



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: April 22, 2020 REPORT NO. HO-20-021

HEARING DATE: April 29, 2020

SUBJECT: Campanile & Montezuma Process Three Decision

PROJECT NUMBER: [625647](#)

OWNER/APPLICANT: San Diego State University Foundation; Capstone-San Diego II, LLC Lou Haberkern (Attachment 9)

### SUMMARY

Issue: Should the Hearing Officer approve the construction of a four-story, 42-unit structure with subterranean parking at 5734-5750 Montezuma Road within the College Area Community Plan area?

Staff Recommendation):

1. Approve Planned Development Permit No. 2252964 and Neighborhood Development Permit No. 2366397.

Community Planning Group Recommendation: On June 12, 2019, the College Area Community Planning Board voted 11-0-2 to recommend approval of the project as discussed in this report (Attachment 8).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, In-Fill Development. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 6, 2020, and the opportunity to appeal that determination ended April 20, 2020 (Attachment 7).

### BACKGROUND

The project site is at 5734-5750 Montezuma Road, on the north side of Montezuma Road between Campanile Drive and 55<sup>th</sup> Street, in the RM-3-9 zone, the Parking Impact Overlay Zone (Campus), and Transit Priority Area within the College Area Community Planning Area (Attachment 1). The Community Plan designates the 0.56-acre site for High-Density Residential development at a density

range of 45-75 dwelling units per acre (Attachment 2). The 42-unit residential project is consistent with this designation.

The College Area Community Plan references the College Community Redevelopment Project (CCRP) and requires the creation of a Master Project Plan (MPP) to implement the Community Plan and the CCRP, aiding in the redevelopment of five subareas surrounding San Diego State University (SDSU). The MPP was approved by the City Council in 1993. The site is within the "Core Subarea" of the CCRP. In 1997, the City Council adopted the Core Sub-Area Design Manual which contains additional guidelines and regulations for the project site.

The project is a Planned Development Permit and Neighborhood Development Permit (PDP/NDP) to construct a new 42-unit, four-story multi-dwelling unit development totaling 60,775 square feet. The development would provide an additional 19,835 square feet of underground parking (Attachment 3). The project will replace a sorority, fraternity, and a single-family residence.

In accordance with San Diego Municipal Code (SDMC) Section 143.0915, the project qualifies as an "in-fill project" because it is located within a Transit Priority Area. Pursuant to SDMC Section 143.0920, development that proposes deviations from applicable development regulations may be permitted with a Process Two Neighborhood Development Permit (NDP). In accordance with SDMC Section 126.0602, a Process Three Planned Development Permit (PDP) is required to implement the requirements of the CCRP/MPP for a Phased Project Redevelopment Permit. All permits are consolidated for processing according to Process Three, with the Hearing Officer as the decision maker.

## DISCUSSION

### **Project Description**

The Campanile & Montezuma project is a 42-unit student apartment project. It proposes four stories of dwelling units with one level of subterranean parking, with the dwelling units consisting of one studio unit, twelve two-bedroom units, eight three-bedroom units and 21 four-bedroom units.

Each unit contains a kitchen and living room. The common space area includes a community room, kitchen, study areas, conference rooms, a media room and a mail room. The project will include an outdoor courtyard space within the areas adjacent to Montezuma Road. This space will be landscaped, and will include BBQ pits with hearth seating, benches, tables and chairs. A total of thirty-two tandem and two single-vehicle parking spaces are proposed where none are required in the Transit Priority Area. One driveway is proposed along the alley, along the north property line.

### **Community Plan Analysis**

The College Area Community Plan designates the 0.56-acre project site for High Density Residential development at a density of 45 to 75 dwelling units per net residential acre. The proposed 42 units would meet the recommended density range. The project would provide an opportunity for student housing near needed San Diego State University (SDSU). Therefore, the project would meet recommendations in the Community Plan Housing Element for the creation of additional housing close to of the university campus, encouraging pedestrian orientation to and from the university.

The project is within the Residential District of the Core Subarea of the College Area Community Plan. Surrounding the project site are a sorority house and four-story apartments to the west, sorority houses and community commercial uses to the east, student housing to the south, and SDSU and residential uses to the north. According to the SDSU Element of the Community Plan, development within the Core Subarea should integrate with the community, showing obvious intent to be compatible with the bulk, scale and character of adjacent off-campus development.

The proposed project would incorporate several design techniques to address bulk and scale, including horizontal and vertical scoring, varied colors, offsetting planes, and architecture consistent with SDSU's academic buildings. This ensures that the project would integrate into the existing neighborhood. The Montezuma Road frontage is set back, addressing the various densities of surrounding development while still providing the maximum allowed base density. A pedestrian walkway (paseo) and gateway monumentation identifying to SDSU will remain.

The Urban Design Element of the Community Plan recommends that multi-family residential along Montezuma Road should front on the public street and provide identifiable pedestrian access from the street into the project. The proposed project places the main entrance of the project along Montezuma Road. A 5-foot-wide meandering sidewalk runs along the project frontage, buffered by trees and landscaping. The main entrance would include pedestrian access enhanced with a paved entry and outdoor gated access to courtyards and resident amenities.

The Core Subarea guides development within the former Redevelopment Project Area. Core Subarea Design Guidelines recommend that a maximum of four stories that can be built on the project site. The proposed project is consistent with the Design Manual, which calls for street-oriented development with a maximum height of four stories

The Community Plan Parks and Recreation Element acknowledges that on-site recreational facilities will help meet the immediate recreational needs of residents. The proposed project would meet this recommendation by providing common space areas, including a community room, communal kitchen, seating areas, barbecue areas, and a media/game room, implementing the community plan's recommendation for on-site recreational facilities.

The Community Plan and RM-3-9 zone require vehicle access from the alley. A single ingress/egress from the alley will access the parking area, which includes thirty-two tandem and two single vehicle parking spaces. Tandem spaces count as one space and shall be assigned to the same dwelling unit. The project will implement transportation amenities the required Transit Priority Area parking amenities, including pedestrian scale lighting and transit and rideshare information. The site is approximately 350 yards from the Green Line SDSU Trolley Station, with bus stops located directly across Campanile Drive.

