



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** October 24, 2013 **REPORT NO.** PC-13-117

**ATTENTION:** Planning Commission, Agenda of October 31, 2013

**SUBJECT:** THETA CHI FRATERNITY HOUSE - PROJECT NO. 294158  
Process 4

**REFERENCE:** College Area Community Plan -  
<http://www.sandiego.gov/planning/pdf/commplans/colleagearea/cacpfullversion.pdf>

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

**OWNER/  
APPLICANT:** Gamma Theta Alumni Association of Theta Chi Fraternity, Inc.

### SUMMARY

**Issue(s):** Should the Planning Commission approve the demolition of two single family residential units and construction of a new three-story fraternity house with underground parking on a 0.35-acre site located at 5505 and 5526 Lindo Paseo within the College Area Community Plan?

**Staff Recommendation:** Approve Conditional Use Permit No. 1067509, Planned Development Permit No. 1185109, and Neighborhood Development Permit No. 1202242.

**Community Planning Group Recommendation:** On January 9, 2013, the College Area Community Planning Board voted 16-0-0, on consent, to recommend approval of the project with no conditions (Attachment 9).

**Environmental Review:** The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332, In-fill Development Projects (Attachment 7). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 12, 2013, and the opportunity to appeal that determination



ended July 25, 2013.

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

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** The project proposes to demolish two single family residential units and to construct a new three-story, 24-room fraternity house with underground parking on a 0.35-acre site. The College Area Community Plan designates the site for high-density residential development at of 45-75 dwelling units per acre, or 16-26 units allowed on this 0.35-acre site. The Community Plan also specifically designates the site for fraternity housing or uses that could be converted to fraternity housing. This project is exempt from the inclusionary housing ordinance.

## **BACKGROUND**

The 0.35-acre urban infill project site is located at 5505 and 5526 Lindo Paseo, on the south side of Lindo Paseo between 55th Street and Campanile Drive within the College Area Community Plan, the College Area Redevelopment Project Plan Area and the Campus Parking Impact Overlay Zone. The site is zoned RM-3-9, which allows multi-family development at a rate of one unit per 600 square-feet of lot area, or 26 units allowed on this 15,337 square-foot site. The College Area Community Plan designates the site for high-density residential development at a density of 45-75 dwelling units per acre, or 16-26 units allowed on this site.

The Community Plan also designates this site for fraternity housing and uses which are intended to serve fraternity residents, or multi-family uses which are convertible to sorority or fraternity use. In addition to the College Area Community Plan, applicable policy documents for this site include the College Community Redevelopment Master Project Plan and the Core Subarea Design Manual.

The project site is relatively flat and is currently developed with two single-family residences that will be demolished. The site is bordered by one-story single-family structure to the east, which is currently utilized as fraternity housing, and a parking structure to the west, across 55<sup>th</sup> Street. The properties to the south of the project site, across the existing alley right-of-way, are developed with three- to four-story multi-family housing units. The properties to the north on the opposite side of Lindo Paseo include multi-family structures.

The College Area Community Plan (CACP) was last amended by the City Council on August 3, 2002, and reflects the long range goals of this site being devoted to fraternity use. The CACP references the College Community Redevelopment Project (CCRP), and requires the creation of a Master Project Plan to implement the College Area Community Plan and the College Community Redevelopment Project, as well as aid in the redevelopment of five subareas surrounding San Diego State University. The Master Project Plan (MPP) for the College Community Redevelopment Project was approved by the City Council on October 12, 1993. This project site is within the "Core Subarea" of the CCRP. The Core Subarea Design Manual was adopted by the City Council on August 12, 1997. Both the MPP and Core Subarea Design

Manual contain guidelines and regulations regarding the development of this project site.

## **DISCUSSION**

### **Project Description:**

The applicant proposes to demolish two existing one-story, single family residences and to construct an approximately 15,120 square-foot, three-story fraternity house over parking consisting of 24 bedrooms (one resident house monitor single bedroom), common-areas including study/meeting/TV/storage rooms and a central kitchen. The structure would house 38 fraternity members and one resident manager. The project would also include an approximately 3,290 square-foot open patio and deck areas. Condition No. 28 of the project permit would limit one outdoor activity or social event (in addition to the event hours) on the premises per week during times when the university is in session.

The project would provide 26 subterranean parking spaces (22 tandem spaces) and 7 surface off-street parking spaces accessed from the alley right-of-way at the rear of the site. The site is located within the Core Sub-Area portion of the MPP and within the Campus Parking Impact Area, and the required parking ratio is 0.58 parking spaces per bed for fraternity projects. Pursuant to Condition No. 26, the project is required to maintain a minimum of 28 automobile spaces (including 2 van accessible spaces), 3 motorcycle spaces, and 9 bicycle spaces with racks on the site as required by the MPP and Land Development Code. However, the applicant is providing 33 automobile spaces (including 2 van accessible spaces), 3 motorcycle spaces, and 31 bicycle spaces with racks.

Construction of the subterranean parking garage would require the excavation of approximately 2,515 cubic yards of earth with approximately 2,505 cubic yards to be exported offsite. The maximum excavation depth would be approximately 11 feet with a maximum retaining wall height of 10 feet, all of which would be interior to the parking garage and not visible from outside the structure.

The maximum height of the three-story structure over parking garage would be approximately 52 feet, which complies with the 60-foot maximum height allowance in the RM-3-9 Zone and is similar to the height of the three- to four-story multi-family development located north and south of the project site. With the exception of the requested yard setbacks deviation the project meets all of the applicable development and design standards for the RM-3-9 Zone, the Community Plan and the MPP.

The building would feature a stucco finish with stone veneer and multiple offsetting planes to provide visual interest and reduce the bulk of the structure. The tiled roof would be a hipped design with exposed rafter tails and a trellis above the first floor open deck area. Also incorporated into the building design is the landscaping which will continue to define the residential look of Lindo Paseo with a pattern of non-continuous sidewalks and a decorative tile parkway with grated street trees located within, as envisioned in the Community Plan.



## **Required Permits:**

As described in San Diego Municipal Code (SDMC) section 131.0422, Use Regulations Table for Residential Zones, the development of a fraternity house in the RM-3-9 Zone requires the approval of a Conditional Use Permit. In order to allow the requested front yard, street side yard, and side yard setback deviations, the approval of a Planned Development Permit is required as described in Section 143.0402 of the Municipal Code, When Planned Development Permit Regulations Apply. The project would also require the approval of a Phased Project Redevelopment Permit (PPRP), as described in the MPP. Because the PPRP is not a defined permit within the SDMC, the Planned Development Permit included with this project functions to implement this requirement. Finally, the applicant requests to incorporate tandem parking spaces in the development, although outside of the City's Tandem Parking Overlay Zone area. Pursuant to SDMC section 132.0905(a)(5), tandem parking may be allowed with a Neighborhood Development Permit to count tandem parking as two parking spaces toward the off-street parking requirement in any location not provided for in SDMC section 132.0905(a)(1) through (4).

## **Requested Deviations:**

- Yard Setbacks - The project includes a request to deviate within the RM-3-9 Zone regulations with the side yard setback of 7.5 feet where 12.5 feet is required; street side yard setback along 55<sup>th</sup> Street with 15 feet where 20 feet is required; and front yard setback along Paseo Lindo with 0 feet (on property line) where 10 feet is required, which is allowed with the approval of a Planned Development Permit. The RM-3-9 Zone allows projects such as this to utilize a split front yard setback, with up to 50 percent of the width of the building allowed to observe a 10-foot front yard setback provided the remaining percentage of the building observes a 20-foot front yard setback.

Although the development's base zone regulations require a greater setback requirements than proposed, the development is consistent with the adopted MPP which states, in part, "Generally buildings are to be sited at or ten feet of the property line"... and "As main entry points into the College Community and the University area, 55<sup>th</sup> Street, Montezuma Road, and College Avenue should be developed to promote a strong visual image, with structures located close to the street and high pedestrian activity level"... The proposed project would meet the recommendations in the community plan, MPP, and the Core Sub Area Design Guidelines to create and locate additional student housing within close proximity to the San Diego State University campus and to develop strong pedestrian orientation between the university campus and new residential development. City staff is supportive of the requested setback deviations.

- Tandem Parking - The project proposes tandem parking outside of the Tandem Parking Overlay Zone area. Pursuant to the MPP, the minimum required parking rate for the proposed project is 0.58 spaces per bed or resident. The fraternity housing development with a maximum of 45 beds and a single bedroom resident house monitor unit requires 28 automobile spaces, 3 motorcycle spaces, and 9 bicycle spaces. The project will provide 33 automobile spaces of which 22 of the automobile spaces will be tandem parking



within the development's subterranean parking area. The practice of allowing tandem parking with conditions, specifically for fraternity/sorority housing developments within the Core Subarea's Residential District of the MPP, has been successful and supported by the City of San Diego. Consistent with SDMC section 126.0402(n) and to count tandem parking spaces as two parking spaces towards the off-street parking requirement, the project's Neighborhood Development Permit contains a specific condition requiring the fraternity's Resident House Monitor to have key access to all garaged cars in order to facilitate any movement of cars related to the proposed tandem parking arrangement. Therefore and as conditioned, City staff supports the use of tandem parking at this location.

### **Community Plan Analysis:**

The College Area Community Plan designates the proposed project site for fraternity use with a density of 45 to 75 dwelling units per acre and a maximum allowable height of 12 stories. This designation supports the proposed three-story over parking garage, 24-bedroom fraternity house and fulfills the goals of the community plan to locate Greek housing within close proximity of San Diego State University.

The proposed project helps to carry out the community plan's objectives to promote a "community campus" by increasing new student housing and providing strong pedestrian orientation between students' residences, the university, and existing retail uses. The proposed project is oriented along Lindo Paseo to encourage pedestrian access from the street. The pedestrian environment is enhanced through a well marked entrance with shade producing trees, a non-contiguous sidewalk and a shallow setback that locates the residence closer to the sidewalk. In addition, the proposed project provides a bicycle storage area in the underground parking structure to support bicycling as an alternative form of transportation. These elements and the project's convenient location should facilitate the reduction of vehicle trips and reduce local traffic congestion, fulfilling yet another community plan objective.

In addition, the project includes a recreation room and open patio area which complies with the community plan recommendation to provide residents on-site recreational facilities. And as students of the university, future residents will also have the opportunity to use the various on-campus recreational facilities.

### **Conclusion:**

In summary, City staff finds that the project is consistent with the recommended land use, design guidelines and development regulations in effect for this site per the adopted College Area Community Plan, MPP, Core Subarea Design Manual, and the RM-3-9 Zone. Staff is supportive of the requested setback deviations, which is allowed through the Planned Development Permit process, and allowing tandem parking outside of a Tandem Parking Overlay Zone area through the Neighborhood Development Permit process. Draft permit conditions have been prepared for this project and all of the findings required to approve the project can be made and are included in the draft resolution.

## ALTERNATIVES

1. **Approve** Conditional Use Permit No. 1067509, Planned Development Permit No. 1185109, and Neighborhood Development Permit No. 1202242, **with modifications.**
2. **Deny** Conditional Use Permit No. 1067509, Planned Development Permit No. 1185109, and Neighborhood Development Permit No. 1202242, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



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Mike Westlake  
Acting Deputy Director  
Development Services Department



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Tim Daly  
Project Manager  
Development Services Department

WESTLAKE/TPD

Attachments:

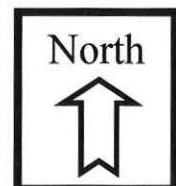
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Plans
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology

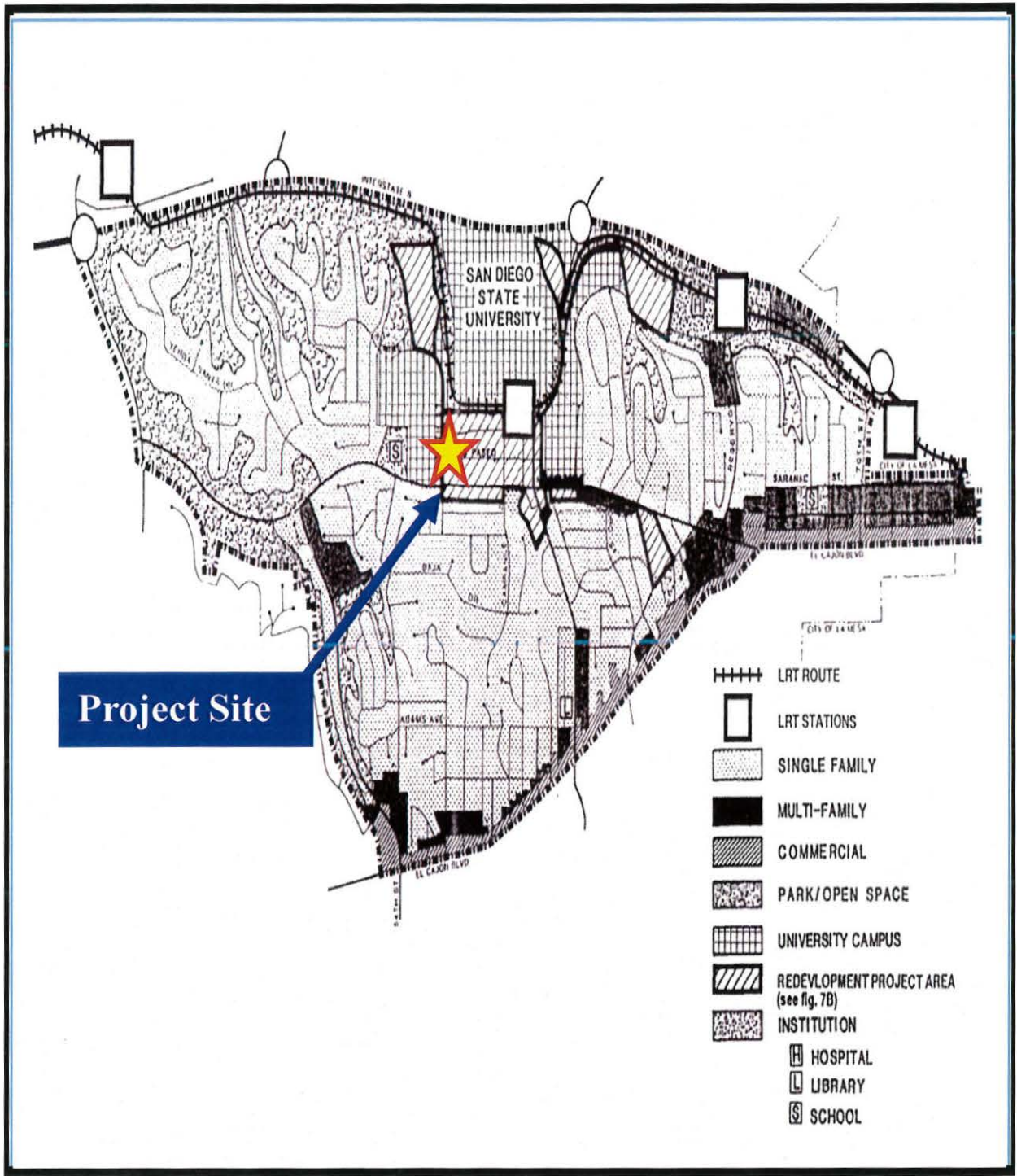




## Aerial Photo

Theta Chi Fraternity House, Project No. 294158  
5505 and 5526 Lindo Paseo



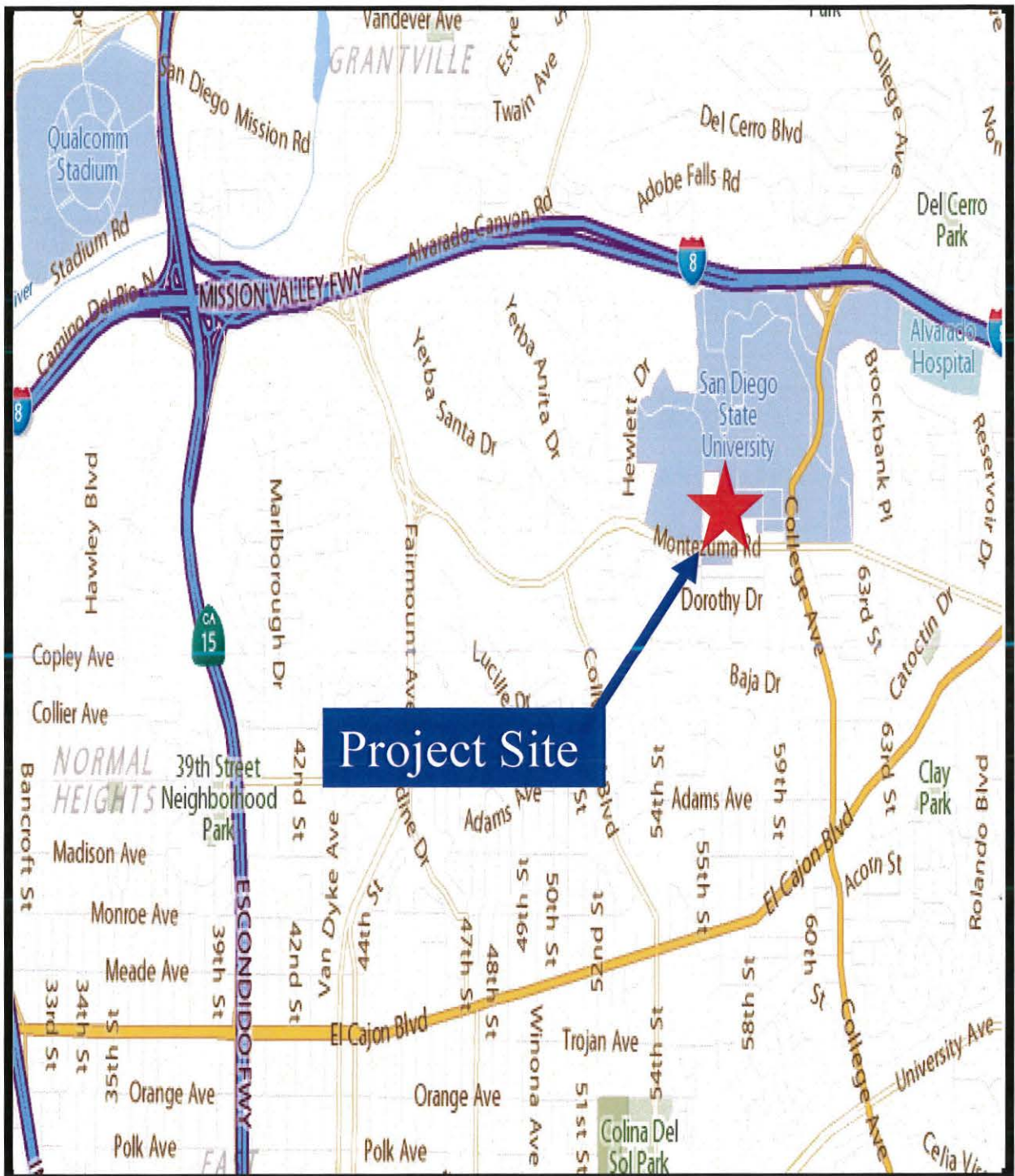


## College Area Community Plan Map

Theta Chi Fraternity House, Project No. 294158  
5505 and 5526 Lindo Paseo







## Project Location

**Theta Chi Fraternity House, Project No. 294158**  
**5505 and 5526 Lindo Paseo**



<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	Theta Chi Fraternity House	
<b>PROJECT DESCRIPTION:</b>	Demolish two single-family residences and construct a new three-story over parking, 24-room fraternity house at 5505 and 5526 Lindo Paseo	
<b>COMMUNITY PLAN AREA:</b>	College Area	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit, Planned Development Permit, and Neighborhood Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	High density residential development at a density of 45 to 75 dwelling units per net residential acre	
<b>ZONING:</b>	RM-3-9 zone, the Core Subarea of the College Community Redevelopment Project Master Project Plan, and the Parking Impact Overlay Zone	
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Multi-Family Residential; RM-3-9.	Multi-family residential development and parking lots
<b>SOUTH:</b>	Multi-Family Residential; RM-3-9	Multi-family residential development
<b>EAST:</b>	Multi-Family Residential; RM-3-9	Single-family residential development
<b>WEST:</b>	Single Family Residential; RS-1-7	Parking/Sports Track and Field structure
<b>DEVIATIONS REQUESTED:</b>	Allow tandem parking outside a Tandem Parking Overlay Zone area; Side yard setback of 7.5 feet where 12.5 feet is required; Street side yard setback along 55 <sup>th</sup> Street of 15 feet where 20 feet is required; and, Front yard setback along Paseo Lindo of 0 feet where 10 feet is required.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	January 9, 2013, the College Area Community Planning Board voted 16-0-0 to recommend approval of the project with no conditions.	



PLANNING COMMISSION RESOLUTION NO. XXXXXXXX  
CONDITIONAL USE PERMIT NO. 1067509  
PLANNED DEVELOPMENT PERMIT NO. 1185109  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1202242  
**THETA CHI FRATERNITY HOUSE - PROJECT NO. 294158**

WHEREAS, GAMMA THETA ALUMNI ASSOCIATION OF THETA CHI FRATERNITY, Incorporated, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish two single-family residences and construct a new three-story, 24-room fraternity house over single level parking (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1067509, 1185109, and 1202242), on portions of a 0.35-acre site;

WHEREAS, the project site is located at 5505 and 5526 Lindo Paseo in the RM-3-9, Campus Parking Impact Overlay, and Airport Influence Area, Montgomery Field Land Use Compatibility Overlay Zones of the College Area Community Plan;

WHEREAS, the project site is legally described as Lots 1 and 2 of Collwood Gardens in the City of San Diego, County of San Diego, State of California, according to Map No. 2620, filed in the Office of the County Recorder of San Diego County, February 3, 1950;

WHEREAS, on October 31, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1067509, Planned Development Permit No. 1185109, and Neighborhood Development Permit No. 1202242 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on July 12, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332, In-fill Development Projects; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated October 31, 2013.

FINDINGS:

**Conditional Use Permit – Section §126.0305**

**(a) The proposed development will not adversely affect the applicable land use Plan.** The project site is located at 5505 and 5526 Lindo Paseo within the RM-3-9 Zone of College Area Community Plan area and proposes to demolish two single-family residences and construct a new three-story, 24-room fraternity house over single level underground parking. The College Area Community Plan designates the project site as High Density Residential Use (45-75 Du/Ac) and is also within the "Fraternity - Sorority Permitted Area" of the Plan. In addition, the project site is within the Core Subarea of the College Community Redevelopment Project Master



Project Plan (MPP) and is a designated "Fraternity Area" of the university and redevelopment areas.

The MPP's specific recommendations for the project area state that the Core Subarea should redevelop with university-oriented housing and commercial facilities and the "Overall Objectives for the Core Redevelopment Subarea" state that the area should be redeveloped with a mixture of uses that includes additional student housing close to the University campus that encourages a "community campus" with a pedestrian orientation to the campus facilities rather than a "commuter campus." Therefore, the proposed fraternity housing development is consistent with the aforementioned recommended land uses and will not adversely affect the College Area Community Plan, the MPP, the General Plan, or other applicable plans adopted by City Council.

**(b) The proposed development will not be detrimental to the public health, safety, and welfare.** The project site is located at 5505 and 5526 Lindo Paseo within the RM-3-9 Zone of College Area Community Plan area and proposes to demolish two single-family residences and construct a new three-story, 24-room fraternity house over single level underground parking. The College Area Community Plan designates the project site as High Density Residential Use (45-75 Du/Ac) and is also within the "Fraternity - Sorority Permitted Area" of the Plan. In addition, the project site is within the Core Subarea of the College Community Redevelopment Project Master Project Plan (MPP) and is a designated "Fraternity Area" of the university and redevelopment areas.

The permit prepared for this project includes various conditions and exhibits of approval relevant to achieving compliance with the regulations of the Land Development Code in effect for the project site; and such conditions have been determined by the decision-maker as necessary to avoid adverse impacts upon the health, safety, and general welfare of the persons residing, working, or attending in the area. These conditions include standards which pertain to number of outdoor activities or social events on the premises and off street parking required. Furthermore, the City's Environmental Analysis Section has reviewed the proposed use of the facility and has determined this action is exempt from California Environmental Quality Act. Therefore, the proposed fraternity housing use would not have a significant impact on public health, safety, and welfare.

**(c) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.** The project site is located at 5505 and 5526 Lindo Paseo within the RM-3-9 Zone of College Area Community Plan area and proposes to demolish two single-family residences and construct a new three-story, 24-room fraternity house over single level underground parking. The College Area Community Plan designates the project site as High Density Residential Use (45-75 Du/Ac) and is also within the "Fraternity - Sorority Permitted Area" of the Plan. In addition, the project site is within the Core Subarea of the College Community Redevelopment Project Master Project Plan (MPP) and is a designated "Fraternity Area" of the university and redevelopment areas.

The proposed fraternity housing use will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code and as noted in the below Planned Development Permit findings.



**(d) The proposed use is appropriate at the proposed location.** The project site is located at 5505 and 5526 Lindo Paseo within the RM-3-9 Zone of College Area Community Plan area and proposes to demolish two single-family residences and construct a new three-story, 24-room fraternity house over single level underground parking. The College Area Community Plan designates the project site as High Density Residential Use (45-75 Du/Ac) and is also within the "Fraternity - Sorority Permitted Area" of the Plan. In addition, the project site is within the Core Subarea of the College Community Redevelopment Project Master Project Plan (MPP) and is a designated "Fraternity Area" of the university and redevelopment areas.

The proposed fraternity housing use shall be compatible with the existing and planned land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. The surrounding area is characterized by a mix of multi-residential and fraternity/sorority housing developments. The fraternity housing shall continue to serve the college area and community, is compatible with the surrounding land uses, and appropriate at the proposed location.

#### **Planned Development Permit - Section 126.0604**

##### **A. Findings for all Planned Development Permits**

**1. The proposed development will not adversely affect the applicable land use plan.** The project site is located at 5505 and 5526 Lindo Paseo within the RM-3-9 Zone of College Area Community Plan area and proposes to demolish two single-family residences and construct a new three-story, 24-room fraternity house over single level underground parking. The College Area Community Plan designates the project site as High Density Residential Use (45-75 Du/Ac) and is also within the "Fraternity - Sorority Permitted Area" of the Plan. In addition, the project site is within the Core Subarea of the College Community Redevelopment Project Master Project Plan (MPP) and is a designated "Fraternity Area" of the university and redevelopment areas.

The MPP's specific recommendations for the project area state that the Core Subarea should redevelop with university-oriented housing and commercial facilities and the "Overall Objectives for the Core Redevelopment Subarea" state that the area should be redeveloped with a mixture of uses that includes additional student housing close to the University campus that encourages a "community campus" with a pedestrian orientation to the campus facilities rather than a "commuter campus." Therefore, the proposed fraternity housing development is consistent with the aforementioned recommended land uses and will not adversely affect the College Area Community Plan, the General Plan, or other applicable plans adopted by City Council.

**2. The proposed development will not be detrimental to the public health, safety, and welfare.** The project site is located at 5505 and 5526 Lindo Paseo within the RM-3-9 Zone of College Area Community Plan area and proposes to demolish two single-family residences and construct a new three-story, 24-room fraternity house over single level underground parking. The College Area Community Plan designates the project site as High Density Residential Use (45-75 Du/Ac) and is also within the "Fraternity - Sorority Permitted Area" of the Plan. In addition, the project site is within the Core Subarea of the College Community Redevelopment Project Master Project Plan (MPP) and is a designated "Fraternity Area" of the university and redevelopment areas.



The permit prepared for this project includes various conditions and exhibits of approval relevant to achieving compliance with the regulations of the Land Development Code in effect for the project site; and such conditions have been determined by the decision-maker as necessary to avoid adverse impacts upon the health, safety, and general welfare of the persons residing, working, or attending in the area. These conditions include standards which pertain to number of outdoor activities or social events on the premises and off street parking required. Furthermore, the City's Environmental Analysis Section has reviewed the proposed use of the facility and has determined this action is exempt from California Environmental Quality Act. Therefore, the proposed fraternity housing development would not have a significant impact on public health, safety, and welfare.

**3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.** The project site is located at 5505 and 5526 Lindo Paseo within the RM-3-9 Zone of College Area Community Plan area and proposes to demolish two single-family residences and construct a new three-story, 24-room fraternity house over single level underground parking. The College Area Community Plan designates the project site as High Density Residential Use (45-75 Du/Ac) and is also within the "Fraternity - Sorority Permitted Area" of the Plan. In addition, the project site is within the Core Subarea of the College Community Redevelopment Project Master Project Plan (MPP) and is a designated "Fraternity Area" of the university and redevelopment areas.

The project proposes the following three deviations:

- Side yard setback of 7.5 feet where 12.5 feet is required in the RM-3-9 Zone;
- Along 55<sup>th</sup> Street, street side yard setback of 15 feet where 20 feet is required in the RM-3-9 Zone; and
- Along Paseo Lindo, front yard setback of 0 feet (on property line) where 10 feet is required in the RM-3-9 Zone.

Although the development's base zone regulations require a greater setback requirements than proposed, the development is consistent with the adopted MPP which states, in part, (Item 3b) "Generally buildings are to be sited at or ten feet of the property line"... , and (Item 3d) "As main entry points into the College Community and the University area, 55<sup>th</sup> Street, Montezuma Road, and College Avenue should be developed to promote a strong visual image, with structures located close to the street and high pedestrian activity level"... The proposed project would meet the recommendations in the community plan, MPP, and the Core Sub Area Design Guidelines to create and locate additional student housing within close proximity to the San Diego State University campus and to develop strong pedestrian orientation between the university campus and new residential development. Therefore, the proposed reduced setbacks are consistent with the adopted Plan and will provide a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.



**Neighborhood Development Permit - Section 126.0404****A. Findings for all Neighborhood Development Permits**

**1. The proposed development will not adversely affect the applicable land use plan.** The project site is located at 5505 and 5526 Lindo Paseo within the RM-3-9 Zone of College Area Community Plan area and proposes to demolish two single-family residences and construct a new three-story, 24-room fraternity house over single level underground parking. The College Area Community Plan designates the project site as High Density Residential Use (45-75 Du/Ac) and is also within the "Fraternity - Sorority Permitted Area" of the Plan. In addition, the project site is within the Core Subarea of the College Community Redevelopment Project Master Project Plan (MPP) and is a designated "Fraternity Area" of the university and redevelopment areas.

