



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** June 13, 2013 **REPORT NO. PC-13-071**

**ATTENTION:** Planning Commission, Agenda of June 20, 2013

**SUBJECT:** TROLLEY RESIDENTIAL EXTENSION OF TIME  
PROJECT NO. 312725 - PROCESS 4.

**OWNER/  
APPLICANT:** Charles Butler on behalf of West Side Creek, LLC and Market Creek  
Partners, LLC (Owners) and Jacobs Center for Neighborhood Innovation,  
DMI (Permittee)

### SUMMARY

**Issue:** Should the Planning Commission approve an Extension of Time for a Planned Development and Site Development Permit to construct a 52-unit affordable apartment development in the Southeastern San Diego Community Plan, Encanto Neighborhoods Planning Area?

**Staff Recommendation:** APPROVE Extension of Time No. 1096513.

**Community Planning Group Recommendation:** On May 7, 2013, the Encanto Neighborhoods Community Planning Group recommended approval of the Extension of Time by a vote of 9-0-0 (Attachment 7).

**Environmental Review:** Environmental Impact Report (EIR) No. 106715 prepared for the Fifth Amendment to the Central Imperial Redevelopment Plan was certified by the Redevelopment Agency of the City of San Diego. The EIR adequately addressed the potential environmental impacts associated with the Trolley Residential project which was approved by the City Council on March 22, 2010 by Resolution No. 305689. The prior environmental document adequately covered this activity as part of the previously approved project and the activity is not a separate project for the purpose of California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15162.

**Fiscal Impact Statement:** All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

**Housing Impact Statement:** The Southeastern San Diego Community Plan designates the site as Neighborhood Village allowing a density range of 15 to 44 residential units per acre. A density range of 28 to 81 units could be developed on the 1.84-acre site therefore the proposed 52-unit project is consistent with the allowable density range. The development complies with the Inclusionary Affordable Housing Ordinance as it would exceed the minimum affordable housing set aside of at least 10 percent (5 units) of the total rental units. The project would dedicate 100 percent of the units for households earning 30-60 percent of the Area Median Income (AMI).

## **BACKGROUND**

The project is located on a 1.84-acre site at 4981 Market Street, in the RM-3-7 zone and Community Plan Implementation Overlay Zone (Type A), within the Southeastern San Diego Community Planning Area, Encanto Neighborhoods Planning Area. The proposed development requires a Planned Development Permit (PDP) for deviations and a Site Development Permit (SDP) for environmentally sensitive lands. The vacant site is part of a larger development to the south, Market Creek Plaza Project No. 117302, developed with existing retail and commercial establishments. As such, the project required an amendment to PDP No. 582176 and SDP No. 691562.

On March 22, 2010, the City Council approved the Trolley Residential project No. 179950. The project proposes the construction of a 52 unit affordable, LEED certified, rental unit development within two, four-story buildings above a subterranean parking garage. The complex includes a leasing facility with a computer room, a one-story community building and outdoor recreation areas. The development includes a deviation to the building height, signage and parking regulations.

## **DISCUSSION**

### **Project Description:**

The applicant is requesting an Extension of Time (EOT) for the previously approved Trolley Residential project No. 179950. The time allowed for utilization of this permit expired on March 24, 2013. No changes to the originally approved project are proposed. The applicant is requesting that the expiration date be extended 36 months to March 24, 2016, as allowed by Land Development Code (LDC) Section 126.0111, *Extension of Time of a Development Permit*. An extension of time may be approved without new conditions if the decision maker makes both of the following findings:

- (1) The project as originally approved and without any new conditions would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health or safety.

**Staff's Response:** The applicant is not proposing or required by the City to do any changes to the project as originally approved in 2010 by both the Planning Commission and the City Council. Therefore, the original Finding regarding health or safety outlined in City Council Resolution No. R-305689 would still apply to the project (Attachment 6).

(2) No new condition is required to comply with state or federal law.

Staff's Response: No new condition is required to comply with state or federal law.

These findings are the legal basis for approving an EOT without conditions. The LDC limits the decision maker to these considerations.

**Conclusion:**

The project before the Planning Commission is the same project as originally approved and the request for the extension of time has been determined to be in compliance with the LDC. Staff has provided draft findings supporting the EOT approval and recommends the Planning Commission approve the proposed Extension of Time permit as proposed (Attachment 4).

**ALTERNATIVES:**

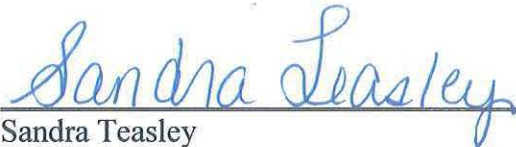
1. **Approve Extension of Time No. 1096513 with modifications.**
2. **Deny Extension of Time No.1096513, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



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Mike Westlake  
Assistant Deputy Director  
Development Services Department



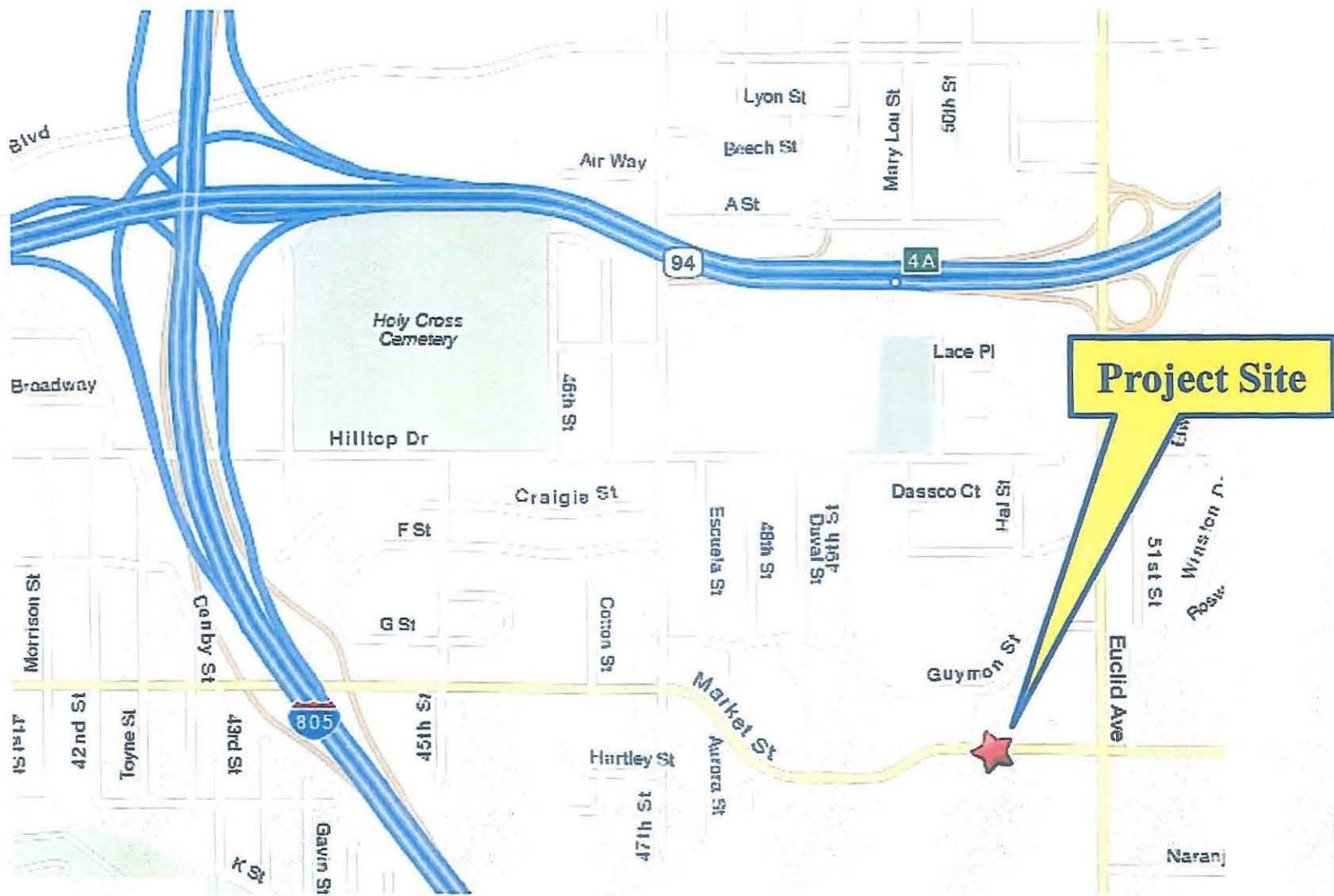
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Sandra Teasley  
Project Manager  
Development Services Department

BROUGHTON/SMT

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft EOT Resolution with Findings
5. Draft EOT Permit with Conditions
6. Copy of Recorded Planned Development/Site Development Permit Project No. 179950
7. Community Planning Group Correspondence
8. Ownership Disclosure Statement
9. Project Plans



## Project Location Map

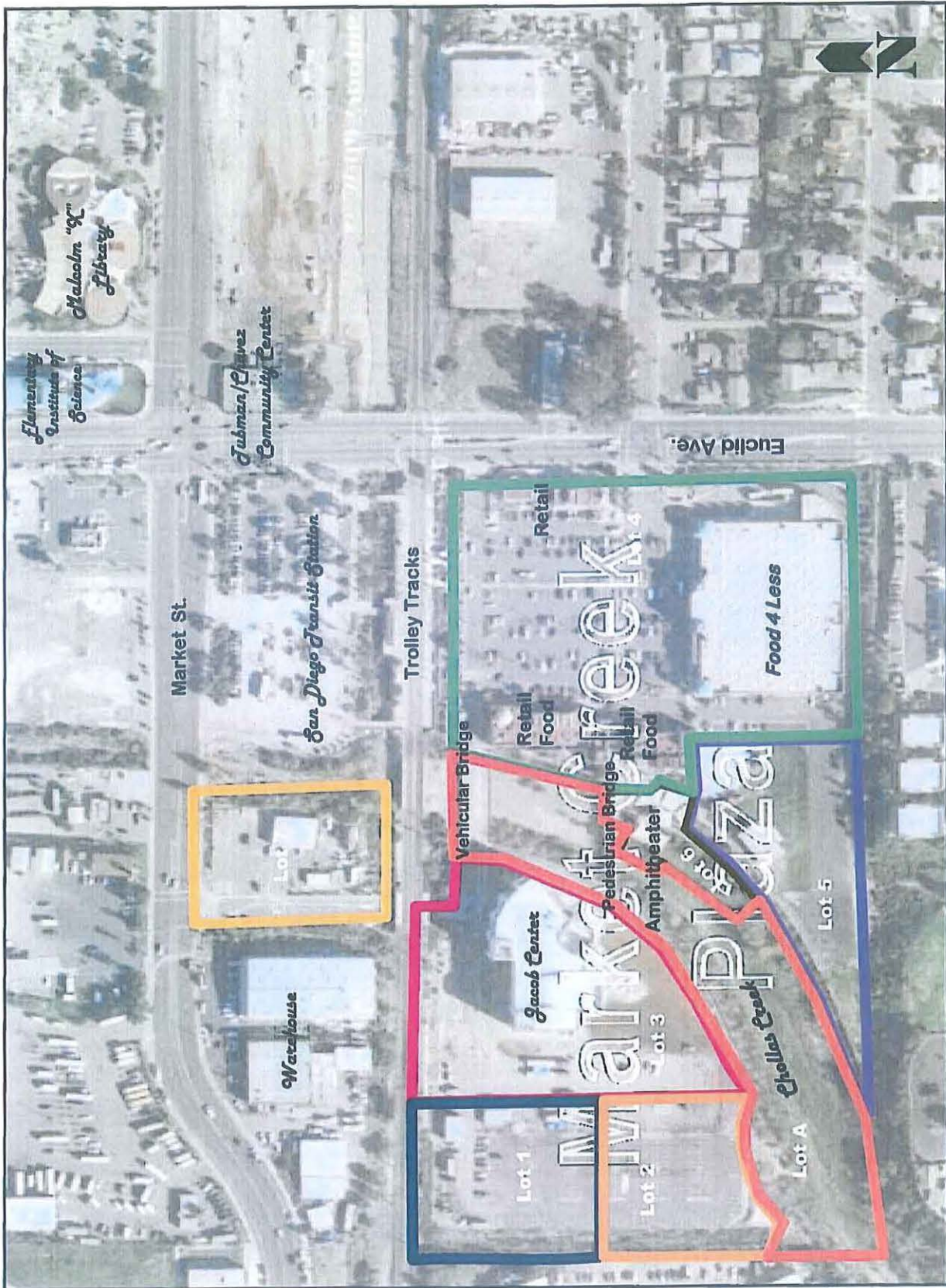
**TROLLEY RESIDENTIAL - PROJECT NUMBER 179950**  
**4981 MARKET STREET**



ATTACHMENT 1



# Attachment 3 Existing Land Uses



PLANNING COMMISSION  
RESOLUTION NO. XXX  
EXTENSION OF TIME NO. 1096513  
PLANNED DEVELOPMENT PERMIT NO. 648152  
SITE DEVELOPMENT PERMIT NO. 649661  
(AMENDMENT TO PLANNED DEVELOPMENT PERMIT NO. 582176/SITE DEVELOPMENT  
PERMIT NO. 691562)  
**TROLLEY RESIDENTIAL EXTENSION OF TIME- PROJECT NO. 312725**

WHEREAS, WESTSIDE CREEK, LLC AND MARKET CREEK PARTNERS, LLC, Owner and JACOBS CENTER FOR NEIGHBORHOOD INNOVATION DMI, Permittee, filed an application with the City of San Diego for a three-year Extension of Time to Planned Development Permit No. 648152 and Site Development Permit No. 649661 to construct a 52-unit affordable, residential development within multi-story buildings with basement parking known as the Trolley Residential project on a 1.84-acre site located at 4981 Market Street in the RM-3-7 zone, Community Plan Implementation Overlay Zone Type A, within the Southeastern San Diego Community Plan Area, Encanto Neighborhoods Planning Area. The property is legally described as Lot 1, of Brooks Subdivision Map No. 6506; and

WHEREAS, all associated permits shall conform to the previously approved Exhibit "A" and conditions on file with the Development Services Department pursuant to Planned Development Permit No. 648152 and Site Development Permit No. 649661, Project No. 312725 with the exception of the expiration date; and

WHEREAS, Extension of Time No. 1096513 is covered under Environmental Impact Report (EIR) No. 106715 for the Fifth Amendment to the Central Imperial Redevelopment Plan, the previously approved project is adequately addressed in the environmental document and there are no changes in circumstance, additional information, or project changes to warrant additional environmental review. The prior environmental documents adequately covered this activity as part of the previously approved project and the activity is not a separate project for the purpose of California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15162; and

BE IT FURTHER RESOLVED, by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Extension of Time No. 1096513 for Planned Development Permit No. 648152 and Site Development Permit No. 649661:

**Land Development Code Section 126.0111 (e):**

- 1. The project as originally approved would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health and safety.**

The project proposes no changes to the approved Planned Development Permit and Site Development Permit. The physical conditions of the site under which the project was previously approved have not materially changed and no new conditions are required to address public health or safety. Conditions of the previously approved permits provide for the installation of a new traffic signal at Euclid Avenue and the State Route 94 westbound ramp intersection, street dedications to widen Market Street to provide for a non-contiguous sidewalk within an 11-foot

## ATTACHMENT 4

wide parkway, as well as the construction of a new pedestrian urban trail along Market Street and Market Creek Drive. Therefore, the project as originally approved would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health and safety. All previous conditions of Planned Development Permit No. 648152 and Site Development Permit No. 649661 shall remain in full force and effect.

### **2. No new condition is required to comply with state or federal law.**

No new conditions are required for approval of the Extension of Time. Therefore, no new condition is required to comply with state or federal law.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Extension of Time No. 1096513 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Extension of Time No. 1096513, a copy of which is attached hereto and made a part hereof.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO, CALIFORNIA, ON June 20, 2013.

By

\_\_\_\_\_  
Sandra Teasley  
Development Project Manager  
Development Services Department



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

**WHEN RECORDED MAIL TO**  
CITY CLERK  
PROJECT MANAGEMENT  
PERMIT CLERK  
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003586

EXTENSION OF TIME NO. 1096513  
**TROLLEY RESIDENTIAL EXTENSION OF TIME - PROJECT NO. 312725**  
(AMENDMENT TO PLANNED DEVELOPMENT PERMIT NO. 582176/SITE  
DEVELOPMENT PERMIT NO. 691562)  
**PLANNING COMMISSION**

This Extension of Time No. 1096513 is granted by the Planning Commission of the City of San Diego to WESTSIDE CREEK, LLC AND MARKET CREEK PARTNERS, LLC, Owner and JACOBS CENTER FOR NEIGHBORHOOD INNOVATION DMI, Permittee, pursuant to San Diego Municipal Code section [SDMC] 126.0111. The 1.84-acre is located at 4981 Market Street in the RM-3-7 zone and the Community Plan Implementation Overlay Zone Type A within the Southeastern San Diego Community Plan Area, Encanto Neighborhoods Planning Area. The property is legally described as Lot 1, of Brooks Subdivision Map No. 6506.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to construct a 52-unit affordable, residential development within multi-story buildings with basement parking described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 20, 2013, on file in the Development Services Department. The original Planned Development Permit and Site Development Permit Nos. 582176 and 691562, approved by the City Council on March 22, 2010, are hereby extended as indicated within this permit until March 22, 2016.

