



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: October 26, 2023 REPORT NO. PC-23-040  
HEARING DATE: November 2, 2023  
SUBJECT: La Maestra Housing for Hope, Process Five Decision  
PROJECT NUMBER: [PRJ-1064927](#)  
OWNER/APPLICANT: La Maestra Family Clinic, Inc., Owner / Willis Environmental Planning, Applicant

### SUMMARY

Issue: Should the Planning Commission recommend that City Council approve a Conditional Use Permit to demolish 2,770 square feet of existing structures and construct a four-story, 14,945 square-foot multi-dwelling unit affordable housing development that will include 20 transitional dwelling units, one onsite manager dwelling unit, and associated site improvements on a 0.11-acre site at 4135 Fairmount Avenue within the Mid-City/City Heights Community Plan area?

### Staff Recommendation:

1. Recommend to the City Council to APPROVE a resolution determining that the project be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332 (In-fill Development Projects); and
2. Recommend to the City Council to APPROVE Conditional Use Permit No. 3182913.

Fiscal Considerations: None with this action. All costs associated with the processing of this application are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The project will provide 20 transitional dwelling units and one on-site manager dwelling unit. The project provides that 100 percent of the transitional dwelling units be affordable to low-income households at or below 60 percent of the area median income for a period of 55 years.

Community Planning Group Recommendation: On November 7, 2022, the Mid-City/City Heights Community Planning Group voted 13-1-0 to recommend approval of the project without conditions (Attachment 8).

Environmental Impact: The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332 (In-fill Development Projects).

## BACKGROUND:

### Location:

The 0.11-acre project site is located at 4135 Fairmount Avenue within an urbanized area in the Mid-City/City Heights Community Plan area (Attachments 1-3).

### Existing Uses:

The La Maestra Family Clinic owns the site and operates the Substance Use Disorder Program in the existing structures. The existing structures do not have any residential tenants, nor have they been occupied within the past five years by persons and/or families of low income, very low income, or moderate income. In addition, none of the structures have contained rental dwelling units that are rent restricted by law or covenant to persons and/or families of low income, very low income, or moderate income.

### Adjacent Uses:

The project site is located on a mixed-use block with a variety of land uses, including a two-story office building to the north, a two-story house and community garden to the south, other single-family residences along the mixed-use block, and a three-story church at the southern corner of Fairmount Avenue and Polk Avenue.

### Community Plan:

The General Plan designates the site as Multiple-Use and the City Heights/Mid-City Community Plan designates the site as Commercial and Mixed Use, which allows up to 29 dwelling units per acre with a mixed-use bonus of up to 43 dwelling units per acre.

### Zoning:

The site is in the Central Urbanized Planned District (CUPD) CU-2-3 Zone, Parking Standards Transit Priority Area, Transit Area Overlay Zone, Complete Communities Housing Solutions (FAR Tier 3), Complete Communities Mobility Choices (Mobility Zone 2), and Sustainable Development Area.

### Transit:

The project site is located within 0.5 miles of 10 transit stops that serve various routes, including Bus Routes 7, 10, 13, and 965; Rapid Routes 60 and 235.

## DISCUSSION

### Project Description:

The La Maestra Housing for Hope Project (Project) (Attachment 10) consists of demolishing 2,770 square feet of existing structures and constructing a four-story, 14,945-square-foot multi-dwelling unit affordable housing development, which will include 20 transitional dwelling units, one onsite manager dwelling unit, and associated site improvements. The project provides that 100 percent of the transitional dwelling units be affordable to low-income households at or below 60 percent of the area median income for a period of 55 years. The project will provide transitional housing and support services for individuals suffering from substance use, including the homeless. The project also includes office space for case and on-site managers, a group therapy room, storage and laundry room, covered deck, and a rooftop solar photovoltaic system.

### Use:

The proposed transitional housing use is allowed within the CUPD CU-2-3 Zone with a Conditional Use Permit per San Diego Municipal Code (SDMC) section 155.0238, Table 155-02C, Transitional Housing for seven or more persons. SDMC Section 141.0313 requires the proposed use comply with the requirements for uses defined as Transitional Housing Facilities.

### Density:

The underlying CUPD CU-2-3 Zone allows a maximum density of one dwelling unit for each 1,000 square feet of lot area (43 dwelling units per acre), per SDMC Table 155-02D. The site is approximately 4,527 square feet which allows a total of five dwelling units. The Community Plan designates the site as Commercial and Mixed Use, which allows up to 29 dwelling units per acre with a mixed-use bonus of up to 43 dwelling units per acre. The project is also within a Sustainable Development Area. The project utilizes the 100 percent density bonus regulations per SDMC Section 143.0720(i) (Affordable Housing Regulations) and is granted unlimited density, per SDMC Section 143.0720 (l)(7)(B).

### Height:

The Affordable Housing Regulations (SDMC Section 143.0740(e)) allow a height increase of three stories or 33 feet above the base zone maximum height. The project will have a height of approximately 51.5 feet. The underlying CU-2-3 Zone allows a maximum height of 50 feet.

### Floor Area Ratio:

The project also includes a deviation from the maximum floor area ratio (FAR) (SDMC section 155.0242, Table 155-02D) to allow an FAR of 3.3 (from the 1.0 FAR maximum) for a 14,945 square-foot building on the site. Per SDMC section 143.0740(a)(1), the FAR deviation is allowed as a development incentive for developing a 100 percent affordable housing development exclusive of the one onsite manager dwelling unit.

Affordable Housing:

The Affordable Housing Regulations (SDMC Section 143.0720(a)) requires the project to enter into a written agreement with the San Diego Housing Commission and secured by a deed of trust which incorporates applicable affordability conditions consistent with the SDMC. The agreement will specify that the project shall provide 20 affordable dwelling units with rents/prices to low-income households at or below 60 percent of the area median income for a period of 55 years.

Multiple Habitat Planning Area:

The project site does not contain sensitive biological resources and is not within or adjacent to the Multiple Habitat Planning Area.

Drainage:

Drainage for the project complies with the City's drainage regulations and standards.

Waste Management:

Staff has reviewed and accepted a Waste Management Plan that concluded that the project is not anticipated to exceed the threshold for solid waste generation.

Historic:

Staff evaluated the existing structures for historic significance since they are more than 45 years old. Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

Community Plan/General Plan Analysis:

General Plan – Land Use and Community Character Element:

The General Plan designates the project site as Multiple-Use. This designation is intended to provide housing in a mixed-use setting. The project's transitional housing use is consistent with the intent of the Multiple-Use designation. The General Plan also calls for the provision of a variety of housing types and sizes with varying levels of affordability in order to further the City's goal of achieving balanced communities and equitable development (Policy LU-H.3). The 20 transitional units provided by the project will be deed-restricted for a period of 55 years for households at or below 60 percent of the area median income and increase the City's affordable housing supply. Additionally, the General Plan encourages transit-supportive density and design (Policy LU-A.7.b). The project will increase the number of homes available within two blocks of El Cajon Boulevard, which is a transit corridor served by multiple bus lines. The project is consistent with City-wide land use policies and furthers the implementation of the City of Villages Strategy.

General Plan - Housing Element:

The project is consistent with the Housing Element goals that facilitate the construction of quality housing (Goal 1) and provide new affordable housing (Goal 3). The Housing Element encourages programs aimed at housing vulnerable and special needs populations (Objective

E) and promotes a diversity of housing available to all income groups across all communities (Objective I). The Housing Element also supports affordable housing developments and services for individuals that are homeless (Policy HE-E.2). The project's provision of transitional housing is a specific target that is consistent with the Housing Element. The additional homes will add to the City's housing stock and contribute towards addressing the City-wide affordable housing crises, which is consistent with the policies of the General Plan and the Housing Element.

General Plan – Urban Design Element:

The project is consistent with General Plan urban design policy (UD-A.6) to facilitate the development of a pedestrian-oriented environment. The project is consistent with the General Plan policy of providing building entries that are prominent, visible, and well-located (Policy UD-A.6.c). The street-facing frontage will consist of wood, stucco, and Low-E coated glass, and the building entry will be prominent and visible with illuminated building signage. Units on the first floor of the building will be served by a concrete path, and the frontage will be lined with landscaping including shrubs and trees.

Parking will also be located along the rear, consistent with the General Plan policy of creating appealing streetscapes that enhance the pedestrian experience (Policy UD-A.6.e and UD-A.12.a). The project will provide a van accessible parking space (compliant with the Americans with Disabilities Act) with electrical vehicle charging station adjacent to the rear alley.

Community Plan – Land Use:

The City Heights/Mid-City Community Plan (Community Plan) designates the site as Commercial and Mixed Use, which allows up to 29 dwelling units per acre with a mixed-use bonus of up to 43 dwelling units per acre. The project is also within a Sustainable Development Area. The project utilizes the 100 percent density bonus regulations per SDMC Section 143.0720(i) (Affordable Housing Regulations) and is granted unlimited density, per SDMC Section 143.0720 (l)(7)(B).

The project use is consistent with the Community Plan goal of encouraging new housing construction in a variety of types and sizes in order to meet the needs of future residents in all socio-economic brackets (p. 95). The Community Plan also encourages the placement of new subsidized housing, social services, and residential care facilities along transportation corridors (p. 95). The project will provide transitional dwelling units to support vulnerable and special needs populations. These transitional dwelling units are located two blocks from El Cajon Boulevard, which is a transit corridor served by multiple bus lines.

Community Plan – Natural and Cultural Resources:

The project site is disturbed and located within an urban area. The project's surroundings are also developed with a variety of office, residential, and religious facility uses. The project will not encroach upon the natural resources identified in the Community Plan, which includes a canyon, hillside, and creek-side natural wildlife habitats (p. 58).

The Community Plan seeks to improve air quality through the promotion of non-polluting forms of transportation and supports physical improvements to facilitate pedestrian access and bicycling (p. 59). The project will install a wider sidewalk that will improve the pedestrian environment and further the long-range vision for Fairmount Avenue as discussed below.

Community Plan – Transportation:

The Community Plan identifies Fairmount Avenue as a two-lane one-way (northbound) major street with Class II bicycle lanes (p. 139 and p. 150). In response to this Community Plan policy, the project will provide a 4.5-foot dedication that will result in the development of a 12-foot minimum parkway (six-foot wide landscaping with six-foot wide sidewalk) along the project frontage. The project is also consistent with the Community Plan goal of locating this type of residential land use along a transportation corridor (p. 95). El Cajon Boulevard, located two blocks north from the project site, is a transit corridor served by multiple bus lines.

Community Plan – Urban Design:

The Community Plan recommends the prioritization of pedestrian movement along Fairmount Avenue and encourages the provision of wider sidewalks (p. 79). The project implements a wider sidewalk along its main frontage on Fairmount Avenue.

Required Permit:

Pursuant to SDMC section 155.0238, Table 155-02C and 141.0313, a decision for construction of a transitional housing development of seven or more people shall be made in accordance with a Process Five Conditional Use Permit which is a City Council decision. Before the project is considered by the City Council, the request shall be presented to the City's Planning Commission for a recommendation, pursuant to SDMC section [112.0509](#).

The Conditional Use Permit contains specific conditions of approval with the intent that the use be developed so as to fully protect the public health, safety and welfare (SDMC Section 126.0301). Permit conditions include the following:

- The name and emergency contact of an operator or manager be posted outside the facility in a location visible to the public;
- Requiring on-site supervision of the premises at all times, including having one staff member on the premises 24 hours per day;
- Submitting a Description of Services and Property Management Plan to the satisfaction of the Development Services Department;
- Dedicating a 4.5 feet of public right-of-way along Fairmount Avenue and constructing a 12 foot wide parkway;
- Implementing a Water Pollution Control Plan;

- Obtaining an Encroachment Maintenance and Removal Agreement for all private improvements within the public right-of-way;
- Developing a City standard curb, gutter and sidewalk;
- Maintenance of all landscape improvements;
- All proposed water and sewer facilities within the public right-of-way shall be complete and operational prior to certificate of occupancy; and
- All public water lines serving the project must pass through a private backflow prevention device.

Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with the adopted City Council policies and regulations of the Land Development Code. Staff has provided draft resolutions and conditions of approval and recommends that the Planning Commission recommend to the City Council approval of the project.

ALTERNATIVES

1. Recommend that the City Council APPROVE a resolution determining that the project be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-fill Development Projects) and APPROVE Conditional Use Permit No. 3182913, with modifications.
2. Recommend that the City Council NOT APPROVE a resolution determining that the project be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-fill Development Projects), and NOT APPROVE Conditional Use Permit No. 3182913, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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Renee Mezo  
Assistant Deputy Director  
Development Services Department

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Xavier Del Valle  
Development Project Manager  
Development Services Department

*Tait Galloway*

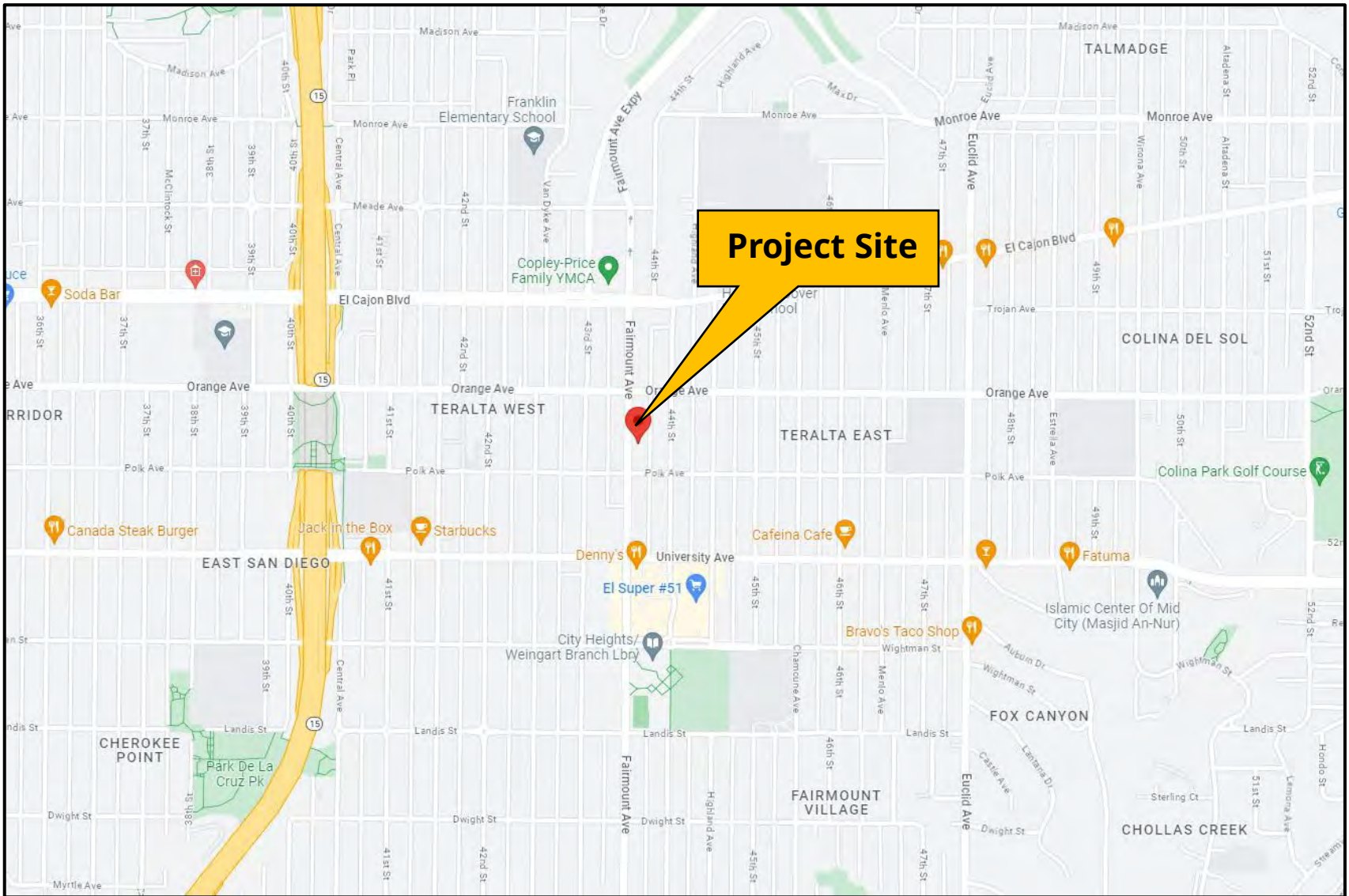
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Tait Galloway  
Deputy Director  
Planning Department

Attachments:

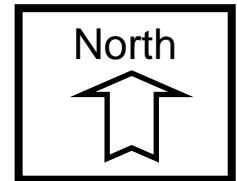
1. Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Permit Resolution with Findings
5. Permit with Conditions
6. CEQA Exemption Resolution
7. Planning Commission Recommendation
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans





## Project Location Map

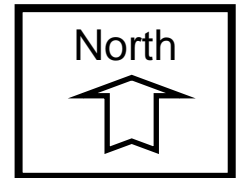
[La Maestra Housing for Hope](#)  
PRJ-1064927: 4135 Fairmount Avenue

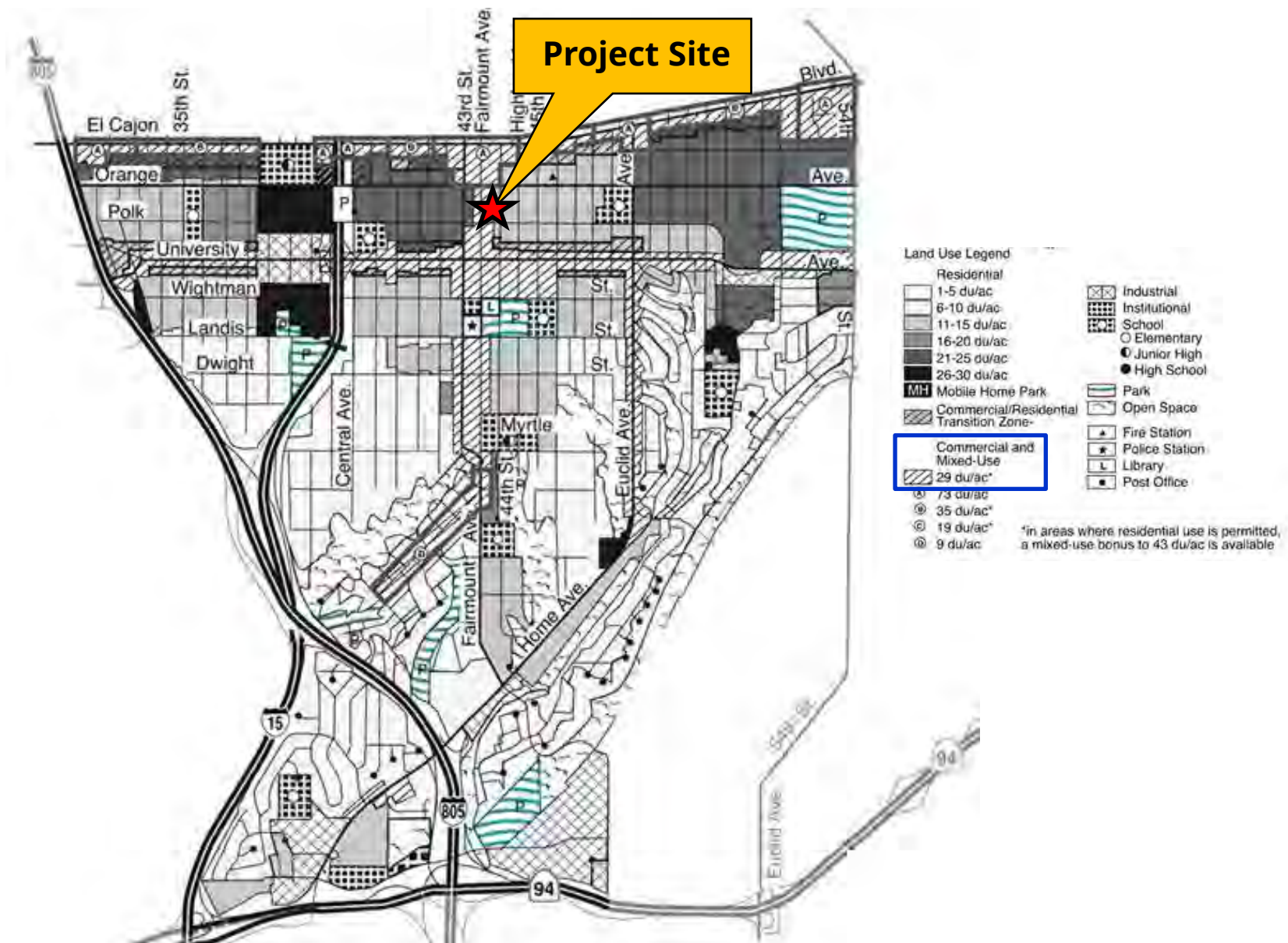




## Aerial Photograph

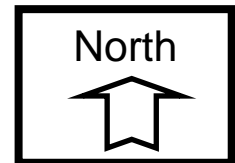
La Maestra Housing for Hope  
PRJ-1064927: 4135 Fairmount Avenue





# Land Use Map

La Maestra Housing for Hope  
 PRJ-1064927: 4135 Fairmount Avenue



RESOLUTION NUMBER R- \_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO  
GRANTING CONDITIONAL USE PERMIT NO. 3182913 FOR THE  
LA MAESTRA HOUSING FOR HOPE PROJECT – PRJ-1064927

WHEREAS, LA MAESTRA FAMILY CLINIC INC., a California Non-Profit Corporation, Owner/Permittee, filed an application with the City of San Diego for a Conditional Use Permit to demolish existing structures and construct a four-story, 14,945-square-foot multi-dwelling unit affordable housing development that will include 20 transitional dwelling units, one onsite manager dwelling unit, and associated site improvements known as the La Maestra Housing for Hope project located at 4135 Fairmount Avenue, and legally described as the South 12.50 feet of Lot 14 and all of Lot 15 in Block 56 of Fairmount addition to City Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1035, filed in the Office of the County Recorder of San Diego County March 8, 1907, in the Mid-City/City Heights Community Plan area in the Central Urbanized Planned District (CUPD) CU-2-3 Zone, Complete Communities Housing Solutions (FAR Tier 3), Complete Communities Mobility Choices (Mobility Zone 2), Parking Standards Transit Priority Area, and Transit Area Overlay Zone within the Mid-City/City Heights Community Plan (Community Plan) area; and

WHEREAS, on November 2, 2023, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 3182913, and pursuant to Resolution No. [vote count]-PC voted to recommend approval of the Permit; and

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

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

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

WHEREAS, the Office of the City Attorney has drafted this Resolution based on the information provided by City staff, with the understanding that the information is complete, true, and accurate NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 3182913:

**A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]**

**1. Findings for all Conditional Use Permits:**

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

The project consists of demolishing 2,770 square-feet of existing structures and constructing a four-story, 14,945-square-foot multi-dwelling unit affordable housing development, which will include 20 transitional dwelling units, one onsite manager dwelling unit, and associated site improvements. The project will provide that 100 percent of the transitional dwelling units be affordable to low-income households at or below 60 percent of the area median income. The project will be managed by the La Maestra Family Clinic to provide transitional housing and support services for individuals suffering from substance use including the homeless.

The General Plan designates the project site as Multiple-Use. This designation is intended to provide housing in a mixed-use setting. The project's transitional housing use is consistent with the intent of the Multiple-Use designation. The General Plan also calls for the provision of a variety of housing types and sizes with varying levels of affordability in order to further the City's goal of achieving balanced communities and equitable development (Policy LU-H.3). The 20 transitional units provided by the project will be deed-restricted for a period of 55 years for households at or below 60 percent of the area median income and increase the City's affordable housing supply. Additionally, the General Plan encourages transit-supportive density and design (Policy LU-A.7.b). The project will increase the number of homes available within two blocks of El Cajon Boulevard, which is a transit

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corridor served by multiple bus lines. The project is consistent with City-wide land use policies and furthers the implementation of the City of Villages Strategy.

The project is consistent with the Housing Element goals that facilitate the construction of quality housing (Goal 1) and provide new affordable housing (Goal 3). The Housing Element encourages programs aimed at housing vulnerable and special needs populations (Objective E) and promotes a diversity of housing available to all income groups across all communities (Objective I). The Housing Element also supports affordable housing developments and services for individuals that are homeless (Policy HE-E.2). The project's provision of transitional housing is a specific target that is consistent with the Housing Element. The additional homes will add to the City's housing stock and contribute towards addressing the City-wide affordable housing crises, which is consistent with the policies of the General Plan and the Housing Element.

The project is consistent with General Plan urban design policy (UD-A.6) to facilitate the development of a pedestrian-oriented environment. The project is consistent with the General Plan policy of providing building entries that are prominent, visible, and well-located (Policy UD-A.6.c). The street-facing frontage will consist of wood, stucco, and Low-E coated glass, and the building entry will be prominent and visible with illuminated building signage. Units on the first floor of the building will be served by a concrete path, and the frontage will be lined with landscaping including shrubs and trees. Parking will also be located along the rear, consistent with the General Plan policy of creating appealing streetscapes that enhance the pedestrian experience (Policy UD-A.6.e and UD-A.12.a). The project will provide a van accessible parking space (compliant with the Americans with Disabilities Act) with electrical vehicle charging station adjacent to the rear alley.

