-	-	-	-	-	-	-	-	
Warehouses		-	-	-	-	-	-	-	-	-	-	-	-	
Wholesale Distribution		-	-	-	-	-	-	-	-	-	-	-	-	
Separately Regulated Wholesale, Distribution, and Storage Uses														
<i>Impound Storage Yards</i>		-	-	-	-	-	-	-	-	-	-	-	-	

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones												
	1st & 2nd >>		RM-												
	3rd >>		1-			2-			3-			4-		5-	
	4th >>		1	2	3	4	5	6	7	8	9	10	11	12	
Junk Yards			-			-			-			-			
Temporary Construction Storage Yards Located off-site			N			N			N			N			
Industrial															
Heavy Manufacturing			-			-			-			-			
Light Manufacturing			-			-			-			-			
Marine Industry			-			-			-			-			
Research & Development			-			-			-			-			
Trucking & Transportation Terminals			-			-			-			-			
Separately Regulated Industrial Uses															
Hazardous Waste Research Facility			-			-			-			-			
Hazardous Waste Treatment Facility			-			-			-			-			
Marine Related Uses Within the Coastal Overlay Zone			-			-			-			-			
Mining and Extractive Industries			-			-			-			-			
Newspaper Publishing Plants			-			-			-			-			
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises			-			-			-			-			
Very Heavy Industrial Uses			-			-			-			-			
Wrecking & Dismantling of Motor Vehicles			-			-			-			-			
Signs															

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones												
	1st & 2nd >>	RM-												
	3rd >>	1-			2-			3-			4-		5-	
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12	
Allowable Signs		P			P			P			P		P	
Separately Regulated Signs Uses														
Community Entry Signs		L			L			L			L		L	
Neighborhood Identification Signs		N			N			N			N		N	
Reallocation of Sign Area Allowance		-			-			-			-		-	
Revolving Projecting Signs		-			-			-			-		-	
Signs with Automatic Changing Copy		-			-			-			-		-	
Theater Marquees		-			-			-			-		-	

Footnotes for Table 131-04B

- 1 Development of a *mobilehome park* in any RS or RX zone is subject to Section 143.0302.
- 2 Development of a *mobilehome park* in the RM zones is subject to Section 143.0302.
- 3 This use is permitted only if as an *accessory use*, but shall not be subject to the *accessory use* regulations in Section 131.0125.
- 4 The 40,000 square feet includes all indoor and outdoor areas that are devoted to the recreational use; it does not include customer parking areas.
- 5 Non-owner occupants must reside on the *premises* for at least 7 consecutive calendar days.
- 6 Two *guest rooms* are permitted for visitor accommodations per the specified square footage of lot area required per dwelling unit (maximum permitted *density*), as indicated on Table 131-04G.
- 7 See Section 131.0423(a).
- 8 See Section 131.0423(b).
- 9 Maintaining, raising, feeding, or keeping of 10 or more domestic animals requires a *premises* of at least 5 acres. Maintaining, raising, feeding, or keeping of swine is not permitted.
- 10 A Residential High Occupancy Permit is required in accordance with Section 123.0502 for a *single dwelling unit* when the occupancy of the *dwelling unit* would consist of six or more persons eighteen years of age and older residing in the *dwelling unit* for a period of 30 or more consecutive days.
- 11 A guest quarters or habitable accessory building is permitted in accordance with Section 141.0306 only as an *accessory use* to a *single dwelling unit*.

(Amended 8-10-2004 by O-19308 N.S.; effective 4-11-2007.)

(Amended 1-29-2008 by O-19704 N.S.; effective 2-28-2008.)
(Amended 4-23-2008 by O-19739 N.S.; effective 5-23-2008.)
(Amended 11-13-08 by O-19799 N.S.; effective 12-13-2008.)
(Amended 11-13-08 by O-19803 N.S.; effective 12-13-2008.)
(Amended 11-13-08 by O-19804 N.S.; effective 12-13-2008.)
(Amended 7-6-2011 by O-20065 N.S.; effective 8-5-2011.)
(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)
(Amended 2-22-2012 by O-20141 N.S.; effective 3-23-2012.)

[Editors Note: Amendments as adopted by O-20065 N. S, O-20081 N.S. and O-20141 will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies them as Local Coastal Program Amendments. Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-20081-SO.pdf and http://docs.sandiego.gov/municode_strikeout_ord/O-20141-SO.pdf]]

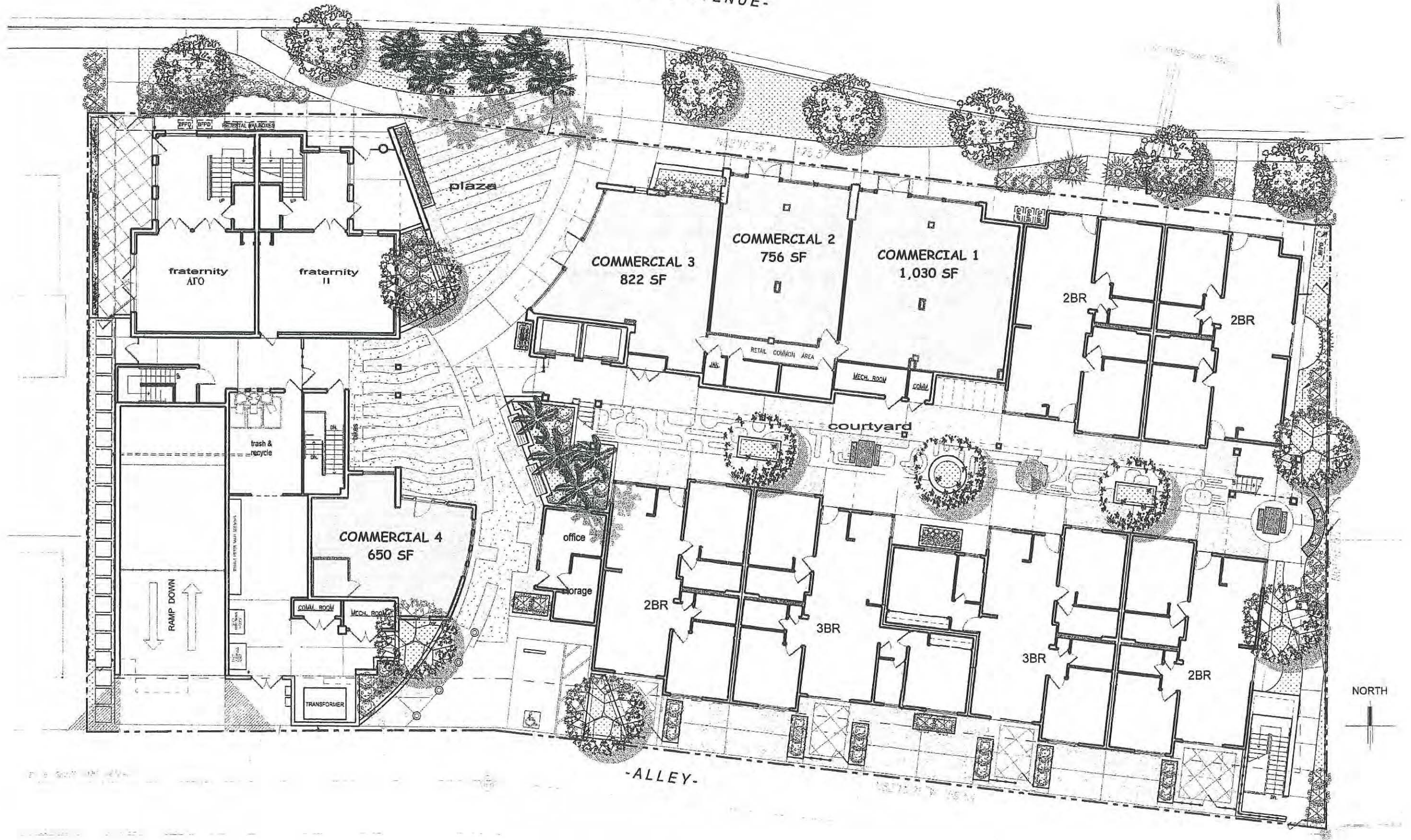
§131.0423 Additional Use Regulations of Residential Zones

The following uses are permitted in the residential zones indicated in Table 131-04B, subject to the additional use regulations in this Section.

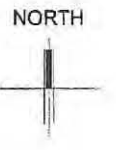
- (a) Medical, dental, and health practitioner offices are permitted subject to the following:
 - (1) No overnight patients are permitted; and
 - (2) Not more than two practitioners, and not more than three employees of each practitioner, shall work on the *premises*.
- (b) Sales and commercial service uses, where identified in the RM zones, are permitted subject to the following:
 - (1) Identified retail and commercial services uses are permitted only as a mixed-use in *developments* with 25 or more residential dwelling units;
 - (2) Retail and commercial uses must be located on the ground *floor*; and
 - (3) Retail and commercial uses shall not occupy more than a total of 25 percent of the *gross floor area* of the ground *floor*.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 4-23-2008 by O-19739 N.S.; effective 5-23-2008.)

-LINDO PASEO AVENUE-



-ALLEY-



§131.0111 Grouping of Use Categories

For the purpose of determining applicable development regulations, use categories shall be grouped according to the following:

- (a) Any use within the open space use category is considered an open space use or open space *development*.
- (b) Any use within the agricultural use category is considered an agricultural use or agricultural *development*.
- (c) Any use within the residential use category is considered a residential use or residential *development*.
- (d) Any use within the institutional, retail sales, commercial services, offices, and vehicle and vehicular equipment sales and services categories is considered a commercial use or commercial *development*.
- (e) Any use within the wholesale, distribution, storage, and industrial categories is considered an industrial use or industrial *development*.

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

§131.0112 Descriptions of Use Categories and Subcategories

- (a) The following are descriptions of each use category and subcategory found in the Use Regulations Tables of each base zone. These descriptions shall be used to classify specific uses into use subcategories for the purpose of determining applicable use regulations, in accordance with Section 131.0110. A description of separately regulated uses is located in Section 131.0112(b).

(1) Open Space Use Category

This category includes uses that may occur on land that has been identified for public recreational uses or to be left in a generally natural state. The open space subcategories are:

- (A) Active Recreation — Public park facilities that require major land *development* for installation, require a high level of maintenance, and can accommodate large assemblages of people.
- (B) Natural Resources Preservation — Undeveloped land left in a natural state for specific use as visual open space or environmental mitigation.

- (C) Park Maintenance Facilities — Major *structures* or facilities used in conjunction with the maintenance of *public parks*.
- (D) Passive Recreation — Recreational facilities associated with pastimes that are incidental to natural open space. These facilities require minor land *development* for installation, require minimum maintenance, do not attract large assemblages of people, and have little impact on natural open space.

(2) Agriculture Use Category

This category includes uses that involve the raising and harvesting of crops, the raising of animals, and the processing of plant and animal by-products. The agriculture subcategories are:

- (A) Agricultural Processing — Uses related to the processing or preparation of crops, animals, or animal by-products grown or raised on the same *premises* for consumption or transportation to markets.
- (B) Aquaculture Facilities — Uses that grow plants and animals in a water medium, either indoors or outdoors.
- (C) Dairies — Uses related to the milking of livestock and processing milk for consumption or transportation to markets.
- (D) Horticulture Nurseries and Greenhouses — Uses that propagate and grow plants in containers or in the ground and the associated sales of those plants.
- (E) Raising and Harvesting of Crops — Uses that involve the planting, maintaining, and harvesting of crops for consumption or for commercial purposes.
- (F) Raising, Maintaining, and Keeping of Animals — Uses that involve the feeding, housing, and maintenance of animals for private or commercial purposes.

(3) Residential Use Category

This category includes uses that provide living accommodations for one or more persons. The residential subcategories are:

- (A) *Rooming houses.* Dwellings where rooms are rented, individually or separately, resulting in multiple, independent living units where tenants do not share common access or financial responsibility for use of the *dwelling unit* as a whole. Pursuant to Section 127.0102(d), all *previously conforming rooming houses* shall be unlawful three years from the effective date of Ordinance O-2008-61..
- (B) *Mobilehome Parks* — A *premises* with two or more mobilehomes used as dwelling units other than companion units or employee housing.
- (C) *Multiple Dwelling Units* — Dwelling units where more than one dwelling unit is located on a single *lot*.
- (D) *Single Dwelling Units* — Dwelling units where no more than one dwelling unit is located on a *lot*, usually detached, and occupied by a single household unit.

