

Code Enforcement Impact: None with this action.

Housing Impact Statement: The project site is designated Low-Medium Density Residential (10-15 dwelling units per net acre) by the Mira Mesa Community Plan. The proposed project includes a community plan amendment to redesignate the site to Medium-High Density Residential (30- 45 dwelling units per net acre). The proposed project would add 319 multi-family residential units to the Mira Mesa community planning area, which is an increase of 213 units more than would be allowed by the current Low-Medium Density land use designation. The proposed project would include 32 affordable units consisting of a proportionate mix of one-, two- and three-bedroom units. The affordable housing units would be restricted by an agreement acceptable to the City of San Diego's Housing Commission. The units would be completed and ready for occupancy concurrent with the market rate housing pursuant to the terms of the agreement with the Housing Commission.

BACKGROUND

The Casa Mira View II project is located at 11005 Westview Parkway, at the intersection of Westview Parkway and Galvin Avenue, within the Mira Mesa Community Plan area (Attachment 1). The project site is currently designated Low-Medium density residential in the Mira Mesa Community Plan, and is currently zoned RM-1-1 (multi-family residential) (Attachments 2 and 3). The site is also located in the Airport Influence Overlay Zone (Review Area 2 - MCAS Miramar), MCAS Miramar Overflight Notification area, FAA Part 77 Noticing Area, Cost Reimbursement District (Mesa Shopping Center East), Residential Tandem Parking Overlay Zone.

The entire Casa Mira View project includes the adjacent 41 acres to the immediate east and the Casa Mira View II project. The original Casa Mira View project is the 41 acres to the immediate east was approved for 1,848 multi-family units by the City Council on June 6, 2009. Although developed as a separate project with the name Casa Mira View II, this project would be considered the fourth and final phase of the overall Casa Mira View development.

On July 31, 2003, the Planning Commission initiated an amendment to the Mira Mesa Community Plan to consider a redesignation of the 7.09-acre site from Low-Medium (10-15 dwelling units per acre) density residential to Medium (15-30 dwelling units per acre) density residential. One of the issues City Staff identified to be analyzed as part of the initiation was consideration of applying a higher density range for the site. The higher range was also discussed by the Planning Commission and was directed to be included in the issues to be analyzed. The current project proposes a 30-45 dwelling units per acre density range and staff has determined that this is in conformance with the 2003 initiation request to consider a higher density for the site; therefore, a subsequent initiation was not required for this project. The current project is proposing a Community Plan Amendment from Low-Medium density residential to Medium-High density residential. Analysis of this request is provided within the Community Plan Analysis section of this report and responses to the Planning Commission Community Plan Amendment Initiation Issues have been provided in Attachment 11.

The project area includes the undeveloped proposed building site for Casa Mira View II, which is adjacent and directly west of the Casa Mira View project site, which is currently under construction. The proposed site is currently unimproved and was previously graded by a prior owner. There is an existing slope easement in the north portion of the site that will remain and also drainage easements that will also remain in place.

DISCUSSION

Project Description:

The proposed project would develop 319 multifamily residential dwelling units, within one building wrapped around a six (6) level parking garage, five levels above grade and one level below grade, totaling approximately 554,846 square feet, on a 7.09 acre vacant site. The building would vary in architectural styles from Italian, Mediterranean and Spanish. These residential units will be entitled as condominium units but it is the long-term expectation that they would be owned and maintained as rental units. The project provides supporting recreational uses and amenities, guest parking areas, and a free shuttle service for residents. Additionally, the project provides a privately owned and maintained park of approximately 1.31 acres. The project would ensure compatibility with and connectivity to the existing 1,848 multi-family unit project, Casa Mira View, located on the adjacent 41 acres to the immediate east. Although developed as a separate project with the name Casa Mira View II, it would be considered the fourth and final phase of the overall Casa Mira View development. The project would include a main point of access off Westview Parkway at the intersection with Galvin Avenue. The circular roundabout at the project entry would display public art and showcase a sculpture. The 319-unit development would be connected to the 1,848-multifamily-unit project via an internal driveway system that is being constructed as part of the approved Casa Mira View project.

The project will provide a total of 32 on-site affordable housing units consisting of a proportionate mix of one-, two-, and three-bedroom units. The affordable housing units would be restricted by an agreement acceptable to the City of San Diego's Housing Commission. The units would be completed and ready for occupancy concurrent with the market rate housing pursuant to the terms of the agreement with the Housing Commission.

The project site is located in an urban setting, with multifamily residential development to the north and northeast, Hage Elementary School and a neighborhood park (Westview Park) to the north, Mesa Shopping Center and multifamily housing to the west, and commercial shopping to the south. The site is bordered to the east by the Casa Mira View residential development, which is currently under construction. Farther east is I-15. The project site is located south and west of the Casa Mira View development, west of I-15, north of Best Buy and Mira Mesa Boulevard, on the east side of Westview Parkway near the intersection of Westview Parkway and Galvin Avenue. The project site is situated in a neighborhood setting of similar and compatible uses (multiple-dwelling residential units and commercial uses). In addition, the project site is located in a developed area currently served by existing public services and utilities.

The project site is located within Review Area 2 of the Airport Influence Area for the Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (ALUCP). Due to the proposed amendment to the Mira Mesa Community Plan, the project information was submitted

to the San Diego County Regional Airport Authority (SDCRAA) for a determination of consistency (Attachment 14). Part of the project information submitted to SDCRAA was the FAA Determinations of No Hazard to Air Navigation (Attachment 15). The SDCRAA determined that the proposed development contains no characteristics which qualify for review by the ALUC for consistency determination.

Various discretionary actions are required to implement the proposed project:

- Community Plan Amendment

As part of the project, the applicant is requesting approval of an Amendment to the Mira Mesa Community Plan to change the land use designation from Low-Medium Density Residential to Medium-High Density Residential. The amendment would include revising relevant maps, tables and text to reflect the proposed Medium-High Density Residential land use designation (Attachment 9). The proposed amendment will provide development intensities that are consistent with the Casa Mira View development to the East, and compatibility with the commercial developments to the West and South.

- Rezone

The project site is currently zoned RM-1-1, which is a lower density multi-family residential zone that allows 1 dwelling unit per 3,000 square feet of lot area. The current zone is not consistent with the Casa Mira View development to the East. The project is requesting a Rezone from RM-1-1 to RM-3-8 (Attachment 8). The RM-3-8 is a medium density multi-family residential zone that allows 1 dwelling unit per 800 square feet of lot area. The proposed zone would make the project site consistent with the Casa Mira View development to the East, and compatibility with the commercial developments to the West and South.

- Planned Development Permit

A Planned Development Permit is required for four proposed deviations for the proposed development. The deviations are for maximum structure height, reallocation of parking gross floor area to non-parking uses, the south side yard setback and retaining wall height (Attachment 5).

- a. **Maximum structure height deviation:** The first deviation request is for the maximum height proposed within the project. The maximum height for the project is 79 feet above finished grade, where 50 feet is otherwise allowed. The locations of the 79 feet high roof points are isolated within the entire project site. While the elevation of the flat roofs for the five story building portions is much closer to the 50 foot requirement, the requested height deviation allows for greater flexibility for the design of the roofline and provides an opportunity to increase the area of open space being provided. While the entire project meets all but one of the required setback requirements, the increase in allowable building height enables the project to greatly exceed the setback requirements in several locations.

- b. **Reallocation of parking gross floor area to non-parking uses deviation:** The second deviation is being requested to use less than 33% of the project's allowable Floor Area Ratio (FAR) for structured parking. The efficiency of the proposed "wrap" style architecture results in structured parking that takes up less than 33% of the allowable FAR. Wrap style architecture has the buildings surrounding an interior parking structure that is not visible from outside the development. The project proposes to use 31.6% of the available FAR for structured parking. The FAR being utilized for all remaining buildings is 79.8% of the allowable FAR, where a maximum of 66.7% is otherwise required.
- c. **South side yard setback deviation:** The third deviation is being requested to reduce the south side yard setback from 80'-4" to 34'-4". The proposed project is one parcel and the side yard setback requirement is the larger of 5 feet or 10% of the overall width of the parcel. Since the project is one parcel, the required side yard setback is 80'-4". Reducing the south side yard setback to 34'-4" allows the north setback distance to increase to approximately 270 feet. This larger north setback enables the proposed project to provide access to the existing project located adjacent to and east of the site. This larger north setback also allows for the proposed project to provide a private, public accessible, park site at the north end of the project site.
- d. **Retaining wall height deviation:** The fourth deviation is being requested to permit a variable height retaining wall, ranging from 0 feet to a maximum of 16 feet, within the south side yard setback, where 6 feet is the allowable maximum retaining wall height. The proposed retaining wall will exceed the maximum height allowed within the side yard setback as well as the maximum height of the retaining wall. The proposed retaining wall will not be visible to the public and will essentially act as a continuation of the existing 15 foot maximum height retaining wall on the adjacent property.

- Vesting Tentative Map

A Vesting Tentative Map is required to create 319 residential condominium units (Attachment 6).

General Plan/Community Plan Analysis:

Land Use

The project site is designated Low-Medium Density (10-15 dwelling units per net acre) by the Mira Mesa Community Plan (community plan). The proposed project includes an amendment to the community plan to increase the residential density range to Medium-High Density (30-45 dwelling units per net acre). This is the highest residential density range in the community plan. Areas designated for medium-high density consist of relatively large parcels that offer wide latitude in site design and building type. Medium-high density is proposed for sites that are convenient to freeways, major streets, public transit, commercial services and recreational uses. The proposed project complies with the requirements of medium-high density development as detailed below.

The project site is located adjacent to Interstate 15 to the east and is accessed by Westview Parkway along its western boundary. Westview Parkway, south of Galvin Avenue, is classified as a four-lane collector street by the community plan and has been improved to this classification. Transit opportunities for prospective residents of the project include numerous local bus lines along Mira Mesa Boulevard connecting to the Sorrento Mesa employment area and regional bus lines along Interstate 15. The Managed Lanes project on Interstate 15 provides four lanes with a movable barrier within the center of the freeway to allow flexibility in the number of north and southbound lanes depending on traffic flow. The Managed Lanes project extends from State Route 163 north to State Route 78 and was completed in January 2012. Working in coordination with this system are proposed Bus Rapid Transit (BRT) and Direct Access Ramps (DAR) which would provide direct access to the Managed Lanes through several BRT stations along Interstate 15. A DAR and BRT Station are planned within a half mile south of the project site at Hillary Drive. These proposed improvements would increase transit opportunities for future residents of the project site and the surrounding area.

Directly south and southwest of the project site are community commercial and neighborhood commercial uses which are within walking distance and are easily accessible using the public sidewalks on Westview Parkway. Examples of community commercial uses include, but are not limited to general apparel and merchandise sales, movie theatres and furniture sales. Examples of neighborhood commercial uses include grocery stores, beauty parlors, restaurants, dry cleaners, financial services and service stations. Westview (Hage) Neighborhood Park is located to the west across Westview Parkway which provides recreational uses for the project in addition to the on-site recreational facilities the project is proposing as well as a privately owned park at the entrance to the project at Galvin Avenue.

The General Plan's Land Use Element includes a discussion on the City of Villages Strategy with a goal of creating mixed-use villages located throughout the City to be connected by high-quality transit. The City of Villages strategy is to focus growth into mixed-use activity centers that are pedestrian-friendly, centers of community, and linked to the regional transit system. The strategy draws upon the strengths of San Diego's natural environment, neighborhoods, commercial centers, institutions, and employment centers. The strategy focuses on the long-term economic, environmental, and social health of the City and its many communities. It recognizes the value of San Diego's distinctive neighborhoods and open spaces that together form the City as a whole. Implementation of the City of Villages strategy is an important component of the City's strategy to reduce local contributions to greenhouse gas emissions, because the strategy makes it possible for larger numbers of people to make fewer and shorter auto trips.

Factors to consider when locating village sites include: community plan-identified capacity for growth, existing public facilities or an identified funding source for facilities, existing or an identified funding source for transit service, community character, and environmental constraints. Some of these factors, including the location of parks, fire stations, and transit routes, have been mapped as shown on Figure LU-1, the Village Propensity Map (Attachment 12). By overlaying the facilities factors with the land uses, the Village Propensity Map illustrates existing areas that already exhibit village characteristics and areas that may have a propensity to develop as village areas. It is an illustrative tool, not a land use map. Though not identified as a village in the Mira Mesa Community Plan, the project site is in an area that is

identified as having a high propensity to develop as a village. The presence of adjacent or nearby public facilities, commercial services, transit and recreational opportunities would support the proposed increase in residential density without creating a significant need for auto use.

The City of Villages Strategy also strives to increase housing supply and diversity through the development of compact, mixed-use villages in targeted areas. To help achieve this, the General Plan's Land Use Element has a goal to ensure diverse and balanced neighborhoods and communities with housing available for households of all income levels. The project would provide a total of 32 on-site affordable housing units consisting of a proportionate mix of one-, two-, and three-bedroom units. The affordable housing units would be restricted by an agreement acceptable to the City of San Diego's Housing Commission. The units would be completed and ready for occupancy concurrent with the market rate housing pursuant to the terms of the agreement with the Housing Commission. Provision of the 32 on-site affordable units would be consistent with the City of Villages Strategy to increase housing supply and diversity and the General Plan's goal of ensuring diverse and balanced neighborhoods.

Urban Design

The community plan requires residential developments located within the Hillside Overlay Zone or Coastal Overlay Zone conform to the guidelines of the Urban Design Element of the General Plan pertaining to development of valleys, canyons and hillsides as well as the development regulations of the Hillside Overlay Zone and Coastal Zone. The community plan does not provide design recommendations for residential development outside of those zones as is the case with the proposed project. However, due to its size and location, staff has worked closely with the applicant to ensure that the recommendations of the Urban Design Element of the General Plan were incorporated into the design of the project as noted below.

The Urban Design Element provides general citywide policies for all development to help influence project design and implement the City's overall urban design goals. These policies address issue areas such as Sustainable Development, Architecture, Landscape, Streets, Structural Parking, Lighting, and Safety and Security. The proposed project has been designed to implement many of the applicable design policies in the areas cited above. The project would address Sustainability by reducing construction waste as required by city regulations; provide trash and recycling waste areas that are clearly identified for future residents to reduce the amount of waste going into our landfills; use drought tolerant native vegetation and shade trees to reduce water consumption and help reduce the heat island effect; and the installation of a solar panel array system located on the top floor of the proposed parking garage.

The proposed project's scale, form, rhythm and overall architectural design would help complete the transition between the existing commercial uses to the south and the single family residential uses north of the existing Casa Mira View project. The proposed landscape plant materials would enhance the proposed development and define public and private spaces within the project. As mentioned above, shade trees would be used to help shade project entries and reduce the urban heat island effect. Street trees, shrubs and groundcover would be used to define the public realm, create visual interest along the street frontage and help provide a comfortable pedestrian environment along Westview Parkway.

The design of the proposed project is a wrap design where structured parking would be 'wrapped' with the residential use so that parking would not be visible from the public right-of-way or from both public and private areas in and around the proposed project. The proposed design eliminates the need for large expanses of surface parking which allows greater utilization of the site for private open spaces within the project site. The project includes a lighting plan which includes pedestrian-scaled lighting for pedestrian circulation and visibility. The plan provides security lighting along the perimeter of the residential buildings and within the parking structures. In addition, lighting would be provided throughout the project along the pedestrian paseos and recreational amenities. All the outdoor lighting would be shielded to prevent spill over and glare into adjacent areas, and would consist of vandal resistant features.

The Urban Design Element also provides goals for maintaining distinctive neighborhoods and achieving high quality residential design. These goals include use of innovative design for a variety of housing types to meet the needs of the population, new construction that is sensitive to the character and quality of existing neighborhoods, and providing pedestrian connections linking residential areas, commercial areas, parks and open spaces. The Urban Design Element also provides policies which are intended to provide further guidance to achieve the goals mentioned above. Policy UD-B.1 specific to residential design states: Recognize that the quality of a neighborhood is linked to the overall quality of the built environment. Projects should not be viewed singularly, but viewed as part of the larger neighborhood or community plan area in which they are located for design continuity and compatibility. The policy is further expanded to state:

- a) Integrate new construction with the existing fabric and scale of development in surrounding neighborhoods. Taller or denser development is not necessarily inconsistent with older, lower-density neighborhoods but must be designed with sensitivity to existing development. For example, new development should not cast shadows or create wind tunnels that will significantly impact existing development and should not restrict vehicular or pedestrian movement from existing development.
- b) Design new construction to respect the pedestrian orientation of neighborhoods.
- c) Provide innovative designs for a variety of housing types to meet the needs of the population.