The City Heights/Mid-City Community Plan (Community Plan) designates the site as Commercial and Mixed Use, which allows up to 29 dwelling units per acre with a mixed-use bonus of up to 43 dwelling units per acre. The project is also within a Sustainable Development Area. The project utilizes the 100 percent density bonus regulations per SDMC Section 143.0720(i) (Affordable Housing Regulations) and is granted unlimited density, per SDMC Section 143.0720 (l)(7)(B).

The project use is consistent with the Community Plan goal of encouraging new housing construction in a variety of types and sizes in order to meet the needs of future residents in all socio-economic brackets (p. 95). The Community Plan also encourages the placement of new subsidized housing, social services, and residential care facilities along transportation corridors (p. 95). The project will provide transitional dwelling units to support vulnerable and special needs populations. These transitional dwelling units are located two blocks from El Cajon Boulevard, which is a transit corridor served by multiple bus lines.

The project site is disturbed and located within an urban area. The project's surroundings are also developed with a variety of office, residential, and religious facility uses. The project will not encroach upon the natural resources identified in

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the Community Plan, which includes a canyon, hillside, and creek-side natural wildlife habitats (p. 58). The Community Plan seeks to improve air quality through the promotion of non-polluting forms of transportation and supports physical improvements to facilitate pedestrian access and bicycling (p. 59). The Community Plan recommends the prioritization of pedestrian movement along Fairmount Avenue and encourages the provision of wider sidewalks (p. 79). The project implements a wider sidewalk along its main frontage on Fairmount Avenue.

The Community Plan also identifies Fairmount Avenue as a two-lane one-way (northbound) major street with Class II bicycle lanes (p. 139 and p. 150). In response to this Community Plan policy, the project will provide a 4.5-foot dedication that will result in the development of a 12-foot minimum parkway (six-foot wide landscaping with six-foot wide sidewalk) along the project frontage. The project is also consistent with the Community Plan goal of locating this type of residential land use along a transportation corridor (p. 95). El Cajon Boulevard, located two blocks north from the project site, is a transit corridor served by multiple bus lines. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project site is developed and does not contain sensitive biological resources and is not within or adjacent to the City's Multiple Habitat Planning Area. Drainage for the project complies with the City's drainage regulations and standards. Staff has also reviewed and accepted a Waste Management Plan that determined that the project is not anticipated to exceed the threshold for solid waste generation. The project will provide improvements that comply with the Americans with Disabilities Act (ADA), including a van accessible parking space with electrical vehicle (EV) charging station adjacent to the rear alley with overhead gate to access the site, and ground floor security and front/in-take offices. The project will also install a nine-foot high steel security fence with anti-climb metal screen and lockable gate surrounding the structure.

The project permit also contains specific conditions of approval with the intent that the use be developed so as to fully protect the public health, safety and welfare (SDMC Section 126.0301). Permit requirements include requiring that the name and emergency contact of an operator or manager be posted outside the facility in a location visible to the public; requiring on-site supervision of the premises at all times, including having one staff member on the premises 24 hours per day; submitting a Description of Services and Property Management Plan to the satisfaction of the Development Services Department; dedicating a 4.5 feet of public right-of-way along Fairmount Avenue and constructing a 12-foot wide parkway; implementing a Water Pollution Control Plan; obtaining an Encroachment Maintenance and Removal Agreement for all private improvements within the public right-of-way; developing a City standard curb, gutter and sidewalk; maintenance of all landscape improvements; all proposed water and sewer facilities within the public right-of-way shall be complete and operational prior to certificate of occupancy; all

public water lines serving the project must pass through a private backflow prevention device; and any damages caused to the City's public water and sewer facilities which are due to the activities associated with this project shall be repaired or reconstructed. Therefore, the proposed development will not be detrimental to the 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 existing structures are more than 45 years old, requiring City staff to evaluate the proposal for historic significance. Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. None of the existing structures have been occupied within the past five years by persons and/or families of low income, very low income, or moderate income. In addition, none of the structures have contained rental dwelling units that are rent restricted by law or covenant to persons and/or families of low income, very low income, or moderate income. There are no existing tenants.

Per San Diego Municipal Code (SDMC) section 155.0238, Table 155-02C, Transitional Housing for seven or more persons is an allowable use within the CU-2-3 Zone with a conditional use permit, and shall comply with the requirements for Transitional Housing Facilities, per SDMC section 141.0313. The underlying CU-2-3 Zone authorizes a maximum density of one dwelling unit for each 1,000 square-feet of lot area (43 dwelling units per acre), per SDMC Table 155-02D. The site is approximately 4,527 square feet which allows a total of five dwelling units. The project is also located within a Sustainable Development Area. The project utilizes the 100 percent density bonus regulations per SDMC Section 143.0720(i) (Affordable Housing Regulations) and is granted unlimited density, per SDMC section 143.0720 (l)(7)(B).

The City's Affordable Housing Regulations (SDMC Section 143.0740(e)) allow a height increase of three stories or 33 feet above the base zone maximum height. The project will have a height of approximately 51.5 feet. The underlying CU-2-3 Zone allows a maximum of 50 feet. The project also includes a deviation from the maximum floor area ratio (FAR) (SDMC section 155.0242, Table 155-02D) to allow an FAR of 3.3 (from 1.0 maximum) to support a total of 14,945 square-feet of development on the site. Per SDMC section 143.0740(a)(1), the FAR deviation is allowed as a development incentive for developing a 100 percent affordable housing development exclusive of the one onsite manager dwelling unit.

The project will provide 20 transitional dwelling units and one onsite manager dwelling unit. The project provides that 100 percent of the transitional dwelling units be affordable to low-income households at or below 60 percent of the area median income. The Affordable Housing Regulations (SDMC Section 143.0720(a)) requires that the project enter into a written agreement with the San Diego Housing Commission and secured by a deed of trust which incorporates applicable



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affordability conditions consistent with the SDMC. The agreement will specify that the project shall provide 20 transitional dwelling units with rents/prices to low-income households at/below 60 percent of area median income for a period of 55 years. Therefore, the proposed development will comply with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

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

Per San Diego Municipal Code (SDMC) section 155.0238, Table 155-02C, Transitional Housing for seven or more persons is an allowable use within the CU-2-3 Zone with a conditional use permit, and shall comply with the requirements for Transitional Housing Facilities, per SDMC section 141.0313. The underlying CU-2-3 Zone authorizes a maximum density of one dwelling unit for each 1,000 square-feet of lot area (43 dwelling units per acre), per SDMC Table 155-02D. The site is approximately 4,527 square feet which allows a total of five dwelling units. The project is also located within a Sustainable Development Area. The project utilizes the 100 percent density bonus regulations per SDMC Section 143.0720(i) (Affordable Housing Regulations) and is granted unlimited density, per SDMC section 143.0720 (l)(7)(B).

The City's Affordable Housing Regulations (SDMC Section 143.0740(e)) allow a height increase of three stories or 33 feet above the base zone maximum height. The project will have a height of approximately 51.5 feet. The underlying CU-2-3 Zone allows a maximum of 50 feet. The project also includes a deviation from the maximum floor area ratio (FAR) (SDMC section 155.0242, Table 155-02D) to allow an FAR of 3.3 (from 1.0 maximum) to support a total of 14,945 square-feet of development on the site. Per SDMC section 143.0740(a)(1), the FAR deviation is allowed as a development incentive for developing a 100 percent affordable housing development exclusive of the one onsite manager dwelling unit.

The General Plan designates the project site as Multiple-Use. This designation is intended to provide housing in a mixed-use setting. The project's transitional housing use is consistent with the intent of the Multiple-Use designation. The General Plan also calls for the provision of a variety of housing types and sizes with varying levels of affordability in order to further the City's goal of achieving balanced communities and equitable development (Policy LU-H.3). The 20 transitional units provided by the project will be deed-restricted for a period of 55 years for households at or below 60 percent of the area median income and increase the City's affordable housing supply. Additionally, the General Plan encourages transit-supportive density and design (Policy LU-A.7.b). The project will increase the number of homes available within two blocks of El Cajon Boulevard, which is a transit corridor served by multiple bus lines. The project is consistent with City-wide land use policies and furthers the implementation of the City of Villages Strategy.

The project is consistent with the Housing Element goals that facilitate the construction of quality housing (Goal 1) and provide new affordable housing (Goal 3). The Housing Element encourages programs aimed at housing vulnerable and special

## ATTACHMENT 4

needs populations (Objective E) and promotes a diversity of housing available to all income groups across all communities (Objective I). The Housing Element also supports affordable housing developments and services for individuals that are homeless (Policy HE-E.2). The project's provision of transitional housing is a specific target that is consistent with the Housing Element. The additional homes will add to the City's housing stock and contribute towards addressing the City-wide affordable housing crises, which is consistent with the policies of the General Plan and the Housing Element.

The project is consistent with General Plan urban design policy (UD-A.6) to facilitate the development of a pedestrian-oriented environment. The project is consistent with the General Plan policy of providing building entries that are prominent, visible, and well-located (Policy UD-A.6.c). The street-facing frontage will consist of wood, stucco, and Low-E coated glass, and the building entry will be prominent and visible with illuminated building signage. Units on the first floor of the building will be served by a concrete path, and the frontage will be lined with landscaping including shrubs and trees. Parking will also be located along the rear, consistent with the General Plan policy of creating appealing streetscapes that enhance the pedestrian experience (Policy UD-A.6.e and UD-A.12.a). The project will provide a van accessible parking space (compliant with the Americans with Disabilities Act) with electrical vehicle charging station adjacent to the rear alley.

The City Heights/Mid-City Community Plan (Community Plan) designates the site as Commercial and Mixed Use, which allows up to 29 dwelling units per acre with a mixed-use bonus of up to 43 dwelling units per acre. The project is also within a Sustainable Development Area. The project utilizes the 100 percent density bonus regulations per SDMC Section 143.0720(i) (Affordable Housing Regulations) and is granted unlimited density, per SDMC Section 143.0720 (l)(7)(B).

The project use is consistent with the Community Plan goal of encouraging new housing construction in a variety of types and sizes in order to meet the needs of future residents in all socio-economic brackets (p. 95). The Community Plan also encourages the placement of new subsidized housing, social services, and residential care facilities along transportation corridors (p. 95). The project will provide transitional dwelling units to support vulnerable and special needs populations. These transitional dwelling units are located two blocks from El Cajon Boulevard, which is a transit corridor served by multiple bus lines.

The project site is disturbed and located within an urban area. The project's surroundings are also developed with a variety of office, residential, and religious facility uses. The project will not encroach upon the natural resources identified in the Community Plan, which includes a canyon, hillside, and creek-side natural wildlife habitats (p. 58). The Community Plan also seeks to improve air quality through the promotion of non-polluting forms of transportation and supports physical improvements to facilitate pedestrian access and bicycling (p. 59). The Community Plan recommends the prioritization of pedestrian movement along Fairmount

## ATTACHMENT 4

Avenue and encourages the provision of wider sidewalks (p. 79). The project implements a wider sidewalk along its main frontage on Fairmount Avenue.

The Community Plan identifies Fairmount Avenue as a two-lane one-way (northbound) major street with Class II bicycle lanes (p. 139 and p. 150). In response to this Community Plan policy, the project will provide a 4.5-foot dedication that will result in the development of a 12-foot minimum parkway (six-foot wide landscaping with six-foot wide sidewalk) along the project frontage. The project is also consistent with the Community Plan goal of locating this type of residential land use along a transportation corridor (p. 95). El Cajon Boulevard, located two blocks north from the project site, is a transit corridor served by multiple bus lines.

The conditional use permit also contains specific conditions of approval with the intent that the use be developed so as to fully protect the public health, safety and welfare (SDMC Section 126.0301). Permit requirements include requiring that the name and emergency contact of an operator or manager be posted outside the facility in a location visible to the public; requiring on-site supervision of the premises at all times, including having one staff member on the premises 24 hours per day; submitting a Description of Services and Property Management Plan to the satisfaction of the Development Services Department; dedicating 4.5 feet of public right-of-way along Fairmount Avenue and constructing a 12 foot wide parkway; implementing a Water Pollution Control Plan; obtaining an Encroachment Maintenance and Removal Agreement for all private improvements within the public right-of-way; developing a City standard curb, gutter and sidewalk; maintenance of all landscape improvements; all proposed water and sewer facilities within the public right-of-way shall be complete and operational prior to certificate of occupancy; all public water lines serving the project must pass through a private backflow prevention device; and any damages caused to the City's public water and sewer facilities which are due to the activities associated with this project shall be repaired or reconstructed. Therefore, the proposed use is appropriate at the proposed location.

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

BE IT FURTHER RESOLVED, that Conditional Use Permit No. 3182913 is granted to LA MAESTRA FAMILY CLINIC INC., Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

APPROVED: MARA W. ELLIOTT, City Attorney

By \_\_\_\_\_

Deputy City Attorney

DRAFT

**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**

INTERNAL ORDER NUMBER: 24009358

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 3182913  
**PRJ-1064927: LA MAESTRA HOUSING FOR HOPE**  
CITY COUNCIL

This Conditional Use Permit No. 3182913 is granted by the City Council of the City of San Diego to LA MAESTRA FAMILY CLINIC INC., a California Non-Profit Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0303. The 0.11-acre site is located at 4135 Fairmount Avenue in the Central Urbanized Planned District (CUPD) CU-2-3 Zone, Complete Communities Housing Solutions (FAR Tier 3), Complete Communities Mobility Choices (Mobility Zone 2), Parking Standards Transit Priority Area, and the Transit Area Overlay Zone within the Mid-City/City Heights Community Plan area. The project site is legally described as: the South 12.50 feet of Lot 14 and all of Lot 15 in Block 56 of Fairmount addition to City Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1035, filed in the Office of the County Recorder of San Diego County March 8, 1907.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish existing structures and construct a four-story, 14,945-square-foot multi-dwelling unit affordable housing development that will include 20 transitional dwelling units and one on-site manager dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [CC hearing date], 2023, on file in the Office of the City Clerk's Office.

The project shall include:

- a. The demolition of existing structures and the construction of a four-story, 14,945-square-foot multi-dwelling unit affordable housing development, which will include 20 transitional dwelling units and one onsite manager dwelling unit. The project will provide that 100 percent of the transitional dwelling units be affordable to low-income households at or below 60 percent of the Area Median Income for a period of 55 years; and
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by [three years from CC hearing date].
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.

**CLIMATE ACTION PLAN REQUIREMENTS:**

11. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**AFFORDABLE HOUSING REQUIREMENTS:**

12. Prior to issuance of any building permit associated with this project, the Owner/Permittee shall demonstrate compliance with the provisions of the Affordable Housing Density Bonus Regulations of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code and Inclusionary Affordable Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13. The

Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable affordability conditions consistent with the San Diego Municipal Code. The Agreement will specify that in exchange for the City's approval of the project, which contains a 100% density bonus (16 units in addition to what is permitted by the underlying zoning regulations), alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide 20 affordable units with rents/prices to low-income households at/below 60% of Area Median Income (AMI) for a period of 55 years.

**ENGINEERING REQUIREMENTS:**

13. 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 Part 2 Construction Best Management Practices (BMPs) Standards Chapter 4 of the City's Storm Water Standards.

14. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA) from the City Engineer for all private improvements such as landscape/irrigation along the Fairmount Avenue public right-of-way.

15. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the closure of the driveway for the development of a current City standard curb, gutter and sidewalk.

**LANDSCAPE REQUIREMENTS:**

16. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A," on file in the Development Services Department.

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

18. Prior to issuance of any construction permits, the Owner/Permittee shall submit to the Development Services Department for approval complete landscape and irrigation construction documents which are consistent with the City's Landscape Standards. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC Section 142.0403(b)6.



19. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as "landscaping area."

20. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the public right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscaping shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

21. If any required landscaping (including existing or new plantings, hardscape, landscape features, etc.) as shown on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and in an equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

**PLANNING/DESIGN REQUIREMENTS:**

22. The name and emergency contact phone number of an operator or manager shall be posted outside the facility in a location visible to the public from the public right-of-way in character size at least two inches in height.

23. On-site supervision of the premises shall be provided at all times. At least one staff member shall be located on the premises 24 hours per day.

24. Prior to issuance of any construction permits, the applicant shall provide the City with a Description of Services and Property Management Plan to the satisfaction of the Development Services Department. Should any change to the proposed Description of Services and Property Management Plan occur after project construction, the project owner or manager shall provide the City with an updated plan within 90 days of the change. The Description of Services and Property Management Plan shall include the information specified in SDMC Section 141.0313(j)(1) and (2).

25. 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.

**TRANSPORTATION REQUIREMENTS**

26. The accessible automobile parking space must be constructed in accordance with the requirements of the SDMC. The on-site parking stall and loading area widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized

for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

27. Prior to the issuance of any constructions permit, the Owner/Permittee shall dedicate 4.5 feet of public right-of-way along the project frontage on Fairmount Avenue and assure by permit and bond the construction of 12-foot-wide parkway (six-foot wide landscaping with six-foot wide sidewalk), satisfactory to the City Engineer.

**WATER AND SEWER DEVELOPMENT REQUIREMENTS:**

28. Prior to the issuance of a Certificate of Occupancy, all proposed water and sewer facilities within the public right-of-way and/or public easement (as detailed on the City approved Exhibit "A" or within the PUD approved Water and Sewer Studies) shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

29. Prior to the issuance of any Certificate of Occupancy, ALL PROPOSED PUBLIC WATER LINES SERVING THIS DEVELOPMENT (INCLUDING DOMESTIC, IRRIGATION, AND FIRE) MUST PASS THROUGH A PERMITTED, PRIVATE, ABOVE GROUND, BACKFLOW PREVENTION DEVICE (BFPD) which shall be located in-line with the water service lateral on private property, and adjacent to the property line (unless an alternate location has been approved by the City in writing).

30. Prior to the issuance of any Certificate of Occupancy, any damages caused to the City's public water and sewer facilities which are due to the activities associated with this project shall be repaired or reconstructed, in a manner satisfactory to the Public Utilities Director and the City Engineer in accordance with SDMC Section 142.0607.

31. Prior to the issuance of any Certificate of Occupancy, any private improvements which lie within a public right-of-way fronting the development or within a public easement within the development, which could (as determined by the Public Utilities Director or the City Engineer) inhibit the City's right to access, maintain, repair, or replace its public water or sewer facilities (e.g., any species of tree or shrub within ten feet of any public sewer facilities, or within five feet of any public water facilities whose height at maturity would naturally exceed three feet) must be removed unless the property's title includes a City of San Diego approved/County of San Diego recorded Encroachment and Maintenance Removal Agreement (EMRA) which authorizes that specific encroachment in that specific location.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary 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

## ATTACHMENT 5

approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on [CC hearing date] and [Approved Resolution Number].

DRAFT

**ATTACHMENT 5**

Conditional Use Permit No. 3182913  
Approval Date:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Xavier Del Valle  
Development Project Manager

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

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

**LA MAESTRA FAMILY CLINIC INC.,  
Owner/Permittee**

By \_\_\_\_\_  
Zara Marselian  
President & Chief Operating Officer

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

RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
SAN DIEGO DETERMINING THAT THE APPROVAL OF  
PRJ-1064927: LA MAESTRA HOUSING FOR HOPE PROJECT  
LOCATED AT 4135 FAIRMOUNT AVENUE IS CATEGORICALLY  
EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT  
PURSUANT TO CEQA GUIDELINES SECTION 15332

WHEREAS, La Maestra Family Clinic, Inc., requested a conditional use permit to demolish an existing 2,770 square-foot structure and construct a four-story, 14,945 square-foot multi-family 100% affordable housing development that includes 20 transitional housing units, one onsite manager dwelling unit, and associated site improvements at 4135 Fairmount Avenue (Project), in the Mid-City/City Heights Community Plan area; and

WHEREAS, the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.) section 21084 states that the CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.) shall list those classes of projects which have been determined not to have a significant effect on the environment and which shall be exempt from CEQA; and

WHEREAS, pursuant to that authority, CEQA Guidelines sections 15300-15333 list the categorical exemptions promulgated by the California Office of Planning and Research and adopted by the Secretary of the California Natural Resources Agency for those classes of Projects which have been determined not to have a significant effect on the environment; and

WHEREAS, the Development Services Department has established that the Project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15332 (In-fill Development Projects) and that no exception to the exemption, as set forth in CEQA Guidelines section 15300.2, applies to the Project; and

WHEREAS, the City Council of the City of San Diego has considered the potential environmental effects of the Project, and

WHEREAS, on [CC date], 2023, the City Council held a duly noticed public meeting and considered the written record for the Project as well as public comment; and

WHEREAS, the Council of the City of San Diego, using its independent judgment, has determined that the Project will not have a significant effect on the environment considering the environmental conditions and scope of the project; and

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

WHEREAS, the Office of the City Attorney has drafted this Resolution based on the information provided by City staff, with the understanding that the information is complete, true, and accurate; NOW, THEREFORE,

BE IT RESOLVED, that the Council of the City of San Diego determines that the Project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15332 (In-fill Development Projects) considering the Project is consistent with the applicable general plan and zoning; occurs within the city limits on a site no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; the project will not result in significant impacts relating to traffic, noise, air quality, or water quality; and the site can be served by all required utilities and public services; and,

BE IT FURTHER RESOLVED, that the Council of the City of San Diego has determined that an exception to the exemption as set forth in CEQA Guidelines section 15300.2 does not apply.

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

APPROVED: MARA W. ELLIOTT, CITY ATTORNEY

By: \_\_\_\_\_

DEPUTY CITY ATTORNEY

PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_-PC

RECOMMENDING TO THE CITY COUNCIL  
APPROVAL OF CONDITIONAL USE PERMIT NO. 3182913  
PRJ-1064927: LA MAESTRA HOUSING FOR HOPE

WHEREAS, on November 2, 2023, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering and recommending to the Council of The City of San Diego approval of Conditional Use Permit No. 3182913 and of the environmental exemption determination pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-fill Development Projects); and

WHEREAS, LA MAESTRA FAMILY CLINIC INC., a California Non-Profit Corporation, Owner/Permittee, requested Conditional Use Permit No. 3182913 Permit to demolish existing structures and construct a four-story, 14,945-square-foot multi-dwelling unit affordable housing development, which will include 20 transitional dwelling units and one onsite manager dwelling unit, and associated site improvements. The project will provide that 100 percent of the transitional dwelling units be affordable to low-income households at or below 60 percent of the area median income for a period of 55 years; and

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

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby recommends to the Council of the City of San Diego approval of Conditional Use Permit No. 3182913 and of the environmental exemption determination pursuant to CEQA Guidelines Section 15332 (In-fill Development Projects).