The project shall include:

- a. A 36-month extension of time for the previously approved Planned Development Permit No. 648152 and Site Development Permit No. 649661, Project No. 179950.

**STANDARD REQUIREMENTS:**

## ATTACHMENT 5

1. This permit must be utilized prior to March 22, 2016, which does not exceed thirty-six (36) months from the expiration date of the original permit. Failure to utilize and maintain utilization of this permit as described in the Land Development code will automatically void the permit.
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. No further Extension of Time may be granted pursuant to SDMC Section 126.0111 (a)
4. Construction plans shall be in substantial conformity to Exhibit "A" per the previously approved Exhibits and conditions on file with Development Services for Planned development Permit No. 648152 and Site Development Permit No. 649661, Document Number 2010-0145562, with the exception of the expiration dates. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
5. 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.

### 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.

## ATTACHMENT 5

- 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 June 20, 2013, by Resolution No. XXX.

Permit Type/PTS Approval No.: Extension of Time No. 1096513  
Date of Approval: June 20, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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Sandra Teasley  
Development Project Manager

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

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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.

**WESTSIDE CREEK, LLK AND MARKET CREEK PARTNERS, LLC**  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

**JACOBS CENTER FOR NEIGHBORHOOD INNOVATION DMI**  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

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

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

THE ORIGINAL OF THIS DOCUMENT  
 WAS RECORDED ON MAR 24, 2010  
 DOCUMENT NUMBER 2010-0145562  
 DAVID L. BUTLER, COUNTY RECORDER  
 SAN DIEGO COUNTY RECORDER'S OFFICE  
 TIME: 9:15 AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 23432378

**PLANNED DEVELOPMENT PERMIT NO. 648152**  
**SITE DEVELOPMENT PERMIT NO. 649661**  
**TROLLEY RESIDENTIAL PROJECT NO. 179950**  
 CITY COUNCIL

This Planned Development Permit and Site Development Permit (Amendment to Planned Development Permit No. 648152 and Site Development Permit No. 649661) is granted by the City Council of the City of San Diego to WEST SIDE CREEK, LLC AND MARKET CREEK PARTNERS, LLC, Owner, and JACOBS CENTER FOR NEIGHBORHOOD INNOVATION DMI, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0504 and 126.0604. The 1.84-acre lot proposed for redevelopment, is located at 4981 Market Street (subject parcel Lot 1 of Brooks Subdivision Map No. 6506, Proposed Lot 7 of VTM No. 117302) and legally described as Lot 1 of Brooks Subdivision Map No. 6506 and Parcels 1 and 2 of Parcel Map No. 18812 (and identified in Vesting Tentative Map No. 117302 as Lot 7) within the Southeastern San Diego Community Plan, Encanto Neighborhoods Planning Area, hereinafter referred to as "Lot 7." Lot 7 is zoned RM-3-7 and is within the Community Plan Implementation Overlay Zone Type "A."

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to construct a 52-unit affordable apartment unit development, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 22, 2010, on file in the Development Services Department.

The project shall include:

- a. A multi-family development consisting of 52 affordable apartments within two (2) three and four story building complexes (including a 937 square foot leasing facility and multi-purpose room) above a subterranean garage totally approximately 71,243 square feet (square footage does not include garage which totals 32,630 square feet. A total of 8,963 square feet of the garage is included in gross floor area);

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- b. A one story, community building totaling 1,378 square feet;
- c. An Encroachment Maintenance and Removal Agreement for a 10-foot wide sewer easement proposed to be privatized;
- d. Deviations to the following development regulations:
  - i. Buildings I and II reaching an overall structure height of approximately 66'-0" where 50'-0" is the maximum height allowed and a plum measurement of 59'-3" where 40'-0" is the maximum allowed;
  - ii. Ninety-four parking spaces where 98 are required;
  - iii. Two, six-foot high, 48 square foot ground signs within the corner driveway visibility area where structures exceeding 3'-0" in height are not allowed;
- e. A segment of Las Chollas Creek within the eastern portion of the site, previously restored pursuant to Project No. 99-0156;
- f. Market Creek Place Driveway, a private driveway located within the western portion of the site;
- g. Landscaping (planting, irrigation and landscape related improvements);
- h. Off-street parking;
- l. Recreational areas and amenities including outdoor play areas and passive overlook areas adjacent to the creek totaling approximately 7,000 square feet;
- m. An interpretive drought-tolerant urban trail along the Market Street and Market Creek Place Driveway project boundaries. The urban trail shall include artistic elements, landscaping, pedestrian-oriented lighting, and hardscape improvements that reflect the natural and Chollas Creek environments; and
- n. 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.

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**STANDARD REQUIREMENTS:**

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. This Permit amends Planned Development Permit No. 582716 and Site Development Permit No. 619562, all conditions of the which remain in effect except where amended by this Permit for redevelopment of Lot 7 of Vesting Tentative Map No. 117302.
3. 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.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).
8. 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.
9. 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.

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10. 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.

11. 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.

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

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

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 42-7162, Mitigated Negative Declaration No.117302, and Environmental Impact Report No. 106715 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 42-7162, Mitigated Negative Declaration No.117302, and Environmental Impact Report No. 106715, to the satisfaction of the Development Services Department and the

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City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP for the Village Center at Euclid "Pilot Village" project, subarea 1.4 shall be implemented for the following issue areas:

- Transportation/Circulation and Parking
- Air Quality
- Noise
- Biology
- Geology/Soils
- Hazards and Hazardous Materials
- Paleontology
- Hydrology/Water Quality
- Public Services and Facilities (Water Supply and Solid Waste)

**AFFORDABLE HOUSING REQUIREMENTS:**

15. The project is subject to the Affordable Housing requirements of the City's Inclusionary Affordable Housing regulations (Chapter 14, Article 2, Division 13 of the Land Development Code). The Applicant has agreed and shall provide 100 percent of the units as affordable with the exception of an unrestricted manager's unit, which exceeds the minimum 10 percent necessary to comply with the affordable housing requirements of the City's Inclusionary Affordable Housing regulations. Prior to issuance of the first residential building permit, the Applicant shall enter into an Agreement with the San Diego Housing Commission to ensure compliance with the affordable housing requirements of the Inclusionary Housing Ordinance and Procedures Manual.

**ENGINEERING REQUIREMENTS:**

16. Prior to the issuance of a building permit, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

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

18. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

19. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.

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20. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.

21. Prior to the issuance of any construction permits, 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, satisfactory to the City Engineer.

22. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report, satisfactory to the City Engineer.

23. This project proposes to export 16,000 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

24. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.

25. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99 08 DWQ.

26. Prior to the issuance of any permits the Owner/Permittee shall dedicate an additional 4 feet southerly of Market Street to provide an 11 foot curb to property line distance, satisfactory to the City Engineer.

**LANDSCAPE REQUIREMENTS:**

27. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.

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28. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted 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, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees. Plans shall be in substantial conformance to this permit (including the enhanced urban trail requirement set forth under Condition No. 35) and Exhibit "A," on file in the Office of the Development Services Department.

29. If the Owner/Permittee requests a foundation only permit, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area."

30. Prior to issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the 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. Construction plans shall provide a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

31. Prior to the issuance of any Certificate of Occupancy, the Owner/Permittee shall install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

32. The Owner/Permittee shall maintain all required landscape 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.

33. The Owner/Permittee shall maintain all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

34. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

#### PLANNING/DESIGN REQUIREMENTS:

35. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under

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**TRANSPORTATION REQUIREMENTS:**

43. No fewer than 94 off-street automobile parking spaces to serve Lot 7 (including one van accessible space and one space for United States Postal delivery vehicles), 5 motorcycle parking spaces, and 28 bicycle parking spaces with racks shall be provided and maintained on the property at all times in the approximate location shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker. The 94 required parking spaces for this Project shall not diminish the 1174 required parking spaces allotted for the rest of the adjacent development.

44. Tandem parking spaces shall be assigned to the same dwelling unit.

45. Facilities provided in the community building, including the multi-purpose room and kitchen, shall be utilized by residents of the facility only.

46. Prior to issuance of the first construction permit, the Owner/Permittee shall assure by permit and bond the construction of a traffic signal at the intersection of Euclid Avenue and SR-94 westbound ramp intersection, satisfactory to the City Engineer.

47. Prior to the issuance of the first construction, the Owner/Permittee shall dedicate 4 feet along Market Street, satisfactory to the City Engineer.

48. Prior to the issuance of the first construction permit, the Owner/Permittee shall assure by permit and bond the widening of Market Street to provide 37 feet centerline to curb and the construction of a minimum 7.5 foot wide non-contiguous sidewalk within an 11 foot parkway, as shown on the project's Exhibit "A," satisfactory to the City Engineer.

49. Prior to the issuance of the first construction permit, the Owner/Permittee shall record a Mutual Access Agreement among all affected parcels created by Vesting Tentative Map No. 396659, satisfactory to the City Engineer.

50. Prior to the issuance of the first construction permit, the Owner/Permittee shall record a Shared Parking Agreement among parcels created by Vesting Tentative Map No. 396659, satisfactory to the City Engineer.

51. An 8-foot wide parkway shall be installed adjacent to curb along Market Creek Place Drive to include a 5-foot wide meandering sidewalk, satisfactory to the City Engineer.

**WASTEWATER REQUIREMENTS:**

52. Prior to the approval of the first construction permit, the Owner/Permittee shall record the private sewer easement agreement.

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53. The Owner/Permittee shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

54. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

55. Prior to the issuance of any construction permit, the Owner/Permittee shall abandon any unused sewer lateral.

56. All onsite sewer facilities will be private.

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

58. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall assure, by permit and bond, the design and construction of private sub-meters for water for each unit to the satisfaction of the Director of Public Utilities and the City Engineer.

#### WATER REQUIREMENTS:

59. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway, and the removal of all existing unused services, within the right-of-way adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

60. Prior to the issuance of any construction permits, 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.

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

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

#### GEOLOGY REQUIREMENTS:

63. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

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

**PARK AND RECREATION DEPARTMENT:**

65. In the event that the Southeastern Public Facilities Financing Plan has not been amended to include the Trolley Residential Project, prior to the issuance of the first construction permit, the Owner/Permittee shall pay an ad-hoc fee of \$660,656 in lieu of the park portion of the Southeastern Development Impact Fee to satisfy the project's .56 acre population-based park requirement. This fee shall be deposited into the Private & Other Contributions Trust Fund AMRIS Fund 63022/SAP Fund 400264, to be used for acquisition of real property for public park purposes and design and construction of public park improvements for the Encanto Community.

**FACILITIES FINANCING:**

66. Prior to the issuance of the first construction permit, a Development Impact Fee (DIF) of \$289,068.00 and a Regional Transportation Fee (RTCIP) of \$99,060.00 is required for this project.

**INFORMATION ONLY:**

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

APPROVED by the City Council of the City of San Diego on March 22, 2010 by Resolution No. R- 305689.

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AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

By   
MIKE WESTLAKE, PROGRAM MANAGER  
DEVELOPMENT SERVICES, CITY OF SAN DIEGO

The undersigned 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.

WEST SIDE CREEK, LLC  
Owner/Permittee

By 

By Charles Buttner

MARKET CREEK PARTNERS, LLC  
Owner/Permittee

By 

By Charles Buttner

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

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**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of San Diego

On March 23, 2010 before me, Raquel Herrera, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Mike Westlake

Name(s) of Signer(s)



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

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

WITNESS my hand and official seal.

Signature Raquel Herrera

Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: TROLLEY RESIDENCE - PROJECT NO. 179950

Document Date: March 22, 2010

Number of Pages: 12

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**  
Top of thumb here

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**  
Top of thumb here

Signer Is Representing: \_\_\_\_\_

**ORIGINAL**



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of San Diego

On March 23, 2010 before me, Raquel Herrera, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Charles Buttner, President of Diamond Management Inc.  
Managing Member

Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.

Signature Raquel Herrera

Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

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- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
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- Other: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**  
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Signer Is Representing: \_\_\_\_\_

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(R-2010-629) ✓ B  
3/22

RESOLUTION NUMBER R- 305689

DATE OF FINAL PASSAGE MAR 22 2010

A RESOLUTION GRANTING PLANNED DEVELOPMENT PERMIT NO. 648152 AND SITE DEVELOPMENT PERMIT NO. 649661 (AMENDMENT TO PDP NO. 582176 AND SDP NO. 619562) FOR THE TROLLEY RESIDENTIAL PROJECT

WHEREAS, Westside Creek, LLC and Market Creek Partners, LLC, Owners, and Jacobs Center for Neighborhood Innovation, Permittee, filed an application with the City of San Diego for Planned Development Permit [PDP] No. 648152 and Site Development Permit [SDP] No. 649661 (Amendment to PDP No. 582176 and SDP No. 619562) to construct a 52-unit affordable, residential development within multi-story buildings with basement parking known as the Trolley Residential project, located at 4981 Market Street, and legally described as Lot 1 of Brooks Subdivision Map No. 6506 and Parcels 1 and 2 of Parcel Map No. 18812 (and identified in Vesting Tentative Map No. 117302 as Lot 7), Southeastern San Diego Community Plan, Encanto Neighborhoods Planning Area, in the RM-3-7 zone and Community Plan Implementation Overlay Zone Type A; and

WHEREAS, on February 25, 2010, the Planning Commission of the City of San Diego considered PDP No. 648152, and SDP No. 649661 (Amendment to PDP and SDP Nos. 582176 and 619562), and pursuant to Resolution No. 4572-PC voted to recommend City Council approval of the permits; and

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

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and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on March 22, 2010, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to PDP No. 648152, and SDP No. 649661 (Amendment to PDP and SDP Nos. 582176 and 619562):

**A. PLANNED DEVELOPMENT PERMIT FINDINGS:**

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

The proposed project site is located within the Southeastern San Diego Community Plan area. The proposed project includes a 52 unit, affordable multi-family residential development with subterranean parking on a 1.84 acre site. It is part of the Village Center at Market Creek. The Village Center at Market Creek continues to transform the previously vacant, untended, and underutilized land along the Market Street and Euclid Avenue corridors into a vibrant community hub. It also provides opportunities for the increased use of public transit, as the Village Center includes the Euclid Avenue Trolley Station, a major bus transit center, along with a park and ride.

The Community Plan designates the subject property for Neighborhood Village at 15 to 44 dwelling units (DUs) per acre. The site would accommodate between 28 and 81 residential DUs, and the proposal to construct 52 DUs implements the recommendations of the Community Plan. The project's proximity to passive and active recreation opportunities, commercial services, job opportunities, public amenities and a major transportation corridor conforms to the Residential Element of the Community Plan and the City's General Plan.

The project will also help satisfy a variety of goals of the applicable land use plans. The project will increase the supply of affordable housing in the community within walking distance of the transit, shopping, and employment opportunities. Development of the property will not conflict with goals of the community plan relative to topography as the project site has been previously developed. Being determined the project is consistent with the General Plan and the Southeastern San Diego Community Plan, the proposed development will not adversely affect the applicable land use plan.

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

The proposed project is a 52 unit, LEED Certified, affordable multi-family residential development with subterranean parking on a 1.84-acre site. As part of the environmental review process, the project required the preparation of a drainage study, biology study, sewer study, geotechnical report and a sight line assessment to determine potential impacts to these issue areas. The project was also reviewed for consistency with the Final Environmental Impact Report (EIR) No.106715 for the Fifth Amendment to the Central Imperial Redevelopment Plan which was certified by the Redevelopment Agency of the City of San Diego in 2009. The EIR adequately addressed the potential environmental impacts associated with the project and no new or additional mitigation measures or alternatives are required. Pursuant to California Environmental Quality Act Section 15162, no additional environmental documentation was required for this subsequent project. The permit prepared for this development includes various conditions and referenced Exhibits of approval relevant to achieving project compliance with the regulations and applicable ordinance provisions of the City's Municipal Code in effect for this site; and that such conditions have been determined by the Decision Maker as necessary to avoid adverse impacts upon the health, safety, and general welfare. These conditions (referenced Exhibits) include limitations upon the extent and amount of site grading activities, minimum parking and landscaping requirements, and required public improvements. Therefore, the proposed project will not be detrimental to the public health, safety, and welfare.