The proposed project is requesting a community plan amendment to increase the density of the site in order to create a seamless extension of the existing Casa Mira View residential project which is currently under construction. The scale and massing of the proposed project would match that of the Casa Mira View project and would not create any detrimental shadowing of that residential development or adjacent land uses across Westview Parkway. The proposed project has been designed to maintain existing and create new pedestrian linkages to surrounding land uses as well as an adjacent Park and Ride facility to the southeast. Internal walkways would provide direct and easy access to the proposed recreational amenities as well as those amenities that will be provided in the Casa Mira View project. As with the Casa Mira View project, the project proposes several design themes and architectural variations through use of materials to create visual interest and respect the pedestrian realm.

Consistent with Urban Design Policy UD-B.8, which encourages projects to provide usable open space for play, recreation, and social or cultural activities, the proposed project would provide an on-site recreational center, swimming pool and a privately owned park at the project entrance to Galvin Avenue.

The deviations discussed above related to height, floor area ratio (FAR), setback and retaining wall height are required to achieve both a high level of design consistent with the General Plan's urban design recommendations and to accommodate the density proposed for the community plan.

The project design includes four architectural themes and color palettes that alternate across each elevation to help break down large expanses of repetitive design and color. Varying roof heights and off-setting planes associated with each theme would create interest to enhance the pedestrian experience and neighborhood character. The project has also been designed to provide useable open space for play, recreation and social activities which are connected by a hierarchy of walkways which would be open, accessible and would encourage walkability in and around the project site.

Mobility

The proposed project would be consistent with the General Plan's Mobility Element goals for walkable communities. Specifically, the project has been designed in a way to encourage walking as a viable choice of travel for trips of less than one-half mile. As mentioned previously, community and neighborhood commercial services are located directly south of the proposed project; Westview (Hage) neighborhood park is located just north of the project across Westview Parkway; a new park would be developed adjacent to the project; and transit opportunities exist at an adjacent park and ride facility and a new BRT facility less than a one-half mile to the south at Hillary Drive. The project has been designed to create a safe and comfortable pedestrian environment through friendly street, site and building design.

Public Facilities, Services and Safety

The overall purpose stated in the General Plan's Public Facilities, Services and Safety Element is to provide the public facilities and services needed to serve the existing population and new growth. The proposed project has evaluated impacts to public facilities and services as discussed in the Mitigated Negative Declaration, and has identified that no significant impacts to public facilities and services would occur. The project applicant would be required to pay all required Facilities Benefit Assessment fees at the time of building permit issuance to ensure the adequate provision of public services for the proposed project. The project is consistent with the overall purpose stated in the Public Facilities, Services and Safety Element and the applicable policies to implement the goals stated in this element.

Recreation

The General Plan provides guidelines and standards for population-based parks and facilities; specifically identified are community parks, neighborhood parks, recreation centers and aquatic

complexes. The guidelines and standards are designed to adapt to changing community needs and/or desires.

The General Plan has a standard of 2.8 acres of parkland per 1,000 residents. The General Plan recommends a minimum 13- acre community park serving a population of 25,000, a minimum 3 to 13 acre neighborhood park serving a population of 5,000 within approximately one mile, a recreation center (17000 SF) serving a population of 25,000 or within 3 miles, whichever is less and an aquatic complex serving a population of 50,000 or within 6 miles. One neighborhood park, Westview Park, is within the immediate vicinity of the project site. It is located to the north of the project site, across from Westview Parkway and adjacent to Hage Elementary School.

The development proposes 319 residential units. The current community plan anticipates 106 residential units, and therefore the proposed community plan amendment proposes an additional 213 units. Payment of the per-unit FBA fee will satisfy the population-based park requirements associated with the 106 units. The proposed project would increase the community population (over and beyond the current community plan) by approximately 554 residents, based on an assumption of 2.20 persons per household for multi-family housing per SANDAG 2012 survey. Per the City General Plan park guidelines and standards, this increase in community population would require approximately 1.31 additional acres of population-based park land. Specifically, the increase would require approximately a 1.31-acre neighborhood park, 1.9% of a community recreation center, and just over 1% of a community swimming pool complex.

The effect of the population increase as a result of this project on local parks would be somewhat reduced by the proposal to provide private on-site recreation opportunities for future project residents, including recreational centers, swimming pools, parks, play areas, seating areas, outdoor living room areas, barbeque areas, courtyards, pedestrian walkways, and bicycle lanes. The project includes development of an approximately 1.31-acre park that would remain in private ownership with private maintenance. The development will comply with providing the required park land by paying the FBA fee for the entire 319 unit project.

Noise

The General Plan's Noise Element goal regarding noise and land use compatibility is to consider existing and future noise levels when making land use planning decisions to minimize people's exposure to excessive noise. A Noise Impact Analysis was prepared for the proposed project and addressed existing and potential future noise levels that residents would be subject to. The intervening terrain along the east and south sides of the project site would attenuate traffic noise at the lower floor elevations along portions of the south and east sides of the project site. The Casa Mira View project will be constructed along the east side of the project site. It will have 5-story buildings. These buildings will attenuate I-15 traffic noise at the project site. The proposed building at the project site would also provide additional noise attenuation. The project's design and siting of buildings on the adjacent Casa Mira View project would help ensure that the project's common and private usable areas would meet the City's exterior noise criterion.

The guidelines in the Noise Element's Table NE-3 identifies that compatible interior noise levels for multi-family dwelling units are not to exceed a CNEL of 45 dB. Typically, with the windows open, building shells provide approximately 15 dB of noise reduction. Therefore, rooms exposed to an exterior CNEL greater than 60 dB could result in an interior CNEL greater than 45 dB. To

comply with the City's 45 dB CNEL interior noise standard, the dwelling units would most likely require a mechanical ventilation system or air conditioning system and possibly sound-rated windows. An interior noise analysis will be required for the building prior to issuance of building permits to ensure the necessary noise abatement features are implemented to abate the traffic noise.

According to the adopted MCAS ALUCP, the project site is located within the Miramar Airport Influence Area. However, the project site is located approximately 1.75 to 2 miles north of the existing and future 65 dB CNEL noise contours. As such, the project site would not be exposed to excessive aircraft noise. The San Diego Regional Airport Authority also determined that the site was not subject to an Airport Land Use Compatibility Plan consistency determination.

Green House Gases

The proposed project would be consistent with the goals and policies identified in the City of San Diego General Plan's Conservation Element for the purposes of reducing Green House Gas (GHG) emissions, and the project has incorporated the following sustainable features in order to further reduce its overall emissions:

- Provide transit shuttle services to regional activity centers – the applicant would provide a private shuttle service connecting the project to existing shopping opportunities at Mira Mesa Marketplace Center and transit connections on Mira Mesa Boulevard and Black Mountain Road. This shuttle service would have two stops on the project site and would be limited to residents and guests of the development.
- Provide RideLink information bulletin boards in central locations, encouraging alternative transportation programs and/or public transit available to the area.
- Provide a Transportation Demand Management (TDM) association and/or coordinator to ensure that the latest bus schedules have been posted and to provide information on carpooling and ridesharing.
- Send an annual RideLink/transit newsletter to residents.
- Bicycle storage facilities for the residents.

While these measures would further reduce GHG emissions, it would be difficult to determine the associated reductions because the effectiveness of the measures in reducing vehicle trips is unknown. Nonetheless, the project applicant has committed to them as a means to further reduce air pollutant and GHG emissions from the proposed project.

Environmental Analysis:

The Mitigated Negative Declaration (MND) analyzed the environmental impacts of the proposed Casa Mira View II Project. Implementation of the Mitigation, Monitoring and Reporting Program (MMRP) would reduce impacts to a level below significance in the following categories: transportation - circulation/parking and paleontological resources.

Community Participation:

The project was presented to the Mira Mesa Community Planning Group at their meeting on August 20, 2012. The group voted 12-0 in favor of the proposed project.

Conclusion:

Staff has determined the proposed Casa Mira View II project complies with the applicable sections of the Municipal Code and adopted City Council policies. Staff has determined the required findings would support the decision to approve the proposed project's Community Plan Amendment, Rezone, Planned Development Permit and Vesting Tentative Map. A Mitigated Negative Declaration has been prepared for this project and all potential environmental impacts will be mitigated.

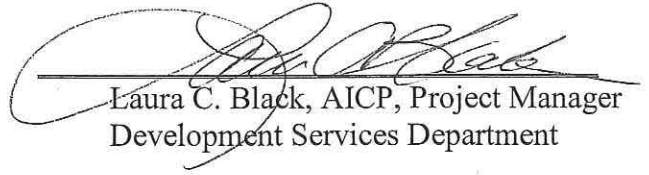
ALTERNATIVES

1. **Recommend** approval of Community Plan Amendment No. 931742, Rezone No. 931747, Planned Development Permit No. 931743 and Vesting Tentative Map No. 931745, **with modifications.**
2. **Recommend** denial of Community Plan Amendment No. 931742, Rezone No. 931747, Planned Development Permit No. 931743 and Vesting Tentative Map No. 931745, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department

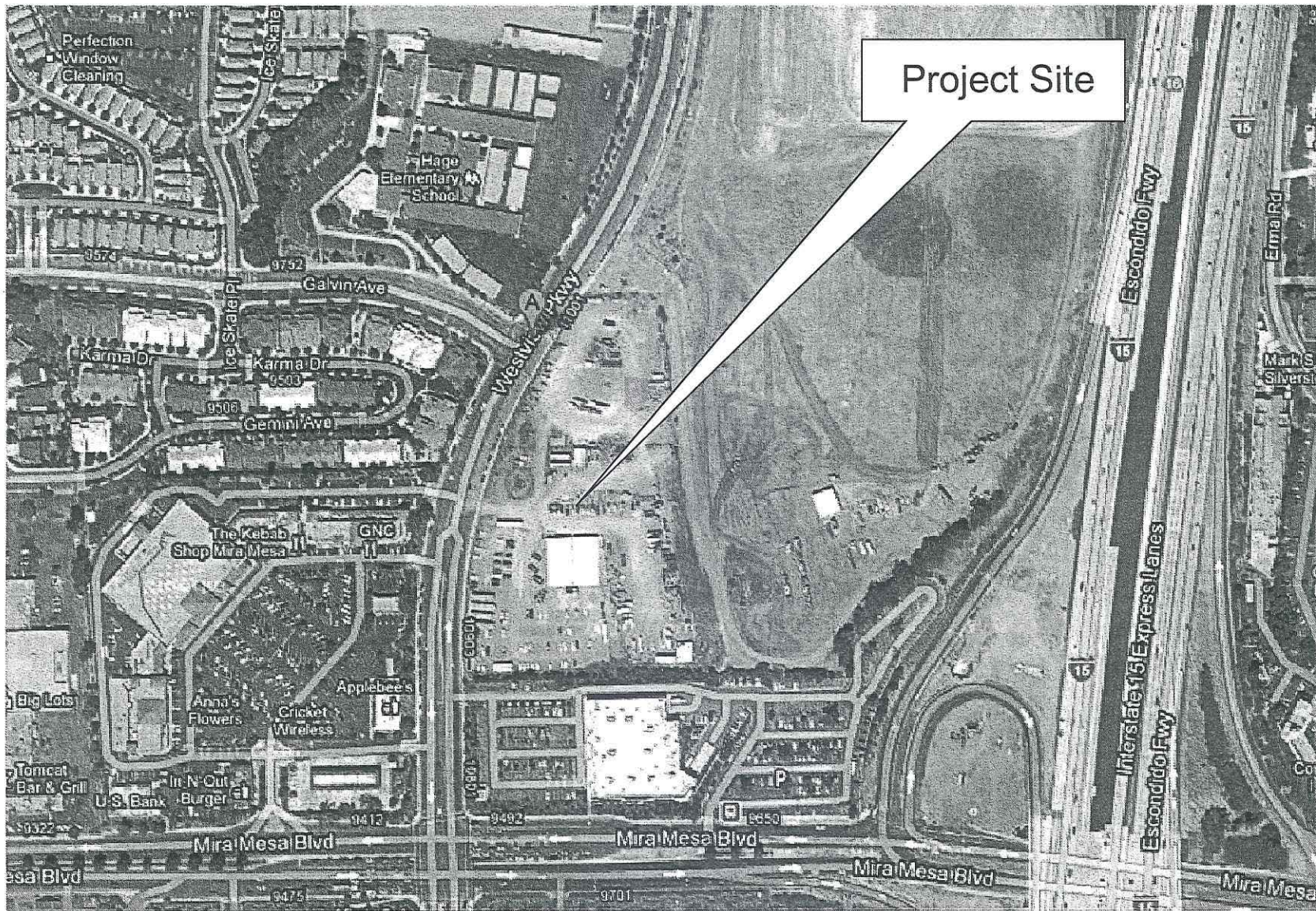


Laura C. Black, AICP, Project Manager
Development Services Department

WESTLAKE/LCB

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft PDP Permit and Resolution
6. Draft Map Resolution with Findings
7. Draft Environmental Resolution with MMRP
8. Draft Rezone Ordinance and B Sheet
9. Draft Community Plan Amendment Documents (Community Plan Amendment Resolution, Strikeout/Underline Text, and Revised Graphics)
10. Planning Commission Resolution No. 3408-PC
11. Responses to CPA Initiation Issues
12. Figure LU-1, the Village Propensity Map
13. Project Plans
14. San Diego County Regional Airport Authority Review
15. FAA Determination of No Hazard to Air Navigation
16. Community Planning Group Recommendation
17. Ownership Disclosure Statement
18. Project Chronology




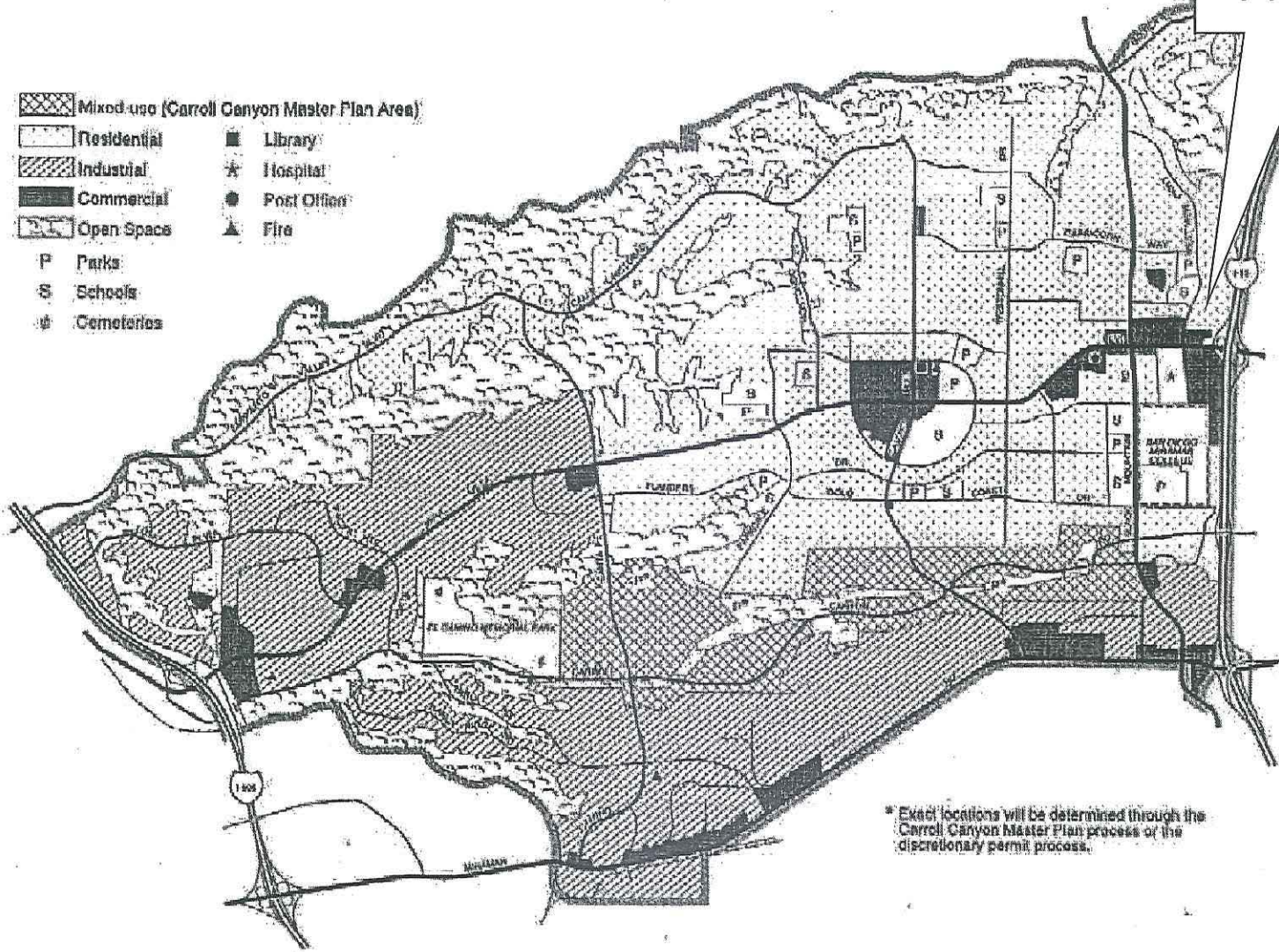
Aerial Photo

CASA MIRA VIEW II – 11005 WESTVIEW PARKWAY
PROJECT NO. 264497



Project Site

- | | |
|---|---|
|  Mixed-use (Carroll Canyon Master Plan Area) |  Library |
|  Residential |  Hospital |
|  Industrial |  Post Office |
|  Commercial |  Fire |
|  Open Space | |
| P Parks | |
| S Schools | |
| # Cemeteries | |

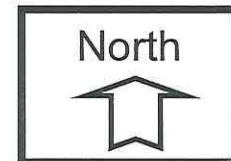


* Exact locations will be determined through the Carroll Canyon Master Plan process or the discretionary permit process.