### **Project Related Issues**

#### **Planned Development Permit: Phased Project Redevelopment Permit**

The site is in the Core Sub-Area of the CCRP, regulated by the Core Sub-Area Design Manual. The Design Manual includes recommends increasing the availability of student housing and vehicular

parking spaces close to SDSU, limiting structure height along Montezuma Road to four stories, and complying with the height requirements of the underlying zone. The project will meet these requirements, and is compatible with the architectural and landscape design treatments of the surrounding neighborhood. It incorporates the Mission style prevalent in the community and the SDSU campus. Varied facades reduce bulk and scale, using architectural articulation consistent with the Design Manual.

### **Neighborhood Development Permit**

The proposed project deviates from two development regulations. SDMC 131.0454 requires personal storage for 100 percent of units where the project proposes personal storage areas for 25 percent of the units. The project facilitates housing for college students; who are not long-term, and who do not require the personal storage areas of longer-term residents.

San Diego Municipal Code Section 131.0455(c) requires 75 percent of units to have at least 60 square feet of private useable exterior open space. The project will have no private useable exterior open space. However, it will include over twice the required shared open space, and residents will have access to SDSU recreation facilities. The project meets Community Plan recommendations for recreation facilities within residential projects, implemented through courtyards, communal areas, landscaping, and BBQ pits. The elimination of private balconies/patios from the units enhances the project with increased safety and security and limits potential noise and other nuisance behavior from the from reaching adjacent land uses. Consolidating public and private open space in one location allows the Project to provide a larger, inward-facing central courtyard and amenity space that serves all residents and encourages interaction. The deviation to the private open space requirement meets the needs of students and would not adversely impact the goals of the College Area Community Plan.

Placing the BBQ areas, study rooms, game tables within the building and within enclosed courtyards, allows these areas to be managed by an onsite management team. Given the unique nature of the project, the enhanced recreational amenities provided within common open space areas that can be monitored results in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the zone. This deviation is consistent with the purpose and intent of the Neighborhood Development Permit procedures.

### **Community Planning Group Recommendation**

The College Area Community Planning Board voted on June 12, 2019, to recommend approval of the project, with conditions, by a vote of 11-0-2.

The requested conditions were not relevant to the project; therefore, they have not been included in the permit. See Attachment 8 for more information.

### **Conclusion**

Staff has reviewed the proposed Project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the Project (Attachment

5) and draft conditions of approval (Attachment 6). Staff recommends the Hearing Officer approve the Project as proposed.

ALTERNATIVES

1. Approve Planned Development Permit No. 2252964 and Neighborhood Development Permit No. 2366397, with modifications.
2. Deny Planned Development Permit No. 2252964 and Neighborhood Development Permit No. 2366397, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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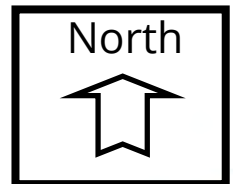
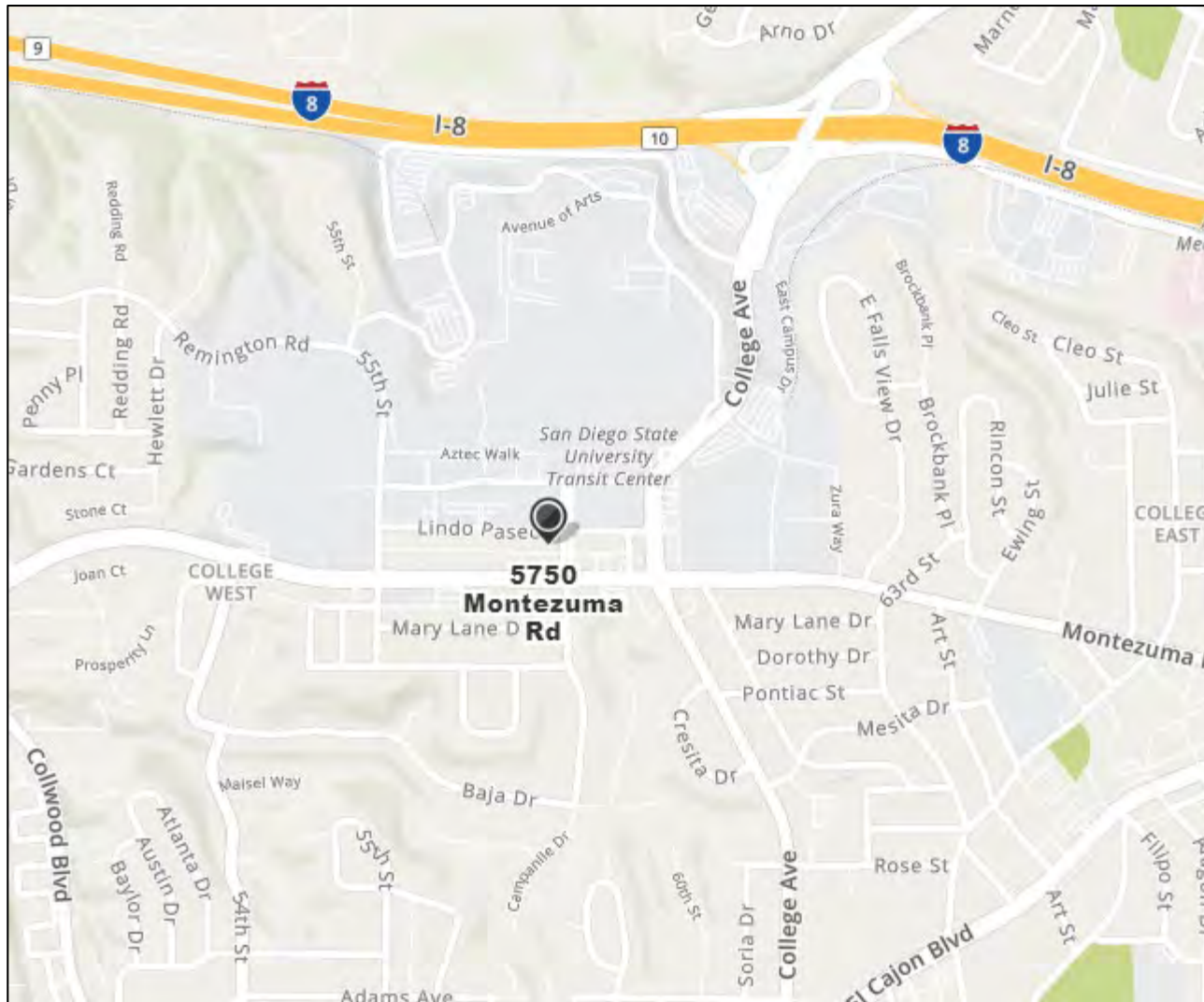
Travis Cleveland  
Development Project Manager