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

The proposed project is a 52 unit, LEED Certified, affordable multi-family residential development with subterranean parking on a 1.84-acre site. The project requires a Planned Development Permit (PDP) for three deviations to the building height, parking and the sign regulations as noted below: Deviations to the zone development regulations have been incorporated into the project design as noted below:

1. **Building Height:** The RM-3-7 zone limits building height to 40'-0" for the plumb measurement and 50'-0" for overall building height. The proposed structures would reach a height of 59'-3" where 40'-0" is allowed and 65'-11" where 50'-0" is allowed;
2. **Parking:** A total of 94 parking spaces are provided where 98 are required; and
3. **Signs:** The project proposes to maintain 2, 6'-0" high, 48-square-foot directional signs within the corner visibility area where structures over three feet in height are not allowed.

The purpose of the PDP is to provide flexibility in the application of development regulations for projects where strict application of the base zone regulations would result in a less desirable project. The intent of the regulations is to accommodate to the greatest

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extent possible, an equitable balance of development types, intensities, styles, site constraints, project amenities, public improvements, community and City benefits. Deviations shall be permitted only if it is shown that similar situations exists within the surrounding neighborhood, or that the deviations to the regulations are beneficial to the neighborhood because of unique circumstances pertaining to the subject property.

The property contains site constraints that are not of the making of the applicant. The site is an infill development located adjacent to established developments including commercial, retail and industrial uses within multi-story structures and the San Diego Trolley Line tracks at the rear. The developable area is significantly reduced by approximately one third of the parcel area due to the existence of Market Creek Driveway, a 28-foot wide right of way, and a 37-foot wide sloped embankment adjacent to west of the driveway. A segment of Las Chollas Creek, conserved within an open space easement, traverses the entire site from north to south, further reducing the usable development area, and, creating potential additional site constraints in terms of buffer requirements.

The two buildings proposed for the residential units exceed the allowable height limit. This deviation would allow for loft and chimney areas within the units and, facilitate the development called for in the community plan. The over-height condition would be mitigated by the extensive use of architectural elements including color treatments, building façade offsets, recessed balconies and porches and varied roof lines. Fourteen street trees are proposed along both frontages. These measures serve to provide relief and definition, avoiding a vertical straight line wall effect.

The project would provide a total of 94 parking spaces where 98 are required; however, each unit would be provided with either one tandem space, two side by side standard spaces, or one standard space. The provision of 94 parking spaces allows cars to park underneath the residential structure, which allows for increased security for the resident's vehicles, as well as increased open and common space on site. Requiring the 4 additional spaces would result in either a loss of two affordable housing units, or a reduction in the number of bedrooms.

Staff determined that the two existing directional signs located within the corner visibility areas at the intersection of Market Street and Market Creek Driveway, require deviations. The signs are 6'-0" in height and 48 square feet in area and are similar in copy area ("Joe and Vi, Jacobs Center delivery entrance"). In 2005, the sign located at the west corner was permitted legally pursuant to the approved sign guidelines when the property was zoned commercial. The current residential zone designation renders this sign previously conforming as such signs would not be permitted in a residential zone. Previously conforming signs must be removed 7 years from the date of installation. The second was installed without a permit. The applicant proposes to maintain both signs. Staff can support this deviation to allow maintenance of both signs. The signs alert citizens that Market Creek Driveway is a secondary access street for the Market Creek Plaza development to the south and the primary access to the Joe and Vi Conference Center. The primary entrance to Market Creek Plaza is on Euclid Avenue. Staff required a site

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line assessment which verified that visibility is not impaired on a right hand turn onto Market Street due to the placement of the signs. Additionally, the signs are located at a signalized intersection where traffic flow is controlled.

The Planned Development Permit regulations from San Diego Municipal Code section 143.0110(j) contains criteria for development design to evaluate proposed development in conjunction with the required findings. The project incorporates each of these measures as summarized below:

1. **Development design should be comprehensive and should demonstrate the relationships of the development on site with existing off-site developments.** The overall development design for the Trolley Residential project is comprehensive, taking into mind the bulk, scale and character of neighboring uses and development. The adjacent commercial uses include multi-story buildings. The proposed multi-family development is in close proximity to civic uses including a public library, elementary schools, and the Harriet Tubman community center. The City of Villages Strategy of the General Plan focuses growth into high intensity activity centers that are pedestrian oriented and linked to a regional transit system.
2. **The scale of the project should be consistent with the neighborhood.** The project site is comprised of two multi-story residential buildings and one story community building for the residents. Surrounding developments include the multi-story Jacob's Foundation/Office Building and other multi-story residential developments. The proposed project is the first submitted project that would implement the recently amended Central Imperial-Imperial Redevelopment Plan's goals and recommendations to facilitate village, mixed use and higher density residential developments. Associated rezones accompanied with this endeavor included the subject parcels across the Market Street to the north and along Euclid Avenue north. These sites are slated for mixed use developments at a density and intensity similar to what is envisioned within the Market Creek Plaza development.
3. **The development should be well integrated into, oriented towards, and related to the topographic and natural features of the site.** The existing site contains a segment of Chollas Creek. The remainder of the site consists of a graded pad and a private driveway, Market Creek Place Driveway. The proposed structures have been sited to orient towards Chollas Creek as recommended in the Chollas Creek Enhancement Plan. Active and passive recreation areas are located adjacent to the creek. The natural features of the special flood hazard area would not be disturbed with project implementation. This segment of Chollas Creek is reserved in a flowage easement granted to the City of San Diego per document recorded on 8/3/01, as F/P 2001-0548927.O R.
4. **Developments should avoid repetitious development patterns that are inconsistent with the goals of the applicable land use plan.** The project buildings would avoid monotonous repetition of development patterns through the use of articulated roof lines with varying heights, pitches, and overhangs. Building offsets,

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porches, and balconies also serve to break up the building mass and add visual interest and interactivity. Roof and building materials would complement each other. Natural tones would be utilized to blend with the natural environment. The units, outdoor recreation areas and passive overlook areas, have been designed to orient towards Chollas Creek as recommended in the Chollas Creek Enhancement Plan.

5. **Buildings should avoid an overwhelming or dominating appearance compared to adjacent developments. Gradual transitions in building scale should be incorporated.** The project proposed three structures, two, three and four story residential buildings and a one story community building. The one story building is proposed within the interior of the site. Adjacent to the east is a transit center for bus and trolley service. Adjacent to the west is a warehouse development. The Market Creek Plaza development to the south consists of several multi-story buildings including the Jacobs Foundation Office/Conference Center, a multi use commercial building. This structure is approximately 67 feet in height. The project would not present an overwhelming or dominating appearance compared to adjacent developments.
6. **Larger structures should be designed to reduce actual or apparent bulk.** Two of the proposed structures are three and four story buildings. The project proposes several features that serve to reduce bulk and scale. These include the extensive use of architectural elements such as color treatments, building façade offsets, recessed balconies and porches and varied roof lines. Fourteen street trees are proposed along both frontages. These measures serve to provide relief and definition, avoiding a vertical straight line wall effect.
7. **Landscaping should be use to the greatest extent possible to soften the appearance of blank walls and buildings edges.** Landscaped areas are provided to soften the appearance of blank spaces in walls and to screen retaining walls. Streetscape planting would be utilized to provide a buffer from the street and to create a pleasant pedestrian walkway. A significant project feature is the modification of the sidewalk areas along both frontages. The project would provide for an enhanced urban trail with interpretive drought-tolerant urban trail to include artistic elements, landscaping, pedestrian-oriented lighting, and hardscape improvements that reflect the natural and Chollas Creek environments.
8. **Curbside landscaping, varied setbacks and enhanced paving should be used to enhance the visual appearance of the development.** The project requires a public right-of-way dedication along Market Street to widen the curb-to-property line distance and to allow for the future median. Project implementation requires that both sidewalks along Market Street and Market Creek Place Driveway provide for an enhanced urban trail to include artistic elements, pedestrian-oriented lighting, shade producing trees and hardscape improvement that would reflect the naturalized environment of Chollas Creek. These features exceed the standard landscaping and sidewalk improvements.

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9. **Roof forms should be consistent in material, design and appearance with consistent with structures in the surrounding neighborhood.** The parcel proposed for redevelopment is a part of the Market Creek Plaza center adjacent to the south which consists of structures with varied pitch and circular rooflines, building offsets and roof elements similar in character to that proposed for the residential development. Other developments in the immediate vicinity include the Malcolm X branch of the San Diego Public Library, a transit center and vacant land.
10. **Building material and color palettes should be consistent with the applicant guidelines in the applicable land use plan.** The project site was recently incorporated into the Community Plan Implementation Overlay zone for the Southeastern San Diego Community Plan. The Plan contains several design guidelines and regulations tailored for this community. These include regulations concerning architectural design details such as provisions for stucco sidings, metal railings, and a menu of options with respect to specific color palettes and design standards. The project was found to be consistent with these standards.

In summary, the proposed deviations to the building height, parking and sign regulations are minor in scope. The site contains unique circumstances not of the making of the applicant which impose design constraints. Project implementation requires traffic improvements at the intersection of Euclid Avenue and Interstate 94 and within the public right-of-way. The deviations would facilitate the new affordable, residential development consistent with the currently allowed density range of the community plan, thereby providing additional housing stock for the community in a quality residential development that exceeds the minimum open space requirements, provides for enclosed parking for the residents and project amenities. Project implementation requires the installation of right-of-way improvements including a 4-foot dedication along Market Street to widen the existing sidewalk and to provide for a future median, as well as an enhanced urban trail along both Market Street and Market Creek Place Driveway in lieu of an on-site trail amenity, to fulfill a recommendation of the Chollas Creek Enhancement Plan. The project would also install a traffic signal at the intersection of Euclid Avenue and Interstate 94 on-ramp to facilitate access to the freeway. Staff analysis is that the requested minor deviations are consistent with the PDP regulations and would result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the zone. The project provides amenities, public improvements, and community and City benefits.

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

The proposed 52-unit affordable housing project would be located within the Southeastern San Diego Community Plan, Encanto Neighborhoods Planning Area. The Community Plan designates the subject property for Neighborhood Village at 15 to 44 dwelling units (DUs) per acre. The 1.84-acre site could accommodate between 28 and 81 residential DUs. Therefore, the proposal to construct 52 dwelling units implements the Community Plan's recommended density range. The proposed project is a 100 percent affordable multi-family residential development serving residents earning 30-60 percent

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of the Area Median Income (\$66,100 for a family of four, HUD 2009). The site is part of the mixed use Village Center at Market Creek. This first phase of residential development in the Village Center continues the transformation of the previously vacant, untended, and underutilized land along the Market Street and Euclid Avenue corridors into a vibrant community hub. This location also provides opportunities for the increased use of public transit, as the Village Center includes the Euclid Avenue Trolley Station, a major bus transit center, along with a park and ride.

The project as proposed implements the goals and objectives embodied in the Southeastern San Diego Community Plan and the General Plan which places an emphasis on new residential development which contributes to increased walkability and the provision of additional housing opportunities in close proximity to local employment centers as well as along transit corridors. The development complies with the requirements of the underlying zone as allowed with a Planned Development Permit. The project is consistent with all of the requirements of the Community Plan Implementation Overlay Zone. The Trolley Residential development is a part of the Village Center at Market and Euclid project area and the first project subsequent to the City Council approval of the Fifth Amendment to the Central Redevelopment Plan for various sites in the community which included rezones, Land Development Code revisions, and community plan amendments. The proposed project implements the anticipated residential component to the pilot village, facilitating the vision to revitalize the urban mixed-use neighborhood with a strong transit and pedestrian orientation. Therefore, the proposed development, when considered as a whole, will be beneficial to the community.

5. **The proposed deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.**

The proposed project is a 52 unit, LEED Certified, affordable multi-family residential development with subterranean parking on a 1.84-acre site. The proposed deviations to the building height, parking and sign regulations are minor in scope. Project implementation requires traffic improvements at the intersection of Euclid Avenue and Interstate 94 and within the public right-of-way. The deviations would facilitate the new affordable, residential development consistent with the currently allowed density range of the community plan, thereby providing additional housing stock for the community in a quality residential development that exceeds the minimum open space requirements, provides for enclosed parking for the residents and project amenities.

The increase in building height provides for larger units, accommodates stairwells, elevators and loft areas. A reduction in building height, consistent with the underlying zone, would result in fewer units rendering the project inconsistent with what is envisioned in the community plan. The deviation to allow 94 parking spaces were 98 is appropriate and also results in a more desirable project because requiring the four additional spaces could result in either a reduction in the number of bedrooms, or a reduction in two affordable housing units. Finally, the project includes a minor deviation

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to allow two signs within the visibility areas. Granting of this deviation facilitates vehicular and pedestrian access to the existing Market Creek Plaza center to the south.

Project implementation requires the installation of right-of-way improvements including a 4-foot dedication along Market Street to widen the existing sidewalk and to provide for a future median, as well as an enhanced urban trail along both Market Street and Market Creek Place Driveway in lieu of an on-site trail amenity, to fulfill a recommendation of the Chollas Creek Enhancement Plan. The project would also install a traffic signal at the intersection of Euclid Avenue and Interstate 94 on-ramp to facilitate access to the freeway. Excess open space areas would be provided for the residences within private balconies and porches, and within active and passive open spaces dispersed throughout the site (16,304 square feet where 9880 square feet is required). The development includes a leasing facility with a computer room, and a community building for the residents. The project provides amenities, public improvements, and community and City benefits. Staff analysis is that the requested minor deviations are consistent with the PDP regulations and would result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the zone.

**B. SITE DEVELOPMENT PERMIT FINDINGS:**

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

The proposed project site is located within the Southeastern San Diego Community Plan area. The proposed project includes a 52 unit, affordable multi-family residential development with subterranean parking on a 1.84 acre site. It is part of the Village Center at Market Creek. The Village Center at Market Creek continues to transform the previously vacant, untended, and underutilized land along the Market Street and Euclid Avenue corridors into a vibrant community hub. It also provides opportunities for the increased use of public transit, as the Village Center includes the Euclid Avenue Trolley Station, a major bus transit center, along with a park and ride.

The Community Plan designates the subject property for Neighborhood Village at 15 to 44 dwelling units (DUs) per acre. The site would accommodate between 28 and 81 residential DUs, and the proposal to construct 52 DUs implements the recommendations of the Community Plan. The project's proximity to passive and active recreation opportunities, commercial services, job opportunities, public amenities and a major transportation corridor conforms to the Residential Element of the Community Plan and the City's General Plan.

The project will also help satisfy a variety of goals of the applicable land use plans. The project will increase the supply of affordable housing in the community within walking distance of the transit, shopping, and employment opportunities. Development of the property will not conflict with goals of the community plan relative to topography as the project site has been previously developed. Being determined the project is consistent with the General Plan and the Southeastern San Diego Community Plan, the proposed development will not adversely affect the applicable land use plan.

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

The proposed project is a 52 unit, LEED Certified, affordable multi-family residential development with subterranean parking on a 1.84-acre site. As part of the environmental review process, the project required the preparation of a drainage study, biology study, sewer study, geotechnical report and a sight line assessment to determine potential impacts to these issue areas. These reports concluded that the project would not impact environmentally sensitive lands or create geotechnical, flood or visibility hazards. The project was also reviewed for consistency with the Final Environmental Impact Report (EIR) No. 106715 for the Fifth Amendment to the Central Imperial Redevelopment Plan which was certified by the Redevelopment Agency of the City of San Diego in 2009. The EIR adequately addressed the potential environmental impacts associated with the project and no new or additional mitigation measures or alternatives are required. Pursuant to California Environmental Quality Act Section 15162, no additional environmental documentation was required for this subsequent project. The permit prepared for this development includes various conditions and referenced Exhibits of approval relevant to achieving project compliance with the regulations and applicable ordinance provisions of the City's Municipal Code in effect for this site; and that such conditions have been determined by the Decision Maker as necessary to avoid adverse impacts upon the health, safety, and general welfare. These conditions (referenced Exhibits) include limitations upon the extent and amount of site grading activities, minimum parking and landscaping requirements, and required public improvements. Therefore, the proposed project 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.**

The proposed project is a 52 unit, affordable multi-family residential development with subterranean parking on a 1.84-acre site. The project is consistent with all of the underlying zone regulations with the exception of building height, parking and signage. The deviations to the zone development regulations have been incorporated into the project design as noted below:

1. Building Height: The RM-3-7 zone limits building height to 40'-0" for the plumb measurement and 50'-0" for overall building height. The proposed structures would reach a height of 59'-3" where 40'-0" is allowed and 65'-11" where 50'-0" is allowed;
2. Parking: A total of 94 parking spaces are provided where 98 are required; and
3. Signs: The project proposes to maintain 2, 6'-0" high, 48-square-foot directional signs within the corner visibility area where structures over three feet in height are not allowed.

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The property contains site constraints that are not of the making of the applicant. The site is an infill development located adjacent to established developments including commercial, retail and industrial uses within multi-story structures and the San Diego Trolley Line tracks at the rear. The developable area is significantly reduced by approximately one third of the parcel area due to the existence of Market Creek Driveway, a 28-foot wide right of way, and a 37-foot wide sloped embankment adjacent to west of the driveway. A segment of Las Chollas Creek, conserved within an open space easement, traverses the entire site from north to south, further reducing the usable development area, and, creating potential additional site constraints in terms of buffer requirements. The development has been designed to comply with all of the Community Plan Implementation Zone and Planned Development Permit regulations and design standards as well as the Chollas Creek Enhancement Plan. As such, the development complies with the applicable regulations of the Land Development Code.