(4) Institutional Use Category

This category includes uses that provide unique services that are of benefit to society as a whole. All of the uses in this use category are separately regulated uses. See Section 131.0112(b).

(5) Retail Sales Use Category

This category includes uses involving the sale, lease or rental of new or used goods to the general public. The retail sales subcategories are:

- (A) *Building Supplies and Equipment* — Uses that provide goods to repair, maintain, or visually enhance a *structure* or *premises*.
- (B) *Consumer Goods, Furniture, Appliances, and Equipment* — Uses that provide goods, large and small, functional and decorative, for use, entertainment, comfort, or aesthetics.
- (C) *Food, Beverages, and Groceries* — Uses that provide food for consumption off of the *premises*.
- (D) *Pets and Pet Supplies* — Uses that provide household pets and pet supplies for sale; grooming services.

- (E) Sundries, Pharmaceuticals, and Convenience Sales — Uses that provide goods for personal grooming and for the day-to-day maintenance of personal health and well-being.
- (F) Wearing Apparel and Accessories — Uses that provide goods to cover, protect, or visually enhance the human form.

(6) Commercial Services Use Category

This category includes uses that provide for consumer or business services, for the repair and maintenance of a wide variety of products, and for entertainment. The commercial services subcategories are:

- (A) Building Services — Uses that provide maintenance and repair services for all structural and mechanical elements of *structures*, as well as the exterior spaces of a *premises*.
- (B) Business Support — Uses that provide personnel services, printing, copying, and photographic services, or communication services.
- (C) Eating and Drinking Establishments — Uses that prepare or serve food or beverages for consumption on or off the *premises*.
- (D) Financial Institutions — Uses related to the exchange, lending, borrowing, and safe-keeping of money.
- (E) Funeral and Mortuary Services — Uses that provide services related to the death of a human.
- (F) Instructional Studios - Uses that provide a place where skills including dance, art, and martial arts are taught to individuals or groups. Instructional studios do not include educational facilities.
- (G) Maintenance and Repair - Uses that provide maintenance, cleaning and repair services for consumer goods.
- (H) Off-Site Services - Uses that provide for deliveries of a wide variety of products and that provide services that are used at a location separate from the business providing the delivery or service.
- (I) Personal Services - Uses that provide a variety of services associated with personal grooming and the maintenance of health and well-being.

- (J) Assembly and Entertainment - Uses that provide gathering places for large numbers of people for recreation, physical fitness, entertainment, or other assembly.
- (K) Radio and Television Studios - Uses that provide for the production, recording, and broadcasting of radio and television shows and motion pictures.
- (L) Visitor Accommodations - Uses that provide lodging, or a combination of lodging, food, and entertainment, primarily to visitors and tourists. (Outside the Coastal Overlay Zone, includes *single room occupancy hotels*.)

(7) Office Use Category

This category includes uses in an enclosed building that focus on business, government, professional, medical, or financial services. The offices subcategories are:

- (A) Business and Professional — Uses related to earning a livelihood through a commercial or mercantile endeavor or through the practice of a vocation requiring specialized training or education.
- (B) Government — Uses related to the administration of the regulations of local, state, or federal government.
- (C) Medical, Dental, and Health Practitioner — Uses related to diagnosis and treatment of human illness and physical malfunction that can be performed in an office setting. Medical and dental laboratories are included in this subcategory, unless otherwise indicated.
- (D) Regional and Corporate Headquarters — Uses related to the administration of large or geographically widespread businesses that may be located separately from the main activity of those businesses.

(8) Vehicle and Vehicular Equipment Sales and Services Use Category

This category includes uses that provide for the sale, rental, maintenance, or repair of new or used vehicles and equipment. The Vehicle and vehicular equipment sales and services subcategories are:

- (A) Commercial Vehicle Repair and Maintenance — Uses that repair and maintain the mechanical components or the bodies of large trucks, mass transit vehicles, large construction or agricultural equipment, aircraft, or commercial boats.
 - (B) Commercial Vehicle Sales and Rentals — Uses that provide for the sale or rental of large trucks, mass transit vehicles, large construction or agricultural equipment, aircraft, or commercial boats.
 - (C) Personal Vehicle Repair and Maintenance — Uses that repair the mechanical components or the bodies of autos, small trucks or vans, motorcycles, motor homes, or recreational vehicles including recreational boats or that wash, clean, or otherwise protect the exterior and interior surfaces of these vehicles.
 - (D) Personal Vehicle Sales and Rentals — Uses that provide for the sale or rental of new or used autos, small trucks or vans, motorcycles, motor homes, or recreational vehicles including recreational boats.
 - (E) Vehicle Equipment and Supplies Sales and Rentals — Uses related to the sale, lease, or rental of new or used parts, tools, or supplies for the purpose of repairing or maintaining vehicles, including distribution of products from the same *premises* that sells, leases, or rents them.
- (9) Wholesale, Distribution, Storage Use Category
- This category includes uses that provide and distribute goods in large quantities, especially to retail sales establishments. Long-term and short-term storage of commercial goods and personal items is included. The wholesale, distribution, storage subcategories are:
- (A) Equipment and Materials Storage Yards — Uses related to outdoor storage of large equipment or products or large quantities of materials.
 - (B) Moving and Storage Facilities — Uses engaged in the moving of household or office furniture, appliances, and equipment from one location to another, including the temporary storage of those same items.
 - (C) Warehouse — Uses engaged in long-term and short-term storage of goods in bulk as well as storage by individuals in separate storage compartments.

- (D) Wholesale Distribution — Uses engaged in the bulk storage and distribution of goods. Wholesale showrooms are also included.

(10) Industrial Use Category

This category includes uses that produce goods from extracted and raw materials or from recyclable or previously prepared materials, including the design, storage, and handling of these products and the materials from which they are produced. The industrial subcategories are:

- (A) Heavy Manufacturing — Uses that process or treat materials for the fabrication of large base-sector products. Assembly of large equipment and machines is included in this subcategory as well as manufacturing uses that typically produce noise, dust, or other pollutants capable of harming or annoying adjacent uses.
- (B) Light Manufacturing — Uses that process, fabricate, assemble, treat, or package finished parts or products without the use of explosive or petroleum materials. (This subcategory does not include the assembly of large equipment and machinery.)
- (C) Marine Industry — Uses that produce, distribute, and store commercial marine vessels and equipment.
- (D) Research and Development — Uses engaged in scientific research and testing leading to the development of new products and processes.
- (E) Trucking and Transportation Terminals — Uses engaged in the dispatching and long-term or short-term storage of large vehicles. Minor repair and maintenance of vehicles stored on the *premises* is also included.

(11) Signs Use Category

This category includes all *structures* that provide identification of businesses, products, services, or sites. The *sign* subcategory is: Allowable Signs — *Structures* that are placed on the ground, or on *building facades* or roofs, whose *sign copy* identifies a business, a *premises*, activities on a *premises*, or direction to a *premises*. See Section 142.1205.

- (b) Separately regulated uses are uses that may or may not meet the description of a use subcategory but are listed separately from any subcategory because in some or all zones they are regulated differently from other uses. Each use category contains a list of separately regulated uses, some of which may meet the description of a use subcategory within the same or another category. The use regulations identified for the separately regulated use shall supersede the use regulations for the use subcategory that may match the particular use.

(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)

(Amended 4-23-2008 by O-19739 N.S.; effective 5-23-2008.)

(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)

[Editors Note: Amendments as adopted by O-20081 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-20081-SO.pdf]

§131.0120 Applicable Overlay Zones in Base Zones

In addition to the regulations of the base zones applied to property as described in this article, overlay zone regulations may also apply. Overlay zone regulations are located in Chapter 13, Article 2.

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

§131.0121 Applicable Planned Districts Using Base Zones

In addition to the regulations of the base zones applied to property as described in this article, planned district regulations may also apply. Applicable planned district regulations are located in Chapter 15, Article 2.

(Amended 10-2-2000 by O-18853 N.S.)

§131.0125 Accessory Use Regulations for All Base Zones

- (a) When the Use Regulations Table in any base zone identifies a use as a limited use or requiring a Neighborhood Use Permit or Conditional Use Permit, that use shall be subject to the same use regulations and use permit requirements whether or not the use is deemed a *primary use* or an *accessory use* on the *premises*.

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: 24002158

Planned Development Permit No. 905603
PASEO PLACE PROJECT NO. 257132
Amendment to Planned Development Permit No. 280940
PLANNING COMMISSION

This Planned Development Permit No. 905603, an amendment to Planned Development Permit No. 280940, is granted by the Planning Commission of the City of San Diego to LPD Development, L.L.C., a California limited liability company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0604. The 0.63 acre site is located at 5649-5691 Lindo Paseo in the RM-3-9 Zone and the Parking Impact and Community Plan Implementation Overlay Zones within the College Area Community Plan and College Area Redevelopment Project area. The project site is legally described as Lots 11-14 of Collwood Gardens, Map No. 2620 filed in the Office of the County Recorder of San Diego County, February 3, 1950.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to allow for additional retail sales, commercial services, and office use types within approximately 3,345 square feet of a 74,401 square-foot mixed use development site as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May XX, 2012, on file in the Development Services Department.

The project shall include:

- a. In addition to the allowed Use Category and Subcategory types specified in the RM-3-9 base zone and the uses specified for the Core Sub-area of the College Redevelopment Project Master Plan, the following additional Use Category and Subcategory types within the San Diego Municipal Code (SDMC) section are permitted as well within approximately 3,345 square feet of an existing 74,401 square-foot mixed use development:

- Consumer Goods, Furniture, Appliances, and Equipment - Uses that provide goods, large and small, functional and decorative, for use, entertainment, comfort, or aesthetics (SDMC sec. 131.0112(a)(5)(B));
 - Wearing Apparel and Accessories - Uses that provide goods to cover, protect, or visually enhance the human form (SDMC sec. 131.0112(a)(5)(F));
 - Business Support - Uses that provide personnel services, printing, copying, and photographic services, or communication services (SDMC sec. 131.0112(a)(6)(B));
 - Eating and Drinking Establishments - Uses that prepare or serve food or beverages for consumption on or off the premises (SDMC sec. 131.0112(a)(6)(C));
 - Financial Institutions - Uses related to the exchange, lending, borrowing, and safe-keeping of money (SDMC sec. 131.0112(a)(6)(D)); and
 - Business and Professional - Uses related to earning a livelihood through a commercial or mercantile endeavor or through the practice of a vocation requiring specialized training or education (SDMC sec. 131.0112(a)(7)(A)).
- b. 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. This permit must be utilized by [ENTER DATE including the appeal time].
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.

3. 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. Unless modified specifically by this Permit, the Owner/Permittee shall continue to comply with the mixed use development's Planned Development Permit No. 280940, Site Development Permit No. 367073, Conditional Use Permit No. 282236, and the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in the Mitigated Negative Declaration No. 88113 satisfactory to the Development Services Department and City Engineer.

PLANNING/DESIGN REQUIREMENTS:

12. Hours of operation for any allowable Commercial Services Use shall be limited to the hours of 6:00 AM to 12:00 AM.

13. Air contaminants including smoke, fumes, gases, odors, and particulate matter associated with any allowable Commercial Services Use shall be directed away from the residential units and any common open space areas.

14. The sale of alcohol for consumption off of the premises shall be prohibited within the mixed use development site.

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.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on May XX, 2012 and Resolution No. XXXXXXXX.

Permit Type/PTS Approval No.: Planned Development Permit No. 905603
Date of Approval: May XX, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Tim Daly
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.