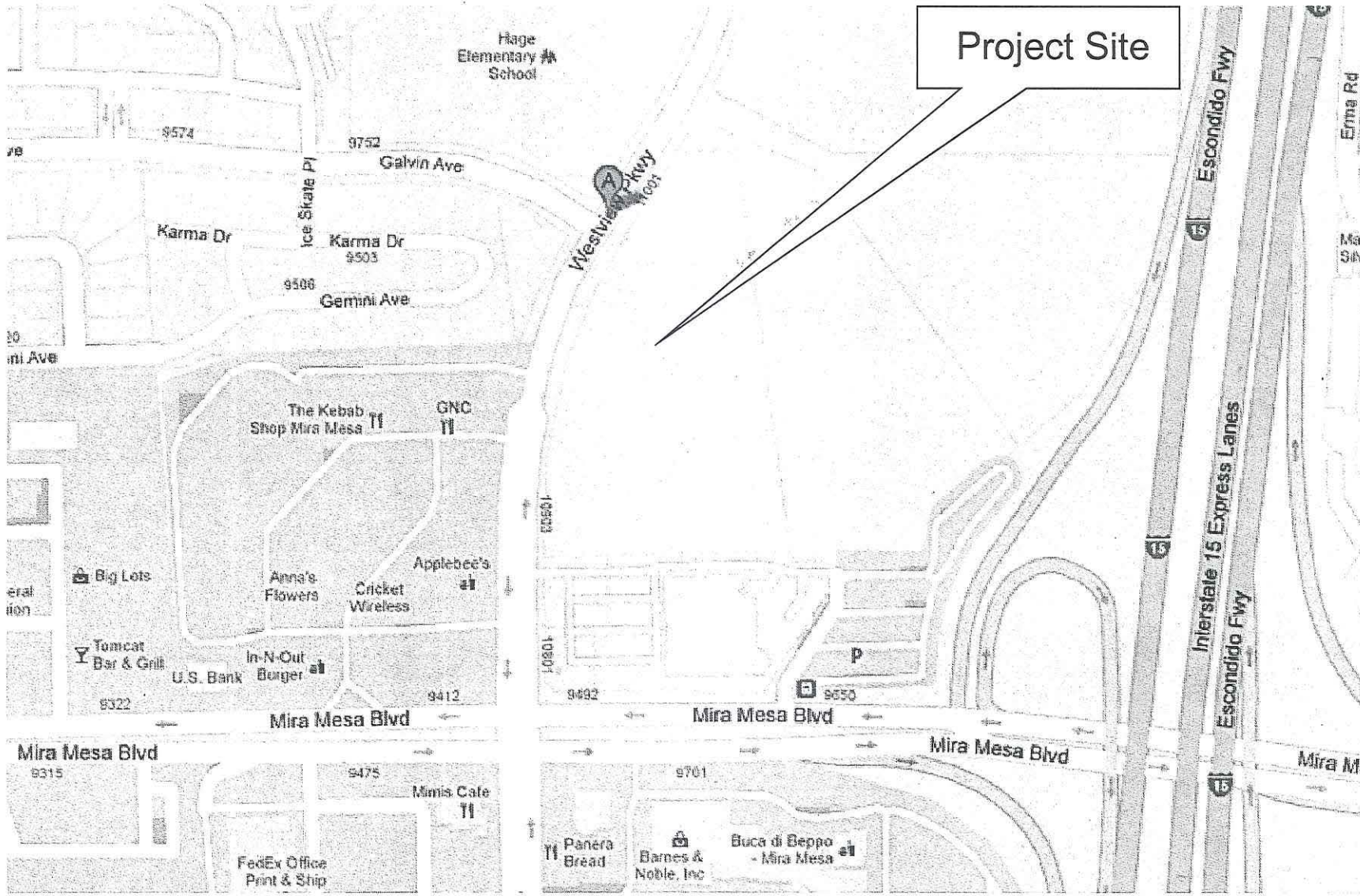


Land Use Map

CASA MIRA VIEW II – 11005 WESTVIEW PARKWAY
PROJECT NO. 264497



ATTACHMENT 2



Project Location Map

CASA MIRA VIEW II – 11005 WESTVIEW PARKWAY
PROJECT NO. 264497



PROJECT DATA SHEET

PROJECT NAME:	Casa Mira View II	
PROJECT DESCRIPTION:	Construction of a new 319 residential condominium project, within one building, wrapped around a six-level parking structure.	
COMMUNITY PLAN AREA:	Mira Mesa	
DISCRETIONARY ACTIONS:	Community Plan Amendment; Rezone; Planned Development Permit; Vesting Tentative Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Low-Medium Density Residential (Allows residential development 10-15 dwelling units per net acre).	
<u>ZONING INFORMATION:</u>		
<p>ZONE: RM-1-1: (A multi-unit residential zone that permits 1 dwelling unit for 3,000 square-feet of lot area) / Proposed Zone RM-3-8: (A multi-unit residential zone that permits 1 dwelling unit for 800 square-feet of lot area)</p> <p>HEIGHT LIMIT: 30-Foot maximum height limit / 50-Foot max. height limit</p> <p>LOT SIZE: 6,000 sq. ft. min lot size / 7,000 sq. ft. min lot size</p> <p>FLOOR AREA RATIO: 0.75 maximum / 2.25 maximum</p> <p>FRONT SETBACK: 15 ft min & 20 ft std / 10 ft min & 20 ft std</p> <p>SIDE SETBACK: 10% of the premises width / 10% of the premises width</p> <p>STREETSIDE SETBACK: 10% of the premises width / 10% of the premises width</p> <p>REAR SETBACK: 15 feet / 5 feet</p> <p>PARKING: 664 parking spaces required / 722 parking spaces provided</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Schools; AR-1-1 & RM-3-8.	Hage Elementary School
SOUTH:	Commercial; CC-1-3.	Standalone commercial retail
EAST:	Medium-Density Residential; RM-3-8.	Casa Mira View I – 1,848 unit residential development
WEST:	Low-Medium Density Residential and Commercial; RM-1-1 and CC-1-3.	Multi-family residential units and strip commercial center
DEVIATIONS OR VARIANCES REQUESTED:	<ol style="list-style-type: none"> 1. Deviation to allow a Maximum structure height of 79 feet where 50 feet is allowed; 2. Deviation to allow reallocation of parking gross floor area to non-parking uses; 3. Deviation to allow a reduction in the south side yard 	

	setback – reduce the setback from 80'-4" to 34'-4"; 4. Deviation to allow a maximum retaining wall height of 16 feet where 6 feet is allowed.
COMMUNITY PLANNING GROUP RECOMMENDATION:	On August 20, 2012, the Mira Mesa Community Planning Group voted (12-0) to recommend approval of the project.

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002341

PLANNED DEVELOPMENT PERMIT NO. 931743
CASA MIRA VIEW 2 - PROJECT NO. 264497 MMRP
CITY COUNCIL

This Planned Development Permit No. 931743 is granted by the City Council of the City of San Diego to Garden Communities RP, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0604. The vacant 7.09 -acre site is located at 11005 Westview Parkway, intersection of Westview Parkway and Galvin Avenue, in the RM-1-1 Zone, Airport Influence Overlay Zone (Review Area 2 - MCAS Miramar), MCAS Miramar Overflight Notification area, FAA Part 77 Noticing Area, Cost Reimbursement District (Mesa Shopping Center East), Residential Tandem Parking Overlay Zone, within the Mira Mesa Community Plan Area. The project site is legally described as: The East 10 acres of the North 25 acres of the Northeast Quarter of the Northeast Quarter of Section 31, Township 14 South, Range 2 West, San Bernardino Meridian, in the City of San Diego, in the County of San Diego, State of California, According to the official plat thereof. Excepting therefrom the North 60 feet thereof lying within the California State Highway II-SD-15. Also excepting therefrom portion deeded to San Diego Unified School District by deed recorded June 13, 1990, as Document No. 1990-321211. Also excepting therefrom portion taken by City of San Diego by condemnation recorded April 17, 1992, as Document No. 1992-224216. Also excepting therefrom portion deeded to United States of America by deed recorded January 9, 1995, as File No. 1995-10140.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct 319 residential condominium units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated _____, 2012, on file in the Development Services Department.

The project shall include:

- a. Construction of 319 residential condominium units within one building wrapped around a six-leveling parking garage totaling approximately 554,846 square feet;

- b. A deviation for the maximum height of the structure. The project proposes a maximum height of 79 feet where the zone allows 50 feet maximum.
- c. A deviation for a re-allocation of Floor Area Ratio (FAR) for parking and non-parking use - 79.8 percent of FAR allocated toward non-parking use where code allows 2/3 of 2.25 FAR for non-parking use.
- d. A deviation for the south side setback of 34'- 4" where 80'-4" minimum is required.
- e. A deviation for a maximum 16' height retaining wall in south side setback where 6' maximum is allowed.
- f. Landscaping (planting, irrigation and landscape related improvements);
- g. Off-street parking;
- h. A 1.31 acre park located in the northern portion of the site; and
- i. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by _____, 2015.
2. 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.
3. 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.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

5. 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.).

6. 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.

7. 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.

8. 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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

10. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration (MND) No. 264497 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

11. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration (MND) No. 264497 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Transportation – Circulation/Parking

Paleontological Resources

12. The Owner/Permittee shall provide a private shuttle service connecting the project to existing shopping opportunities at Mira Mesa Marketplace Center and transit connections on Mira Mesa Boulevard and Black Mountain Road. This shuttle service would have two stops on the project site and would be limited to residents and guests of the development.
13. The Owner/Permittee shall provide RideLink information bulletin boards in central locations, encouraging alternative transportation programs and/or public transit available to the area.
14. The Owner/Permittee Shall provide a Transportation Demand Management (TDM) association and/or coordinator to ensure that the latest bus schedules have been posted and to provide information on carpooling and ridesharing.
15. The Owner/Permittee shall send an annual RideLink/transit newsletter to residents.

AFFORDABLE HOUSING REQUIREMENTS:

16. The Owner/Permittee has elected to process the project through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program, which program is available to an Owner/Permittee only on a voluntary basis. Accordingly, prior to receiving the first residential building permit, Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations") by providing evidence to the San Diego Housing Commission, in the form of executed Exemption Agreements and Public Entity Agreements, as referenced with Part IV of the Inclusionary Affordable Housing Implementation & Monitoring Procedures Manual ["Procedures Manual"] previously approved by the City Council of the City of San Diego, demonstrating that the Owner/Permittee is exempt from the payment of the Inclusionary Affordable Housing Fee based upon San Diego Municipal Code Section 142.0303(f) because the Owner/Permittee is receiving specific regulatory incentives and/or concessions from a public agency that result in identifiable, financially sufficient, and actual project cost reductions, including but not limited to expedited permit processing provided through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program and/or the approval of a deviation, waiver or reduction of development standards or regulations [collectively referred to as "development incentives"] and because the Owner/Permittee has voluntarily restricted the 32 rental units at 65% of AMI for a period of 55 years in exchange for such development incentives, as provided for within Part IV of the Procedures Manual.

AIRPORT REQUIREMENT:

17. Prior to issuance of first residential building permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING REQUIREMENTS:

18. Prior to the issuance of the first residential building permit, the Owner/Permittee shall assure by permit and bond the construction of a 26-foot wide City standard driveway, on Westview Parkway, per Standard Drawing G-14A, G-16 and SDG-100, satisfactory to the City Engineer.
19. Prior to the issuance of the first residential building permit, the Owner/Permittee shall assure by permit and bond the construction of City standard curb ramps with truncated domes, at the project main entrance on Westview Parkway, satisfactory to the City Engineer.
20. Prior to the issuance of the first residential building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for private storm drains, removable art sculpture, landscape and irrigation located within the City's right-of-way and City's easement, satisfactory to the City Engineer.
21. The Planned Development Permit shall comply with the conditions of the Vesting Tentative Map No. 931745.

GEOLOGY REQUIREMENTS:

22. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.
23. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

PARK AND RECREATION REQUIREMENTS:

24. As a means of satisfying the population-based park requirement for the 213 units above the pre-existing Mira Mesa Community Plan build out projections, the Owner/Permittee shall be responsible for FBA fees on all 319 units.

LANDSCAPE REQUIREMENTS:

25. Prior to issuance of any construction permits for grading, the Owner/Permittee shall submit landscape construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the Land Development Manual Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

26. Prior to issuance of the first residential building permit, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.

27. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee 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.

28. The Owner/Permittee shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

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

30. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

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

32. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

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

TRANSPORTATION REQUIREMENTS

34. A minimum of 664 (722 provided) automobile spaces (including 7 standard accessible spaces and 1 van accessible space for residents), 87 spaces for guests including 4 accessible spaces (1 van), 32 motorcycle spaces, and 148 bicycle spaces with rack(s) and 3

loading/unloading areas are required by the Land Development Code. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Director.

35. Prior to issuance of the first construction permit, the Owner/Permittee shall provide a shared access agreement with Casa Mira View in regard to the main access off Westview Parkway at Galvin Avenue.

36. Prior to issuance of the first residential building permit, the Owner/Permittee shall assure by permit and bond the modification of the existing traffic signal at the intersection of Westview Parkway and Galvin Avenue to add the project entrance as a fourth leg, satisfactory to the City Engineer.

37. Prior to issuance of the first residential building permit, the Owner/Permittee shall assure by permit and bond the construction of pedestrian ramps at the intersection of Westview Parkway and the project's main entrance, satisfactory to the City Engineer.

38. Prior to issuance of the first residential building permit, the Owner/Permittee shall assure by permit and bond the construction of 26' wide right-in/right-out driveway on Westview Parkway for emergency access only at the south end of the project, satisfactory to the City Engineer.