The MPP's specific recommendations for the project area state that the Core Subarea should redevelop with university-oriented housing and commercial facilities and the "Overall Objectives for the Core Redevelopment Subarea" state that the area should be redeveloped with a mixture of uses that includes additional student housing close to the University campus that encourages a "community campus" with a pedestrian orientation to the campus facilities rather than a "commuter campus." Therefore, the proposed fraternity housing development is consistent with the aforementioned recommended land uses and will not adversely affect the College Area Community Plan, the General Plan, or other applicable plans adopted by City Council.

**2. The proposed development will not be detrimental to the public health, safety and welfare.** The project site is located at 5505 and 5526 Lindo Paseo within the RM-3-9 Zone of College Area Community Plan area and proposes to demolish two single-family residences and construct a new three-story, 24-room fraternity house over single level underground parking. The College Area Community Plan designates the project site as High Density Residential Use (45-75 Du/Ac) and is also within the "Fraternity - Sorority Permitted Area" of the Plan. In addition, the project site is within the Core Subarea of the College Community Redevelopment Project Master Project Plan (MPP) and is a designated "Fraternity Area" of the university and redevelopment areas.

The permit prepared for this project includes various conditions and exhibits of approval relevant to achieving compliance with the regulations of the Land Development Code in effect for the project site; and such conditions have been determined by the decision-maker as necessary to avoid adverse impacts upon the health, safety, and general welfare of the persons residing, working, or attending in the area. These conditions include standards which pertain to number of outdoor activities or social events on the premises and off street parking required. Furthermore, the City's Environmental Analysis Section has reviewed the proposed use of the facility and has determined this action is exempt from California Environmental Quality Act. Therefore, the proposed fraternity housing use would not have a significant impact on public health, safety, and welfare.

**3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.** The project site is located at 5505 and 5526 Lindo Paseo within the RM-3-9 Zone of College Area Community Plan area and proposes to demolish two single-family residences and construct a new three-story, 24-room fraternity house over single level underground parking.



## Attachment 5

The College Area Community Plan designates the project site as High Density Residential Use (45-75 Du/Ac) and is also within the "Fraternity - Sorority Permitted Area" of the Plan. In addition, the project site is within the Core Subarea of the College Community Redevelopment Project Master Project Plan (MPP) and is a designated "Fraternity Area" of the university and redevelopment areas.

The project proposes tandem parking outside of the Tandem Parking Overlay Zone area. Pursuant to the MPP, the minimum required parking rate for the proposed project is 0.58 spaces per bed or resident. The fraternity housing development with a maximum of 45 beds and a single bedroom resident house monitor unit requires 28 automobile spaces, 3 motorcycle spaces, and 9 bicycle spaces. The project will provide 33 automobile spaces of which 22 of the automobile spaces will be tandem parking within the development's subterranean parking area. The practice of allowing tandem parking with conditions, specifically for fraternity/sorority housing developments within the Core Subarea's Residential District of the College Community Redevelopment Project Master Project Plan (MPP), has been successful and supported by the City of San Diego. Consistent with SDMC sec. 126.0402(n) and to count tandem parking spaces as two parking spaces towards the off-street parking requirement, the project's Neighborhood Development Permit contains a specific condition requiring the fraternity's Resident House Monitor to have key access to all garaged cars in order to facilitate any movement of cars related to the proposed tandem parking arrangement. Therefore, the project as proposed with the implementing conditions will comply with the applicable regulations of the Land Development Code, including allowing tandem parking pursuant to the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 1067509, Planned Development Permit No. 1185109, and Neighborhood Development Permit No. 1202242 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Conditional Use Permit No. 1067509, Planned Development Permit No. 1185109, and Neighborhood Development Permit No. 1202242, a copy of which is attached hereto and made a part hereof.

---

Tim Daly  
Development Project Manager  
Development Services

Adopted on: October 31, 2013

Job Order No. 24003212



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

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003212

CONDITIONAL USE PERMIT NO. 1067509  
PLANNED DEVELOPMENT PERMIT NO. 1185109  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1202242  
**THETA CHI FRATERNITY HOUSE PROJECT NO. 294158**  
Planning Commission

This Conditional Use Permit No. 1067509, Planned Development Permit No. 1185109, and Neighborhood Development Permit No. 1202242 is granted by the Planning Commission of the City of San Diego to Gamma Theta Alumni Association of Theta Chi Fraternity, Incorporated, a California Corporation, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305, 126.0205, and 126.0604. The 0.35-acre site is located at 5505 and 5526 Lindo Paseo in the RM-3-9, Campus Parking Impact Overlay, and Airport Influence Area, Montgomery Field Land Use Compatibility Overlay Zones of the College Area Community Plan. The project site is legally described as Lots 1 and 2 of Collwood Gardens in the City of San Diego, County of San Diego, State of California, according to Map No. 2620, filed in the Office of the County Recorder of San Diego County, February 3, 1950.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish two single-family residences and construct a new three-story, 23-room fraternity house over single level underground parking described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 31, 2013, on file in the Development Services Department.

The project shall include:

- a. The demolition of two single family residences and the new construction and operation of a three-story fraternity house over parking area, approximately 23,910 square feet, with 23 rooms and one resident manager single bedroom unit;
- b. Allowed project deviations to include:

- Tandem Parking allowed outside a Tandem Parking Overlay Zone area;
  - Side yard setback of 7.5 feet where 12.5 feet is required in the RM-3-9 Zone;
  - Along 55<sup>th</sup> Street, street side yard setback of 15 feet where 20 feet is required in the RM-3-9 Zone; and
  - Along Paseo Lindo, front yard setback of 0 feet (on property line) where 10 feet is required in the RM-3-9 Zone.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by [ENTER DATE including the appeal time].
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.



5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**ENGINEERING REQUIREMENTS:**

11. 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.
12. 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 G of the City's Storm Water Standards, satisfactory to the City Engineer.
13. The drainage system proposed for this development, outside of the public right-of-way is private, shall be privately maintained and subject to approval by the City Engineer.
14. This project proposes to export 2,505 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).
15. Prior to the issuance of any construction permits for a building, 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.
16. Prior to the issuance of any construction permits for a building, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA), for the sidewalk underdrain, satisfactory to the City Engineer.
17. Prior to the issuance of any construction permits for a building, the Owner/Permittee shall reconstruct the full width of the adjacent alley pursuant to City standards and satisfactory to the City Engineer.
18. Prior to the issuance of any construction permits for a building, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, for Portland Cement Concrete (PCC) pavers at the parkway areas, satisfactory to the City Engineer.

**LANDSCAPE REQUIREMENTS:**

19. Complete landscape and irrigation construction documents consistent with the Land Development Manual's 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.

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

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

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

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

24. 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 a Final Landscape Inspection.

25. Any required planting that dies within three years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan.

**PLANNING/DESIGN REQUIREMENTS:**

26. Owner/Permittee shall maintain a minimum of 28 automobile spaces (including 2 van accessible spaces), 3 motorcycle spaces, and 9 bicycle spaces with racks shall be provided as required by the College Community Redevelopment Project Master Project Plan and Land Development Code. The Owner/Permittee is providing 33 automobile spaces (including 2 van accessible spaces), 3 motorcycle spaces, and 31 bicycle spaces with racks pursuant to the approved Exhibit "A" plans. 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 in accordance with the SDMC.

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

28. This facility shall have no more than one outdoor activity or social event on the premises per week during times when the university is in session. These outdoor activities will be limited to between the hours of 7:00 A.M. to 12:00 A.M. on Fridays and Saturdays and between 7:00 A.M. to 11:00 P.M. on Sunday through Thursday.

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

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

**TRANSPORTATION REQUIREMENTS:**

31. The Owner/Permittee shall maintain a Resident House Monitor at all times who will have access to all garaged cars in order to facilitate any movement of cars related to the proposed tandem parking arrangement.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

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

33. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private Back Flow Prevention Device(s) (BFPDs), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

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

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

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



**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on October 31, 2013 and [Approved Resolution Number].

Permit Type/PTS Approval No.: Conditional Use Permit No. 1067509  
Planned Development Permit No. 1185109  
Neighborhood Development Permit No. 1202242  
Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

\_\_\_\_\_  
Tim Daly  
Development Project Manager

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

\_\_\_\_\_  
**The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of  
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.**

Gamma Theta Alumni Association of Theta Chi Fraternity, Inc.  
Owner/Permittee

By \_\_\_\_\_  
*NAME:*  
*TITLE:*

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



NOTICE OF EXEMPTION

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

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

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

PROJECT NO.: 294158

PROJECT TITLE: THETA CHI FRATERNITY HOUSE

PROJECT LOCATION-SPECIFIC: 5505 Lindo Paseo, San Diego, California 92182

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP), Neighborhood Development Permit (NDP), and Planned Development Permit (PDP) to allow demolition of two single-family residences (SFR), and construction of 3-stories of habitable area over (above) enclosed parking and storage on the ground floor on a 0.35-acre site. The project also proposes deviations for the front and sideyard setbacks.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Gamma Theta Alumni Association of Theta Chi Fraternity, Inc.(Owner), Lou Havberkern (Point of Contact), 10320 Lilac Ridge Road, Escondido, CA 92026, Phone (619) 988-4917

EXEMPT STATUS: (CHECK ONE)

- ( ) MINISTERIAL (SEC. 21080(b)(1); 15268);
( ) DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
( ) EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
(X) CATEGORICAL EXEMPTION: CEQA EXEMPTION 15332 (IN-FILL DEVELOPMENT PROJECTS)
( ) STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an initial study that determined that the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. The project's proposal to allow for construction of 3-stories of habitable area over (above) enclosed parking and storage on the ground floor would be consistent with the existing land use designation (high density residential), and all applicable general plan policies and applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than five acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. In addition; the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Rhonda Benally

TELEPHONE: (619) 446-5468

IF FILED BY APPLICANT:

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

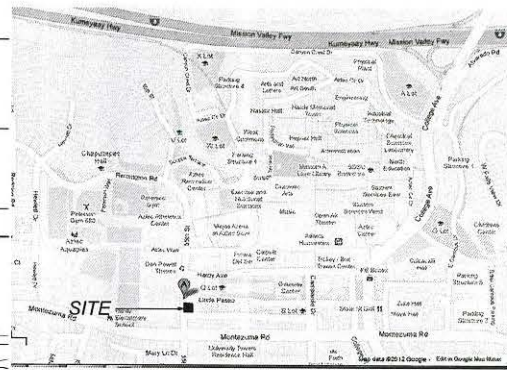
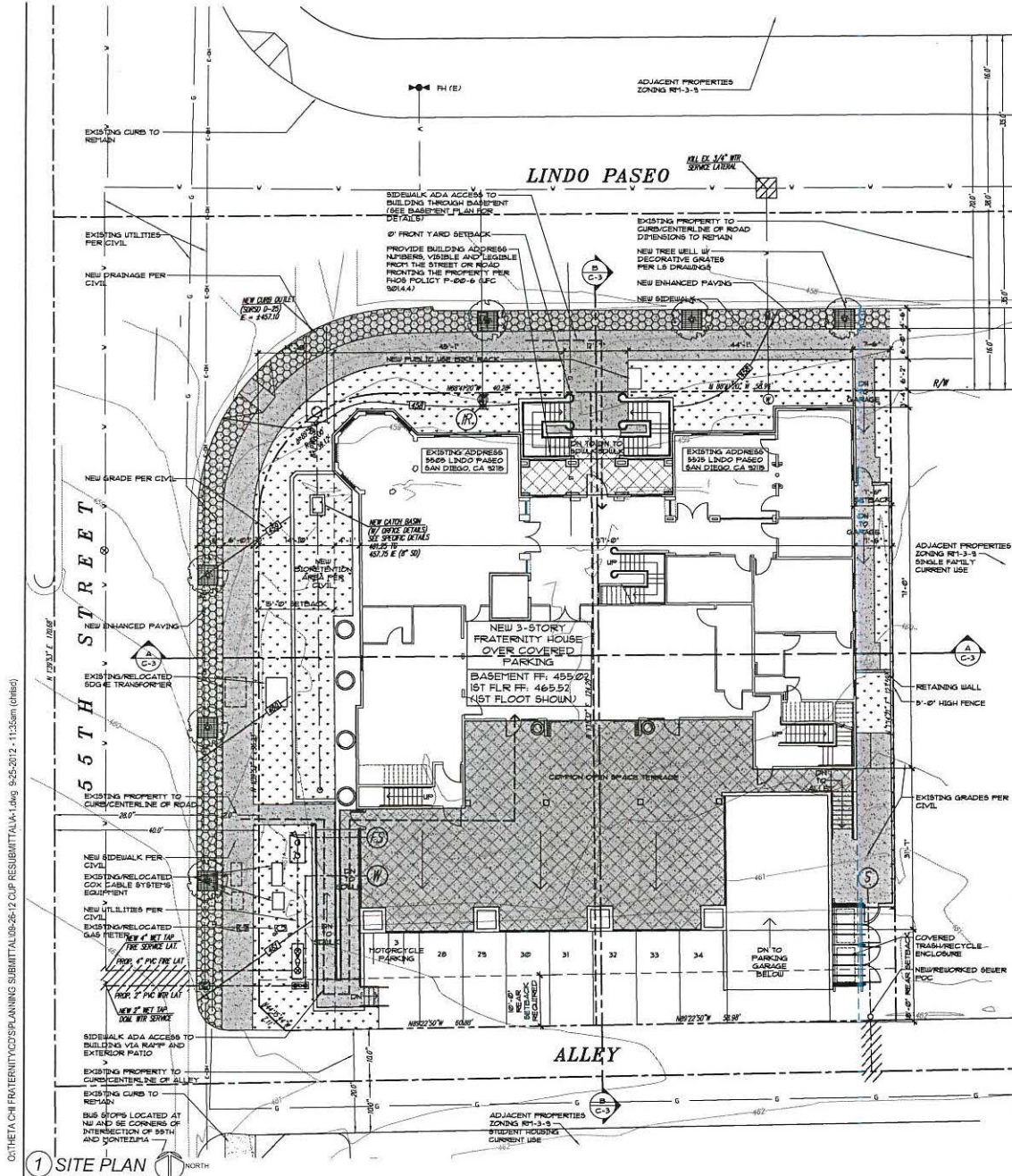
IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

Signature/Title: Umeh. M. M. M. AICP / Senior Planner

DATE: JULY 12, 2013

CHECK ONE:
(X) SIGNED BY LEAD AGENCY
( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



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A-4	SECOND FLOOR PLAN
A-5	THIRD FLOOR PLAN
A-6	ROOF PLAN
A-7	ELEVATIONS
A-8	ELEVATIONS & SECTIONS

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C-1	CONSTRAINTS MAP
C-2	CONCEPTUAL GRADING & DRAINAGE PLAN
C-3	SITE CROSS SECTIONS

LANDSCAPE	
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L-2	LANDSCAPE DEVELOPMENT PLAN