Xavier Del Valle  
Development Project Manager  
Development Services

Dated November 2, 2023  
By a vote of X:X:X

Page 3	City of San Diego · Information Bulletin 620		August 2018
	<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101		<h2 style="text-align: center;">Community Planning Committee Distribution Form</h2>
Project Name: 4135 Fairmount Avenuw		Project Number: 1064927	
Community: Mid-City:City Heights			
<p style="text-align: center;">For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p style="text-align: center;">Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: November 07, 2022
# of Members Yes 13	# of Members No 1	# of Members Abstain 0	
Conditions or Recommendations:			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Russ Connelly			
TITLE: Chair		DATE: November 09, 2022	
<p style="text-align: center;"><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>			

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM





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

# Ownership Disclosure Statement

**FORM  
DS-318**

**October 2017**

**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:** La Maestra Housing For Hope **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 4135 Fairmount Avenue, San Diego, CA 92105

**Specify Form of Ownership/Legal Status (please check):**

Corporation  Limited Liability -or-  General - What State? CA Corporate Identification No. 1690598  
 Partnership  Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

**Property Owner**

Name of Individual: La Maestra Family Clinic, Inc.  Owner  Tenant/Lessee  Successor Agency

Street Address: 4060 Fairmount Avenue

City: San Diego State: CA Zip: 92105

Phone No.: 619.584.1612 Fax No.: 619.281.6738 Email: zaramarselian@lamaestra.org

Signature: Zara Marselian, LMFC Inc. Date: 6-24-22

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Zara Marselian, President & Chief Executiv Officer  Owner  Tenant/Lessee  Successor Agency

Street Address: 4060 Fairmount Avenue

City: San Diego State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: 619.584.1612 Fax No.: 619.281.6738 Email: zaramarselian@lamaestra.org

Signature: Zara Marselian, LMFC Inc. Date: 6-24-22

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No

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# LA MAESTRA TRANSITIONAL HOUSING DEVELOPMENT PROJECT

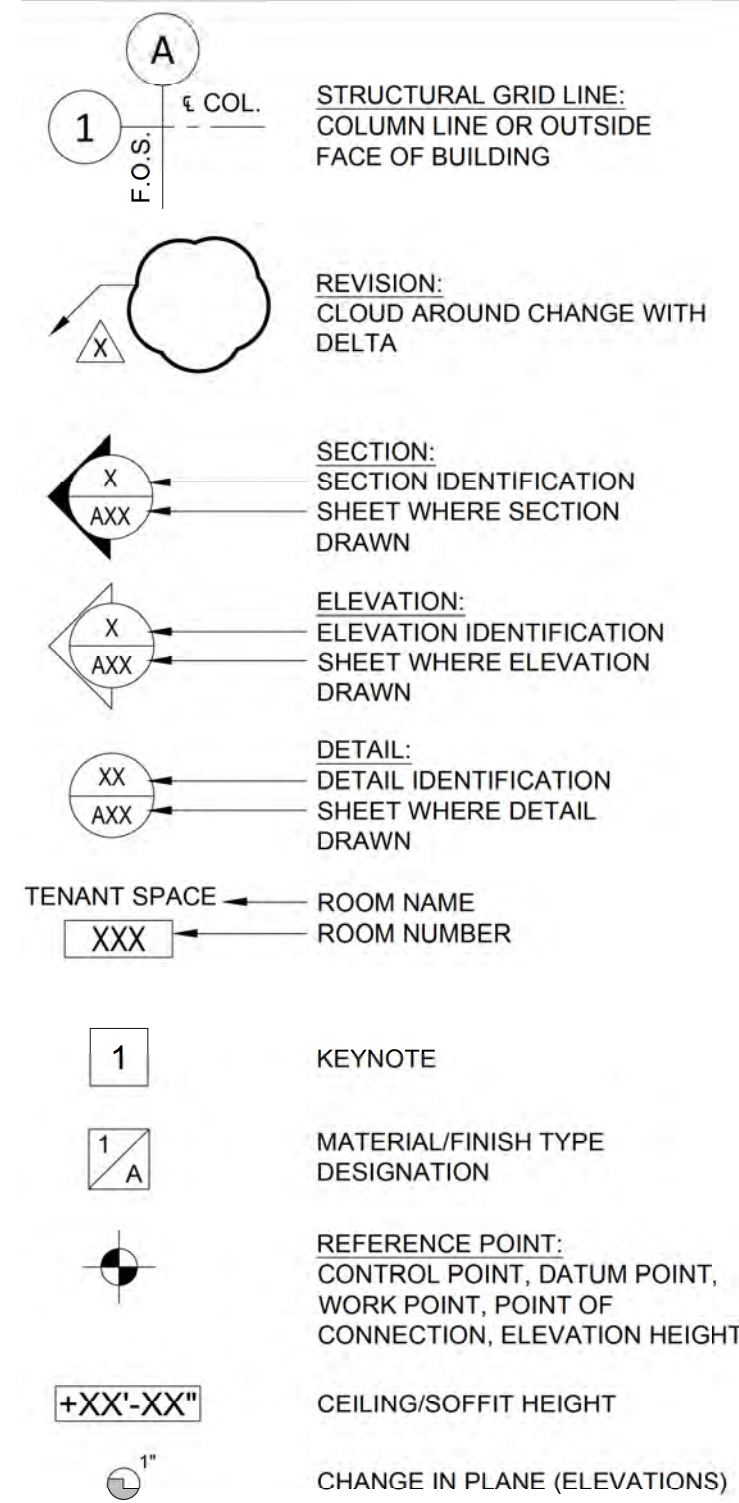
4135 FAIRMOUNT AVENUE  
SAN DIEGO, CA 92105

PERMIT: PRJ-1064927

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### SYMBOL LEGEND



### SCOPE OF WORK

- DEMOLITION**
- DEMOLISH EXISTING SINGLE STORY RESIDENCE & SINGLE STORY ACCESSORY DWELLING UNIT(S).
  - DEMOLISH EXISTING CONCRETE FLATWORK.
  - DEMOLISH ALL EXISTING VEGETATION/ PLANTING/ TREES.
  -
- BUILDING CONSTRUCTION**
- 100% LOW-INCOME, AFFORDABLE HOUSING PROJECT.
  - NEW FOUR (4) STORY BUILDING WITH ROOFTOP DECK.
  - KONE ELEVATOR.
  - ROOFTOP DECK PLANTING STRATEGIES & SOLAR PHOTOVOLTAIC SYSTEM.
  -
- SITE WORK**
- MINOR TRENCHING TO TIE INTO EXISTING UNDERGROUND UTILITIES.
  - REPLACE PORTION OF FRONT SIDEWALK.
  - INSTALL POLE MOUNTED WAY FINDING SIGNAGE.
  - INSTALL CONCRETE PATHWAYS.
  - LANDSCAPING AS REQUIRED.
  - SITE UTILITIES AND UPGRADES AS REQUIRED.

### BUILDING AREA

FLOOR	AREA
<b>FIRST FLOOR</b>	<b>2,769 SQ. FT.</b>
FRONT OFFICE	173 SQ. FT.
SECURITY GUARD	96 SQ. FT.
STAIR/ELEVATOR VESTIBULE	330 SQ. FT.
MECHANICAL ROOM	56 SQ. FT.
ADA UNIT	470 SQ. FT.
MANAGERS UNIT	470 SQ. FT.
STUDIO UNIT	319 SQ. FT.
STAIR WELL	133 SQ. FT.
ELECTRICAL CLOSET	61 SQ. FT.
PARKING/STORAGE/LAUNDRY	569 SQ. FT.
<b>SECOND FLOOR</b>	<b>3,095 SQ. FT.</b>
STAIR/ELEVATOR VESTIBULE	330 SQ. FT.
BALCONY	380 SQ. FT.
ADA UNIT	531 SQ. FT.
STUDIO UNIT	319 SQ. FT.
STUDIO UNIT	319 SQ. FT.
STUDIO UNIT	319 SQ. FT.
STAIR WELL	133 SQ. FT.
STUDIO UNIT	338 SQ. FT.
STUDIO UNIT	374 SQ. FT.
<b>THIRD FLOOR</b>	<b>3,095 SQ. FT.</b>
STAIR/ELEVATOR VESTIBULE	330 SQ. FT.
BALCONY	380 SQ. FT.
ADA UNIT	531 SQ. FT.
STUDIO UNIT	319 SQ. FT.
STUDIO UNIT	319 SQ. FT.
STUDIO UNIT	319 SQ. FT.
STAIR WELL	133 SQ. FT.
STUDIO UNIT	338 SQ. FT.
STUDIO UNIT	374 SQ. FT.
<b>FOURTH FLOOR</b>	<b>3,095 SQ. FT.</b>
STAIR/ELEVATOR VESTIBULE	330 SQ. FT.
BALCONY	380 SQ. FT.
ADA UNIT	531 SQ. FT.
STUDIO UNIT	319 SQ. FT.
STUDIO UNIT	319 SQ. FT.
STUDIO UNIT	319 SQ. FT.
STAIR WELL	133 SQ. FT.
STUDIO UNIT	338 SQ. FT.
STUDIO UNIT	374 SQ. FT.
<b>ROOF DECK</b>	<b>2,891 SQ. FT.</b>
STAIR/ELEVATOR VESTIBULE	330 SQ. FT.
SOLAR CELL DECK AREA	146 SQ. FT.
OPEN DECK HARMONY AREA	1,333 SQ. FT.
STAIR WELL	133 SQ. FT.
COVERED DECK	386 SQ. FT.
GROUP THERAPY ROOM	309 SQ. FT.
STORAGE ROOM	104 SQ. FT.
<b>FIRST FLOOR</b>	<b>2,769 SQ. FT.</b>
<b>SECOND FLOOR</b>	<b>3,095 SQ. FT.</b>
<b>THIRD FLOOR</b>	<b>3,095 SQ. FT.</b>
<b>FOURTH FLOOR</b>	<b>3,095 SQ. FT.</b>
<b>ROOF DECK</b>	<b>+ 2,891 SQ. FT.</b>
<b>TOTAL</b>	<b>14,945 SQ. FT.</b>

### PROJECT DATA

#### ZONING/ORDINANCE DATA:

**BUILDING ADDRESS:** 4135 FAIRMOUNT AVENUE  
SAN DIEGO, CA. 92105

**LEGAL DESCRIPTION:** BLK 56<sup>th</sup> LOT 15<sup>S</sup> 1/2 LOT 14 & ALL\*

**YEAR BUILT:** 1977

**ASSESSOR'S PARCEL:** 471-370-09-00

**ZONING DESIGNATION:** CUPD-CU-2-3

**LOT SIZE:** 4,527 SF. (PREVIOUSLY 4,688 SF.)

**BUILDING COVERAGE:** 2,769 SF.

**FLOOR AREA RATIO (FAR):** 1.0 (0.5/50 MIXED USE BONUS)

**HISTORIC:** NO  YES

**OVERLAY ZONE(S):** NO  YES

**TRANSPORTATION ZONE(S):** NO  YES

**COMMUNITY PLAN:** MID-CITY, CITY HEIGHTS

**GEOLOGICAL HAZARD CATEGORY:** 52, LOW-RISK

**SETBACKS:**

FRONT	0'-0" TO 10'-0"
REAR	0'-0" TO 10'-0"
SIDE	0'-0" TO 10'-0"
SIDE	0'-0" TO 10'-0"

**DENSITY:** (LOT SIZE X 1/1000) 4.527/1000 = 5 DWELLING UNITS  
100% LOW-INCOME DEVELOPMENT BONUS = UNLIMITED DENSITY PER SDMC 143.0720(i)(7).

**INCENTIVES:** 1. INCREASE IN ALLOWABLE FLOOR AREA RATIO TO 3.3. TABLE 155-02D, CU-2-3 ALLOWABLE FAR: 1.0

#### BUILDING DATA:

**EXISTING / PROPOSED USE:** RESIDENTIAL HOUSING / LOW INCOME HOUSING

**PROPOSED OCCUPANCY GROUP:** R-2

**PROPOSED CONSTRUCTION TYPE:** V-A, FULLY SPRINKLED

**NUMBER OF STORIES -**

ALLOWED PER BLDG CODE:	ONE (1)
PROJECT SPECIFIC:	FOUR (4) PLUS ROOFTOP DECK

**BUILDING HEIGHT -**

ALLOWED BY ZONING CODE:	50'-0"
PROJECT SPECIFIC:	51'-6"

**BUILDING AREA (GROSS) -**

ALLOWED PER BLDG CODE:	36,000 SF
PROJECT SPECIFIC:	14,945 SF

#### PARKING DATA:

PARKING (SDMC 143.0744):	REQUIRED	PROVIDED
TABLE 143-07D	0	1 (VAN ADA)
MOTORCYCLE:	0	0
BICYCLE:	0	0

NOTE: PROJECT SITE IS LOCATED APPROXIMATELY 800 FEET AWAY FROM PUBLIC TRANSPORTATION HUB

#### LANDSCAPE:

LANDSCAPE AREA:	842 SF.
ROOF PLANTERS AREA:	260 SF.
HARDSCAPE AREA:	916 SF.

### PROJECT TEAM

**OWNER:** LA MAESTRA  
4060 FAIRMOUNT AVENUE  
SAN DIEGO, CA 92105  
(619) 255-9155 (T)  
CONTACT: Zara Marselian  
zaramarselian@lammaestra.org

**PROJECT MANAGER:** LMA CONSULTING GROUP.  
1223 CLEVELAND AVE. #200  
SAN DIEGO, CA 92103  
(619) 890-0060 (T)  
(619) 342-8598 (F)  
CONTACT: Linas Naujokaitis  
linasn@lmaconsultinggroup.com

**ARCHITECT:** ZAAP, INC.  
2900 FOURTH AVE. #204  
SAN DIEGO, CA 92103  
(619) 233-6450 (T)  
CONTACT: Aaron Rodriguez  
EMAIL: aaron@zaap.biz

**CIVIL ENGINEER:** NASLAND  
4740 RUFFNER STREET.  
SAN DIEGO, CA 92111  
(858) 292-7770 (T)  
CONTACT: DANIEL QUINONES  
EMAIL: danielq@nasland.com

**LANDSCAPE ARCHITECT:** AEREA STUDIO  
223 E. 30TH AVENUE.  
EUGENE, OR. 97405  
(619) 200-8297 (T)  
CONTACT: LESLIE RYAN  
EMAIL: leslie@aerea-studio.com

**LAND USE ENGINEER:** BRG CONSULTING INC.  
304 IVY STREET  
SAN DIEGO, CA 92101  
(619) 298-7127 (T)  
CONTACT: CHRISTINA WILLIS  
Email: christina@brginc.net

**GEOTECHNICAL ENGINEER:** TWINNING INC.  
15950 BERNARDO CENTER DRIVE, #G  
SAN DIEGO, CA 92127  
(858) 385-1711 (T)  
CONTACT: JONATHAN BROWNING  
Email:

### PUBLIC IMPROVEMENTS

**PARKWAY DEDICATION:**  
EXISTING PARKWAY: THE PROJECT IS PROPOSING 4'-6" OF DEDICATION FOR A TOTAL PARKWAY WIDTH OF 12'-0" NON-CONTIGUOUS SIDEWALK.

**MOBILITY CHOICES - MOBILITY ZONE 2:**  
6'-0" PUBLIC SIDEWALK WIDENING: 5 POINTS  
SIDEWALK WIDENING TO 6 FEET ALONG PROPERTY FRONTAGE AND SIDEWALK WIDENING TO 10 FEET NEAR CORNERS OF INTERSECTION TO ALLOW FOR ADA REQUIRED WIDTHS (THIS IMPROVEMENT SHALL BE IN ADDITION TO ANY IMPROVEMENTS OR MEASURES OTHERWISE REQUIRED UNDER OTHER REGULATIONS OR STANDARDS).

### SOILS REPORT

REPORT PREPARED BY: TWINNING, INC.  
REPORT NUMBER: 220383.2  
REPORT DATE: OCTOBER 28, 2022

### CODES & ORDINANCE

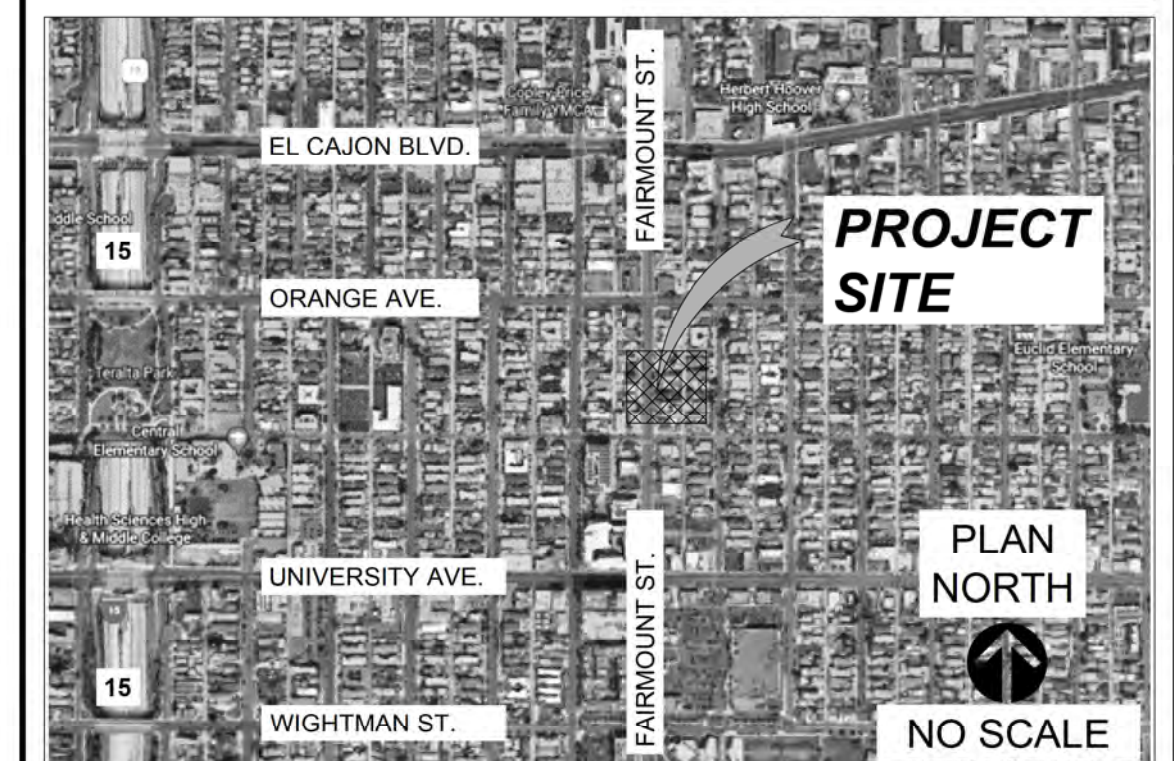
GOVERNING AGENCY: CITY OF SAN DIEGO - DEVELOPMENT SERVICES DEPARTMENT  
ADOPTED CODES PER THE CITY OF SAN DIEGO MUNICIPAL CODE:

- 2019 CALIFORNIA CODE OF REGULATIONS TITLE 24
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA ENERGY CODE WITH
- 2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS
- 2019 NFPA 13

### SITE MAP



### VICINITY MAP



PROJECT NO:	22610	DATE:	05/31/2022
PROJECT ADDRESS:	4135 FAIRMOUNT AVENUE SAN DIEGO, CALIFORNIA, 92105	REVISION #:	DATE:
PREPARED BY:	ZAAP, INC. 2900 FOURTH AVENUE #204 SAN DIEGO, CA 92103 619-233-6450 (PHONE) 619-233-6449 (FAX)	REVISION #:	DATE:
PROJECT NAME:	TRANSITIONAL HOUSING	REVISION #:	DATE:
SHEET TITLE:	TITLE SHEET	REVISION #:	DATE:

**DEMOLITION GENERAL NOTES:**

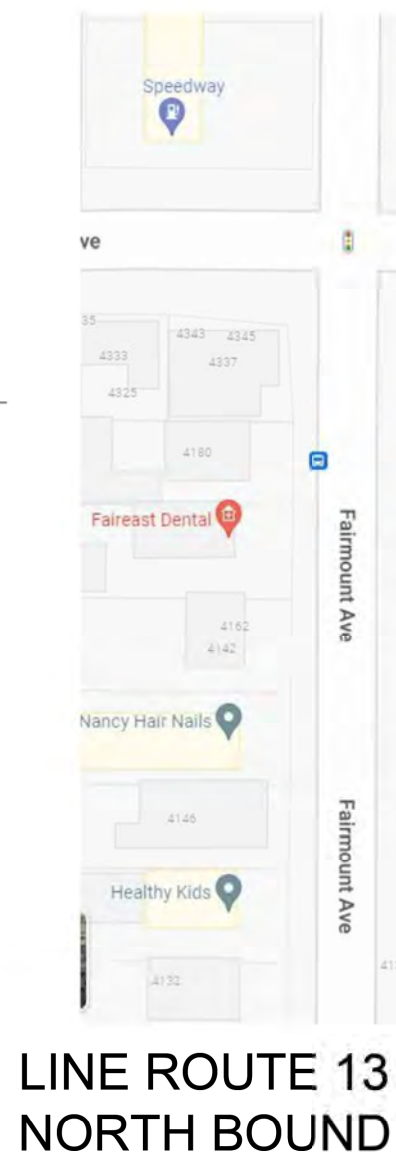
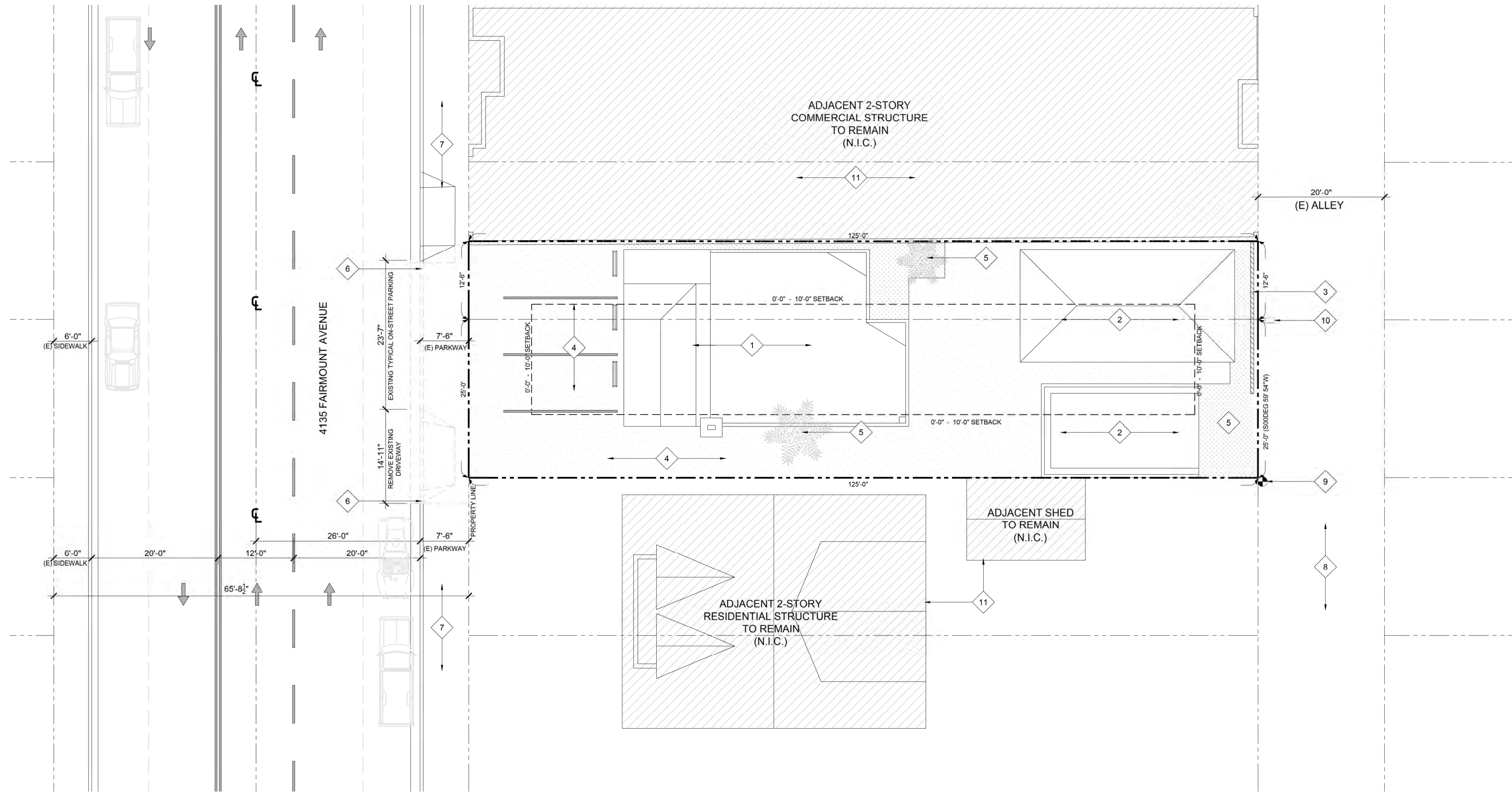
- REFER TO CIVIL DRAWINGS FOR ALL WORK IN RIGHT-OF-WAY, SPOT ELEVATIONS, GRADES, SITE UTILITIES, ETC.
- REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING/CALCULATION INFORMATION.

**DEMOLITION KEY NOTES:** PER SYMBOL #

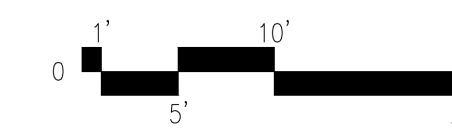
- DEMOLISH EXISTING SINGLE STORY RESIDENCE & FOUNDATIONS.
- DEMOLISH EXISTING SINGLE STORY ACCESSORY DWELLING UNIT(S) & FOUNDATIONS - TYP.
- DEMOLISH EXISTING 5'-0" TALL CMU WALL & FOOTINGS & METAL PICKET FENCE.
- DEMOLISH EXISTING CONCRETE PARKING AREA, PATHWAYS & ALL CONCRETE AREAS ON-SITE.
- DEMOLISH EXISTING LANDSCAPING.
- DEMOLISH EXISTING CONCRETE PARKWAY.
- EXISTING PUBLIC SIDEWALK TO REMAIN.
- EXISTING PUBLIC ALLEY TO REMAIN.
- EXISTING ELECTRICAL POWER POLE TO REMAIN.
- EXISTING WATER METER ABANDON, SEE CIVIL FOR MORE INFORMATION.
- EXISTING ADJACENT STRUCTURES TO REMAIN (NOT IN CONTRACT).

