



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: April 18, 2013 **REPORT NO.** PC-13-040

ATTENTION: Planning Commission, Agenda of April 25, 2013

SUBJECT: VOLTAIRE MIXED-USE; PROJECT NO. 299160;
PROCESS 4

**OWNER/
APPLICANT:** Holt Family Trust and Barnes Family Trust/ Russell C. Murfey and Scott
B. Murfey

SUMMARY

Issue: Should the Planning Commission approve a request to construct a mixed-use development on a vacant 0.30 acre site located at 4175 Voltaire Street in the Peninsula Community Planning area?

Staff Recommendation: Approve Site Development Permit No. 1050369 and Tentative Map No. 1052428.

Community Planning Group Recommendation: On February 21, 2013, the Peninsula Community Planning Board voted 8-0-0 to recommend approval of the project (Attachment 14).

Environmental Review: This project is exempt from environmental review pursuant to Article 19, Section 15332, Infill Development Project, of the California Environmental Quality Act (CEQA). The project meets the criteria set forth in CEQA Section 15332 which allows for the construction of infill development within an urbanized area that can be adequately serviced by all required utilities and public services. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 8, 2013, and the opportunity to appeal that determination ended March 29, 2013.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The 0.30-acre project site is located at 4175 Voltaire Street in the CC-3-5 Zone within the Peninsula Community Planning area and residential use is permitted in the zone as part of a mixed-use development at one dwelling unit per 1,500-square feet of lot area. The community plan designates the site for Neighborhood Commercial within the Voltaire Street Commercial District and is located in the Voltaire Street Community Plan Implementation Overlay Zone (CPIOZ). The CPIOZ allow for residential development with a density up to 29 dwelling unit per acre (DU/AC). The project site could accommodate nine dwelling units based on the underlying zone and nine dwelling units based on the community plan.

The project proposes the construction of a mixed-use development containing nine residential condominium units (eight townhomes and a second floor flat) and a 2,128-square foot commercial condominium unit. This project is subject to the requirements of the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the San Diego Municipal Code) and a Housing Trust Fund (HTF) non-residential impact fee for the retail space and is due at the time of building permit issuance. Although the proposed project is located in the North Bay Redevelopment Project Area, no redevelopment funds are being used to finance this project.

BACKGROUND

The proposed project site is located at 4175 Voltaire Street (Attachment 1), on the southeastern corner of Voltaire Street and Catalina Boulevard (Attachment 2), in the CC-3-5 Zone (Attachment 3), and the Peninsula Community Planning area (Attachment 4). Additionally the following overlay zones apply to the site: Community Plan Implementation Overlay Zone (CPIOZ -Type B), Coastal Height Limitation Overlay Zone, Airport Influence Area (AIA) for the San Diego International Airport (SDIA), the 70 to 75 decibel (dB) 1990 Community Noise Equivalent Level (CNEL) as depicted in the adopted 2004 Airport Land Use Compatibility Plan (ALUCP), Airport Approach Overlay Zone (AAOZ) for SDIA, Federal Aviation Administration (FAA) Part 77 for SDIA and North Island NAS, and the North Bay Redevelopment Project Area.

Residential use is permitted in the zone as part of a mixed use development at one dwelling unit per 1,500-square feet of lot area. The community plan designates the site for Neighborhood Commercial within the Voltaire Street Commercial District and the Voltaire Street CPIOZ. The CPIOZ allow for residential development with a density up to 29 dwelling unit per acre (DU/AC). The 0.30-acre project site could accommodate nine dwelling units based on the underlying zone and nine dwelling units based on the community plan.

The project site has been previously developed with various auto repair/gas stations from 1928 through 1996. On December 2, 1996, Building Permit No. B203782-96 was issued to demo the Chevron Station that was located on the property, and the site has remained vacant since December 13, 1996 (date of completion of the demolition). On July 18, 2006, the County of San Diego Department of Environmental Health (DEH) issued a letter of completion of a site investigation and corrective action for the underground storage tanks that were removed from the site on October 31, 1996. On August 10, 2012, the applicant submitted an application with the DEH through their Voluntary Assistance Program, which requested DEH's concurrence for the

proposed redevelopment of the site. DEH reviewed the submitted material and reports by SCS Engineers (SCS), and on August 23, 2012, issued a concurrence letter.

DISCUSSION

Project Description:

The project proposes the construction of a mixed-use development containing nine residential condominium units (eight townhomes and a second floor flat) and a 2,128-square foot commercial condominium unit on a vacant 0.30 acre site. The three-story townhomes would contain two or three-bedrooms with attached two-car garages and the second floor flat would contain two-bedrooms with surface parking along the alley. The commercial space is located along Voltaire Street in compliance with the Voltaire Street Commercial District and the Voltaire Street CPIOZ design guidelines within the Peninsula Community Plan (see the General/Community Plan Analysis section below for additional analysis).

Development of the project requires a Site Development Permit (SDP) for development on a property that's located within the CPIOZ Type-B area pursuant to Land Development Code (LDC) Section 132.1402(b), and a Process Four Tentative Map (TM) for the creation of residential and commercial condominium units. As a component of the proposed project, the building will utilize renewable energy technology, self-generating at least 50-percent (Residential)/30-percent (Commercial) or more of the projected total energy consumption on site through photovoltaic technology (solar panels) and by achieving a LEED 'Silver' or equivalent level certification for the commercial development. Because the project utilizes renewable technologies and qualifies as a Sustainable Building, the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

Project-Related Issues:

Airport Land Use Commission Consistency Determination- The proposed project site is located at 4175 Voltaire Street in Airport Influence Area (AIA) for the San Diego International Airport (SDIA), the 70 to 75 decibel (dB) 1990 Community Noise Equivalent Level (CNEL) as depicted in the adopted 2004 Airport Land Use Compatibility Plan (ALUCP), Airport Approach Overlay Zone (AAOZ) for SDIA, Federal Aviation Administration (FAA) Part 77 for SDIA and North Island NAS. The project site has been previously developed with various auto repair/gas stations and is currently vacant. The proposed mixed-use development would establish new residential units on the project site; therefore, a consistency determination with the SDIA ALUCP was required to be made.

On February 14, 2013, the San Diego County Regional Airport Authority (SDRAA), acting in the capacity as the San Diego County Airport Commission (ALUC), determined that the proposed project is conditionally consistent with the SDIA ALUCP pursuant to Resolution No. 2013-0002 ALUC (Attachment 12). As a condition of the project approval, the residences must have a sound attenuated to 45 dB CNEL interior noise level and that an avigation easement must be recorded with the County Recorder. The ALUC conditions have been included in Site Development Permit conditions.

General/Community Plan Analysis:

The project site is located at 4175 Voltaire Street, on the southeastern corner of Voltaire Street and Catalina Boulevard, in the Peninsula Community Planning (PCP) area. The community plan designates the site for Neighborhood Commercial within the Voltaire Street Commercial District (VSCD) and is located in the Voltaire Street Community Plan Implementation Overlay Zone (CPIOZ). The project proposes the construction of a mixed-use development containing nine residential condominium units (eight townhomes and a second floor flat) and a 2,128-square foot commercial condominium unit.

The Land Use and Community Planning Element of the City of San Diego General Plan implements the City of Villages Strategy within the context of San Diego's community planning program. The plan also establishes each community plan as an essential component of the Land Use Element, and relies on community plans for site-specific land use and density designations and recommendations.

The project site is in the PCP area and is designated as Neighborhood Commercial within the VSCD and is located in the Voltaire Street CPIOZ. The CPIOZ allow for residential development with a density up to 29 dwelling unit per acre (DU/AC). The 0.30-acre project site could accommodate nine dwelling units based on the community plan. The proposal to construct a mixed-use development containing nine residential condominium units (eight townhomes and a second floor flat) and a 2,128-square foot commercial condominium unit would implement the goals and policies of the General Plan and the PCP.

The purpose of the General Plan's Mobility Element is to improve mobility through development of a balanced, multi-modal transportation system. Goals of the Mobility Element include creating a regional bikeway network. The proposed project would promote bicycle riding by providing bike racks.

The Transportation Element of the CACP requires new development to provide bicycle parking facilities. The proposed project will provide bike racks and will implement the recommendations of the PCP.

The Urban Design Element of the City of San Diego General Plan is based on the guiding principle of building upon our existing communities, with core values related to a compact, efficient, and environmentally sensitive pattern of development. In addition, the Voltaire Street CPIOZ guidelines are applied to the site to ensure compatibility with surrounding residential use and to improve the general appearance and ambience of the VSCD. The proposed mixed-use development has been designed to provide pedestrian orientation along Voltaire Street and Catalina Boulevard, and would build upon the existing commercial district and community.

The Urban Design Element of the PCP and the Voltaire Street CPIOZ provides the basis for specific design guidelines to ensure development contributes toward the overall character of the area. The proposed mixed-use development has been designed to provide pedestrian orientation along Voltaire Street and Catalina Boulevard, and would build upon the existing commercial district and community.

The Conservation Element of the General Plan contains policies to guide the conservation of the resources that are fundamental components of San Diego's environment, and are relied upon for continued economic success. Goals include reducing the City's overall carbon dioxide footprint by improving energy efficiency and increasing use of alternative modes of transportation. The proposed project has been designed to utilize renewable energy technology, self-generating at least 50-percent (Residential)/30-percent (Commercial) or more of the projected total energy consumption on site through photovoltaic technology (solar panels) and by achieving a LEED 'Silver' or equivalent level certification for the commercial development. The project will also include bike racks which will encourage alternative modes of transportation. Therefore, the proposed project will help the City attain long-term conservation goals.

Conclusion:

The project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted Peninsula Community Plan, Land Development Code, and the General Plan.

ALTERNATIVES

1. **Approve Site Development Permit No. 1050369 and Tentative Map No. 1052428, with modifications.**
2. **Deny Site Development Permit No. 1050369 and Tentative Map No. 1052428, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department

Jeffrey A. Peterson
Development Project Manager
Development Services Department

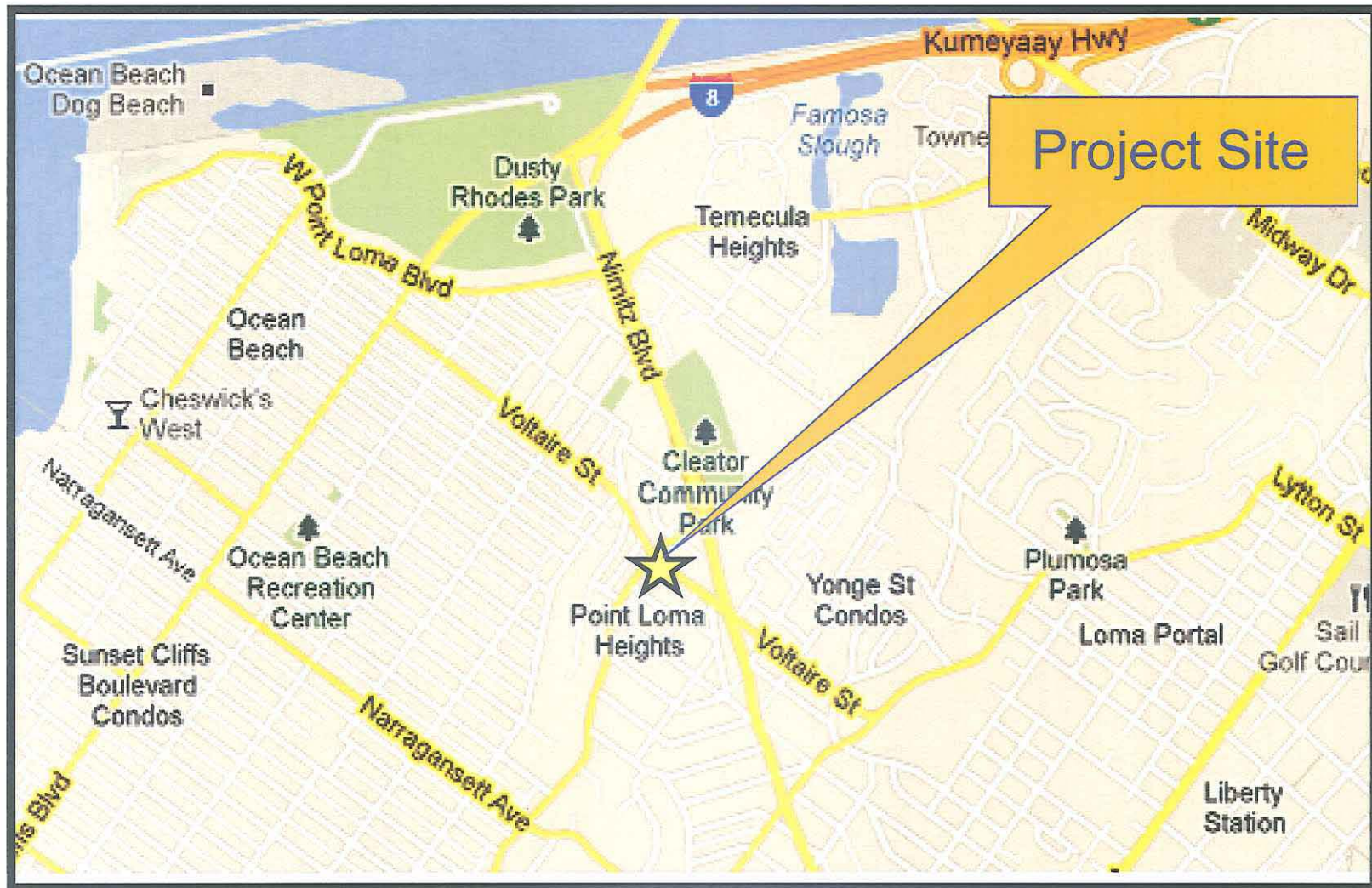
WESTLAKE/JAP

Attachments:

1. Location Map
2. Aerial Photograph
3. Zone Map
4. Community Plan Land Use Map
5. Community Plan Implementation Overlay Zone Map
6. Project Data Sheet
7. Draft SDP Resolution with Findings

8. Draft SDP Permit with Conditions
9. Draft TM Resolution with Findings
10. Draft TM Conditions
11. Project Plans
12. SDIA ALUCP Resolution No. 2013-0002 ALUC
13. Environmental Exemption
14. Community Planning Group Recommendation
15. Ownership Disclosure Statement
16. Project Chronology