**NOGLE ONUFER ASSOCIATES ARCHITECTS**

2398 San Diego Ave.  
San Diego, CA 92116  
Telephone:  
(619) 297-8046  
Fax:  
(619) 297-8055

### VICINITY MAP

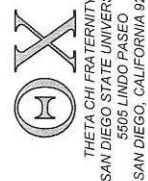
- SCOPE OF WORK**
  - ADDRESS: 5505 LINDO PASEO, SAN DIEGO, CA 92115
  - DESCRIPTION OF PROJECT: 3-STORY OVER PARKING, 23 ROOM FRATERNITY HOUSE w/ 3 HOUSE MONITOR 1-BR UNIT, ON SITE OF (1) EXISTING 1-STORY SINGLE FAMILY RESIDENCES.
  - PROPOSED DEVELOPMENT REGULATION DEVIATIONS:
    - PROPOSED TANDEM PARKING (PROPOSED TANDEM PARKING ALLOWED IN TRANSIT NODE DISTRICT. PROJECT LOCATED JUST OUTSIDE THE MAPPED DISTRICT. PREVIOUSLY APPROVED PROJECTS HAVE BEEN GRANTED TANDEM PARKING OUTSIDE THE MAPPED TRANSIT NODE DISTRICT. THIS IS A MANAGED HOUSING DEVELOPMENT WITH MANAGED CONTROL OF THE PARKING IN COORDINATION WITH THE RESIDENTS)
    - SIDE YARD SETBACK OF 7.5' IN LIEU OF 12.5' (PROPOSED SIDE YARD SETBACK IS CONSISTENT WITH THE COLLEGE AREA DESIGN GUIDELINES AND CONSISTENT WITH PREVIOUSLY APPROVED DEVELOPMENTS)
  - SETBACKS ARE IN CONFORMANCE WITH THE COLLEGE AREA REDEVELOPMENT PROJECT AREA - CORE SUBAREA DESIGN MANUAL IN LIEU OF ZONING ORDINANCE
    - 55TH STREET - PROPOSED 15FT IN LIEU OF 20FT
    - PASEO LINDO - PROPOSED 0FT (BUILD TO LINE) IN LIEU OF 10FT
  - SETBACKS ALLOWED/PROPOSED TABLE

FRONT YARD SETBACK	ZONE RM-3.3	COLLEGE AREA REDEVELOPMENT PLAN	PROPOSED
FRONT YARD SETBACK (LINDO PASEO)	10/20'	0' TO BUILDING LINE	0' TO BUILDING LINE
SIDE YARD SETBACK	10% OF LOT WIDTH (12.5)	10% OF LOT WIDTH (12.5)	7.5'
STREET SIDE YARD (55TH) SETBACK	10' OR 10% OF PREMISES WIDTH (12.5)	15' @ 55 TH STREET	15'
REAR SETBACK	5'	10'	18'

- OWNER**
  - GAMMA THETA ALUMNI ASSOCIATION OF THETA CHI FRATERNITY, INC
  - CONTACT: LOU HABERKERN
  - 10320 LILAC RIDGE ROAD, ESCONDIDO, CA 92026
  - OFFICE: (619) 988-4917
- TYPE OF CONSTRUCTION**
  - TYPE V, NON-RATED, SPRINKLERED
- OCCUPANCY CLASSIFICATION**
  - R2 (RESIDENTIAL)
  - A3 (KITCHEN)
  - A3 (ASSEMBLY)
  - S2 (PARKING GARAGE)
- ZONING**
  - RM-3.3
  - PARKING IMPACT OVERLAY ZONE
  - COMMUNITY PLAN - COLLEGE AREA
    - COLLEGE AREA REDEVELOPMENT PROJECT AREA PER CORE SUBAREA DESIGN MANUAL AND DESIGNATED FOR FRATERNITY USE
- ARCAS ALLOWED/PROPOSED TABLE**

ARCAS ALLOWED/PROPOSED TABLE	REQUIRED ALLOWED	PROPOSED
GROSS SITE AREA	N/A	15,337.2 SF
BLDG FLOOR AREA	N/A	8,790 SF
BASEMENT	N/A	6,025 SF
1ST FLOOR	N/A	5,284 SF
2ND FLOOR	N/A	3,111 SF
3RD FLOOR	N/A	23,910 SF
TOTAL	N/A	15,120.15372 = 88 PAR
FAR	27	15,120.15372 = 88 PAR
DEVELOPABLE OPEN AREA	150 SF PER UNIT	176 SF PER UNIT (4,227 SF)
DENSITY DESIGNATION UNITS	1/600 SF OF 15,337.2 = 25.06 UNITS	23 FRATERNITY ROOMS PLUS 1 HOUSE MONITOR 1-BR UNIT = 24 ROOMS
BLDG HT	60'	49'-2" AT MAX
PARKING	34 (2 HC STALLS)	(22 TANDEM 12 STANDARD)
CARS	(74 ROOMS @ 78 SPACES/ROOM = 17,944)	(11 - 1BR ROOM @ 125 SPACES/ROOM = 1,375 + 19 - 1R SURFACE) = 20 SPACES REQ
MOTORCYCLES	(24 UNITS @ 1 SPACES/UNIT = 24)	3 SPACES REQ
BIKES	(19 ROOMS @ 4 SPACES/ROOM = 76) (2 DBL ROOMS @ 5 SPACES/ROOM = 10) (1 - 1BR ROOM @ 4 SPACES/ROOM = 4) (3 SPACES REQ = 3)	31

- REQUIRED DISCRETIONARY PERMITS**
  - CONDITION USE PERMIT FOR FRATERNITY HOUSE
  - NEIGHBORHOOD DEVELOPMENT PERMIT TO ALLOW:
    - RELOCATION OF SDG&E TRANSFORMER ON 55TH STREET TO INSTALL REQUIRED PUBLIC SIDEWALK IMPROVEMENTS
    - RELOCATION OF COX CABLE SYSTEM ON 55TH STREET TO INSTALL REQUIRED PUBLIC SIDEWALK IMPROVEMENTS
- PROJECT TEAM**
  - NOGLE ONUFER
    - GARY NOGLE, PRESIDENT
    - 2398 SAN DIEGO AVE
    - SAN DIEGO, CA 92110
    - OFFICE: (619) 297-8066
    - CELL: (619) 507-5912
    - EMAIL: GARYN@NOA.INC.COM
  - OMEGA ENGINEERING CONSULTANTS, INC.
    - SEAN SAVAGE, P.E. ASSOCIATE CIVIL ENGINEER
    - 9517 GROSSMONT SUMMIT DR. LA MESA, CA 91941
    - OFFICE: (619) 741-9456
    - CELL: (619) 920-0888
    - FAX: (619) 664-4291
  - AHLES LANDSCAPE ARCHITECTURE
    - STEVE AHLES
    - P.O. BOX 1503
    - RANCHO SANTA FE, CA 92057
    - OFFICE: (858) 756-8963
  - LEGAL DESCRIPTION
    - LOTS 1 AND 2 OF COLLWOOD GARDENS IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2620, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 3, 1950.



THETA CHI FRATERNITY  
SAN DIEGO STATE UNIVERSITY  
5505 LINDO PASEO  
SAN DIEGO, CALIFORNIA 92162

Issue Dates	
C.U.P. SUBMITTAL	08/01/12
C.U.P. RESUBMITTAL	09/28/12

Revisions	

Job Number  
Drawn By  
Checked  
Cod No.

### SITE PLAN

Scale: SCALE: 1"=10'-0"

Sheet 1 of 13

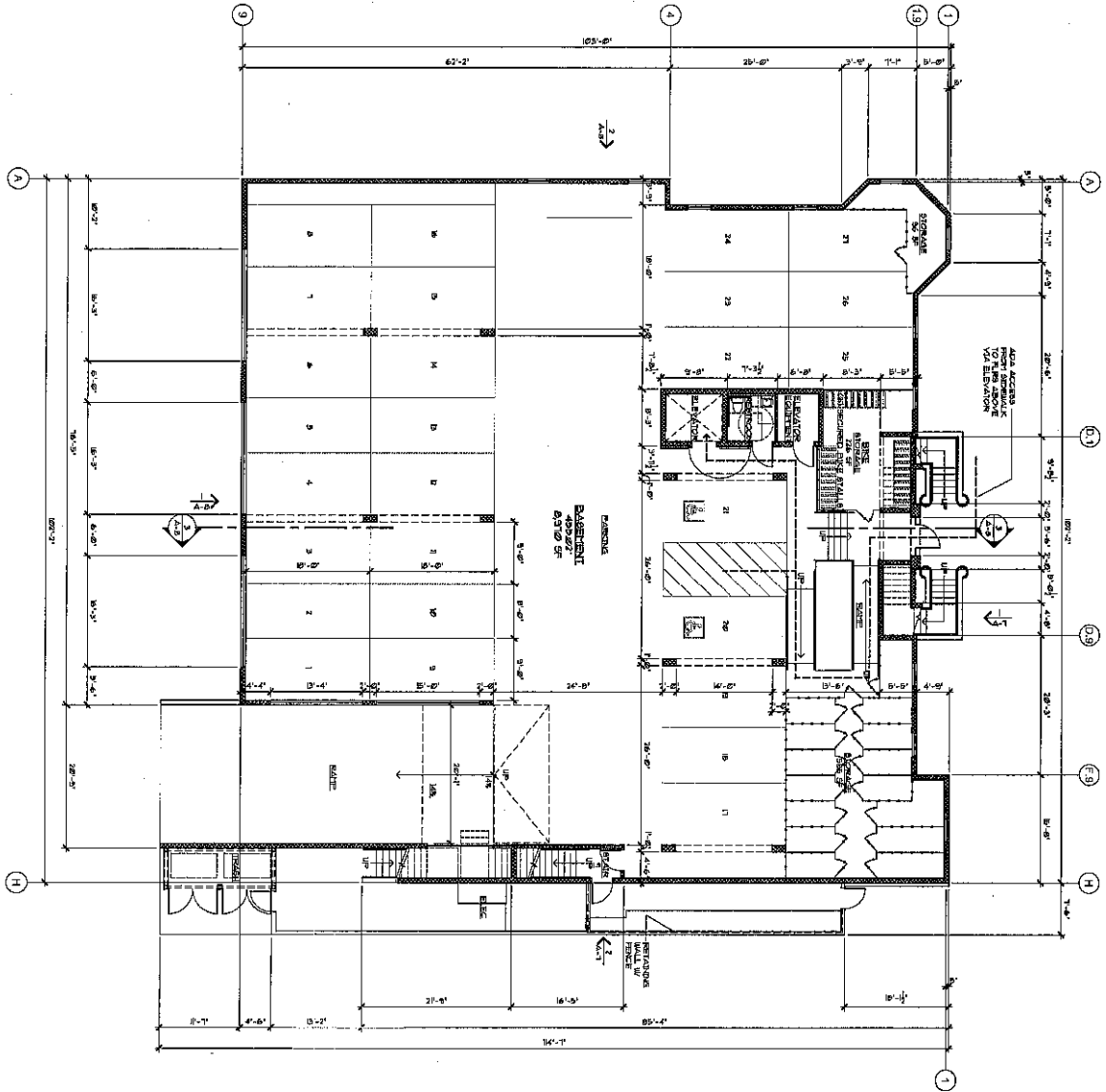
# A-1

### DEVELOPMENT SUMMARY

Theta Chi Fraternity Planning Submittal 08-26-12, C.U.P. RESUBMITTAL 09-28-12, 11:25am (dthls)