**DEMOLITION LEGEND:**

- PROJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- ADJACENT STRUCTURES TO REMAIN (NOT IN CONTRACT)



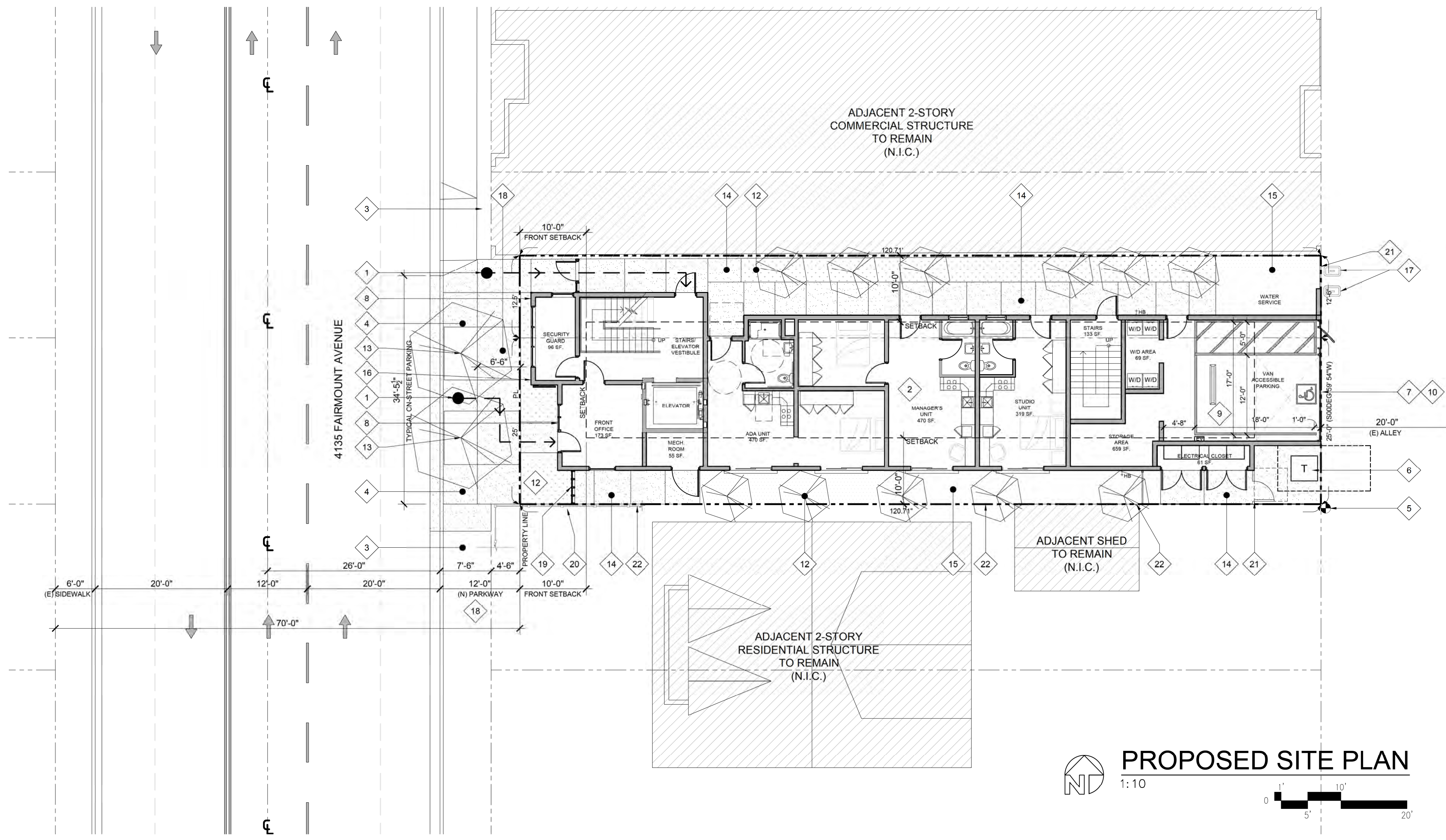
**SITE DEMOLITION PLAN**  
1:10



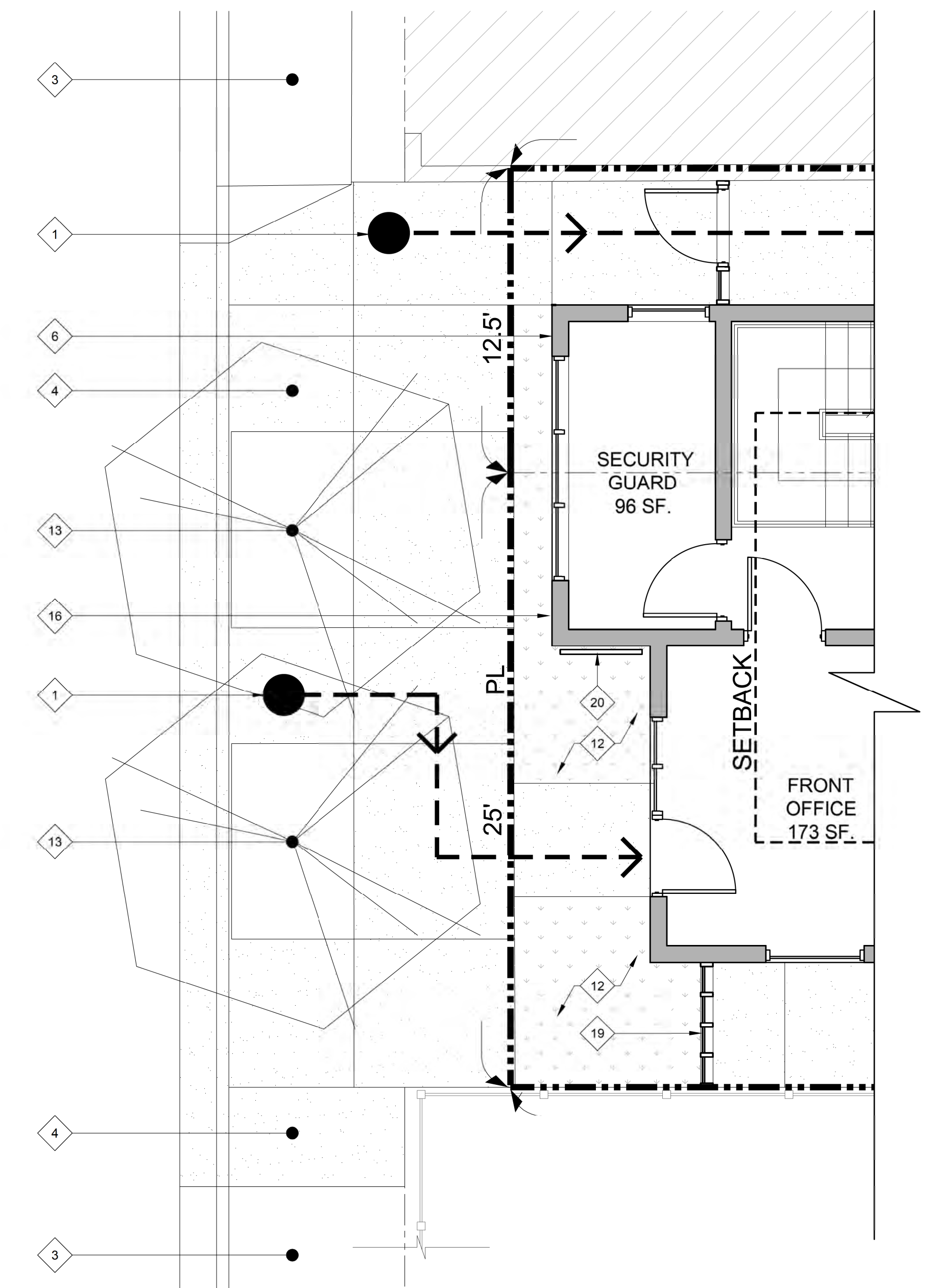
**LA MAESTRA TRANSITIONAL HOUSING DEVELOPMENT PROJECT**  
4135 FAIRMOUNT AVENUE, SAN DIEGO, CALIFORNIA, 92105



PROJECT NO:	22610	DATE:	05/31/2022
PROJECT ADDRESS:	4135 FAIRMOUNT AVENUE SAN DIEGO, CALIFORNIA, 92105	REVISION #:	DATE:
PREPARED BY:	ZAAP, INC. 2900 FOURTH AVENUE #204 SAN DIEGO, CA 92103 619-233-6450 (PHONE) 619-233-6449 (FAX)	1	05/01/2023
		2	06/13/2023
		3	
		4	
		5	
		6	
		7	
		8	
PROJECT NAME:	TRANSITIONAL HOUSING	AS1.1	SHT.#
SHEET TITLE:	SITE DEMO PLAN		



**PROPOSED SITE PLAN**  
1:10

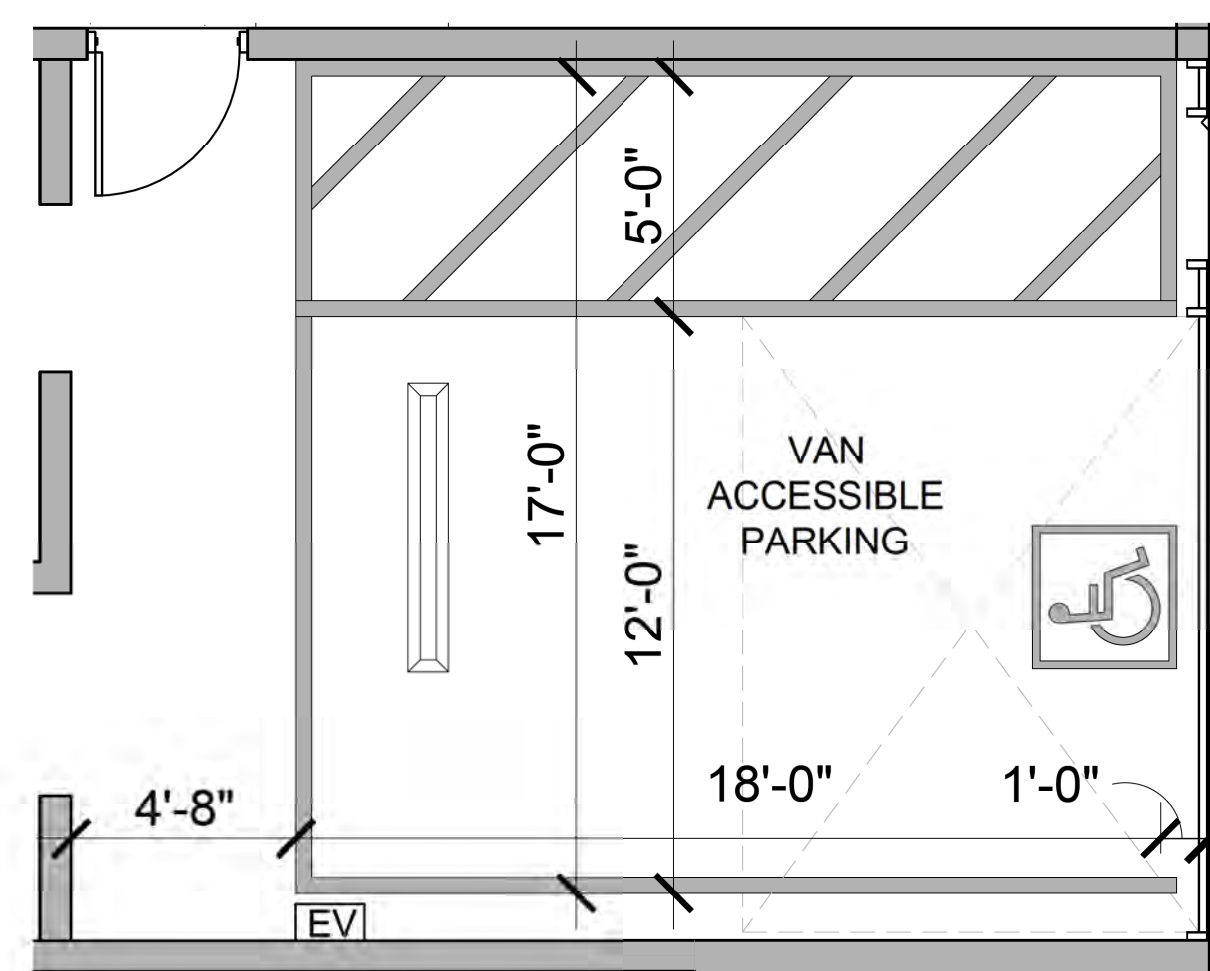


**ENLARGED FRONT FACADE**  
1/4" = 1'-0"

- SITE PLAN GENERAL NOTES:**
- REFER TO CIVIL DRAWINGS FOR ALL WORK IN RIGHT-OF-WAY, DEDICATIONS, SPOT ELEVATIONS, GRADES, SITE UTILITIES, ETC.
  - REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING/CALCULATION INFORMATION.
  - ENVIRONMENTALLY SENSITIVE LANDS: DO NOT EXIST ON SITE.
  - EASEMENTS: EASEMENTS DO NOT EXIST ON SITE, SEE CIVIL DRAWINGS.
  - TRAFFIC STOPS: TRAFFIC STOPS DO NOT EXIST ON SITE.
  - FIRE HYDRANTS: FIRE HYDRANTS DO NOT EXIST ON SITE.
  - STREET IMPROVEMENTS: FOR RIGHT OF WAY DEDICATION, SEE CIVIL DRAWINGS.

- SITE PLAN KEYNOTES:** PER SYMBOL #
- PROPOSED ACCESSIBLE PATH OF TRAVEL ROUTE.
  - PROPOSED 4 STORY STRUCTURE. SEE A1.1 FOR FLOOR PLAN INFORMATION.
  - EXISTING PUBLIC SIDEWALK.
  - PROPOSED PUBLIC SIDEWALK, SEE CIVIL DRAWINGS.
  - EXISTING POWER POLE.
  - PROPOSED TRANSFORMER.
  - PROPOSED TOW AWAY SIGN.
  - PROPOSED INTERNATIONAL SYMBOL OF ACCESSIBILITY ENTRANCE SIGNAGE TO COMPLY WITH CBC 11B-703
  - PROPOSED ADA VAN ACCESSIBLE PARKING SPACE W/ ONE EV. CHARGING STATION.
  - PROPOSED ALLEY OVER HEAD GATE VEHICULAR ACCESS TO BUILDING.
  - PROPOSED 6" TRAFFIC BOLLARD, FILL W/ CONCRETE.
  - PROPOSED LANDSCAPING, SEE LANDSCAPE DRAWINGS.
  - PROPOSED STREET TREES, SEE LANDSCAPING DRAWINGS.
  - PROPOSED SITE CONCRETE WALKING SURFACE W/ HEAVY BROOM FINISH, SEE CIVIL DRAWINGS.
  - PROPOSED DECOMPOSED GRANITE, SEE LANDSCAPE DRAWINGS.
  - PROPOSED 12" TALL BUILDING ADDRESS
  - PROPOSED IRRIGATION AND POTABLE WATER METERS
  - PROPOSED 6'-0" WIDE SIDEWALK WIDENING (LDM. APPENDIX Q, 5 POINTS).
  - PROPOSED SIGNAGE TO READ "ACCESS THROUGH ALLEY".
  - PROPOSED PLANTED LATTICE WALL.
  - PROPOSED 9'-0" HIGH STEEL SECURITY FENCE W/ ANTI-CLIMB METAL SCREEN & LOCKABLE GATE, PER PLAN.
  - REMOVE AND REPLACE EXISTING PROPERTY LINE FENCE IN KIND.

**ADA PARKING DETAIL**

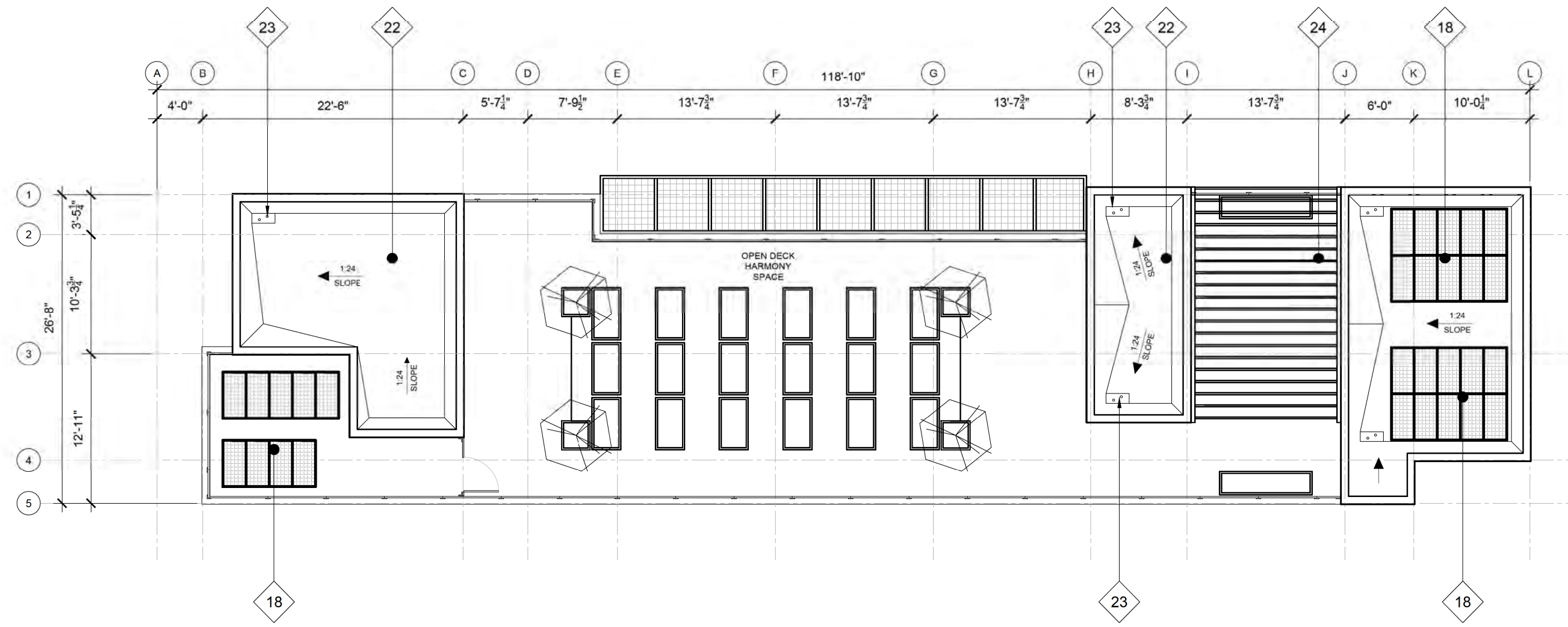


- SITE PLAN LEGEND**
- ACCESSIBLE VAN PARKING STALL
  - LANDSCAPING - SEE LANDSCAPE DRAWINGS
  - CONCRETE SURFACE - HEAVY BROOM FINISH
  - DECOMPOSED GRANITE
  - PROPOSED TREE, SEE LANDSCAPE DWGS FOR MORE INFORMATION
  - PROPERTY LINE
  - ADA ACCESSIBLE PATH OF TRAVEL

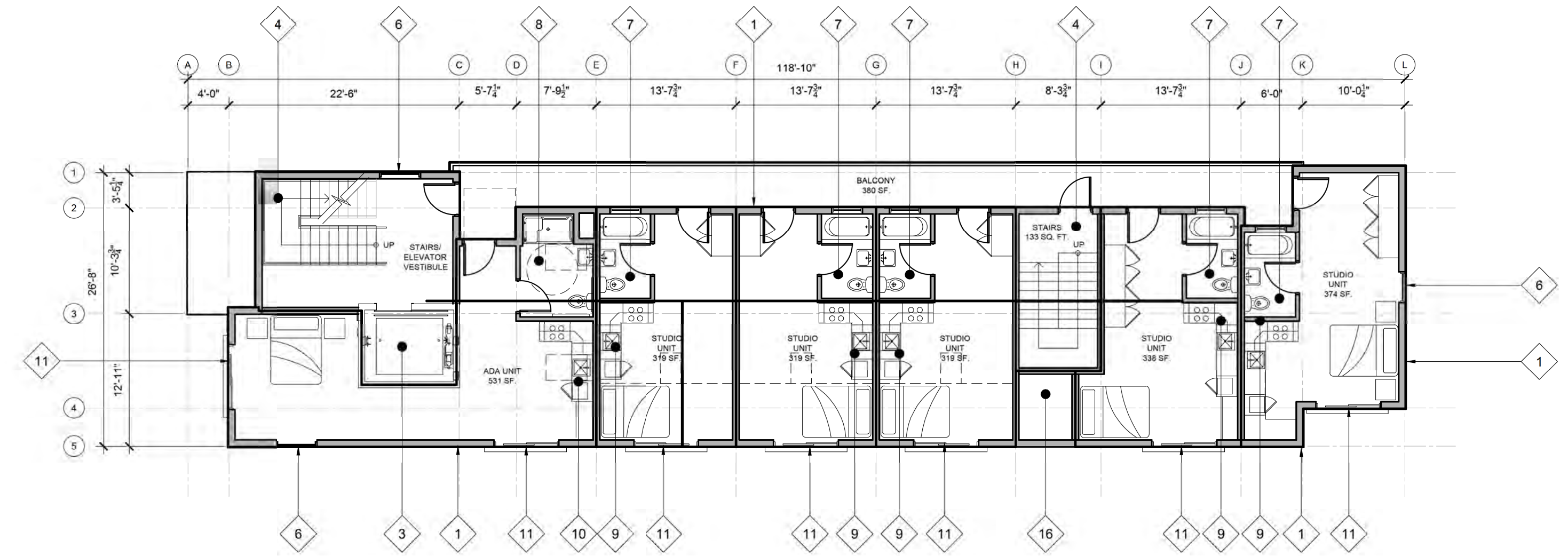
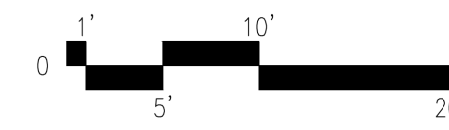
**LA MAESTRA TRANSITIONAL HOUSING DEVELOPMENT PROJECT**  
4135 FAIRMOUNT AVENUE, SAN DIEGO, CALIFORNIA, 92105



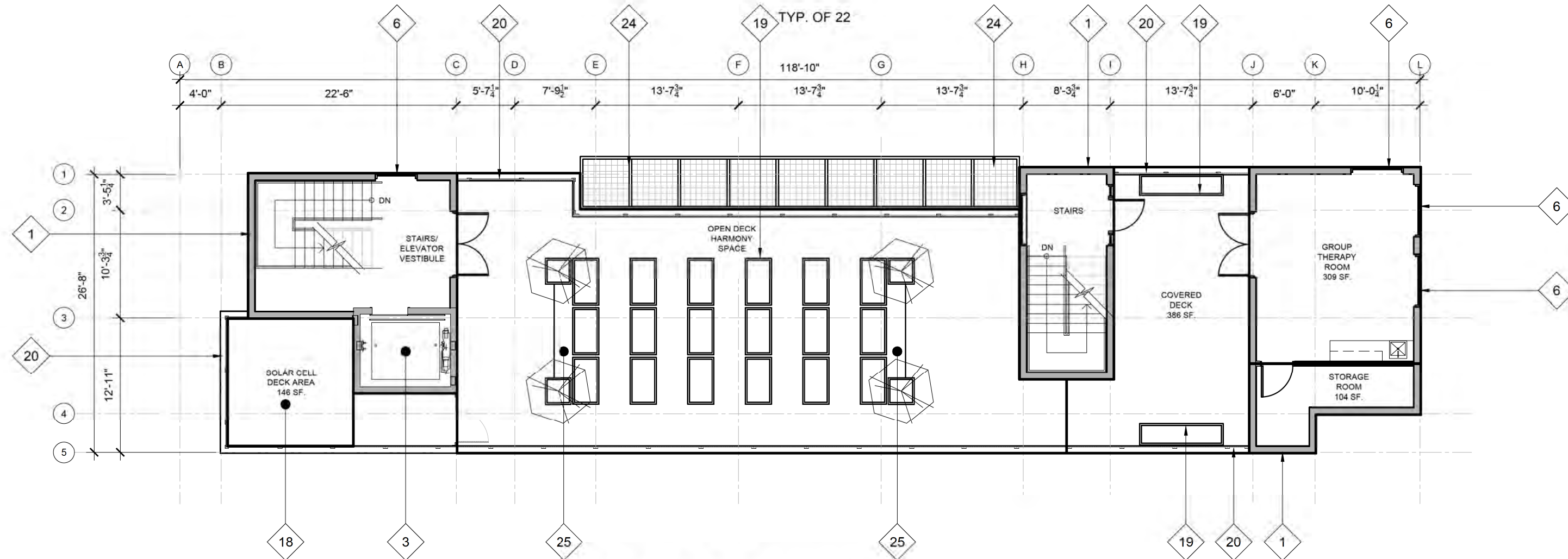
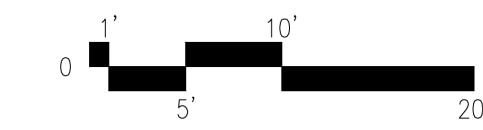
PROJECT NO: 22610	DATE: 05/31/2022
PROJECT ADDRESS: 4135 FAIRMOUNT AVENUE SAN DIEGO, CALIFORNIA, 92105	REVISION # DATE REVISION # DATE: 1 05/01/2023 2 06/13/2023
PREPARED BY: ZAAP, INC. 2900 FOURTH AVENUE #204 SAN DIEGO, CA 92103 619-233-6450 (PHONE) 619-233-6449 (FAX)	PROJECT NAME: AS1.2 TRANSITIONAL HOUSING SHEET # SHT # SHEET TITLE: PROPOSED SITE PLAN