**C. SITE DEVELOPMENT PERMIT FINDINGS: SUPPLEMENTAL FINDINGS- ENVIRONMENTALLY SENSITIVE LANDS:**

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

The Trolley Residential Project consists of 52 affordable dwelling units on a 1.84-acre site developed with a commercial building and surface parking lot which would be demolished for the proposed construction. The site, Lot 7, is a part of the previously approved *Market Creek Plaza Project* (Project No. 99-0156), a 20-acre parcel consisting of 7 lots currently developed with commercial, retail, civic and office uses. The original development required a Resource Protection Ordinance Permit for potential impacts to a Special Flood Hazard Area as a segment of Chollas Creek traverses the site from north to south. The channel has been restored and enhanced in accordance with previous mitigation measures which required the placement of natural cobble bottom and natural slopes, hydroseeded with native species to retain the natural appearance of drainage areas to the greatest extent feasible.

The biological survey conducted by REC Consultants (January 2010) for the Trolley Residential Project assessed the impacts associated with development of Lot 7 for the 52-unit residential structure. One sensitive habitat was found to occur onsite; southern riparian scrub (0.37 acres), a wetland habitat. No sensitive plant or animal species were observed onsite. The project will impact 1.3 acres of developed and landscaped Tier IV land onsite. No mitigation for impacts to developed and landscaped land will be required. The biological survey concluded that the placement of the proposed structure would not impede within the existing 30-foot buffer adjacent to the waterway, established pursuant to the previous mitigation measures.

No development is proposed within the special flood hazard area that is located on the premises. The development does not adversely impact the floodway nor the flood fringe. All runoff is proposed to be captured in appropriate storm drain conveyances and runoff velocities are proposed to be sufficiently attenuated to avoid erosion. Therefore, the site

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

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

The Trolley Residential Project consists of 52 affordable dwelling units on a 1.84-acre site developed with a commercial building and surface parking lot which would be demolished for the proposed construction. The site, Lot 7, is a part of the previously approved *Market Creek Plaza Project* (Project No. 99-0156), a 20-acre parcel consisting of 7 lots currently developed with commercial, retail, civic and office uses and a restored segment of Chollas Creek. All proposed development is proposed to be located outside a 100-year floodplain and 100-year floodway. A Geotechnical Investigation (Geosyntec, December 2008) has been prepared which found no known (mapped) "active" faults located crossing or in the immediate vicinity of the project site. The closest regional fault considered capable of producing earthquakes of magnitude 4 or greater (Petersen et al., 1996) the Rose Canyon fault zone, located 4.5 km to northwest. The site is not located within a fault rupture hazard zone as defined by the Fault Rupture Hazard Zones in California study and the potential for fault ground rupture at the project site is considered to be low.

The geotechnical report found the probability of soil liquefaction at the project site to be very low. Due to the proposed installation of the basement walls and or/retaining walls, the potential for slope instability at the site was found to be negligible. Based on the physiographic setting of this site, the distance to the ocean, and the elevation of the site above Chollas Creek, the potential for flooding from the river channel and seismically-induced seiches and tsunamis was found to be very low. All runoff is proposed to be captured in appropriate storm drain conveyances and runoff velocities are proposed to be sufficiently attenuated to avoid erosion. Any additional drainage, fire safety, and grading/geologic conditions for the development will be incorporated into the design of the proposed project and conditions prior to construction permit issuance. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The subject one 1.84-acre lot, Lot 7, is proposed for redevelopment for the construction of a 52-unit residential development. The one 1.84-acre lot is within a 20-acre parcel that was previously developed. While there are wetlands on-site, which are considered environmentally sensitive lands, the wetlands are located within a buffer area that will not be developed or impacted by this project. Therefore, the proposed redevelopment of the 1.84-acre lot adjacent to Market Street will not impact environmentally sensitive lands.

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

The subject one 1.84-acre lot, Lot 7, is proposed for redevelopment for the construction of a 52-unit residential development. The site is within the City's Multiple Species Conservation Program (MSCP) Subarea Plan, but not within the Multiple Habitat Planning Area. The proposed development will not impact any environmentally sensitive lands on or off site. As such, the proposed development will be consistent with the MSCP.

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

The subject 1.84-acre lot, Lot 7, is proposed for redevelopment for the construction of a 52-unit residential development. The site is located within the Southeastern San Diego Community Planning Area. The project site is located more than 5 miles inland from a public beach or local shoreline, therefore, the proposed development will not contribute to the erosion of public beaches or adversely affect local shoreline sand supply.

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


The subject 1.84-acre lot, Lot 7, is proposed for redevelopment for the construction of a 52-unit residential development. The 1.84-acre lot is within a 20-acre parcel that was previously developed. The 20-acre site was previously developed pursuant to entitlements granted for Project Nos. 99-0156 and 117302 for which Mitigated Negative Declaration Nos. 99-0156 and 42-0672 were certified. Lot 7, is proposed for redevelopment for the construction of a 52-unit residential development. On April 28, 2009, Environmental Impact Report (EIR) No. 106715 for the Fifth Amendment to the Central Imperial Redevelopment Plan was certified by the Redevelopment Agency of the City of San Diego, which analyzed the redevelopment of Lot 7 for residential use. The EIR adequately addressed the potential environmental impacts associated with the project and no new or additional mitigation measures or alternatives are required. The project must comply with the applicable mitigation measures identified in these documents. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained and PDP No. 648152 and SDP No. 649661 (Amendment to PDP and SDP Nos. 582176 and 619562) are granted to Westside Creek, LLC and Market Creek Partners, LLC,

ORIGINAL

Owners, and Jacobs Center for Neighborhood Innovation, Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: JAN I. GOLDSMITH, City Attorney

By   
\_\_\_\_\_  
Nina M. Fain  
Deputy City Attorney

NMF:js  
03/04/2010  
Or.Dept:DSD  
R-2010-629

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of MAR 22 2010.

ELIZABETH S. MALAND  
City Clerk

By   
\_\_\_\_\_  
Deputy City Clerk

Approved: \_\_\_\_\_  
(date)

\_\_\_\_\_  
JERRY SANDERS, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
JERRY SANDERS, Mayor

ORIGINAL

Passed by the Council of The City of San Diego on March 22, 2010 by the following vote:

YEAS:               LIGHTNER, FAULCONER, GLORIA, YOUNG, DEMAIO, FRYE,  
                          EMERALD, HUESO.

NAYS:               NONE.

NOT PRESENT:     NONE.

VACANT:            NONE.

RECUSED:          NONE.

AUTHENTICATED BY:

**JERRY SANDERS**

Mayor of The City of San Diego, California

**ELIZABETH S. MALAND**

City Clerk of The City of San Diego, California

(Seal)

By: Mary Zumaya, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of  
RESOLUTION NO. R-305689 approved by the Council of the City of San Diego, California,  
and authenticated by the Mayor on March 22, 2010.

**ELIZABETH S. MALAND**

City Clerk of The City of San Diego, California

(SEAL)

By: *Mary Zumaya*, Deputy

ORIGINAL

R-305689



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.

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

37. Prior to the issuance of any construction permit, the plans shall fully illustrate the incorporation of renewable energy technology on site through renewable energy resources (i.e. photovoltaic), and shall fully illustrate all measures that will be used to achieve a LEED "Silver" Level Certification or higher.

38. Prior to the issuance of any construction permit, the Owner/Permittee shall provide documentation to the Planning reviewer of the Development Services Department demonstrating that an application for LEED certification has been submitted.

39. Prior to the issuance of any construction permit, the Owner/Permittee shall provide documentation to the Planning reviewer of the Development Services Department that demonstrates the continued progress in all review phases of the certification process.

#### CITY PLANNING AND COMMUNITY INVESTMENT REQUIREMENTS:

40. A site utility plan shall be submitted as part of the building plan set. Above ground utilities shall not encroach onto the pedestrian urban trail pathway along Market Street and Market Creek Drive. Utilities may be placed under the pedestrian trail if installed in subterranean or underground vaults that do not impede the free movement of pedestrians or persons with disabilities.

41. Prior to issuance of the first construction permit, the applicant shall provide an interpretive drought-tolerant urban trail along the Market Street and Market Creek Drive project boundaries. The urban trail shall include artistic elements, landscaping, pedestrian-oriented lighting, and hardscape improvements that reflect the natural and Chollas Creek environments. This enhanced urban trail shall be in lieu of a trail system adjacent to the development. The interpretive urban trail final design shall be submitted for Substantial Conformance Review process 2 (staff as the decision maker, appealable to the Planning Commission).

42. Water Use: Prior to issuance of any construction permit, working drawings shall be submitted to the City Manager for approval. Plumbing plans shall demonstrate that the project will achieve water savings by implementing the following measures to reduce water use to no more 83.25 gallons per day per person:

- Toilets shall be high efficiency models (not exceed 1.28 gallons per flush);
- Residential kitchen sink fixtures shall not exceed 2 gallons per minute;- Lavatories shall not exceed 1 gallon per minute;
- Showerheads shall not exceed 1.8 gallons per minute; and,
- Any dishwashers/washing machines provided by the developer shall meet US Environmental Protection Agency Watersense labeling requirements.

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City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> TROLLEY RESIDENTIAL EXTENSION OF TIME		<b>Project Number:</b> 312725	<b>Distribution Date:</b> 5.23.13
<b>Project Scope/Location:</b> The project a three-year Extension of Time to Planned Development Permit No. 648152 and Site Development Permit No. 649661 to construct a 52-unit affordable, residential development within multi-story buildings with basement parking known as the Trolley Residential project on a 1.84-acre site located at 4981 Market Street in the RM-3-7 zone, Community Plan Implementation Overlay Zone Type A, within the Southeastern San Diego Community Plan Area, Encanto Neighborhoods Planning Area.			
<b>Applicant Name:</b> CHARLES BUTLER		<b>Applicant Phone Number:</b> (619) 527-6161	
<b>Project Manager:</b> SANDRA TEASLEY	<b>Phone Number:</b> (619) 446-5271	<b>Fax Number:</b> (619) 446-5245	<b>E-mail Address:</b> STEASLEY@SANDIEGO.CA.GOV
<b>Committee Recommendations (To be completed for Initial Review):</b>			
<input checked="" type="checkbox"/> <b>Vote to Approve</b>	<b>Members Yes</b> 11	<b>Members No</b> 0	<b>Members Abstain</b> 0
<input type="checkbox"/> <b>Vote to Approve With Conditions Listed Below</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>Vote to Approve With Non-Binding Recommendations Listed Below</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>Vote to Deny</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)</b>			<input type="checkbox"/> <b>Continued</b>
<b>CONDITIONS:</b>			
<b>NAME:</b> Kenneth Malbrough		<b>TITLE:</b> Chairperson	
<b>SIGNATURE:</b>		<b>DATE:</b> 04/15/2013	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			



Project Title: Trolley Residential Project No. (For City Use Only) 312725

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

**Legal Status (please check):**

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

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

Corporate/Partnership Name (type or print):  
West Side Creek LLC/Jacobs Center for Neighborhood Improvements  
 Owner  Tenant/Lessee  
 Street Address:  
404 Euclid Avenue  
 City/State/Zip:  
San Diego, CA 92114  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
( 619 )527-6161  
 Name of Corporate Officer/Partner (type or print):  
Reginald Jones  
 Title (type or print):  
President and CEO  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
February 19, 2013

Corporate/Partnership Name (type or print):  
 \_\_\_\_\_  
 Owner  Tenant/Lessee  
 Street Address:  
 \_\_\_\_\_  
 City/State/Zip:  
 \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 \_\_\_\_\_  
 Name of Corporate Officer/Partner (type or print):  
 \_\_\_\_\_  
 Title (type or print):  
 \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_  
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 \_\_\_\_\_  
 Title (type or print):  
 \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_  
 \_\_\_\_\_



## **BOARD OF DIRECTORS**

### **EMERITUS**

Violet Jabara Jacobs, Founder

### **MEMBERS**

Joseph J. Jacobs, Founder (1916-2004)

Margaret E. Jacobs (1945-2012)

Norman F. Hapke, Jr.

Valerie Jacobs Hapke

Andrew M. Hapke

Claire E. Hapke

### **OFFICERS**

Valerie Jacobs Hapke, Chairman

Andrew M. Hapke, Vice Chairman

Reginald Jones, President & CEO

Norman F. Hapke, Jr., CFO/Treasurer

Norman F. Hapke, Jr., Secretary



## **BOARD OF DIRECTORS**

### **MEMBERS**

Charles A. Buttner  
Charles E. Davis  
Douglas B. Diamond  
Elenore Garton  
Clovis M. Honoré  
Jesse J. Jimenez  
Reginald Jones  
Elaine B. Kennedy

### **OFFICERS**

Reginald Jones, Chairman  
Reginald Jones, President & CEO  
Leilani Rasmussen, Treasurer/Interim Secretary

### **REPRESENTATIVES**

Douglas B. Diamond, Independent  
Clovis M. Honoré, Coalition of Neighborhood Councils  
Jesse J. Jimenez, Diamond Community Investors  
Elaine B. Kennedy, Neighborhood Unity Foundation

### **OPEN SEATS**

Jacobs Center for Neighborhood Innovation Management Level [2]  
Jacobs Center for Neighborhood Innovation Non-Management Level [1]  
Independent Representative [1]

### **ADVISORS**

Norman F. Hapke, Jr.  
Kurt Kicklighter  
Leilani Rasmussen

**PROJECT DIRECTORY**

**OWNER:**  
 JACOBS FAMILY FOUNDATION  
 JACOBS CENTER FOR NEIGHBORHOOD INNOVATION  
 5160 FEDERAL BLVD.  
 SAN DIEGO, CA 92105  
 (619) 527-6161 (619) 527-6162 FAX

**ARCHITECT:**  
 RODRIGUEZ ASSOCIATES  
 ARCHITECTS & PLANNERS, INC.  
 2445 FIFTH AVE., SUITE 220  
 SAN DIEGO, CALIFORNIA 92101  
 (619) 544-0441 (619) 544-0441 FAX

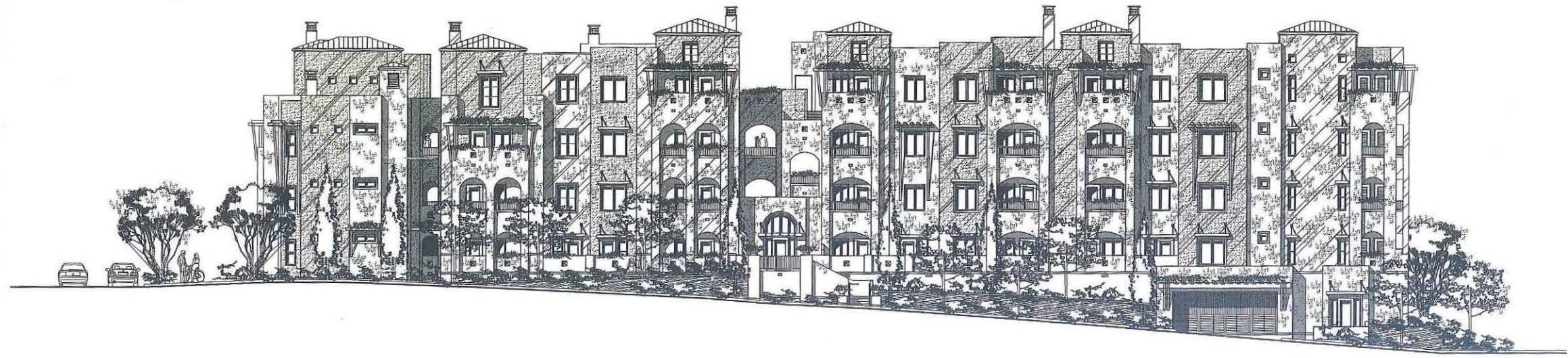
**LANDSCAPE ARCHITECT:**  
 IVY LANDSCAPE ARCHITECTS  
 494 WEST CEDAR  
 SAN DIEGO, CALIFORNIA 92101  
 (619) 235-9360 (619) 235-9361 FAX

**CIVIL ENGINEER:**  
 RICK ENGINEERING COMPANY  
 2 SOUTH POINTE DRIVE, SUITE 215  
 LAKE FOREST, CALIFORNIA 92630  
 (714) 588-0707 (714) 588-0704 FAX

**AIR QUALITY CONSULTANT:**  
 SAGE ENVIRONMENTAL CONSULTANTS  
 506 N. VISTA WAY  
 VISTA, CALIFORNIA 92083  
 (760) 724-5732 (760) 724-5731 FAX