39. Prior to the issuance of the first residential building permit, the Owner/Permittee shall assure by permit and bond the installation of a raised median along the project's frontage on Westview Parkway from the Ralph's shopping center Driveway to Galvin Avenue, satisfactory to the City Engineer.

40. Prior to the issuance of the first residential building permit, the Owner/Permittee shall assure by permit and bond the installation of a traffic signal at the intersection of Westview Parkway and Ralph's shopping center Driveway.

41. Prior to the issuance of the first residential building permit, the Owner/Permittee shall assure by permit and bond the widening of the driveway at Ralph's Shopping Center to include two eastbound lanes at Westview Parkway, satisfactory to the City Engineer.

PUBLIC UTILITIES REQUIREMENTS:

42. The Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway, and the disconnection at the water main of the existing unused water service adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

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

44. The Owner/Permittee shall assure, by permit and bond the design and construction of reclaimed water irrigation service(s), in a manner satisfactory to the Director of Public Utilities and the City Engineer. All irrigation systems must be designed to utilize reclaimed water.

45. The Owner/Permittee shall process encroachment maintenance and removal agreements, for all acceptable encroachments into the sewer easement, including but not limited to structures, enhanced paving, or landscaping; No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.

46. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water and sewer facilities.

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

48. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, if required in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

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 City Council of the City of San Diego on October XX, 2012, and Resolution No. _____.

Planned Development Permit No. 931743
October XX, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Laura C. Black, AICP
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.**

Garden Communities RP, LLC
Owner/Permittee

By _____
Stuart Posnock
Manager/Member

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

WHEREAS, Garden Communities RP, LLC, Owner/Permittee, filed an application with the City of San Diego for a Planned Development Permit to construct 319 residential condominium units within one building with four-story and five-story elements, wrapped around a six-leveling parking garage totaling approximately 554,846 square feet, known as the Casa Mira View II project, located at 11005 Westview Parkway, intersection of Westview Parkway and Galvin Avenue, and legally described as the East 10 acres of the North 25 acres of the Northeast Quarter of the Northeast Quarter of Section 31, Township 14 South, Range 2 West, San Bernardino Meridian, in the City of San Diego, in the County of San Diego, State of California, According to the official plat thereof; excepting therefrom the North 60 feet thereof lying within the California State Highway II-SD-15; also excepting therefrom portion deeded to San Diego Unified School District by deed recorded June 13, 1990, as Document No. 1990-321211; also excepting therefrom portion taken by City of San Diego by condemnation recorded April 17, 1992, as Document No. 1992-224216; also excepting therefrom portion deeded to United States of America by deed recorded January 9, 1995, as File No. 1995-10140, in the Mira Mesa Community Plan area, in the RM-1-1 zone which is proposed to be rezoned to the RM-3-8 zone; and

WHEREAS, on _____, the Planning Commission of the City of San Diego considered Planned Development Permit No. 931743, and pursuant to Resolution No. _____-PC voted to recommend approval of the Permit; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of

individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

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

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No.931743:

PLANNED DEVELOPMENT PERMIT - Section 126.0604

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

The proposed project is located within the Residential Land Use of the Mira Mesa Community Plan and is designated Low-medium density (10-15 dwelling units/net acre). The low-medium density allows for multifamily development in the form of duplexes, townhomes and low-scale apartments. The project proposes a redesignation from low-medium density (10-15 dwelling units/net acre) to medium-high density (30-45 dwelling units/net acre). The medium-high density consists of relatively large parcels that offer wide latitude in site design and building type. The medium-high density is proposed for sites that are convenient to freeways, major streets, public transit, commercial services and recreational services. The project's proposed 319 residential units are consistent in density and intensity with the Casa Mira View project, which is immediately north of the project site and is currently under construction. The project will increase the supply of housing in the community that will be located within walking distance of transit, shopping and employment opportunities. Therefore, the proposed project will not adversely affect the Mira Mesa Community Plan Area.

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

The proposed project will construct all necessary sewer and water facilities to serve the occupants of the development. The project will incorporate construction

Best Management Practices (BMP) necessary to comply with Chapter 14 Article 2, Division 1 of the San Diego Municipal Code. The project will prepare and implement a Water Pollution Control Plan in accordance with the guidelines in Appendix E of the City's Storm Water Standards. The project will enter into a Maintenance Agreement for ongoing permanent BMP maintenance. The project will comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 2009-0009-DWQ and Amended by Order No. 2010-0014-DWQ and the Municipal Storm Water Permit, Order No. R9-2007-0001 (NPDES General Permit No. CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code requirements will be met with the proposed project. Therefore, the proposed project will not be detrimental to the public health, safety and welfare.

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 proposed project complies with the relevant regulations of the Land Development Code. Conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and incorporated into Planned Development Permit No. 931743. The project proposes a total of four (4) deviations from the Land Development Code. These deviations provide for a more desirable project.

A deviation is being requested for the maximum height of the proposed structures. The maximum height proposed within the project is isolated at several locations at 79 feet above finished grade, where 50 feet is otherwise allowed. While the elevation of the flat roofs for the five story building portions is much closer to the 50 foot requirement, the requested height deviation allows for greater flexibility for the design of the roofline and provides an opportunity to increase the area of open space being provided. While the entire project meets all but one of the required setback requirements, the increase in allowable building height enables the project to greatly exceed the setback requirements in several locations.

A deviation is being requested to use less than 33% of the project's allowable Floor Area Ratio (FAR) for structured parking. The efficiency of the proposed "wrap" style architecture results in structured parking that takes up less than 33% of the allowable FAR. Wrap style architecture has the buildings surrounding an interior parking structure that is not visible from outside the development. The project proposes to use 31.6% of the available FAR for structured parking. The

FAR being utilized for all remaining buildings is 79.8% of the allowable FAR, where a maximum of 66.7% is otherwise required.

A deviation is being requested to permit a variable height retaining wall, ranging from 0 feet to a maximum of 16 feet, within the south side yard setback, where 6 feet is the allowable maximum retaining wall height. The proposed retaining wall will exceed the maximum height allowed within the side yard setback as well as the maximum height of the retaining wall. The proposed retaining wall will not be visible to the public and will essentially act as a continuation of the existing 15 foot maximum height retaining wall on the adjacent property.

A deviation is being requested to reduce the south side yard setback from 80'-4" to 34'-4". The proposed project is one parcel and the side yard setback requirement is the larger of 5 feet or 10% of the overall width of the parcel. Since the project is one parcel, the required side yard setback is 80'-4". Reducing the south side yard setback to 34'-4" allows the north setback distance to increase to approximately 270 feet. This larger north setback enables the proposed project to provide access to the existing project located adjacent to and east of the site. This larger north setback also allows for the proposed project to provide a private park site at the north end of the project site.

As a result, the proposed project conforms with the overall policies and regulations of the City of San Diego and represents a desirable project for the site and the Mira Mesa community.

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

BE IT FURTHER RESOLVED that Planned Development Permit No. 931745 is granted to Garden Communities RP, LLC, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

CITY COUNCIL RESOLUTION NUMBER R-_____

VESTING TENTATIVE MAP NO. 931745,
CASA MIRA VIEW II - PROJECT NO. 264497 [MMRP]

WHEREAS, Garden Communities RP, LLC , Subdivider, and Leppert Engineering Corporation, Engineer, submitted an application to the City of San Diego for a Vesting Tentative Map No. 931745) and easement vacation for the Casa Mira View II Project which consists of the construction of 319 residential condominium units within one building wrapped around a six-leveling parking garage totaling approximately 554,846 square feet. The project site is located at 11005 Westview Parkway, intersection of Westview Parkway and Galvin Avenue, in the RM-1-1 Zone, Airport Influence Overlay Zone (Review Area 2 - MCAS Miramar), MCAS Miramar Overflight Notification area, FAA Part 77 Noticing Area, Cost Reimbursement District (Mesa Shopping Center East), Residential Tandem Parking Overlay Zone, within the Mira Mesa Community Plan Area. The property is legally described as the East 10 acres of the North 25 acres of the Northeast Quarter of the Northeast Quarter of Section 31, Township 14 South, Range 2 West, San Bernardino Meridian, in the City of San Diego, in the County of San Diego, State of California, According to the official plat thereof; excepting therefrom the North 60 feet thereof lying within the California State Highway II-SD-15; also excepting therefrom portion deeded to San Diego Unified School District by deed recorded June 13, 1990, as Document No. 1990-321211; also excepting therefrom portion taken by City of San Diego by condemnation recorded April 17, 1992, as Document No. 1992-224216; also excepting therefrom portion deeded to United States of America by deed recorded January 9, 1995, as File No. 1995-10140; and

WHEREAS, the Map proposes the Subdivision of a 7.09 acre-site into one lot for residential development; and

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 1351 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 319; and

WHEREAS, on October 4, 2012, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 931745 and Easement Vacation, and pursuant to Resolution No. PC-_____, the Planning Commission voted to recommend City Council [approval or denial] of the map; and

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

WHEREAS, on _____, the City Council of the City of San Diego considered Vesting Tentative Map No. 931745 and Easement Vacation pursuant to San Diego Municipal Code section 125.0440 and 125.0140, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the City

Council having fully considered the matter and being fully advised concerning the same; NOW
THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the
following findings with respect to Vesting Tentative Map No. 931745:

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

The proposed project is located within the Residential Land Use of the Mira Mesa Community Plan and is designated Low-medium density (10-15 dwelling units/net acre). The low-medium density allows for multifamily development in the form of duplexes, townhomes and low-scale apartments. The project proposes a redesignation from low-medium density (10-15 dwelling units/net acre) to medium-high density (30-45 dwelling units/net acre). The medium-high density consists of relatively large parcels that offer wide latitude in site design and building type. The medium-high density is proposed for sites that are convenient to freeways, major streets, public transit, commercial services and recreational services. The project's proposed 319 residential units are consistent in density and intensity with the Casa Mira View project, which is immediately north of the project site and is currently under construction. The project will increase the supply of housing in the community that will be located within walking distance of transit, shopping and employment opportunities. Therefore, the proposed project will not adversely affect the Mira Mesa Community Plan Area.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The proposed project complies with the relevant regulations of the Land Development Code. Conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and incorporated into Vesting Tentative Map No. 931745. The project proposes a total of four (4) deviations from the Land Development Code. These deviations provide for a more desirable project.

A deviation is being requested for the maximum height of the proposed structures. The maximum height proposed within the project is isolated at several locations at 79 feet above finished grade, where 50 feet is otherwise allowed. While the elevation of the flat roofs for the five story building portions is much closer to the 50 foot requirement, the requested height deviation allows for greater flexibility for the design of the roofline and provides an opportunity to increase the area of open space being provided. While the entire project meets all but one of the required setback requirements, the increase in allowable building height enables the project to greatly exceed the setback requirements in several locations.

A deviation is being requested to use less than 33% of the project's allowable Floor Area Ratio (FAR) for structured parking. The efficiency of the proposed "wrap" style architecture results in structured parking that takes up less than 33% of the allowable FAR. Wrap style architecture has the buildings surrounding an interior parking structure that is not visible from outside the development. The project proposes to use 31.6% of the available FAR for structured parking. The FAR being utilized for all remaining buildings is 79.8% of the allowable FAR, where a maximum of 66.7% is otherwise required.

A deviation is being requested to permit a variable height retaining wall, ranging from 0 feet to a maximum of 16 feet, within the south side yard setback, where 6 feet is the allowable maximum retaining wall height. The proposed retaining wall will exceed the maximum height allowed within the side yard setback as well as the maximum height of the retaining wall. The proposed retaining wall will not be visible to the public and will essentially act as a continuation of the existing 15 foot maximum height retaining wall on the adjacent property.

A deviation is being requested to reduce the south side yard setback from 80'-4" to 34'-4". The proposed project is one parcel and the side yard setback requirement is the larger of 5 feet or 10% of the overall width of the parcel. Since the project is one parcel, the required side yard setback is 80'-4". Reducing the south side yard setback to 34'-4" allows the north setback distance to increase to approximately 270 feet. This larger north setback enables the proposed project to provide access to the existing project located adjacent to and east of the site. This larger north setback also allows for the proposed project to provide a private park site at the north end of the project site. As a result, the proposed project conforms with the overall policies and regulations of the City of San Diego and represents a desirable project for the site and the Mira Mesa community.

3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

The proposed development is consistent with the RM-3-8 Zone and the medium-high density (30-45 dwelling units/net acre) land use designation within the Mira Mesa Community Plan. The proposed density is consistent with Casa Mira View project which is immediately adjacent to the project site to the east and the land use designation is consistent with the surrounding area. The entire Casa Mira View project includes the adjacent 41 acres to the immediate east and the Casa Mira View II project. The original Casa Mira View project is the 41 acres to the immediate east was approved for 1,848 multi-family units by the City Council on June 6, 2009. Although developed as a separate project with the name Casa Mira View II, this project would be considered the fourth and final phase of the overall Casa Mira View development.

4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The proposed development is consistent with the RM-3-8 Zone and the medium-high density (30-45 dwelling units/net acre) land use designation within the Mira Mesa Community Plan.

The proposed density is consistent with Casa Mira View project which is immediately adjacent to the project site to the east and the land use designation is consistent with the surrounding area. The proposed development would act as the fourth phase of the overall development which consists of Casa Mira View and Casa Mira View II projects. Environmentally sensitive lands are not located within the project site; therefore the project does not cause damage to environmentally sensitive lands for fish and wildlife or their habitat.

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

The proposed development will construct all necessary sewer and water facilities to serve the occupants of the development. The development will incorporate construction Best Management Practices (BMP) necessary to comply with Chapter 14 Article 2, Division 1 of the San Diego Municipal Code. The development will prepare and implement a Water Pollution Control Plan in accordance with the guidelines in Appendix E of the City's Storm Water Standards. The development will enter into a Maintenance Agreement for ongoing permanent BMP maintenance. The development will comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 2009-0009-DWQ and Amended by Order No. 2010-0014-DWQ and the Municipal Storm Water Permit, Order No. R9-2007-0001 (NPDES General Permit No. CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code requirements will be met with the proposed development. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The entire Casa Mira View project includes the adjacent 41 acres to the immediate east and the Casa Mira View II project. The original Casa Mira View project is the 41 acres to the immediate east was approved for 1,848 multi-family units by the City Council on June 6, 2009. Although developed as a separate project with the name Casa Mira View II, this project would be considered the fourth and final phase of the overall Casa Mira View development. The proposed development will provide internal access to the Casa Mira View project which will improve the overall flow of the entire Casa Mira View development. The proposed development will not conflict with existing easements.

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

The proposed subdivision of a 7.09 acre parcel into one lot, for development of 319 residential units, will not impede or inhibit any future passive or natural heating and cooling

opportunities. The design of the project has taken into account the best use of the land to minimize grading. With design of the proposed project will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The proposed project is the subdivision of a 7.09 acre parcel into one lot for residential development. The applicant has chosen to provide 32 affordable residential units on site. Balanced needs for public facilities were taken into consideration with the development of the Mira Mesa Community Plan and the projected build-out with the applied zone designations. The subdivision of this parcel into one residential lot for 319 residential units is consistent with what was anticipated in the community plan. The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the one residential lot for private development of 319 residential units is consistent with the housing needs anticipated for the Mira Mesa Community Planning area.

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

BE IT FURTHER RESOLVED, that portions of drainage easement per document recorded 4-17-1992, as file number 1992-224216, located within the project boundaries as shown in Vesting Tentative Map No. 931745, shall be vacated, contingent upon the recordation of the approved Final Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

9. There is no present or prospective use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated. (San Diego Municipal Code § 125.1040(a))

The proposed drainage easement vacation is located entirely within the project site with no present or future public use. A portion of the existing 24-inch storm drain will remain as a private storm drain, with no proposed public use.

10. The public will benefit from the abandonment through improved utilization of the land made available by the abandonment. (San Diego Municipal Code § 125.1040(b))

The proposed drainage easement vacation will benefit the public by allowing for the proposed development consisting of 319 residential units, with 32 affordable housing units constructed on site. The proposed development site is vacant and does not provide for any public benefit as it currently is unimproved.