1 BASEMENT PLAN



NOBLE  
ONULFER  
ASSOCIATES  
ARCHITECTS

3000 Ave. Corporate  
San Diego, CA 92108  
(619) 521-8888  
(619) 237-8555



THETA CHI FRATERNITY  
SAN DIEGO STATE UNIVERSITY  
5505 LINDO PASEO  
SAN DIEGO, CALIFORNIA 92182

DATE: 09/26/12  
DRAWN BY: CHRLAD  
CHECKED BY: JWB  
SCALE: AS SHOWN

BASEMENT

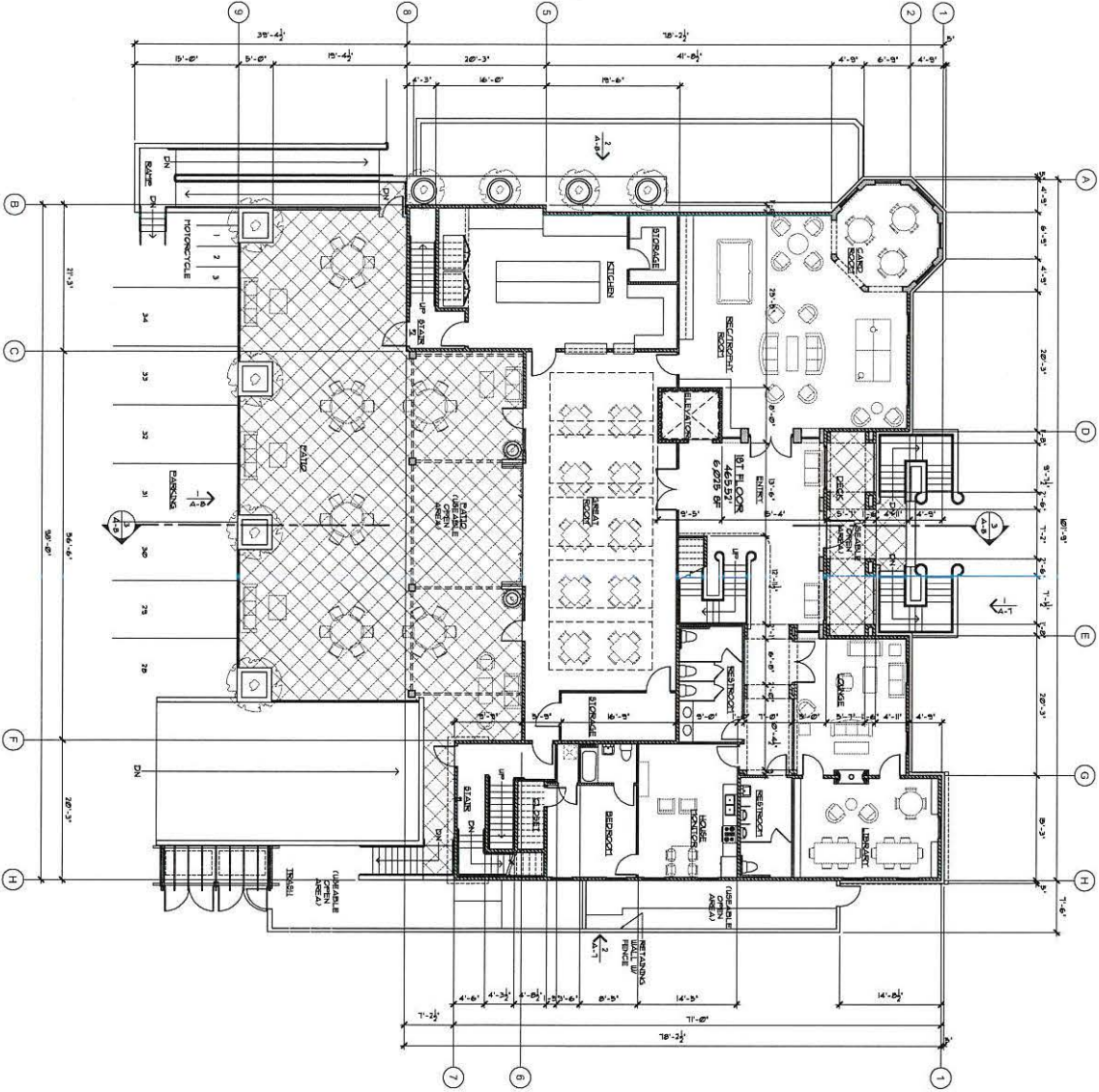
BASEMENT  
PLAN

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

A-2

Sheet 2 of 13

1 FIRST FLOOR PLAN



NOGLE  
ONUFER  
ASSOCIATES  
ARCHITECTS

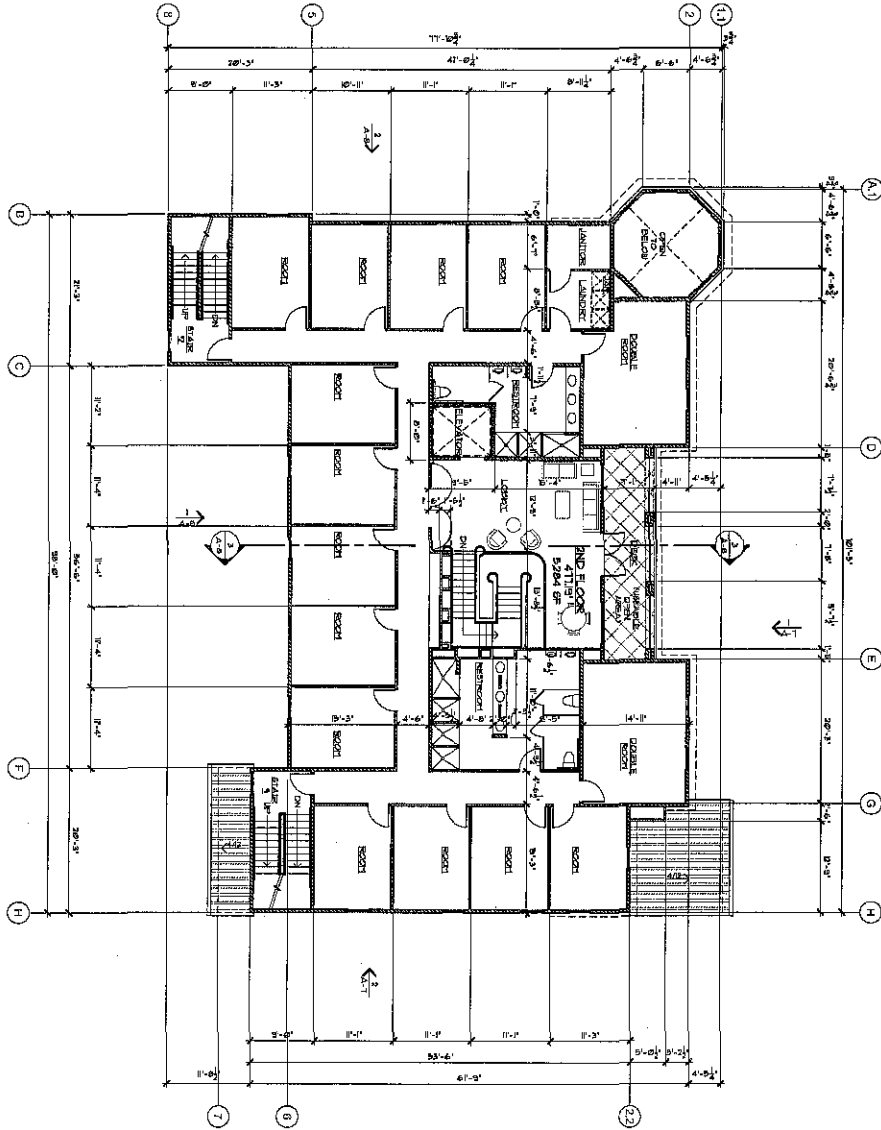
2398 San Diego Ave.  
San Diego, CA 92110  
(619) 237-8568  
(619) 297-2533

**OX**  
THETA CHI FRATERNITY  
SAN DIEGO STATE UNIVERSITY  
5505 LINDO PASEO  
SAN DIEGO, CALIFORNIA 92182

DATE: 06/01/12  
CLJP SUBMITTAL  
CLJP RESUBMITTAL 09/28/12  
REVISIONS  
JOB NUMBER  
OWNER  
DRAWN BY  
SCALE: 1/8"=1'-0"

A-3  
Sheet 3 of 13





NOBLE  
ONULFER  
ASSOCIATES  
ARCHITECTS

2348 San Diego Ave.  
San Diego, CA 92110  
619-297-0533  
(619) 297-0533

**OX**  
THETA CHI FRATERNITY  
SAN DIEGO STATE UNIVERSITY  
5505 LINDO PASEO  
SAN DIEGO, CALIFORNIA 92182

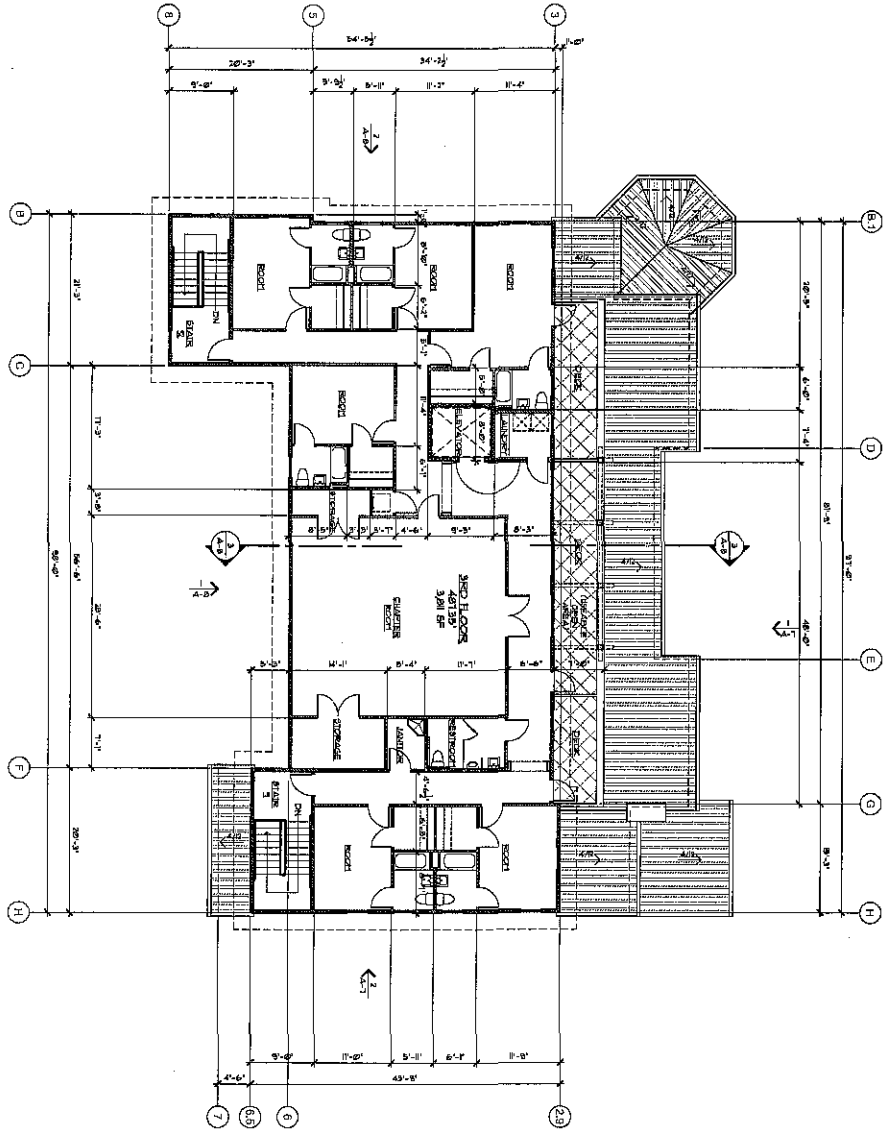
Issue Date: 09/27/12  
Calc. Submitted: 09/27/12  
Calc. Submitted: 09/27/12

Job Number:  
Drawn By:  
Checked:  
Date Pln:

2ND FLOOR  
PLAN

Scale: 1/8" = 1'-0"  
A-4

Sheet 4 of 13



■■■■  
 NOGLE  
 ONUFER  
 ASSOCIATES  
 ARCHITECTS  
 2720 San Diego Ave.  
 San Diego, CA 92116  
 (619) 291-8588  
 (619) 291-8585  
 (619) 291-8586



THETA CHI FRATERNITY  
 SAN DIEGO STATE UNIVERSITY  
 5805 LINDO PASEO  
 SAN DIEGO, CALIFORNIA 92182

Title Sheet  
 DATE SUBMITTED: 08/07/12  
 DATE RESUBMITTED: 09/26/12

Prepared by

Checked by

Drawn by

Scale

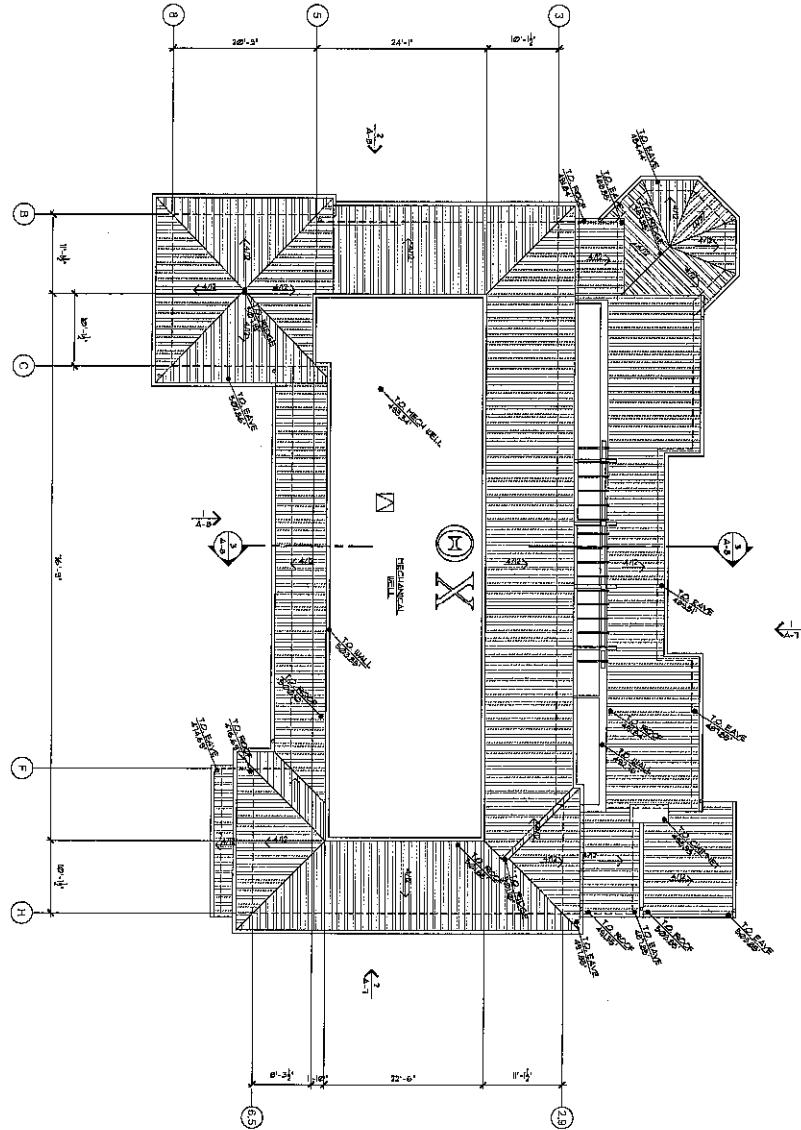
Sheet No.

3RD FLOOR

PLAN

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





NOBLE  
ONUFER  
ASSOCIATES  
ARCHITECTS

2001 San Diego Ave  
San Diego, CA 92110  
(619) 237-8888  
(619) 237-8888

**OX**  
THETA CHI FRATERNITY  
SAN DIEGO STATE UNIVERSITY  
5508 LINDO PASEO  
SAN DIEGO, CALIFORNIA 92182

Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Scale: 1/8"=1'-0"

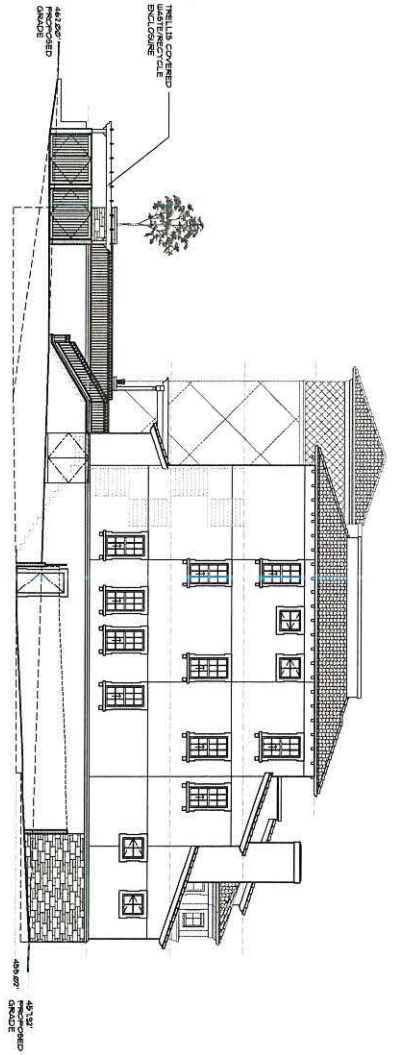
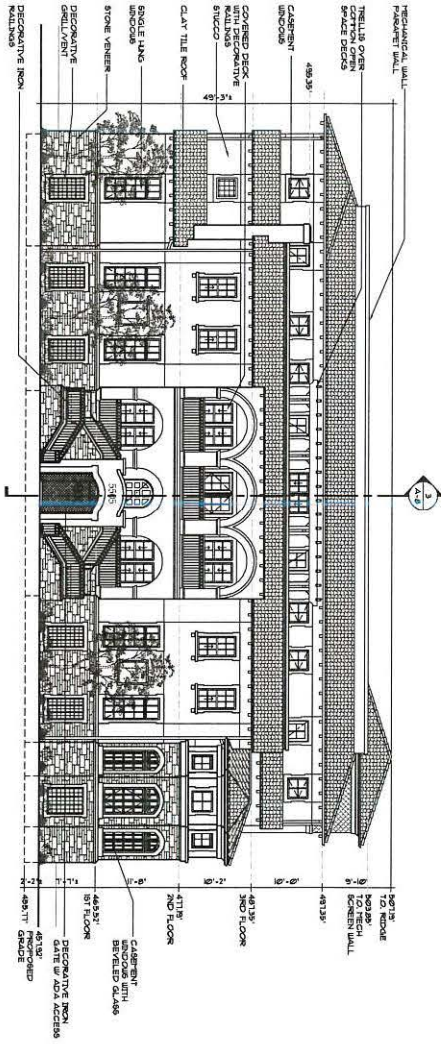
Job Number: \_\_\_\_\_  
Drawn by: \_\_\_\_\_  
Checked by: \_\_\_\_\_  
Date: \_\_\_\_\_

ROOF  
PLAN

A-6

Sheet 5 of 13

1 NORTH ELEVATION



2 EAST ELEVATION

NOBLE  
 ONULFER  
 ASSOCIATES  
 ARCHITECTS  
 2048 San Diego Ave  
 San Diego, CA 92110  
 (619) 297-4068  
 (619) 297-4000

**OX**  
 THETA CHI FRATERNITY  
 SAN DIEGO STATE UNIVERSITY  
 5505 LINDO PASEO  
 SAN DIEGO, CALIFORNIA 92182

DATE: 09/26/12  
 DRAWN BY: CHRIS DAVIS  
 CHECKED BY: CHRIS DAVIS  
 CUP RESUBMITTAL 09/26/12

REVISIONS:

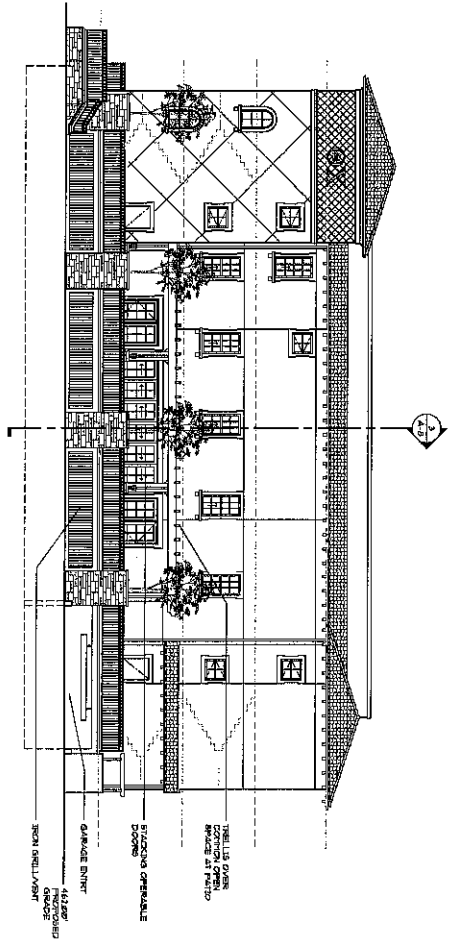
JOB NUMBER:  
 PROJECT BY:  
 CHECKED BY:  
 DATE:

NORTH/EAST  
 ELEVATIONS

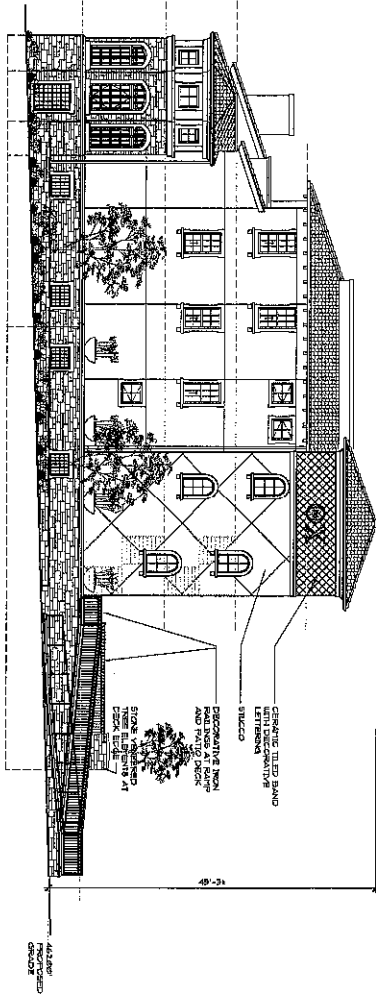
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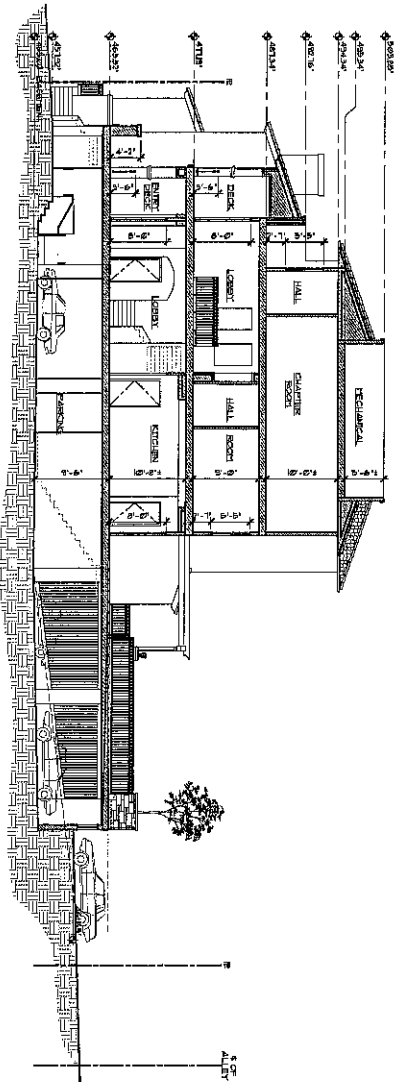
1 SOUTH ELEVATION



2 WEST ELEVATION



3 SECTION

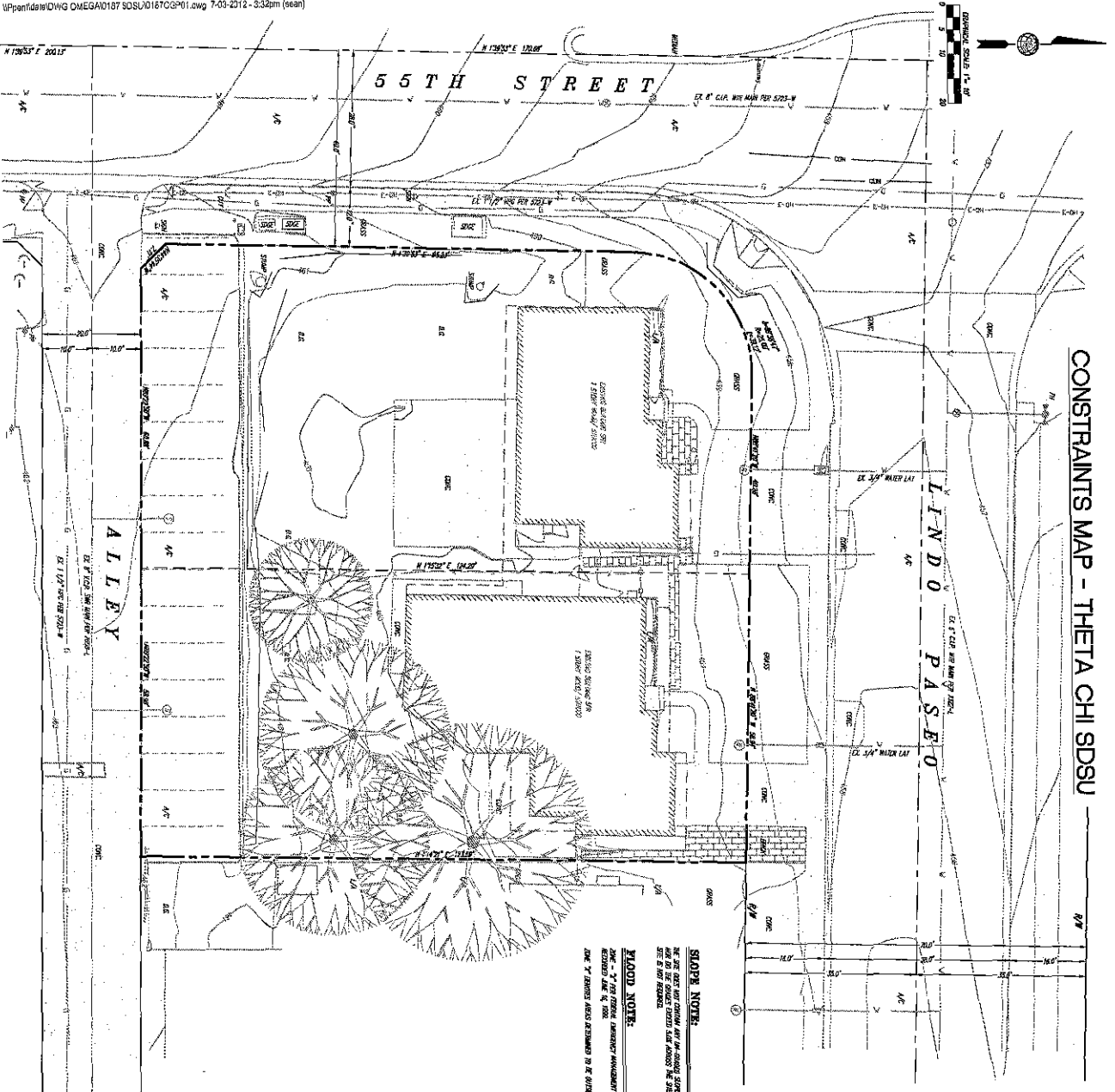


NOBLE  
ONUFER  
ASSOCIATES  
ARCHITECTS

2424 San Juan Ave  
San Diego, CA 92116  
(619) 591-4055  
(619) 297-2000

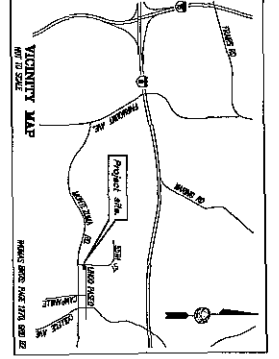
**OX**  
THETA CHI FRATERNITY  
SAN DIEGO STATE UNIVERSITY  
5605 LINDO PASEO  
SAN DIEGO, CALIFORNIA 92182

DATE PLOT: 08/01/12  
CUP SUBMITTAL: 08/01/12  
ELEV. REVISIONS: 07/26/12  
JOB NUMBER:  
DRAWN BY:  
SCALE: 1/8"=1'-0"



**CONSTRAINTS MAP - THETA CHI SDSU**

**FLOOD NOTE:**  
 THE FLOOD ZONING MAP OF THE COUNTY OF SAN DIEGO IS THE BASIS FOR THIS FLOOD ZONING MAP. THE FLOOD ZONING MAP IS A PUBLIC DOCUMENT AND IS AVAILABLE FOR REVIEW AT THE COUNTY CLERK'S OFFICE.  
**GRADE NOTE:**  
 THE EXISTING GRADES ARE SHOWN ON THE PLAN. THE PROPOSED GRADES ARE SHOWN ON THE PLAN. THE PROPOSED GRADES ARE BASED ON THE EXISTING GRADES AND THE PROPOSED ELEVATIONS OF THE PROPOSED STRUCTURES.  
 DATE: 7/3/2012  
 PROJECT: THETA CHI SDSU  
 DRAWN BY: [Name]



**EXISTING LEGEND**

- EXISTING ROADWAY
- EXISTING RIGHT OF WAY
- EXISTING UTILITIES
- EXISTING STRUCTURE
- EXISTING LOT LINE
- EXISTING SIDEWALK
- EXISTING DRIVEWAY
- EXISTING CURB
- EXISTING FENCE
- EXISTING WALL
- EXISTING POLE
- EXISTING SIGN
- EXISTING LIGHTING
- EXISTING TREES
- EXISTING LANDSCAPE
- EXISTING SETBACK
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING ENCROACHMENT
- EXISTING VIOLATION
- EXISTING OBSTRUCTION
- EXISTING COMPLETION DATE



Authorized Representative  
 Project Manager  
 Omega Engineering Constraints  
 5917 Grossmont Street  
 La Mesa, California 92041  
 (619) 594-3650  
 Fax: (619) 594-3651  
 Date: 7/3/2012



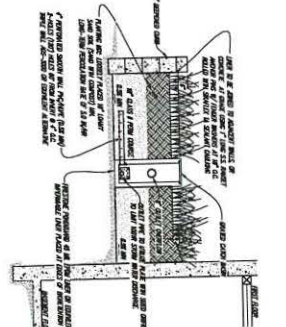
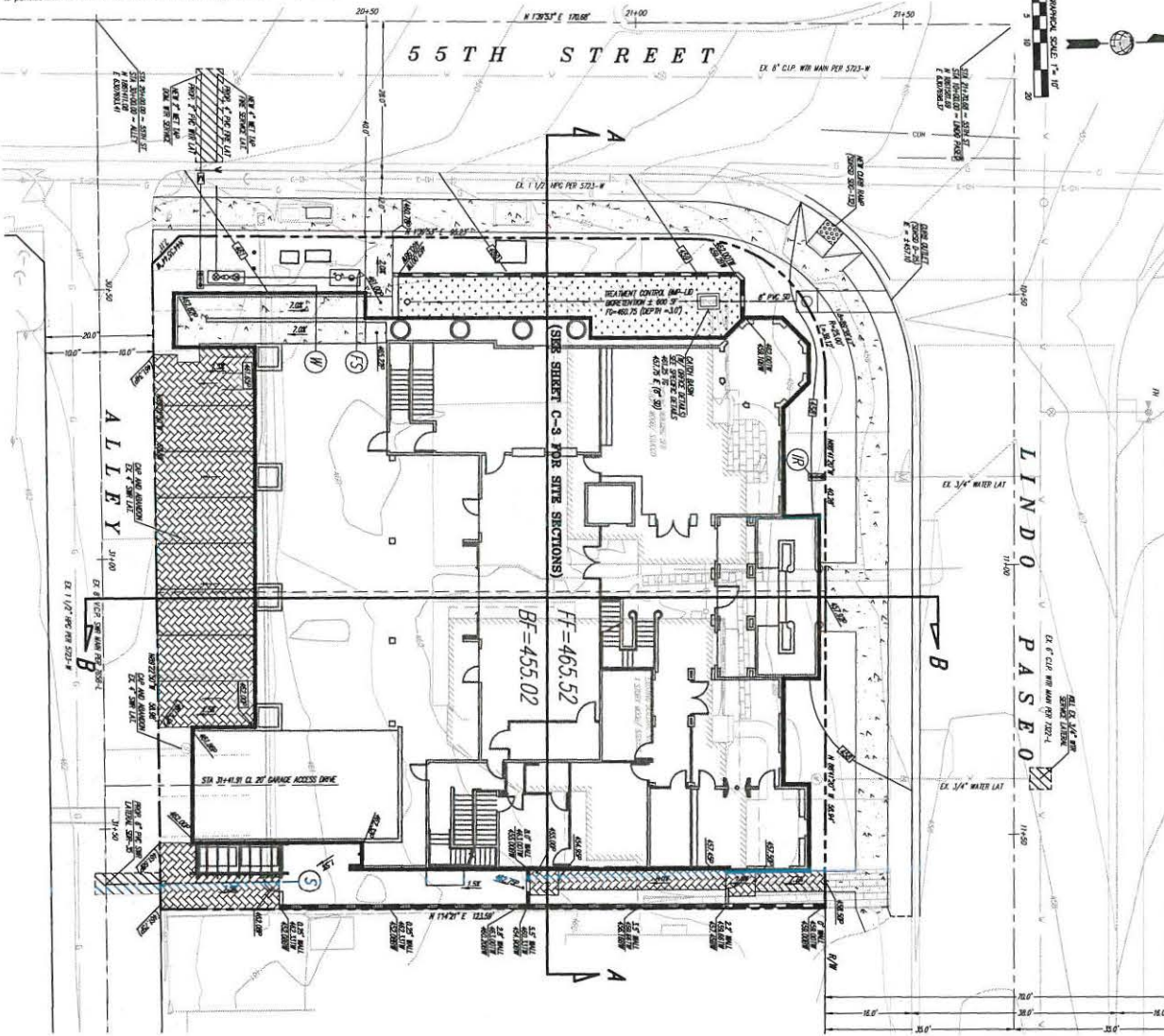
- APPLICANT/OWNER:**  
 CHINA WELFARE ASSOCIATION OF MEN OF ELDERLY  
 1250 ARLINGTON  
 SAN DIEGO, CA 92101  
 (619) 594-3650
- SHORT LEGAL DESCRIPTION:**  
 THE PROJECT IS THE CONSTRUCTION OF A RESIDENTIAL CARE HOME FOR ELDERLY CHINA WELFARE ASSOCIATION OF MEN OF ELDERLY. THE PROJECT IS SITUATED ON A 1.0 ACRES OF LAND IN THE CITY OF SAN DIEGO. THE PROJECT IS SCHEDULED TO BE COMPLETED BY THE END OF 2012.
- ASSessor's PARCEL NUMBERS:**  
 045-09-01-001-000-001-001-001-001-001
- TOPOGRAPHY SOURCE:**  
 100-00-01-001-001-001-001-001-001
- REFERENCE DRAWINGS:**  
 100-00-01-001-001-001-001-001-001
- BASIS OF MEASUREMENTS:**  
 THE BASIS OF MEASUREMENTS FOR THIS PROJECT IS THE EXISTING METRIC SYSTEM. THE PROJECT IS SCHEDULED TO BE COMPLETED BY THE END OF 2012.
- LAND AREA:**  
 1.0 ACRES



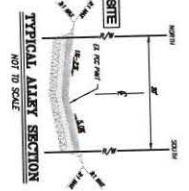
NOGLE  
 ONUFFER  
 ASSOCIATES  
 ARCHITECTS  
 228 San Diego Ave  
 San Diego, CA 92101  
 (619) 597-9055



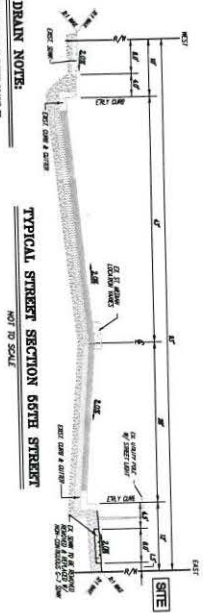
CONCEPTUAL GRADING + DRAINAGE PLAN - THETA CHI SDSU



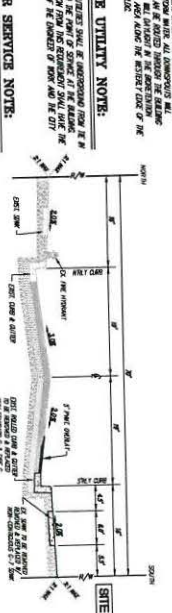
TYP. CROSS-SECTION BROWNTOWN



TYPICAL ALLEY SECTION



TYPICAL STREET SECTION 56TH STREET



TYPICAL STREET SECTION LINDO PASEO

PROPOSED LEGEND table with columns for 'ITEM' and 'DESCR.' listing various construction materials and finishes.