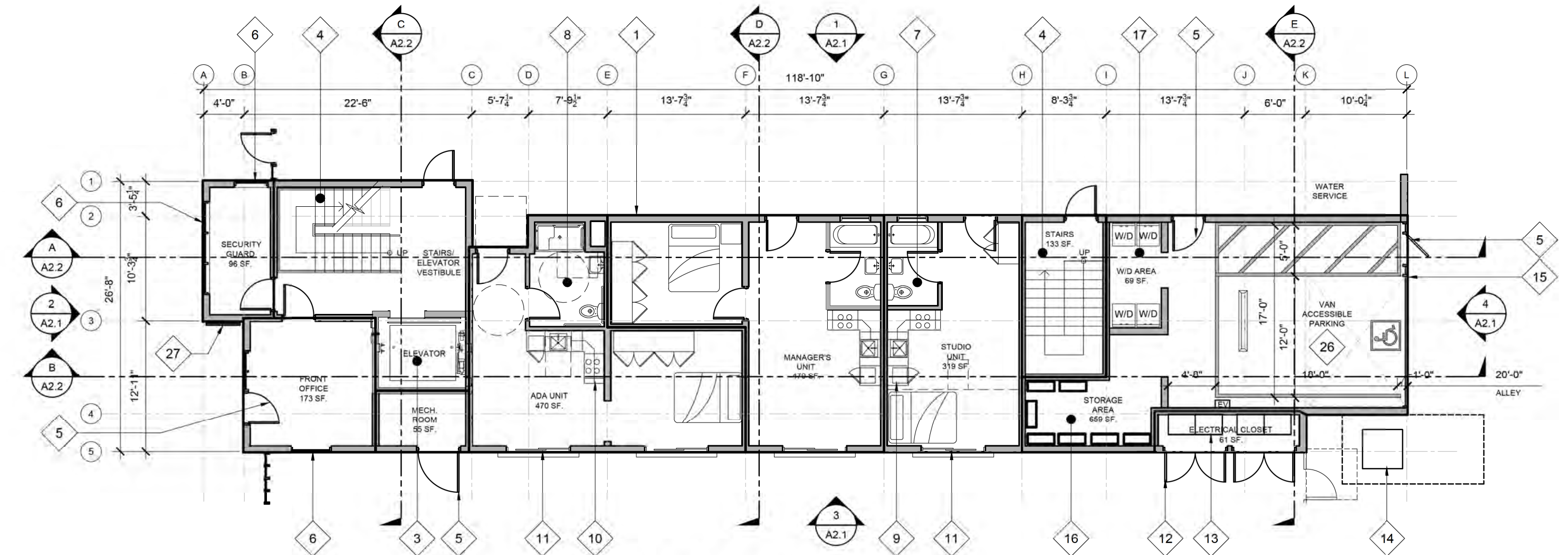
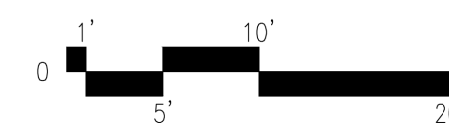
**ROOF PLAN**  
1:10



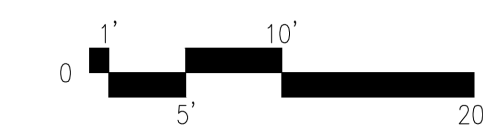
**2ND TO 4TH FLOOR PLANS**  
1:10



**ROOF FLOOR PLAN**  
1:10



**1ST FLOOR PLAN**  
1:10



**PLAN KEYNOTES:**

- |   |   |
|---|---|
| 1. 2X EXTERIOR WALL.                              | 15. STEEL OVERHEAD DOOR W/ INTEGRAL EGRESS DOOR W/ PANIC H.W.   |
| 2. 2X INTERIOR PARTITION WALL.                    | 16. HVAC CONDENSING UNIT AREA.  |
| 3. KONE ELEVATOR.                                 | 17. LAUNDRY AREA W/ FOLDING TABLE.  |
| 4. STAIRCASE.                                     | 18. PHOTOVOLTAIC SOLAR CELL ARRAY.  |
| 5. 3'-0" WIDE HOLLOW METAL DOOR.                  | 19. PLANTER BOXES, PER STRUCTURAL DRAWINGS.   |
| 6. LOW-E GLAZING WINDOW.                          | 20. 60" TALL PERIMETER PARAPET W/ INTEGRAL ANTI-CLIMB MATERIAL.   |
| 7. RESTROOM.                                      | 21. WALKABLE ROOF TOP MATERIAL OVER CLASS 'A' WATERTIGHT ROOF CAP.  |
| 8. ADA ACCESSIBLE RESTROOM.                       | 22. 3 PLY CLASS 'A' PVC ROOF CAP MEMBRANE.  |
| 9. KITCHENETTE.                                   | 23. ROOF DRAIN W/ OVERFLOW.   |
| 10. ADA ACCESSIBLE KITCHENETTE.                   | 24. METAL FRAMED CANOPY.  |
| 11. SLIDING GLASS DOOR W/ JULIET BALCONY RAILING. | 25. 20" DEEP BENCH SET IN BETWEEN PLANTER BOXES.  |
| 12. ELECTRICAL ROOM DOUBLE DOORS.                 | 26. 12'-0" X 18'-0" VAN ACCESSIBLE PARKING SPACE W/ 5'-0" WIDE PASSENGER SIDE WALKING LANE AND EV. CHARGING STATION ON DRIVER SIDE. |
| 13. ELECTRICAL SWITCH GEAR & METER ROOM.          | 27. PLANTED LATTICE WALL.   |
| 14. ELECTRICAL TRANSFORMER.                       |   |

PER SYMBOL #

**LA MAESTRA TRANSITIONAL HOUSING DEVELOPMENT PROJECT**  
4135 FAIRMOUNT AVENUE, SAN DIEGO, CALIFORNIA, 92105



PROJECT NO: 22610  
PROJECT ADDRESS:  
4135 FAIRMOUNT AVENUE  
SAN DIEGO, CALIFORNIA, 92105  
PREPARED BY:  
ZAAP, INC.  
2900 FOURTH AVENUE #204  
SAN DIEGO, CA 92103  
619-233-6450 (PHONE)  
619-233-6449 (FAX)

REVISION #	DATE	REVISION #	DATE
1	05/01/2023	2	
2	06/13/2023	3	
3		4	
4		5	

DATE: 05/31/2022

PROJECT NAME: TRANSITIONAL HOUSING  
SHEET TITLE: FLOOR PLANS

A1.1  
SHT #

**ELEVATION GENERAL NOTES:**

- a. FIELD VERIFY DIMENSIONS! NOTIFY THE ARCHITECT IMMEDIATELY IF CONDITIONS DO NOT ALIGN WITH DIMENSIONS.
- b. FIELD VERIFY LOCATION OF DOORS AND OTHER OPENINGS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS.
- c. ARCHITECTURAL STYLE: CONTEMPORARY STYLE STRUCTURE (SDMC 155 0232(a)(A)).
  - 1. AT LEAST ONE TRANSOM WINDOW.
  - 2. WINDOW AWNINGS ON ALL WINDOWS FACING A STREET.
  - 3. PLANTED WALL MOUNTED LATTICE WITH PLANTS.
  - 4. WINDOW RECESSED AT LEAST TWO INCHES.
  - 5. EAVES WITH A MINIMUM 10-INCH OVERHANG.

**ELEVATION KEYNOTES:**

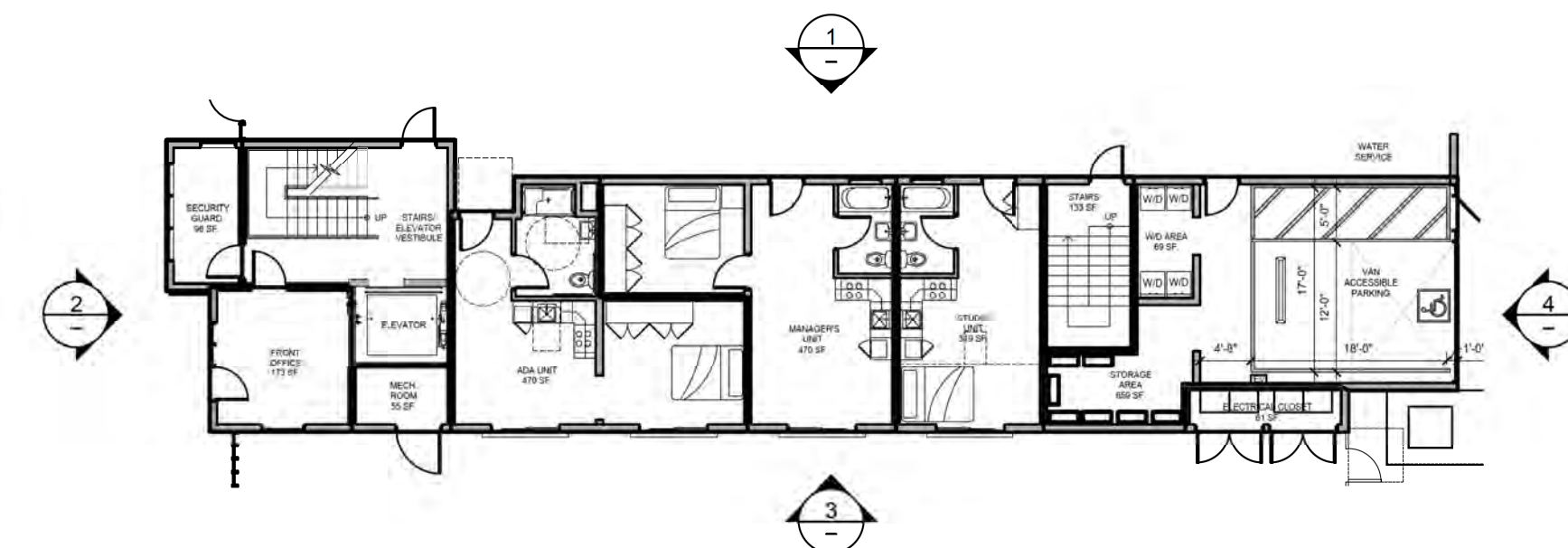
- 1. "LA MAESTRA" ILLUMINATED SIGNAGE.
- 2. 12" TALL ILLUMINATED BUILDING ADDRESS SIGNAGE.
- 3. ACCESSIBLE ENTRANCE SIGNAGE.
- 4. DASHED LINE INDICATES ROOF LINES BEYOND PARAPET.
- 5. ROOF DRAIN OVERFLOW OUTLET.
- 6. 7/8" STUCCO W/ INTEGRAL COLOR.
- 7. OVERHEAD METAL GATE W/ PERSONNEL GATE AND PANIC HARDWARE.
- 8. METAL AWNING/CANOPY.
- 9. FIRE EXTINGUISHER IN CABINET WITH MINIMUM RATING OF 4A20BC.
- 10. HOSE BIBB, LOCKABLE CABINET.
- 11. EXTERIOR DECORATIVE LIGHT FIXTURE, WALL MOUNTED - SEE ELECTRICAL DRAWINGS.
- 12. ROOF TOP PLANTING, SEE LANDSCAPE PLAN.
- 13. TRANSOM ABOVE ENTRY DOOR.
- 14. WINDOW W/ 2" RECESS.
- 15. BRUSHED METAL ROOF W/ 5'-0" OVERHANG.

**MATERIALS:**

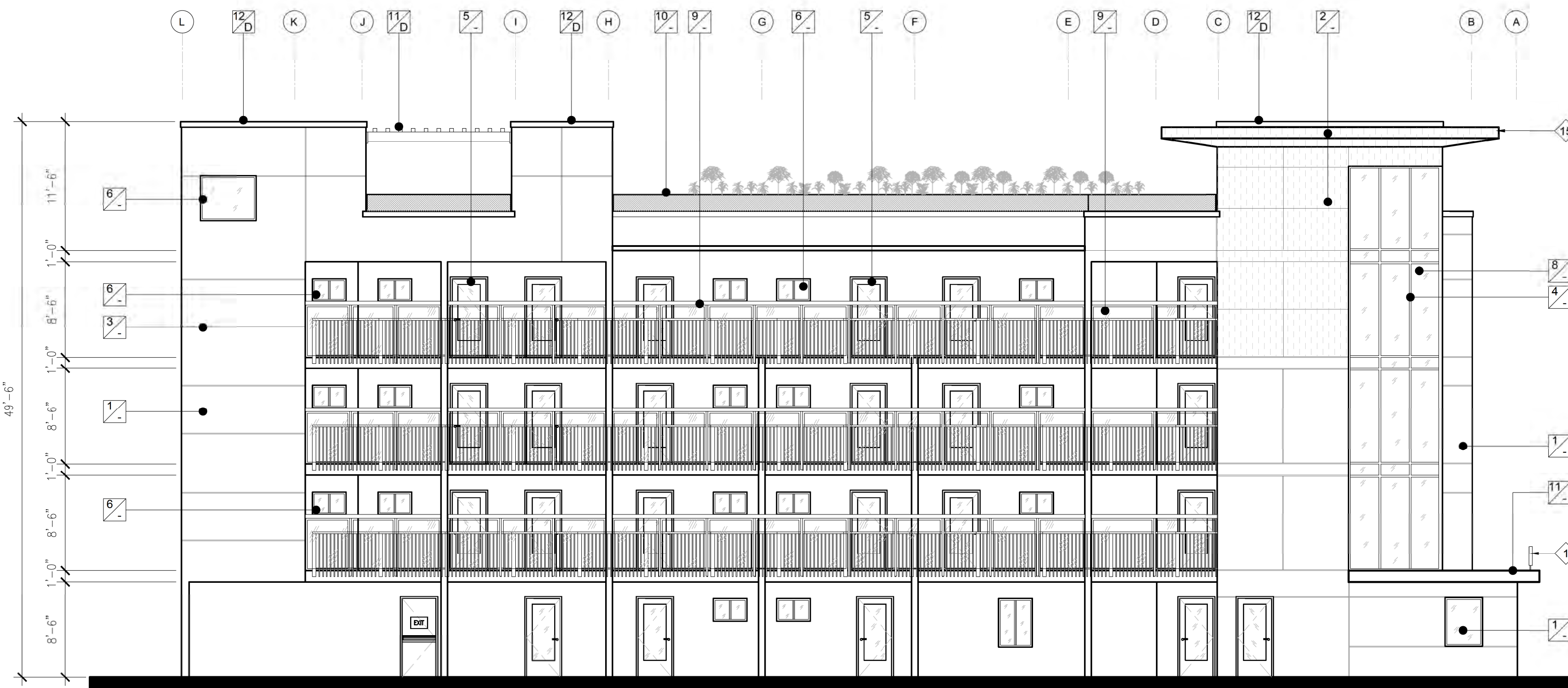
- 1. INTEGRAL COLOR STUCCO.
- 2. BRUSHED METAL PANELS.
- 3. 2" ALUMINUM EXPANSION CONTROL JOINT.
- 4. STOREFRONT FRAME(DOOR(S)).
- 5. HOLLOW-METAL DOOR, PROVIDE LOUVERED VENTS IN ELECTRICAL ROOM DOUBLE DOORS.
- 6. DUAL GLAZED, LOW E WINDOW, SLIDER TYPE.
- 7. 3" SQUARE METAL WINDOW TOP & SIDE SHADE COVER W/ 3" SQUARE METAL GRATE BELOW.
- 8. LOW E COATED GLAZING.
- 9. 60" TALL IMPACT RESISTANT GLASS GUARD W/ METAL SUPPORT POSTS.
- 10. 60" TALL ANTI-CLIMB SCREEN.
- 11. METAL AWNING/CANOPY.
- 12. GALVANIZED SHEET METAL FLASHING, NO PENETRATIONS THROUGH TOP SURFACE.
- 13. WALL SCONCE LIGHT.
- 14. PLANTED LATTICE WALL.
- 15. 8'-0" HIGH STEEL SECURITY FENCE W/ ANTI-CLIMB METAL SCREEN.
- 16. 3'-0" WIDE GATE ACCESS W/ ANTI-CLIMB METAL SCREEN.
- 17. 9'-0" HIGH STEEL SECURITY FENCE W/ ANTI-CLIMB METAL SCREEN & LOCKABLE GATE, PER PLAN.

**FINISHES/COLORS:**

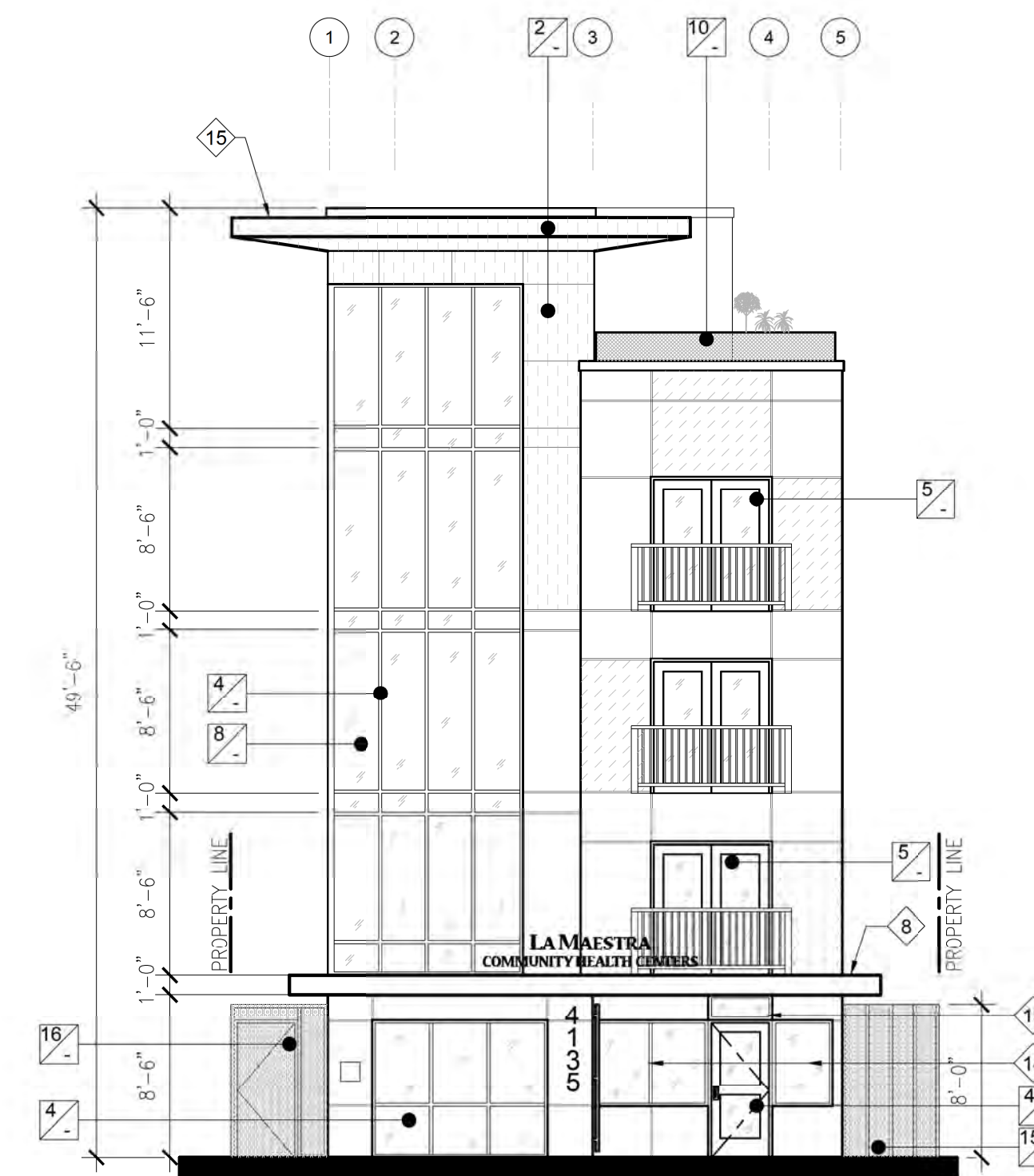
- A. SHERWIN WILLIAMS: "ANTIQUE RED" #SW 7587
- B. SHERWIN WILLIAMS: "BEES WAX" #SW 7682
- C. SHERWIN WILLIAMS: "FORESTWOOD" #SW 7730
- D. SHERWIN WILLIAMS: "BIG CHILL" #SW 7648
- E. ARCADIA: "COMMERCIAL CLEAR" #AC-3 (OR EQUIVALENT)
- F. CLEAR GLASS: LOW E COATING SOLARBAN 60.
- G. SUNBRELLA: "MAHOOGANY"
- H. ECO SHADE MAPES: "MARINE SILVER" TIGER DRYLAC SERIES 39



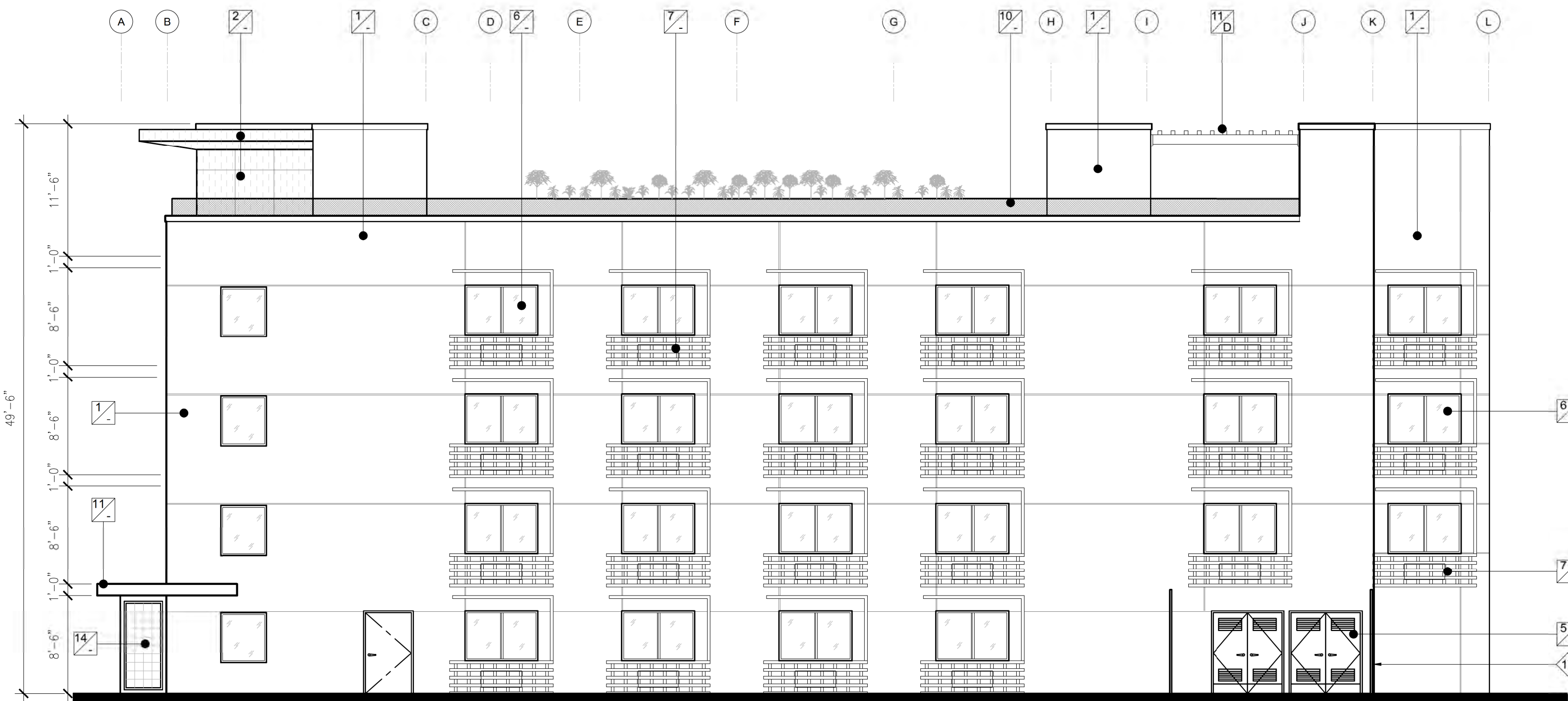
**KEY PLAN**  
N.T.S.