11. The abandonment is consistent with any applicable land use plan. (San Diego Municipal Code § 125.1040(c))

The proposed drainage easement vacation allows for the proposed development to occur on the site. The proposed development is consistent with the RM-3-8 Zone and the medium-high density (30-45 dwelling units/net acre) land use designation within the Mira Mesa Community Plan. The proposed density is consistent with Casa Mira View project which is immediately adjacent to the project site to the east and the land use designation is consistent with the surrounding area. The entire Casa Mira View project includes the adjacent 41 acres to the immediate east and the Casa Mira View II project. The original Casa Mira View project is the 41 acres to the immediate east was approved for 1,848 multi-family units by the City Council on June 6, 2009. Although developed as a separate project with the name Casa Mira View II, this project would be considered the fourth and final phase of the overall Casa Mira View development.

12. The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by this abandonment or the purpose for which the easement was acquired no longer exists. (San Diego Municipal Code § 125.1040(d))

The proposed drainage easement vacation can be supported by staff as the purpose for the original easement is no longer required. Additionally, the drainage easement vacation allows for the proposed development on the project site which is consistent with the underlying zone and Mira Mesa Community Plan.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Vesting Tentative Map No. 931745 and Easement Vacation are hereby granted to Garden Communities RP, LLC, subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: JAN I. GOLDSMITH, City Attorney

By

[Attorney]
Deputy City Attorney

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

ATTACHMENT: Vesting Tentative Map Conditions

Internal Order No. 24002341

CITY COUNCIL CONDITIONS FOR VESTING TENTATIVE MAP NO. 931745,
CASA MIRA VIEW 2 - PROJECT NO. 264497 [MMRP]

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Vesting Tentative Map will expire on _____.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Final Map shall conform to the provisions of Planned Development Permit No. 931743.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

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AIRPORT

6. Prior to issuance of the first residential building permit, the Subdivider shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

AFFORDABLE HOUSING

7. Prior to the issuance of the first residential building permit, the Subdivider shall enter into an affordable housing agreement with the San Diego Housing Commission to provide affordable housing units in compliance with the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code §§ 143.0301 et seq.).

ENGINEERING

8. A Final Map shall be recorded in the Office of the County Recorder, prior to the Vesting Tentative Map expiration date.
9. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map.
10. The Final Map shall comply with the provisions of Planned Development Permit No. 931743.
11. Pursuant to City Council Policy 600-20, the Subdivider shall provide evidence to ensure that an affirmative marketing program is established.
12. Prior to issuance of the first construction permit, the Subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.
13. Prior to the issuance of any construction permit, the Subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
14. Prior to the issuance of any construction permit, the Subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report.
15. The drainage system proposed for this subdivision, as shown on the approved vesting tentative map is subject to approval by the City Engineer.

16. The Subdivider shall obtain a grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
17. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009-DWQ and the Municipal Storm Water Permit, Order No. R9-2007-0001 In accordance with Order No. 2009-0009DWQ, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
18. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.
19. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
20. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
21. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Vesting Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

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

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23. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
24. The Final Map shall:
- a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

GEOLOGY

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

INFORMATION:

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24002341

Project No. 264497
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RESOLUTION NUMBER R- _____

ADOPTED ON _____

WHEREAS, on _____, Garden Communities RP, LLC submitted an application to Development Services Department for a Community Plan Amendment, Rezone, Planned Development Permit and Vesting Tentative Map for the Casa Mira View 2 (Project); and

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

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

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

WHEREAS, the City Council of the City of San Diego considered the issues discussed in Mitigation Negative Declaration No. 264497 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the City Council that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the City Council in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the City Council finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this City Council in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the City Clerk, 202 C Street, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: Jan Goldsmith, City Attorney

By: _____
Deputy City Attorney

By: _____
Laura C. Black, AICP, Development Project Manager

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM****Casa Mira View II,
Community Plan Amendment, Rezone, Planned Development Permit, and Vesting
Tentative Map**

PROJECT NO. 264497

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 264497 shall be made conditions of Community Plan Amendment, Rezone, Planned Development Permit and Vesting Tentative Map as may be further described below.

TRANSPORTATION / CIRCULATION

In order to avoid significant direct and cumulative impacts to transportation / circulation, the following mitigation measure(s) shall be implemented by the Applicant/Permittee. Compliance with the mitigation measure(s) shall be the responsibility of the Applicant/Permittee.

- TRA-1** Prior to the issuance of the first residential building permit, the Applicant/Permittee shall install/construct a raised ~~medium~~ median along the project's (Casa Mira View 2) frontage on Westview parkway, from Ralph's Shopping Center to Galvin Avenue, satisfactory to the City Engineer.
- TRA-2** Prior to the issuance of the first building permit, the Applicant/Permittee shall install a traffic signal at the intersection of Westview Parkway and the Ralph's Shopping Center driveway.
- TRA-3** Prior to the issuance of the first residential building permit, the Applicant/Permittee shall implement right-turn overlap phasing at the intersection of Hillery Drive and Black Mountain Road.

PALEONTOLOGICAL RESOURCES

In order to avoid significant direct impacts to paleontological resources, the following mitigation measure(s) shall be implemented by the Applicant/Permittee. Compliance with the mitigation measure(s) shall be the responsibility of the Applicant/Permittee.

I. Prior to Permit Issuance**A. Entitlements Plan Check**

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice

to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

- B. Letters of Qualification have been submitted to ADD
1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
 3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- B. PI Shall Attend Precon Meetings
1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
 3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.

- b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.

- c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
- d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the

- Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

Rezone Ordinance

DRAFT

(O-INSERT~)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 7.07 ACRES LOCATED AT 11005 WESTVIEW PARKWAY, INTERSECTION OF WESTVIEW PARKWAY AND GALVIN AVENUE, WITHIN THE MIRA MESA COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE RM-1-1 ZONE INTO THE RM-3-8 ZONE AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0406; AND REPEALING ORDINANCE NO. R-301263 (NEW SERIES), ADOPTED FEBRUARY 28, 2006, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INSOFAR AS THE SAME CONFLICT HEREWITH.

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

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

Section 1. That 7.07 acres located at 11005 Westview Parkway, intersection of Westview Parkway and Galvin Avenue, and legally described as The East 10 acres of the North 25 acres of the Northeast Quarter of the Northeast Quarter of Section 31, Township 14 South, Range 2 West, San Bernardino Meridian, in the City of San Diego, in the County of San Diego, State of California, According to the official plat thereof. Excepting therefrom the North 60 feet thereof lying within the California State Highway II-SD-15. Also excepting therefrom portion deeded to

San Diego Unified School District by deed recorded June 13, 1990, as Document No. 1990-321211. Also excepting therefrom portion taken by City of San Diego by condemnation recorded April 17, 1992, as Document No. 1992-224216. Also excepting therefrom portion deeded to United States of America by deed recorded January 9, 1995, as File No. 1995-10140, in the Mira Mesa Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4292, filed in the office of the City Clerk as Document No. OO-

_____, is rezoned from the RM-1-1 Zone into the RM-3-8 Zone, as the zone is described and defined by San Diego Municipal Code Chapter 13 Article 1 Division 4. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006. Section 2. That Ordinance No. 301263 (New Series), adopted on February, 28, 2006, of the ordinances of the City of San Diego is repealed insofar as the same conflicts with the rezoned uses of the land.

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

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

APPROVED: JAN GOLDSMITH, City Attorney

By _____
Attorney name
Deputy City Attorney

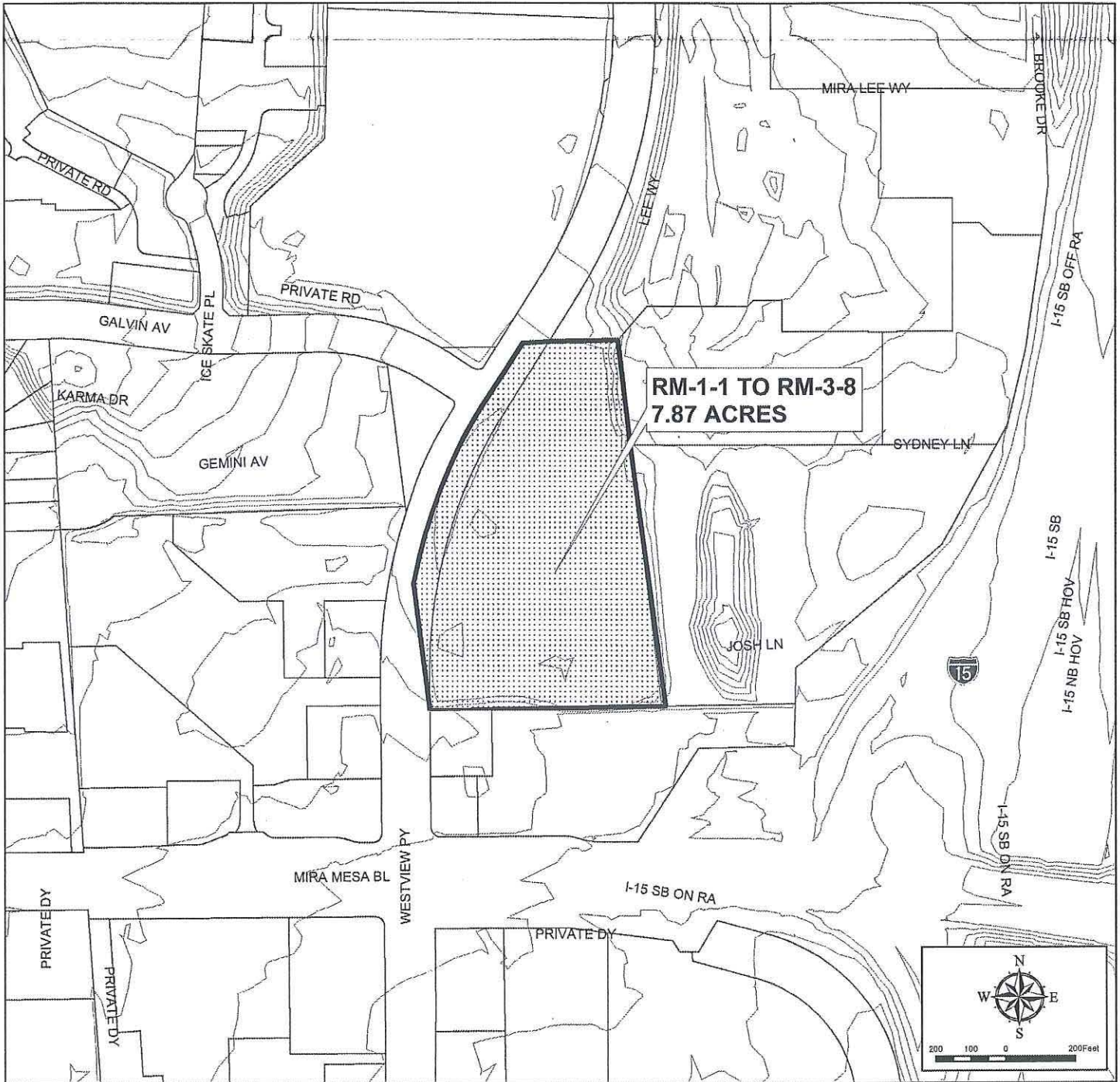
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Case No.INSERT PROJECT NUMBER~
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CITY OF SAN DIEGO • DEVELOPMENT SERVICES

PROPOSED REZONING



SEC 31-14-2W*NEQ*7.09 AC

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

REQUEST RM-3-8
 PLANNING COMM. RECOMMENDATION
 CITY COUNCIL ACTION

CASE NO. 264497

DEVELOPMENT SERVICES MANAGER

B- 4292

APN: 318-110-73

(274-1725) 07-06-12 ldj

DRAFT

RESOLUTION NUMBER R- _____

ADOPTED ON _____

APPROVING AN AMENDMENT TO THE MIRA MESA COMMUNITY PAN TO REDESIGNATE LAND FROM LOW-MEDIUM DENSITY RESIDENTIAL TO MEDIUM-HIGH DENSITY RESIDENTIAL

WHEREAS, on _____, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the Mira Mesa Community Plan adopted on October 6, 1992, Resolution Nos. R-280829, R-280830 and R-282543, and including its subsequent amendments, to redesignate a 7.07 acre site located at 11005 Westview Parkway, intersection of Westview Parkway and Galvin Avenue, from Low-Medium Density Residential to Medium-High Density Residential; and

WHEREAS, the 2008 General Plan will be amended due to the Mira Mesa Community Plan being part of the Land Use Element of the adopted General Plan; and

WHEREAS, the proposed changes to the Mira Mesa Community Plan are attached to this resolution; and

WHEREAS, the Planning Commission of the City of San Diego has recommended certification of environmental document Mitigated Negative Declaration Report No. 264497 which also addressed an accompanying development permit; and

WHEREAS, the Planning Commission has found, based on its hearing record, that this amendment retains internal consistency with the Mira Mesa Community Plan and the 2008 General Plan and that the proposed amendment helps achieve long-term community and citywide goals; and

WHEREAS, the City Council has considered the Planning Commission record and recommendation as well as all maps, exhibits, and written documents contained in the file for this amendment on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the amendment of the Mira Mesa Community Plan, with a copy of said amendment being on file in the office of the City Clerk as Document No. RR-_____

APPROVED: JAN GOLDSMITH, City Attorney

By _____
Name
Deputy City Attorney

SUMMARY

KEY ELEMENTS OF THE PLAN UPDATE

Mira Mesa is home to approximately 62,500 people, residing in 20,400 dwelling units. At buildout, which is estimated to occur after the year 2010, Mira Mesa is expected to house 82,600 people in 28,300 dwelling units—an increase of about 32 percent.

Approximately 60 percent of the community has been built. Only about 12 percent of the undeveloped property in the community does not have development approvals, either in the form of planned development permits or subdivision maps and zoning.

The largest area of undeveloped land is approximately 900 acres surrounding Carroll Canyon, which is now being used for sand and gravel extraction. Upon completion of extraction activities, this area is proposed to be developed with a mix of industrial park, commercial and residential uses. Another 285 undeveloped acres on Lopez Ridge are designated for very low-density residential development (up to four units per gross acre) and open space preservation.

Residential Land Use

should say
"minimum"

should say "45"

Almost 38 percent of the community is planned for residential development at densities ranging from a ~~maximum~~ of four units per gross acre on Lopez Ridge to a maximum of 43 units per acre near Mira Mesa Boulevard and Interstate 15 (I-15). Most of the areas that remain to be developed with residential uses are constrained by steep slopes; therefore, the physical form of new development and how well it fits in sensitive slope areas will continue to be key community issues. The Mira Mesa Community Plan (Plan) update includes criteria to be used in the review of new building proposals to ensure that development is designed to preserve Mira Mesa's unique system of canyons, ridge tops and mesas. The **Residential Land Use Element** also revises the boundary between the open space designation and the residential designation to more accurately reflect the areas that could be developed under current environmental regulations.