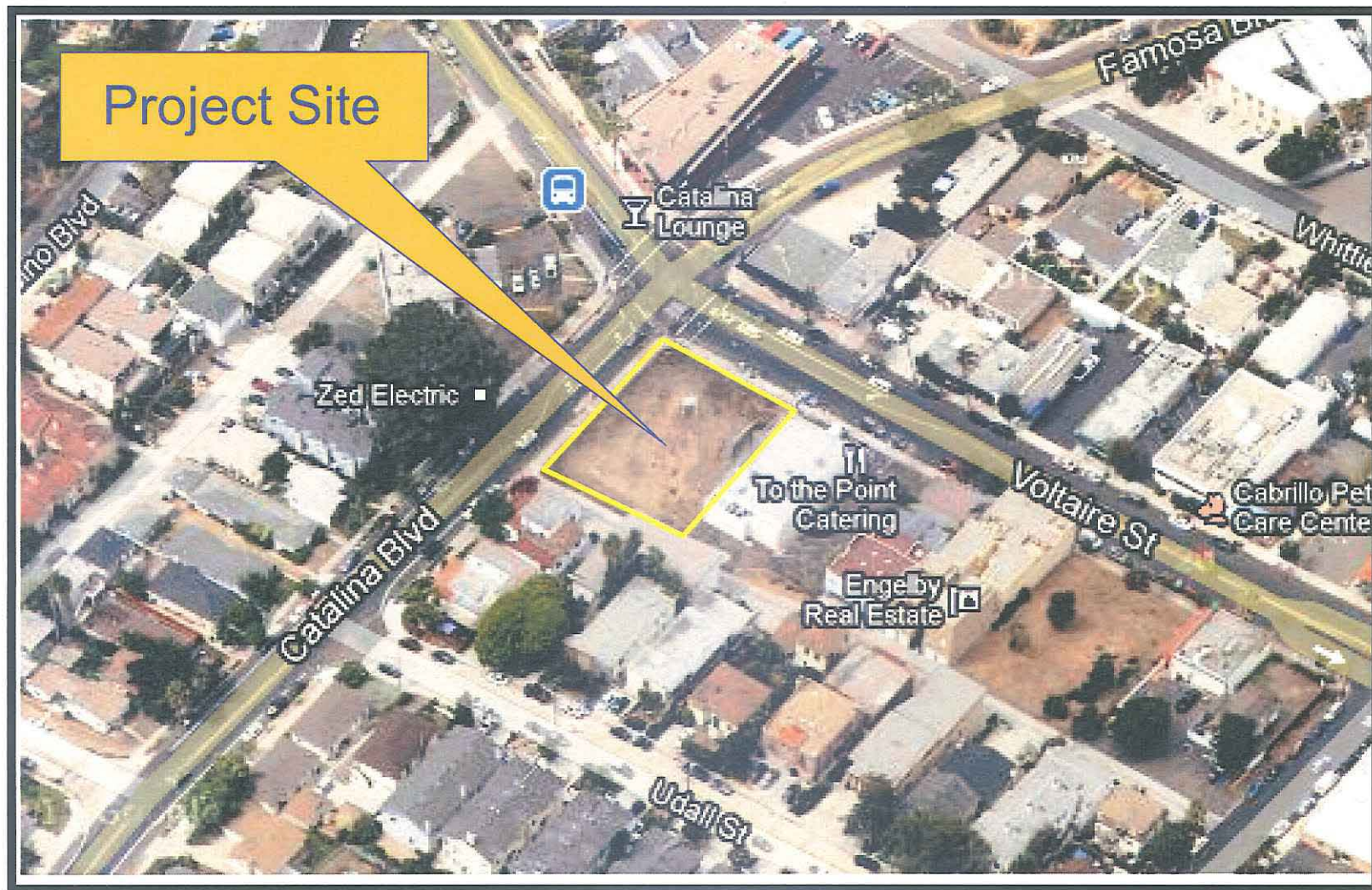
Internal Order No. 24003328



Location Map

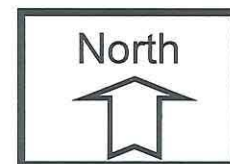
Voltaire Mixed-Use; Project No. 299160
4175 Voltaire Street

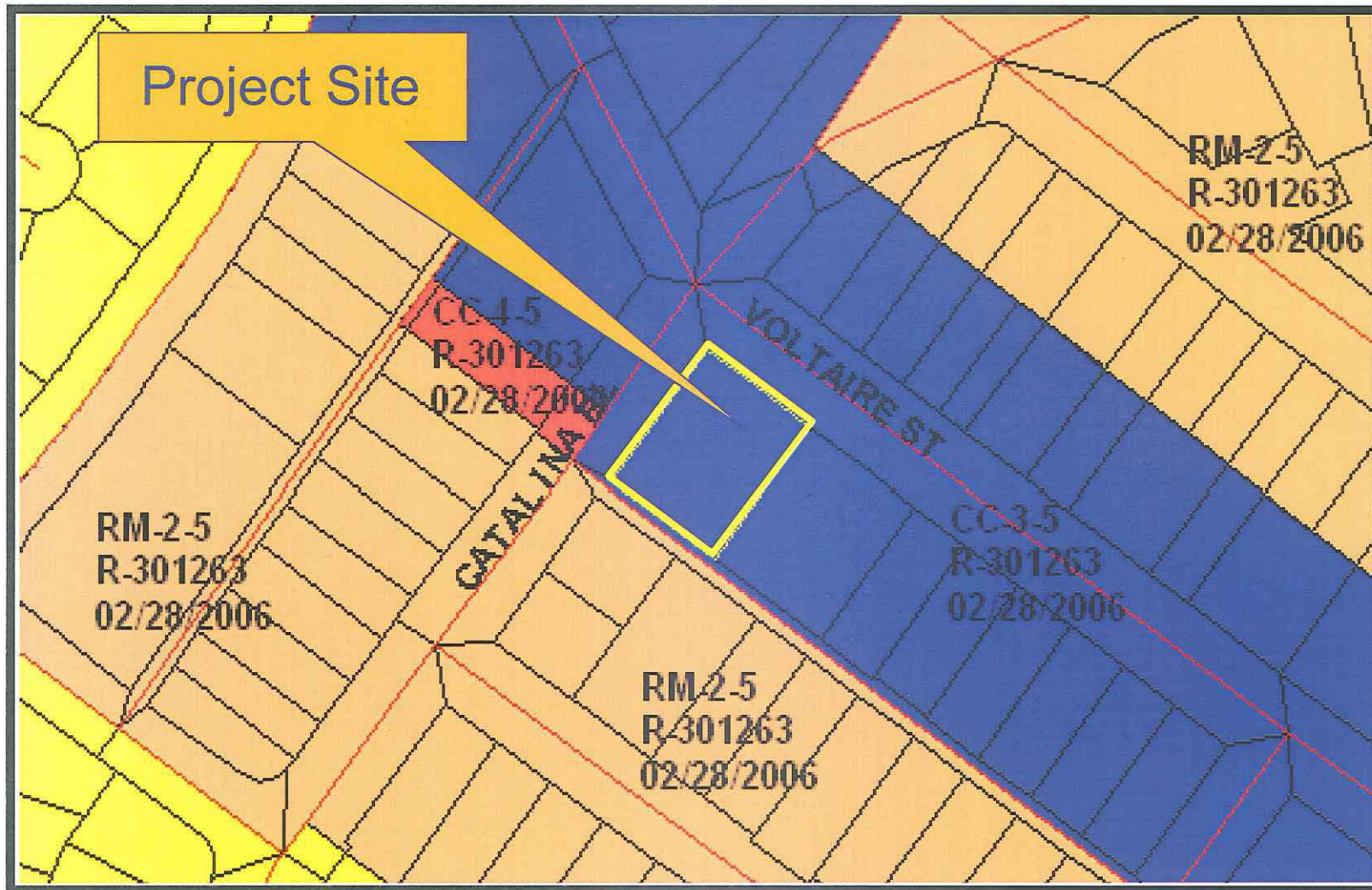




Aerial Photograph

Voltaire Mixed-Use; Project No. 299160
4175 Voltaire Street

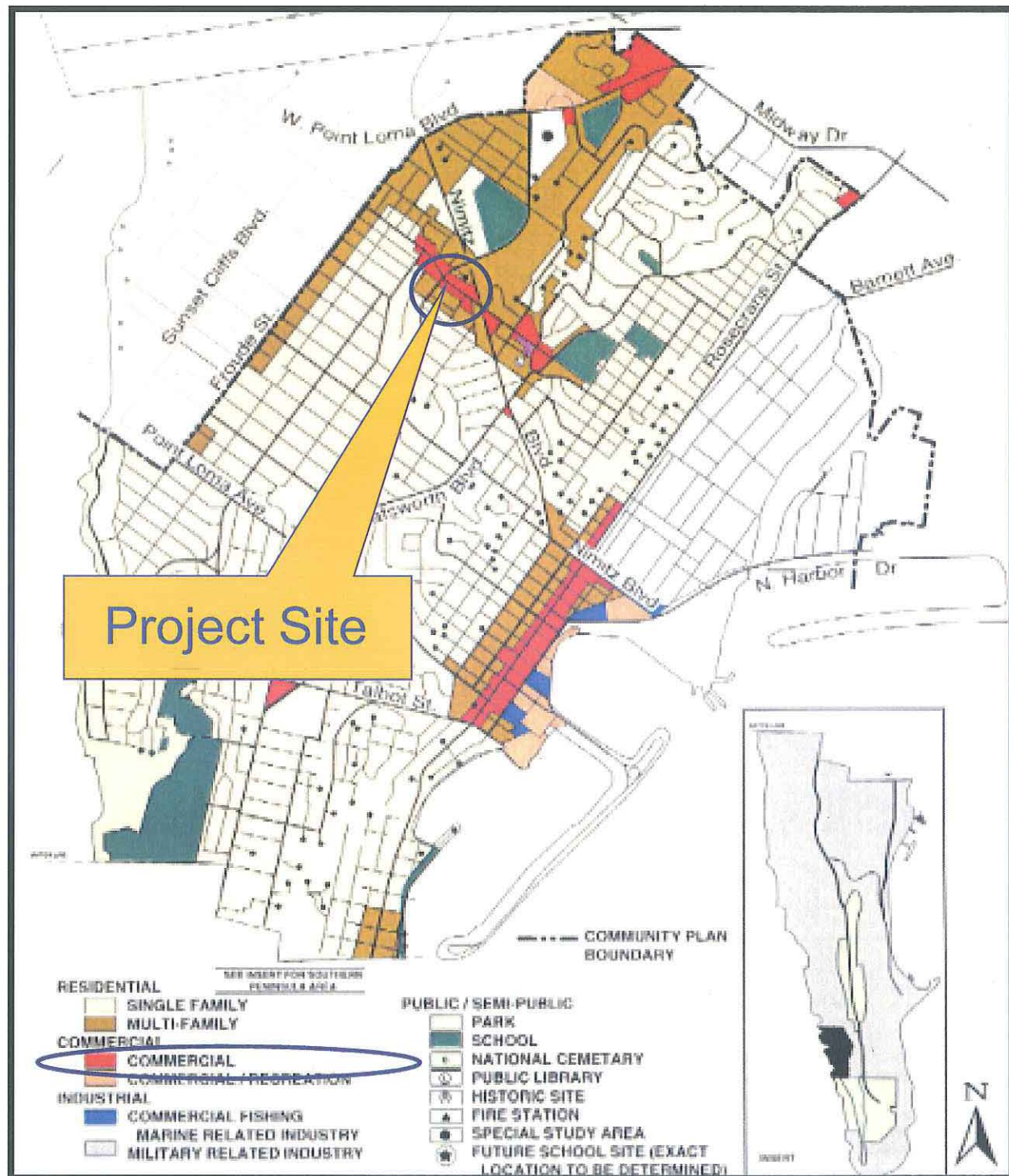




Zoning Map

Voltaire Mixed-Use; Project No. 299160
4175 Voltaire Street





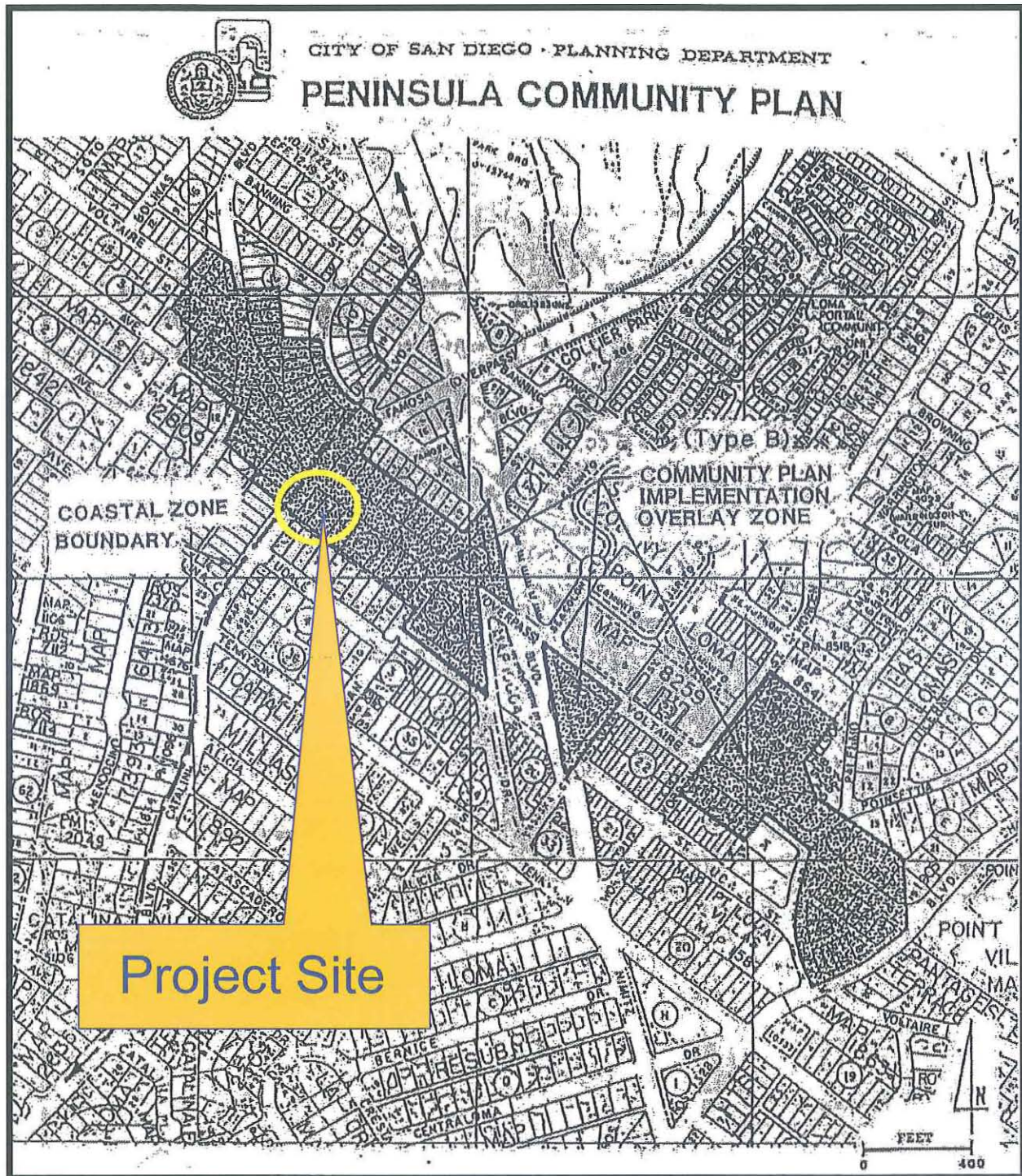
Peninsula Community Land Use Map

Voltaire Mixed-Use; Project No. 299160

4175 Voltaire Street

North





Voltaire Street CPIOZ Boundary Map

Voltaire Mixed-Use; Project No. 299160
4175 Voltaire Street

North



PROJECT DATA SHEET

PROJECT NAME:	Voltaire Mixed-Use; Project No. 299160	
PROJECT DESCRIPTION:	Construction of a mixed-use development on a vacant 0.30 acre site.	
COMMUNITY PLAN AREA:	Peninsula	
DISCRETIONARY ACTIONS:	Site Development Permit and Tentative Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Neighborhood Commercial within the Voltaire Street Commercial District	
<u>ZONING INFORMATION:</u> ZONE: CC-3-5 HEIGHT LIMIT: 30-foot maximum height limit/Coastal Height Limitation Overlay Zone LOT SIZE: 2,500 square feet FLOOR AREA RATIO: 2.0 LOT COVERAGE: 35 percent FRONT SETBACK: 0-foot (min.) and 10-foot (max.) SIDE SETBACK: 10-foot (min.) and 0 (optional) STREETSIDE SETBACK: 0-foot (min.) and 10-foot (max.) REAR SETBACK: 10-foot (min.) and 0 (optional) PARKING: 21 on-site spaces		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Neighborhood Commercial; CC-3-5	Commercial
SOUTH:	Multi-Family Residential; RM-2-5	Multi-Family Residential
EAST:	Neighborhood Commercial; CC-3-5	Commercial
WEST:	Neighborhood Commercial; CC-3-5 & CC-4-5	Commercial and Multi-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On February 21, 2013, the Peninsula Community Planning Board voted 8-0-0 to recommend approval of the project.	