Attachments:

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



# Project Location Map

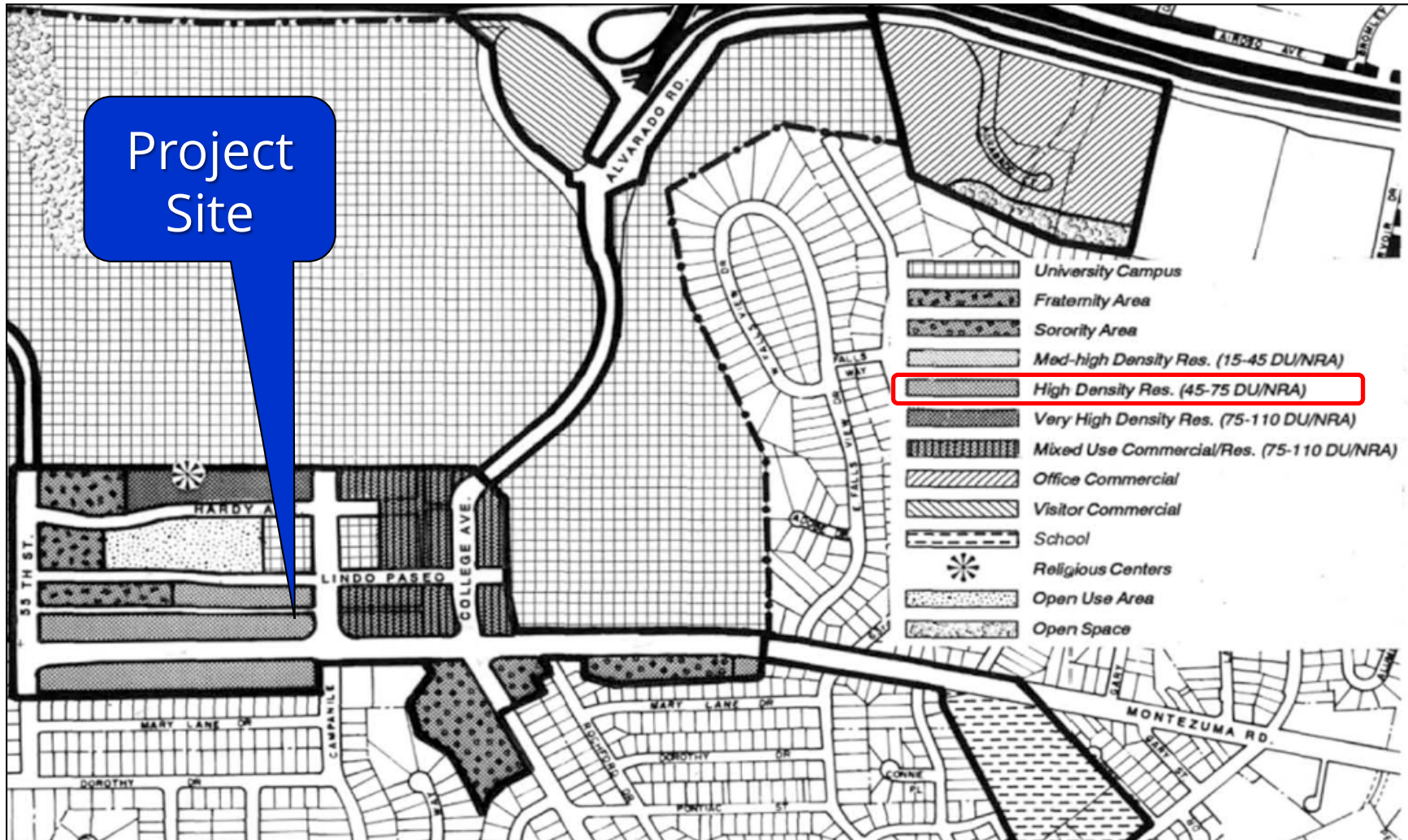


**Campanile and Montezuma, Project Number 625647**  
**5734-5750 Montezuma Road**





# Community Plan

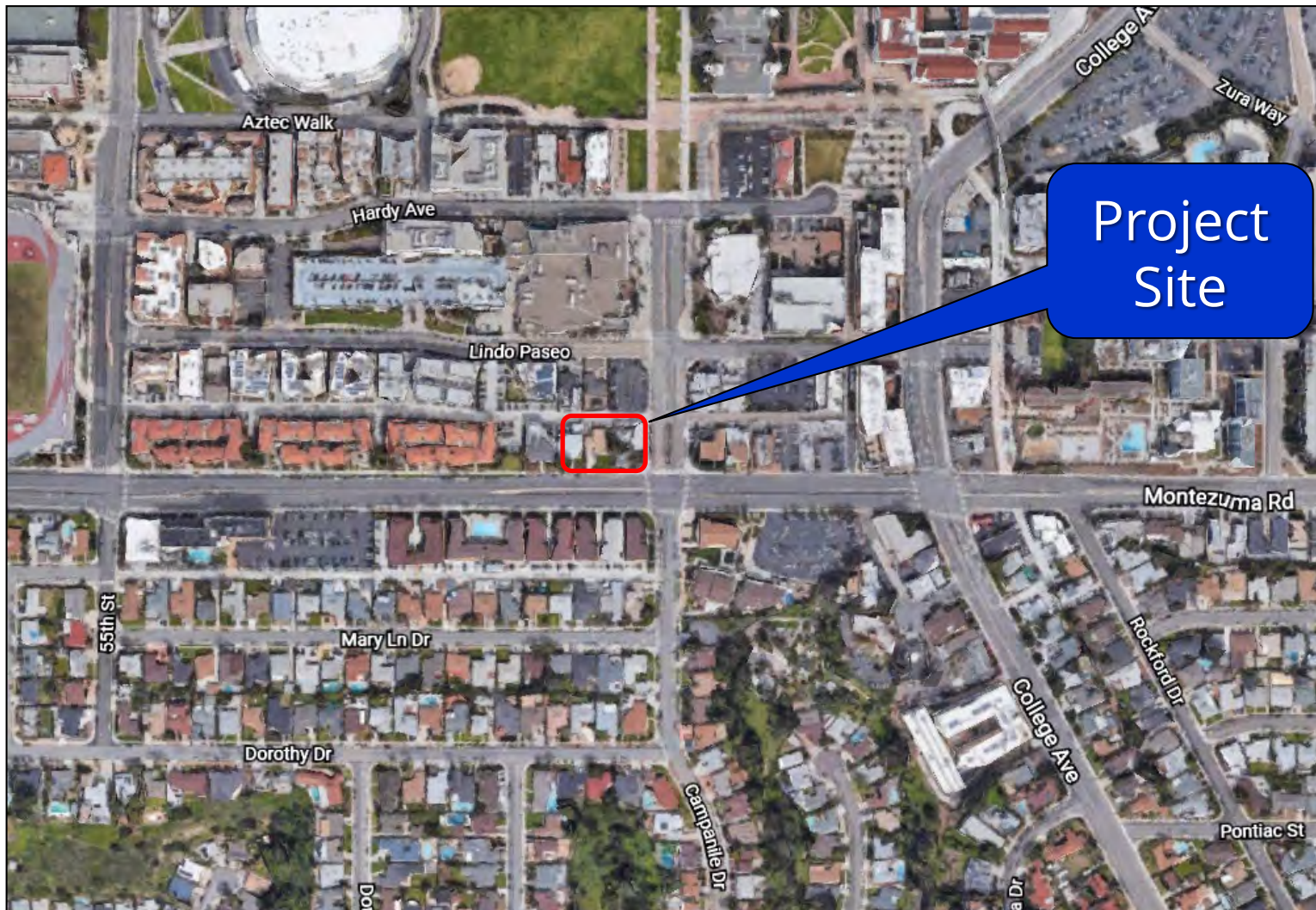


**Campanile and Montezuma, Project Number 625647**  
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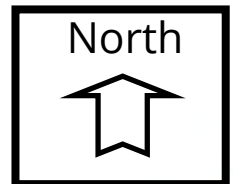




# Aerial Photo



**Campanile and Montezuma, Project Number 625647**  
**5734-5750 Montezuma Road**





HEARING OFFICER RESOLUTION NO. [REDACTED]  
PLANNED DEVELOPMENT PERMIT NO. 2252964; AND  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2366397  
**CAMPANILE & MONTEZUMA – PROJECT NO. 625647**

WHEREAS, SAN DIEGO STATE UNIVERSITY FOUNDATION, A CALIFORNIA NONPROFIT CORPORATION, Owner and Capstone Development, LLC, Permittee, filed an application with the City of San Diego for a permit to construct a four-story, residential dwelling unit structure, containing forty-two (42) units with subterranean parking, and accessory residential and student amenities, (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2252964 and 2366397), on portions of a 0.56-acre site;

WHEREAS, the project site is located at 5734-5750 Montezuma Road on the north side of Montezuma Road between Campanile Drive and 55<sup>th</sup> Street, west of College Avenue, currently addressed as 5734, 5742, and 5734-5750 Montezuma Road. The 0.56-acre site is located in the RM-3-9 zone, the Parking Impact Overlay Zone (Campus), and Transit Priority Area within the College Area Community Plan area;

WHEREAS, the project site is legally described as Lot 1, Lot 2 and Lot 3 of Block 3 of Map 2196, in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County, August 18, 1931;

WHEREAS, on April 6, 2020, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on April 29, 2020, the Hearing Officer of the City of San Diego considered Planned Development Permit No. 2252964 and Neighborhood Development Permit No. 2366397 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 2252964 and Neighborhood Development Permit No. 2366397:

**1. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]**

**(a). Findings for all Planned Development Permits:**

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

The proposed development is located at 5734-5750 Montezuma Road on the north side of Montezuma Road between Campanile Drive and 55<sup>th</sup> Street, west of College Avenue, within the College Area Community Plan (CACP). The project will construct a new four-story multi-dwelling unit development totaling 42 units. The development would total 60,775 square-feet with 19,835 square-foot subterranean parking. The development will replace a sorority, fraternity, and a single-family residence on three lots currently addressed as 5734, 5742, and 5750 Montezuma Road.

The Community Plan references the College Community Redevelopment Project (CCRP) and requires the creation of a Master Project Plan (MPP) to implement the CCRP, aiding in the redevelopment the area surrounding San Diego State University (SDSU). The MPP was approved by the City Council in 1993. The property is within the Core Subarea of the CCRP. In 1997, the City Council adopted the Core Sub-Area Design Manual, which contains additional guidelines and regulations for the project site. In accordance with SDMC 126.0602, a Planned Development Permit (PDP) is required to implement the requirements of the CCRP MPP for a Phased Project Redevelopment Permit.

The CACP designates the 0.56-acre project site for High Density Residential development at a density of 45 to 75 dwelling units per acre. The project's 42 dwelling units, the project would meet the recommended residential density range of the community plan. As a multi-family residential development, the project would provide an opportunity for needed student housing near San Diego State University (SDSU), and therefore would meet recommendations in the community plan's Housing Element for the creation of additional housing within close proximity of the university campus and encouraging pedestrian orientation to and from the university.