Industrial and Commercial Land Use

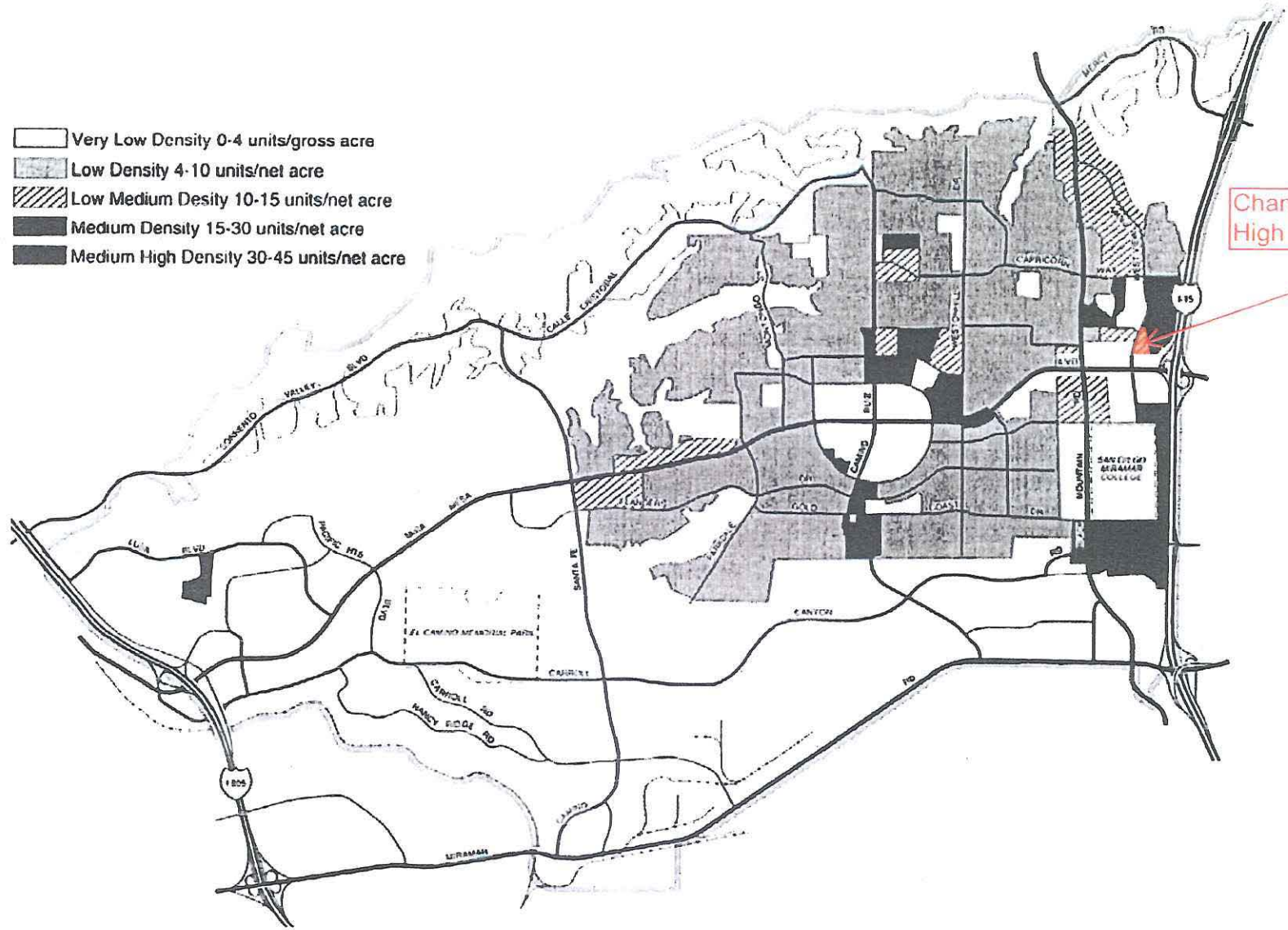
As one of the major employment centers in the San Diego region, Mira Mesa will provide jobs for approximately 61,000 people at buildout. Approximately 26 percent of the land area in Mira Mesa is planned for industrial and commercial office development, with another four percent planned for retail uses. The **Industrial and Commercial Land Use Elements** of the Plan update maintain the 1981 plan's recommendations to preserve industrially designated sites for large lot, employment-generating uses and restrict retail development to existing commercial centers.

**MIRA MESA COMMUNITY PLAN
AND LOCAL COASTAL PROGRAM LAND USE PLAN**

The following amendments have been incorporated into this ~~April 2011~~ posting of this Plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Mira Mesa Community Plan approved	July 30, 1992	0995 0996	October 6, 1992	R-280829 R-280830 R-282543
Certified by the California Coastal Commission November 18, 1993				
Carroll Canyon Master Plan			December 6, 1994	R-285097
			November 21, 1995	R-286614
Mira Mesa Business Park redesignation			December 3, 1996	R-288145
Reclassification of Capricorn Way from 4-lane collector to 2-lane collector			September 9, 1997	R-289162
Marriot Residence Inn			February 17, 1998	R-289745
Hilton Garden Inn			April 21, 1998	R-289986
Mira Mesa Market Center			August 4, 1998	R-290613
Redesignation of 3.9-acre site from visitor- commercial to community- commercial			June 19, 2001	R-295032
Added MCAS Miramar ALUCP policy language and deleted references and maps to the NAS Miramar CLUP	February 17, 2011		April 26, 2011	R-306737
Redesignation of 7.09-acre site from low-medium residential to medium-high residential			TBD	TBD

-  Very Low Density 0-4 units/gross acre
-  Low Density 4-10 units/net acre
-  Low Medium Density 10-15 units/net acre
-  Medium Density 15-30 units/net acre
-  Medium High Density 30-45 units/net acre



Change to Medium High Density Hatch



Recommended Residential Densities
Mira Mesa Community Plan

18
 FIGURE

Attachment 10

PLANNING COMMISSION RESOLUTION NO. 3408-PC

INITIATING AN AMENDMENT TO THE MIRA MESA COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL PLAN TO REDESIGNATE A 7.09-ACRE SITE FROM LOW MEDIUM (10-15 DU/AC) DENSITY RESIDENTIAL TO MEDIUM (15-30 DU/AC) DENSITY RESIDENTIAL TO ALLOW THE DEVELOPMENT OF MULTI-FAMILY HOUSING AT A HIGHER DENSITY THAN CURRENTLY PERMITTED UNDER THE COMMUNITY PLAN

WHEREAS, on July 31, 2003, the Planning Commission of the City of San Diego held a public hearing to consider the initiation of an amendment to the Mira Mesa Community Plan and Progress Guide and General Plan to redesignate a 7.09-acre site from Low Medium (10-15 du/ac) to Medium (15-30 du/ac) density residential to allow the development of multi-family housing at a higher density than currently permitted under the community plan; and

WHEREAS, the Planning Commission of the City of San Diego considered all maps, exhibits, evidence, and testimony and found that the supplemental findings can be made; NOW THEREFORE;

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby initiates the requested Mira Mesa Community Plan and Progress Guide and General Plan Amendment; and

BE IT FURTHER RESOLVED, that the following issues will be considered as part of the community plan amendment analysis:

- An appropriate level of density for the proposed residential development, including consideration of a higher density for the site
- The compatibility of the proposed development with surrounding uses
- An analysis of the cumulative impacts of the plan amendments in process that also propose increases in residential densities in the community
- Evaluation of traffic impacts of the proposed additional residential development
- Availability of public services and infrastructure to support the additional residential uses proposed
- The provision, on-site, of affordable housing units
- Design considerations to address the site's location within an intense residential and commercial node, including relating buildings to the street and to the needs of pedestrians, siting and orienting building to interface with adjacent residential and commercial developments and incorporating pedestrian-oriented amenities

Attachment 10

- Vehicular, pedestrian and bicycle access into and within the subject property, in particular, maximizing walkability and establishing pedestrian linkages to and from the site to the surrounding developments and commercial services.
- Provide a pedestrian link from the proposed project site to transit and park and ride facilities.
- What is the relationship of the project and the site to the City of Villages strategy? There is a great deal of activity within a ½ mile radius of the proposed development. For example, what is the relationship of the residential development to Miramar College and what are the opportunities for shared resources? The proposed development should reinforce pedestrian connections, and provide opportunities for residents to walk to work, goods and services. This should be achieved through the City of Villages strategy.
- Identify pedestrian linkages to Miramar College. What are the opportunities to link the proposed residential to the college, given Miramar College's Master Plan.
- Where are the opportunities or potential to walk to work sites? Look at reinforcing pedestrian connections to other commercial and residential. Utilize the City of Villages strategy as a guide for achieving this.
- Identify additional transit opportunities. Additional transit opportunities should be provided as a result of this project, such as enhancements or expansions of transit, due to the proposed increase in density at a location in the community where the circulation system is over capacity.
- Coordinate access, via Galvin, with the adjacent property owner of the undeveloped parcel to the east to optimize efficiency and minimize the number of curb cuts on Westview Parkway.
- Consider additional density for the site. The undeveloped parcel to the east has a higher land use designation than that proposed by the applicant. This project should consider additional residential units, beyond the 200 proposed.

BE IT FURTHER RESOLVED, that this initiation does not constitute an endorsement of a project proposal. This action will allow staff analysis to proceed.

 //SIGNED//
Cecilia Williams
Senior Planner, Long Range Planning

 //SIGNED//
Linda Lugano
Legislative Recorder

Initiated: July 31, 2003
By a Vote of: 6-0

Response to Planning Commission Initiation Issues

On July 31, 2003, the Planning Commission initiated an amendment to the Mira Mesa Community Plan to consider a redesignation of the 7.09-acre site from Low Medium (10-15 du/ac) density residential to Medium (15-30 du/ac) density residential. The Planning Commission directed staff to analyze the following issues in conjunction with the amendment process:

a. An appropriate level of density for the proposed residential development, including consideration of a higher density for the site.

The initiation of this plan amendment was found to provide an opportunity to explore the feasibility and appropriateness of a higher density land use designation on the subject property due to the presence of adjacent or nearby public facilities, commercial services, transit and recreational opportunities. The General Plan's Land Use Element includes a discussion on the City's City of Villages Strategy with a goal of creating mixed-use villages located throughout the City and connected by high-quality transit. The City of Villages strategy is to focus growth into mixed-use activity centers that are pedestrian-friendly, centers of community, and linked to the regional transit system. The strategy draws upon the strengths of San Diego's natural environment, neighborhoods, commercial centers, institutions, and employment centers. It recognizes the value of San Diego's distinctive neighborhoods and open spaces that together form the City as a whole. Implementation of the City of Villages strategy is an important component of the City's strategy to reduce local contributions to greenhouse gas emissions, because the strategy makes it possible for larger numbers of people to make fewer and shorter auto trips.

Factors to consider when locating village sites include: community plan-identified capacity for growth, existing public facilities or an identified funding source for facilities, existing or an identified funding source for transit service, community character, and environmental constraints. Some of these factors, including the location of parks, fire stations, and transit routes, have been mapped as shown on Figure LU-1, the Village Propensity Map (Attachment 12). By overlaying the facilities factors with the land uses, the Village Propensity Map illustrates existing areas that already exhibit village characteristics and areas that may have a propensity to develop as village areas. It is an illustrative tool, not a land use map. Though not identified as a village in the Mira Mesa Community Plan, the project site is in an area that is identified as having a high propensity to develop as a village. The presence of adjacent or nearby public facilities, commercial services, transit and recreational opportunities would support the proposed increase to Medium High (30-45 du/ac) residential density without creating a significant need for auto use.

b. The compatibility of the proposed development with surrounding uses.

The proposed development is compatible with the neighboring Casa Mira View project and is intended to be the fourth and final phase of a comprehensive Casa Mira View residential development. The development is compatible with the commercial uses to the west and south of the project site and will help provide the transition of commercial uses to single family uses north of the Casa Mira View project. Also west of the project site is existing multi-family residential uses, Hage Elementary School and neighborhood park. The project would not cast

shadows on these uses and has been designed to address the street frontage in a pedestrian friendly way and create visual interest through use of landscaping and variation in architectural themes of the buildings.

c. An analysis of the cumulative impacts of the plan amendments in process that also propose increases in residential densities in the community.

There are currently no plan amendments in process or that were recently approved that proposed increases in residential densities in the community. Proposals that existed at the time of the initiation have been withdrawn from City review.

d. Evaluation of traffic impacts of the proposed additional residential development.

A Traffic Impact Analysis was prepared for the proposed project and is included as an appendix to the project's Mitigated Negative Declaration. The significance of impacts for each study scenario was determined based on the peak-hour intersection and daily roadway segment analysis, as identified by City CEQA Significance Determination Thresholds. The project as proposed would provide "Medium-High Density Residential" with up to 45 dwelling units per acre consistent with the adjacent and previously approved Casa Mira View project. This represents an increase of 213 dwelling units. The increased density would likewise increase trip generation by approximately 1,278 ADT. It is anticipated that this increase in density could be accommodated within the existing road network with no significant adverse effects. The Casa Mira View project provided significant improvements in the project area that provide capacity for the proposed project. These improvements include a southbound triple-left turn from Westview Parkway to Mira Mesa Boulevard leaving the project site. This improvement has been constructed and is open to traffic. With the existing improvements, no significant impacts from the proposed project were identified. Therefore, no specific mitigation is proposed for this project.

e. Availability of public services and infrastructure to support the additional residential uses proposed.

There are three Fire-Rescue Stations located within close proximity to the project site: Stations 44, 38, and 40. Fire Station No. 44, located at 10011 Black Mountain Road, has a response time of 4.1 minutes to the project site. Fire Station No. 38, located at 8441 New Salem Street, has a response time of 4.6 minutes to the project site. The project would be served by two fire stations that meet the 5-minute standard for the initial response of fire suppression resources, four-person engine company. Fire Station No. 40, located at Salmon River Drive and Paseo Montalban, has a response time of 5.8 minutes. Therefore, the project would be served by sufficient fire protective services to meet the San Diego Fire-Rescue Department's goal of effective force of 15 firefighters within 9 minutes.

The project site is located within Beat 242 of the San Diego Police Department (SDPD) Northeastern Division Service Area, located at 13396 Salmon River Road, 92129. The SDPD has a 7-minute average response time goal, and in 2010, the average response time for an emergency call in Beat 242 was 6.95 minutes. The SDPD also has a response time goal of 12 minutes for Priority One calls. Within Beat 242, the average response time for Priority One calls is 12.07

minutes. Response time goals for all other call priorities (Two, Three, and Four) are met within Beat 242.

Development of the proposed project would result in an increased demand for police service that would require an increase in officers, equipment, and support personnel. It is estimated that the proposed project would add approximately 833 residents to the Northeastern Division Service Area within Beat 242 based on a ratio of 2.61 residents per unit. Based on the SDPD's Citywide goal of 1.67 officers per 1,000 people, the proposed project would generate the need for an additional 1.4 police officers. Ongoing funding for police services is provided by the General Fund of the City of San Diego. Police protection is ordinarily extended to newly developed areas and funded as a function of the increased tax base. Prior to the issuance of building permits, the applicant is required to pay fees to the SDPD and coordinate with SDPD to develop a Crime Prevention through Environmental Design review to address security concerns at the new development.

The proposed project is served by Hage Elementary School, Wangenheim Middle School, Mira Mesa High School, and Scripps Ranch High School (San Diego Unified School District 2012). Potential impacts to schools serving the project area would be related to the number of students generated by the project. San Diego Unified School District (SDUSD) estimates the number of students generated from projects by evaluating census tract data and the number of dwelling units proposed. The precise ratio of students expected to be generated per apartments or condominiums for the project is unknown at this time, since the number of students per unit in multifamily developments varies widely depending on the unit size, proximity to schools, sales price or rent, density, target market, and specific amenities.

By law (California Government Code, Section 65996) paying school fees constitutes full mitigation. The applicant's compliance with Senate Bill 50 and Government Code Section 65995 requiring the applicant to pay developer fees for school facilities construction would reduce impacts to schools to less than significant levels.

The General Plan provides guidelines and standards for population-based parks and facilities; specifically identified are community parks, neighborhood parks, recreation centers and aquatic complexes. The guidelines and standards are designed to adapt to changing community needs and/or desires.

The General Plan has a standard of 2.8 acres of parkland per 1,000 residents. The General Plan recommends a minimum 13- acre community park serving a population of 25,000, a minimum 3 to 13 acre neighborhood park serving a population of 5,000 within approximately one mile, a recreation center (17000 SF) serving a population of 25,000 or within 3 miles, whichever is less and an aquatic complex serving a population of 50,000 or within 6 miles. One neighborhood park, Westview Park, is within the immediate vicinity of the project site. It is located to the north of the project site, across from Westview Parkway and adjacent to Hage Elementary School.

The development proposes 319 residential units. The current community plan anticipates 106 residential units, and therefore the proposed community plan amendment proposes an additional 213 units. Payment of the per-unit FBA fee will satisfy the population-based park requirements associated with the 106 units. The proposed project would increase the community population (over and beyond the current community plan) by approximately 554 residents, based on an

assumption of 2.20 persons per household for multi-family housing per SANDAG 2012 survey. Per the City General Plan park guidelines and standards, this increase in community population would require approximately 1.31 additional acres of population-based park land. Specifically, the increase would require approximately a 1.31-acre neighborhood park, 1.9% of a community recreation center, and just over 1% of a community swimming pool complex.