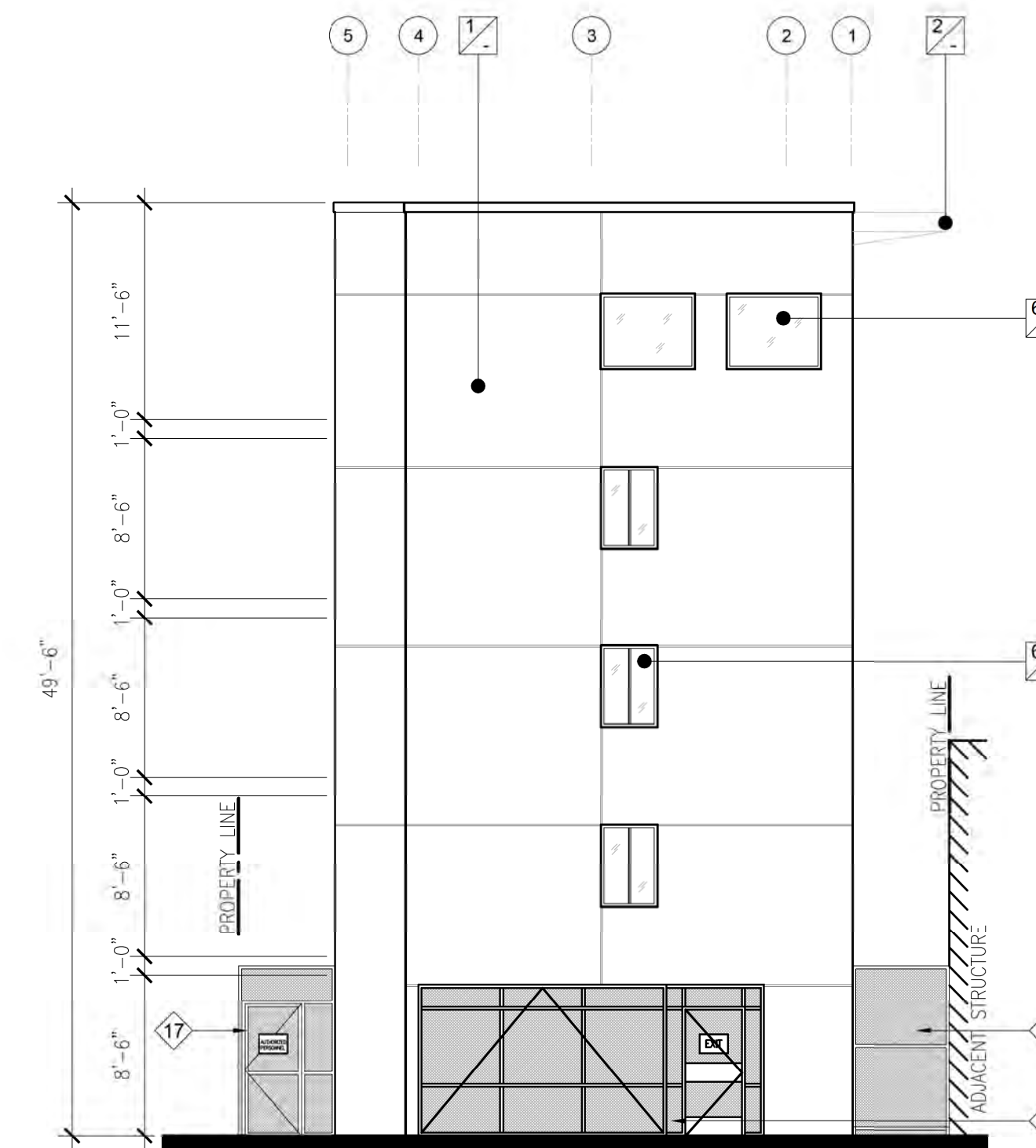
**1 - NORTH ELEVATION**



**2 - WEST ELEVATION**



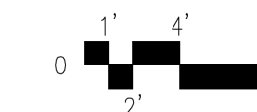
**3 - SOUTH ELEVATION**



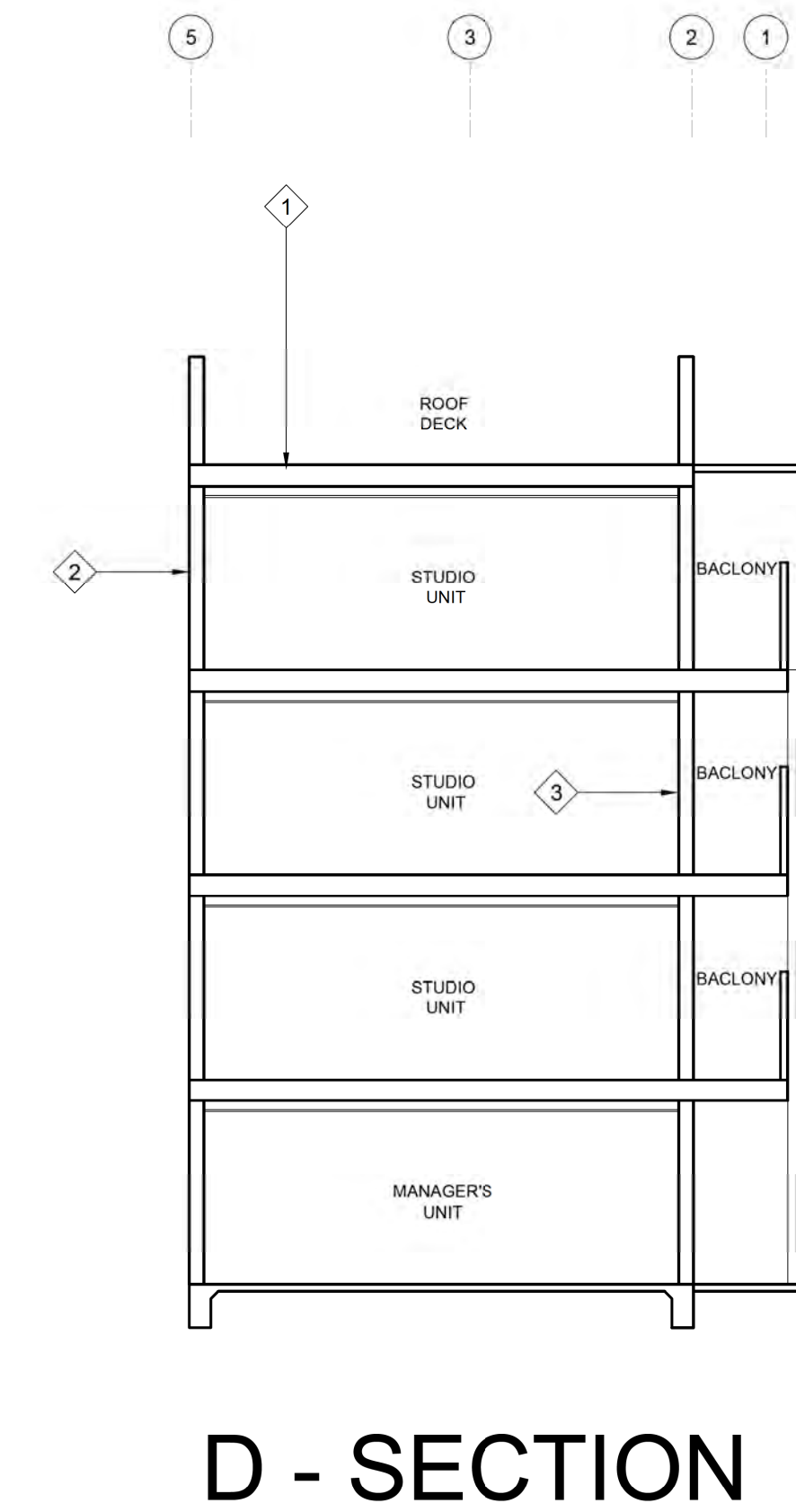
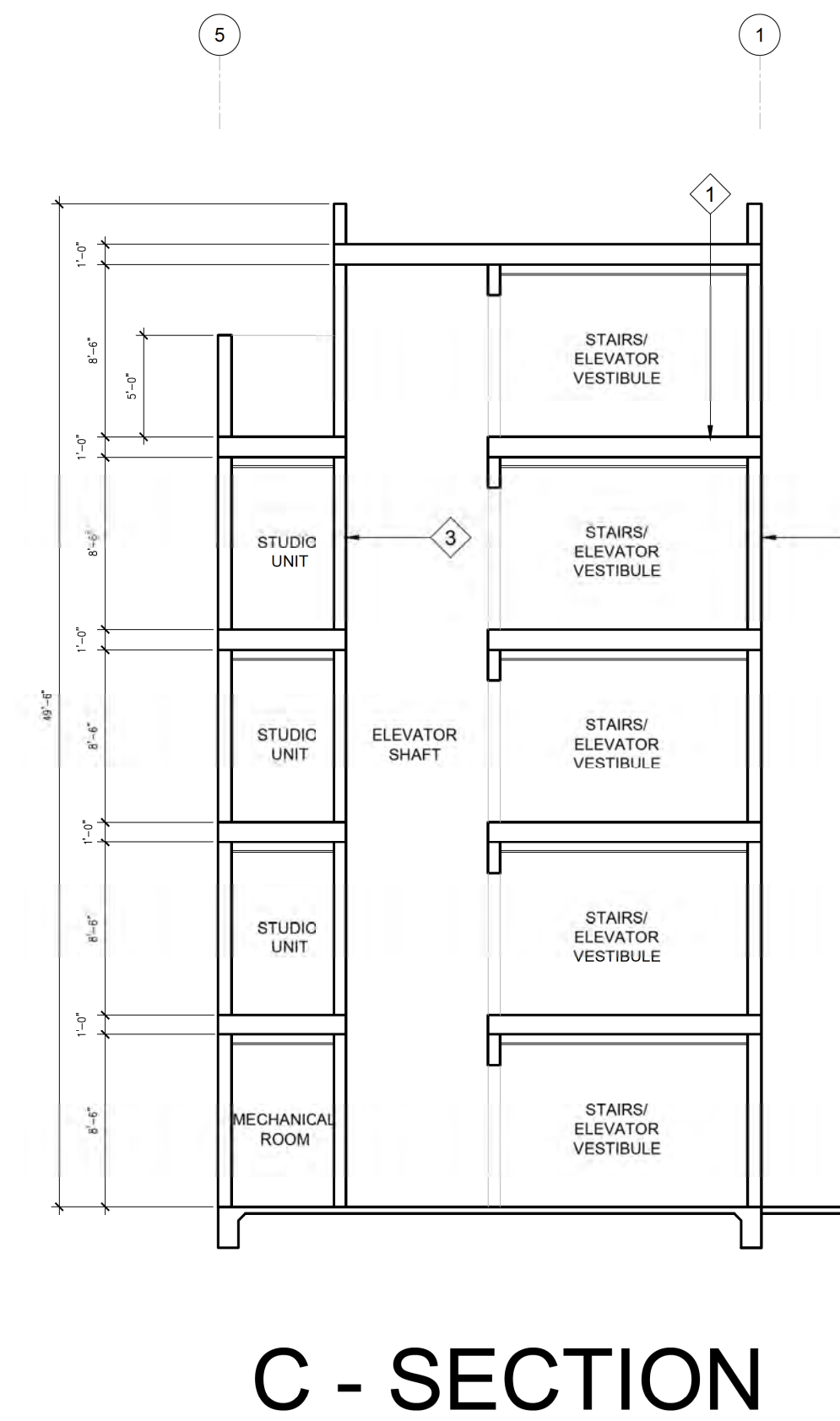
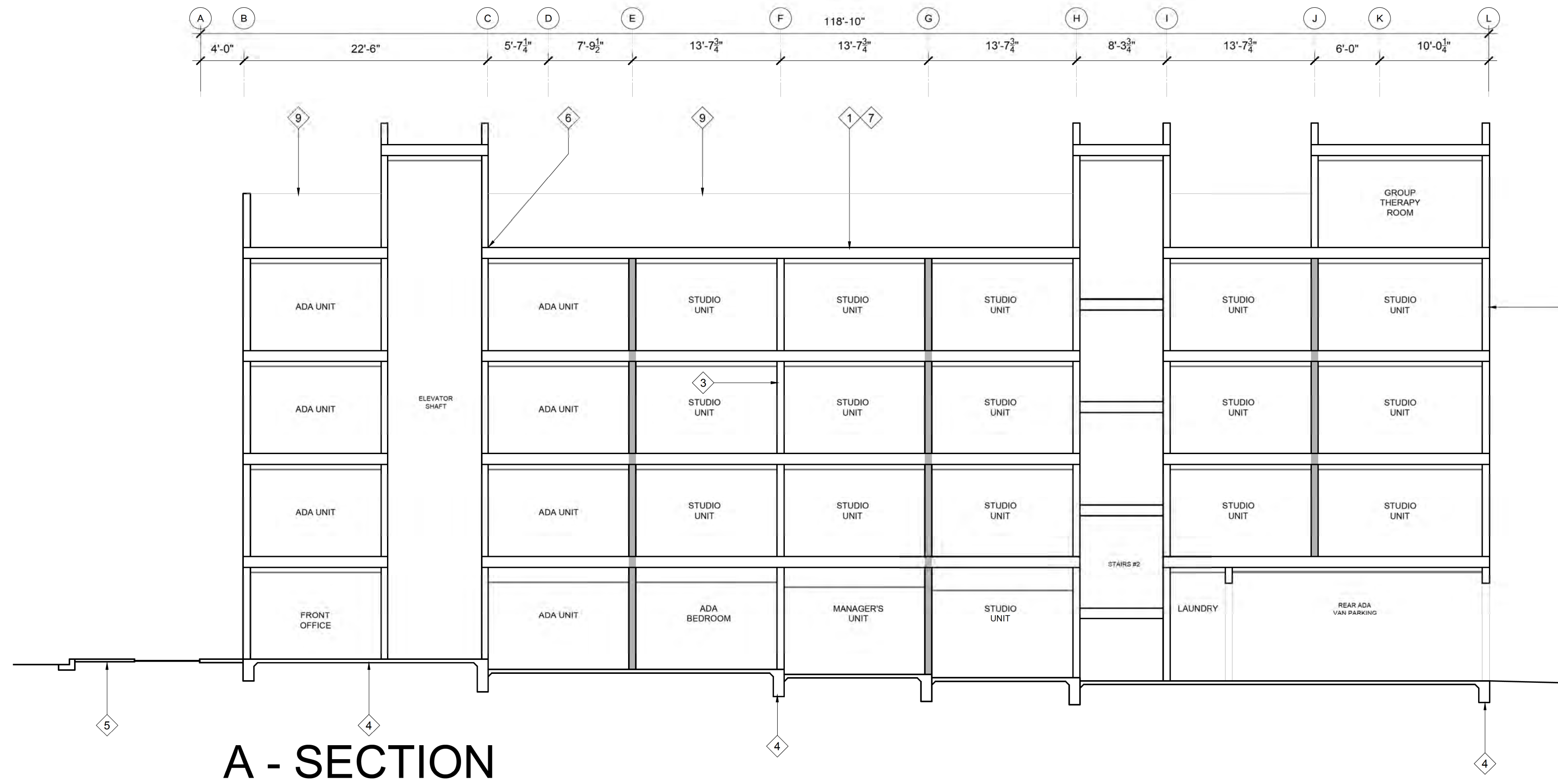
**4 - EAST ELEVATION**

**LA MAESTRA TRANSITIONAL HOUSING DEVELOPMENT PROJECT**  
4135 FAIRMOUNT AVENUE, SAN DIEGO, CALIFORNIA, 92105

**EXTERIOR ELEVATIONS**  
1/8" = 1'-0"



PROJECT NO: 22610	DATE: 05/31/2022
PROJECT ADDRESS: 4135 FAIRMOUNT AVENUE SAN DIEGO, CALIFORNIA, 92105	REVISION # DATE REVISION # DATE: 1 05/01/2023 2 2 06/13/2023 3
PREPARED BY: ZAAP, INC. 2900 FOURTH AVENUE #204 SAN DIEGO, CA 92103 619-233-6450 (PHONE) 619-233-6449 (FAX)	PROJECT NAME: TRANSITIONAL HOUSING SHEET TITLE: EXTERIOR ELEVATIONS
	A2.1 SHT #



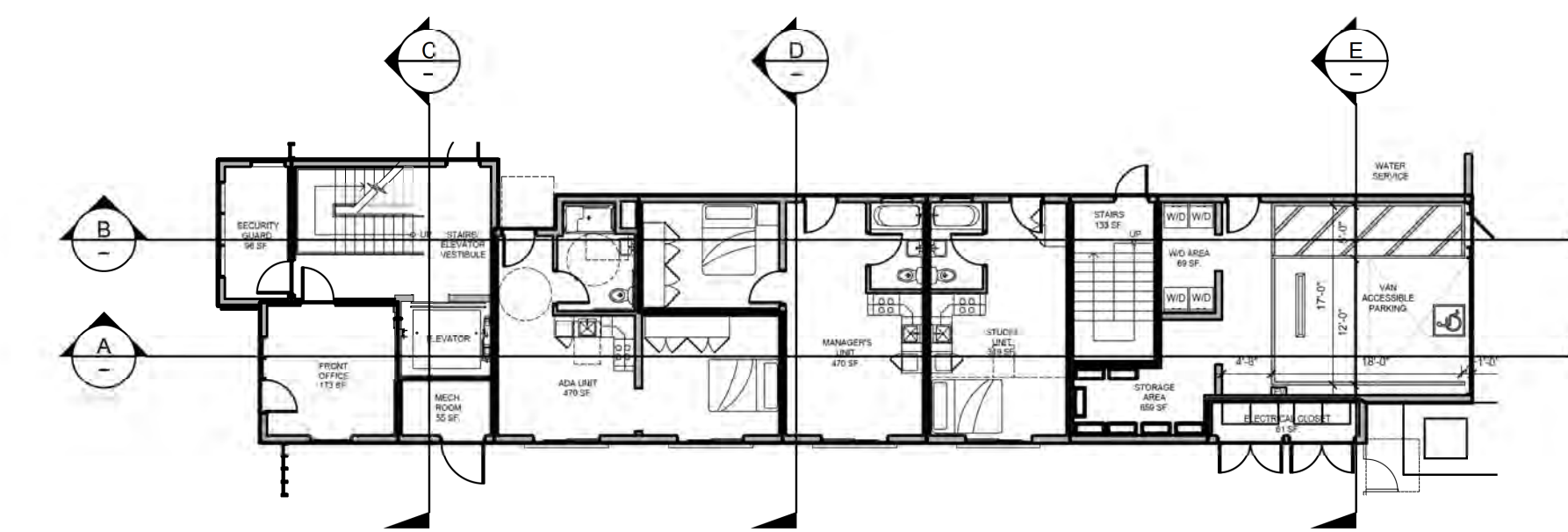
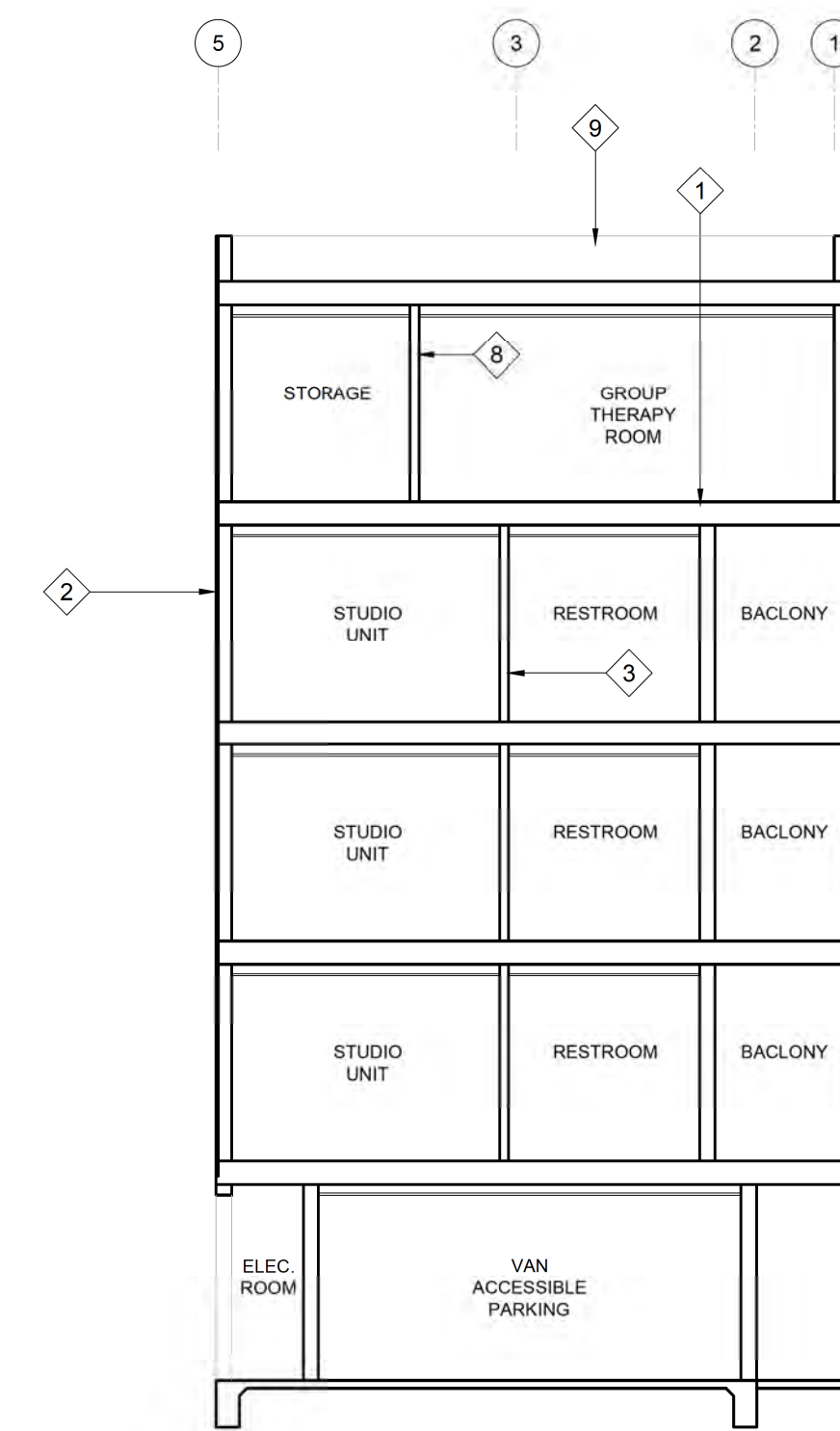
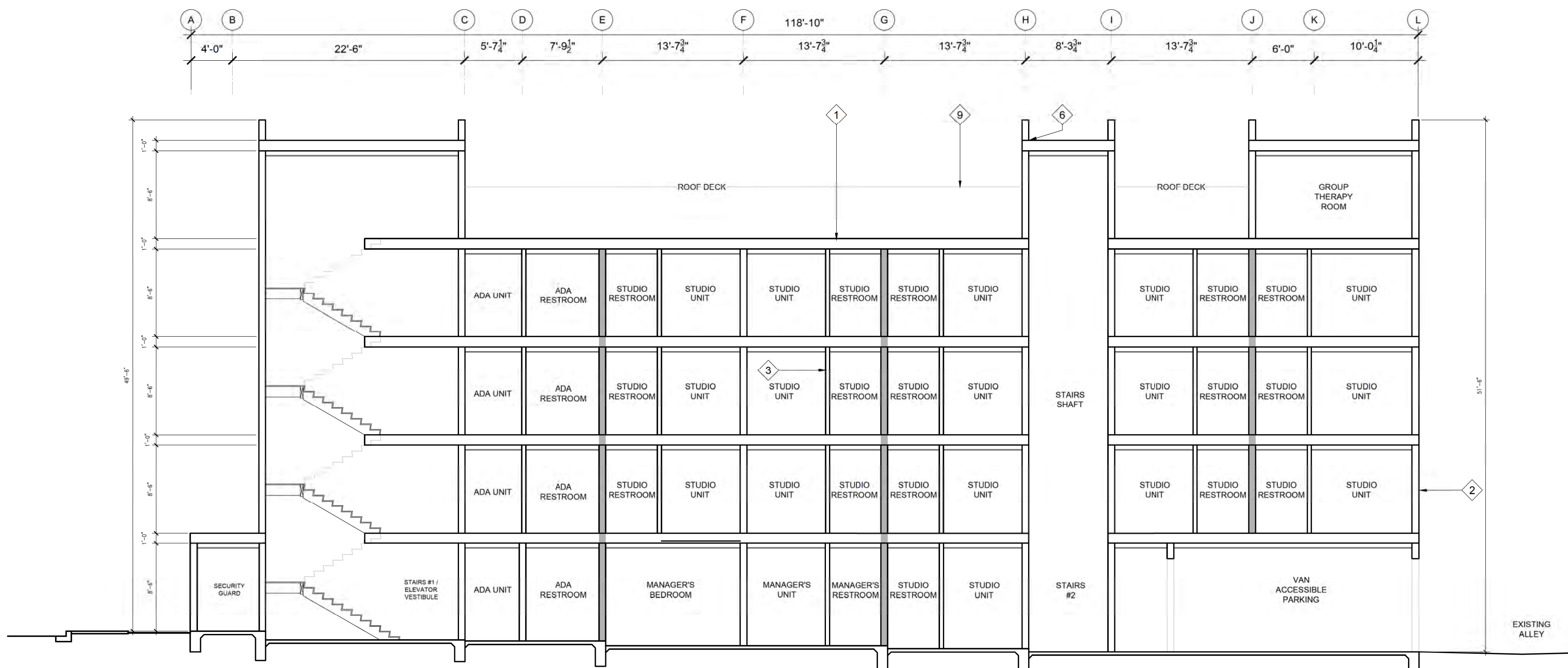
**SECTION GENERAL NOTES:**

- a. FIELD VERIFY DIMENSIONS! NOTIFY THE ARCHITECT IMMEDIATELY IF CONDITIONS DO NOT ALIGN WITH DIMENSIONS.
- b. FIELD VERIFY LOCATION OF DOORS AND OTHER OPENINGS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS.

**SECTION KEYNOTES:**

PER SYMBOL #

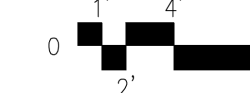
- 1. TRUSSES.
- 2. 7/8" THICK STUCCO, TYPICAL.
- 3. FRAMING.
- 4. FOUNDATION SLAB/FOOTINGS.
- 5. PUBLIC SIDEWALK. SEE CIVIL DRAWINGS.
- 6. TAPERED INSULATION/CRICKET - SEE ROOF PLAN.
- 7. SINGLE-PLY ROOF MEMBRANE or PROTECTION BOARD or RIGID INSULATION or STRUCTURE - CLASS "A" ROOF.
- 8. NON-BEARING DEMISING WALL.
- 9. PARAPET BEYOND.