LPD Development, L.L.C.
Owner/Permittee

By _____
NAME:
TITLE:

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

PLANNING COMMISSION RESOLUTION NO. XXXXXXXXX
Planned Development Permit No. 905603
PASEO PLACE PROJECT NO. 257132

WHEREAS, LPD DEVELOPMENT, L.L.C., a California limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to allow for additional retail sales, commercial services, and office use types within approximately 3,345 square feet of an existing 74,401 square-foot mixed use development site (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 905603), on portions of a 0.63-acre site;

WHEREAS, the project site is located at 5649-5691 Lindo Paseo in the RM-3-9 Zone and the Parking Impact and Community Plan Implementation Overlay Zones within the College Area Community Plan and College Area Redevelopment Project area;

WHEREAS, the project site is legally described as Lots 11-14 of Collwood Gardens, Map No. 2620 filed in the Office of the County Recorder of San Diego County, February 3, 1950;

WHEREAS, on May XX, 2012, the Planning Commission of the City of San Diego considered Planned Development Permit No. 905603 pursuant to the Land Development Code of the City of San Diego;
NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated May XX, 2012.

FINDINGS:

Planned Development Permit – San Diego Municipal Code (SDMC) section 126.0604

A. Findings for all Planned Development Permits

1. The proposed development will not adversely affect the applicable land use plan. The Paseo Place (formerly Plaza Lindo Paseo) project site is comprised of approximately 0.63 acres located on the southern side of Lindo Paseo, north of Montezuma Road and east of 55th Street, within the College Area Community Plan, the College Community Redevelopment Project Master Project Plan (MPP), and the Core Sub-Area Design Manual. The property is entitled with a mixed use development, currently under construction and consisting of multi-family residential, fraternity houses, and commercial retail space.

The College Area Community Plan designates the site for Multi-Family Residential development at a density range of 45 to 75 dwelling units per acre (du/ac). In addition, the MPP designates the western portion of the parcel for fraternities. The project proposes to provide commercial, retail, and offices uses which are not allowed by the existing underlying RM-3-9 zone, but have been determined to be consistent with the intent of the College Area Community Plan and the MPP. Specifically, this permit amends the existing Planned Development Permit No. 280940 to allow the specific proposed uses: Consumer Goods, Furniture, Appliances and Equipment; Wearing

Apparel and Accessories; Business Support; Eating and Drinking Establishment; Financial Institution; and Business and Professional Offices.

The College Area Community Plan states "some small-scale commercial uses intended to serve the needs of area residents are expected to locate in portions of the subarea designated principally for residential development." The Paseo Place development includes approximately 3,345 square feet of existing retail and commercial area to serve the needs of the area residents. The additional commercial uses are similar in character to the uses enumerated in the Sub-Area Development portion of the MPP. Also, the addition of allowable commercial uses includes business and professional offices which would support the students attending the local university and thereby support the operation and function of the university. Therefore, the business and professional office use provided would be consistent with the MPP.

The proposed development would not adversely affect the College Area Community Plan or the City of San Diego General Plan and Progress Guide.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The Paseo Place (formerly Plaza Lindo Paseo) project site is comprised of approximately 0.626 acres located on the southern side of Lindo Paseo, north of Montezuma Road and east of 55th Street, within the College Area Community Plan, the College Community Redevelopment Project Master Project Plan (MPP), and the Core Sub-Area Design Manual. The property is entitled with a mixed use development, currently under construction and consisting of multi-family residential, fraternity houses, and commercial retail space.

The project proposes to provide commercial, retail, and offices uses which are not allowed by the existing underlying RM-3-9 zone, but have been determined to be consistent with the intent of the College Area Community Plan and the MPP. Specifically, this permit amends the existing Planned Development Permit No. 280940 to allow the specific proposed uses: Consumer Goods, Furniture, Appliances and Equipment; Wearing Apparel and Accessories; Business Support; Eating and Drinking Establishment; Financial Institution; and Business and Professional Offices.

The development permit with the additional uses, 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 necessary to avoid adverse impacts upon the health, safety and welfare of the persons residing or working in the area. These conditions include: limiting the hours of operation for the commercial, retail, and office uses to reduce noise levels within the residential area of the development; directing any potential air contaminants from the use area away from the residential area of the development; and prohibiting the sale of alcohol for consumption off of the premises within the mixed use development site. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that 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; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code. The Paseo Place (formerly Plaza Lindo Paseo) project site is comprised of approximately 0.626 acres located on the southern side of Lindo Paseo, north of Montezuma Road and east of 55th Street, within the College Area Community Plan, the College Community Redevelopment Project Master Project Plan (MPP), and the Core Sub-Area Design Manual. The property is entitled with a mixed use development, currently under construction and consisting of multi-family residential, fraternity houses, and commercial retail space.

The project proposes to provide commercial, retail, and offices uses which are not allowed by the existing underlying RM-3-9 zone, but have been determined to be consistent with the intent of the College Area Community Plan and the MPP. Specifically, this permit amends the existing Planned Development Permit No. 280940 to allow the specific proposed uses: Consumer Goods, Furniture, Appliances and Equipment; Wearing Apparel and Accessories; Business Support; Eating and Drinking Establishment; Financial Institution; and Business and Professional Offices.

The project does not propose any deviations pursuant to SDMC section 126.0602(b)(1). The proposed amendment to the Planned Development Permit No. 280940 is permitted in accordance with SDMC section 126.0602(a)(2) in that the proposed uses comply with the applicable land use plan, but are not permitted in the underlying base zone. The proposed amendment to the Planned Development Permit No. 280940 will allow a greater range of commercial uses specifically identified to provide needed goods and services to the area residents. The provision of these additional goods and services will be beneficial to the community 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. 905603 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 905603, a copy of which is attached hereto and made a part hereof.

Tim Daly
Development Project Manager
Development Services

Adopted on: May XX, 2012

Job Order No. 24002158

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

Mailing Address: P.O. Box 15723

San Diego, CA 92175-5723

Website: CollegeNeighborhoods.com/CACC

E-mail: cacc@CollegeNeighborhoods.com

Minutes

Approved January 11, 2012

From the Regular Meeting held on: Wednesday, Nov. 9, 2011, 7 PM

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

P	Doug	Case	President	P	Steven	Barlow				
P	Rhea	Kuhlman	Vice President	P	Andy	Beauparlant	P	Robert	Montana	
P	Jean	Hoeger		A	Jim	Boggus	P	Martin	Montesano	
P	R.D.	Williams	Treasurer	P	John	Burkett	P	Frank	Musgrove	
P	Tyler	Sherer	SDSU Appointee				P	Jan	Riley	
P	Krista	Parker	SDSU AS Appointee	P	Ann	Cottrell	P	Mitch	Yunker	
				P	Joe	Jones				
P = Present A1 / A2 / A3 / A4 = Absent 1 st , 2 nd , 3 rd , 4 th							TOTALS	16		
CP600-24, Art IV, Sec 1: a vacancy exists upon the 3 rd consecutive absence or the 4 th absence in 12 months (April through March)										

The College Area Community Council (CACC) and the College Area Community Planning Board (CACPB) are two separate entities with a common board and officers and joint meetings. The items highlighted below with asterisks are CACPB business items, subject to City Council Policy 600-24 governing community planning groups. Items are reported in agenda outline order, although some items may have been considered in a different sequence.

**** Designates that the item is on the CACPB agenda and subject to City of San Diego policies governing community planning groups**

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

President Doug Case called the meeting to order at 7:00 PM. The pledge of allegiance was recited.

II. Approval of Current Agenda

Motion – Approved agenda as distributed.

(Motion: Consensus)

Motion: Approved 16-0-0

III. Approval of Minutes from October 12, 2011

Motion – Approval of Minutes from October 12 as distributed

(Motion: Consensus)

Motion: Approved 16-0-0

IV. Public Comments on Non-Agenda Items

A. Gale Barlow asked if the CACC could provide a letter addressed to the Mayor of San Diego expressing the CACC's support of the possible joint use park at Harriet Tubman Elementary.

Motion- to add this request to this evening's agenda.

Motion: Steve Barlow

Motion-Approved 16-0-0

B. Patrick Barbour spoke about the presence of the Greek Intersivity group on campus.

V. Report from Local Elected Representatives & Law Enforcement

- A. SDPD Eastern Division Sergeant McDonald took questions and expressed that the College Car is not in operation. Some confusion between the information he provided and what was originally conveyed by his captain exist. Doug expressed that he plans on drafting a letter to the Eastern Division Captain for clarification on the issue.
- B. Tim Taylor from Marti Emerald's office handed out the newsletter and talked briefly about her office's involvement in the community and City Council.
- C. The SDSU Police Dispatcher, Joanna McKay, and their Captain talked about current events at SDSU and enforcement activities.
- D. Community Prosecutor, Kristine Beattie talked about enforcement and judicial activities as well as the Mid-City and Eastern Division transition. The new prosecutor for the College Area is Carolyn Westfall.

VI. Presentation by Alvarado Hospital Administrator

Presented a power point and talked about the investments they are making in the hospital. They also fielded questions from the audience and board.

VII. Committee Reports

**A. Project Review Committee, Rhea Kuhlman, Chair

Motion: Recommend amendment of Planned Development Permit (SDP)367073 to allow additional commercial uses on the site located at 5645, 5655, and 5665 Lindo Paseo, as follows: In addition to those commercial uses currently allowed in the existing RM-3-9 zone, all Permitted Commercial Use Categories/Subcategories for the CN-1-1 Zone as specified in Table 131-05B of San Diego Municipal Code Section 131.0522 shall be allowed, but specifically excluding all Limited uses and Conditional uses listed as allowable in Table 131-05B, as well as excluding the sale of alcoholic beverages to be consumed off the premises.

(Motion: Rhea Kuhlman)

Motion: Approved 16-0-0

B. Treasurer's Report-No report to make

C. Code Enforcement, Ann Cottrell, Chair-

Ann, Mitch & Andy briefly spoke about the activities of the committee to include sober living and problems with getting statistics from SDPD. They asked if the committee could draft a letter for Doug's signature so that they can send it in support of the Newport Beach Sober Living Ordinance that is being challenged in court.

Motion-draft a letter from CACC based on one written by the League of Cities in support of the Newport Beach Sober living Ordinance.

Motion-Mitch Younker

Motion-16-0-0

E. Beautification and Projects committee, Steve Barlow, Chair

Nothing to report

F. Community Outreach Committee, Jan Riley, Chair

Jan spoke about the last meeting and their efforts that include soliciting bids on a website design, membership renewals, Facebook page and newsletter. She talked about the possibility of having the City Council candidates coming in for a Q & A session at the library and Doug's efforts with the BID and getting more participation in the CACC/CACPB from folks in that group.

G. Ad-Hoc Parking Issues Committee, Frank Musgrove, Chair

Frank said that there hasn't been an official meeting of the committee yet, but he attended a City parking advisory committee meeting and he shared what he learned.

VIII. Delegate Reports

A. Community Planners Committee

Doug spoke about the Urban Agriculture program and handed out the new guidelines that are up for consideration. Refer to item B. under new business for motion.

B. Crossroads Redevelopment Project Area Committee

Doug expressed that they did not meet due to the state budget considerations regarding redevelopment money.

C. College Community Redevelopment Project Area Committee

No meeting

IX. Unfinished Business

None

X. New Business

**A. Election of members to three vacant seat expiring April 2012-

No action taken because there weren't any nominees

****B.** Feedback on potential Regulatory and General Plan Amendments regarding Urban Agriculture (retail farmers, farmers markets on private property, animal husbandry (chickens, goats, bees) and minor amendments to community garden regulations.

Motion- The CACC/CACPB should vote in support of the new regulatory amendments as recommended.

Motion-Rhea Kuhlman

Motion-16-2-0

Andy Beauparlant wanted it written that he voted *Nay* because the new guidelines allowed for bee-keeping in urban areas and he thinks it's a bad idea due to the risk of dogs getting hurt.

****C.** Cancellation of December meeting.

Motion- To cancel December meeting if no "important" issues arise that need immediate attention.

Motion-Consensus

Motion-16-0-0

****D.** Motion-to write a letter from CACC/ CACPB to the Mayor of San Diego expressing our support for a joint use park at Harriet Tubman Elementary- Refer to letter A under public comments.