PLANNING COMMISSION
 RESOLUTION NO. _____-PC
 SITE DEVELOPMENT PERMIT NO. 1050369
VOLTAIRE MIXED-USE - PROJECT NO. 299160

WHEREAS, HOLT FAMILY TRUST and BARNES FAMILY TRUST, Owner and RUSSELL C. MURFEY and SCOTT B. MURFEY, Permittee, filed an application with the City of San Diego for a permit to construct a mixed-use development containing 9 residential condominium units and a commercial condominium unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1050369), on portions of a 0.30-acre site;

WHEREAS, the project site is located at 4175 Voltaire Street, on the southeastern corner of Voltaire Street and Catalina Boulevard, in the CC-3-5 Zone, and the Peninsula Community Planning area. Additionally the following overlay zones apply to the site: Community Plan Implementation Overlay Zone (CPIOZ -Type B), Coastal Height Limitation Overlay Zone, Airport Influence Area (AIA) for the San Diego International Airport (SDIA), the 70 to 75 decibel (dB) 1990 Community Noise Equivalent Level (CNEL) as depicted in the adopted 2004 Airport Land Use Compatibility Plan (ALUCP), Airport Approach Overlay Zone (AAOZ) for SDIA, Federal Aviation Administration (FAA) Part 77 for SDIA and North Island NAS, the North Bay Redevelopment Project Area, and Council District 2;

WHEREAS, the project site is legally described as: Lot 1 and 2 in Block 5 of Loma Alta No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1078, filed in the Office of the County Recorder of San Diego County, August 28, 1907;

WHEREAS, on April 25, 2013, the Planning Commission of the City of San Diego considered Site Development Permit No. 1050369 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 8, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332 (Infill Development Project); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; NOW, THEREFORE

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

That the Planning Commission adopts the following written Findings, dated April 25, 2013.

FINDINGS:

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

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

The project site is located at 4175 Voltaire Street, on the southeastern corner of Voltaire Street and Catalina Boulevard, in the CC-3-5 Zone within Peninsula Community Planning (PCP) area. Residential use is permitted in the zone as part of a mixed-use development at one dwelling unit per 1,500-square feet of lot area. The community plan designates the site for Neighborhood Commercial within the Voltaire Street Commercial District and is located in the Voltaire Street Community Plan Implementation Overlay Zone (CPIOZ). The CPIOZ allow for residential development with a density up to 29 dwelling unit per acre (DU/AC). The project site could accommodate nine dwelling units based on the underlying zone and nine dwelling units based on the community plan.

The project proposes the construction of a mixed-use development containing nine residential condominium units (eight townhomes and a second floor flat) and a 2,128-square foot commercial condominium unit. The project is not requesting nor does it require any deviations to the applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted PCP, Land Development Code (LDC), and the General Plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project proposes the construction of a mixed-use development containing nine residential condominium units (eight townhomes and a second floor flat) and a 2,128-square foot commercial condominium unit on a vacant 0.30-acre site. The City of San Diego conducted an environmental review of this site, including a historical assessment for the two single-family dwelling units, in accordance with State of California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Guideline Section 15332, Infill Development Project, which allows for the construction of infill development within an urbanized area that can be adequately serviced by all required utilities and public services.

The permit for the project does include various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the LDC in effect for this project. Such conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in SDP No. 1050369, and other regulations and guidelines pertaining to the subject property per the LDC. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The project site is located at 4175 Voltaire Street, on the southeastern corner of Voltaire Street and Catalina Boulevard, in the CC-3-5 Zone. Residential use is permitted in the zone as part of a

mixed-use development at one dwelling unit per 1,500-square feet of lot area and the project site could accommodate nine dwelling units based on the underlying zone.

The project proposes the construction of a mixed-use development containing nine residential condominium units (eight townhomes and a second floor flat) and a 2,128-square foot commercial condominium unit. As a component of the proposed project, the building will utilize renewable energy technology, self-generating at least 50-percent (Residential)/30-percent (Commercial) or more of the projected total energy consumption on site through photovoltaic technology (solar panels) and by achieving a LEED 'Silver' or equivalent level certification for the commercial development.

The project site is also located in AIA for the SDIA, the 70 to 75 decibel (dB) 1990 CNEL as depicted in the adopted 2004 ALUCP, AAOZ for SDIA, FAA Part 77 for SDIA and North Island NAS. The project site has been previously developed with various auto repair/gas stations and is currently vacant. The proposed mixed-use development would establish new residential units on the project site; therefore, a consistency determination with the SDIA ALUCP was required to be made.

On February 14, 2013, the San Diego County Regional Airport Authority (SDRAA), acting in the capacity as the San Diego County Airport Commission (ALUC), determined that the proposed project is conditionally consistent with the SDIA ALUCP pursuant to Resolution No. 2013-0002 ALUC. As a condition of the project approval, the residences must have a sound attenuated to 45 dB CNEL interior noise level and that an aviation easement must be recorded with the County Recorder. The ALUC conditions have been included in SDP No. 1050369.

The project is not requesting nor does it require any deviations to the applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site. Therefore, the proposed development does comply with the applicable regulations of the LDC.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 1050369 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1050369, a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson
Development Project Manager
Development Services

Adopted on: April 25, 2013

Internal Order No. 24003328

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003328

SITE DEVELOPMENT PERMIT NO. 1050369
VOLTAIRE MIXED-USE - PROJECT NO. 299160
PLANNING COMMISSION

This Site Development Permit No. 1050369 is granted by the Planning Commission of the City of San Diego to the HOLT FAMILY TRUST and BARNES FAMILY TRUST, Owner and RUSSELL C. MURFEY and SCOTT B. MURFEY, Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0504. The 0.30-acre site is located at 4175 Voltaire Street, on the southeastern corner of Voltaire Street and Catalina Boulevard, in the CC-3-5 Zone, and the Peninsula Community Planning area. Additionally the following overlay zones apply to the site: Community Plan Implementation Overlay Zone (CPIOZ -Type B), Coastal Height Limitation Overlay Zone, Airport Influence Area (AIA) for the San Diego International Airport (SDIA), the 70 to 75 decibel (dB) 1990 Community Noise Equivalent Level (CNEL) as depicted in the adopted 2004 Airport Land Use Compatibility Plan (ALUCP), Airport Approach Overlay Zone (AAOZ) for SDIA, Federal Aviation Administration (FAA) Part 77 for SDIA and North Island NAS, the North Bay Redevelopment Project Area, and Council District 2. The project site is legally described as: Lot 1 and 2 in Block 5 of Loma Alta No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1078, filed in the Office of the County Recorder of San Diego County, August 28, 1907.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a mixed-use development containing 9 residential condominium units and a commercial condominium unit: described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 25, 2013, on file in the Development Services Department.

The project shall include:

- a. Construction of a three story mixed-use development containing 9 residential condominium units (8 townhomes and a second floor flat) and a 2,128-square foot commercial condominium unit;

- b. The building will utilize renewable energy technology, self-generating at least 50-percent (Residential)/30-percent (Commercial) or more of the projected total energy consumption on site through photovoltaic technology (solar panels) and by achieving a LEED 'Silver' or equivalent level certification for the commercial development;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. 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 **May 9, 2016**.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

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

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

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

AFFORDABLE HOUSING REQUIREMENTS:

11. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

ENGINEERING REQUIREMENTS:

12. This Permit shall comply with all Conditions of Tentative Map No. 1052428, satisfactory to the City Engineer.

13. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices (BMP) 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 permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.

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

LANDSCAPE REQUIREMENTS:

16. Complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted 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.

17. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A," Landscape Development Plan.

18. Prior to issuance of any construction permits for public right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall take into account a 40 square-foot area around each tree, which is unencumbered by utilities. Driveways, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

19. All required landscape shall be maintained in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

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

21. 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 shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or a Final Landscape Inspection.

22. Any required planting that dies within 3 years of installation, the Owner/Permittee shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan.

23. Required shrubs or trees that die 3 years or more after installation, the Owner/Permittee shall be replaced with 15-gallon size or 60-inch box size /15 foot BTH material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material.

24. The Owner/Permittee shall plant two 36-inch box trees adjacent to Unit 6 and the parking spaces.

AIRPORT REQUIREMENTS:

25. Prior to the issuance of any building permits, the construction documents shall illustrate that the habitable portions of the residences will be sound attenuated so that interior noise levels will not exceed 45 dB CNEL.

26. Prior to the issuance of any building permits, the Owner/Permittee shall grant an avigation easement to the San Diego County Regional Airport Authority as the operator of the San Diego International Airport for the purposes of aircraft operations, noise and other effects caused by the operation of aircraft, and for structure height if the same would interfere with the intended use of the easement. The Owner/Permittee shall use the avigation easement form provided by the San Diego County Regional Airport Authority.

27. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

NOISE REQUIREMENTS:

28. Prior to issuance of the any building permits, the construction documents shall fully illustrate the incorporation of windows for the commercial component having a Sound

Transmission Control (STC) 28 rating as described in the approved technical study (*Acoustical Report for the Voltaire Mixed Use Project, Updated December 21, 2012*) in order to comply with a 50 CNEL interior as identified on Exhibit A.

29. Prior to final inspection of any building permits, the Owner/Permittee shall submit one copy of the final Acoustical Analysis with construction documents to the BI verifying a 50 CNEL interior noise level in accordance with the approved Exhibit A

PLANNING/DESIGN REQUIREMENTS:

30. Prior to the issuance of any building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent (Residential)/30-percent (Commercial) of the project's projected energy consumption.

31. Prior to issuance of any building permits, construction drawings shall show that the required residential common open space will be landscaped or improved with outdoor recreational facilities available only to the residents and guests of the development, in accordance with the SDMC.

32. 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.

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

34. The Owner/Permittee shall post a copy of each approved discretionary Permit or Tentative Map in its sales office for consideration by each prospective buyer.

35. 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

36. A minimum of 21 automobile spaces (including 2 van accessible spaces), 1 motorcycle space 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.

37. The Owner/Permittee shall provide a 10-foot visibility triangle area along the property line at the southeast corner of the intersection of Catalina Boulevard and the alley. No obstacles higher than 36-inches shall be located within this visibility area (e.g. walls, landscape, hardscape, shrubs etc).

38. The Owner/Permittee shall provide a 15-foot visibility triangle area along the property line at the southwest corner of the intersection of Catalina Boulevard and Voltaire Street. No obstacles higher than 36-inches shall be located within this visibility area (e.g. walls, landscape, hardscape, shrubs etc.).

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

39. 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 main of the existing unused water and sewer service adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

40. 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.

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

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

43. The Owner/Permittee shall design and construct all proposed public water and sewer facilities 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 Planning Commission of the City of San Diego on April 25, 2013 pursuant to Resolution No. XXXXX.

Permit Type/PTS Approval No.: SDP No. 1050369

Date of Approval: April 25, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Jeffrey A. Peterson
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.**

HOLT FAMILY TRUST
Owner

BARNES FAMILY TRUST
Owner

By _____
Name:
Title: Trustee

By _____
Name:
Title: Trustee

RUSSELL C. MURFEY
Permittee

SCOTT B. MURFEY
Permittee

By _____
Russell C. Murfey
Title: Permittee

By _____
Scott B. Murfey
Title: Permittee

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

PLANNING COMMISSION
RESOLUTION NUMBER R-
TENTATIVE MAP NO. 1052428, VOLTAIRE MIXED-USE,
PROJECT NO. 299160

WHEREAS, HOLT FAMILY TRUST, BARNES FAMILY TRUST, RUSSELL C. MURFEY and SCOTT B. MURFEY, Subdividers, and PASCO LARET SUITOR & ASSOCIATES, Engineer, submitted an application to the City of San Diego for a tentative map (Tentative Map No. 1052428) for a mixed-use development containing 9 residential condominium units and a commercial condominium unit. The project site is located at 4175 Voltaire Street, on the southeastern corner of Voltaire Street and Catalina Boulevard, in the CC-3-5 Zone, and the Peninsula Community Planning area. Additionally the following overlay zones apply to the site: Community Plan Implementation Overlay Zone (CPIOZ -Type B), Coastal Height Limitation Overlay Zone, Airport Influence Area (AIA) for the San Diego International Airport (SDIA), the 70 to 75 decibel (dB) 1990 Community Noise Equivalent Level (CNEL) as depicted in the adopted 2004 Airport Land Use Compatibility Plan (ALUCP), Airport Approach Overlay Zone (AAOZ) for SDIA, Federal Aviation Administration (FAA) Part 77 for SDIA and North Island NAS, the North Bay Redevelopment Project Area, and Council District 2. The property is legally described as Lot 1 and 2 in Block 5 of Loma Alta No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1078, filed in the Office of the County Recorder of San Diego County, August 28, 1907; and

WHEREAS, the Map proposes the Subdivision of a 0.30-acre site into one (1) lot for a 9 unit residential condominium development and 1 unit commercial development; and

WHEREAS, on March 8, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the

project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332 (Infill Development Project); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); 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 9 and 1 commercial condominium unit; and

WHEREAS, on April 25, 2013, the Planning Commission of the City of San Diego considered Tentative Map No. 1052428, and pursuant to San Diego Municipal Code section(s) 125.0440 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 Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1052428:

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

The project site is located at 4175 Voltaire Street, on the southeastern corner of Voltaire Street and Catalina Boulevard, in the CC-3-5 Zone within Peninsula Community Planning (PCP) area. Residential use is permitted in the zone as part of a mixed-use development at one dwelling unit per 1,500-square feet of lot area. The community plan designates the site for Neighborhood

Commercial within the Voltaire Street Commercial District and is located in the Voltaire Street Community Plan Implementation Overlay Zone (CPIOZ). The CPIOZ allow for residential development with a density up to 29 dwelling unit per acre (DU/AC). The project site could accommodate nine dwelling units based on the underlying zone and nine dwelling units based on the community plan.

The proposed subdivision is a mixed-use development containing nine residential condominium units (eight townhomes and a second floor flat) and a 2,128-square foot commercial condominium unit. The project is not requesting nor does it require any deviations to the applicable regulations and policy documents, and the proposed subdivision and its design or improvement are consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted PCP, Land Development Code (LDC), and the General Plan.

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 project site is located at 4175 Voltaire Street, on the southeastern corner of Voltaire Street and Catalina Boulevard, in the CC-3-5 Zone. Residential use is permitted in the zone as part of a mixed-use development at one dwelling unit per 1,500-square feet of lot area and the project site could accommodate nine dwelling units based on the underlying zone.

The proposed subdivision is a mixed-use development containing nine residential condominium units (eight townhomes and a second floor flat) and a 2,128-square commercial condominium unit. As a component of the proposed project, the building will utilize renewable energy technology, self-generating at least 50-percent (Residential)/30-percent (Commercial) or more of the projected total energy consumption on site through photovoltaic technology (solar panels) and by achieving a LEED 'Silver' or equivalent level certification for the commercial development.

The project site is also located in AIA for the SDIA, the 70 to 75 decibel (dB) 1990 CNEL as depicted in the adopted 2004 ALUCP, AAOZ for SDIA, FAA Part 77 for SDIA and North Island NAS. The project site has been previously developed with various auto repair/gas stations and is currently vacant. The proposed mixed-use development would establish new residential units on the project site; therefore, a consistency determination with the SDIA ALUCP was required to be made.

On February 14, 2013, the San Diego County Regional Airport Authority (SDRAA), acting in the capacity as the San Diego County Airport Commission (ALUC), determined that the proposed project is conditionally consistent with the SDIA ALUCP pursuant to Resolution No. 2013-0002 ALUC. As a condition of the project approval, the residences must have a sound attenuated to 45 dB CNEL interior noise level and that an aviation easement must be recorded with the County Recorder. The ALUC conditions have been included in the associated SDP No. 1050369.

The project is not requesting nor does it require any deviations to the applicable regulations and policy documents, and the proposed subdivision is consistent with the recommended land use, design guidelines, and development standards in effect for this site. Therefore, the proposed development does comply with the applicable regulations of the LDC.

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

The project site is located at 4175 Voltaire Street, on the southeastern corner of Voltaire Street and Catalina Boulevard, in the CC-3-5 Zone within PCP area. Residential use is permitted in the zone as part of a mixed-use development at one dwelling unit per 1,500-square feet of lot area. The community plan designates the site for Neighborhood Commercial within the Voltaire Street Commercial District and is located in the Voltaire Street CPIOZ. The CPIOZ allow for residential development with a density up to 29 DU/AC. The project site could accommodate nine dwelling units based on the underlying zone and nine dwelling units based on the community plan.