The proposed project is also located along Montezuma Road within the Residential District of the Core Subarea of the College Area Community. Surrounding the project site are a sorority house and four-story apartments to the west, sorority houses and community commercial uses to the east, student housing to the south, and SDSU and residential uses to the north. According to the SDSU Element of the Community Plan, development within the Core Subarea should integrate with the community and show obvious intent to be compatible with the bulk, scale and character of adjacent off-campus development.

The proposed project incorporates several design techniques to address bulk and scale, ensuring that the project integrates into the existing neighborhood. The Montezuma Road frontage is set back, with articulation to address the various densities of surrounding development, while providing the maximum base density allowed in the Plan documents. A pedestrian paseo and gateway monumentation identifying SDSU at the corner are to remain.

The southern elevation of the project would incorporate horizontal and vertical scoring along with varying colors, offsetting planes, and architecture consistent with SDSU academic buildings. The remaining elevations also have vertical and horizontal articulations. For the overall project, perimeter landscaping, native, drought-tolerant ornamental shrubs, and groundcovers would be provided to assist in screening the overall project

The Urban Design Element of the community plan recommends that multi-family residential along Montezuma Road should front on the public street and provide identifiable pedestrian access from the street into the project. The proposed project would implement this by placing the main entrance of the project along Montezuma Road. A meandering 5-foot wide public sidewalk would run along the frontage of the project along the street and would be buffered by trees and landscaping. The main entrance to the proposed project would include direct access for pedestrians from the sidewalk and would be enhanced with a paved entry and outdoor gated access to courtyards and resident amenities.

Urban design recommendations for the Core Subarea are also provided by the Core Subarea Design Manual to provide design guidance for development within the former Redevelopment Project Area. The design guidelines recommend that the maximum number of building stories that can be built on the project site is 4 stories. The proposed project would be consistent with the Design Manual, which calls for street-oriented development with a maximum height of four stories within the Residential District. The proposed project would not exceed four stories in height as defined by the design guidelines and would be oriented to Montezuma Road.

The Parks and Recreation Element of the Community Plan acknowledges that given the lack of neighborhood parks and recreational areas in the College Area, on-site recreational facilities proposed with new multi-family residential projects will help meet the immediate recreational needs of residents. The proposed project would meet this recommendation with the provision of common space/courtyard areas which includes a community room, community kitchen, seating/lounging areas, barbecue areas, and media/game room, implements the community plan's recommendation for incorporating on-site recreational facilities.

The Community Plan and RM-3-9 zone require vehicle access to be taken from the alley. A single vehicle access and exit point from the alley will serve as access to parking that includes thirty-two tandem and two single vehicle parking spaces. Tandem spaces count as one space and shall be assigned to the same dwelling unit. The project will also implement transportation amenities as required for zero or reduced parking within the Transit Priority Area. These amenities will include pedestrian scale lighting, and transit and rideshare information. The site is approximately 350 yards from the Green Line SDSU Trolley Station and directly across Campanile from multiple bus lines.

Therefore, with the conditions of this permit, the proposed development will not adversely affect the applicable land use plan.

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

The proposed development is located at 5734-5750 Montezuma Road on the north side of Montezuma Road between Campanile Drive and 55<sup>th</sup> Street, west of College Avenue, within the College Area Community Plan (CACP). The project will construct a new four-story multi-dwelling unit development totaling 42 units. The development would total 60,775 square-feet with 19,835 square-foot subterranean parking, located at 5734-5750 Montezuma Road. The development will replace a sorority, fraternity, and a single-family residence on three lots.

The project, including the review of grading, design, utilities, drainage, infrastructure, architecture, landscape and environmental impacts has been designed to conform with the City's codes, policies and regulations whose primary focus is the protection of the public's health, safety and welfare. The conditions of approval for the project require compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare for those who reside at the site and within the community.

The project has been designed without balconies, and with enclosed, courtyard and amenity areas, strategically located landscaping, increased visibility and transparency at the building entrance, increased building and site lighting, a single identifiable and secured front entrance with entry reception and desk area, and a locking gate at the parking garage to address potential health, safety and welfare concerns.

Vehicular access is provided by a single driveway from the alley to the north of the site leading to the parking garage. Pedestrian access would be provided along Montezuma Road.

All proposed improvement plans associated with the project will be reviewed prior to issuance of ministerial permit(s) and inspected during construction to assure the project will meet or exceed all relevant and applicable building, fire, plumbing, electrical, mechanical codes and specific city regulations governing the development's construction and continued operation to prevent adverse effects to those persons or property near the project. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.



**(3). The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

The proposed development is located at 5734-5750 Montezuma Road on the north side of Montezuma Road between Campanile Drive and 55<sup>th</sup> Street, west of College Avenue, within the College Area Community Plan (CACP). The project will construct a new four-story multi-dwelling unit development totaling 42 units. The development would total 60,775 square-feet with an additional 19,835 square-foot subterranean parking structure, located at 5734-5750 Montezuma Road. The development will replace a sorority, fraternity, and a single-family residence on three lots.

In accordance with San Diego Municipal Code (SDMC) Section 143.0915, the proposed development qualifies as an "in-fill project" because it is residential and located within a Transit Priority Area. Pursuant to SDMC Section 143.0920, development that proposes deviations from applicable development regulations may be permitted with a Neighborhood Development Permit (NDP). In accordance with SDMC Section 126.0602, a Planned Development Permit (PDP) is required to implement the requirements of the CCRPMPP for a Phased Project Redevelopment Permit.

The proposed project includes two deviations to development regulations. SDMC 131.0454 requires personal storage for 100 percent of units where the project proposes personal storage areas for 25 percent of the units. The project facilitates housing for college students; who are not long-term, and who do not require the personal storage areas of longer-term residents.

San Diego Municipal Code Section 131.0455(c) requires 75 percent of units to have at least 60 square feet of private useable exterior open space. The Campanile and Montezuma project will have no private useable exterior open space. However, it will have over twice the required shared open space, and residents will have immediate access to additional SDSU recreation facilities. Although the Community Plan does not provide specific recommendations for private usable open space, it does however recommend the provision of recreation facilities within residential projects, which the project would implement through the provision of centrally located courtyards containing benches, landscaping, and BBQ pits. As proposed the deviation to the private open space requirement would not adversely impact the goals and recommendation of the College Area Community Plan.