**SHEET INDEX**

ARCHITECTURAL	LANDSCAPE
TS TITLE SHEET	L10 LANDSCAPE DEVELOPMENT PLAN
C51 CHARACTER SKETCH	CIVIL
C52 CHARACTER SKETCH	C-1 TOPOGRAPHIC BASEMAP
A81 ARCH. SITE # PDRSH PLAN	C-2 CIVIL GRADING PLAN
A52 ARCH. SITE # GARAGE PLAN	C-3 SITE UTILITY PLAN
A01 UNIT FLOOR PLANS	C-4 SITE SECTIONS
A02 UNIT FLOOR PLANS	C-5 ENVIRONMENTALLY SENSITIVE LANDS ANALYSIS
A03 UNIT FLOOR PLANS	
A04 UNIT FLOOR PLANS	
A05 UNIT FLOOR PLANS	
A06 UNIT FLOOR PLANS	
A07 UNIT FLOOR PLANS	
A08 UNIT FLOOR PLANS	
A09 UNIT FLOOR PLANS	
A010 UNIT FLOOR PLANS	
A011 UNIT FLOOR PLANS	
A012 UNIT FLOOR PLANS	
A013 UNIT FLOOR PLANS	
A014 UNIT FLOOR PLANS	
A015 UNIT FLOOR PLANS	
A016 UNIT FLOOR PLANS	
A017 UNIT FLOOR PLANS	
A018 UNIT FLOOR PLANS	
A019 UNIT FLOOR PLANS	
A020 UNIT FLOOR PLANS	
A021 UNIT FLOOR PLANS	
A022 UNIT FLOOR PLANS	
A023 UNIT FLOOR PLANS	
A024 UNIT FLOOR PLANS	
A025 UNIT FLOOR PLANS	
A026 UNIT FLOOR PLANS	
A027 UNIT FLOOR PLANS	
A028 UNIT FLOOR PLANS	
A029 UNIT FLOOR PLANS	
A021 LEASING OFFICE FLOOR PLAN	
A11 BLDG. I - 1ST FLOOR PLAN	
A12 BLDG. I - 2ND FLOOR PLAN	
A13 BLDG. I - 3RD FLOOR PLAN	
A14 BLDG. I - LOFT FLOOR PLAN	
A15 BLDG. I - ROOF PLAN	
A21 BLDG. II - 1ST FLOOR PLAN	
A22 BLDG. II - 2ND FLOOR PLAN	
A23 BLDG. II - 3RD FLOOR PLAN	
A24 BLDG. II - LOFT FLOOR PLAN	
A25 BLDG. II - ROOF PLAN	
A31 EXT. ELEVATIONS	
A32 EXT. ELEVATIONS	
A33 EXT. ELEVATIONS	
A34 EXT. ELEVATIONS	
A35 EXT. ELEVATIONS	
A36 BUILDING SECTIONS	
A37 PASEO EXHIBIT BLDG. ELEVATION	
A41 CORN. BLDG. - FLOOR PLAN	
A42 CORN. BLDG. - ROOF PLAN	
A43 CORN. BLDG. - EXT. ELEVATION	
A44 CORN. BLDG. - EXT. ELEVATION	



# TROLLEY RESIDENTIAL DEVELOPMENT

SAN DIEGO · CALIFORNIA

INITIAL SUBMITTAL · DATE ISSUED: MAY 09, 2009

RESUBMITTAL · DATE ISSUED: OCTOBER 06, 2009

RESUBMITTAL · DATE ISSUED: JANUARY 19, 2010



JACOBS FAMILY FOUNDATION  
 RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC.  
 IVY LANDSCAPE ARCHITECTS

RECEIVED  
 FEB 02 2010  
 Development Services

RECEIVED  
 FEB 02 2010  
 Development Services

**VICINITY MAP**



**TROLLEY RESIDENTIAL DEVELOPMENT**  
**JACOBS FOUNDATION**  
 c/o DIAMOND MANAGEMENT, INC.  
 401 N. EUCLID AVENUE SAN DIEGO, CALIFORNIA 92114  
 (619) 527-6161 PH. (619) 298-2399 FAX

TITLE SHEET					
REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
1	2ND SUBMITTAL	10/06/09			
2	3RD SUBMITTAL	01/19/10			
3	SLIP SHEETS	02/01/10			

DATE: MAY 09, 2009  
 SHEET: TS  
 SHEET 1 OF 61

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF, RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. & WE'RE CREATED, EVOLVED & DEVELOPED FOR USE ON, & IN CONNECTION WITH, THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. WRITTEN PERMISSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ALL VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.



**RESIDENTIAL ELEVATION**  
 VIEW ALONG MARKET STREET

**TROLLEY RESIDENTIAL DEVELOPMENT**  
**JACOBS FOUNDATION**

c/o DIAMOND MANAGEMENT, INC.  
 404 N. EUCLID AVENUE SAN DIEGO, CALIFORNIA 92114  
 (619) 527-6161 PH. (619) 298-2399 FAX

**CHARACTER SKETCH**

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
▲ 1	2ND SUBMITTAL	10/08/09	▲		
▲ 2	3RD SUBMITTAL	01/19/10	▲		
▲			▲		



DATE: MAY. 04, 2009  
 JOB NO.:  
 DRAWN:  
 CHECKED:

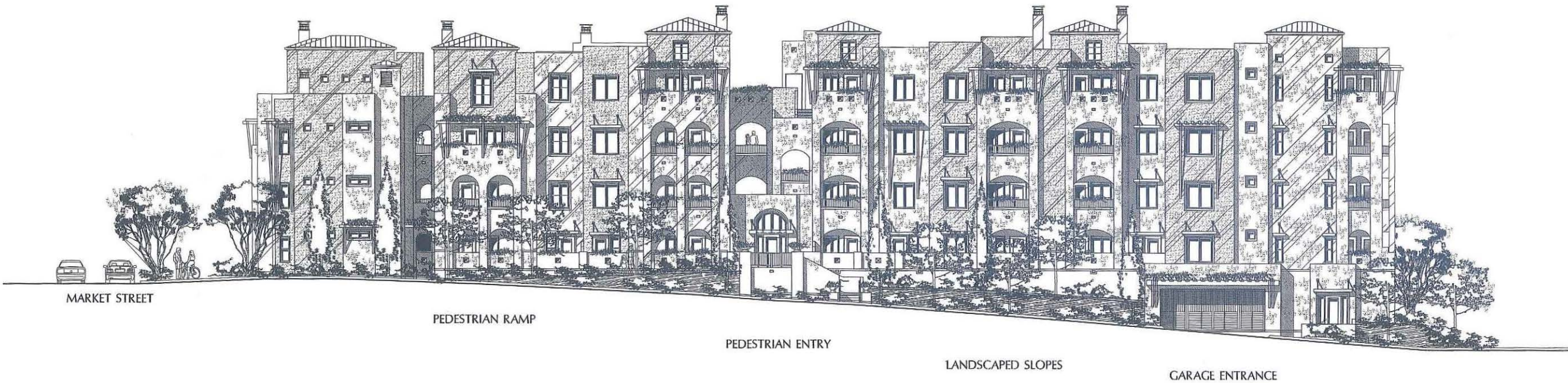
SHEET  
**CS.1**  
 SHEET 2 OF 61

APPROVED EXHIBIT "A"  
 PROJECT NO. 179950  
 BASEMENT ABANDONMENT  
 APPROVAL NO. 179950  
 APPROVED BY: [Signature] AM  
 CITY ENGINEER, PLANNING  
 COMMISSION CITY COUNCIL ON 5/28/10  
 SIGNATURE: [Signature]

DP/SDP 582176/619562

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. & WERE CREATED, EVOLVED & DEVELOPED FOR USE ON, & IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED WITHOUT THE WRITTEN PERMISSION OF RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, & THIS OFFICE MUST BE NOTIFIED OF ALL VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.





MARKET STREET

PEDESTRIAN RAMP

PEDESTRIAN ENTRY

LANDSCAPED SLOPES

GARAGE ENTRANCE

**RESIDENTIAL ELEVATION**  
 VIEW ALONG MARKET CREEK DRIVE

APPROVED EXHIBIT "A"  
 PROJECT NO. 179960  
 EASEMENT ABANDONMENT 717-858  
 ALL THIS AND BY 5/21/10 1619562  
 APPROVED BY 5/21/10  
 COMMISSIONER JUNE 2, 2010  
 SIGNATURE *Chandra Hasley*

**TROLLEY RESIDENTIAL DEVELOPMENT**  
**JACOBS FOUNDATION**

c/o DIAMOND MANAGEMENT, INC.  
 404 N. EUCLID AVENUE SAN DIEGO, CALIFORNIA 92114  
 (619) 527-6161 PH. (619) 298-2399 FAX

**CHARACTER SKETCH**

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
▲ 1	2ND SUBMITTAL	10/05/09	▲		
▲ 2	3RD SUBMITTAL	01/19/10	▲		
▲			▲		
▲			▲		



DATE: MAY. 04, 2009  
 JOB NO.  
 DRAWN  
 CHECKED

SHEET  
**CS.2**  
 SHEET 3 OF 61

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY & THE PROPERTY OF RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. & NO CONNECTION WITH THE EXISTING PROJECT. WORK OF THIS ARCHITECT, ENGINEER, ARCHITECTS OR PLANS SHALL BE USED WITHOUT THE WRITTEN PERMISSION OF RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. & THIS OFFICE MUST BE NOTIFIED OF ALL VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

**DEVELOPMENT SUMMARY**

- SUMMARY OF REQUEST**  
 THE PROPOSED PROJECT IS A 52 UNIT MULTI-FAMILY, AFFORDABLE HOUSING DEVELOPMENT IN SAN DIEGO, CALIFORNIA. IT SHALL BE DESIGNED WITH A SUSTAINABILITY LEVEL OF LEED SILVER. THE DEVELOPMENT SHALL INCLUDE STRUCTURED PARKING, PLAYGROUND, LANDSCAPE AREAS AND A RESIDENTIAL COMMUNITY BUILDING.
- STREET ADDRESS**  
 4181 MARKET STREET SAN DIEGO, CALIFORNIA 92102  
 (CHECK ONE)  N  S  E  W  
 BETWEEN  MARKET STREET AND  MARKET CREEK DRIVE
- ASSESSOR'S PARCEL NO.**  
 PARCEL: 548-020-2400
- SITE AREA**  
 1.65 Ac. Net 71,937 Sq. Ft. Net  
 1.24 Ac. Gross 80,200 Sq. Ft. Gross
- LEGAL DESCRIPTION:**  
 LOT 1 OF BROOKS SUBDIVISION MAP NO. 6506 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1968.
- DEVELOPMENT REGULATIONS:**  
 ZONING: RH-3-1  
 NOTE: ZONING EFFECTIVE JUNE 11, 2009  
 CPIOZ TYPE B (OVERLAY ZONE)  
 SOUTHEASTERN SAN DIEGO (SESD) COMMUNITY PLAN
- RESIDENTIAL DENSITY & UNIT MIX**  

Unit	Sq. Ft.	Bedroom	Bath	Loft	Units
Unit A	651	1	1		6
Unit AL	866	1	1		1
Unit B	876 - 844	2	2		20
Unit BL	1,031 - 1,040	2	2		3
Unit C	1,054 - 1,183	3	2		21
Unit CL	1,226	3	2		1
<b>Total</b>					<b>52</b>
<b>Residential Density (Units Per Acre)</b>					<b>3150 Du/Ac</b>
- COVERAGE AREA**  

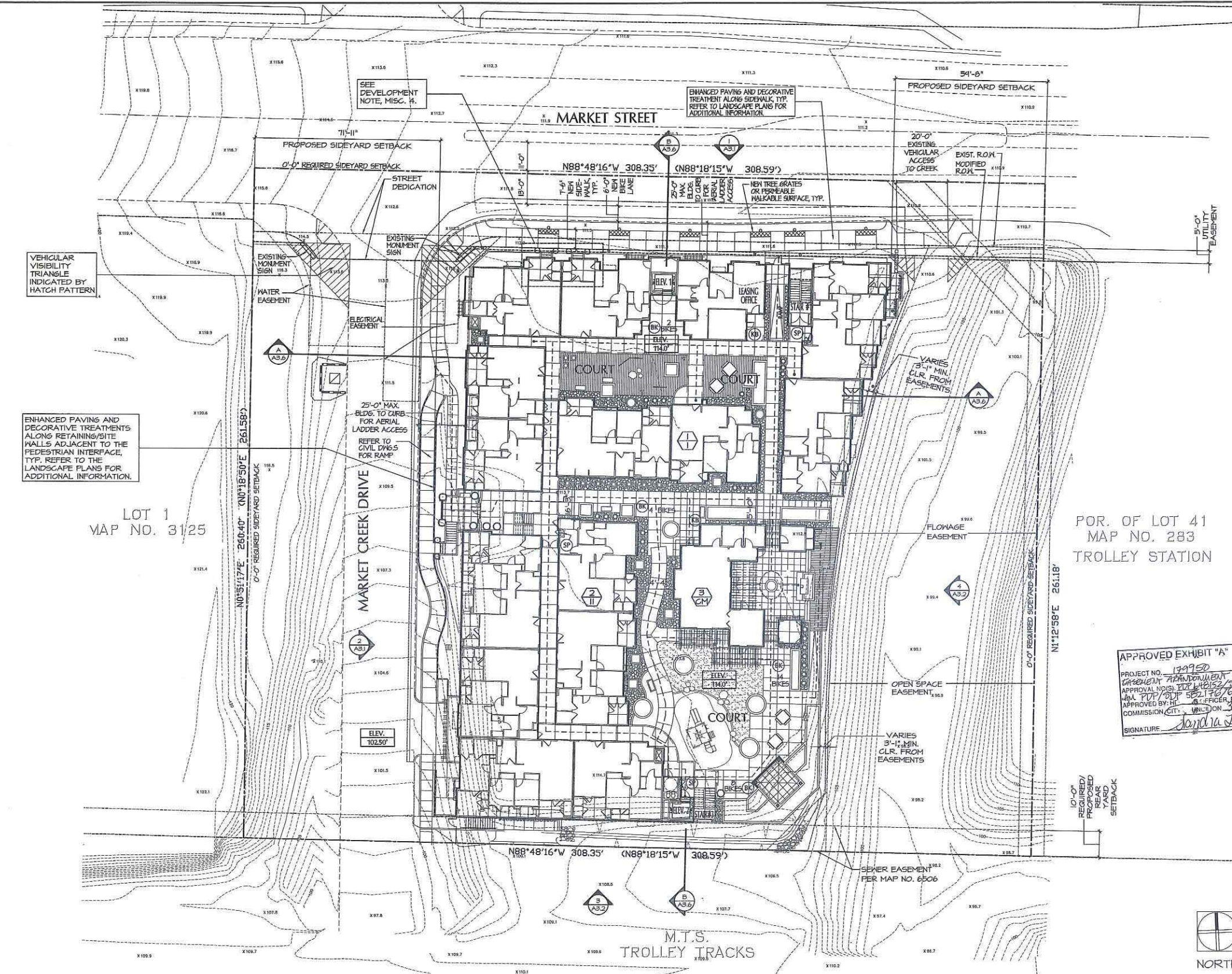
Category	Area (Ac.)	Sq. Ft.	% of Total
Building Area (ground floor)	.46	19,985.5	28%
Handscape Area:	.24	12,644.5	17%
Landscaped Area	.33	14,513.0	20%
Chollas Creek	.34	16,006.0	22%
Market Creek Drive	.18	7,888.0	11%
<b>Total Area</b>	<b>1.65</b>	<b>71,937.0</b>	
- BUILDING MIX & FLOOR AREA**  

Bldg. Type	No. of Bldgs.	No. of Stories	Type of Const.	Fire Sprink.	Gross Floor Area	Floor Area Ratio
Community	1	1	V-A	IB	13,716	1.0
Leasing	1	1	V-A	IB	4,371	0.3
Bldg. I	1	2/4	V-A	IB	36,094	0.5
Bldg. II	1	4	V-A	IB	32,251	0.4
Phantom Floors**					1,656	
<b>Subtotal</b>	<b>3</b>	<b>52</b>	<b>III-A</b>	<b>IB</b>	<b>72,621</b>	<b>1.0</b>
Garage Area (Portion)*	1		III-A	IB	8,563	0.1
<b>Total for F.A.R. Calc.</b>					<b>81,184</b>	<b>1.12</b>

\*Area included in GFA calc. per SDMC 113.0234(a)(2) & (3) \*\*Per SDMC 113.0234(b)(4)
- BLDG. HT.**  
 Max. Permitted by Zone: 4'-6.0' FL  
 Max. Proposed: 4'-6.0' FL  
 50.0' FL  
 \*Overall bldg. ht. measurement - SDMC Sec. 113.0270 (B)
- TRASH**  
 Min. Req. 200 Sq. Ft.  
 Proposed 250 Sq. Ft.  
 \*Refuse & Recyclable Material
- PARKING**  

Category	Required	Provided
1 Bdrm Units (25 x 6 UNITS) =	15 Sp.	15 Sp.
2 Bdrm Units (175 x 21 UNITS) =	36.75 Sp.	36.75 Sp.
3-4 Bdrm Units (20 x 25 UNITS) =	50 Sp.	50 Sp.
Leasing Office (431 x 3.8) =	8.0 Sp.	8.0 Sp.
US Post Service (431 x 3.3) =	10 Sp.	10 Sp.
<b>Total</b>	<b>98.25 Sp.</b>	<b>94 Sp.</b>

Total Parking Ratio: 1.81  
 Req. Accessible Parking (2% of 52 UNITS) = 1.04 Sp.  
 \*Two tandem spaces shall be assigned to the same dwelling unit.
- PRIVATE OPEN SPACE**  
 Required: 60 Sq. Ft./Unit = 3,120 Sq. Ft.  
 Provided: 6,205 Sq. Ft. = 119 Sq. Ft./Unit\*  
 \*Refers to average square footage per unit.
- COMMON OPEN SPACE**  
 Required: 25 Sq. Ft./Unit = 1,300 Sq. Ft.  
 Provided: 4,824 Sq. Ft. = 94 Sq. Ft./Unit\*  
 \*Refers to average square footage per unit.