ROOF DRAIN NOTES: ALL ROOF DRAINS SHALL HAVE GUTTERS... ON-SITE UTILITY NOTE: ALL UTILITIES SHALL BE RELOCATED... WATER SERVICE NOTE: DRAINING OF BUILDING ROOFS... GRADING DATA: TOTAL GRADE TO BE... COORDINATES: NAD 83 (NAD 83) UTM ZONE 18N



Signature of Sean O'Connell

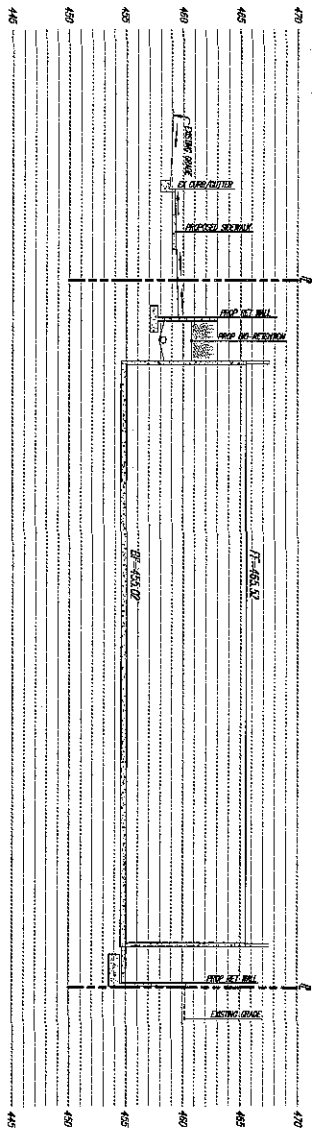
OMEGA ENGINEERING CONSULTANTS logo and contact information including address (5917 Grossmont College Blvd) and phone number (619) 291-9856.



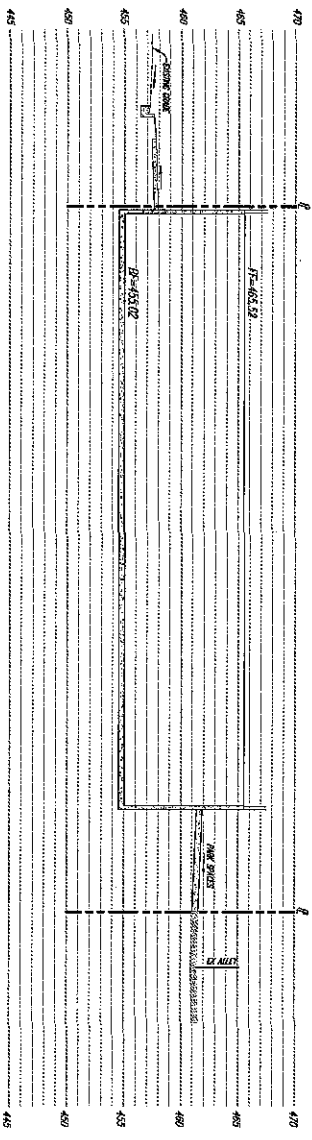
SAN DIEGO STATE UNIVERSITY 5505 LINDO PASEO SAN DIEGO, CALIFORNIA 92182

NOGLE ONUFFER ASSOCIATES ARCHITECTS contact information: 3348 San Diego Ave, San Diego, CA 92116, (619) 297-0033

**SITE CROSS-SECTIONS - THETA CHI SDSU**



**SITE CROSS-SECTION 'A' - 'A'**  
NOT TO SCALE



**SITE CROSS-SECTION 'B' - 'B'**  
NOT TO SCALE

NOGLE  
ONUFER  
ASSOCIATES  
ARCHITECTS

**OX**  
SAN DIEGO STATE UNIVERSITY  
5505 LINDO PASEO  
SAN DIEGO, CALIFORNIA 92182



*James L. Towner*  
JAMES L. TOWNER, LICENSE NO. 4522  
AN EXPRESSION ENGINEERS P-30-11



Scale: 1" = 3'  
Sheet: C-3

Initial Date:	09/01/12
DATE SUBMITTED:	09/01/12
DATE REVISIONS:	09/01/12
Revisions:	
Job Number:	
Drawn by:	
Checked by:	
Prof. No.:	

**CITY STANDARDS NOTES**

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE DESIGN AND MAINTENANCE MANUAL, LATEST EDITION, AND THE CITY OF SAN DIEGO LANDSCAPE DESIGN AND MAINTENANCE MANUAL, LATEST EDITION, AND THE CITY OF SAN DIEGO LANDSCAPE DESIGN AND MAINTENANCE MANUAL, LATEST EDITION.

2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE DESIGN AND MAINTENANCE MANUAL, LATEST EDITION, AND THE CITY OF SAN DIEGO LANDSCAPE DESIGN AND MAINTENANCE MANUAL, LATEST EDITION, AND THE CITY OF SAN DIEGO LANDSCAPE DESIGN AND MAINTENANCE MANUAL, LATEST EDITION.

**CITY INSPECTION**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS FROM THE CITY OF SAN DIEGO.

2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE DESIGN AND MAINTENANCE MANUAL, LATEST EDITION, AND THE CITY OF SAN DIEGO LANDSCAPE DESIGN AND MAINTENANCE MANUAL, LATEST EDITION, AND THE CITY OF SAN DIEGO LANDSCAPE DESIGN AND MAINTENANCE MANUAL, LATEST EDITION.

**CIRRS NOTE**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS FROM THE CITY OF SAN DIEGO.

2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE DESIGN AND MAINTENANCE MANUAL, LATEST EDITION, AND THE CITY OF SAN DIEGO LANDSCAPE DESIGN AND MAINTENANCE MANUAL, LATEST EDITION, AND THE CITY OF SAN DIEGO LANDSCAPE DESIGN AND MAINTENANCE MANUAL, LATEST EDITION.

**MINIMUM TREE SPACING DISTANCE**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS FROM THE CITY OF SAN DIEGO.

2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE DESIGN AND MAINTENANCE MANUAL, LATEST EDITION, AND THE CITY OF SAN DIEGO LANDSCAPE DESIGN AND MAINTENANCE MANUAL, LATEST EDITION, AND THE CITY OF SAN DIEGO LANDSCAPE DESIGN AND MAINTENANCE MANUAL, LATEST EDITION.

**WATER EFFICIENT LANDSCAPE WORKSHEET**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS FROM THE CITY OF SAN DIEGO.

2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE DESIGN AND MAINTENANCE MANUAL, LATEST EDITION, AND THE CITY OF SAN DIEGO LANDSCAPE DESIGN AND MAINTENANCE MANUAL, LATEST EDITION, AND THE CITY OF SAN DIEGO LANDSCAPE DESIGN AND MAINTENANCE MANUAL, LATEST EDITION.

**HYDRO ZONE INFORMATION TABLE**

HYDRO ZONE	PERCENTAGE	AREA (SQ FT)	PERCENTAGE ALLOWANCE	ALLOWED WATER USE (GAL)
1	10%	1000	10%	1000
2	20%	2000	20%	2000
3	30%	3000	30%	3000

**MAXIMUM APPLIED WATER ALLOWANCE CALCULATIONS**

HYDRO ZONE	PERCENTAGE	AREA (SQ FT)	ALLOWED WATER USE (GAL)
1	10%	1000	1000
2	20%	2000	2000
3	30%	3000	3000
<b>TOTAL</b>	<b>60%</b>	<b>6000</b>	<b>6000</b>

**ESTIMATED TOTAL WATER USE**

949

**PERCENTAGE ALLOWANCE USED**

949

**THETA CHI HOUSE**  
5505 Lindo Paseo  
San Diego, California

**LANDSCAPE PLANS FOR**

**CITY OF SAN DIEGO**

**AREA AND POINT CALCULATIONS**

AREA	POINT
1	1
2	2
3	3

**VEGETATION AND POINT CALCULATIONS**

VEGETATION	POINT
1	1
2	2
3	3

**VEGETATION AND POINT CALCULATIONS**

VEGETATION	POINT
1	1
2	2
3	3

**VEGETATION AND POINT CALCULATIONS**

VEGETATION	POINT
1	1
2	2
3	3

**VEGETATION AND POINT CALCULATIONS**

VEGETATION	POINT
1	1
2	2
3	3

**VEGETATION AND POINT CALCULATIONS**

VEGETATION	POINT
1	1
2	2
3	3

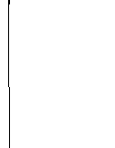
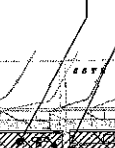
**DRAWING INDEX**

**SITE ADDRESS**

**VICINITY MAP**



**AREA KEY MAP**



**ATHES LANDSCAPE ARCHITECTURE INC.**

**PROJECT NO. 156**

**DATE 05/27/2013**

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

**DATE 05/27/2013**

**DATE 05/27/2013**

**DATE 05/27/2013**

**DATE 05/27/2013**

**DATE 05/27/2013**

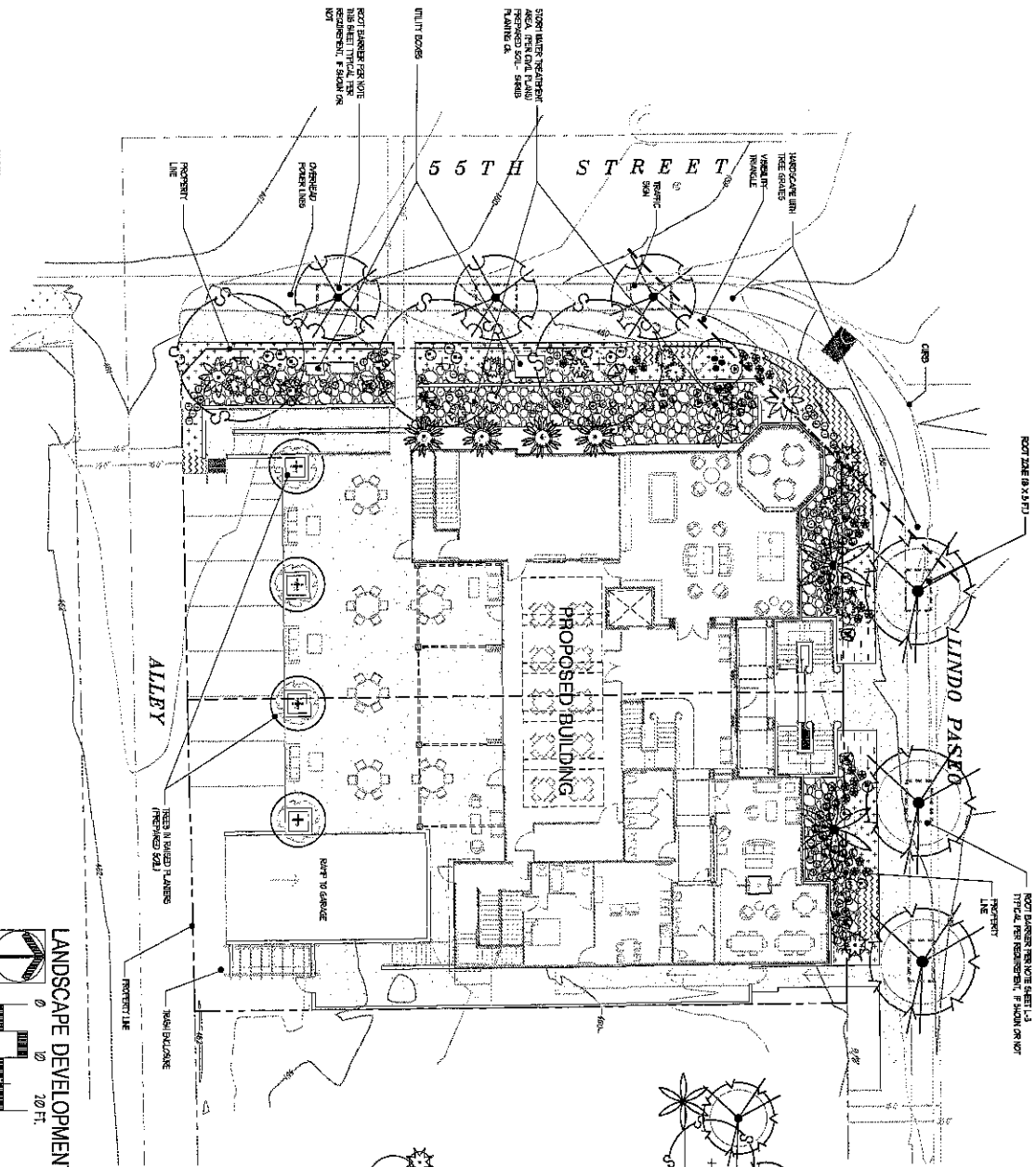
**DATE 05/27/2013**



**SAN DIEGO STATE UNIVERSITY**  
5505 LINDO PASEO  
SAN DIEGO, CALIFORNIA 92182

**LANDSCAPE DEVELOPMENT PLAN**





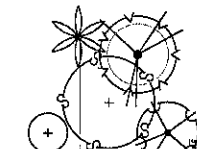
NOTES:  
NONE

LANDSCAPE DEVELOPMENT PLAN



LANDSCAPE QUALITY  
18 TO 24" TALL  
24" TO 36" TALL  
36" TO 48" TALL  
48" TO 60" TALL  
60" TO 72" TALL  
72" TO 84" TALL  
84" TO 96" TALL  
96" TO 108" TALL  
108" TO 120" TALL  
120" TO 132" TALL  
132" TO 144" TALL  
144" TO 156" TALL  
156" TO 168" TALL  
168" TO 180" TALL  
180" TO 192" TALL  
192" TO 204" TALL  
204" TO 216" TALL  
216" TO 228" TALL  
228" TO 240" TALL  
240" TO 252" TALL  
252" TO 264" TALL  
264" TO 276" TALL  
276" TO 288" TALL  
288" TO 300" TALL