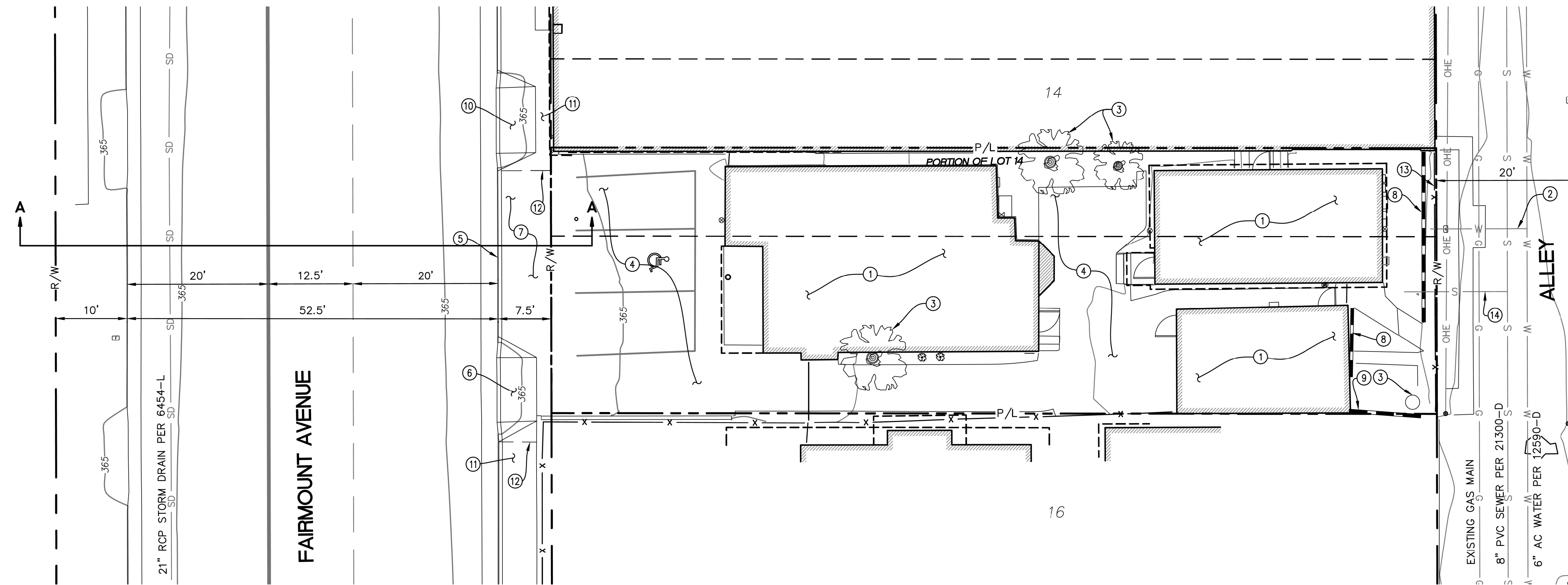
**KEY PLAN**  
N.T.S.

**LA MAESTRA TRANSITIONAL HOUSING DEVELOPMENT PROJECT**  
4135 FAIRMOUNT AVENUE, SAN DIEGO, CALIFORNIA, 92105

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

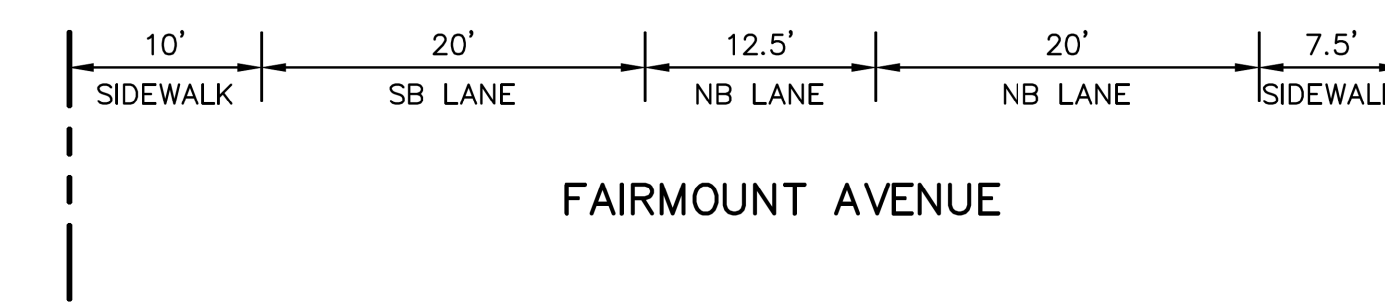


PROJECT NO: 22610	DATE: 05/31/2022
PROJECT ADDRESS: 4135 FAIRMOUNT AVENUE SAN DIEGO, CALIFORNIA, 92105	REVISION # DATE REVISION # DATE: 1 05/01/2023 2 06/13/2023
PREPARED BY: ZAAP, INC. 2900 FOURTH AVENUE #204 SAN DIEGO, CA 92103 619-233-6450 (PHONE) 619-233-6449 (FAX)	PROJECT NAME: TRANSITIONAL HOUSING SHEET TITLE: SECTIONS
	<b>A2.2</b> SHT #



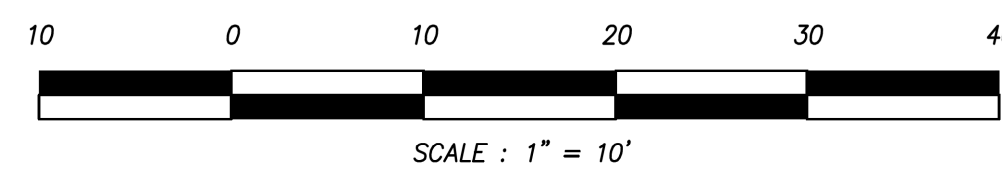
**DEMOLITION NOTES**

- ① EXISTING BUILDING TO BE DEMOLISHED.
- ② EXISTING WATER SERVICE LATERAL TO BE ABANDONED AND KILLED AT MAIN.
- ③ EXISTING TREE TO BE REMOVED.
- ④ EXISTING PCC TO BE REMOVED.
- ⑤ EXISTING CURB AND GUTTER TO REMAIN AND BE PROTECTED IN PLACE.
- ⑥ EXISTING DRIVEWAY TO BE REMOVED.
- ⑦ EXISTING SIDEWALK TO BE REMOVED.
- ⑧ EXISTING WALL TO BE DEMOLISHED.
- ⑨ EXISTING WALL TO REMAIN AND BE PROTECTED IN PLACE.
- ⑩ EXISTING DRIVEWAY TO REMAIN AND BE PROTECTED IN PLACE.
- ⑪ EXISTING SIDEWALK TO REMAIN AND BE PROTECTED IN PLACE.
- ⑫ PROPOSED SAWCUT LINE.
- ⑬ EXISTING FENCE TO BE REMOVED.
- ⑭ EXISTING SEWER LATERAL TO BE ABANDONED AT PROPERTY LINE.



**SECTION A-A**  
SCALE: 1"=10'

EXISTING CURB AND GUTTER TO REMAIN AND BE PROTECTED IN PLACE  
EXISTING SIDEWALK TO BE REMOVED. REFER TO SHEET C-2



**LA MAESTRA TRANSITIONAL HOUSING DEVELOPMENT PROJECT**  
4135 FAIRMOUNT AVENUE, SAN DIEGO, CALIFORNIA, 92105

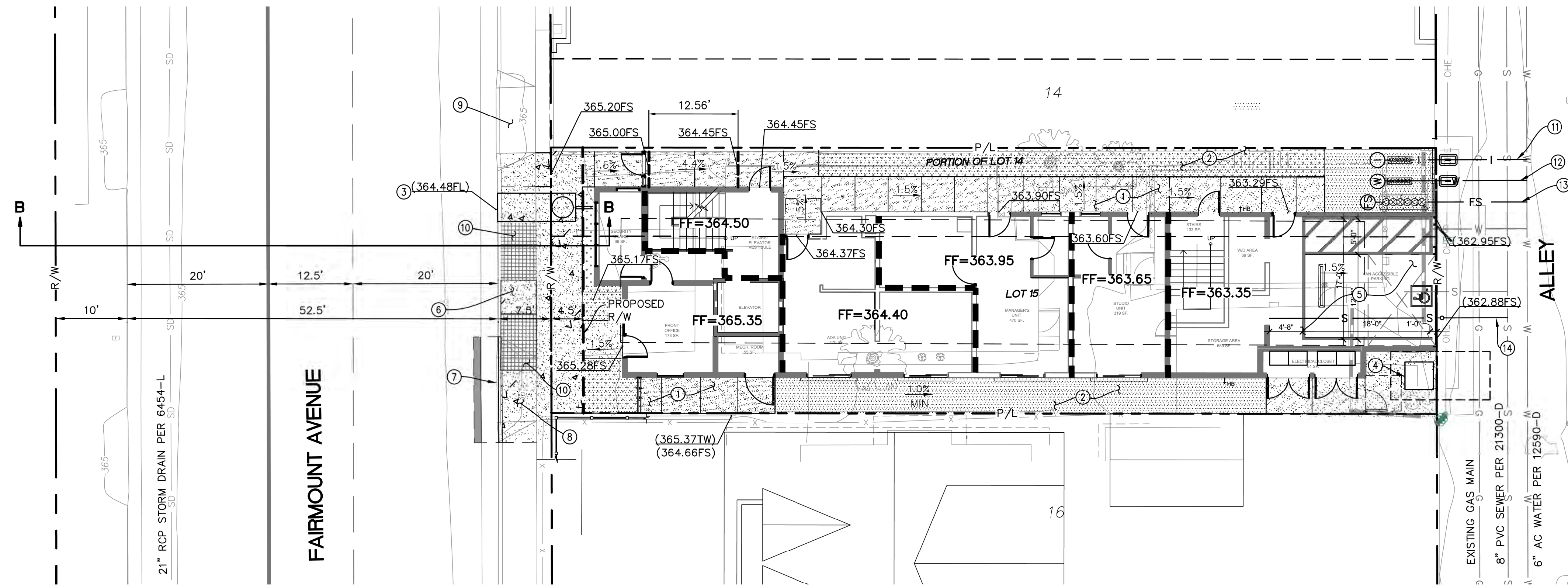


Civil Engineering  
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San Diego, CA 92111  
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REVISION #	DATE	REVISION #	DATE
△ 1	05/01/2023	△ 2	
△ 2	06/13/2023	△ 3	
△ 3		△ 4	
△ 4		△ 5	

PROJECT NAME:	C-1
TRANSITIONAL HOUSING	SHT #
SHEET TITLE: EXISTING CONDITIONS AND DEMOLITION PLAN	



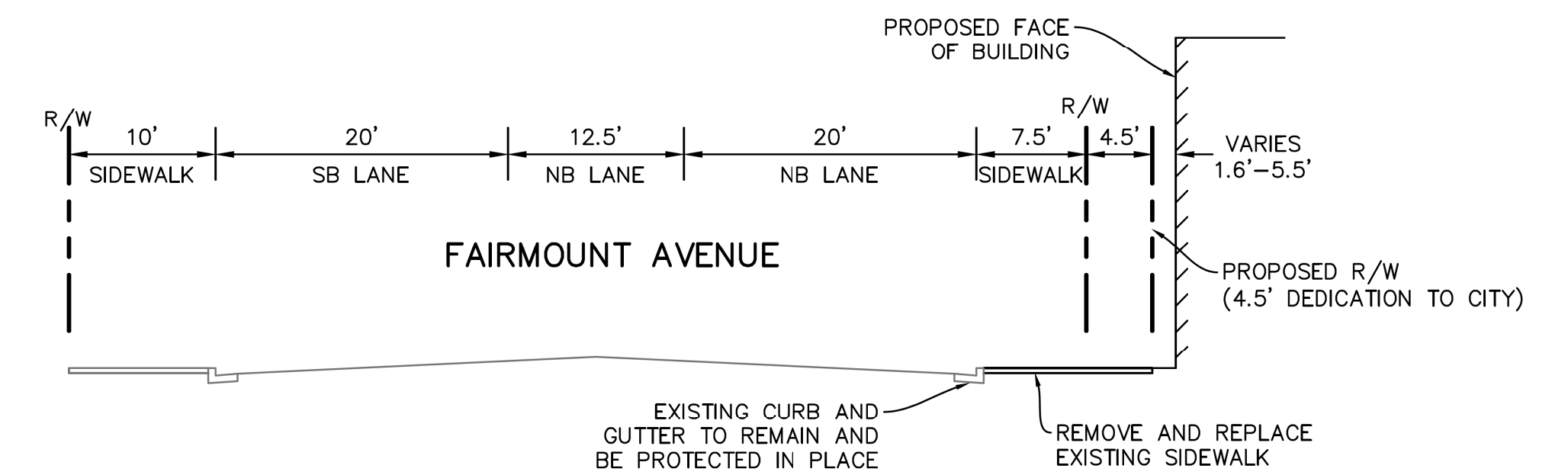


**PRELIMINARY GRADING DATA**

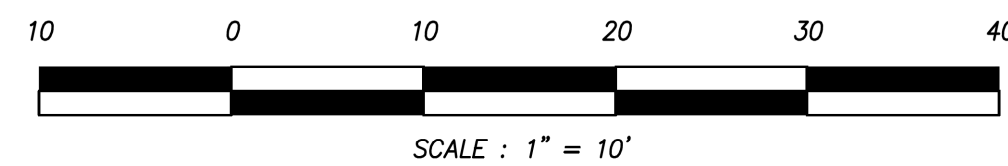
MAX CUT DEPTH UNDER BUILDING FOOTPRINT: 2.5'  
 MAX CUT DEPTH OUTSIDE BUILDING FOOTPRINT: 1.5'  
 MAX FILL DEPTH UNDER BUILDING FOOTPRINT: 1'  
 MAX FILL DEPTH OUTSIDE BUILDING FOOTPRINT: 2'

**CONSTRUCTION NOTES**

- ① PROPOSED PCC WALKWAY PER LANDSCAPE PLANS.
- ② PROPOSED LANDSCAPE AREA.
- ③ PROPOSED CURB OUTLET PER SEPARATE PERMIT.
- ④ PROPOSED TRANSFORMER.
- ⑤ PROPOSED ACCESSIBLE PARKING PER SDRSD M-17A.
- ⑥ REMOVE AND REPLACE SIDEWALK PER SEPARATE PERMIT.
- ⑦ INSTALL CURB AND GUTTER PER SEPARATE PERMIT.
- ⑧ REMOVE EXISTING DRIVEWAY AND INSTALL SIDEWALK PER SEPARATE PERMIT.
- ⑨ EXISTING DRIVEWAY TO REMAIN AND BE PROTECTED IN PLACE.
- ⑩ PROPOSED TREE PER LANDSCAPE PLANS.
- ⑪ PROPOSED IRRIGATION LATERAL, METER, AND BACKFLOW PREVENTER.
- ⑫ PROPOSED DOMESTIC WATER LATERAL, METER, AND BACKFLOW PREVENTER.
- ⑬ PROPOSED FIRE SERVICE LATERAL AND BACKFLOW PREVENTER.
- ⑭ PROPOSED SEWER LATERAL.



**SECTION B-B**  
 SCALE: 1"=10'

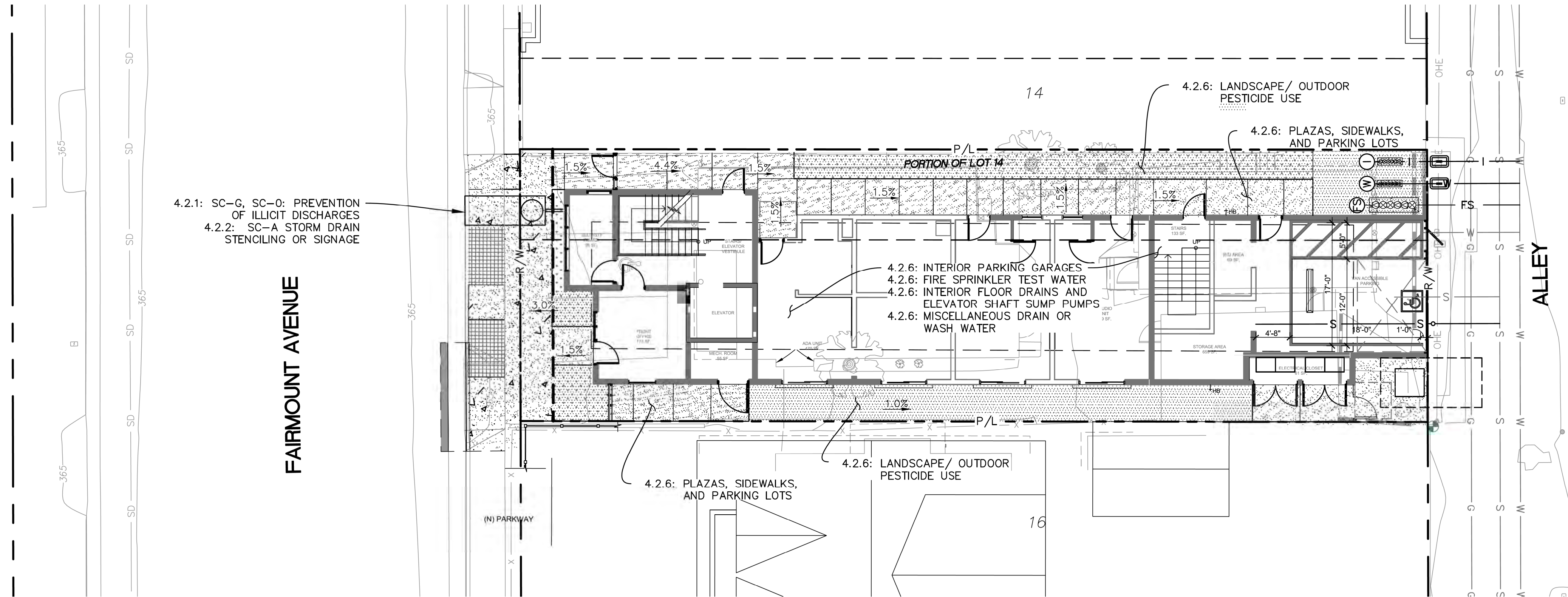


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REVISION #	DATE	REVISION #	DATE
1	05/01/2023	2	
2	06/13/2023	3	
3		4	
4		5	

DATE: 05/31/2022

PROJECT NAME:	C-2
TRANSITIONAL HOUSING	SHT #
SHEET TITLE:	PRELIMINARY GRADING PLAN



SOURCE CONTROL BMP CHECKLIST FOR STANDARD PROJECTS		FORM I-4A	
ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SOURCE CONTROL BMP'S. REFER TO CHAPTER 4 AND APPENDIX E OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMP'S SHOWN IN THIS CHECKLIST			
NOTE: ALL SELECTED BMP'S MUST BE SHOWN ON THE CONSTRUCTION PLANS			
SOURCE CONTROL REQUIREMENT	APPLIED?		
4.2.1 PREVENTION OF ILLICIT DISCHARGES INTO THE MS4	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
4.2.2 STORM DRAIN STENCILING OR SIGNAGE	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
4.2.3 PROTECT OUTDOOR MATERIALS STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
4.2.4 PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
4.2.5 PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
4.2.6 BMP'S BASED ON POTENTIAL SOURCES OF RUNOFF POLLUTANTS			
ON-SITE STORM DRAIN INLETS	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
INTERIOR FLOOR DRAINS AND ELEVATOR SHAFT SUMP PUMPS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
INTERIOR PARKING GARAGES	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
LANDSCAPE/OUTDOOR PESTICIDE USE	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
POOLS, SPAS, PONDS, DECORATIVE FOUNTAINS, AND OTHER WATER FEATURES	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
FOOD SERVICE	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
REFUSE AREAS	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
INDUSTRIAL PROCESSES	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
OUTDOOR STORAGE OF EQUIPMENT OR MATERIALS	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
VEHICLE/EQUIPMENT REPAIR AND MAINTENANCE	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
FUEL DISPENSING AREA	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
LOADING DOCKS	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
FIRE SPRINKLER TEST WATER	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
MISCELLANEOUS DRAIN OR WASH WATER	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
PLAZAS, SIDEWALKS, AND PARKING LOTS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
SC-6A: LARGE TRASH GENERATING FACILITIES	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
SC-6B: ANIMAL FACILITIES	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
SC-6C: PLANT NURSERIES AND GARDEN CENTERS	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
SC-6D: AUTOMOTIVE-RELATED USES	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
DISCUSSION / JUSTIFICATION FOR ALL "NO" ANSWERS SHOWN ABOVE:			

SITE DESIGN BMP CHECKLIST FOR STANDARD PROJECTS		FORM I-5A	
ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SITE DESIGN BMP'S. REFER TO CHAPTER 4 AND APPENDIX E OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMP'S SHOWN IN THIS CHECKLIST			
NOTE: ALL SELECTED BMP'S MUST BE SHOWN ON THE CONSTRUCTION PLANS			
SITE DESIGN REQUIREMENT	APPLIED?		
4.3.1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
4.3.2 CONSERVE NATURAL AREAS, SOILS, AND VEGETATION	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
4.3.3 MINIMIZE IMPERVIOUS AREA	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
4.3.4 MINIMIZE SOIL COMPACTION	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
4.3.5 IMPERVIOUS AREA DISPERSION	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
4.3.6 RUNOFF COLLECTION	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
4.3.7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
4.3.8 HARVESTING AND USING PRECIPITATION	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
DISCUSSION / JUSTIFICATION FOR ALL "NO" ANSWERS SHOWN ABOVE:			

SITE DESIGN, SOURCE CONTROL AND POLLUTANT CONTROL BMP OPERATION + MAINTENANCE PROCEDURE						
STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT APPROVAL NO.:						
O&M RESPONSIBLE PARTY DESIGNEE: PROPERTY OWNER / HOA / CITY / OTHER:						
BMP DESCRIPTION	INSPECTION FREQUENCY	MAINTENANCE FREQUENCY	MAINTENANCE METHOD	QUANTITY	INCLUDED IN O&M MANUAL	SHEET NUMBER(S)
<b>SITE DESIGN ELEMENTS</b>					YES X NO	
DESCRIPTION: 4.3.7	N/A	N/A	N/A	N/A		
<b>SOURCE CONTROL ELEMENTS</b>					YES NO	
DESCRIPTION: 4.2.2 (SC-A)	QUARTERLY	AS NEEDED	RE-STENCIL AS NEEDED	2		C-01
DESCRIPTION: 4.2.1 (SC-G, SC-O)	QUARTERLY	AS NEEDED	INSPECT TRASH RECEPTACLES FOR DAMAGE AND LEAKS. MAINTAIN SIGN STATING "NO HAZARDOUS MATERIALS"	1		C-01
DESCRIPTION: 4.2.6 (SC-P)	WEEKLY	AS NEEDED	SWEEP PARKING GARAGE AND SIDEWALK, LIMIT USE OF PESTICIDES AND FIRE SPRINKLER TESTS.	1		C-01
<b>POLLUTANT CONTROL BMP(S)</b>					X YES NO	
DESCRIPTION: HMP FACILITY (IF SEPARATE)	N/A	N/A	N/A	N/A		N/A
DESCRIPTION: HMP EXEMPT	N/A	N/A	N/A	N/A	X YES NO	N/A

# LA MAESTRA TRANSITIONAL HOUSING DEVELOPMENT PROJECT

4135 FAIRMOUNT AVENUE, SAN DIEGO, CALIFORNIA, 92105



Civil Engineering  
Surveying  
Land Planning  
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4740 Ruffner Street  
San Diego, CA 92111  
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DATE: 05/31/2022	REVISION #:	DATE:	REVISION #:	DATE:
	1	05/01/2023	2	
	2	06/13/2023	3	
	3		4	
	4		5	
PROJECT NAME:		TRANSITIONAL HOUSING		C-3
SHEET TITLE:		PRELIMINARY BMP PLAN		SHT #

**Development Services**  
 THE CITY OF SAN DIEGO

**FORM DS-560**  
 September 2021

**Stormwater Requirements Applicability Checklist**

Project Address: 4135 Fairmount Avenue Project Number:

**SECTION 1: Construction Stormwater Best Management Practices (BMP) Requirements**

All construction sites are required to implement construction BMPs per the performance standards in the [Stormwater Standards Manual](#). Some sites are also required to obtain coverage under the State Construction General Permit (CGP), administered by the [California State Water Resources Control Board](#).

For all projects, complete Part A. If the project is required to submit a Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP), continue to Part B.

**PART A - Determine Construction Phase Stormwater Requirements**

- Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)  
 Yes, SWPPP is required; skip questions 2-4.  No; proceed to the next question.
- Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with stormwater?  
 Yes, WPCP is required; skip questions 3-4.  No; proceed to the next question.
- Does the project propose routine maintenance to maintain the original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)  
 Yes, WPCP is required; skip question 4.  No; proceed to the next question.
- Does the project only include the following Permit types listed below?  
  - Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit,
  - Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.
  - Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramps, sidewalk and driveway apron replacement, potholing, curb and gutter replacement, and retaining wall encroachments. Yes, no document is required.

Check one of the boxes below and continue to Part B

If you checked "Yes" for question 1, an SWPPP is REQUIRED - continue to Part B

If you checked "No" for question 1 and checked "Yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to Part B

If you check "No" for all questions 1-3 and checked "Yes" for question 4, Part B does not apply, and no document is required. Continue to Section 2.

More information on the City's construction BMP requirements as well as CGP requirements can be found at: <http://www.sandiego.gov/stormwater/regulations/index.shtml>

Visit our web site: [sandiego.gov/dsd](http://sandiego.gov/dsd).  
 Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (09-21)

**P1**

City of San Diego • Form DS-560 • September 2021 Page 2

**PART B - Determine Construction Site Priority**

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. **NOTE:** The construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

**Complete Part B and continue to Section 2**

1. **ASBS**  
 A. Projects located in the ASBS watershed.

2. **High Priority**  
 A. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and are not located in the ASBS watershed.  
 B. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and are not located in the ASBS watershed.

3. **Medium Priority**  
 A. Projects that are not located in an ASBS watershed or designated as a High priority site.  
 B. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and are not located in an ASBS watershed.  
 C. WPCP projects (>5,000 square feet of ground disturbance) located within the Los Peñasquitos watershed management area.

4. **Low Priority**  
 A. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

**Section 2: Construction Stormwater BMP Requirements**

Additional information for determining the requirements is found in the [Stormwater Standards Manual](#).