The proposed subdivision is a mixed-use development containing nine residential condominium units (eight townhomes and a second floor flat) and a 2,128-square foot commercial condominium unit. The site is a flat parcel of land that has been previously developed commercial development from 1928 through 1996, and has remained vacant since December 13, 1996. Therefore, the site is physically suitable for the type and density of 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 subdivision is a mixed-use development containing nine residential condominium units (eight townhomes and a second floor flat) and a 2,128-square foot commercial condominium unit on a vacant 0.30-acre site. The site is not located within the Coastal Overlay Zone or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA) and does not contain environmentally sensitive lands (ESL).

The City of San Diego conducted an environmental review of this site, in accordance with State of California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Guideline Section 15332, Infill Development Project, which allows for the construction of infill development within an urbanized area that can be adequately serviced by all required utilities and public services. Therefore, 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.

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 subdivision is a mixed-use development containing nine residential condominium units (eight townhomes and a second floor flat) and a 2,128-square foot commercial condominium unit on a vacant 0.30-acre site. The City of San Diego conducted an environmental review of this site in accordance with State of CEQA guidelines. The project was determined to be categorically exempt from CEQA pursuant to Guideline Section 15332, Infill Development Project, which allows for the construction of infill development within an urbanized area that can be adequately serviced by all required utilities and public services.

The permit for the project does include various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the LDC in effect for this project. Such conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in associated SDP No. 1050369 and attached Tentative Map (TM) No. 1052428 conditions, and other regulations and guidelines pertaining to the subject property per the LDC. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

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

The project site is located at 4175 Voltaire Street, on the southeastern corner of Voltaire Street and Catalina Boulevard. The proposed subdivision is a mixed-use development containing nine residential condominium units (eight townhomes and a second floor flat) and a 2,128-square foot commercial condominium unit. The site is a flat parcel of land that has been previously developed commercial development from 1928 through 1996, and has remained vacant since December 13, 1996. There are no existing or proposed easements acquired by the public at large for access through or use of the property within the proposed subdivision.

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

The proposed subdivision of a 0.30-acre parcel into nine residential condominium units and a commercial condominium unit will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and the structures 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. As a component of the proposed project, the building will utilize renewable energy technology, self-generating at least 50-percent (Residential)/30-percent (Commercial) or more of the projected total energy consumption on site through photovoltaic technology (solar panels) and by achieving a LEED 'Silver' or equivalent level certification for the commercial development.

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

The project site is located at 4175 Voltaire Street, on the southeastern corner of Voltaire Street and Catalina Boulevard, in the CC-3-5 Zone within PCP area. Residential use is permitted in the zone as part of a mixed-use development at one dwelling unit per 1,500-square feet of lot area. The community plan designates the site for Neighborhood Commercial within the Voltaire Street Commercial District and is located in the Voltaire Street CPIOZ. The CPIOZ allow for residential development with a density up to 29 DU/AC. The project site could accommodate nine dwelling units based on the underlying zone and nine dwelling units based on the community plan.

The proposed subdivision is a mixed-use development containing nine residential condominium units (eight townhomes and a second floor flat) and a 2,128-square foot commercial condominium unit. The site is a flat parcel of land that has been previously developed commercial development from 1928 through 1996, and the site has remained vacant since December 13, 1996. The proposed subdivision would introduce residential development to the site, which would further the housing needs of the region.

The site is not located within the Coastal Overlay Zone or adjacent to the MSCP MHPA and does not contain ESL. The City of San Diego conducted an environmental review of this site in accordance with State of CEQA guidelines. The project was determined to be categorically exempt from CEQA pursuant to Guideline Section 15332, Infill Development Project, which allows for the construction of infill development within an urbanized area that can be adequately serviced by all required utilities and public services. The decision maker has reviewed the administrative record including the project plans, 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 addition of residential units for private development is consistent with the housing needs anticipated for the PCP 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 based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 1052428, hereby granted to HOLT FAMILY TRUST, BARNES FAMILY TRUST, RUSSELL C. MURFEY and SCOTT B. MURFEY, Subdividers subject to the attached conditions which are made a part of this resolution by this reference.

By

Jeffrey A. Peterson
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24003328

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 1052428,
VOLTAIRE MIXED-USE, PROJECT NO. 299160
ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire April 25, 2016.
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 Tentative Map expiration date, a Final Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.
4. 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.
5. The Final Map shall conform to the provisions of Site Development Permit No. 1050369.
6. 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.

AIRPORT

7. Prior to recordation of the Final Map, the Subdivider shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].
8. Prior to recordation of the Final Map, the Subdivider shall grant an avigation easement to the San Diego County Regional Airport Authority as the operator of the San Diego International Airport for the purposes of aircraft operations, noise and other effects caused by the operation of aircraft, and for structure height if the same would interfere with the intended use of the easement. The Subdivider shall use the avigation easement form provided by the San Diego County Regional Airport Authority.

ENGINEERING

9. The Subdivider shall dedicate and improve an additional 2.5feet of the adjacent alley.
10. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
11. The Subdivider shall reconstruct the damaged portions of the alley with a City Standards Concrete Pavement Alley, in the alley adjacent to the site, to the satisfaction of the City Engineer.
12. The Subdivider shall construct current City Standards non-contiguous concrete sidewalk, adjacent to the site on Catalina Boulevard and Voltaire Street, to the satisfaction of the City Engineer.
13. The Subdivider shall close the non-utilized driveways with current City Standards curb and gutter, adjacent to the site on Catalina Boulevard and Voltaire Street, to the satisfaction of the City Engineer.
14. The Subdivider shall reconstruct the existing curb ramp at the southeast corner of Catalina Boulevard and Voltaire Street with current City standard curb ramp Standard Drawing SDG-130 and SDG-132 with truncated domes, to the satisfaction of the City Engineer.

15. The Subdivider shall reconstruct the existing curb ramp at the alley entrance on Catalina Boulevard, adjacent to the site, with current City Standard Drawing SDG-136 with truncated domes.
16. The Subdivider shall install appropriate private back flow prevention devices on all existing and proposed water services (domestic, irrigation, and fire) adjacent to the project site in a manner satisfactory to the Director of Public Utilities and the City Engineer.
17. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
18. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement for the 18 inch high seat wall, planters and curb outlet in the Voltaire Street Right-of-Way.
19. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement for the curb outlet in the Voltaire Street Right-of-Way.
20. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
21. 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.
22. 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 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

23. "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].

Project No. 299160
TM No. 1052428

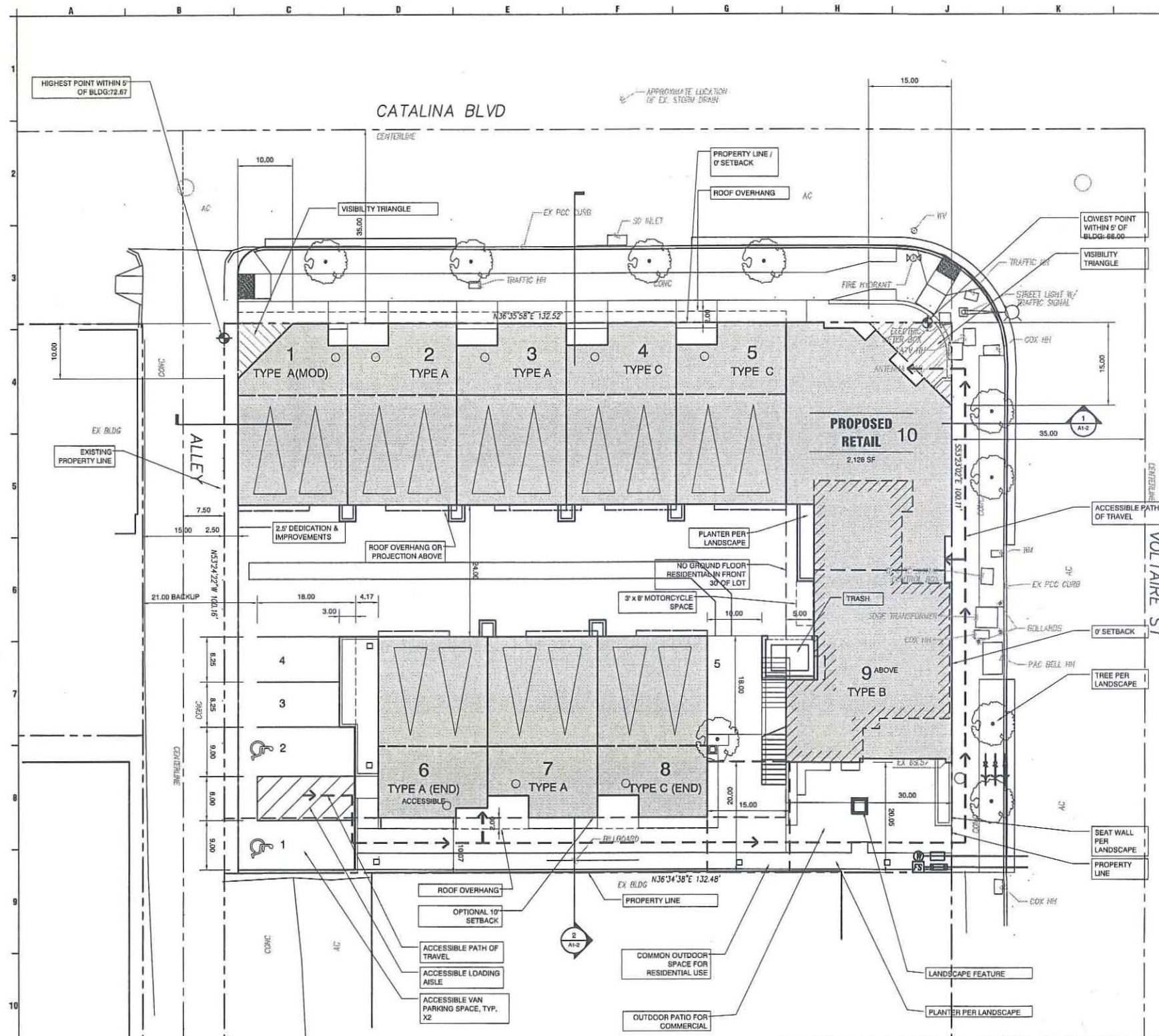
24. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
25. The Final Map shall:
 - a. Use the California 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.

INFORMATION:

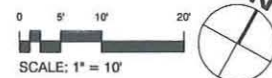
- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto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

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

Internal Order No. 2400338



1 SITE PLAN
1" = 10'-0"



NOISE ATTENUATION

1. THIS PROJECT SHALL PROVIDE NOISE ATTENUATION MEASURES TO ENSURE INTERIOR NOISE LEVELS DO NOT EXCEED 45 DB CNEL FOR ALL HABITABLE ROOMS WITHIN DWELLING UNITS.
2. THIS PROJECT SHALL PROVIDE NOISE ATTENUATION MEASURES TO ENSURE INTERIOR NOISE LEVELS DO NOT EXCEED 50 DB CNEL FOR COMMERCIAL SPACES.

FAA SELF-CERTIFICATION

I, RUSSELL MURPHY do hereby certify that the structure(s) or modification to existing structure(s) shown on these plans do not require Federal Aviation Administration notification because per Section 77.15 (a) of Title 14 of the Code of Federal Regulations CFR Part 77, notification is not required.

Russell Murphy 3.22.13
RUSSELL MURPHY DATE

AREA TABULATION

STRUCTURE HEIGHT LIMIT	100
PROP'D HEIGHT LIMIT	30
SETBACKS	
FRONT	MIN. 0 MAX. 10
SIDE (< 15' HT)	10 OPT. 0
SIDE (> 15' HT)	10
STREET	0 10
REAR (< 15' HT)	10 OPT. 0
REAR (> 15' HT)	10
LOT AREA	13,250 SF
F.A.R.	
BASE	2 26,500 SF
BONUS	2 26,500 SF
MAX	4 53,000 SF
DENSITY	50% MIN RES 131.0546/sf

BUILDING AREA	
COMMERCIAL	2,128 SF
RESIDENTIAL	12,726 SF
UNIT A	3 1,423 SF 4,269 SF
UNIT A (UNIT 1)	1 1,387 SF 1,387 SF
UNIT A (UNIT 6)	1 1,443 SF 1,443 SF
UNIT B	1 1,056 SF 1,056 SF
UNIT C	3 1,523 SF 4,569 SF
PRVT GARAGE	8 387 SF 3,096 SF
TOTAL	10 17,950 SF

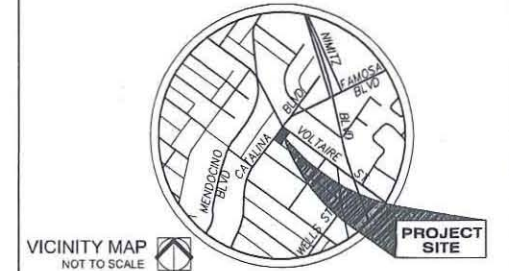
PARKING	
COMMERCIAL	2,128 SF
RESIDENTIAL	12,726 SF
UNIT A (UNIT 1)	2 2.25 4.5 0.1 0.2 0 0
UNIT A (UNIT 6)	1 2 2 0.1 0.1 0 0
UNIT A (UNIT 7)	1 2 2 0.1 0.1 0 0
UNIT B	1 2 2 0.1 0.1 0.5 0.5
UNIT C	3 2.25 6.75 0.1 0.3 0 0
TOTAL	21.38 0.9 0.7128
PROVIDED	21
STORAGE	240 CF
CF / UNIT	2,120 CF
OPEN SPACE	
PRIVATE	0.75 8 DU 60 SF 450 SF
COMMON	300 SF

GREEN BUILDING STRATEGIES

THE FOLLOWING LEED CREDITS WILL BE PURSUED, WITH A MINIMUM OF SILVER (50 CREDITS) ACHIEVED AS REQUIRED BY THE SUSTAINABLE EXPEDITE PROGRAM.