Motion-Steve Barlow

Motion-16-0-0

XI. Adjournment

Motion: Consensus

Approved 16-0-0

Minutes respectfully submitted by John Burkett



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 PDP Amendment

Project Title **Project No. For City Use Only**
 Paseo Place 257132
Project Address:
 5646, 5655 & 5665 Lindo Paseo, San Diego, CA 92115

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):	Name of Individual (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Signature : Date:	Signature : Date:
Name of Individual (type or print):	Name of Individual (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Signature : Date:	Signature : Date:

Project Title:
Paseo Place

Project No. (For City Use Only)

257132

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. 200910710004
 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):
LPD Development, LLC
 Owner Tenant/Lessee
Street Address:
1311 First Street
City/State/Zip:
Coronado, CA 92118
Phone No: (619) 522-6159 Fax No: (619) 522-6169
Name of Corporate Officer/Partner (type or print):
Art Engel
Title (type or print):
Managing Member
Signature:  Date: 8/26/11

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:

Doc # 2009-0217550



RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENT TO:
LPD Development, LLC
Attn: Art Engel, 1311 First Street
Coronado, CA 92118

Handwritten initials: fb, AD, OC

APR 27, 2009 4:59 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
DAVID L. BUTLER, COUNTY RECORDER

FEES: 32.00
OC: AFNF TAX: N.D.

PAGES: 2



Space Above This Line for Recorder's Use Only

A.P.N.: 466-040-11-00 and 466-040-12-00
and 466-040-13-00 and 466-040-14-00

12097

File No.: DIV-3220865 (KH)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$Non-Disclosure; CITY TRANSFER TAX \$;

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of San Diego, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DMH Lindo Paseo, LLC**, a California limited liability company

hereby GRANTS to **LPD Development, LLC**, a California limited liability company

the following described property in the City of San Diego, County of San Diego, State of California:

LOTS 11, 12, 13 AND 14 OF COLLWOOD GARDENS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2620, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 3, 1950.

Grant Deed - continued

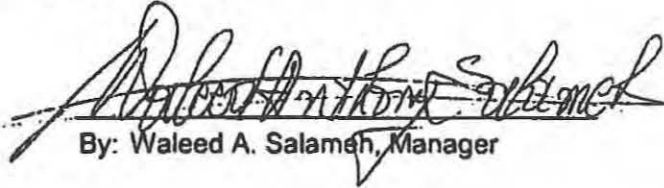
Date: 04/14/2009

A.P.N.: 466-040-11-00 and 466-040-12-00
and 466-040-13-00 and 466-040-14-00

File No.: DIV-3220865 (KH)

Dated: 04/14/2009

DMH Lindo Paseo, LLC, a California limited liability company


By: Waleed A. Salameh, Manager

STATE OF California)SS
COUNTY OF San Diego)

On 4-14-09, before me, Karen K. Hagen, Notary Public, personally appeared Waleed A. Salameh

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Karen K. Hagen



My Commission Expires: 4-5-2012

This area for official notarial seal

Notary Name: Karen K. Hagen

Notary Phone: 619-2314685

Notary Registration Number: 1794878

County of Principal Place of Business: San Diego

Paseo Place

(FORMERLY PLAZA LINDO PASEO)

AMENDMENT TO PDP 280940, SDP 367073 AND CUP 282236 -PROJECT NO. 88113

ML architects
 3588 Sydney Place
 San Diego, CA 92116
 619.282.2367
 mlarchitects@mla.com



AMENDMENT SUMMARY

BULLET POINT NARRATIVE

- THE EXISTING DEVELOPMENT CONSISTS OF A 74,401 SQUARE FOOT, 5 STORY STRUCTURE WITH 45 MULTI-FAMILY DWELLING UNITS, 2 FRATERNITY HOUSES, 2 UNDERGROUND PARKING LEVELS AND 4 COMMERCIAL SPACES THAT TOTAL 3,345 SQUARE FEET.
- THE PROPOSED PROJECT IS AN AMENDMENT TO EXISTING PDP 280940 TO ALLOW FOR ADDITIONAL COMMERCIAL USE TYPES IN ACCORDANCE WITH SDMC 143.0403, THE COLLEGE AREA COMMUNITY PLAN AND THE COLLEGE COMMUNITY REDEVELOPMENT PROJECT MASTER PLAN.
- NO CHANGES TO THE EXISTING MULTI-FAMILY, FRATERNITY, PARKING OR ANY OTHER ASPECT OF THE EXISTING PROJECT ARE PROPOSED.
- ADDITIONAL COMMERCIAL USE TYPES ARE PROPOSED TO SERVE THE NEEDS OF AREA RESIDENTS.
- IN ADDITION TO THE COMMERCIAL USE TYPES SPECIFIED IN THE RM-3-9 ZONE, AND THOSE USES SPECIFIED FOR THE CORE SUB-AREA OF THE COLLEGE REDEVELOPMENT PROJECT MASTER PLAN, THE FOLLOWING COMMERCIAL USE CATEGORIES/SUBCATEGORIES (SDMC 131.0112) ARE PERMITTED:
 - CONSUMER GOODS, FURNITURE, APPLIANCES AND EQUIPMENT;
 - WEARING APPAREL;
 - BUSINESS SUPPORT;
 - EATING AND DRINKING ESTABLISHMENTS;
 - FINANCIAL INSTITUTIONS;
 - BUSINESS AND PROFESSIONAL OFFICES

EXISTING AND PROPOSED USES

- EXISTING:** THE EXISTING DEVELOPMENT CONSISTS OF A 74,401 SQUARE FOOT, 5 STORY STRUCTURE WITH 45 MULTI-FAMILY DWELLING UNITS, 2 FRATERNITY HOUSES, 2 UNDERGROUND PARKING LEVELS AND 4 COMMERCIAL SPACES THAT TOTAL 3,345 SQUARE FEET.
- PROPOSED:** NO CHANGES TO THE EXISTING MULTI-FAMILY, FRATERNITY OR PARKING. THE COMMERCIAL USE TYPES ARE PROPOSED TO BE CHANGED TO ALLOW A GREATER RANGE OF USES.

BUILDING DATA

EXISTING ZONE:
RM-3-9

OVERLAY ZONE:
PARKING IMPACT

COMMUNITY PLAN:
COLLEGE AREA (CIP02 AREA B)

LAND USE:
COLLEGE COMMUNITY REDEVELOPMENT PROJECT MASTER PROJECT PLAN (CORE SUB-AREA)

OCCUPANCY:
R2 -RESIDENTIAL
M -RETAIL
S2 -PARKING GARAGE

TYPE OF CONSTRUCTION:
TYPE VA-ONE HOUR
TYPE 1A

LEGAL DESCRIPTION:
LOTS 11, 12, 13, & 14 OF COLLWOOD GARDENS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2620 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 3, 1950.

A.P.N.: 466-040-18

GROSS SITE AREA: 0.826 ACRES (27,269 S.F.)

NET SITE AREA: 0.531 ACRES (23,151 S.F.)

GROSS FLOOR AREA: 71401 S.F.

NUMBER OF STORIES: 2 (S2) ; 5 (R2)

BUILDING HEIGHT: 59'-0"

PRIOR APPROVAL:
PLANNED DEVELOPMENT PERMIT NO. 280940
CONDITIONAL USE PERMIT NO. 282236
SITE DEVELOPMENT PERMIT NO. 367073
VESTING TENTATIVE MAP NO. 365815

SHEET INDEX

1	TITLE SHEET
2	ARCHITECTURAL SITE PLAN
3	P1 GARAGE PLAN
4	P2 GARAGE PLAN
5	1ST FLOOR PLAN
6	2ND FLOOR PLAN
7	3RD FLOOR PLAN
8	4TH FLOOR PLAN
9	5TH FLOOR PLAN
10	BUILDING ELEVATIONS
11	BUILDING ELEVATIONS

PROJECT TEAM

ARCHITECT: MCGEOUGH LAFRANCE ARCHITECTS
3588 SYDNEY PLACE
SAN DIEGO, CA 92116
PHONE: 619/282-2367
CONTACT: RANDY MCGEOUGH

LAND USE CONSULTANT: MARK LINMAN
LAND USE AND DEVELOPMENT CONSULTING
11316 ROLLING HILLS DRIVE
EL CAJON, CA 92020
PHONE: 619/897-6288

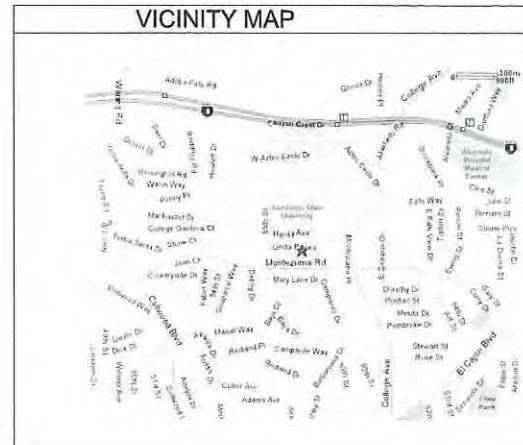
OWNER: LPD DEVELOPMENT, LLC
1311 FIRST STREET
CORONADO, CA 92118
PHONE: 619/437-6999
CONTACT: GEORGE PALEMO

PARKING SUMMARY

UNIT TYPE	NO. OF UNITS	STALL/UNIT RATIO	TOTAL NO. OF STALLS REQUIRED	MOTORCYCLE & BICYCLE	
				STALLS REQUIRED	TOTAL NO. OF STALLS REQUIRED
COMMERCIAL 1 UNIT = 3,345 SF	2.5/1000 SF	9	NA, NA	NA	
ADD FRATERNITY	1	1/BOARDER	11	.05, 3/BOARDER	0.55 & 3.3
FRATERNITY 2	1	1/BOARDER	5	.05, 3/BOARDER	.25 & 1.5
2 BEDROOM	16	2.0	32	1, 5/UNIT	1.5 & 7.5
3 BEDROOM	28	2.25	63	1, 6/UNIT	2.8 & 16.8
4 BEDROOM	1	2.25	2.25	1, 8/UNIT	2 & 1.2
TOTAL NO. OF STALLS REQUIRED:				122	5 & 30
TOTAL NO. OF STALLS PROPOSED:				132	5 & 30
HANDICAP (2% OF TOTAL)				1 (VAN ACCESS)	2 (STAND. ACCESS)
MOTORCYCLE				TOTAL:	3
BICYCLE				TOTAL:	5
BICYCLE				TOTAL:	30

BUILDING SUMMARY

UNIT TYPE	NO. OF UNITS	UNIT AREA	TOTAL GROSS FLOOR AREA
COMMERCIAL	4	3,345 SF (TOTAL)	3,345 SF
ADD FRATERNITY	1	4,332 SF	4,332 SF
FRATERNITY 2	1	2,920 SF	2,920 SF
2 BEDROOM TYPE A	2	1,082 SF	2,164 SF
2 BEDROOM TYPE B	13	1,082 SF	13,876 SF
2 BEDROOM TYPE C	1	1,465 SF	1,465 SF
3 BEDROOM TYPE A	9	1,332 SF	11,988 SF
3 BEDROOM TYPE B	9	1,332 SF	11,988 SF
3 BEDROOM TYPE C	4	1,304 SF	5,216 SF
3 BEDROOM TYPE D	2	1,344 SF	2,688 SF
3 BEDROOM TYPE E	4	1,344 SF	5,376 SF
4 BEDROOM	1	1,785 SF	1,785 SF
COMMON AREA	NA	4,534 SF	4,534 SF
TOTALS: 47 RESIDENTIAL (INCLUDES 2 FRATERNITY UNITS)			71,401 SF
4 COMMERCIAL			
FLOOR AREA RATIO:			
FAR = 2.69			



PROJECT NAME:
PASEO PLACE, FORMERLY PLAZA LINDO PASEO

PREPARED BY: McGeough LaFrance Architects

Name: McGeough LaFrance Architects

Address: 3588 SYDNEY PLACE
SAN DIEGO, CA 92116

Phone no.: (619) 282-2367

PROJECT ADDRESS:
LOTS 18 OF COLLWOOD GARDENS, MAP 2620
LINDO PASEO
SAN DIEGO, CALIFORNIA

Revision 1: FEBRUARY 23, 2012

Revision 2:

Revision 3:

Revision 4:

Revision 5:

Revision 6:

Original Date: SEPTEMBER 16, 2011

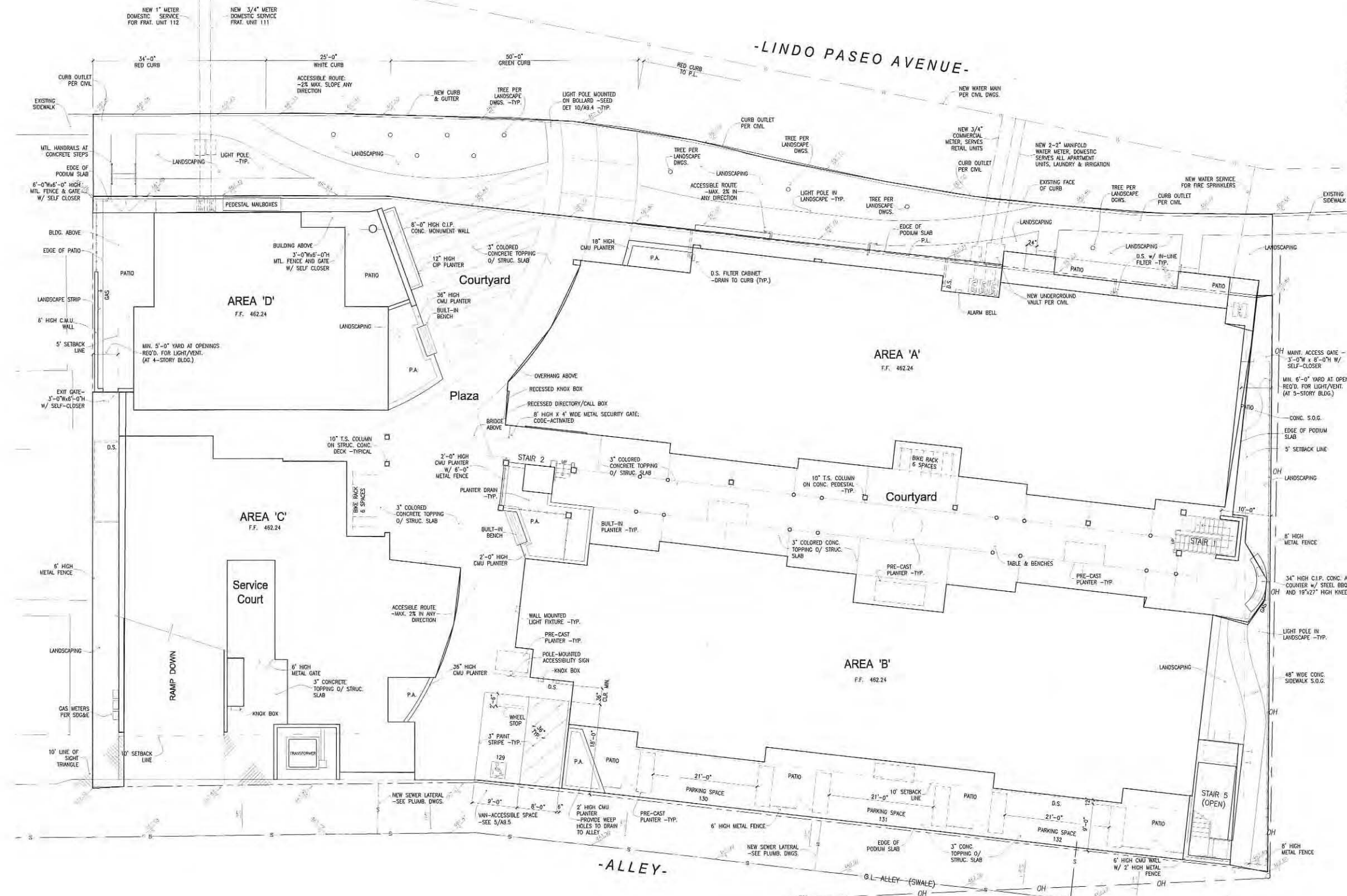
Sheet 1 of 11

DEP#

SHEET TITLE:
Title Sheet

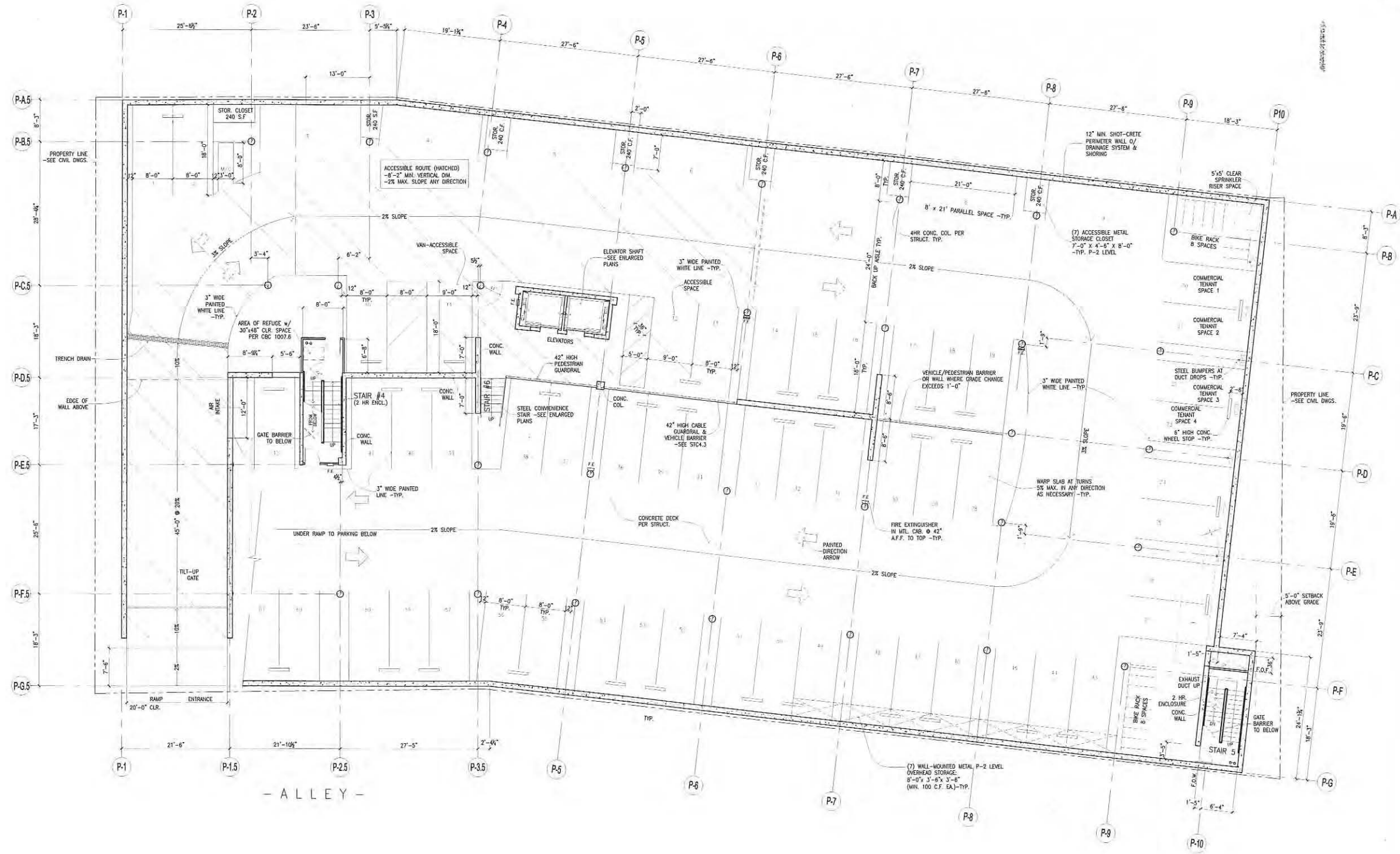
JOB NO.	9-16-11
DATE	
REV. NO.	

PROJECT TITLE: Paseo Place (Plaza Lindo Paseo)
PROJECT ADDRESS: 5645-5675 Lindo Paseo
OWNER/DEVELOPER: LPD Development, LLC
SHEET TITLE: Title Sheet



PROJECT NAME: PASEO PLACE, FORMERLY PLAZA LINDO PASEO	
PREPARED BY: Name: McGeough LaFrance Architects	Revision 1: _____ Revision 2: _____ Revision 3: _____ Revision 4: _____ Revision 5: _____ Revision 6: _____
Address: 3568 SYDNEY PLACE SAN DIEGO, CA 92116	Original Date: SEPTEMBER 16, 2011
Phone no. (619) 282-2367	Sheet 2 of 11
PROJECT ADDRESS: LOTS 18 OF COLLWOOD GARDENS, MAP 2620 LINDO PASEO SAN DIEGO, CALIFORNIA	
SHEET TITLE: Architectural Site Plan	

JOB No.	9-16-11
DATE	
REV. No.	
REV. No.	
PROJECT TITLE	Paseo Place (Plaza Lindo Paseo)
PROJECT ADDRESS	5645-5675 Lindo Paseo
OWNER/DEVELOPER	LPD Development, LLC
SHEET TITLE	Site Plan



M L architects
 3588 Sydney Place
 San Diego, CA 92116
 619.282.2367
 mlarchitects.net



DATE	8-16-11
REV. No.	

PROJECT NAME:
 PASEO PLACE, FORMERLY PLAZA LINDO PASEO

PREPARED BY:
 Name: McGeough LaFrance Architects
 Address: 3588 SYDNEY PLACE
 SAN DIEGO, CA 92116
 Phone no: (619) 282-2367

PROJECT ADDRESS:
 LOTS 18 OF COLLWOOD GARDENS, MAP 2620
 LINDO PASEO
 SAN DIEGO, CALIFORNIA

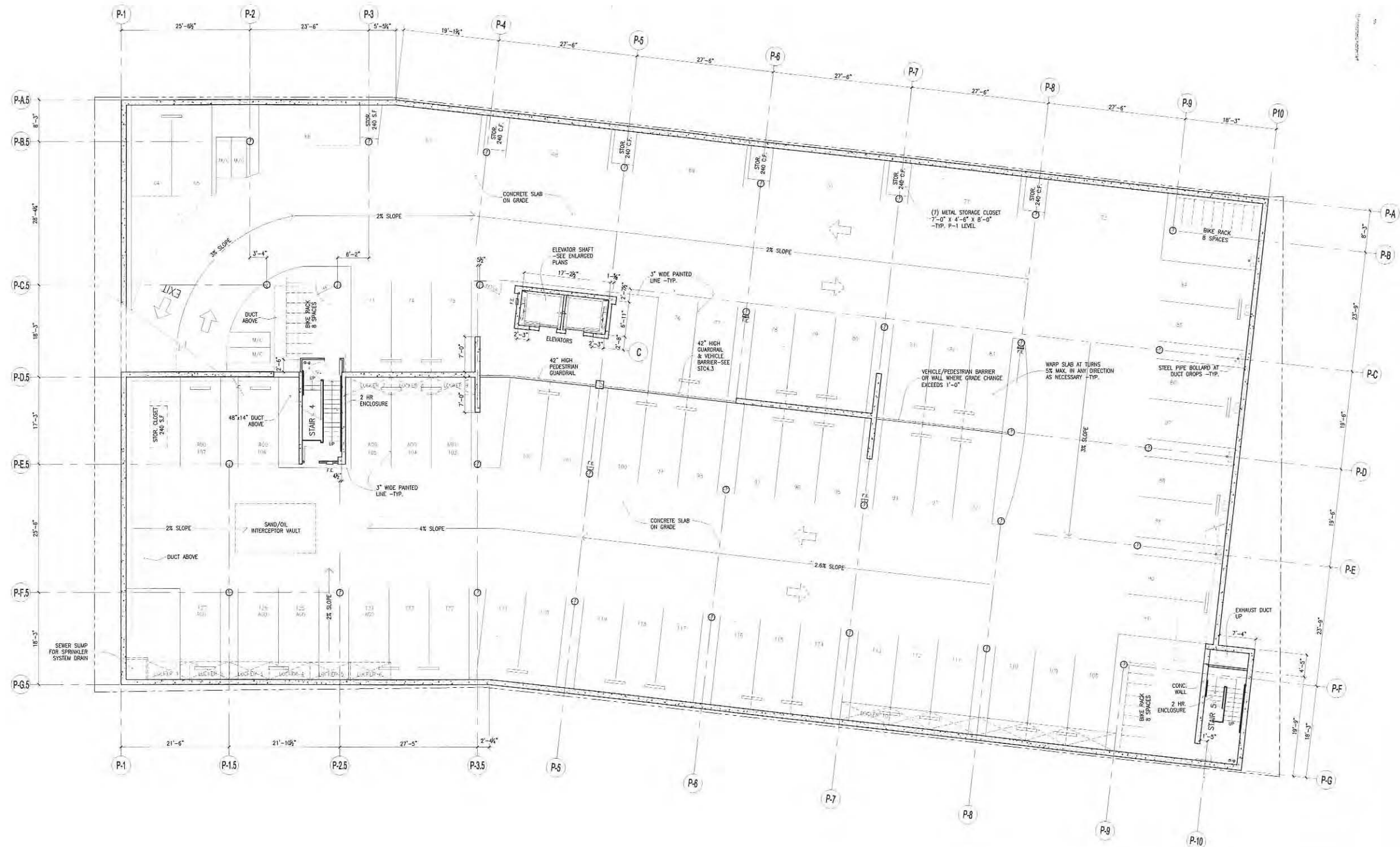
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Revision 2: _____
Revision 3: _____
Revision 4: _____
Revision 5: _____
Revision 6: _____