**PART C - Determine if Not Subject to Permanent Stormwater Requirements**

Projects that are considered maintenance or otherwise not categorized as "new development projects" or "redevelopment projects" according to the [Stormwater Standards Manual](#) are not subject to Permanent Stormwater BMPs.

- If "yes" is checked for any number in Part C: Proceed to Part F and check "Not Subject to Permanent Stormwater BMP Requirements."
- If "no" is checked for all the numbers in Part C: Continue to Part D.

- Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact stormwater?  
 Yes  No
- Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?  
 Yes  No
- Does the project fall under routine maintenance? Examples include but are not limited to roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay and pothole repair).  
 Yes  No

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**P2**

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**PART D - PDP Exempt Requirements**

PDP Exempt projects are required to implement site design and source control BMPs.

- If "yes" is checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."
- If "no" is checked for all questions in Part D, continue to Part E.

- Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
  - Are designed and constructed to direct stormwater runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or
  - Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or
  - Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Stormwater Standards manual? Yes, PDP exempt requirements apply  No, proceed to next question
- Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the [City's Stormwater Standards Manual](#)?  
 Yes, PDP exempt requirements apply  No, proceed to next question

**PART E - Determine if Project is a Priority Development Project (PDP)**

Projects that match one of the definitions below are subject to additional requirements, including preparation of a Stormwater Quality Management Plan (SWQMP).

- If "yes" is checked for any number in Part E, continue to Part F and check the box labeled "Priority Development Project."
- If "no" is checked for every number in Part E, continue to Part F and check the box labeled "Standard Development Project."

- New development that creates 10,000 square feet or more of impervious surfaces collectively over the project site. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.  Yes  No
- Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.  Yes  No
- New development or redevelopment of a restaurant. Facilities that sell prepared foods and beverages for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification [SIC] 5811), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface.  Yes  No
- New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater.  Yes  No
- New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).  Yes  No
- New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).  Yes  No

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**P3**

City of San Diego • Form DS-560 • September 2021 Page 4

- New development or redevelopment discharging directly to an environmentally sensitive area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over the project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands).  Yes  No
- New development or redevelopment projects of retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.  Yes  No
- New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces. Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534 or 7536-7539.  Yes  No
- Other Pollutant Generating Project. These projects are not covered in any of the categories above but involve the disturbance of one or more acres of land and are expected to generate post-construction phase pollutants, including fertilizers and pesticides. This category does not include projects creating less than 5,000 square feet of impervious area and projects containing landscaping without a requirement for the regular use of fertilizers and pesticides (such as a slope stabilization project using native plants). Impervious area calculations need not include linear pathways for infrequent vehicle use, such as emergency maintenance access or bicycle and pedestrian paths if the linear pathways are built with pervious surfaces or if runoff from the pathway sheet flows to adjacent pervious areas.  Yes  No

**PART F - Select the appropriate category based on the outcomes of Part C through Part E**

- The project is NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS  Yes  No
- The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the [Stormwater Standards Manual](#) for guidance.  Yes  No
- The project is PDP EXEMPT. Site design and source control BMP requirements apply. Refer to the [Stormwater Standards Manual](#) for guidance.  Yes  No
- The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control and structural pollutant control BMP requirements apply. Refer to the [Stormwater Standards Manual](#) for guidance on determining if the project requires hydromodification plan management.  Yes  No

Linus Naujokalis  
 Name of Owner or Agent Title

Signature Date

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**P4**

# LA MAESTRA TRANSITIONAL HOUSING DEVELOPMENT PROJECT

4135 FAIRMOUNT AVENUE, SAN DIEGO, CALIFORNIA, 92105

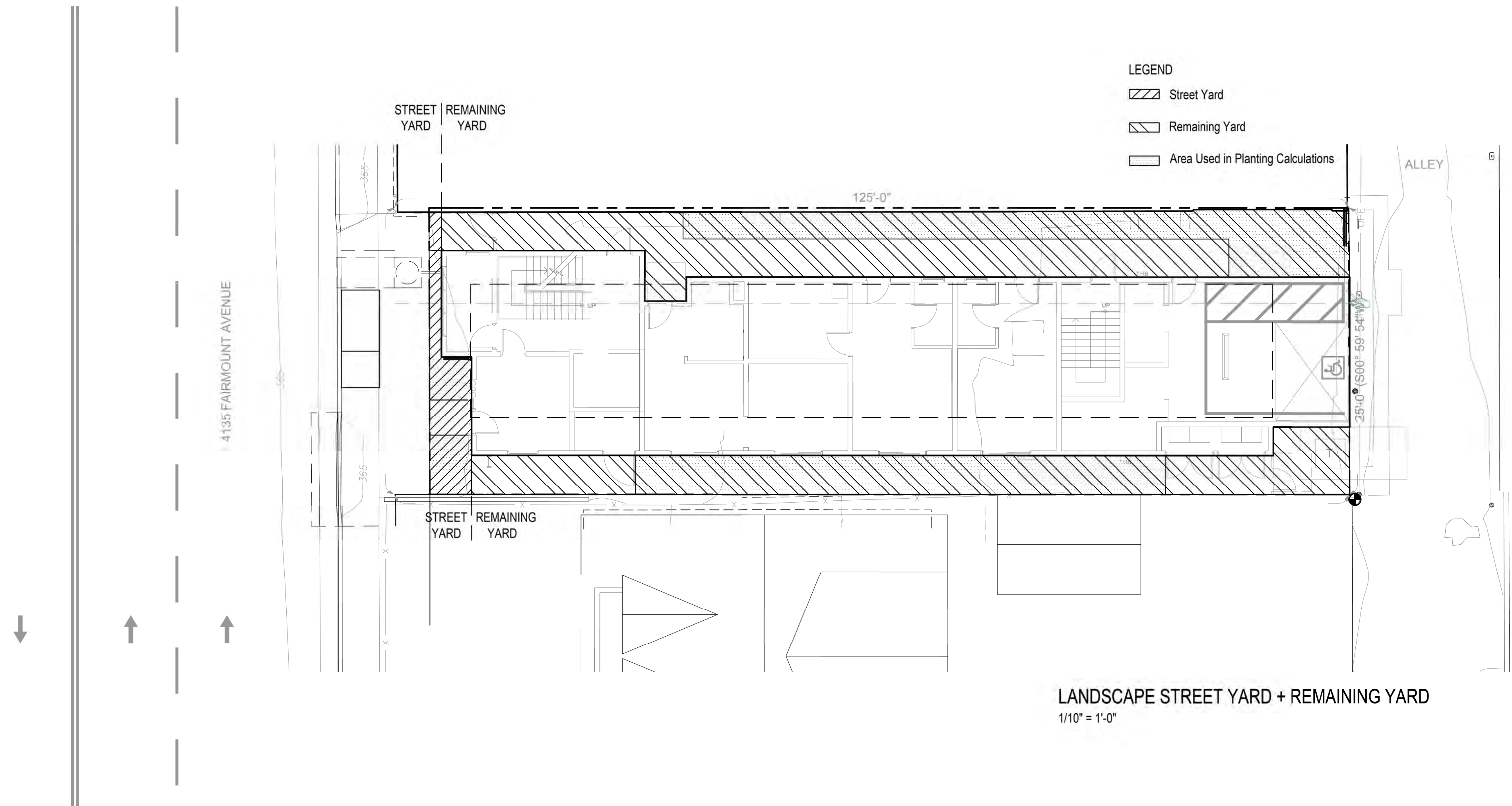


Civil Engineering  
 Surveying  
 Land Planning

T (858) 292-7770  
 4740 Ruffner Street  
 San Diego, CA 92111  
[nasland.com](http://nasland.com)

REVISION #	DATE	REVISION #	DATE
1	05/01/2023	2	
2	06/13/2023	3	
3		4	
4		5	

PROJECT NAME:	C-4
TRANSITIONAL HOUSING	SHT #
SHEET TITLE:	DS-560



LANDSCAPE STREET YARD + REMAINING YARD  
1/10" = 1'-0"

LANDSCAPE NOTES

- Planting Notes**
- No invasive plant species are proposed or currently exist on the site.
  - All trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and so that all branches over vehicular travel ways are 16 feet above the grade of the travel way.
  - Tree root barriers shall be installed wherever trees are placed within 5 feet of public improvements including walks, curbs, or street pavement.

- Irrigation and Maintenance Notes**
- Plant materials shall be grouped into hydrozones that consist of plant species having similar water demand and by their soil, sun, and shade requirements.
  - Plant material shall be selected to meet a Maximum Applied Water Allowance (MAWA) as determined by the water budget formula and specifications in MC Section 142.0413(d).
  - All required plant material shall be irrigated with a permanent, below-grade irrigation system unless specified otherwise in this division.
  - All required irrigation systems shall be automatic, electrically controlled, and designed to provide water to all required plantings to maintain them in a healthy, disease-resistant condition.
  - An automatic, electrically controlled irrigation system shall be provided as required by LDC §142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.
  - A dedicated irrigation meter or landscape irrigation sub-meter shall be installed for this project.
  - All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.
  - Maintenance: All required landscape areas shall be maintained by the Owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.

**Street Yard**  
Planting area required = 67.3 SF (50% of total 134.6 SF area)  
Planting area provided: 74 SF

Plant points required = 6.7 pts (0.05 pts/SF)  
Plant points provided = 62 pts  
Percentage provided by trees = 65%

**Note:** The existing parkway is extended from 7'-8.5" to a dedicated 12' width as required per the ultimate classification of Fairmount Avenue as a two-lane one-way Major street with Class II bicycle lane per the Mid-City Community Plan and City of San Diego Bicycle Master Plan. Required trees in the Street Yard are planted in the parkway as Street Trees. Planting areas are provided as possible given the requirement for sidewalk width and building access.

**Remaining Yard**  
Planting area required = 472 SF (30% of the total area within 10' of structure = 1,572 SF)  
Planting area provided = 750 SF  
Plant points required = 79 pts (0.05 points/SF)  
Plant points provided = 158 pts  
Percentage provided by trees = 69%

**Vehicular Use Area** consists of one enclosed ADA van-accessible space accessed from the alley.

**Street Trees**  
Street trees required = 2 - 24" box size for 37 feet total street frontage  
Trees shall be selected in accordance with the Landscape Standards of the Land Development Manual and the City's Street Tree Selection Guide. City of San Diego Street Design Manual Figure 5-3 specifies a 6' parkway planting dimension.  
**Note:** Two street trees are located along the street edge of the parkway dedication, per Figure 5-3 of the City of San Diego Street Design Manual.

**Street Tree Species**  
No community-approved Street Tree Master Plan for City Heights. Per the "City Heights Urban Greening Plan, 2014," the recommended street trees along Fairmount Ave are Afrocarpus gracilior (African Fern Pine) and Arbutus 'Marina' (Marina Strawberry Tree).  
There is no existing parkway strip along this section of Fairmount Ave or a dominant species of tree. There are mixed species of trees planted with 10 feet of property lines, include Queen palms, Canary Island palms, Fern pine, Loquat, and Mexican fan palms.

**Minimum Tree Separation Distance**

Improvement	Minimum Distance to Street Tree
Traffic signal, Stop Sign	20 feet
Underground Utility Lines (except sewer)	5 feet
Sewer Lines	10 feet
Above Ground Utility Structures (Transformers, Hydrants, Utility poles, etc)	10 feet
Driveways	10 feet
Intersections (intersecting curb lines of 2 streets)	25 feet

All wet and dry utilities are accessed from the alley and are not in conflict with tree roots.

**SITE SF CALCULATIONS**  
Total Site Area = 4,688 SF  
Total Building Area = 2,769 SF  
Hardscape Area = 1,077 SF  
Landscape Area = 842 SF  
Roof Terrace Planters = 260 SF (food garden)

**Water Conservation**  
No lawn areas are included in the landscape area.  
All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes.

**Maximum Applied Water Allowance (MAWA)**  
MAWA Water Budget Calculations =  $(E_{TO}) / (0.62) [(E_{TAF})(LA) + (1 - E_{TAF})(SLA)]$   
 $(47) / (0.62) [(0.55)(1102)] = 17,662$   
**Total MAWA = 17,662 gallons/year**

**Note:** the MAWA calculation includes the planting area along Fairmount that was too narrow to include in Street Yard calculations and rooftop planters.

**City of San Diego**  
Development Services  
1222 First Ave., MS-501  
San Diego, CA 92101

**LANDSCAPE CALCULATIONS**  
**Worksheet**

Multiple Dwelling Unit Residential & Residential Components of Mixed-Use Development

**FORM DS-6**  
August 2020

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

**STREET YARD [§142.0404 - §142.0405] - All Multiple Dwelling Unit Residential Development**

- Planting area in the public right-of-way is not counted towards fulfillment of the required street yard planting area.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area <u>134.6</u> sq. ft. x 50% = <u>67.3</u> sq. ft.	<u>74</u> sq. ft.	<u>7</u> sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area <u>134.6</u> sq. ft. x 0.05 = <u>6.7</u> points	<u>56</u> points	<u>49</u> points
Plant Points Achieved with Trees (50%)		<u>40</u> points

**ADDITIONAL YARD PLANTING AND PLANT POINT REQUIREMENTS - IF APPLICABLE** Not Applicable

Planting Area Reduction [§142.0405(a)(3)]	Minimum Planting Area with Allowed Reduction	Excess Points Required
Planting Area Required <u>        </u> sq. ft. x 25% = <u>        </u> sq. ft.	<u>        </u> sq. ft.	<u>        </u> points
Planting Area allowable as Hardscape [§142.0405(b)(1)(A)]	Hardscape Provided	
Planting Area Required <u>        </u> sq. ft. x 10% = <u>        </u> sq. ft.	<u>        </u> sq. ft.	<u>        </u> sq. ft.

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DS-6 (08-20)

Page 2 of 3 City of San Diego - Development Services Department - DS-6

**REMAINING YARD [§142.0404 - §142.0405] - 4 Dwelling Units or Less** Not Applicable

A minimum of 60 points per residential structure. Planting shall be distributed within a 10-foot offset from the structural envelope or within the remaining yard.

Plant Points Required	Plant Points Provided	Excess Points Provided
60 points x <u>        </u> # of residential structures	<u>        </u> sq. ft.	<u>        </u> sq. ft.
Plant Points Achieved with Trees (50%)		<u>        </u> points

**REMAINING YARD [§142.0404 - §142.0405] - 5 Dwelling Units or More** Applicable

**Option 1:**  
A minimum of 30 percent of the total area within a 10-foot offset from the structural envelope of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area <u>1572</u> sq. ft. x 30% = <u>472</u> sq. ft.	<u>750</u> sq. ft.	<u>278</u> sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area <u>1572</u> sq. ft. x 0.05 = <u>79</u> sq. ft.	<u>158</u> points	<u>79</u> points
Plant Points Achieved with Trees (50%)		<u>110</u> points

(13) 5 gal @ 2.0 points / 1 gal shrub = 26 points  
(22) 1 gal @ 1.0 points / 1 gal shrub = 22 points  
(11) 15 gal @ 10 points / 15 gal tree = 110 points

**Option 2:** Not Applicable  
Where common open space areas are provided in the form of plazas, paseos, or courtyard (including decks), 20 percent of the total common open space area shall be planting area and shall be planted at a rate of 0.05 points per square foot of the total area. The required 20 percent of each open space area is to be calculated individually.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area <u>        </u> sq. ft. x 20% = <u>        </u> sq. ft.	<u>        </u> sq. ft.	<u>        </u> sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area <u>        </u> sq. ft. x 0.05 = <u>        </u> sq. ft.	<u>        </u> points	<u>        </u> points
Plant Points Achieved with Trees (50%)		<u>        </u> points

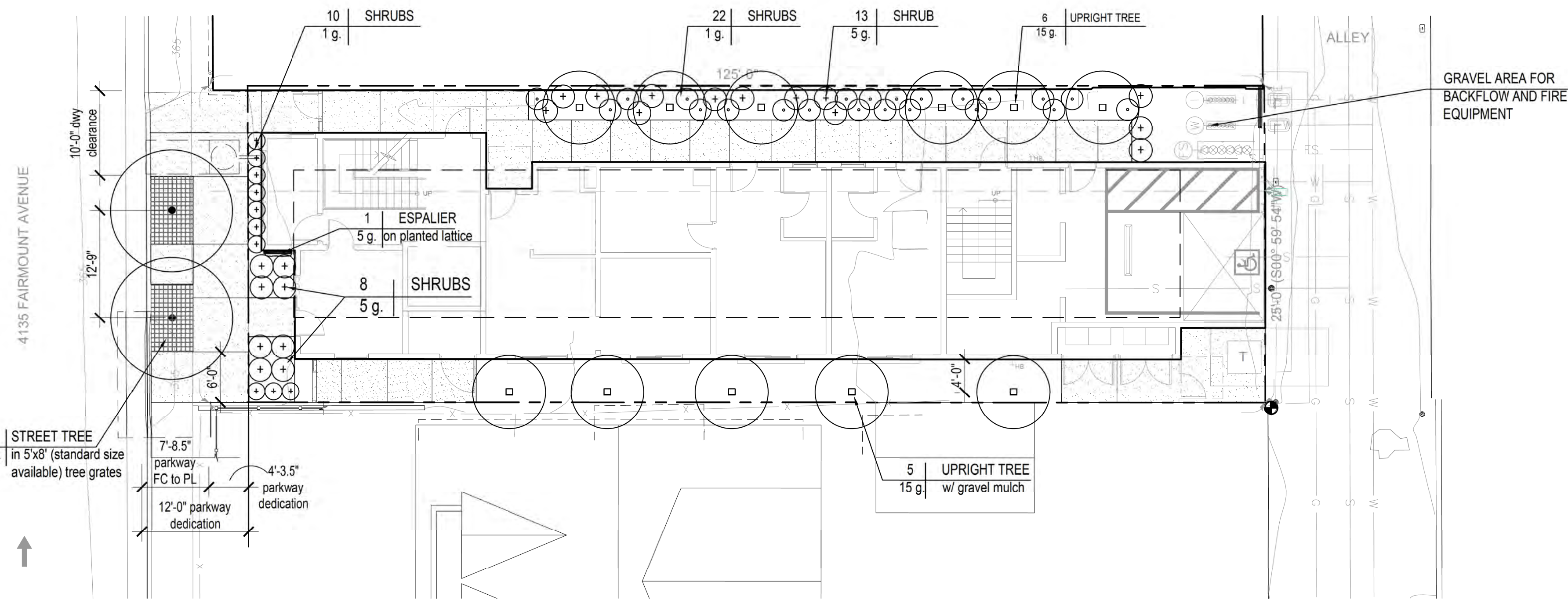
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DS-6 (08-20)

# LA MAESTRA TRANSITIONAL HOUSING DEVELOPMENT PROJECT

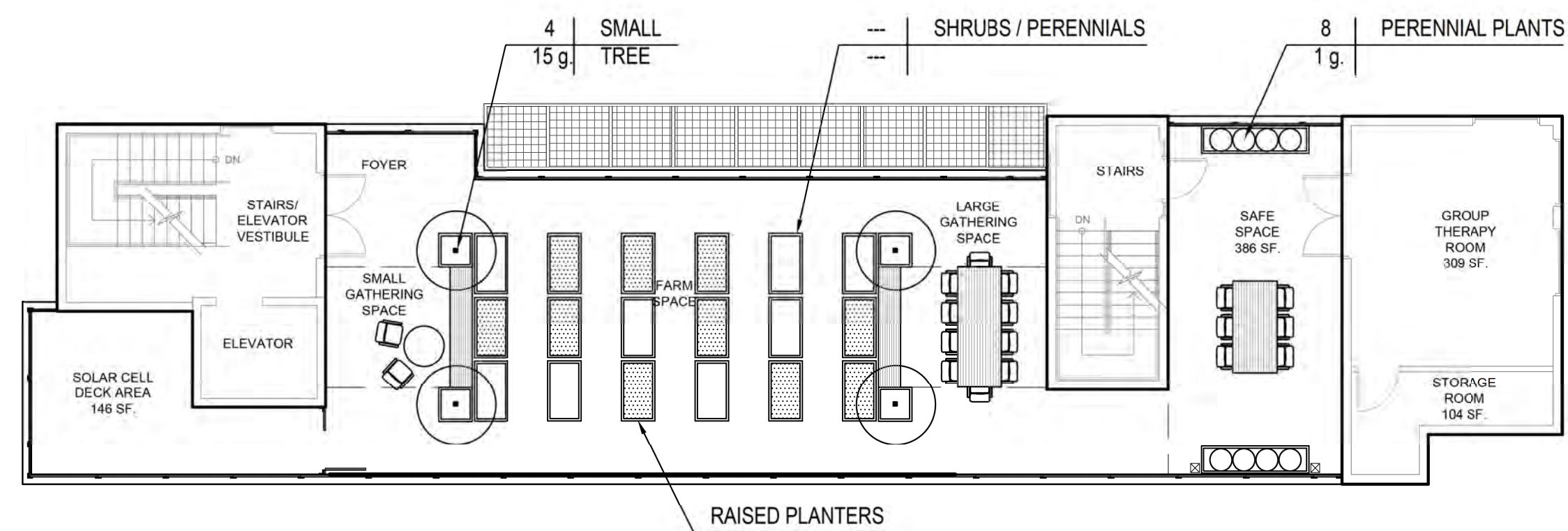
4135 FAIRMOUNT AVENUE, SAN DIEGO, CALIFORNIA, 92105



PROJECT NO: 22610	DATE: 01/19/2023
PROJECT ADDRESS: 4135 FAIRMOUNT AVENUE SAN DIEGO, CALIFORNIA, 92105	REVISION #: DATE: 05/01/2023 06/13/2023
PREPARED BY: LESLIE RYAN, LANDSCAPE ARCHITECT PLA 6225 (CA) leslie@aearea-studio.com 619-200-8297	REVISION #: DATE: PROJECT NAME: TRANSITIONAL HOUSING SHEET TITLE: LANDSCAPE CALCULATIONS + NOTES
	L1.0 SHT #



LANDSCAPE PLAN - GROUND FLOOR  
1/10" = 1'-0"



LANDSCAPE PLAN - ROOF TERRACE  
1/10" = 1'-0"

PLANT SCHEDULE

sym	botanical name	common name	qty	size	ht/wd	form and function
<b>STREET TREE</b>						
Install w/ root barriers	Arbutus 'Marina'	Strawberry madrone	2	24" box	40' h. x 20' w.	Approved street tree. Std form. WUCOLS = L
	Lyonothamnus floribundus ssp. asplenifolius	Catalina ironwood			40' h. x 20' w.	Approved street tree. Standard form. CA native. WUCOLS = L
	Quercus ilex	Holly oak			40' h. x 25' w.	Approved street tree. Std form. WUCOLS = L.
<b>UPRIGHT TREE</b>						
	Callistemon salignus	White bottlebrush	11	15 gal.	25' h. x 15' w.	Upright perimeter screening tree. Standard. WUCOLS = L
	Lyonothamnus floribundus ssp. asplenifolius	Catalina ironwood			30' h. x 15' w.	Upright perimeter screening tree. CA native. Standard. WUCOLS = L
<b>SHRUBS</b>						
	Chondropetalum tectorum	Small cape rush	25	5 gal.	3' h./w.	Upright accent plant. WUCOLS = L
	Dietses iridioides	Fortnight lily			3' h./w.	Upright accent plant. WUCOLS = L
	Lomandra long. 'Lime Tuff'	Lime Tuff mat rush	29	1 gal.	2' h./w.	Low grassy perennial. WUCOLS = L
	Carex divulsa	Berkeley sedge			2' h./w.	Low grassy perennial. WUCOLS = L CA native.
<b>ESPALIER</b>						
	Calliandra tweedii	Trinidad flame bush	1	5 gal.	8' h. x 4' w.	Attach to planted lattice or fence. WUCOLS = L
	Pyracantha x 'Mohave'	Mohave firethorn			8' h. x 4' w.	Attach to planted lattice or fence. WUCOLS = L
<b>ROOF TERRACE</b>						
SMALL TREE	Fruit tree		4	15 gal.	varies	Fruit and shade. WUCOLS = M/L
<b>SHRUBS/PERENNIALS</b>						
	Laurus nobilis 'Little Ragu'	Dwarf sweet bay laurel	50	1 gal.		Edible, permanent screening. WUCOLS = L
	Lavandula species	Lavender				Edible, permanent screening. WUCOLS = L
	Rosmarinus 'Tuscan Blue'	Upright rosemary				Edible, permanent screening. WUCOLS = L

PERCENTAGES OF CONTAINER SIZES

(not including roof garden planting)  
 Street trees 24" box = 100% (2 total)  
 Upright trees 15 gal. = 100% (11 total)  
 Espalier 5 gal. = 100% (1 total)  
 Shrubs 5 gal. = 46% (25 total)  
 Shrubs 1 gal. = 54% (29 total)

GENERAL NOTES

- All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.



PROJECT NO: 22610	DATE: 01/19/2023
PROJECT ADDRESS: 4135 FAIRMOUNT AVENUE SAN DIEGO, CALIFORNIA, 92105	REVISION # DATE REVISION # DATE 05/01/2023 06/13/2023
PREPARED BY: LESLIE RYAN, LANDSCAPE ARCHITECT PLA 6225 (CA) leslie@aerea-studio.com 619-200-8297	PROJECT NAME: TRANSITIONAL HOUSING SHEET TITLE: LANDSCAPE PLAN
	L2.0 SHT #