The elimination of private balconies/patios from the units will allow the project to have increased safety and security, while limiting potential noise and other nuisance behavior from the project from reaching adjacent residential development. Consolidating public and private open space in one location allows the Project to provide a larger, inward-facing central courtyard and amenity space that serves all residents and encourages interaction. The common open spaces for passive and recreational activities are being provided within the courtyards and other amenity spaces within the project.

Placing the BBQ areas, study rooms, game tables within the building and within enclosed courtyards, allows these areas to be monitored and managed by the onsite management team. Given the unique nature of the project, the provision of enhanced recreational amenities provided within common open space areas that can be monitored results in a more desirable Project than would be achieved if designed in strict conformance with the development regulations of the zone. The deviation is consistent with the purpose and intent of the Neighborhood Development Permit procedures.

Therefore, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

## **2. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]**

### **(a). Findings for all Neighborhood Development Permits:**

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

See finding 1(a)(1) above for the information needed to make this finding.

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

See finding 1(a)(2) above for the information needed to make this finding.

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

See finding 1(a)(3) above for the information needed to make this finding.

### **(f). Supplemental Findings: Affordable Housing, In-Fill Projects, or Sustainable Buildings Deviation**

#### **(1). The development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities.**

The proposed development is located at 5734-5750 Montezuma Road on the north side of Montezuma Road between Campanile Drive and 55<sup>th</sup> Street, west of College Avenue, within the College Area Community Plan (CACP). The project will construct a new four-story multi-dwelling unit development totaling 42 units. The development would total 60,775 square-feet with 19,835 square-foot subterranean parking, located at 5734-5750 Montezuma Road.

The development will replace a sorority, fraternity, and a single-family residence on three lots at 5734, 5742, and 5750 Montezuma Road.

The Community Plan references the College Community Redevelopment Project (CCRP) and requires the creation of a Master Project Plan (MPP) to implement the Community Plan and the CCRP as well as aid in the redevelopment of five subareas surrounding San Diego State University (SDSU). The MPP for the CCRP was approved by the City Council in 1993. As noted above, the subject property is within the "Core Subarea" of the CCRP. In 1997, the City Council adopted the Core Sub-Area Design Manual which contains additional guidelines and regulations for the project site. In accordance with SDMC Section 126.0602, a Planned Development Permit (PDP) is required to implement the requirements of the CCRP MPP for a Phased Project Redevelopment Permit.

The College Area Community Plan designates the 0.56-acre project site for High Density Residential development at a density of 45 to 75 dwelling units per net residential acre. Based on the size of the project area, 26 to 42 dwelling units would be allowed. With a proposal to develop 42 dwelling units, the project would meet the recommended residential density range of the community plan. As a multi-family residential development, the project would provide an opportunity for needed student housing near San Diego State University (SDSU), and therefore would meet recommendations in the community plan's Housing Element for the creation of additional student housing within close proximity of the university campus and encouraging pedestrian orientation to and from the university.

**(2). Any proposed deviations are appropriate for the proposed location.**

The proposed development is located at 5734-5750 Montezuma Road on the north side of Montezuma Road between Campanile Drive and 55<sup>th</sup> Street, west of College Avenue, within the College Area Community Plan (CACP). The project will construct a new four-story multi-dwelling unit development totaling 42 units. The development would total 60,775 square-feet with 19,835 square-foot subterranean parking, located at 5734-5750 Montezuma Road. The development will replace a sorority, fraternity, and a single-family residence.

In accordance with San Diego Municipal Code (SDMC) Section 143.0915, the proposed development qualifies as an "in-fill project" because it is residential and located within a Transit Priority Area. Pursuant to SDMC Section 143.0920, development that proposes deviations from applicable development regulations may be permitted with a Neighborhood Development Permit (NDP). In accordance with SDMC Section 126.0602, a Planned Development Permit (PDP) is required to implement the requirements of the CCRP MPP for a Phased Project Redevelopment Permit.

The proposed project includes two deviations to development regulations. San Diego Municipal Code Section 131.0454 requires personal storage for percent of units. The proposed project would have the required personal storage areas for 25-percent of the units. San Diego Municipal Code Section 131.0455(c) requires 75-percent of units to have at least 60 square feet of private useable exterior open space. The Campanile and Montezuma project will have no private useable exterior open space, rather will have over twice the required shared open space and the student population will have immediate access to additional SDSU recreation facilities. Although the Community Plan does not provide specific

recommendations for private usable open space, it does however recommend the provision of recreation facilities within residential projects, which the project would implement through the provision of centrally located courtyards containing benches, landscaping, and BBQ pits. As proposed the deviation to the private open space requirement would not adversely impact the goals and recommendation of the College Area Community Plan.

The elimination of private balconies/patios from the units will allow the project to have increased safety and security, while limiting potential noise and other nuisance behavior from the project from reaching adjacent residential development. Consolidating public and private open space in one location allows the project to provide a larger, inward-facing central courtyard and amenity space that serves all residents and encourages interaction. The common open spaces for passive and recreational activities are being provided within the courtyards and other amenity spaces within the project.

Placing the BBQ areas, study rooms, game tables within the building and within enclosed courtyards, allows these areas to be monitored and managed by the onsite management team. Given the unique nature of the project, the provision of enhanced recreational amenities provided within common open space areas that can be monitored results in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the zone. The deviation is consistent with the purpose and intent of the Neighborhood Development Permit procedures. Therefore, the proposed development contains deviations that are appropriate at this 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, based on the findings hereinbefore adopted by the Hearing Officer, Planned Development Permit No. 2252964 and Neighborhood Development Permit No. 2366397, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 2252964 and 2366397, a copy of which is attached hereto and made a part hereof.