Original Date: SEPTEMBER 16, 2011

Sheet 3 **of** 11

SHEET TITLE:
 P-1 Garage Plan

PROJECT TITLE: Paseo Place (Plaza Lindo Paseo)
PROJECT ADDRESS: 5645-5675 Lindo Paseo
OWNER/DEVELOPER: LPD Development, LLC
SHEET TITLE: P-1 Garage Plan



M L architects
 3588 Sydney Place
 San Diego, CA 92116
 619.282.2367
 mlarchitects.com



PROJECT NAME: PASEO PLACE, FORMERLY PLAZA LINDO PASEO

PREPARED BY: McGeough LaFrance Architects

Address: 3588 SYDNEY PLACE, SAN DIEGO, CA 92116

Phone no. (619) 282-2367

PROJECT ADDRESS: LOTS 1B OF COLLWOOD GARDENS, MAP 2820, LINDO PASEO, SAN DIEGO, CALIFORNIA

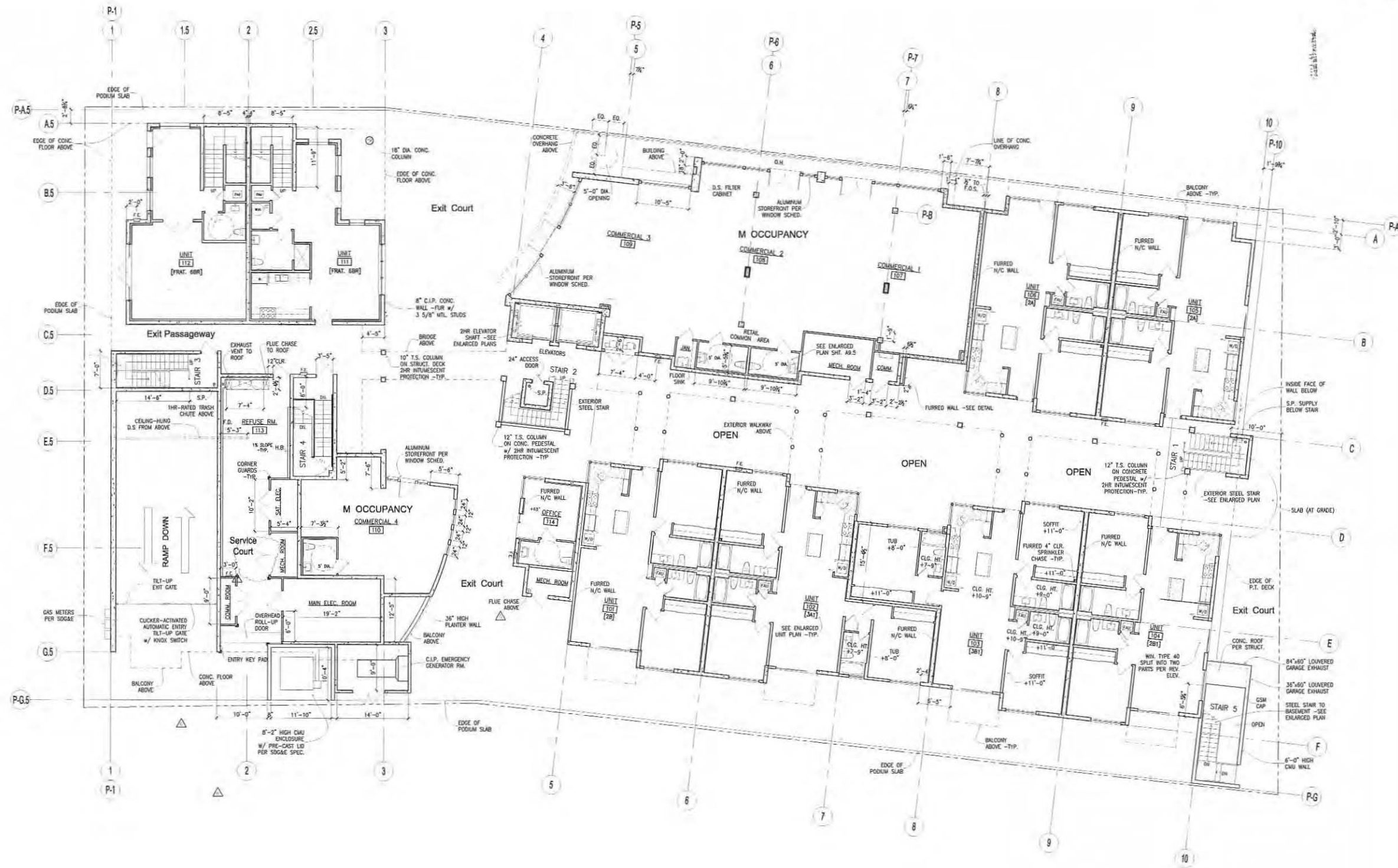
Original Date: SEPTEMBER 16, 2011

Sheet 4 of 11

DEP#

SHEET TITLE: P-2 Garage Plan

JOB No.	9-16-11
DATE	
REV. No.	
REV.	
PROJECT TITLE	Paseo Place (Plaza Lindo Paseo)
PROJECT ADDRESS	5645-5675 Lindo Paseo
OWNER/DEVELOPER	LPD Development, LLC
SHEET TITLE	P-2 Garage Plan



JOB NO.	8-16-11
DATE	
REV. NO.	
REV.	

PROJECT NAME:
PASEO PLACE, FORMERLY PLAZA LINDO PASEO

PREPARED BY:
 Name: McGeough LaFrance Architects
 Address: 3568 SYDNEY PLACE
SAN DIEGO, CA 92116
 Phone no. (619) 282-2367

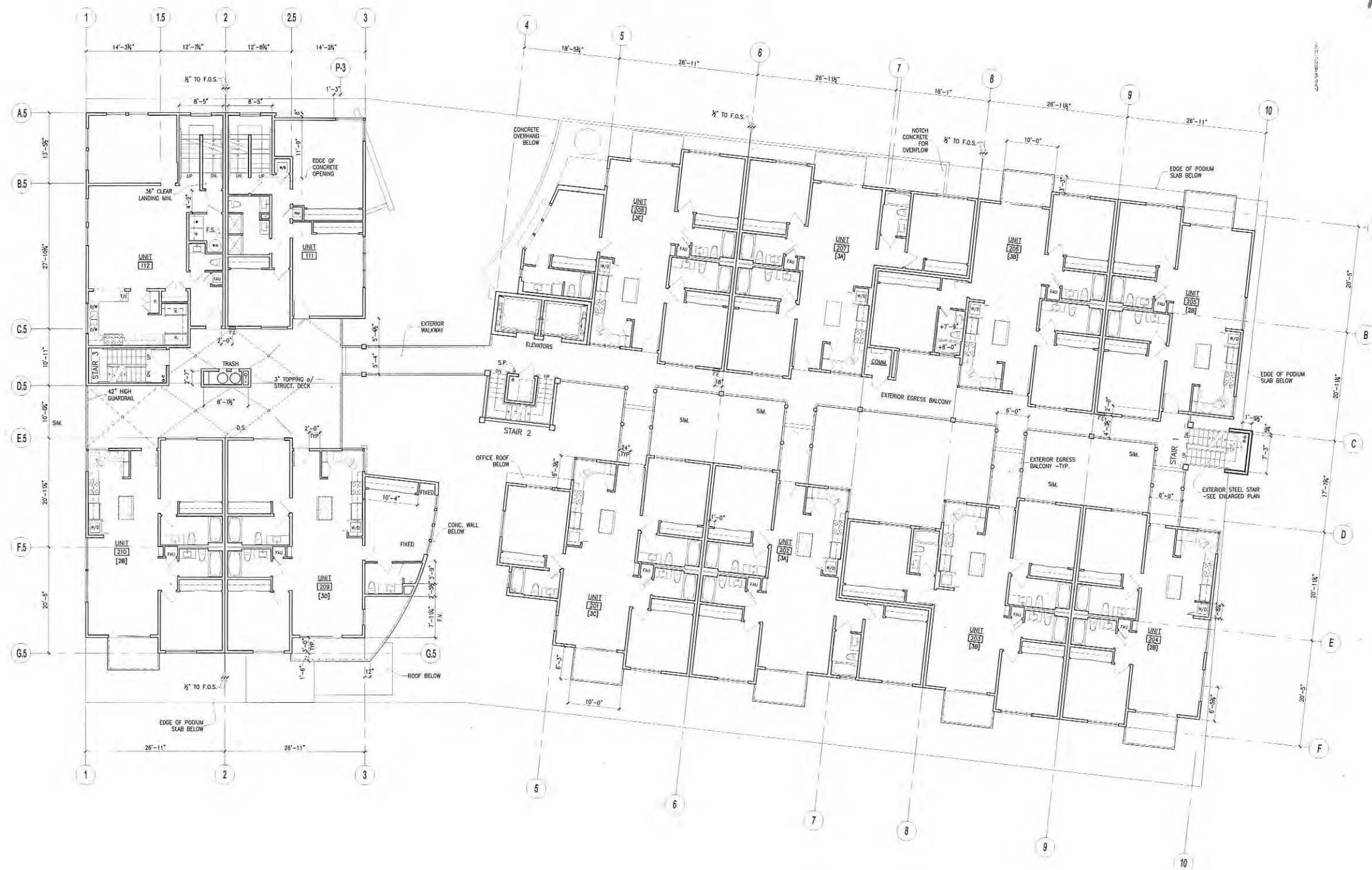
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LOTS 18 OF COLLWOOD GARDENS, MAP 2620
LINDO PASEO
SAN DIEGO, CALIFORNIA

Revision 1: _____
 Revision 2: _____
 Revision 3: _____
 Revision 4: _____
 Revision 5: _____
 Revision 6: _____

Original Date: SEPTEMBER 16, 2011
 Sheet 5 of 11
 DEP# _____

SHEET TITLE:
1st Floor Plan

PROJECT TITLE: Paseo Place (Plaza Lindo Paseo)
 PROJECT ADDRESS: 5645-5675 Lindo Paseo
 OWNER/DEVELOPER: LPD Development, LLC
 SHEET TITLE: 1st Floor Plan



M L architects
 3568 Sydney Place
 San Diego, CA 92116
 619.282.2367
 mlarchitects.net



JOB NO.	8-16-11
DATE	
REV. NO.	