APPROVED EXHIBIT "A"  
 PROJECT NO. 17995D  
 GREENHILL APARTMENTS PHASE 2  
 APPROVAL NO. 2008-01-01-01  
 APPROVED BY: [Signature]  
 COMMISSIONER: [Signature]  
 SIGNATURE: [Signature]

**ARCHITECTURAL SITE PLAN - PODIUM LEVEL**

52 RESIDENTIAL UNITS

SCALE: 1/16" = 1'-0"

**DEVELOPMENT NOTES**

**WATER SAVING FEATURES**

- TOILETS SHALL BE HIGH EFFICIENCY MODELS (NOT EXCEED 1.28 GALLONS PER FLUSH).
- RESIDENTIAL KITCHEN SINK FIXTURES SHALL NOT EXCEED 2 GALLONS PER MINUTE.
- LAVATORIES SHALL NOT EXCEED 1 GALLON PER MINUTE.
- SHOWER HEADS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE.
- ANY DISHWASHERS/WASHING MACHINES PROVIDED BY THE DEVELOPER SHALL MEET U.S. ENVIRONMENTAL PROTECTION AGENCY WATER SENSE LABELING REQUIREMENTS.

REFER TO SHEETS A31 THROUGH A35 FOR ADDITIONAL CPIOZ ARCHITECTURAL DESIGN REQUIREMENTS.

**R.O.W.**

- ALL DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT AND OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATE AND PRIVATELY MAINTAINED.

**TRANSPORTATION**

- VISIBILITY: NO FENCES, SHRUBS, OR OTHER OBJECTS GREATER THAN 36 INCHES IN HEIGHT ARE PERMITTED IN THE VISIBILITY AREAS.
- BUS STOPS ARE NOT LOCATED ALONG THE STREET FRONTAGE.
- MARKET CREEK DRIVE WILL BE RED CURBED ON BOTH SIDES.
- EXISTING DRIVEWAY TO BE ABANDONED SHALL BE REPLACED WITH CITY STANDARD FULL-HEIGHT CURB, GUTTER AND SIDEWALK.

**FIRE DEPARTMENT**

- BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY WILL BE PROVIDED PER FIRE POLICY P-00-6 (IFC 101.4.4).
- FIRE ACCESS ROADWAY SIGNS OR RED CURBS WILL BE PROVIDED IN ACCORDANCE WITH FIRE POLICY A-00-1. THERE IS NO PARKING ALLOWED ALONG MARKET STREET AND MARKET CREEK DRIVE ADJACENT TO THE BUILDING.
- ENTIRE PROJECT WILL BE FIRE SPRINKLED WITH A TYPE I3 SYSTEM.
- POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE BUILDING'S ADDRESS/ACCESS SIDE (IFC 1001.4).
- ALL BUILDINGS WILL BE EQUIPPED WITH A FIRE ALARM SYSTEM SATISFACTORY TO THE FIRE MARSHAL.

**MISC.**

- EACH UNIT SHALL A STORAGE AREA WITH A MIN. VOLUME OF 240 CUBIC FEET WITH A MIN. 1-FOOT HORIZONTAL DIMENSION ALONG ONE PLANE.
- BOTH TANDM PARKING SPACES SHALL BE ASSIGNED TO THE SAME DWELLING UNIT.
- FACILITIES PROVIDED IN THE COMMUNITY BUILDING, INCLUDING THE MULTIPURPOSE ROOM AND KITCHEN, SHALL BE UTILIZED BY RESIDENTS OF THE FACILITY ONLY.
- PORCH STEPS HAVANT ACCESS TO STREET SHALL BE PROVIDED. ACCESS MAY BE DELETED IF INFEASIBLE DUE TO R.O.W. ENCROACHMENT OR VERTICAL ELEVATION.
- THE APPLICANT SHALL PROVIDE AN INTERPRETATIVE URBAN TRAIL ALONG THE PROJECT BOUNDARIES. THE URBAN TRAIL SHALL INCLUDE PUBLIC ART, LANDSCAPING, PEDESTRIAN ORIENTED LIGHTING AND HARDSCAPE IMPROVEMENTS THAT REFLECT THE NATURAL AND CHOLLAS CREEK ENVIRONMENT. THIS ENHANCED URBAN TRAIL SHALL BE CREATED IN LIEU OF A TRAIL SYSTEM ADJACENT TO THE DEVELOPMENT.

**REQUESTED DEVIATIONS**

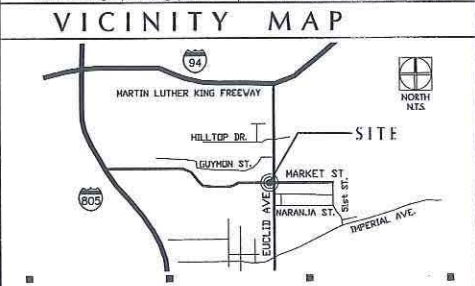
- HEIGHT DEVIATION REQUESTED AS PART OF A PDP PERMIT.
- RESIDENTIAL PARKING DEVIATION REQUESTED FOR FOUR (4) PARKING STALLS AS PART OF A PDP PERMIT.
- CREEK TRAIL DEVIATION FROM THE CHOLLAS CREEK ENHANCEMENT PLAN.

**REQUIRED PERMITS**

- PLANNED DEVELOPMENT PERMIT (PDP) TO DEVIATE FROM HEIGHT AND REQUIRED PARKING.
- SITE DEVELOPMENT PERMIT (SDP) FOR DEVELOPMENT WITHIN THE CPIOZ TYPE-B AREA.
- THE PDP AND THE SDP WILL ALSO BE FOR PDP NO. 360716 AND SDP NO. 616602 (PTS #101002 - AMENDMENT TO PDP AND SE50PD PERMIT NO. 91-0156)
- NEIGHBORHOOD DEVELOPMENT PLAN PERMIT.

**SHEET LEGEND**

1-11 BUILDING NO.	TRASH / RECYCLE ENCLOSURE	KB KEY BOX LOCATION
CM COMMUNITY BLDGS	STANDARD PARKING SPACE - 8' x 18'	SP STANDPIPE CONNECTION, TYP. AT 5A, 5B, AND EXTENDING TO ROOF
INDICATES HANDICAP PATH OF TRAVEL	T TANDM PARKING SPACE - 8' x 36'	FH FIRE HYDRANT LOCATION
RETAINING WALL LOCATION REFER TO CIVIL DRAWINGS	WH VAN HANDICAP PARKING SPACE - 17' x 18' MIN.	P PARKING NUMBER
INDICATES PROPERTY LINE	M MOTORCYCLE PARKING SPACE - 8' x 8' MIN.	SUBTERRANEAN GARAGE AREA INCLUDED IN GFA 0,863 SQ. FT.
INDICATES EASEMENT LINE		
INDICATES SETBACK LINE		



**TROLLEY RESIDENTIAL DEVELOPMENT**  
**JACOBS FOUNDATION**  
 c/o DIAMOND MANAGEMENT, INC.  
 404 N. EUCLID AVENUE SAN DIEGO, CALIFORNIA 92114  
 (619) 527-6161 PH. (619) 298-2399 FAX

**ARCH. SITE PLAN - PODIUM LEVEL**

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
1	2ND SUBMITTAL	10/09/09	1		
2	3RD SUBMITTAL	01/19/10	2		
3	SLIP SHEETS	02/01/10	3		

DATE: MAY 04, 2009  
 SHEET: AS.1  
 SHEET 4 OF 61

**DEVELOPMENT SUMMARY**

**1. SUMMARY OF REQUEST**  
 THE PROPOSED PROJECT IS A 52 UNIT MULTI-FAMILY, AFFORDABLE HOUSING DEVELOPMENT IN SAN DIEGO, CALIFORNIA. IT SHALL BE DESIGNED WITH A SUSTAINABILITY LEVEL OF LEED SILVER. THE DEVELOPMENT SHALL INCLUDE STRUCTURED PARKING, PLAYGROUND, LANDSCAPE AREAS AND A RESIDENTIAL COMMUNITY BUILDING.

**2. STREET ADDRESS**  
 491 MARKET STREET SAN DIEGO, CALIFORNIA 92102  
 (CHECK ONE)  N  S  E  W  
 BETWEEN MARKET STREET AND MARKET CREEK DRIVE

**3. ASSESSORS PARCEL NO.** PARCEL: 548-020-2400

**4. SITE AREA**  
 1.65 Ac. Net  
 1.84 Ac. Gross  
 71,937 Sq. Ft. Net  
 80,200 Sq. Ft. Gross

**5. LEGAL DESCRIPTION:**  
 LOT 1 OF BROOKS SUBDIVISION MAP NO. 6506 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 19, 1984.

**6. DEVELOPMENT REGULATIONS:**  
 ZONING: RM-3-1  
 NOTE: ZONING EFFECTIVE JUNE 11, 2004  
 CPIOZ TYPE B (OVERLAY ZONE)  
 SOUTHEASTERN SAN DIEGO (SESD) COMMUNITY PLAN

**7. RESIDENTIAL DENSITY & UNIT MIX**

Unit A	651 Sq. Ft.	1 Bedroom 1 Bath	= 6 Units
Unit AL	666 Sq. Ft.	1 Bedroom 1 Bath Loft	= 1 Units
Unit B	876 - 894 Sq. Ft.	2 Bedroom 2 Bath	= 20 Units
Unit BL	1,031 - 1,040 Sq. Ft.	2 Bedroom 2 Bath Loft	= 3 Units
Unit C	1,054 - 1,059 Sq. Ft.	3 Bedroom 2 Bath	= 21 Units
Unit CL	1,226 Sq. Ft.	3 Bedroom 2 Bath Loft	= 1 Units
<b>Total</b>			<b>= 52 Units</b>
<b>Residential Density (Units Per Acre)</b>			<b>= 3150 DU/Ac</b>

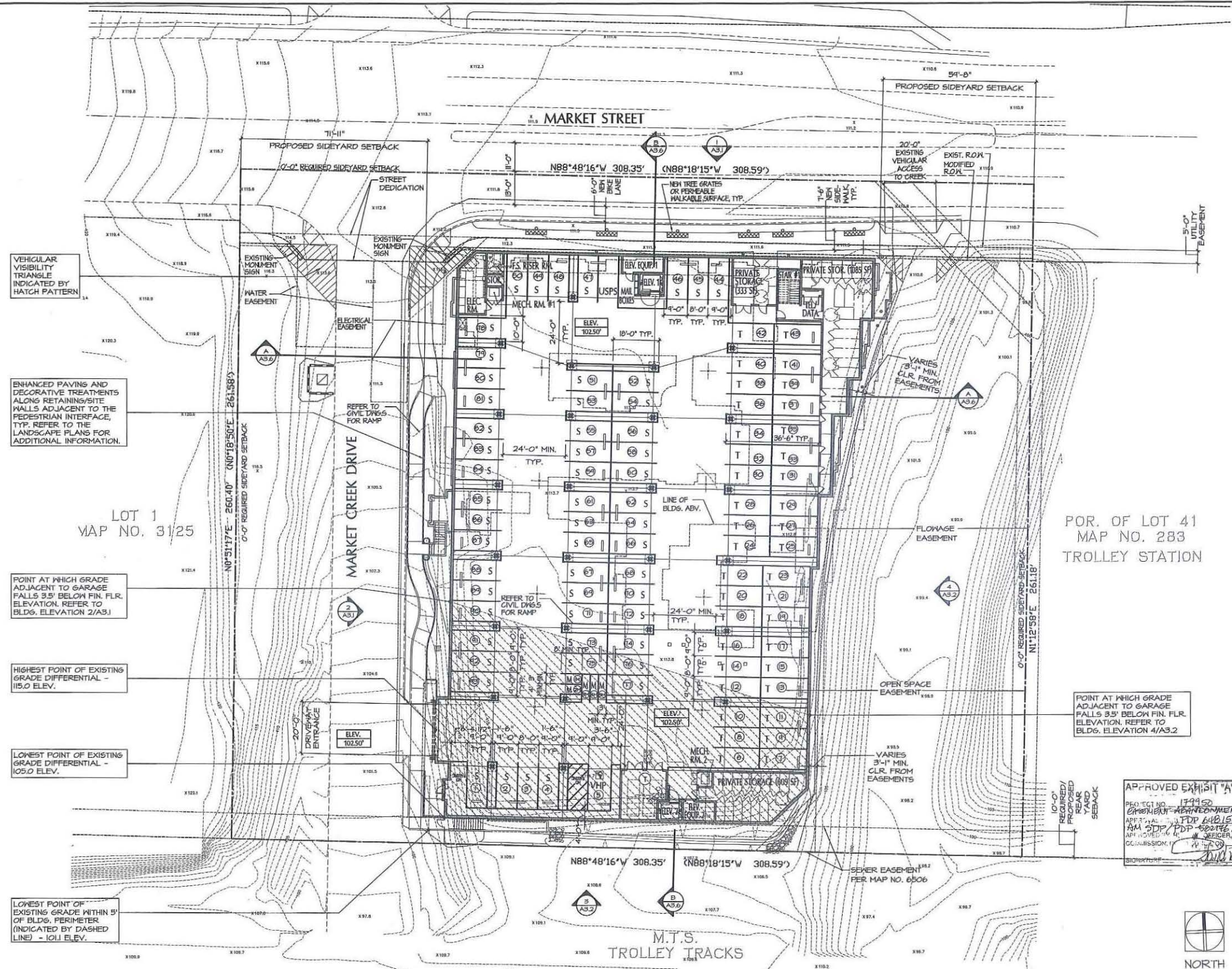
**8. COVERAGE AREA**

Building Area (ground floor)	.46 Ac.	14,985.5 Sq. Ft. (268)
Hardscape Area:	.29 Ac.	12,644.5 Sq. Ft. (178)
Landscaped Area:	.33 Ac.	14,500.0 Sq. Ft. (208)
Chollas Creek:	.34 Ac.	16,200.0 Sq. Ft. (248)
Market Creek Drive:	.36 Ac.	14,880.0 Sq. Ft. (198)
<b>Total Area</b>	<b>1.65 Ac.</b>	<b>71,937.0 Sq. Ft.</b>

**9. BUILDING MIX & FLOOR AREA**

Bldg. Type	No. of Bldgs.	No. of Stories	No. of Units	Type of Const.	Fire Sprink.	Gross Floor Area	Floor Area Ratio
Community	1	1	1	V-A	IB	1,376 Sq. Ft.	
Leasing	1	1	1	V-A	IB	497 Sq. Ft.	
Bldg. I	1	3/4	25	V-A	IB	36,291 Sq. Ft.	
Bldg. II	1	4	24	V-A	IB	32,251 Sq. Ft.	
Phantom Floors**						1,656 Sq. Ft.	
<b>Subtotal</b>	<b>3</b>		<b>52</b>			<b>72,621 Sq. Ft.</b>	<b>1.0</b>
Garage Area (Portion*)	1			III-A	IB	8,763 Sq. Ft.	
<b>Total for FAR Calc.</b>						<b>81,584 Sq. Ft.</b>	<b>1.12</b>
<b>Total Garage Area</b>	<b>1</b>			<b>III-A</b>	<b>IB</b>	<b>8,763 Sq. Ft.</b>	

\* Area Included in GFA calc. per SDMC 113.023(a)(2) & (3) \*\*Per SDMC 113.023(b)(4)