1 SITE SELECTION	4 ENHANCED REFRIGERANT MGMT GREEN POWER
2 DEVELOPMENT DENSITY AND COMMUNITY CONNECTIVITY	5 MATERIALS AND RESOURCES
3 BROWNFIELD REDEVELOPMENT	6 CONSTRUCTION WASTE MANAGEMENT
4.3 ALTERNATIVE TRANS—LOW-EMITTING AND FUEL-EFFICIENT VEHICLES	7 MATERIALS REUSE
4.4 ALTERNATIVE TRANS—PARKING CAPACITY	8 RECYCLED CONTENT
5.1 SITE DEVELOPMENT—PROTECT OR RESTORE HABITAT	9 REGIONAL MATERIALS
5.2 SITE DEVELOPMENT—MAXIMIZE OPEN SPACE	6 CERTIFIED WOOD
6.1 STORMWATER DESIGN—QUANTITY	10 INDOOR ENVIRONMENTAL QUALITY
6.2 STORMWATER DESIGN—QUALITY	11 LOW-EMITTING MATERIALS—ADHESIVES AND SEALANTS
7.1 HEAT ISLAND EFFECT—NONROOF	12 LOW-EMITTING MATERIALS—PAINTS AND COATINGS
7.2 HEAT ISLAND EFFECT—ROOF	13 LOW-EMITTING MATERIALS—FLOORING SYSTEMS
8 LIGHT POLLUTION REDUCTION	14 THERMAL COMFORT
9 THERMAL COMFORT	15 CONTROLLABILITY OF SYSTEMS—THERMAL COMFORT
10 INNOVATION IN DESIGN	16 THERMAL COMFORT—DESIGN
11 LEED ACCREDITED PROFESSIONAL	17 DAYLIGHT AND VIEWS—DAYLIGHT
12 LEED 2009 FOR CORE & SHELL	18 DAYLIGHT AND VIEWS—VIEWS

VICINITY MAP



SHEET INDEX

A1-1 ARCHITECTURAL SITE PLAN
A1-2 ARCH'L SITE SECTIONS
C-1 PRELIM. GRADING PLAN / TENTATIVE MAP
C-2 TENTATIVE MAP
A2-1 BUILDING PLANS
A2-2 BUILDING PLANS / ROOF PLANS
A3-1 EXTERIOR ELEVATIONS
A3-2 EXTERIOR ELEVATIONS
A3-3 PERSPECTIVE VIEWS
A7-1 UNIT A - FLOOR PLANS
A7-2 UNIT B - FLOOR PLANS
A7-3 UNIT C - FLOOR PLANS
L-1 LANDSCAPE PLAN

SCOPE OF WORK

- CONSTRUCT (8) RESIDENTIAL UNITS (INCLUDING (8) TOWNHOUSES & (1) SECOND FLOOR FLAT).
- CONSTRUCT GROUND FLOOR COMMERCIAL SPACE. TOTAL OF (1) COMMERCIAL UNIT.
- SURFACE PARKING & PRIVATE GARAGES
- LANDSCAPE IMPROVEMENT ON SITE AND WITHIN RIGHT OF WAY

DEVELOPMENT SUMMARY

PROJECT NAME:	VOLTAIRE MIXED-USE
DEVELOPER:	VERITAS URBAN PROPERTIES RUSSELL & SCOTT MURPHY 1571 LA PLAYA AVE SAN DIEGO, CA 92109
OWNER:	HOLT FAMILY TRUST & BARNES FAMILY TRUST
PROJECT ADDRESS:	4175 VOLTAIRE STREET SAN DIEGO, CA 92107
APN:	449-251-21-00
LEGAL DESCRIPTION:	LOT 1 AND 2 BLOCK 5 TRACT 1078 LOMA ALTA 01
BASE ZONE:	CC-3-S
OVERLAY ZONE(S):	PENINSULA
COMMUNITY PLAN	PENINSULA
GEOLOGIC HAZARD CATEGORY	
REFERENCED CODES:	2010 CA RESIDENTIAL CODE 2010 CA MECHANICAL CODE 2010 CA PLUMBING CODE 2010 CA ELECTRICAL CODE 2010 CA FIRE CODE 2010 GREEN BUILDING CODE

CONSTRUCTION TYPE:	V-A
OCCUPANCY:	R-2 / M
EXISTING BUILDING AGE:	NONE
USE (EXISTING & PROPOSED)	VACANT LOT (EXISTING) RESIDENTIAL / COMMERCIAL (PROPOSED)
SPRINKLERS (YES / NO):	YES
REQ'D PERMITS / APPROVALS:	SITE DEVELOPMENT TENTATIVE MAP

PROJECT TEAM

ARCHITECT	
STEPHEN DALTON ARCHITECTS, INC.	444 S. CEDROS AVE #182 SOLANA BEACH, CA 92075 858/ 792-5906
SURVEYOR / CIVIL ENGINEER	
PASCO ENGINEERING	535 N. HIGHWAY 101, STUDIO A SOLANA BEACH, CA 92075 619/ 259-8212
LANDSCAPE ARCHITECT	
GROVE LANDSCAPE ARCHITECTURE	760/ 550-9757

SITE NOTES

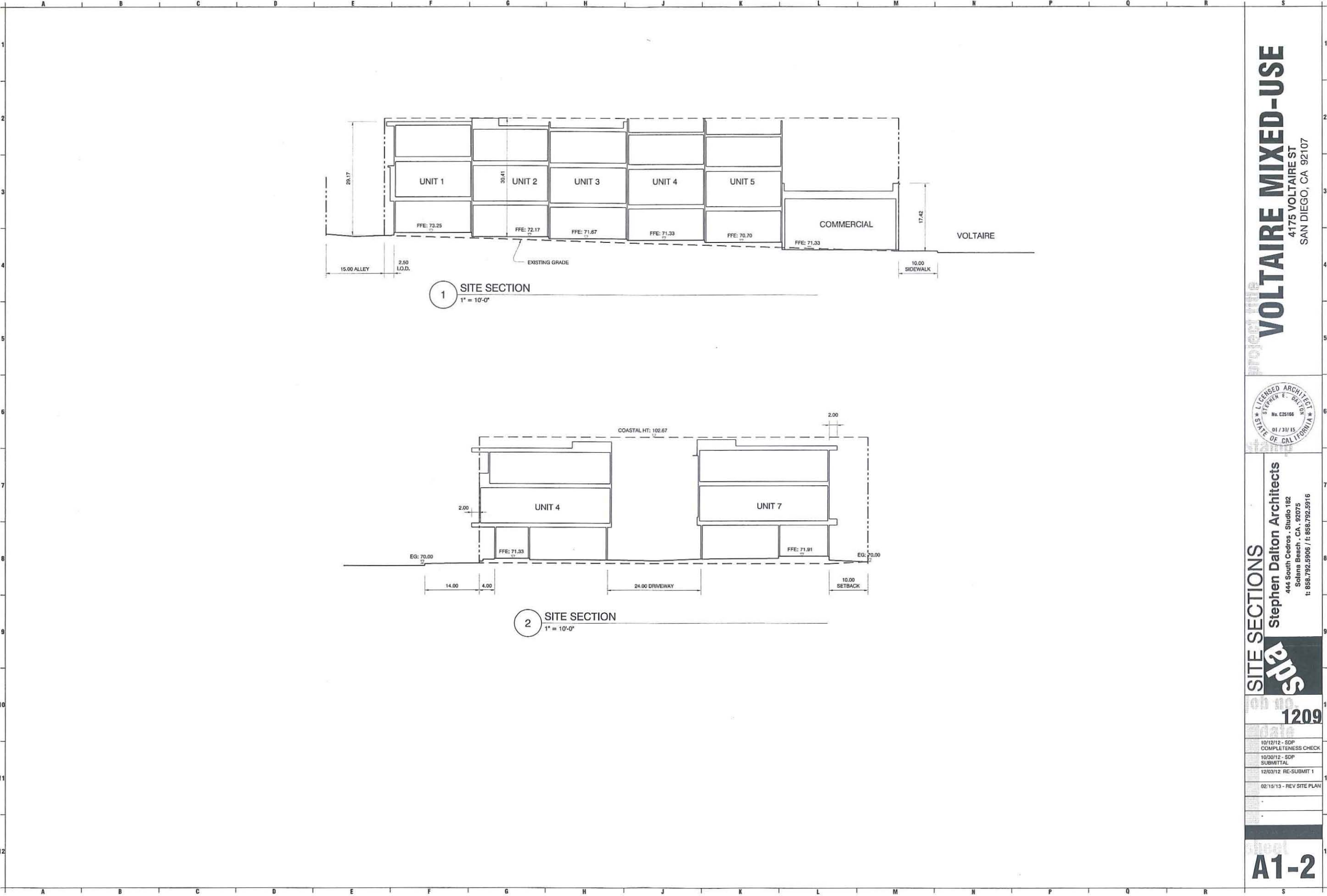
1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)

VOLTAIRE MIXED-USE
4175 VOLTAIRE ST
SAN DIEGO, CA 92107

Stephen Dalton Architects
444 South Cedros, Studio 182
Solana Beach, CA 92075
t: 858.792.5906 / f: 858.792.5916

SITE PLAN
JOB NO. 1209
10/12/12 - SDP COMPLETENESS CHECK
10/30/12 - SDP SUBMITTAL
12/03/12 - RE-SUBMIT 1
02/15/13 - REV SITE PLAN

A1-1



VOLTAIRE MIXED-USE

4175 VOLTAIRE ST
SAN DIEGO, CA 92107



SITE SECTIONS
Stephen Dalton Architects
444 South Cedros - Studio 182
Solana Beach, CA 92075
t: 858.792.5906 / f: 858.792.5916

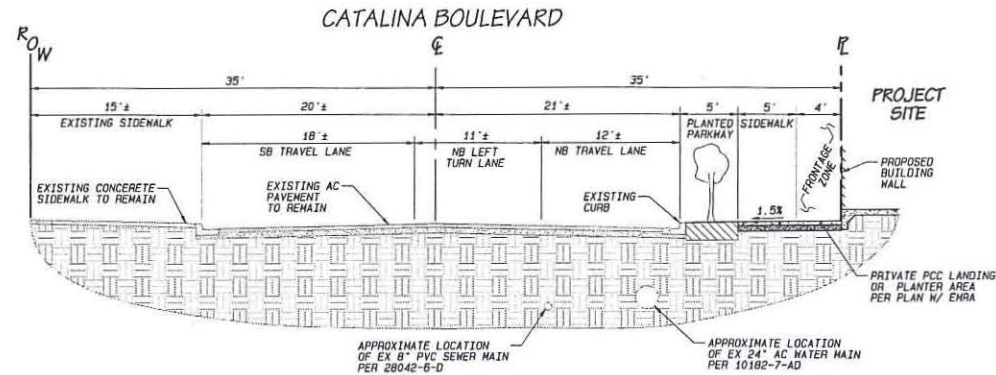


1209

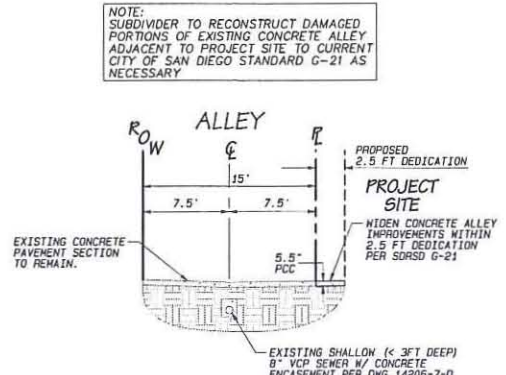
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12/03/12 RE-SUBMIT 1
02/15/13 - REV SITE PLAN

A1-2

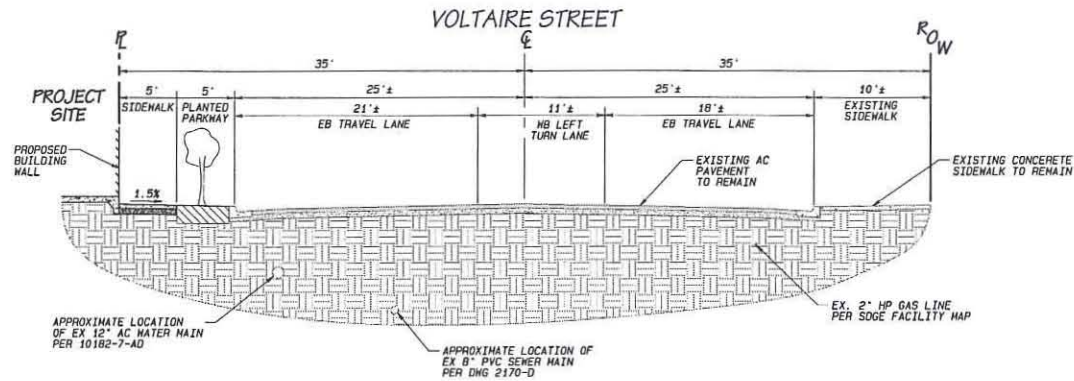
VOLTAIRE MIXED-USE
TENTATIVE MAP FOR CONDOMINIUM PURPOSES
TENTATIVE MAP NO. 1052428



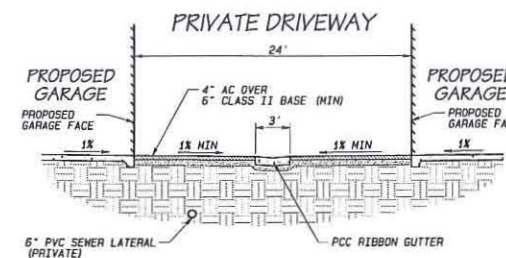
TYPICAL SECTION - CATALINA BLVD.
NOT TO SCALE



TYPICAL SECTION - ALLEY
NOT TO SCALE



TYPICAL SECTION - VOLTAIRE STREET
NOT TO SCALE



SECTION A-A
NOT TO SCALE



PASCO LARET SUITER & ASSOCIATES
CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
535 North Highway 101, Ste A, Solana Beach, CA 92075
ph 858.259.8212 | fx 858.259.4812 | plsaeengineering.com

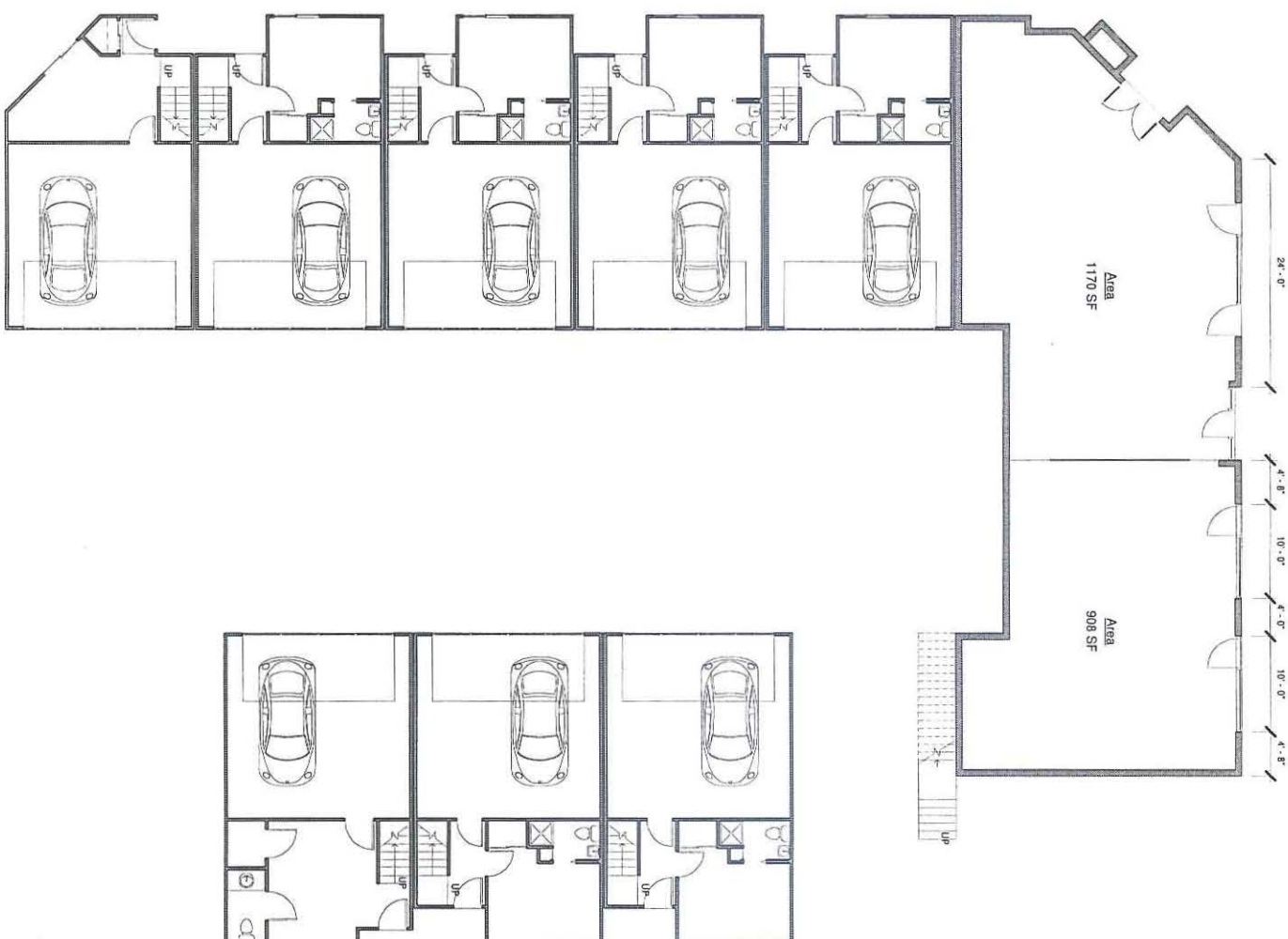
PLANS PREPARED UNDER THE SUPERVISION OF
WILLIAM G. MACK
DATE: _____
R.C.E. NO. 73620