PROJECT NAME:
 PASEO PLACE, FORMERLY PLAZA LINDO PASEO

PREPARED BY:
 Name: McGeough LaFrance Architects
 Address: 3568 SYDNEY PLACE
 SAN DIEGO, CA 92116
 Phone no. (619) 282-2367

PROJECT ADDRESS:
 LOTS 18 OF COLLWOOD GARDENS, MAP 2620
 LINDO PASEO
 SAN DIEGO, CALIFORNIA

Original Date: SEPTEMBER 16, 2011

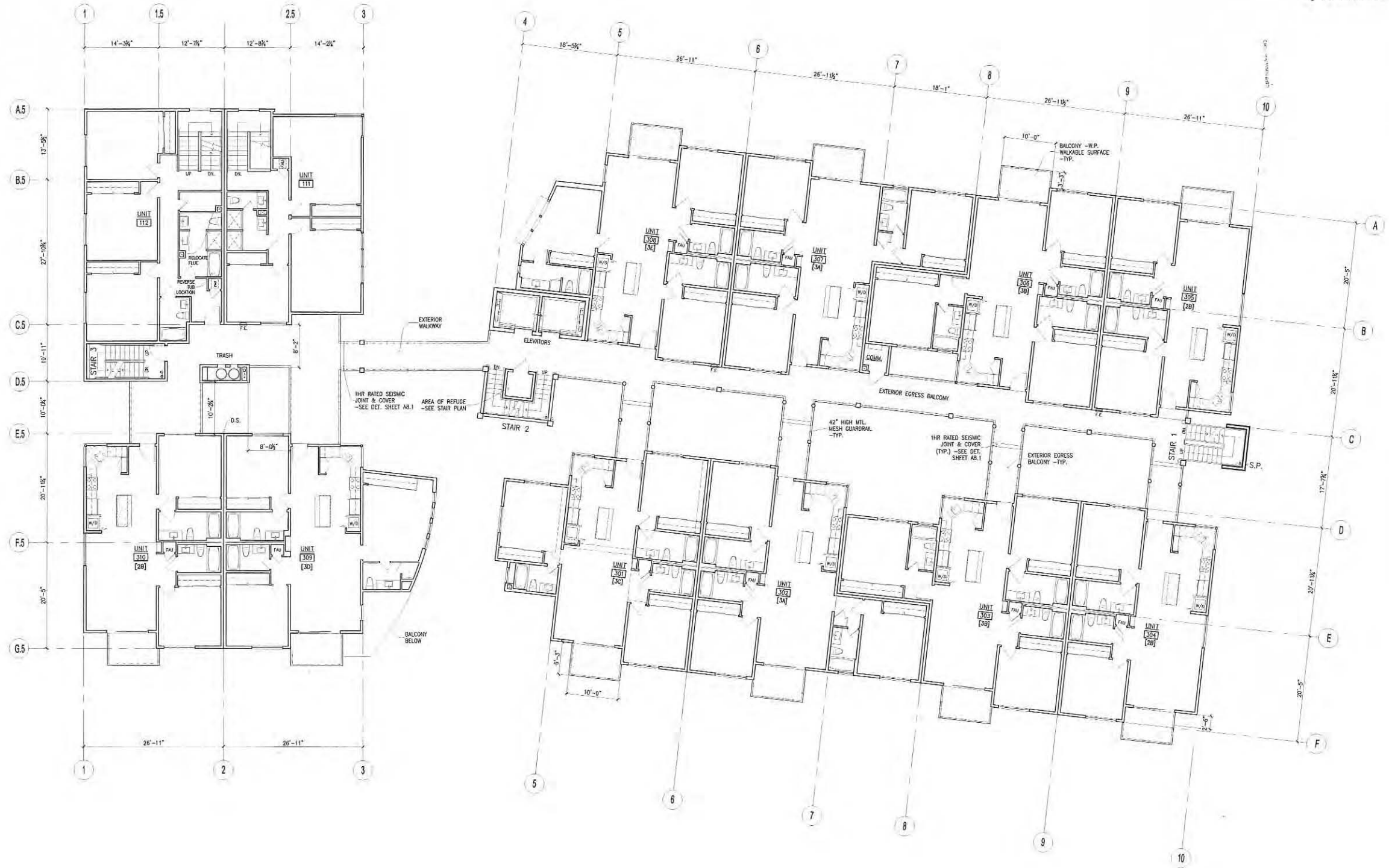
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 Revision 2: _____
 Revision 3: _____
 Revision 4: _____
 Revision 5: _____
 Revision 6: _____

Sheet 6 of 11

DEP# _____

SHEET TITLE:
 2nd Floor Plan

PROJECT TITLE: Paseo Place (Plaza Lindo Paseo)
 PROJECT ADDRESS: 5645-5675 Lindo Paseo
 OWNER/DEVELOPER: LPD Development, LLC
 SHEET TITLE: 2nd Floor Plan



PROJECT NAME:
 PASEO PLACE, FORMERLY PLAZA LINDO PASEO

PREPARED BY:
 Name: McGeough LaFrance Architects
 Address: 3568 SYDNEY PLACE
SAN DIEGO, CA 92116
 Phone no. (619) 282-2367

Revision 1: _____
 Revision 2: _____
 Revision 3: _____
 Revision 4: _____
 Revision 5: _____
 Revision 6: _____

PROJECT ADDRESS:
 LOTS 18 OF COLLWOOD GARDENS, MAP 2620
 LINDO PASEO
 SAN DIEGO, CALIFORNIA

Original Date: SEPTEMBER 16, 2011
 Sheet 7 of 11
 DEP# _____

SHEET TITLE:
3rd Floor Plan

JOB No.	9-15-11
DATE	
REV. No.	

PROJECT TITLE: Paseo Place (Plaza Lindo Paseo)
 PROJECT ADDRESS: 5645-5675 Lindo Paseo
 OWNER/DEVELOPER: LPD Development, LLC
 SHEET TITLE: 3rd Floor Plan



M L architects
 3568 Sydney Place
 San Diego, CA 92116
 619.282.2367
 mlarchitects.net



JOB No.	9-16-11
DATE	
REV. No.	

PROJECT NAME: PASEO PLACE, FORMERLY PLAZA LINDO PASEO

PREPARED BY: McGeough LaFrance Architects

Name: McGeough LaFrance Architects

Address: 3568 SYDNEY PLACE
SAN DIEGO, CA 92116

Phone no. (619) 282-2367

PROJECT ADDRESS: LOTS 18 OF COLLWOOD GARDENS, MAP 2620
LINDO PASEO
SAN DIEGO, CALIFORNIA

Original Date: SEPTEMBER 16, 2011

Sheet 8 of 11

DEP# _____

SHEET TITLE: 4th Floor Plan

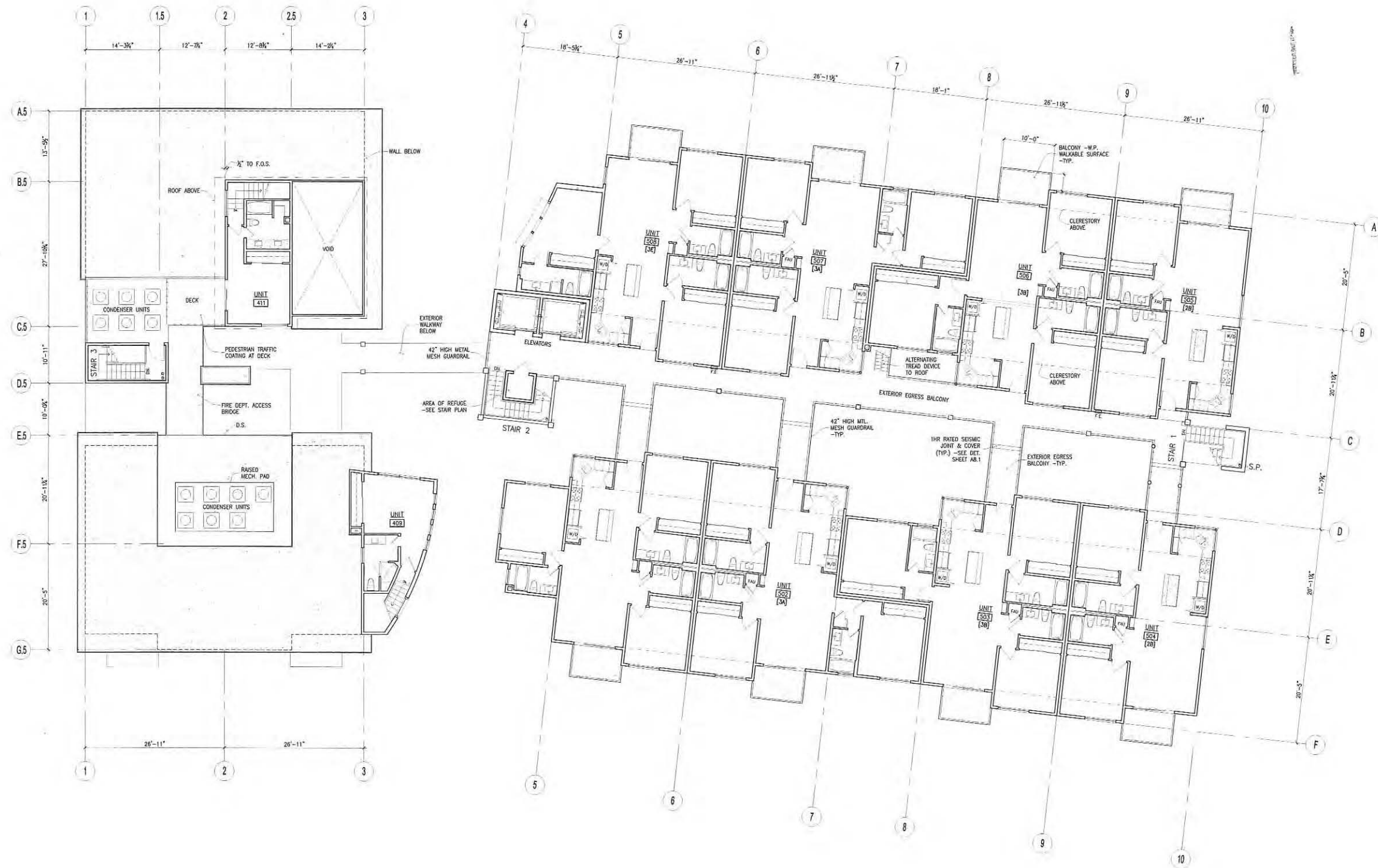
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Revision 3:	_____
Revision 4:	_____
Revision 5:	_____
Revision 6:	_____

PROJECT TITLE: Paseo Place (Plaza Lindo Paseo)

PROJECT ADDRESS: 5645-5675 Lindo Paseo

OWNER/DEVELOPER: LPD Development, LLC

SHEET TITLE: 4th Floor Plan



M L architects
 3568 Sydney Place
 San Diego, CA 92116
 619.282.2387
 mlarchitects.net



JOB No.	9-16-11
DATE	
REV. No.	