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Travis Cleveland  
Development Project Manager  
Development Services

Adopted on: April 29, 2020



IO#: 24008134

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

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

INTERNAL ORDER NUMBER: 24008134

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT No. 2252964  
NEIGHBORHOOD DEVELOPMENT PERMIT No. 2366397  
**CAMPANILE & MONTEZUMA – PDP PROJECT NO. 625647**  
HEARING OFFICER

This Planned Development Permit No. 2252964 and Neighborhood Development Permit No. 2366397 is granted by the Hearing Officer of the City of San Diego to San Diego State University Foundation, a California nonprofit corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0404 and 126.06.05. The 0.56-acre site is located at 5734-5750 Montezuma Road in the RM-3-9 zone, the Parking Impact Overlay Zone (Campus), and Transit Priority Area within the College Area Community Plan area. The project site is legally described as: Lot 1, Lot 2 and Lot 3 of Block 3 of Map 2196, in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County, August 18, 1931.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish two duplexes and one single dwelling unit and construct a four-story, 42-unit residential structure with subterranean parking; described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 29, 2020, on file in the Development Services Department.

The project shall include:

- a. Construction of a new four-story multi-dwelling unit development totaling 42 units. The development would total 60,775 square-feet with an additional 19,835 square-foot subterranean parking structure;
- b. Two deviations:
  - 1) Reduction of personal storage units. Project will provide 25% of units with personal storage in lieu of all units per SDMC section 131.0454.
  - 2) Project will provide no private open space, where 75% of proposed units require 60 square feet of private open space per SDMC section 131.0455(c).
- c. Landscaping (planting, irrigation and landscape related improvements);

- d. Off-street parking;
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 29, 2023.
2. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
3. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
6. In accordance with authorization granted to the City of San Diego from the United States Fish and
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.

**CLIMATE ACTION PLAN REQUIREMENTS:**

10. 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:**

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

**GEOLOGY REQUIREMENTS:**

12. Prior to the issuance of any construction permits (either grading or building), the Owner/Permittee shall submit a geotechnical investigation report or update letter prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

**ENGINEERING REQUIREMENTS:**

13. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate 4' Pedestrian access easement along Montezuma Road satisfactory to City Engineer.

14. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate 2' Pedestrian Access easement along Campanile Drive satisfactory to City Engineer.



15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct existing sidewalk per current City Standards along Montezuma Road and Campanile Drive frontages to satisfaction of City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to close existing driveway and reconstruct existing curb/gutter per current City Standards on Montezuma Road satisfactory to City Engineer.
17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct existing alley apron and pedestrian curb ramps on Campanile Drive to satisfaction of City Engineer.
18. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for existing bench on the corner, proposed curb outlet, sidewalk under drain, existing and proposed walls (maximum height 3'), and trees, landscaping/irrigations on Montezuma Road and Campanile Drive.
19. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
20. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
21. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
22. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**LANDSCAPE REQUIREMENTS:**

23. Prior to issuance of any building permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land if construction does not immediately occur, 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 (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
24. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. 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 so as not to prohibit the placement of street trees.

25. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the 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 §142.0403(b)5.

26. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the 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 landscape 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.

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

### **PLANNING/DESIGN REQUIREMENTS:**

28. 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.

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

### **TRANSPORTATION REQUIREMENTS**

30. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

31. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of City standard curb, gutter and sidewalk, adjacent to the site along Montezuma Road, satisfactory to the City Engineer.

32. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a City standard alley apron at alley and Campanile Drive, satisfactory to the City Engineer.

33. Prior to the issuance of any building permit, the applicant shall provide a 4-foot and 2-foot pedestrian access easement along Montezuma Road and Campanile Drive respectively, satisfactory to the City Engineer.

34. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a City standard curb ramp at the north-west corner of Alley and Campanile Drive, satisfactory to the City Engineer.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

35. Prior to the issuance of any building permits, if it is determined during the building permit review process the existing water and sewer service will not be adequate to serve the proposed project, the Owner/Permittee shall, assure by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

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

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

38. Prior to Final Inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

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

**INFORMATION ONLY:**

- The issuance of this discretionary 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.

## ATTACHMENT 6

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

APPROVED by the Hearing Officer of the City of San Diego on April 29, 2020 and Resolution No. HO-XXXX.

DRAFT

## ATTACHMENT 6

Planned Development Permit No.: 2252964  
Neighborhood Development Permit No.: 2366397  
Date of Approval: XX

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

---

Travis Cleveland  
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.

**San Diego State University Foundation,  
a California nonprofit corporation**  
Owner/Permittee

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

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

**NOTICE OF EXEMPTION****ATTACHMENT 6***(Check one or both)*

TO:   X   Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2400

FROM: City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

       Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Name/Number:** Campanile & Montezuma PDP/NDP, 625647      **SCH No.:** N.A.

**Project Location-Specific:** 5734, 5742, 5750 Montezuma Road, San Diego, CA 92115

**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** Planned Development Permit (PDP) and Neighborhood Development Permit (NDP) to demolish two duplexes and one single dwelling unit, and to allow for the construction of a four-story, multi-dwelling unit totaling 42 units. The project would total 60,775 square-feet with 19,835 square-foot subterranean parking, with deviations, located at 5734, 5742, 5750 Montezuma Road. The 0.56-acre site is located in the RM-3-9 zone, of the College Area Community Plan, Transit Priority Area, Parking Impact Overlay Zone (Campus Impact), Airport Land Use Compatibility Overlay Zone, and the Airport Influence Area (Review Area 2). The College Area Community Plan and the College Community Redevelopment Project Master Project Plan (CCRPMP) designates the site for high density residential (45-74 du/ac). In accordance with SDMC Section 126.0602, a Planned Development Permit is required to implement the requirements of the CCRPMP for a Phased Project Redevelopment Permit. The project requests a deviation from usable, private, exterior open space, personal storage requirement, and a deviation from SDMC Table 142-05C, where 90 parking spaces are required and 69 spaces are being provided.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Lou Haberkern, 2108 Bottlebrush Place, Encinitas, CA 92024, (619) 988-4917

**Exempt Status: (CHECK ONE)**

- ( ) Ministerial (Sec. 21080(b)(1); 15268);
- ( ) Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ( ) Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- (X) Categorical Exemption: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332, In-Fill Development Projects.