PREPARED BY: Name: PASCO LARET SUITER & ASSOC. 525 N. HWY 101, SUITE A SOLANA BEACH, CA 92075 Phone: (858) 259-8212	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 9: _____ Revision 8: _____ Revision 7: _____ Revision 6: _____ Revision 5: _____ Revision 4: _____ Revision 3: _____ Revision 2: FEBRUARY 14, 2013 Revision 1: DECEMBER 3, 2012
Project Address: 4175 VOLTAIRE STREET SAN DIEGO, CA 92107	Original Date: OCTOBER 2, 2012
Project Name: VOLTAIRE MIXED-USE	Sheet: C.2 of: _____ DEP#: _____
Sheet Title: TENTATIVE MAP	

C.2



2 LEVEL 2 - BUILDING PLAN
1/8" = 1'-0"



1 LEVEL 1 - BUILDING PLAN
1/8" = 1'-0"



VOLTAIRE MIXED-USE
4175 VOLTAIRE STREET
SAN DIEGO, CA 92107

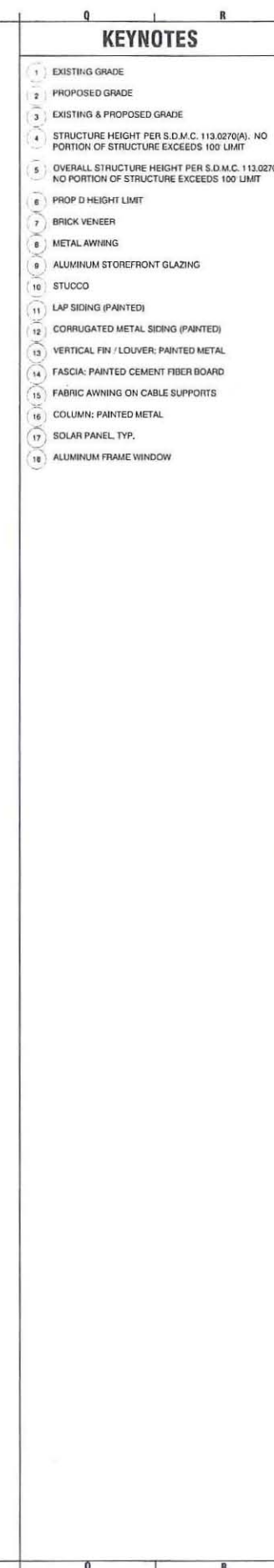


BUILDING PLANS
Stephen Dalton Architects
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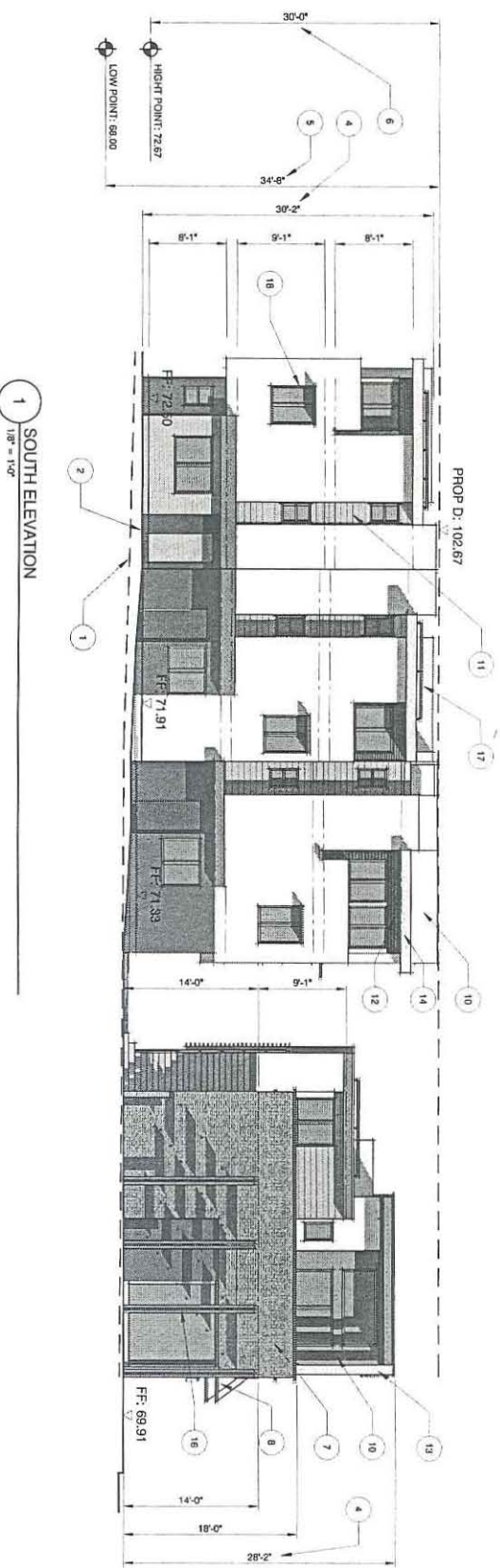
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10/30/12	SDP SUBMITTAL
12/3/12	SDP RE-SUBMITT 1
02/19/13	REV SITE PLAN

A2-1

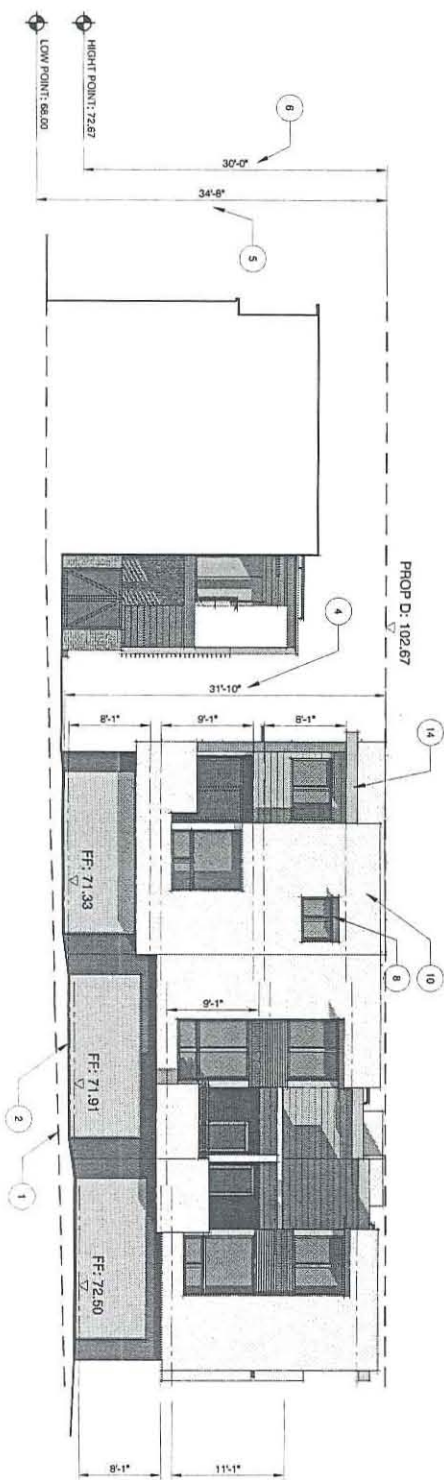
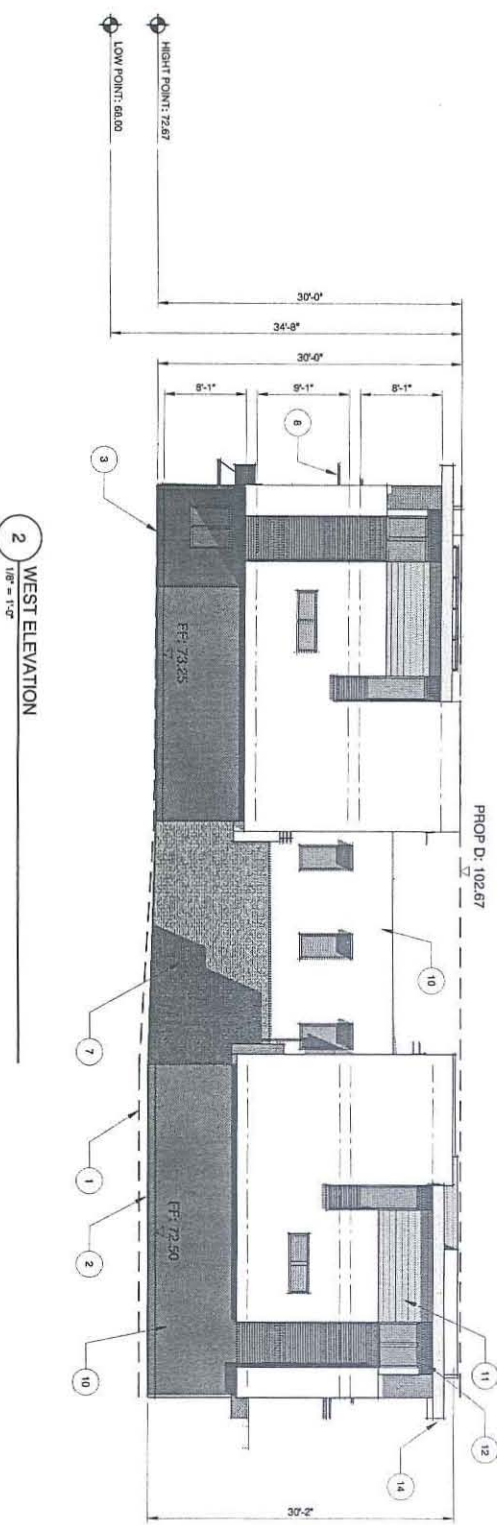




A3-1



- KEYNOTES**
- 1 EXISTING GRADE
 - 2 PROPOSED GRADE
 - 3 EXISTING & PROPOSED GRADE
 - 4 STRUCTURE HEIGHT PER S.D.M.C. 113.07209A, NO PORTION OF STRUCTURE EXCEEDS 100' LIMIT
 - 5 OVERALL STRUCTURE HEIGHT PER S.D.M.C. 113.07209B, NO PORTION OF STRUCTURE EXCEEDS 100' LIMIT
 - 6 PROPOSED HEIGHT LIMIT
 - 7 BRICK VENEER
 - 8 METAL AWNING
 - 9 ALUMINUM STOREFRONT GLAZING
 - 10 STUCCO
 - 11 LAP SIDING (PAINTED)
 - 12 CORRUGATED METAL SIDING (PAINTED)
 - 13 VERTICAL FIN / LOUVER PAINTED METAL
 - 14 FASCIA, PAINTED CEMENT FIBER BOARD
 - 15 FABRIC AWNING ON CABLE SUPPORTS
 - 16 COLUMN, PAINTED METAL
 - 17 SOLAR PANEL, TYP.
 - 18 ALUMINUM FRAME WINDOW



VOLTAIRE MIXED-USE
4175 VOLTAIRE ST
SAN DIEGO, CA 92107



EXTERIOR ELEVATIONS
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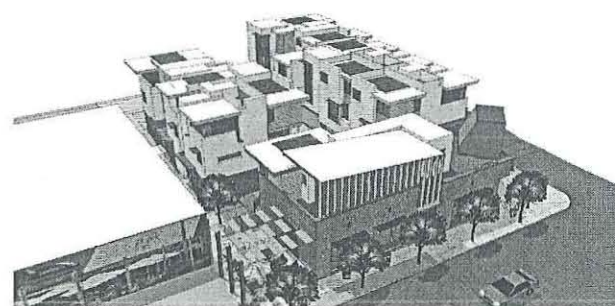
1209

10/12/12 - SDP
COMPLETENESS CHECK
10/20/12 - SDP
SUBMITTAL
12/03/12 REC-SUBMIT 1
02/15/13 - REC-SITE PLAN

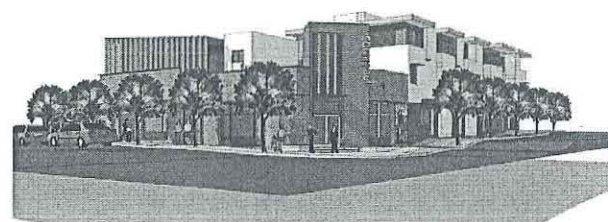
A3-2



1 PERSPECTIVE VIEW FROM VOLTAIRE
N.T.S.



2 VIEW FROM ABOVE
N.T.S.



3 VIEW FROM INTERSECTION
N.T.S.



4 VIEW FROM CATALINA
N.T.S.

VOLTAIRE MIXED-USE

4175 VOLTAIRE ST
SAN DIEGO, CA 92107



PERSPECTIVE VIEWS
Stephen Dalton Architects
444 South Cedros - Studio 182
Solana Beach, CA 92075
t: 858.792.5906 / f: 858.792.5916



1209

10/12/12 - SDP
COMPLETENESS CHECK
10/30/12 - SDP
SUBMITTAL
12/03/12 - RE-SUBMIT 1
02/15/13 - REV SITE PLAN

A3-3

VOLTAIRE MIXED-USE
4603 CORONADO AVE
SAN DIEGO, CA



Stephen Dalton Architects
444 S. CEDROS, STUDIO 182
SOLANA BEACH, CA 92075
t: 858.792.9506 / f: 858.792.9516

sda

1205

10/12/12 SDP COMPL. CHECK
10/30/12 SDP SUBMITTAL
12/3/12 SDP RE-SUBMIT 1
02/15/13 REV SITE PLAN

A7-1

3 LEVEL 3 FLOOR PLAN
1/4" = 1'-0"

2 LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

6 ALT. LEVEL 1 @ UNIT 7
1/4" = 1'-0"

TYPE A @ UNIT 7

4 ROOF PLAN
1/4" = 1'-0"

1 LEVEL 1 FLOOR PLAN
1/4" = 1'-0"

5 ALT. LEVEL 1 @ UNIT 1
1/4" = 1'-0"

TYPE A @ UNIT 1

TYPE A



1 LEVEL 2 - BUILDING PLAN
1/4" = 1'-0"

TYPE B

VOLTAIRE MIXED-USE

4175 VOLTAIRE STREET
SAN DIEGO, CA 92107



Stephen Dalton Architects

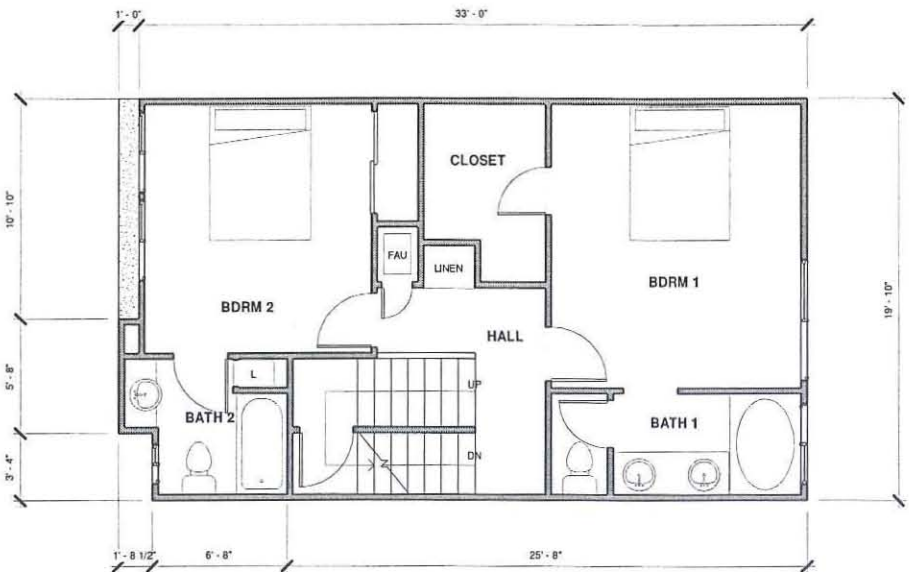
444 S. CEDROS, STUDIO 182
SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916