PROJECT NAME:
 PASEO PLACE, FORMERLY PLAZA LINDO PASEO

PREPARED BY:
 Name: McGeough LaFrance Architects
 Address: 3568 SYDNEY PLACE
SAN DIEGO, CA 92116
 Phone no. (619) 282-2387

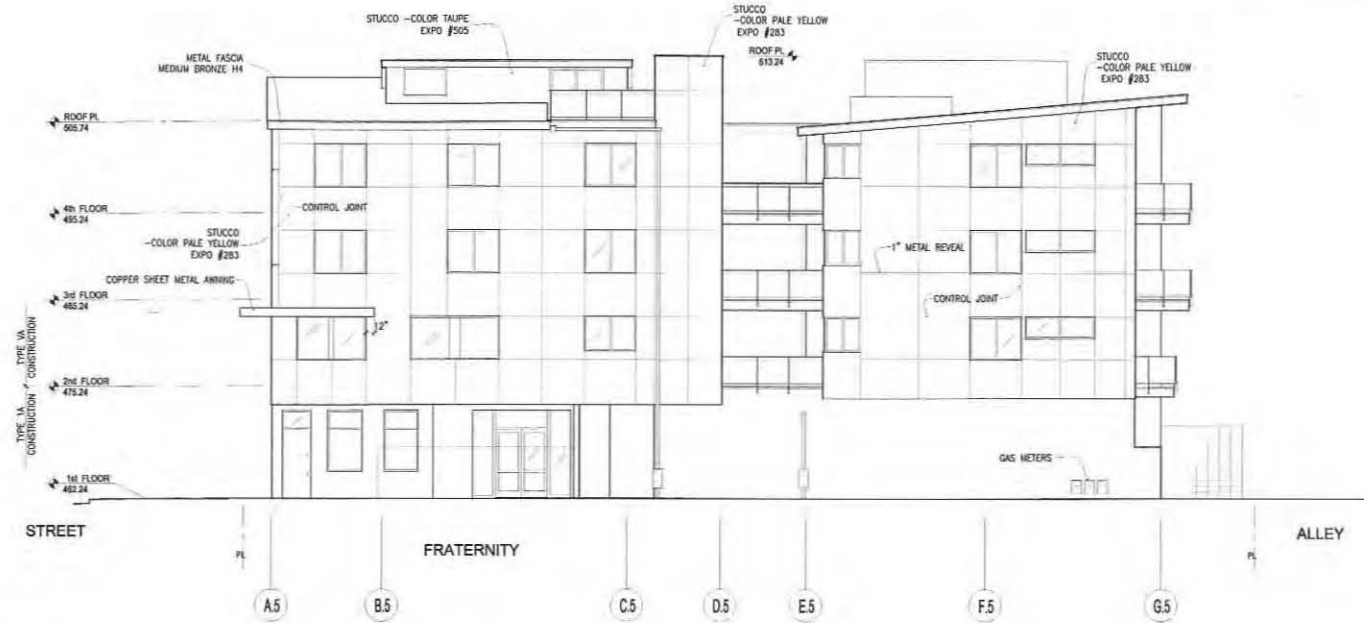
PROJECT ADDRESS:
 LOTS 1B OF COLLWOOD GARDENS, MAP 2620
 LINDO PASEO
 SAN DIEGO, CALIFORNIA

Original Date: SEPTEMBER 16, 2011
 Sheet 9 of 11
 DEP# _____

Revision 1: _____
 Revision 2: _____
 Revision 3: _____
 Revision 4: _____
 Revision 5: _____
 Revision 6: _____

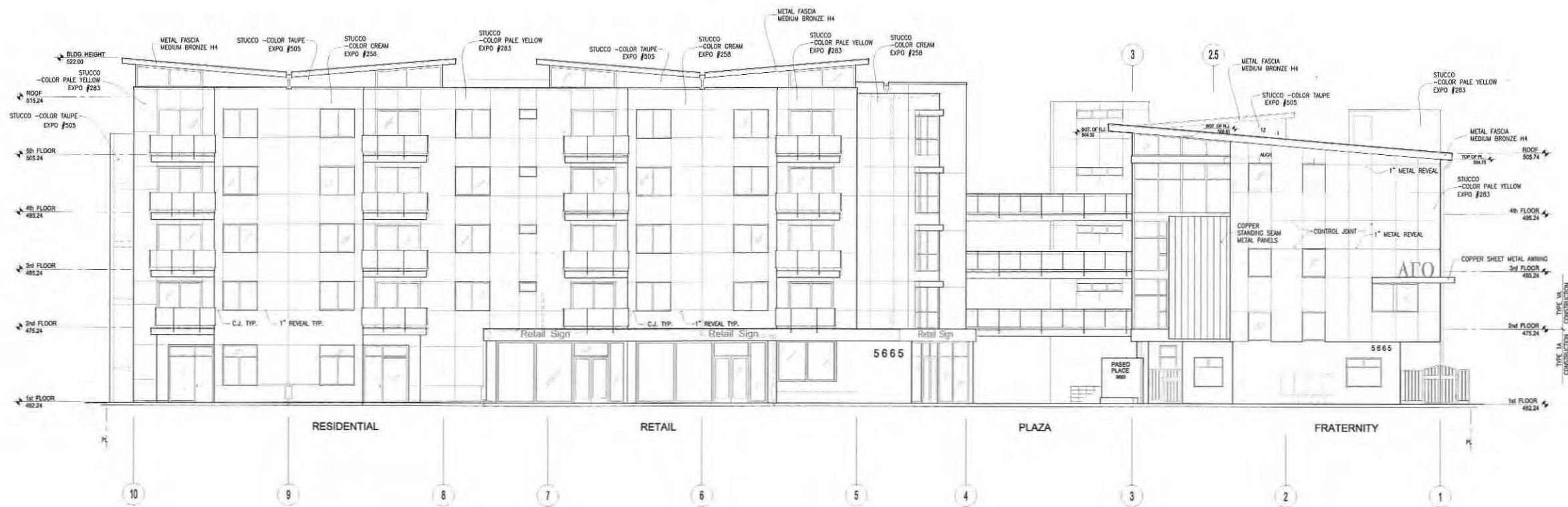
SHEET TITLE:
 5th Floor Plan

PROJECT TITLE: Paseo Place (Plaza Lindo Paseo)
 PROJECT ADDRESS: 5645-5675 Lindo Paseo
 OWNER/DEVELOPER: LPD Development, LLC
 SHEET TITLE: 5th Floor Plan



West Elevation

SCALE: 1/8" = 1'-0"



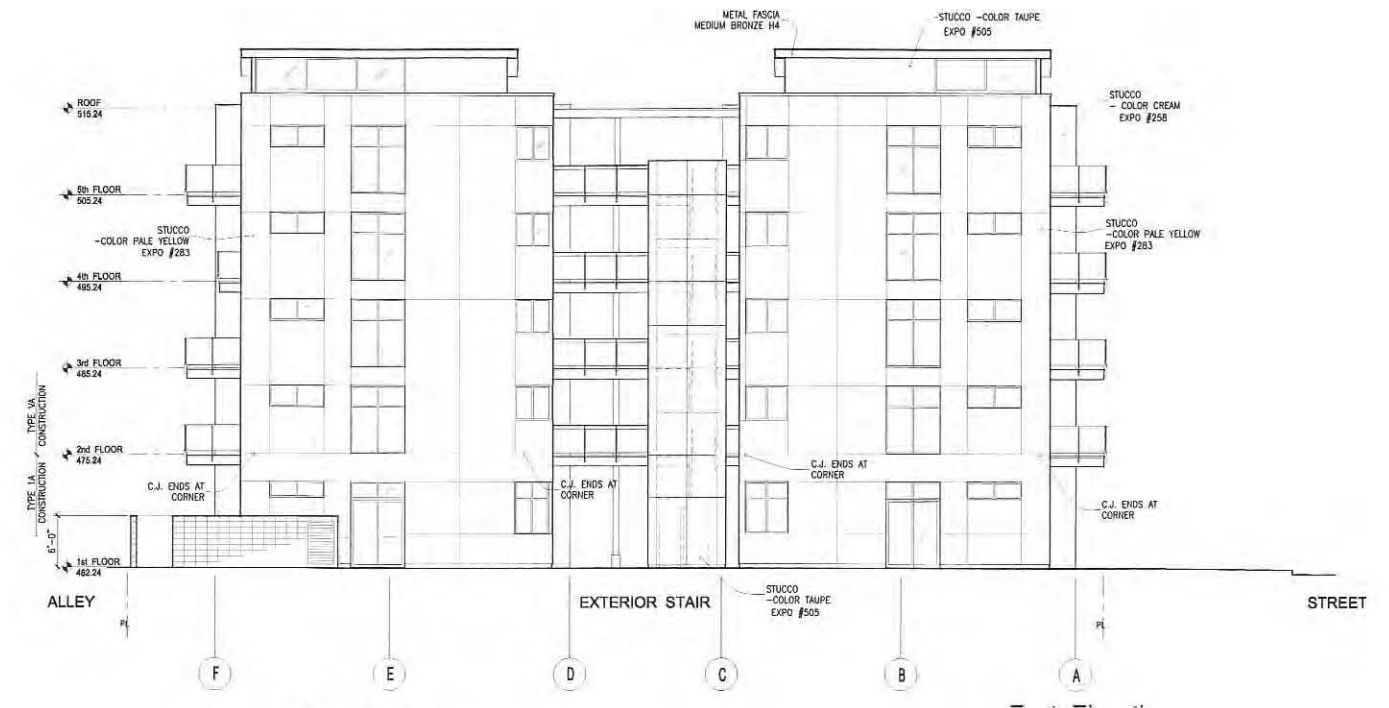
North Elevation (Street)

SCALE: 1/8" = 1'-0"

PROJECT NAME: PASEO PLACE, FORMERLY PLAZA LINDO PASEO	
PREPARED BY: Name: <u>McGeough LaFrance Architects</u>	Revision 1: _____
Address: <u>3568 SYDNEY PLACE</u>	Revision 2: _____
Phone no. <u>(619) 282-2367</u>	Revision 3: _____
	Revision 4: _____
	Revision 5: _____
	Revision 6: _____
PROJECT ADDRESS: <u>LOTS 18 OF COLLWOOD GARDENS, MAP 2820</u> <u>LINDO PASEO</u> <u>SAN DIEGO, CALIFORNIA</u>	Original Date: <u>SEPTEMBER 16, 2011</u>
	Sheet <u>10</u> of <u>11</u>
SHEET TITLE: <u>North & West Building Elevations</u>	DEP: _____

PROJECT TITLE	Paseo Place (Plaza Lindo Paseo)
PROJECT ADDRESS	5645-5675 Lindo Paseo
OWNER/DEVELOPER	LPD Development, LLC
SHEET TITLE	North & West Building Elevations
JOB No.	9-16-11
DATE	
REV No.	

M L architects
 3568 Sydney Place
 San Diego, CA 92116
 619.282.2387
 mlarchitects.net



East Elevation
 SCALE: 1/8" = 1'-0"



South Elevation (Alley)
 SCALE: 1/8" = 1'-0"

PROJECT NAME:
 PASEO PLACE, FORMERLY PLAZA LINDO PASEO

PREPARED BY:
 Name: McGeough LaFrance Architects
 Address: 3568 SYDNEY PLACE
SAN DIEGO, CA 92116
 Phone no. (619) 282-2387

Revision 1: _____
 Revision 2: _____
 Revision 3: _____
 Revision 4: _____
 Revision 5: _____
 Revision 6: _____

PROJECT ADDRESS:
LOTS 18 OF COLLWOOD GARDENS, MAP 2620
LINDO PASEO
SAN DIEGO, CALIFORNIA

Original Date: SEPTEMBER 16, 2011
 Sheet 11 of 11
 DEP# _____

SHEET TITLE:
South & East Building Elevations

JOB NO.	9-16-11
DATE	
REV. NO.	

PROJECT TITLE: Paseo Place (Plaza Lindo Paseo)
 PROJECT ADDRESS: 5645-5675 Lindo Paseo
 OWNER/DEVELOPER: LPD Development, LLC
 SHEET TITLE: South & East Building Elevations

PROJECT DATA SHEET		
PROJECT NAME:	Paseo Place	
PROJECT DESCRIPTION:	Allow additional commercial, retail, and office uses within the existing mixed use development.	
COMMUNITY PLAN AREA:	College Area	
DISCRETIONARY ACTIONS:	Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	High density residential development at a density of 45-75 du/ac.	
ZONING:	RM-3-9 zone, the Core Subarea of the College Community Redevelopment Project Master Project Plan, and the Parking Impact Overlay Zone	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	RS-1-1	University Extension Classrooms and KPBS Facility
SOUTH:	Multi-Family Residential; RM-3-9.	High Density Multi-family residential development
EAST:	Multi-Family Residential; RM-3-9	Single-family residential development
WEST:	Multi-Family Residential; RM-3-9	Vacant lot
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 9, 2011, the College Area Community Planning Board voted 16-0-0 to recommended approval of the proposed project with conditions.	

DEVELOPMENT SERVICES DEPARTMENT
Project Chronology
 PASEO PLACE – PROJECT NO. 257132

Date	Action	Description	City Review Time	Applicant Response
10/18/11	First Submittal	Project Deemed Complete	--	--
12/6/11	First Assessment Letter	First assessment letter sent to applicant	49 days	
3/5/12	Second submittal	Applicant's response to first assessment letter		89 days
4/5/12	Second review complete	Second assessment letter sent to applicant	31 days	
4/26/12	Issues Resolved			20 days
5/31/12	Public Hearing	Planning Commission	54 days	
TOTAL STAFF TIME**			134 days	
TOTAL APPLICANT TIME**				109 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Hearing	7 months, and 16 days	

**Based on 30 days equals to one month.