The effect of the population increase as a result of this project on local parks would be somewhat reduced by the proposal to provide private on-site recreation opportunities for future project residents, including recreational centers, swimming pools, parks, play areas, seating areas, outdoor living room areas, barbeque areas, courtyards, pedestrian walkways, and bicycle lanes. The project includes development of an approximately 1.31-acre public park that would remain in private ownership with private maintenance but accessible to the public by a Recreation Easement. The design of the public park will be through community input per Council Policy 600-33.

The project site is serviced by two local libraries, both of which are within a 2-mile radius of the site. The local branches are part of the entire City of San Diego library system, which allows residents to use any branch or the main library. Residents therefore at times use other libraries that are more convenient to them, such as one near work. The project applicant would be required to pay Facilities Benefit Assessment fees to help ensure the provision of adequate libraries.

f. The provision of on-site affordable housing units.

The project would provide a total of 32 on-site affordable housing units consisting of a proportionate mix of one-, two-, and three-bedroom units. The affordable housing units would be restricted by an agreement acceptable to the City of San Diego's Housing Commission. The units would be completed and ready for occupancy concurrent with the market rate housing pursuant to the terms of the agreement with the Housing Commission.

g. Design considerations to address the site's location within an intense residential and commercial node, including relating buildings to the street and to the needs of pedestrians, siting and orienting building to interface with adjacent residential and commercial developments and incorporating pedestrian oriented amenities.

The proposed project's scale, form, rhythm and overall architectural design would help complete the transition between the existing commercial uses to the south and the single family residential uses north of the existing Casa Mira View project. The proposed landscape plant materials would enhance the proposed development and define public and private spaces within the project. Street trees, shrubs and groundcover would be used to define the public realm, create visual interest along the street frontage and help provide a comfortable pedestrian environment along Westview Parkway.

The scale and massing of the proposed project would match that of the Casa Mira View project and would not create any detrimental shadowing of that residential development or adjacent land uses across Westview Parkway. The proposed project has been designed to maintain existing and create new pedestrian linkages to surrounding land uses as well as an adjacent Park and Ride facility to the southeast. Internal walkways would provide direct and easy access to the proposed

recreational amenities as well as those amenities that will be provided in the Casa Mira View project.

As with the Casa Mira View project, the project design includes four architectural themes and color palettes that alternate across each elevation to help break down large expanses of repetitive design and color. Varying roof heights and off-setting planes associated with each theme would create interest to enhance the pedestrian experience and neighborhood character. The project has also been designed to provide useable open space for play, recreation and social activities which are connected by a hierarchy of walkways which would be open, accessible and would encourage walkability in and around the project site.

The design of the proposed project is a wrap design where structured parking would be 'wrapped' with the residential use so that parking would not be visible from the public right-of-way or from both public and private areas in and around the proposed project. The proposed design eliminates the need for large expanses of surface parking which allows greater utilization of the site for public and private open spaces within the project site. The project includes a lighting plan which includes pedestrian-scaled lighting for pedestrian circulation and visibility. The plan provides security lighting along the perimeter of the residential buildings and within the parking structures. In addition, lighting would be provided throughout the project along the pedestrian paseos and recreational amenities.

h. Vehicular, pedestrian and bicycle access into and within the subject property, in particular, maximizing walkability and establishing pedestrian linkages to and from the site to the surrounding developments and commercial services.

The proposed project has been designed to maintain existing and create new pedestrian linkages to surrounding land uses as well as an adjacent Park and Ride facility to the southeast. Access to adjacent commercial services would be accommodated by the existing sidewalk along Westview Parkway. Access to the Park and Ride facility would be accommodated via an internal walkway from the proposed project heading east along the Casa Mira Views southern boundary. Internal walkways would provide direct and easy access to the proposed recreational amenities as well as those amenities that will be provided in the Casa Mira View project. Vehicular and bicycle access would be provided through the project's entry at Galvin Avenue.

In addition, at the plan amendment initiation hearing, the Planning Commission further identified land use and project issues to be considered as part of the community plan amendment review process. These include:

a. Provide a pedestrian link from the proposed project site to transit and park and ride facilities.

A pedestrian link has been provided from the proposed project to the park and ride facility through the Casa Mira View project. Pedestrians may use the existing sidewalk to travel south to the future transit station at Hillary Drive and the project would provide a shuttle service for project residents to access the transit station.

b. How will the proposed project relate to the City of Villages Strategy? There is a great deal of activity within a ½ mile radius of the proposed development. For example, what

is the relationship of the proposed residential development to adjacent commercial services and Miramar College, and what are the opportunities for shared resources?

The City of Villages strategy is to focus growth into mixed-use activity centers that are pedestrian-friendly, centers of community, and linked to the regional transit system. The strategy draws upon the strengths of San Diego's natural environment, neighborhoods, commercial centers, institutions, and employment centers. Implementation of the City of Villages strategy is an important component of the City's strategy to reduce local contributions to greenhouse gas emissions, because the strategy makes it possible for larger numbers of people to make fewer and shorter auto trips.

Factors to consider when locating village sites include: community plan-identified capacity for growth, existing public facilities or an identified funding source for facilities, existing or an identified funding source for transit service, community character, and environmental constraints. The presence of adjacent or nearby public facilities, commercial services, transit and recreational opportunities would support the proposed increase in residential density without creating a significant need for auto use.

Residents of the proposed project would be able to use services and amenities provided in the Casa Mira View project. The shuttle service proposed as part of the project would provide access to the future transit station at Hillary Drive as well as access to Miramar College. Because the proposed project is providing onsite amenities for residents of the entire Casa Mira View project, those amenities would not be available for employees of nearby commercial and retail services or faculty and students of Miramar College. Commercial and retail employees, faculty and students would be able to use pool and park facilities at Hourglass Athletic Complex which is adjacent to Miramar College.

c. Identify the transit opportunities. Will additional transit opportunities be provided as a result of the project, such as enhancements or expansions of transit?

The proposed project would provide shuttle service to the future transit station located less than one half mile to the south at Hillary Drive. Additional access to transit would be available for residents via an internal walkway through the Casa Mira View project connecting to the park and ride facility and bus stop along Mira Mesa Blvd, southeast of the project site.

d. Where are the opportunities or potential to walk to work sites? Look at reinforcing pedestrian connections to other commercial and residential. Utilize the City of Villages Strategy as a guide for achieving this.

The proposed project has been designed to maintain existing and create new pedestrian linkages to surrounding land uses as well as an adjacent Park and Ride facility to the southeast. Pedestrians may use the existing sidewalk along Westview Parkway to travel south to a future transit station located at Hillary Drive. Those pedestrian linkages would allow future residents of the entire Casa Mira View project to walk to work or to utilize transit to get to work. Internal walkways would provide direct and easy access to the proposed recreational amenities as well as those amenities that will be provided in the Casa Mira View project.

- e. Coordinate access with the adjacent property owner of the undeveloped parcel to the east to optimize efficiency and minimize the number of curb cuts on Westview Parkway, via Galvin.**

The proposed project would become the fourth and final phase of the adjacent Casa Mira View project and would share access at Galvin Avenue to optimize efficiency and minimize the number of curb cuts on Westview Parkway.

- f. Identify pedestrian linkages to Miramar College. What are the opportunities to link the proposed residential to the college, given Miramar College's Master Plan.**

Pedestrian access to Miramar College is possible via the existing sidewalk on Westview Parkway less than one half mile away from the proposed project. The proposed shuttle service would also provide service to Miramar College.



Casa Mira View 2

San Diego, Ca

for

Garden Communities RP, LLC

Concept Design

Development Summary

Summary Of Request:

- Allow development of up to 319 multi-family dwelling units with subterranean and above ground structured parking, and accessory uses and structures on a 7.09 acres site. The project site is located within the RM 1-1 Zone, the Airport Influence Overlay Zone, the MCAS Miramar Overflight Notification area, the FAA Part 77 Noticing Area, the Cost Reimbursement District, the Residential Tandem Parking Overlay Zone, and the Mira Mesa Community Plan Area. Application requests approval of Planned Development Permit, Site Development Permit, Vesting Tentative Map, Easement Abandonment, and Rezone from Rm-1-1 to RM-3-8. The proposed zoning matches the zoning that was approved for the existing Casa Mira View project located immediately to the east. Although the development is being entitled as a condominium project, it is the intent of the application to operate the entire project long term as a for rent project.

Deviations:

- A deviation is requested for the maximum height of the structure. The maximum height allowed is 50 ft, proposed maximum height is 79 ft.
- A deviation is requested to reallocate 51,052 sf of the available parking GFA to non-parking uses per SDMC 131.0446(f).
- A deviation is requested for the southerly side yard setback. The project is proposing a sideyard setback of 34'4" where 80'4" is otherwise required.
- A deviation is requested to permit a variable height retaining wall, ranging from 0' to a maximum of 16', within the southerly side yard setback area of the project. This retaining wall will exceed the max. height allowed within the sideyard setback as well as the maximum height of retaining wall. This retaining wall will not be visible to the public and will act essentially as a continuation of the 15' max. height retaining wall that currently exists on the neighboring Best Buy property.

Legal Description:

Refer to Civil Drawing C1.0

Type Of Construction:

Units: Type IIIA
Garage: Type IA

Occupancy:

Units: R2
Garage: S2

Zone:

RM-3-8
Airport Influence Area, FAA Part 77
Residential Tandem Parking

Gross Site Area:

± 308,840 sf - 7.09 Acres

Gross Floor Area - FAR:

554,846 sf (554,846 / 308,840) = FAR: 1.79

Existing Use:

No Existing Structure

Proposed Use:

319 Multi-Family Residential Dwelling Units

Landscape Area Square Footage:

Refer to Landscape Drawing L4.0

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- A2 Subterranean Garage / Second Level Plan
- A3 Third Level Plan
- A4 Fourth Level Plan
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- A6 Roof Level Plan
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- A13 Unit Plans - 3 Bedrooms
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- C1.0 Vesting Tentative Map
- C2.0 Conceptual Grading / Drainage Plan
- C3.0 Conceptual Utility Plan
- C4.0 Easement Exhibit
- C5.0 BMP Plan

- L0.0 Sheet Index, Landscape Legend, City Notes, Street, Remaining and Vehicular Yards, Design Statement
- L1.0 Landscape Existing Conditions Plan
- L2.0 Landscape Development Plan
- L2.1 Landscape Development Plan
- L3.0 Landscape Plan
- L3.1 Landscape Plan
- L4.0 Landscape Required Yards Plan
- L4.1 Landscape Required Yards Plan

Project Team

Owner: Garden Communities RP, LLC

8530 Costa Verde Blvd.
San Diego, CA 92122
(858) 320-0018

Architect: Togawa Smith Martin, Inc.

(213) 614-6050

Civil Engineer: Leppert Engineering

(858) 597-2001

Landscape Architect: Roy Kato Landscaping

(626) 793-9871

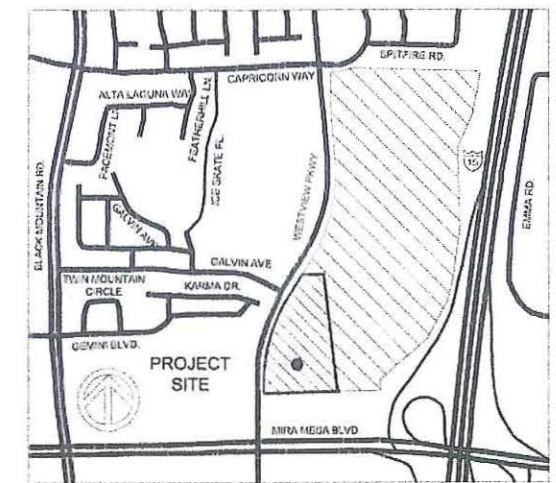
Environment: Dudek & Associates

(760) 942-5147

Traffic Engineer: Urban Systems Associates USA

(858) 560-4911

Vicinity Map



DATE	DESCRIPTION	BY	CHECKED
09/09/12	ISSUED FOR PERMITTING	JSM	JSM
08/20/12	ISSUED FOR PERMITTING	JSM	JSM
08/15/12	ISSUED FOR PERMITTING	JSM	JSM
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11/28/09	ISSUED		

UNIT MIX SUMMARY

319 Units

Type	Area	1st Lvl	2nd Lvl	3rd Lvl	4th Lvl	5th Lvl	TOTAL	
1-BR	1A	873	10	10	10	9	8	47
	1B	968	17	17	17	17	16	84
2-BR	2A	1,271	19	20	20	20	14	93
	2B	1,241	15	15	15	15	12	72
	2C	1,319	1	1	1	1	1	5
3-BR	3A	1,460	4	4	4	4	2	18
TOTAL			66	67	67	66	53	319

Type	Area	Total Units	TOTAL
1-BR	1A	873 sf	47
	1B	968 sf	84
2-BR	2A	1,271 sf	93
	2B	1,241 sf	72
	2C	1,319 sf	5
3-BR	3A	1,460 sf	18
TOTAL	1,137,222 sf (avg.)	319	362,773 sf

PARKING SUMMARY

Per Table 142-05C Required Parking Ratios

GARAGE

Unit Type	Total Units	Automobile * Ratio	Required Automobile Spaces	Motorcycle Ratio	Required Motorcycle Spaces	Bicycle Ratio	Required Bicycle Spaces
1 Bedroom	131	1.5	196.5	0.1	13.1	0.4	52.4
2 Bedroom	170	2.0	340	0.1	17	0.5	85
3 Bedroom	18	2.25	40.5	0.1	1.8	0.6	10.8
total calculated	319		577		31.9		148.2
**Common Area Pkg		.15 total Req.	87				
Total Required			664		32		148

Automobile Space Required: 664
 Provided: 721

Bicycle Spaces Required: 148
 Provided: 153

Motorcycle Spaces Required: 32
 Provided: 33

-Residential Accessible Spaces Required: 7 (316 x .02 = 6.32)
 -Guest Accessible Spaces Required: 4
 Total Accessible Spaces Provided: 17

GROSS FLOOR AREA - FAR

Allowed: 694,890 sf - 2.25 FAR
 308,840 sf lot area x 2.25 = 694,890 sf

Proposed: 554,846 sf - 1.79 FAR
 554,846 sf / 308,840 lot area = 1.79 FAR

OPEN SPACE

Private
 Required: 31,900 sf
 100 sf X 319 D.U. = 31,900 sf
 Provided: 38,000 sf

Common
 Required: See Note ****
 Provided: 89,086 sf

Summary Sheet
 Casa Mira View 2
 San Diego, California

Garden Communities RP, LLC

OPEN SPACE REQUIREMENTS

Zoning Requirements	Private Exterior	Common	Total Space Req.
	75% of 319 total units x 60 sf min.	319 total units x 25 sf min.	
	14,355 sf	7,975 sf	22,330 sf
Supplemental PDP Reqs.	319 total units x 100 sf min.	Included in private space calc.	
	31,900 sf	SEE NOTE ****	31,900 sf
Provided Open Space	38,000 sf	89,086 sf	Total Proposed Open Space = 127,086 s.f.