**ARCHITECTURAL SITE PLAN - GARAGE LEVEL**

94 TOTAL PARKING SPACES

DEVELOPMENT NOTES	REQUESTED DEVIATIONS	SHEET LEGEND
<p><b>WATER SAVING FEATURES</b></p> <ol style="list-style-type: none"> <li>TOILETS SHALL BE HIGH EFFICIENCY MODELS (NOT EXCEED 1.28 GALLONS PER FLUSH).</li> <li>RESIDENTIAL KITCHEN SINK FIXTURES SHALL NOT EXCEED 2 GALLONS PER MINUTE.</li> <li>LAVATORIES SHALL NOT EXCEED 1 GALLON PER MINUTE.</li> <li>SHOWER HEADS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE.</li> <li>ANY DISHWASHERS/WASHING MACHINES PROVIDED BY THE DEVELOPER SHALL MEET U.S. ENVIRONMENTAL PROTECTION AGENCY WATER SENSE LABELING REQUIREMENTS.</li> </ol> <p>REFER TO SHEETS A31 THROUGH A35 FOR ADDITIONAL CPIOZ ARCHITECTURAL DESIGN REQUIREMENTS.</p>	<p><b>1. HEIGHT DEVIATION REQUESTED AS PART OF A PDP PERMIT.</b></p> <p><b>2. RESIDENTIAL PARKING DEVIATION REQUESTED FOR FOUR (4) PARKING SPACES AS PART OF A PDP PERMIT.</b></p> <p><b>3. CREEK TRAIL DEVIATION FROM THE CHOLLAS CREEK ENHANCEMENT PLAN.</b></p> <p><b>REQUIRED PERMITS</b></p> <ol style="list-style-type: none"> <li>PLANNED DEVELOPMENT PERMIT (PDP) TO DEVIATE FROM HEIGHT AND REQUIRED PARKING.</li> <li>SITE DEVELOPMENT PERMIT (SDP) FOR DEVELOPMENT WITHIN THE CPIOZ TYPE-B AREA.</li> <li>THE PDP AND THE SDP WILL AMEND PDP NO. 06078 AND SDP NO. 64562 (PTS #10202 - AMENDMENT TO RPD and SESOP PERMIT NO. 99-056).</li> <li>NEIGHBORHOOD DEVELOPMENT PLAN PERMIT.</li> </ol>	<p><b>BUILDING NO.</b></p> <p><b>BUILDING TYPE.</b></p> <p><b>COMMUNITY BLDG.</b></p> <p><b>INDICATES HANDICAP PATH OF TRAVEL</b></p> <p><b>RETAINING WALL LOCATION REFER TO CIVIL DRAWINGS</b></p> <p><b>INDICATES EASEMENT LINE</b></p> <p><b>INDICATES SETBACK LINE</b></p> <p><b>TRASH / RECYCLE ENCLOSURE</b></p> <p><b>BICYCLE RACK CAPACITY AS NOTED</b></p> <p><b>STANDARD PARKING SPACE - 8' x 18'</b></p> <p><b>TANDEM PARKING SPACE - 8' x 30'</b></p> <p><b>VAN HANDICAP PARKING SPACE - 17' x 18' MIN.</b></p> <p><b>MOTORCYCLE PARKING SPACE - 3' x 8' MIN.</b></p> <p><b>KEY BOX LOCATION</b></p> <p><b>STANDPIPE CONNECTION, TYP. AT EA. FL. AND EXTENDING TO ROOF</b></p> <p><b>FIRE HYDRANT LOCATION</b></p> <p><b>PARKING NUMBER</b></p> <p><b>SEMI-ENCLOSED GARAGE AREA INCLUDED IN GFA (8483 SQ. FT.)</b></p>
<p><b>WATER SAVING FEATURES</b></p> <ol style="list-style-type: none"> <li>TOILETS SHALL BE HIGH EFFICIENCY MODELS (NOT EXCEED 1.28 GALLONS PER FLUSH).</li> <li>RESIDENTIAL KITCHEN SINK FIXTURES SHALL NOT EXCEED 2 GALLONS PER MINUTE.</li> <li>LAVATORIES SHALL NOT EXCEED 1 GALLON PER MINUTE.</li> <li>SHOWER HEADS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE.</li> <li>ANY DISHWASHERS/WASHING MACHINES PROVIDED BY THE DEVELOPER SHALL MEET U.S. ENVIRONMENTAL PROTECTION AGENCY WATER SENSE LABELING REQUIREMENTS.</li> </ol> <p>REFER TO SHEETS A31 THROUGH A35 FOR ADDITIONAL CPIOZ ARCHITECTURAL DESIGN REQUIREMENTS.</p>	<p><b>1. BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY WILL BE PROVIDED PER FHPS POLICY P-00-6 (MFC 401.4.4).</b></p> <p><b>2. FIRE ACCESS ROADWAY SIGNS OR RED CURBS WILL BE PROVIDED IN ACCORDANCE WITH FHPS POLICY A-00-1. THERE IS NO PARKING ALLOWED ALONG MARKET STREET AND MARKET CREEK DRIVE ADJACENT TO THE BUILDING.</b></p> <p><b>3. ENTIRE PROJECT WILL BE FIRE SPRINKLED WITH A TYPE 1B SYSTEM.</b></p> <p><b>4. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE BUILDING'S ADDRESS/ACCESS SIDE (MFC 1001.4).</b></p> <p><b>5. ALL BUILDINGS WILL BE EQUIPPED WITH A FIRE ALARM SYSTEM SATISFACTORY TO THE FIRE MARSHAL.</b></p>	<p><b>BUILDING NO.</b></p> <p><b>BUILDING TYPE.</b></p> <p><b>COMMUNITY BLDG.</b></p> <p><b>INDICATES HANDICAP PATH OF TRAVEL</b></p> <p><b>RETAINING WALL LOCATION REFER TO CIVIL DRAWINGS</b></p> <p><b>INDICATES EASEMENT LINE</b></p> <p><b>INDICATES SETBACK LINE</b></p> <p><b>TRASH / RECYCLE ENCLOSURE</b></p> <p><b>BICYCLE RACK CAPACITY AS NOTED</b></p> <p><b>STANDARD PARKING SPACE - 8' x 18'</b></p> <p><b>TANDEM PARKING SPACE - 8' x 30'</b></p> <p><b>VAN HANDICAP PARKING SPACE - 17' x 18' MIN.</b></p> <p><b>MOTORCYCLE PARKING SPACE - 3' x 8' MIN.</b></p> <p><b>KEY BOX LOCATION</b></p> <p><b>STANDPIPE CONNECTION, TYP. AT EA. FL. AND EXTENDING TO ROOF</b></p> <p><b>FIRE HYDRANT LOCATION</b></p> <p><b>PARKING NUMBER</b></p> <p><b>SEMI-ENCLOSED GARAGE AREA INCLUDED IN GFA (8483 SQ. FT.)</b></p>

**VICINITY MAP**

**TROLLEY RESIDENTIAL DEVELOPMENT**  
**JACOBS FOUNDATION**  
 c/o DIAMOND MANAGEMENT, INC.  
 404 N. EUCLID AVENUE SAN DIEGO, CALIFORNIA 92114  
 (619) 527-6161 PH. (619) 298-2399 FAX

**ARCH. SITE PLAN - GARAGE LEVEL**

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
1	2ND SUBMITTAL	10/26/09	A		
2	3RD SUBMITTAL	01/19/10	A		
3	SLIP SHEETS	02/01/10	A		

DATE: MAY 09, 2009 SHEET: AS.2 SHEET 5 OF 61

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY & THE PROPERTY OF RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. UNLESS OTHERWISE NOTED. THESE DRAWINGS ARE THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONNECTIONS WITH THE PROPOSED PROJECT. NONE OF SUCH (SCALE, RESOLVE, DIMENSIONS) OF PLANS SHALL BE USED WITHOUT THE WRITTEN PERMISSION OF RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

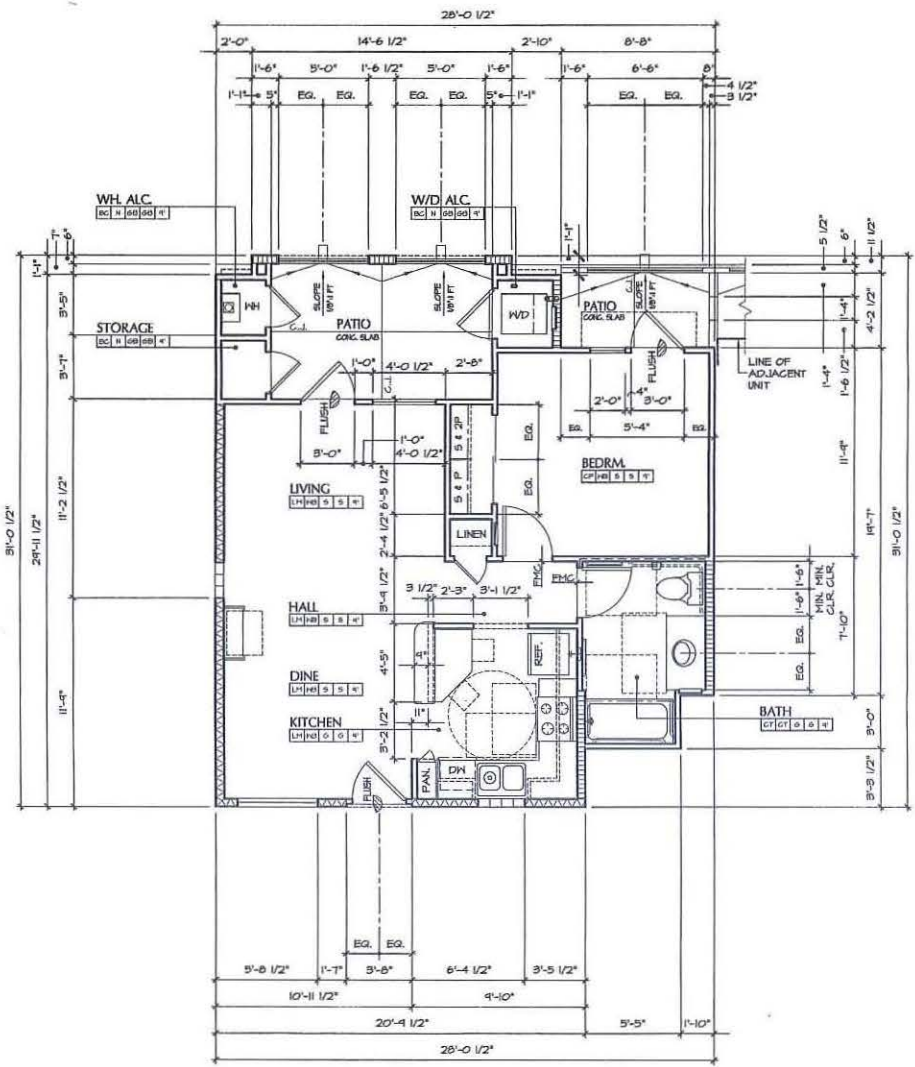
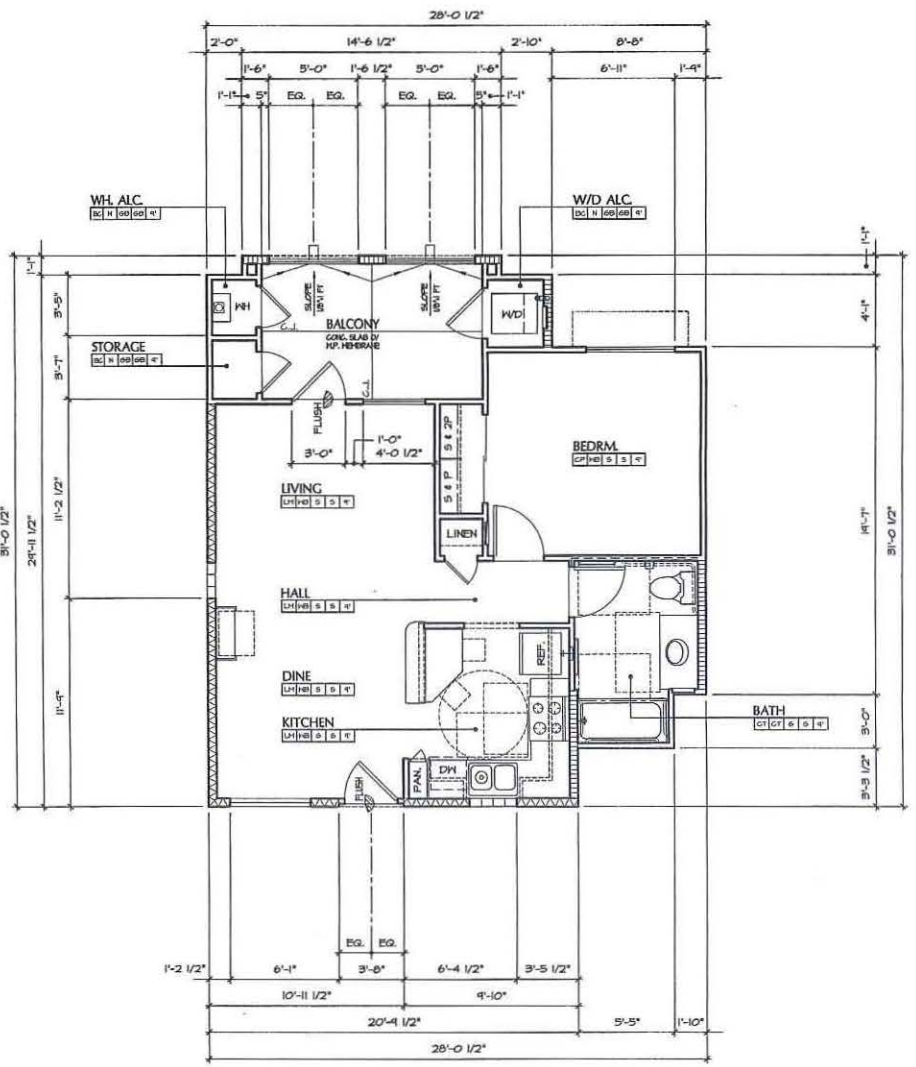
**PLAN SHEET LEGEND**

[Symbol]	2x4 STUD WALL	[Symbol]	HALL W/ BATT SOUND ATTENUATION INSULATION
[Symbol]	2x6 STUD WALL	[Symbol]	NOTES CEILING HT.
[Symbol]	2x6 HALL WITH STAGGERED STUDS	[Symbol]	INDICATES HANDICAP STAINLESS STEEL GRAB BAR, FLOOR OR WALL-MOUNTED PER PLANS
[Symbol]	INDICATES TOILET PAPER DISPENSER LOCATION AT 24" FROM W.R. PLR. 2" FROM CABINET EDGE	[Symbol]	INDICATES 24" TONEIL BAR SEE SHEET NOTE NO. 10.
[Symbol]	INDICATES DIRECTION OF SLIDING DOOR OR WINDOW PANEL	[Symbol]	INDICATES FLOOR DRAIN LOCATION
[Symbol]	INDICATES RECESSED MEDICINE CABINET (MCO) BY SINGER MODEL NO. 8050PM TYP. MODEL NO. 835-30 M1 AT LIMITED HALL SPACE SEE SHEET NO. 8.	[Symbol]	INDICATES FURRED CL6. AREA TO 8'-0" CLR. UNO.
[Symbol]	INDICATES SINKER HEAD AT 60" MAX. HT.	[Symbol]	INDICATES AREA OF UNIT FLOOR IDENTICAL TO REFERENCED UNIT PLAN FOR TYP. NOTES DPEL. & DETAILS.

**PLAN FINISH SCHEDULE LEGEND**

ROOM NAME	ROOM	CEILING HEIGHT	N	NONE	X	PER OWNER
FLOOR MATERIAL		CEILING MATERIAL				
		BASE MATERIAL				
CT CERAMIC TILE, PER SPEC.S	BC BROOD FINISH CONC.	F				
CP CARPET W/ PAD, PER SPEC.S	DK WATERPROOF DECK TOPPING, PER SPEC.S	S				
SV SHEET VINYL, PER SPEC.S	ST STUCCO FINISH	6				
LH HD. TEXTURED LAMINATE FLOORING, PER SPEC.S	HB 6" MOOD BASE PRIME D PAINTED PER SPEC.S					

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REFERENCED BY THIS DRAWING ARE OWNED BY & THE PROPERTY OF RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. & WERE CREATED, EVOLVED & DEVELOPED FOR USE ON & IN CONNECTION WITH THE SPECIFIC PROJECT. NOISE OF ANY DESIGN, DESIGNER, ARCHITECT, ENGINEER, CONTRACTOR OR OTHER PARTY SHALL BE RESPONSIBLE FOR ALL VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. PERMISSION OF RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ALL VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.



**UNIT A1.2**

1 BEDROOM • 1 BATH  
 NOTE: FOR TYP. NOTES, DIMS. AND DETAILS REFER TO UNIT A1J - FLOOR PLAN

ALL DWELLING UNITS ARE ADAPTABLE AND ACCESSIBLE UNITS

**UNIT A1.2**

SPACE	SQ. FOOTAGE
LIVING AREA	651.1 S.F.
SUB-TOTAL	651.1 S.F.

**ACCESSORY AREAS**

SPACE	SQ. FOOTAGE
COVERED PATIO / BALG.	102.4 S.F.
PH CLOSET	10.5 S.F.
STORAGE	11.0 S.F.
WASHER-DRYER	16 S.F.
SUB-TOTAL	139.9 S.F.

TOTAL	791.0 S.F.
OPEN TO SKY PATIO/BALG.	0 S.F.
POP-OUTS	0 S.F.