UNIT B

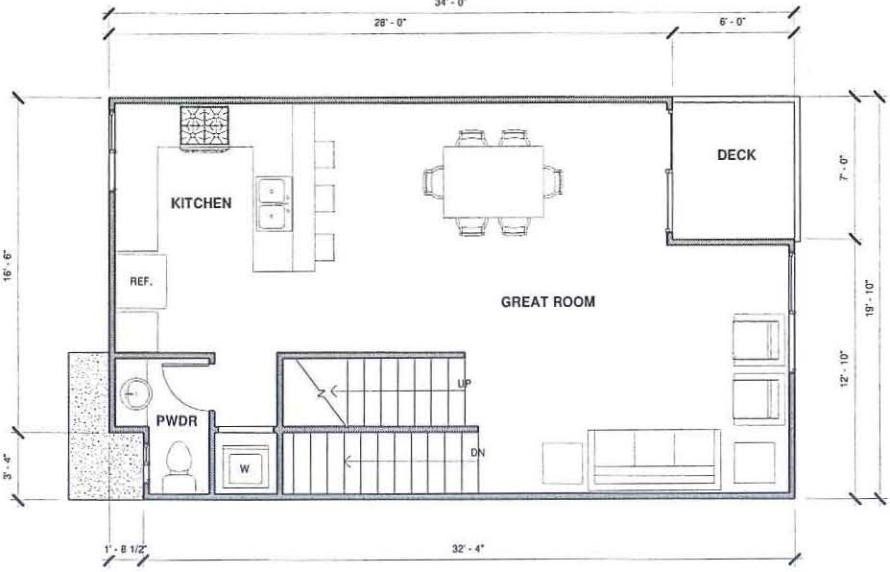
sda

10/2/12
SDP COMPL. CHECK
10/2/12
SDP SUBMITTAL
12/2/12
SDP RE-SUBMIT 1
02/13/13
REVISE PLAN

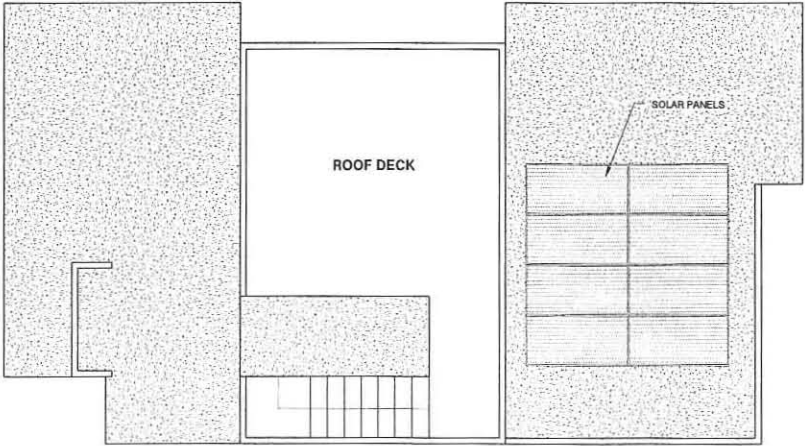
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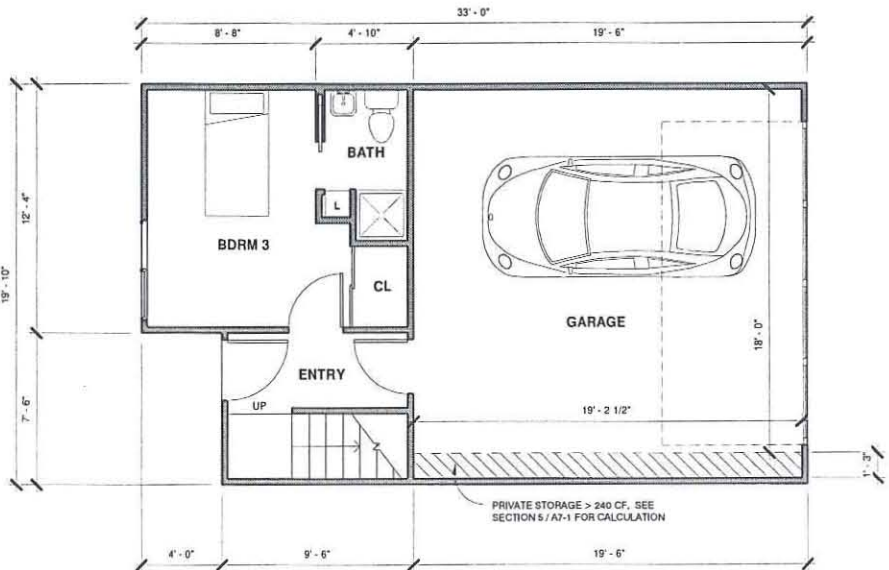
3 LEVEL 3 FLOOR PLAN
1/4" = 1'-0"



2 LEVEL 2 FLOOR PLAN
1/4" = 1'-0"



4 ROOF
1/4" = 1'-0"



1 LEVEL 1 FLOOR PLAN
1/4" = 1'-0"

TYPE C

VOLTAIRE MIXED-USE
4175 VOLTAIRE STREET
SAN DIEGO, CA 92107



Stephen Dalton Architects
444 S. CEDROS, STUDIO 182
SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916

UNIT C FLOOR PLANS

1209

10/12/12
SDP COMPL. CHECK
10/30/12
SDP SUBMITAL
12/3/12
SDP RE-SUBMIT 1
02/15/13
REV SITE PLAN

A7-3

LANDSCAPE CONCEPT PLAN

DEVELOPER

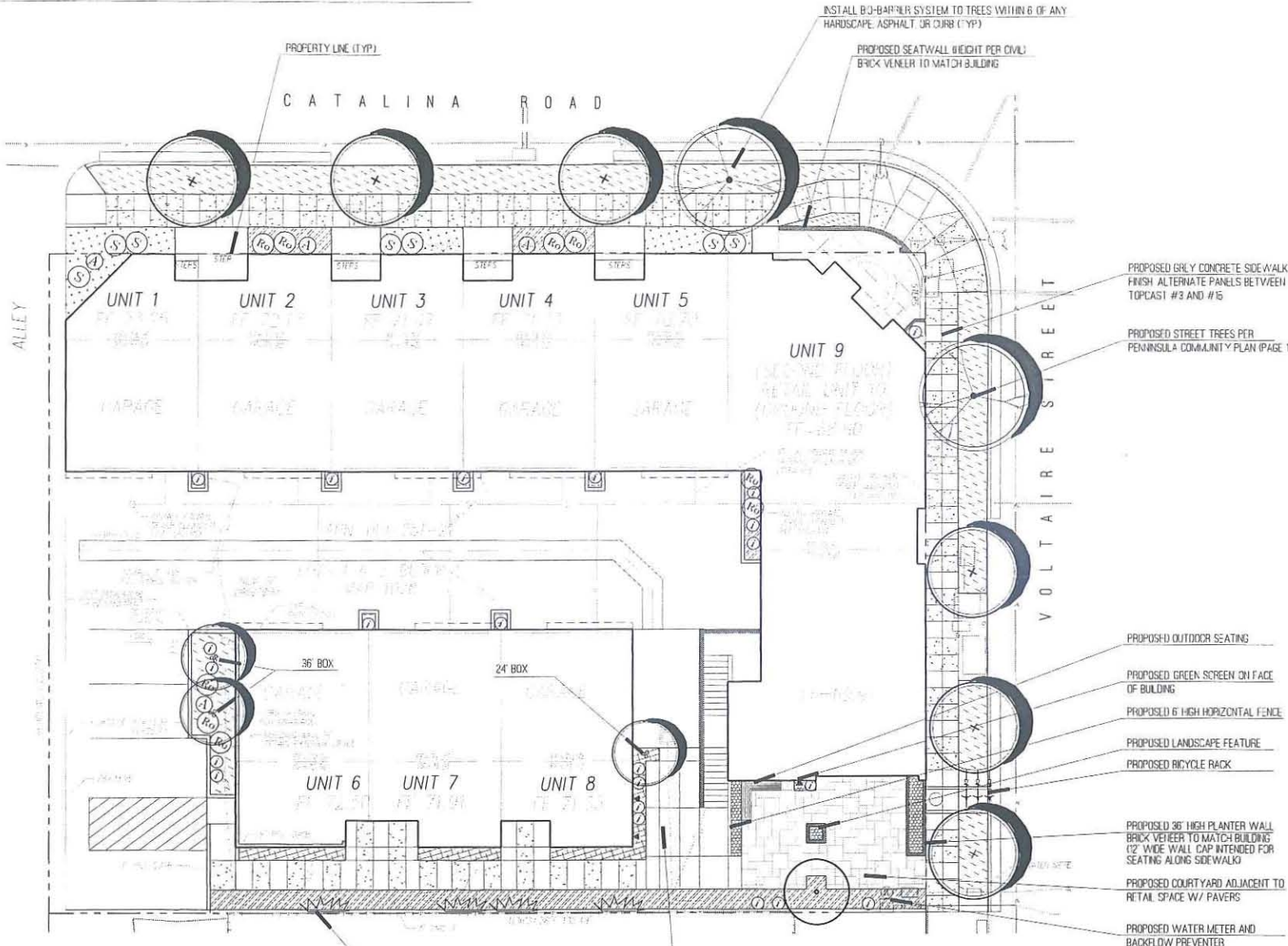
VERITAS URBAN PROPERTIES
RUSSELL & SCOTT MURFEY
1571 LA PLAYA AVE.
SAN DIEGO, CA 92109
(619) 857-1549

GENERAL NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS THE CITY OF SAN DIEGO AND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC ROW SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED FOR THE CONDITIONS OF THE PERMIT.
3. IRRIGATION: AN AUTOMATIC ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. THE PROPOSED IRRIGATION SYSTEM SHALL BE A COMBINATION OF POP-UP SPRAY HEADS AND DRIP LINES.
4. ALL GRAZED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 10-2-4 AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
5. (MCD404)
6. ALL PLANTING PROVIDED SHALL PROVIDE 80% SCREENING OF THE WALL WITHIN TWO YEARS.
7. ARCHITECTURAL ELEVATIONS AND FEATURES SHALL BE CONSIDERED AND ENHANCED WITH PLANTINGS OF SIMILAR DESIGN CHARACTER.
8. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE SITE.
9. THE PLANT PALETTE LISTED PROVIDES A LIST OF PLANT MATERIAL TO SELECT FROM WHEN DESIGNING THE LANDSCAPE. HOWEVER, SUBSTITUTIONS MAY BE REQUIRED DUE TO AVAILABILITY, SOILS TEST RESULTS OR OTHER INFLUENCES.
10. ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
11. COLOR FROM PLANT FOLIAGE, BARK OR FLOWERS WILL BE UTILIZED TO CREATE A FREQUENT, WARM AND VISUALLY EXCITING LANDSCAPE ENVIRONMENT. THEMATIC COLOR SCHEMES WILL BE UTILIZED IN DEVELOPING PROJECT IDENTITY.
12. A SOIL TEST BY A QUALIFIED AGRONOMIST SHALL FURTHER INFLUENCE PLANT MATERIALS AND INSTALLATION TECHNIQUES.
13. ALL SOILS WILL BE FERTILIZED, AMENDED AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
14. ALL PROPOSED PLANTING AREAS SHALL BE TREATED WITH SOIL CONDITIONERS TO INCREASE AND RETAIN SOIL MOISTURE.
15. ORGANIC MULCH WILL BE USED WHERE POSSIBLE TO REDUCE MOISTURE LOSS.
16. ALL PLANTING AREAS WILL BE MAINTAINED IN A VEGE AND DEBRIS-FREE CONDITION.
17. NON-Biodegradable ROOT BARRIERS SHALL BE INSTALLED ADJACENT HARDSCAPE FOR ALL STREET TREES. ROOT BARRIERS MAY BE ELIMINATED WHERE THE COMBINATION OF TREE SPECIES, SOIL TYPE, SOIL AREA AND DRAINAGE CONDITIONS CAN BE SHOWN TO AFFORD EQUIVALENT PROTECTION AGAINST TREE ROOT DAMAGE TO PUBLIC IMPROVEMENTS.

PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES				
	ARBUTUS MARINA	STRAWBERRY TREE	24" BOX (16" H X 10" W) STANDARD	3
	FRAXINUS OXYCARPA	RAYWOOD ASH	24" BOX (16" H X 10" W) MULTI	5
	BAUHINIA BLAKEANA	HONG KONG ORCHID TREE	24" BOX (16" H X 10" W) MULTI	2
	LAGERSTROEMIA SPECIOSA	CRAPPE MYRTLE	24" BOX (16" H X 10" W)	1
SHRUBS / VINE				
	CUPRESSUS S. 'TINY TOWERS'	DWARF ITALIAN CYPRESS	16 GAL (20" H X 18" W)	22
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	4
	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN SAGE	1 GAL	7
	ROSMARINUS O. 'TUSCAN BLUE'	UPRIGHT ROSEMARY	5 GAL	9
	PARTHENOCEISSUS TRICUSPIDATA	BOSTON IVY	SEE PLAN	2
GRASSES				
	FESTUCA MUREX	ATLAS FESCUE	1 GAL @ 24" OC	166
	CALAMAGROSTIS KARL FOERSTER	FEATHER REED GRASS	5 GAL @ 30" OC	36
	CAREX TUMULICOLA	BERKLEY SEDGE	1 GAL @ 18" OC	134
	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	4 POTS @ 18" OC	76
	EQUISETUM HYEMALE	HORSETAIL	1 GAL @ 12" OC	16

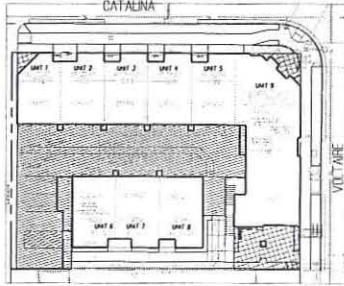


SUMMARY OF LANDSCAPE CALCULATIONS:
*WHERE POINTS ARE DEFICIENT REFER TO SECTION 12.02.01.1.2 OF THE SAN DIEGO MUNICIPAL CODE FOR THE USE OF EXCESS POINTS TO COMPENSATE FOR DEFICIENT AREAS

STREET TREES
CATALINA STREET (104 LF) REQUIRED 4 PROVIDED 4
VOLTARE STREET (108 LF) REQUIRED 3 PROVIDED 4

STREET YARD
TOTAL AREA 810 SF
PLANTING AREA REQUIRED 810 X .6 = 486 SF PROVIDED 670 SF
EXCESS AREA PROVIDED 184 SF
PLANTING POINTS REQUIRED 810 X .06 = 486 PROVIDED 92
1 - 24 BOX TREE @ 20 PTS EACH = 20 PTS
5 - 16 GAL SHRUBS @ 10 PTS EACH = 50 PTS
1 - 5 GAL SHRUB @ 2 PTS EACH = 2 PTS
20 - 1 GAL SHRUBS @ 1 PT EACH = 20 PTS
EXCESS POINTS PROVIDED 516
POINTS ACHIEVED THROUGH TREES 20

VEHICULAR USE AREA
TOTAL AREA 3794 SF
PLANTING POINTS REQUIRED 3794 X .05 = 189 PROVIDED 228
2 - 36 BOX TREE @ 60 PTS EACH = 120 PTS
1 - 24 BOX TREE @ 20 PTS EACH = 20 PTS
13 - 16 GAL SHRUBS @ 10 PTS EACH = 130 PTS
6 - 5 GAL SHRUBS @ 2 PTS EACH = 12 PTS
25 - 1 GAL SHRUBS @ 1 PT EACH = 25 PTS
EXCESS POINTS PROVIDED 98
POINTS ACHIEVED THROUGH TREES 100



PREPARED BY:		REVISION 10	
GROVE LANDSCAPE ARCHITECTURE		REVISION 9	
2644 BRESSI RANCH WAY		REVISION 8	
CARLSBAD, CA 92009		REVISION 7	
760-650-9757		REVISION 6	
760-814-8844 FAX		REVISION 5	
PROJECT ADDRESS:		REVISION 4	
4175 VOLTARE STREET		REVISION 3	
SAN DIEGO, CA		REVISION 2	FEBRUARY 14, 2013
PROJECT NAME:		REVISION 1	DECEMBER 3, 2012
VOLTARE MIXED-USE		ORIGINAL DATE:	OCTOBER 12, 2012
SHEET TITLE:			
LANDSCAPE CONCEPT PLAN			
DEP #			233610

VOLTARE MIXED-USE
4175 VOLTARE STREET
SAN DIEGO, CA 92107



TITLE:	LANDSCAPE CONCEPT PLAN
DATE:	02-14-13
JOB NO:	21218
SCALE:	1" = 10'-0"
DRAWN BY:	BOG
SHEET:	1 OF 1

SAN DIEGO COUNTY
REGIONAL AIRPORT AUTHORITY

ATTACHMENT 12

P.O. BOX 82776, SAN DIEGO, CA 92138-2776
619.400.2400 WWW.SAN.ORG

March 1, 2013

Mr. Jeff Peterson
City of San Diego
Development Services Department
1222 First Avenue
San Diego, CA 92101

Re: *Airport Land Use Commission Consistency Determination – 4175 Voltaire Street, City of San Diego; Construction of 9 Multi-Family Residential Units with Commercial Space; APN 449-251-21; San Diego International Airport - Airport Land Use Compatibility Plan – LIN-13-001; Resolution No. 2013-0002 ALUC*

Dear Mr. Peterson:

This letter is to notify the City of San Diego ("City") of the February 14, 2013, consistency determination that was made by the San Diego County Regional Airport Authority ("Authority" or "SDCRAA"), acting in its capacity as the San Diego County Airport Land Use Commission ("ALUC"), for the referenced project. The ALUC has determined that the proposed project is **conditionally consistent** with the San Diego International Airport ("SDIA") Airport Land Use Compatibility Plan ("ALUCP"). A copy of Resolution 2013-0002 ALUC, approved by the ALUC on February 14, 2013, and memorializing the consistency determination, is enclosed for your information.