**** Common Open Space Requirement is included with the Private Usable Space Calculation per 143.0420 Table 143-04B

PARKING SUMMARY PER FLOOR

Parking Level	Standard Spaces	Accessible Spaces	Bicycle Spaces	Motorcycle Spaces	Loading/Unloading Spaces
5th Floor	111				
4th Floor	134				
3rd Floor	134				
2nd Floor	134				
1st Floor	109	13			5
Sub. Level	83	4	153	33	
TOTAL	721	17	153	33	5

LOADING/UNLOADING ZONES

	Residential	Parking Struct.	Total GFA
	554,846 sf	219,486 sf **	774,332 sf
Loading Zones Required	3 Loading Zones	** Exclude P#1019 Structure S#4 113,0234 (6)(3)(B)(i) & (i)	3 Loading Zones

Loading/Unloading Zone- 554,886 sf GFA

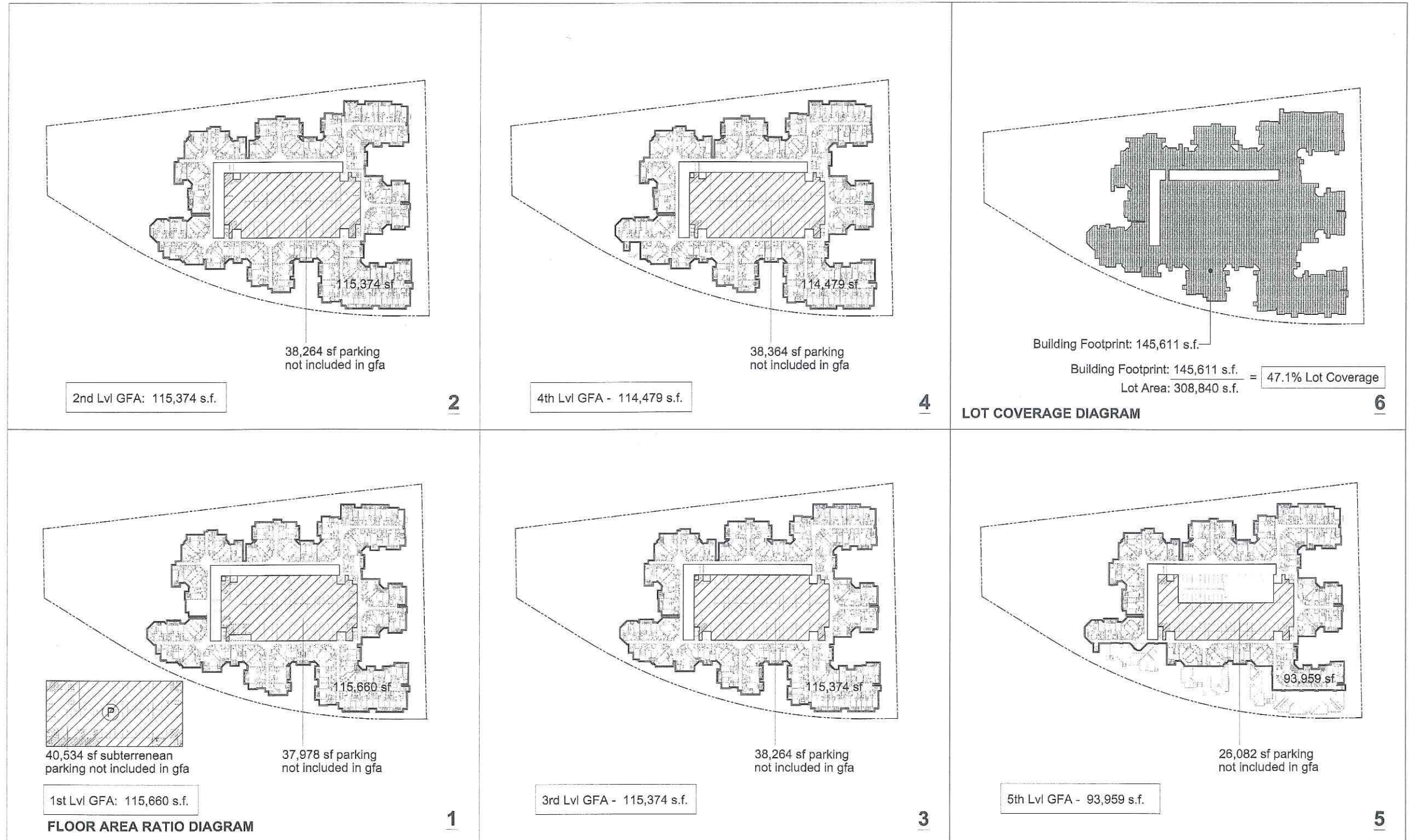
Required: GFA more than 500,000 s.f. = 3+1 space for each additional 400,000 sf

Provided: 5 Loading/Unloading Zones

DESIGNED BY	DATE	SCALE	BY
DATE	SCALE	BY	
PROJECT NUMBER	DATE	SCALE	BY
DATE	SCALE	BY	
PROJECT NAME	DATE	SCALE	BY
DATE	SCALE	BY	
SHEET TITLE	DATE	SCALE	BY
DATE	SCALE	BY	



444 S Flower Street - Suite 1220
 Los Angeles, California 90071
 213.814.8050
 213.814.8051 fax
 www.tsminc.com



GFA (Gross Floor Area) Chart

Floor Levels	Residential gfa	Parking Areas Not Included in gfa
Subterranean Lvl		40,534 sf **
1st Level	115,660 sf	37,978 sf **
2nd Level	115,374 sf	38,264 sf **
3rd Level	115,374 sf	38,264 sf **
4th Level	114,479 sf	38,364 sf **
5th Level	93,959 sf	26,082 sf **
Total GFA	554,846 sf	219,486 sf **

- Allowable GFA for Non-Parking Uses =
- 2/3 of 2.25 FAR x 308,840 sf (Lot Area) = 463,260 sf
 - + bonus for underground parking = 40,534 sf
 - Total = 503,794 sf

Parking Areas not counted in GFA calc.

** Exclude Parking Structure
See 113.0234 (c)(3)(B)(ii) & (iii)

Proposed GFA for Non-Parking Uses = 554,846 sf
Proposed FAR of 1.79 complies with maximum overall FAR of 2.25

Project Data
Casa Mira View 2
San Diego, California

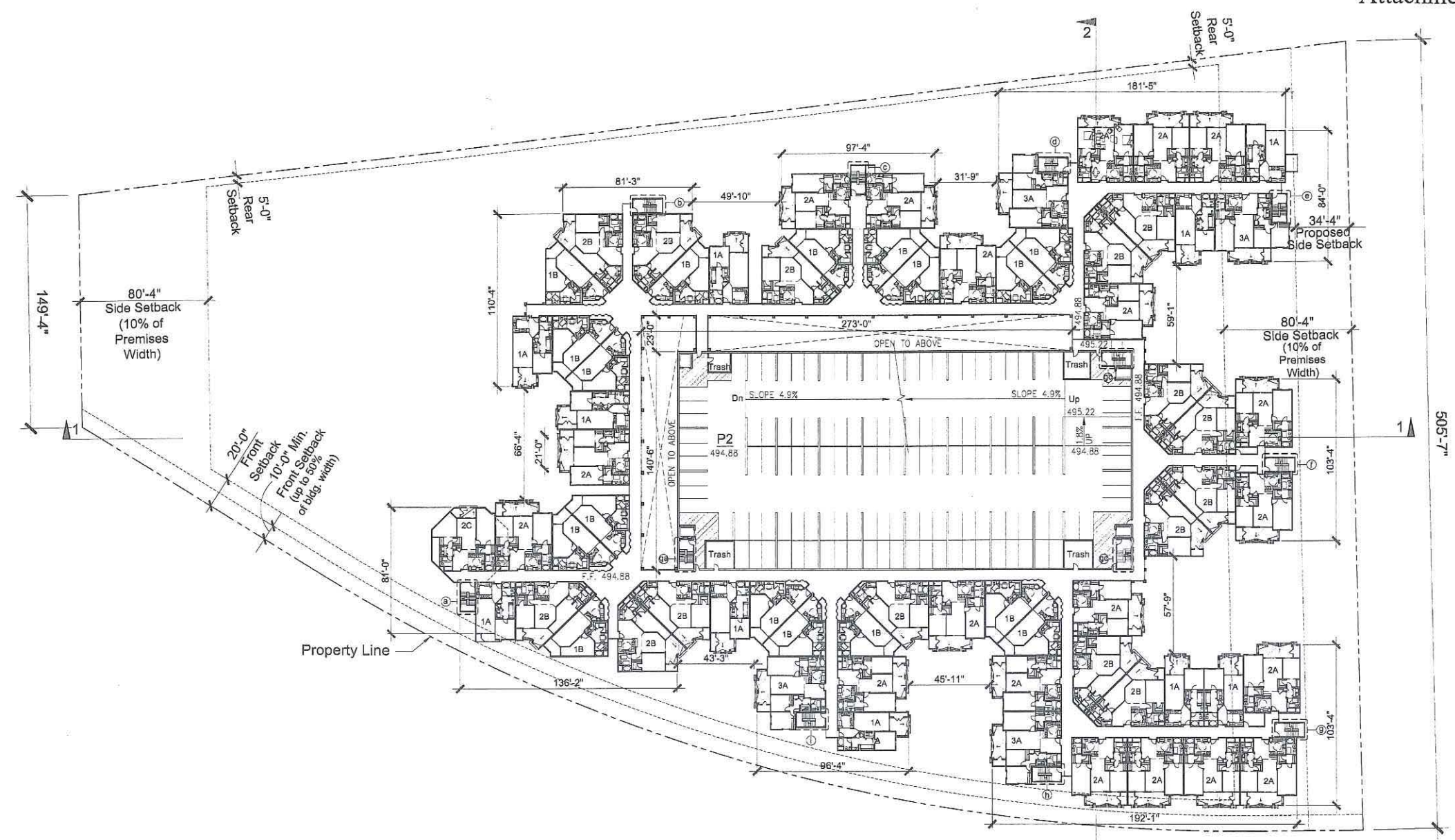
Garden Communities RP, LLC

PREPARED BY	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
PROJECT ADDRESS	DATE
LOCAL ADDRESS	DATE
PROJECT NAME	DATE
DATE OF THIS SET	DATE
SHEET TITLE	SHEET NO.
TOTAL SHEETS	OF

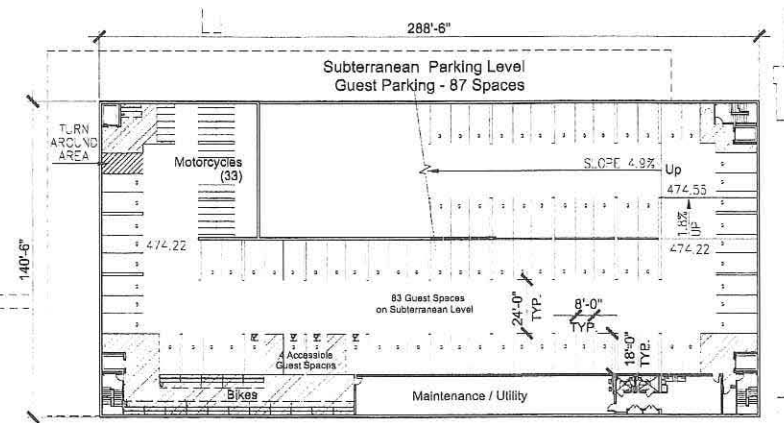
ARCHITECTS

TOGAWA SMITH MARTIN
INCORPORATED

444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.8050
213.614.6051 fax
www.tsminc.com



Second Level Plan - el. 494.88'

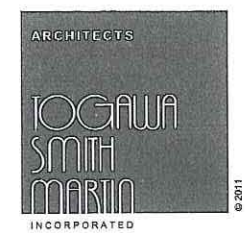


Subterranean Garage Level Plan

PREPARED BY	LOGAWA SMITH MARTIN, INC.	REVISION 1	
DATE	04/11/12	REVISION 2	
PROJECT ADDRESS	1122 BEECHDRIVE	REVISION 3	
PROJECT NAME	CASA MIRA VIEW 2	REVISION 4	
SHEET TITLE	SUBTERRANEAN GARAGE / SECOND LEVEL PLAN	REVISION 5	
		REVISION 6	
		REVISION 7	
		REVISION 8	
		REVISION 9	
		REVISION 10	
		REVISION 11	
		REVISION 12	
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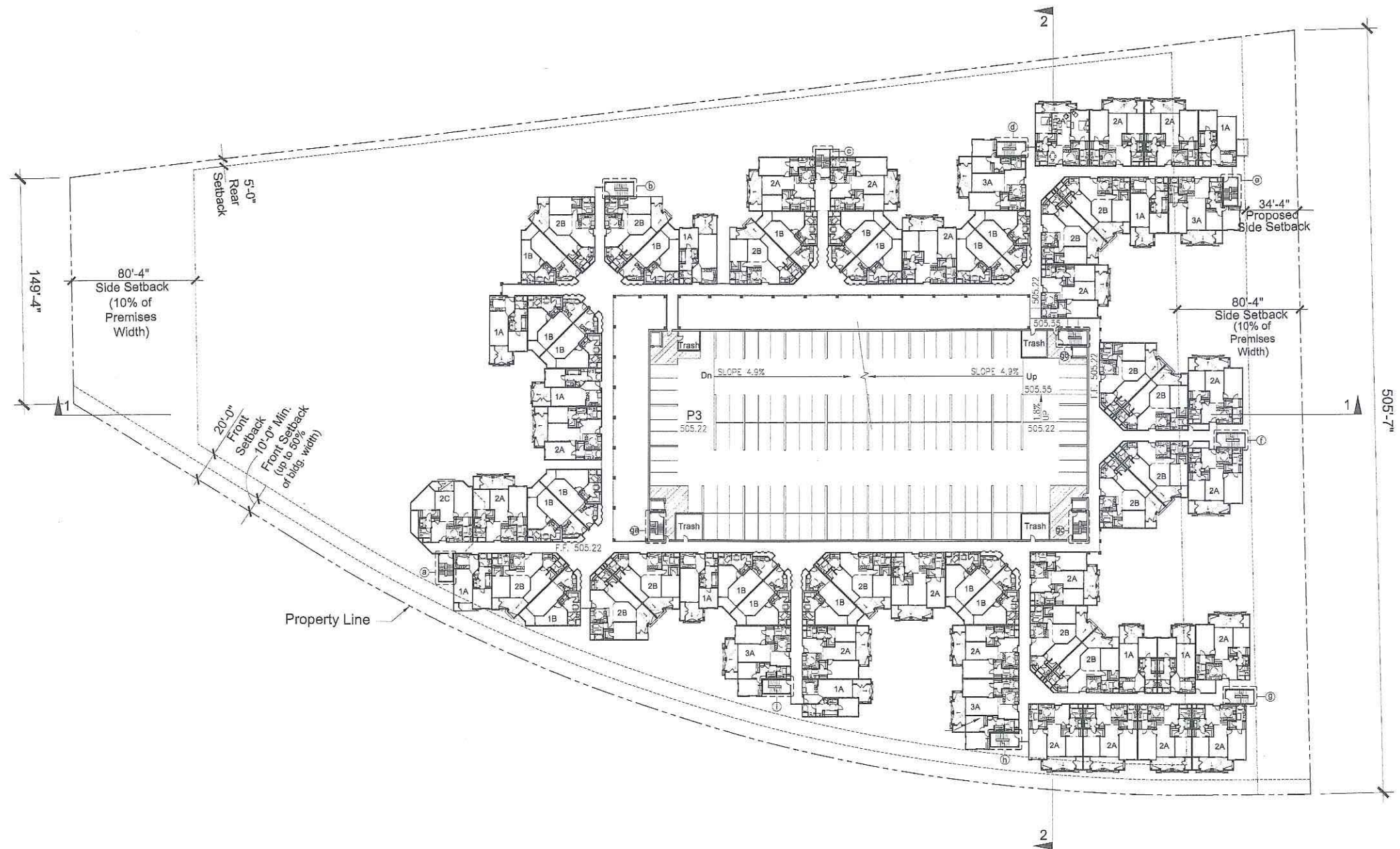
A2

Subterranean Garage / Second Level Plan
 Casa Mira View 2
 San Diego, California
 Garden Communities RP, LLC



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APR 09 2012			

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 Los Angeles, California 90071
 213.614.6050
 213.614.6051 fax
 www.lsminc.com

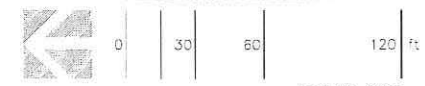
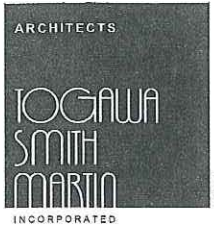


Property Line

Third Level Plan - el. 505.21'

Third Level Plan
Casa Mira View 2
 San Diego, California
 Garden Communities RP, LLC

PREPARED BY	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
PROJECT NO.	
PROJECT NAME	
SHEET NO.	
TOTAL SHEETS	
DATE	
DRAWN BY	
CHECKED BY	
DATE	



April 09, 2012

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 Los Angeles, California 90071
 213.614.8050
 213.614.8051 fax
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