PLANT LEGEND



CULTURAL CODE	COMMON NAME	PLANT TYPE	HEIGHT	SPACING
CALIA LYONHILLA	GOLD FIBRILLON TREE	3'	3' BOX	HIGH BRANCHED
ROSEBERRY BERNINI	CHEESE PLANT TREE	3'	3' BOX	HIGH BRANCHED
FLORIDA BURNING	CALIFORNIA BUCKWHEAT	3'	3' BOX	HIGH BRANCHED
SPYRAL BURNING	BURNING BUSH	3'	3' BOX	HIGH BRANCHED
LAGASIRVENA LINDA	CANE HYDRANGEA	4'	3' BOX	HIGH BRANCHED
PINUS MONOCARP	MONOCARP PINE	4'	3' BOX	HIGH BRANCHED
RHOBI CAERULEA	RHOBI	4'	3' BOX	HIGH BRANCHED
BLUE OAK	BLUE OAK	5' N.C.	5' BALLON	FLUSH
DAWK RED WY OMNIFID	DAWK RED WY OMNIFID	5' N.C.	5' BALLON	FLUSH
ROSEMYRT	ROSEMYRT	5' N.C.	5' BALLON	FLUSH
ROSEMYRT	ROSEMYRT	5' N.C.	5' BALLON	FLUSH
ROSEMYRT	ROSEMYRT	5' N.C.	5' BALLON	FLUSH

DESIGNATED PLANTS TO BE PLANTED AND MAINTAINED:

PLANT CODE	COMMON NAME	HEIGHT	SPACING
AGAVE GERMANYA	AGAVE GERMANYA	5' N.C.	5' BALLON
AGAVE VILLERSEA	AGAVE VILLERSEA	5' N.C.	5' BALLON
AGAVE VILLERSEA	AGAVE VILLERSEA	5' N.C.	5' BALLON
AGAVE VILLERSEA	AGAVE VILLERSEA	5' N.C.	5' BALLON
AGAVE VILLERSEA	AGAVE VILLERSEA	5' N.C.	5' BALLON
AGAVE VILLERSEA	AGAVE VILLERSEA	5' N.C.	5' BALLON
AGAVE VILLERSEA	AGAVE VILLERSEA	5' N.C.	5' BALLON
AGAVE VILLERSEA	AGAVE VILLERSEA	5' N.C.	5' BALLON
AGAVE VILLERSEA	AGAVE VILLERSEA	5' N.C.	5' BALLON
AGAVE VILLERSEA	AGAVE VILLERSEA	5' N.C.	5' BALLON

**OX**  
SAN DIEGO STATE UNIVERSITY  
5505 LINDO PASEO  
SAN DIEGO, CALIFORNIA 92182

AHLES  
 LANDSCAPE  
 ARCHITECTURE  
 PC 800-522-7889  
 2800 La Jolla Village Drive, Suite 100  
 San Diego, California 92161  
 619-594-5500

PROJECT NO. 136  
 DATE 04/20/00

LANDSCAPE DEVELOPMENT PLAN  
 2  
**L-2**

SHEET 13 OF 13

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

**Mailing Address:** P.O. Box 15723  
San Diego, CA 92175-5723

**Website:** CollegeNeighborhoods.com/CACC  
**E-mail:** cacc@collegeneighborhoods.com

**January 9, 2013 Minutes  
Approved February 13, 2013**

**From the Regular Meeting held on:** Wednesday, January 9, 2013, 7:00PM  
**Held in:** Community Room, College Rolando Library  
6600 Montezuma Rd., San Diego, CA 92115

P	Doug	Case	President	P	Steven	Barlow	P	Robert	Montana	
P	Rhea	Kuhlman	Vice President	P	Andy	Beauparlant	P	Martin	Montesano	
			<b>1</b>			<b>1</b>				
P	R.D.	Williams	Treasurer	P	Ann	Cottrell	A4	Frank	Musgrove	
								<b>4</b>		
P	Mitch	Yunker	Secretary	A1	Jennifer	Finnegan	P	Jerry	Pollock	
P	Tyler	Sherer	SDSU	P	Jean	Hoeger	P	Jose	Reynoso	
			<b>2</b> Appointee			<b>2</b>				
P	Tom	Rivera	SDSU AS Appointee	P	Joe	Jones	A1	Jan	Riley	
									<b>1</b>	
							P	Maurize	Rios	
									<b>1</b>	
P = Present    A1 / A2 / A3 / A4 = Absent 1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> , 4 <sup>th</sup>							<b>TOTALS</b>	<b>16</b>		
<i>CP600-24, Art IV, Sec 1: a vacancy exists upon the 3<sup>rd</sup> consecutive absence or the 4<sup>th</sup> absence in 12 months (April through March)</i>										
<i>M/S/C = Moved/Seconded/Carried</i>										

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

- I. Call to Order/Pledge of Allegiance/Roll Call of Executive Board Members  
President Doug Case called the meeting to order at 7:04PM. The pledge of allegiance was recited. Results of the roll call are indicated above.
- II. Approval of Current Agenda  
Unanimous consent
- III. Approval of Minutes of Nov. 14, 2012  
Unanimous consent
- IV. Adoption and Approval of Consent Agenda  
Item X. A. Project Review Committee - **Theta Chi Fraternity House (Project No. 294148)** was added to the Consent Agenda. Unanimous consent
- V. Public Comments on Non-Agenda Items (3 minutes limit per speaker – please complete speaker sheet)

Speaker/Issue: *none*

- VI. Reports from City Council District 9 and Law Enforcement Agencies  
Report by Cynthia Harris/District 9  
  
Report by Lt. Lamine Secka, included: cell phone thefts aka "Apple-picking"  
  
Report by Carolyn Westfall, Neighborhood Prosecutor with District Attorney's Office
- VII. Reports from Other Elected Official Liaisons (2 minutes limit each) – *none*  
  
Report by George Gastil, Liaison for Assembly Member Weber  
  
Report by Ralph Dimarucut, Liaison for Senator Block  
  
Report by Deanneka Goodwin, Liaison for Congresswoman Davis
- VIII. Presentation – Sewer and Water Group 3016 Project Status Report
- IX. Treasurer's Report - *attached*
- X. Committee Reports  
A. Project Review Committee – *report by Rhea Kuhlman*  
**Theta Chi Fraternity House (Project No. 294148)** – (Process 3), Conditional Use Permit and Neighborhood Development Permit to demolish two single family residences and construct a 3-story over one underground parking level, 23 room fraternity house with house monitor unit on a 0.35 acre site at 5505 Lindo Paseo Drive, in the RM-3-9 Zone within the Fraternity Designated Area.  
  
**Motion from the Project Review Committee: Approve the proposed project contingent on resolution of outstanding issues noted in the City's Project cycle review report.**  
**Moved by Rhea Kuhlman. Approved 16-0-0 (Consent Agenda Item).**
- B. Code Enforcement and Nuisance Rental Property Committee – *report by Ann Cottrell*  
Charlie Jackson (SDSU Men's Lacrosse Head Coach, [chicolacrosse@gmail.com](mailto:chicolacrosse@gmail.com), addressed a question from the audience regarding concerns for the waste and vandalism, and explosion at the "lacrosse house"
- C. Beautification Committee – *report by Steven Barlow*  
**\* 1. Motion from Beautification Committee: To use \$800 designated for the Beautification Committee toward the cost of a Pedestrian/Bicycle Access Concept Drawing for Montezuma Road from College Avenue to Fairmont Avenue**  
Moved by Steve Barlow.  
  
**Motion to Amend: Change "College Avenue" to "El Cajon Boulevard"**  
Moved by Mitch Younker.  
Motion Failed (4-11-1)  
  
**Main Motion Passed (14-1-1)**
- XI. Delegate Reports



**\*A. Community Planners Committee – Rhea Kuhlman**

Feedback on the City's proposed 8<sup>th</sup> update to the Land Development Code, including changes to these sections: 1-Residential Tandem Parking Overlay Zone/Transit Area Overlay Zone; 2-Parking for Zero Emissions Vehicles, Carpools, and Bicycles; and 3-College Area Community Plan Implementation Overlay Zone

*No objections to the proposed changes were expressed.*

XI. Unfinished Business - *none*

XII. New Business

**A. Motion: To have the CACC President write a letter to request that the Colina Del Sol Recreation Council conduct meetings regarding the Tubman School Joint Use Park at the College Rolando Library.**

**Moved by Steve Barlow. Approved by 16-0-0.**

XIII. Announcements

Announcement by Chair Doug Case of elections to be held in March, 2013:

6 seats on the Board are up for election for 3-year terms (seats currently held by Case, Beauparlant, Cottrell, Jones, Kuhlman, Riley. Case has served the maximum 9 consecutive years.)

1 seat on the Board is up for election for a 1-year term (seat currently vacant)

Nomination forms must be submitted by February 13 to be on the printed ballot.

XIV. Adjournment

Unanimous consent.

(Submitted by Debbie O'Keefe, CACC Clerical Assistant, January 18, 2013)

Previous minutes and committee reports are available online at:  
[www.collegearea.org](http://www.collegearea.org) ("Documents" tab)



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

## Ownership Disclosure Statement

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

**Project Title:** Theta Chi Fraternity **Project No. For City Use Only**  
294158

**Project Address:**  
5505 Lindo Paseo, San Diego, Ca 92115

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

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

Additional pages attached  Yes  No

X

Name of individual (type or print): DAVID E. DEVOL	Name of Individual (type or print):
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency
Street Address: ONE LAKEHOLM DRIVE	Street Address:
City/State/Zip: LA MECA CA 91941	City/State/Zip:
Phone No.: 619 201 9456 Fax No:	Phone No: Fax No:
Signature: [Signature] Date: 8/28/12	Signature: Date:
Name of individual (type or print):	Name of Individual (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Signature: Date:	Signature: Date:

Project Title:	Project No. (For City Use Only) <b>294158</b>
<b>Part II - To be completed when property is held by a corporation or partnership</b>	
Legal Status (please check):	
<input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General) What State? _____ Corporate Identification No. <b>95-231848</b> <input type="checkbox"/> Partnership	
<p><i>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 <input type="checkbox"/> Yes <input type="checkbox"/> No</i></p>	
Corporate/Partnership Name (type or print): <b>THETA CHI FRATERNITY INC</b> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <b>5755-2 BALTIMORE DRIVE</b> City/State/Zip: <b>LA MESA CA 91942</b> Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): <b>ALBERT ZALE</b> Title (type or print): <b>PRESIDENT, THETA CHI FRATERNITY</b> Signature: _____ Date: _____	Corporate/Partnership Name (type or print): <b>THETA CHI FRATERNITY</b> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <b>1981 LAKE CUYUNGA</b> City/State/Zip: <b>SAN DIEGO CA 92119</b> Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): <b>RUSSEL VAN TASSEL</b> Title (type or print): <b>VICE PRESIDENT, THETA CHI FRATERNITY</b> Signature: _____ Date: _____
Corporate/Partnership Name (type or print): <b>THETA CHI FRATERNITY</b> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <b>1 LAKE HOLLOW DRIVE</b> City/State/Zip: <b>LA MESA CA 91942</b> Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): <b>DAVID DEVL, S</b> Title (type or print): <b>SECRETARY, THETA CHI FRATERNITY</b> Signature: _____ Date: _____ <b>SEE PAGE 3</b>	Corporate/Partnership Name (type or print): <b>THETA CHI FRATERNITY</b> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <b>4555 LARKWOOD PLACE</b> City/State/Zip: <b>SAN DIEGO CA 92130</b> Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): <b>MARY MANDLOVE</b> Title (type or print): <b>TREASURER, THETA CHI FRATERNITY</b> Signature: _____ Date: _____
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: _____ Date: _____	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> 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: _____



RECORDING REQUESTED BY  
Commonwealth Land Title Co.  
WHEN RECORDED MAIL THIS DOCUMENT  
AND TAX STATEMENTS TO:

Gamma Theta Alumni Assn.  
c/o Al Zale  
2954 Bayside Walk  
San Diego, CA 92109

RECORD

APN: 466-040-01-00 & 466-040-02-00  
Escrow No: 10009369-609-PL1  
Title No: 10009369 -609-60

9970

DOC # 2004-0435068

MAY 13. 2004 10:16 AM

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY J. SMITH, COUNTY RECORDER

FEES: 10.00  
DC: 00



TAX: N/A  
for Recorder's use

**GRANT DEED**

**THE UNDERSIGNED GRANTOR DECLARES THAT DOCUMENTARY TRANSFER TAX IS NOT PART OF THE PUBLIC RECORDS**

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged,

**Highlander Holdings LLC, a Delaware limited liability company**

hereby GRANT(S) to

**GAMMA THETA ALUMNI ASSOCIATION OF THETA CHI FRATERNITY, INC., a California corporation**

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

All that certain real property situated in the County of San Diego, State of California, described as follows:

Lots 1 and 2 of Collwood Gardens, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2620, filed in the Office of the County Recorder of San Diego County, February 3, 1950.

Commonly known as: 5505 & 5525 Lindo Paseo, San Diego, CA

Dated: April 30, 2004

Highlander Holdings, LLC, a Delaware limited liability company

By:

Scott M. Sutherland, Managing Member

STATE OF CALIFORNIA

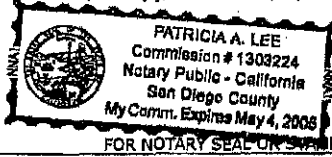
COUNTY OF San Diego ) SS:

9971

On April 30, 2004 before me, Patricia A. Lee Notary Public,  
personally appeared Scott M. Sutherland  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Patricia A. Lee



MAIL TAX STATEMENTS AS DIRECTED ABOVE

DEVELOPMENT SERVICES  
**Project Chronology**  
**THETA CHI FRATERNITY HOUSE - PROJECT NO. 294158**

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time</b>	<b>Applicant Response</b>
10/11/12	First Submittal	Project Deemed Complete	--	--
1/10/13	First Assessment Letter	First assessment letter sent to applicant	91 days	
2/5/13	Second submittal	Applicant's response to first assessment letter		26 days
3/25/13	Second review complete	Second assessment letter sent to applicant	48 days	
4/29/13	Third submittal	Applicant's response to second assessment letter		35 days
6/7/13	Third review complete	Third assessment letter sent to applicant	39 days	
6/20/13	Fourth submittal	Applicant's response to third assessment letter		13 days
7/29/13	Issues Resolved		39 days	
10/31/13	Public Hearing-Planning Commission	Planning Commission Hearing	94 days	
<b>TOTAL STAFF TIME</b>			<b>311 days</b>	
<b>TOTAL APPLICANT TIME</b>				<b>74 days</b>
<b>TOTAL PROJECT RUNNING TIME</b>		From Deemed Complete to PC Hearing	<b>385 days</b>	