The ALUC's determination that the 4175 Voltaire Street project is **conditionally consistent** with the SDIA ALUCP was made consistent with the ALUC Policies and the State Aeronautics Act provisions (Cal. Pub. Util. Code §21670-21679.5), and was based on numerous facts and findings, including those summarized below:

- (1) The proposed project involves the construction of 9 attached townhouses with leasable commercial space.
- (2) The proposed project is located within the 70-75 dB CNEL noise contour. The ALUCP identifies residential uses located within the 70-75 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and that an aviation easement is recorded with the County Recorder. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level and an aviation easement must be recorded with the County Recorder. The ALUCP does not address the compatibility of any commercial uses within any noise contours.
- (3) The proposed project is located within the AAOZ. The maximum allowable height for a project on this site is approximately 350 feet Above Mean Sea Level (AMSL). The maximum height of the proposed project is approximately 103 feet AMSL. The proposed project is therefore in compliance with the height limitations identified in the SDIA ALUCP.
- (4) The proposed project is located outside the RPZ.



SAN DIEGO
INTERNATIONAL
AIRPORT

Mr. Peterson

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- (5) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the SDIA ALUCP.
- (6) This ALUC action is not a "project" as defined by the California Environmental Quality Act (CEQA) Pub. Res. Code Section 21065; and is not a "development" as defined by the California Coastal Act Pub. Res. Code Section 30106.

Please contact Mr. Ed Gowens at (619) 400-2244 if you have any questions regarding the issues addressed in this letter.

Very truly yours,



Thella F. Bowens
President/CEO

TFB/EG

Enclosures: Resolution 2013-0002 ALUC

cc: Amy Gonzalez, SDCRAA, General Counsel
Ron Bolyard, Caltrans, Division of Aeronautics
Chris Schmidt, Caltrans, District 11
Tait Galloway, City of San Diego, City Planning & Community Development

RESOLUTION NO. 2013-0002 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY, MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 9 MULTI-FAMILY RESIDENTIAL UNITS WITH COMMERCIAL SPACE AT 4175 VOLTAIRE STREET, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN.

WHEREAS, the Board of the San Diego County Regional Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, pursuant to Section 21670.3 of the Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed development project: Construction of 9 Multi-Family Residential Units with Commercial Space at 4175 Voltaire Street, City of San Diego, which is located within the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP), originally adopted in 1992 and amended in 1994 and 2004; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of 9 attached townhouses with leasable commercial space; and

WHEREAS, the proposed project would be located within the 70-75 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies residential uses located within the 70-75 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level, and that an aviation easement is recorded with the County Recorder, and the ALUCP does not address the compatibility of any commercial uses within any noise contours; and

WHEREAS, the proposed project is in compliance with the Airport Approach Overlay Zone (AAOZ) height restrictions; and

WHEREAS, the proposed project is located outside the Runway Protection Zone (RPZ); and

WHEREAS, the ALUC has considered the information provided by staff, including information in the staff report and other relevant material regarding the project; and

Resolution No. 2013-0002 ALUC
Page 2 of 3

WHEREAS, the ALUC has provided an opportunity for the City of San Diego and interested members of the public to present information regarding this matter;

NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: Construction of 9 Multi-Family Residential Units with Commercial Space at 4175 Voltaire Street, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was originally adopted in 1992 and amended in 1994 and 2004, based upon the following facts and findings:

- (1) The proposed project involves the construction of 9 attached townhouses with leasable commercial space.
- (2) The proposed project is located within the 70-75 dB CNEL noise contour. The ALUCP identifies residential uses located within the 70-75 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and that an aviation easement is recorded with the County Recorder. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level and an aviation easement must be recorded with the County Recorder. The ALUCP does not address the compatibility of any commercial uses within any noise contours.
- (3) The proposed project is located within the AAOZ. The maximum allowable height for a project on this site is approximately 350 feet Above Mean Sea Level (AMSL). The maximum height of the proposed project is approximately 103 feet AMSL. The proposed project is therefore in compliance with the height limitations identified in the SDIA ALUCP.
- (4) The proposed project is located outside the RPZ.
- (5) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the SDIA ALUCP.

BE IT FURTHER RESOLVED that this ALUC determination is not a "project" as defined by the California Environmental Quality Act (CEQA), Pub. Res. Code Section 21065, and is not a "development" as defined by the California Coastal Act, Pub. Res. Code Section 30106.

Resolution No. 2013-0002 ALUC
Page 3 of 3

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego
County at a special meeting this 14th day of February, 2013, by the following
vote:

AYES: Commissioners: Alvarez, Boland, Cox, Desmond, Gleason,
Hubbs, Robinson, Sessom, Smisek

NOES: Commissioners: None

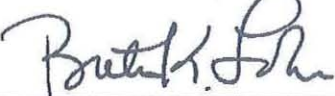
ABSENT: Commissioners: None

ATTEST:



TONY R. RUSSELL
DIRECTOR, CORPORATE SERVICES/
AUTHORITY CLERK

APPROVED AS TO FORM:



BRETON K. LOBNER
GENERAL COUNSEL

NOTICE OF EXEMPTION

(Check one or both)

TO: ☒ RECORDER/COUNTY CLERK
 P.O. Box 1750, MS A-33
 1600 PACIFIC HWY, ROOM 260
 SAN DIEGO, CA 92101-2422

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

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

PROJECT TITLE/ NO.: **VOLTAIRE MIXED USE SDP & TM / 299160**

PROJECT LOCATION-SPECIFIC: 4175 Voltaire Street, San Diego, CA 92107

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The applicant is requesting a SITE DEVELOPMENT PERMIT and a TENTATIVE MAP for the construction of a mixed-use project comprised of nine multi-dwelling units (eight townhomes and one second floor flat) and a 2,128-square-foot commercial space. Additionally, the project would construct various associated site improvements (e.g. hardscape and landscaping). The project would also incorporate a variety of sustainable features including photovoltaic roof panels to achieve a LEED Silver Certification. The vacant 13,250-square-foot (0.30 acre) project site is located at 4175 Voltaire Street. The land use designated for the project site is Neighborhood Commercial within the community plan, within the CC-3-5 zone, the Coastal Height Limitation Overlay Zone, the Community Plan Implementation Overlay Zone (CPIOZ - Type B), the Airport Environs Overlay Zone, the Airport Approach Overlay Zone, the Airport Influence Area (SD International Airport), the FAA Part 77 Notification Area (SDIA and North Island NAS), and is under ALUCP Noise Contour of 70-75 CNEL, within the Peninsula Community Plan and Local Coastal Program area. (LEGAL DESCRIPTION: Lots 1 and 2 in Block Alta Unit 1 according to Map 1078).

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Russell Murfey, 1311 Law Street, San Diego, CA 92109, (858) 857-1549.

EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL (SEC. 21080(b)(1); 15268)
- ☐ DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a))
- ☐ EMERGENCY PROJECT (SEC. 21080(b)(4); 15269(b)(c))
- ☒ CATEGORICAL EXEMPTION: 15332 (Infill Development Projects)
- ☐ STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The project meets the criteria set forth in CEQA Section 15332 which allows for the construction of infill development within an urbanized area that can be adequately served by all required utilities and public services. The development occurs within the City of San Diego jurisdiction and the project site is less than five acres (0.30 acre) and is surrounded by urban uses; the project site is currently vacant and does not contain any habitat for endangered, rare or threatened species; the project would not

result in any significant impacts to biological resources, historical resources, traffic, noise, air quality, or water quality; and lastly, the project can be adequately be served by all required utilities and public services.

Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environmental were identified; the project is not adjacent to a scenic highway; the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

LEAD AGENCY CONTACT PERSON: E. Shearer-Nguyen

TELEPHONE: (619) 446-5369

IF FILED BY APPLICANT:

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

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA.



SENIOR PLANNER

SIGNATURE/TITLE

March 8, 2013

DATE OF PROJECT APPROVAL

CHECK ONE:

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

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



THE CITY OF SAN DIEGO

Date of Notice: March 8, 2013

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order No. 24003328

PROJECT NAME/NUMBER: VOLTAIRE MIXED USE SDP & TM / 299160

COMMUNITY PLAN AREA: Peninsula

COUNCIL DISTRICT: 2

LOCATION: 4175 Voltaire Street, San Diego, CA 92107

PROJECT DESCRIPTION: The applicant is requesting a SITE DEVELOPMENT PERMIT and a TENTATIVE MAP for the construction of a mixed-use project comprised of nine multi-dwelling units (eight townhomes and one second floor flat) and a 2,128-square-foot commercial space. Additionally, the project would construct various associated site improvements (e.g. hardscape and landscaping). The project would also incorporate a variety of sustainable features including photovoltaic roof panels to achieve a LEED Silver Certification. The vacant 13,250-square-foot (0.30 acre) project site is located at 4175 Voltaire Street. The land use designated for the project site is Neighborhood Commercial within the community plan, within the CC-3-5 zone, the Coastal Height Limitation Overlay Zone, the Community Plan Implementation Overlay Zone (CPIOZ - Type B), the Airport Environs Overlay Zone, the Airport Approach Overlay Zone, the Airport Influence Area (SD International Airport), the FAA Part 77 Notification Area (SDIA and North Island NAS), and is under ALUCP Noise Contour of 70-75 CNEL, within the Peninsula Community Plan and Local Coastal Program area. (LEGAL DESCRIPTION: Lots 1 and 2 in Block Alta Unit 1 according to Map 1078).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission Decision.

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332 (Infill Development Projects).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project meets the criteria set forth in CEQA Section 15332 which allows for the construction of infill development within an urbanized area that can be adequately served by all required utilities and public

services. The development occurs within the City of San Diego jurisdiction and the project site is less than five acres (0.30 acre) and is surrounded by urban uses; the project site is currently vacant and does not contain any habitat for endangered, rare or threatened species; the project would not result in any significant impacts to biological resources, historical resources, traffic, noise, air quality, or water quality; and lastly, the project can be adequately be served by all required utilities and public services.

Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Jeffrey A. Peterson
MAILING ADDRESS: 1222 First Avenue, MS-501, San Diego CA 92101
PHONE NUMBER: (619) 446-5237

On March 8, 2013 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 15 business from the date of the posting of this Notice. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

Peterson, Jeff

From: Julia Quinn [julia.quinn@hotmail.com]
Sent: Tuesday, March 05, 2013 1:36 PM
To: russ@veritasurban.com; tasaia@mac.com
Cc: Peterson, Jeff
Subject: RE: Confirmation from Penninsula Community Chair of Vote

PCPB vote on the Catalina/Voltaire project was 8/0/0. Please let me know if you have any other questions. Thank you.
 Julia Quinn

From: russ@veritasurban.com
To: tasaia@mac.com; julia.quinn@hotmail.com
CC: japeterson@sandiego.gov
Subject: RE: Confirmation from Penninsula Community Chair of Vote
Date: Fri, 1 Mar 2013 17:41:53 -0800

Thanks Jay.

Julia, Jeff's email is japeterson@sandiego.gov.

Thanks,

Russell Murfey
 Veritas Urban Properties
 619.857.1549
russ@veritasurban.com
www.veritasurban.com



From: Jay Shumaker [mailto:tasaia@mac.com]
Sent: Friday, March 01, 2013 5:01 PM
To: Julia Quinn
Cc: Russ Murfey
Subject: Re: Confirmation from Penninsula Community Chair of Vote

On Mar 1, 2013, at 4:50 PM, Russ Murfey wrote:

Jay,

Could you please ask the chair of the Penninsula Community Group chair to send the meeting minutes or an email to Jeff Peterson at the City to confirm a unanimous approval from attending board member.

I believe the city is asking for documentation to support the vote for 4175 Voltaire.



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

Ownership Disclosure Statement

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

Project Title

Voltaire Mixed Use

Project No. For City Use Only

299160

Project Address:

4175 Voltaire, San Diego, CA 92107

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

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

Additional pages attached ☒ Yes ☐ No

Name of Individual (type or print):

Russell C. Murfey

☐ Owner ☒ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

1571 La Playa

City/State/Zip:

San Diego, CA 92109

Phone No:

619 857-1549

Fax No:

Signature:

Date:

10/29/12

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

Scott B. Murfey

☐ Owner ☒ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

1571 La Playa

City/State/Zip:

San Diego, CA 92109

Phone No:

619 857-1549

Fax No:

(858) 876-1855

Signature:

Date:

10/29/12

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:



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Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

Darrell E. Holt, Trustee of The Holt Family Trust, 10/12/84, 44

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

4817 Palm Ave, Suite E

City/State/Zip:

La Mesa, CA 91942

Phone No:

(619) 460-8011

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Signature:

Fax No:

Date:

Name of Individual (type or print):

Henry D. Barnes, Trustee of The Barnes Family Trust

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

4817 Palm Ave, Suite E

City/State/Zip:

La Mesa, CA 91942

Phone No:

(619) 460-8011

Fax No:

Signature:

Date:

Name of Individual (type or print):

Joan P. Barnes, Trustee of the Barnes Family Trust

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

4817 Palm Ave, Suite E

City/State/Zip:

La Mesa, CA 91942

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City of San Diego
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Street Address:

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City/State/Zip:

La Mesa, CA 91942

Phone No:

(619) 460-8011

Fax No:

Signature:

Date:

Darrell E. Holt 10/25/12

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Signature:

Fax No:

Date:

Name of Individual (type or print):

Henry D. Barnes, Trustee of The Barnes Family Trust

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

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La Mesa, CA 91942

Phone No:

(619) 460-8011

Fax No:

Signature:

Date:

DEVELOPMENT SERVICES DEPARTMENT
PROJECT CHRONOLOGY
VOLTAIRE MIXED-USE - PROJECT NO. 299160

Date	Action	Description	City Review Time (Working Days)	Applicant Response
12/10/2012	First Submittal	Project Deemed Complete	-	-
1/11/2013	First Assessment Letter		18 days	
2/21/2013	Second Submittal			27 days
3/6/2013	Second Review Completed	All issues resolved.	9 days	
3/8/2013	NORA Posted	Appeal period ends on 3/29/2013	2 days	
4/25/2013	Public Hearing	First available date.	33 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	62 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		27 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Hearing	89 working days (136 calendar days)	