SECOND FLOOR UNIT  
 SCALE: 1/4" = 1'-0"

**UNIT A1.1**

1 BEDROOM • 1 BATH  
 NOTE: FOR TYP. NOTES, DIMS. AND DETAILS REFER TO UNIT A1J - FLOOR PLAN

ALL DWELLING UNITS ARE ADAPTABLE AND ACCESSIBLE UNITS

**UNIT A1.1**

SPACE	SQ. FOOTAGE
LIVING AREA	651.1 S.F.
SUB-TOTAL	651.1 S.F.

**ACCESSORY AREAS**

SPACE	SQ. FOOTAGE
COVERED PATIO / BALG.	102.4 S.F.
PH CLOSET	10.5 S.F.
STORAGE	11.0 S.F.
WASHER-DRYER	16 S.F.
SUB-TOTAL	139.9 S.F.

TOTAL	791.0 S.F.
OPEN TO SKY PATIO/BALG.	42.01 S.F.
POP-OUTS	0 S.F.

FIRST FLOOR UNIT  
 SCALE: 1/4" = 1'-0"

**ACCESSIBLE UNITS NOTES**

MIN. REQUIREMENTS	COMMENTS	MIN. REQUIREMENTS	COMMENTS
NUMBER OF UNITS	SEE ARCH. SHE. SHT. A5.1	FRONT DR. PEEP HOLES	TWO (2), SEE SHT. BC.1
GRAB BARS	INSTALL PER TENANT'S REQUEST	FRONT-FREE, INSTALL PER TENANT'S REQUEST	
SHOWER HOSE	INSTALL PER TENANT'S REQUEST	WIRE FALLS ON CABT. DOORS	BROOD GRCHLE INSTALL PER PLANS
KITCHEN SINK	REAR CORNER DISCHARGE OR OFF-SITE DRAIN PER PLUMBING PLANS	HEARING IMPAIRED DEVICE	VISUAL LIGHT ON DR. CHIME VISUAL LIGHT FOR SMOKE DETECTORS VISUAL LIGHT FOR ALARM F. SMO.
KIT. REPOSITIONABLE SINK	INSTALL PER PLANS	TONEIL BAR HORIZONS RE.	ONE AT 40" AFF. AT ACCESSIBLE BATH
6" BREAD BOARDS	TWO (2), INSTALL PER PLANS	INSTALL PER SHT. 6A.2 & INT. ELEV.	
WATER CLOSET SEAT 8" AFF.	INSTALL PER SHT. 6A.2	RANGE/OVEN	FRONT CONTROLS, SELF-CLEANING, INSTALL PER TENANT'S REQUEST
IN-TUB SEAT	INSTALL PER TENANT'S REQUEST	RANGE HOOD	42" WIDE W/ ELEC. WALL SWITCH, INSTALL PER PLANS
HIGH DENSITY PAD OR DIRECT CONTACT AT CARPET	INSTALL PER PLANS		

**ADDITIONAL REQUIREMENTS:**

- REFER TO ARCHITECTURAL SHEETS 6A.2, 6A.3 AND 6A.4 FOR ADDITIONAL REQUIREMENTS.
- SEPARATE VISUAL ALARMS SHALL BE PROVIDED FOR EACH DEVICE.
- VERIFY W/ OWNER ANY ADDITIONAL ACCESSIBILITY REQUIREMENTS & INSTALLATIONS PRIOR TO CONSTRUCTION.
- THE FIRE ALARM SYSTEM SHALL HAVE HORIZONTAL NOTIFICATION IN THE HANDICAP APARTMENTS.
- UNITS DESIGNATED FOR HEARING AND VISION IMPAIRED SHALL HAVE A TELEPHONE JACK SYSTEM INTERFACE HIRING CAPABLE OF SUPPORTING VOICE AND TTY CONVERSATION WITH PUBLIC USE SYSTEM. AN ELEC. OUTLET TO BE PROVIDED AS TO PHONE JACK.
- UNITS DESIGNATED FOR HEARING AND VISION IMPAIRED SHALL HAVE SWITCH AND OUTLET COVER PLATE IN COLOR CONTRASTING COLOR FROM WALLS.

APPROVED EXHIBIT "A"  
 PROJECT NO. 17995D  
 ERASED UNIT ABANDONMENT 7/7/56  
 APPLICANT: JACOBSON DEVELOPMENT  
 AM PDP SHT. 6A.116, 6A.117, 6A.118, 6A.119, 6A.120  
 APPROVED BY: HEARING OFFICER, PLANNING  
 COMMISSION CITY COUNCIL ON 5-22-10  
 SIGNATURE: *Diana Jansley*

**TROLLEY RESIDENTIAL DEVELOPMENT**  
**JACOBS FOUNDATION**  
 c/o DIAMOND MANAGEMENT, INC.  
 404 N. EUCLID AVENUE SAN DIEGO, CALIFORNIA 92114  
 (619) 527-6161 PH. (619) 298-2399 FAX

**UNIT A1 - FLOOR PLANS**

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
1	2ND SUBMITTAL	10/06/09	1		
2	3RD SUBMITTAL	01/19/10	2		

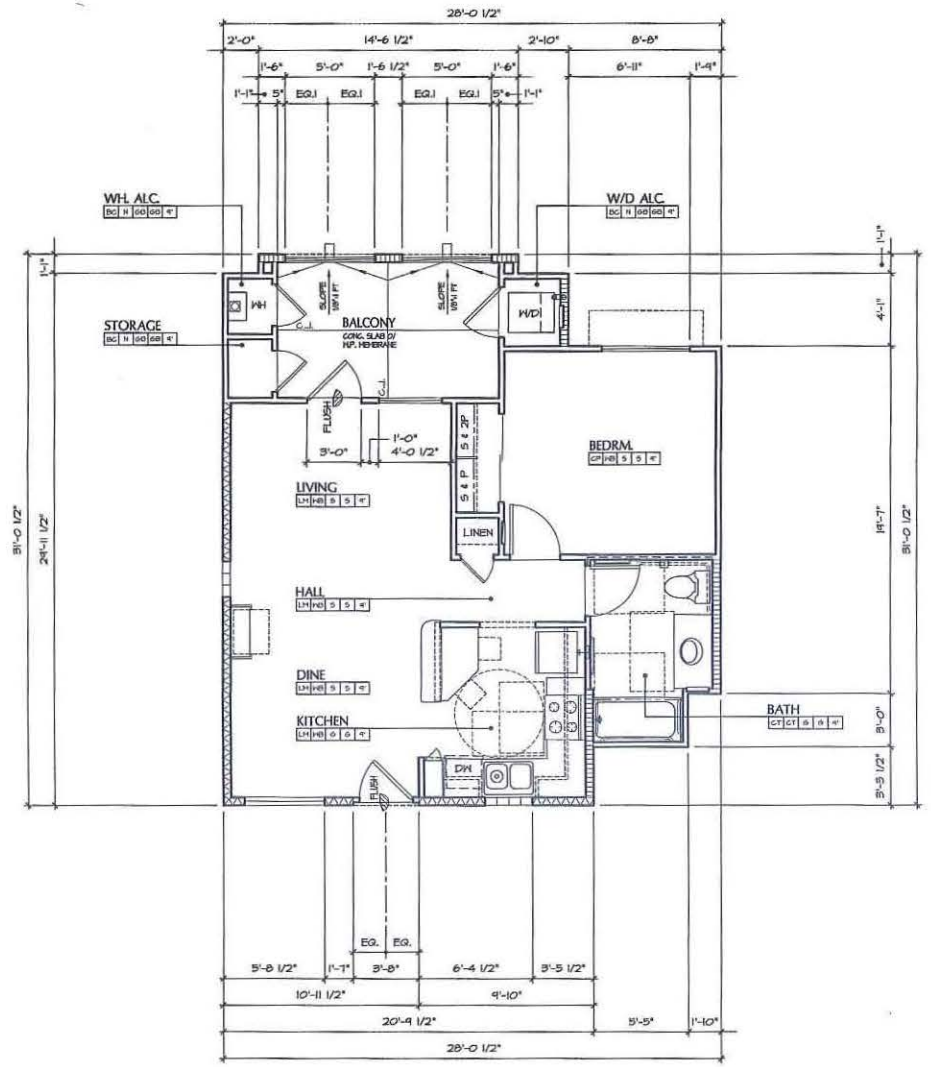
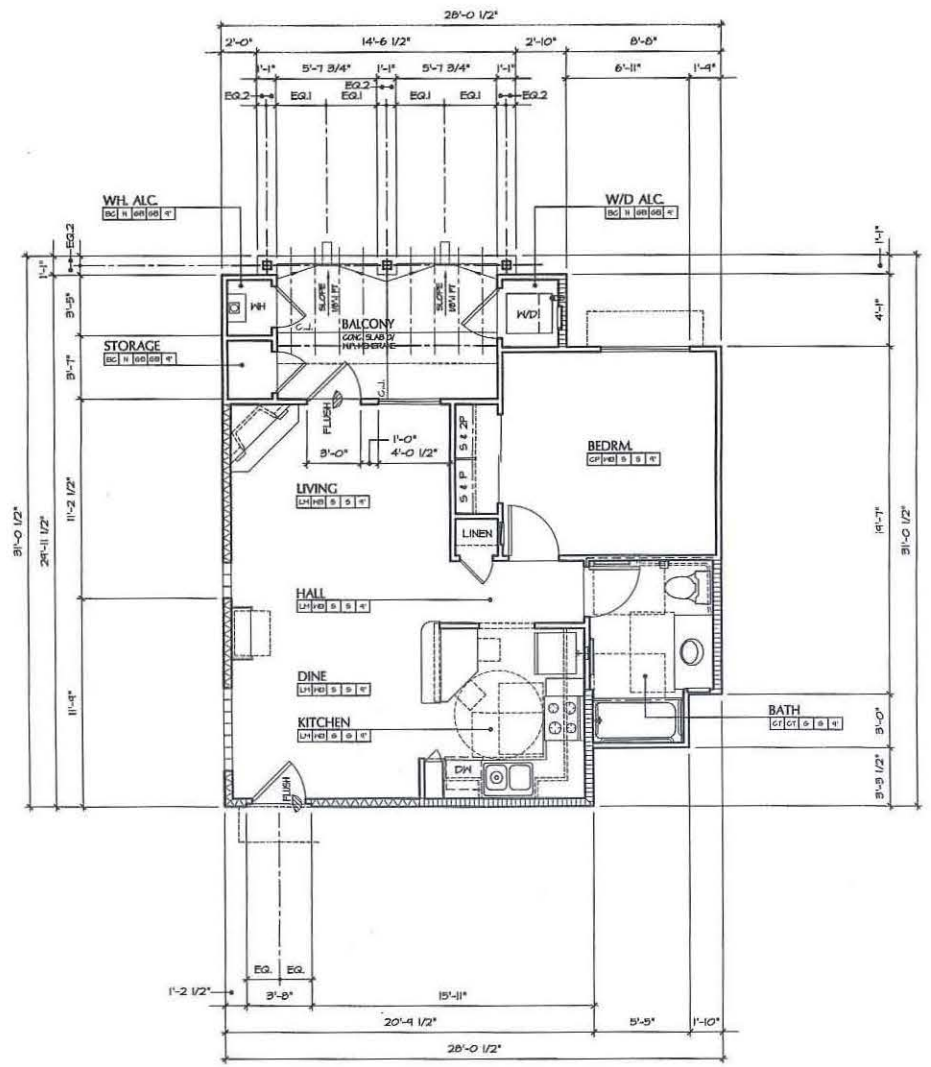
DATE: MAY. 09, 2009 SHEET: A0.1  
 JOB NO.:  
 DRAWN:  
 CHECKED:  
 SHEET 6 OF 61

**PLAN SHEET LEGEND**

	2x4 STUD WALL		HALL W/ BATT SOUND ATTENUATION INSULATION
	2x6 STUD WALL		NOTES CEILING HT.
	2x6 HALL WITH STAGGERED STUDS		INDICATES HANDICAP STAIRLESS STEEL GRAB BAR FLOOR OR WALL MOUNTED PER PLANS
	INDICATES TOILET PAPER DISPENSER LOCATION AT 24" FROM R/L FLR. 2" FROM CABINET EDGE		INDICATES 24" TOWEL BAR SEE SHEET NOTE NO. 10
	INDICATES DIRECTION OF SLIDING DOOR OR WINDOW PANEL		INDICATES FLOOR DRAIN LOCATION
	INDICATES RECESSED HINGED CABINET (H/C) BY FINISH MODEL NO. 88994 TYP. MODEL NO. 25-36 W/ AT LIMITED WALL SPACE SEE SHEET NOTE 15		INDICATES FURRED C.I.G. AREA TO 8'-0" CLR. UNLO.
	INDICATES SHOWER HEAD AT 68" MAX. HT.		INDICATES AREA OF WET PLAN IDENTICAL TO REFERENCED UNIT PLAN FOR TYP. NOTES, DIMS. & DETAILS

**PLAN FINISH SCHEDULE LEGEND**

ROOM NAME	ROOM	CEILING HEIGHT	N	NONE	X	PER OWNER
FLOOR MATERIAL		CEILING MATERIAL	6B	6TP. BD. TAPED/PANED.	1	GOAT PAINT, PER SPECS
BASE MATERIAL		MALL FINISH	F	6TP. BD. LIGHT ORANGE PEEL TEXTURE & FLAT LATEX PAINT PER SPECS		
CT CERAMIC TILE, PER SPECS	BC	BROOM FINISH CONG.	5	6TP. BD. LIGHT ORANGE PEEL TEXTURE & SEMI-GLOSS ENAMEL PAINT PER SPECS		
CP CARPET W/ PAD, PER SPECS	DK	WATERPROOF DECK TOPPING, PER SPECS.	6	6TP. BD. LIGHT ORANGE PEEL TEXTURE & GLOSS ENAMEL PAINT PER SPECS		
SV SHEET VINYL, PER SPECS	ST	STUCCO FINISH				
LM NO. TEXTURED LAMINATE FLOORING, PER SPECS.	WB	6" HOOD BASE FINED & PAINTED PER SPECS.				



**UNIT A1.4**

STUDIO + 1 BATH  
 NOTE: FOR TYP. NOTES, DIMS. AND DETAILS REFER TO UNIT A1 - FLOOR PLAN

ALL DWELLING UNITS ARE ADAPTABLE AND ACCESSIBLE UNITS

**UNIT A1.4**

SPACE	SQ. FOOTAGE
LIVING AREA	651.1 SF.
SUB-TOTAL	651.1 SF.

**ACCESSORY AREAS**

SPACE	SQ. FOOTAGE
COVERED PATIO / BALC.	0 SF.
WH CLOSET	10.5 SF.
STORAGE	11.0 SF.
WASHER-DRYER	16 SF.
SUB-TOTAL	37.5 SF.

<b>TOTAL</b>	<b>688.62 SF.</b>
OPEN TO SKY PATIO/BALC.	102.4 SF.
POP-OUTS	0 SF.

**THIRD FLOOR UNIT**  
 SCALE: 1/4" = 1'-0"

**UNIT A1.3**

STUDIO + 1 BATH  
 NOTE: FOR TYP. NOTES, DIMS. AND DETAILS REFER TO UNIT A1 - FLOOR PLAN

ALL DWELLING UNITS ARE ADAPTABLE AND ACCESSIBLE UNITS

**UNIT A1.3**

SPACE	SQ. FOOTAGE
LIVING AREA	651.1 SF.
SUB-TOTAL	651.1 SF.

**ACCESSORY AREAS**

SPACE	SQ. FOOTAGE
COVERED PATIO / BALC.	102.4 SF.
WH CLOSET	10.5 SF.
STORAGE	11.0 SF.
WASHER-DRYER	16 SF.
SUB-TOTAL	139.9

<b>TOTAL</b>	<b>791.0 SF.</b>
OPEN TO SKY PATIO/BALC.	0 SF.
POP-OUTS	0 SF.

**THIRD FLOOR UNIT**  
 SCALE: 1/4" = 1'-0"

APPROVED EXHIBIT "A"  
 PROJECT NO. 179952  
 EMPLOYMENT ABANDONMENT #7558  
 APPROVED BY: [Signature]  
 AM RDP / S DP 5/21/06/6/19/07  
 APPROVED BY: [Signature]  
 COMMISSIONER / COUNCILMAN 3-22-10  
 SIGNATURE: [Signature]

**TROLLEY RESIDENTIAL DEVELOPMENT**  
**JACOBS FOUNDATION**  
 c/o DIAMOND MANAGEMENT, INC.  
 404 N. EUCLID AVENUE SAN DIEGO, CALIFORNIA 92114  
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**UNIT A1 - FLOOR PLANS**

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
1	2ND SUBMITTAL	10/06/09	1		
2	3RD SUBMITTAL	01/19/10	2		



DATE: MAY, 09, 2009 SHEET: A0.2  
 JOB NO.:  
 DRAWN:  
 CHECKED:  
 SHEET 7 OF 81

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