**Reasons why project is exempt:** The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than 5 acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.



## ATTACHMENT 6

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

  
Signature/Title

Senior Planner

April 21, 2020

Date

Check One:

(X) Signed By Lead Agency

( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:



THE CITY OF SAN DIEGO

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

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> Campanile & Montezuma - PDP		<b>Project Number:</b> 625647	<b>Distribution Date:</b> 02/08/2019
<b>Project Scope/Location:</b> COLLEGE AREA (Process 4) - Plan Development Permit for deviation to development standards to demolish two single story and one two story multi-family detached residential structures and construct a new four story forty two (42) unit apartment development with underground parking for a total of 80,630 square feet of construction located at 5734, 5742, 5750 Montezuma Road. The 0.56 acre site is located in the RM-3-9 Base Zone of the College Area Community Plan Area. Council District 9.			
<b>Applicant Name:</b> Lou Haberkern		<b>Applicant Phone Number:</b> (619) 988-4917	
<b>Project Manager:</b> Paul Godwin	<b>Phone Number:</b> (619) 446-5190	<b>Fax Number:</b> (619) 446-5245	<b>E-mail Address:</b> PGodwin@sandiego.gov
<b>Committee Recommendations (To be completed for Initial Review):</b>			
<input type="checkbox"/> Vote to Approve	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	11	8	2
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> Vote to Deny	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
<b>CONDITIONS:</b> 1. A NEGATIVE DECLARATION IS RECEIVED ON THE PROJECT. 2. ALL MAJOR CYCLE REVIEW ISSUES ARE RESOLVED.			
<b>NAME:</b> Jim Jennings		<b>TITLE:</b> Vice-Chairman	
<b>SIGNATURE:</b> 		<b>DATE:</b> 6/12/19	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			



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

# Ownership Disclosure Statement

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: CAMPANILE &amp; MONTEZUMA

Project No. For City Use Only: 625647

Project Address: 5734 MONTEZUMA RD, SD CA 92115

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

☒ Corporation ☐ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. \_\_\_\_\_  
☐ 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: LESLIE R. LEVINSON; SAN DIEGO STATE UNIVERSITY FOUNDATION

☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 525 CAMPANILE DR

City: SAN DIEGO

State: CA

Zip: 92182

Phone No.: 619-594-1070

Fax No.: \_\_\_\_\_

Email: levinson@sdsv.edu

Signature: *Leslie R. Levinson*

Date: 12/18/18

Additional pages Attached: ☐ Yes ☒ No

## Applicant

Name of Individual: LOU HABERKERN

☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 2010 BOTTLEBRUSH PL

City: ENCINITAS

State: CA

Zip: 92024

Phone No.: 619-988-4912

Fax No.: \_\_\_\_\_

Email: LOUHABERKERN@GMAIL.COM

Signature: *Lou Haberkern*

Date: 12/18/18

Additional pages Attached: ☐ Yes ☒ No

## Other Financially Interested Persons

Name of Individual: CAPSTONE DEVELOPMENT PARTNER; Ghad Amerlan

☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 402 Office Park Drive, Suite 100

City: Birmingham

State: AL

Zip: 35223

Phone No.: 760-522-3120

Fax No.: \_\_\_\_\_

Email: ghad@capstoneml.com

Signature: *Ghad Amerlan*

Date: 12/18/18

Additional pages Attached: ☐ Yes ☒ No



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

# Ownership Disclosure Statement

ATTACHMENT 8  
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 625647

**Project Title:** CAMPANILE & MONTEZUMA

**Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 5760 MONTEZUMA RD, SD CA 92116

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

☒ Corporation ☐ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. \_\_\_\_\_  
☐ 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: LESUE R. LEVINSON; SAN DIEGO STATE UNIVERSITY FOUNDATION

☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 6250 CAMPANILE DR

City: SAN DIEGO

State: CA

Zip: 92182

Phone No.: 619 594 1070

Fax No.: \_\_\_\_\_

Email: llevinson@sdsu.edu

Signature: Lesue R. Levinson

Date: 12/18/18

Additional pages Attached: ☐ Yes ☒ No

**Applicant**

Name of Individual: LOU HABERKERN

☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 2010 BOTTLEBRUSH PL

City: ENCINITAS

State: CA

Zip: 92024

Phone No.: 619-988-4917

Fax No.: \_\_\_\_\_

Email: LOUHABERKERN@GMAIL.COM

Signature: [Signature]

Date: 12/18/18

Additional pages Attached: ☐ Yes ☒ No

**Other Financially Interested Persons**

Name of Individual: CAPSTONE DEVELOPMENT PARTNER; Chad Izmirian

☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 402 Office Park Drive, Suite 100

City: Birmingham

State: AL

Zip: 35223

Phone No.: 760-522-3120

Fax No.: \_\_\_\_\_

Email: cizmirian@capstonemail.com

Signature: Chad

Date: 12/18/18

Additional pages Attached: ☐ Yes ☒ No

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



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

# Ownership Disclosure Statement

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 Walver ☐ Land Use Plan Amendment ☐ Other \_\_\_\_\_

Project Title: CAMPANILE &amp; MONTEZUMA

Project No. For City Use Only: 625697

Project Address: 5742 MONTEZUMA RD, SD CA 92115

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

☒ Corporation ☐ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. \_\_\_\_\_  
☐ 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: LESLIE R. LEVINSON; SAN DIEGO STATE UNIVERSITY FOUNDATION

☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 5250 CAMPANILE DR

City: SAN DIEGO

State: CA

Zip: 92182

Phone No.: 619-594-1076

Fax No.: \_\_\_\_\_

Email: llevinson@sdsu.edu

\* Signature: *Leslie R. Levinson*

Date: 12/18/18

Additional pages Attached: ☐ Yes ☒ No

## Applicant

Name of Individual: LOU HABERKERN

☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 2010 BOTTLEBRUSH PL

City: ENCINITAS

State: CA

Zip: 92024

Phone No.: 619-908-1817

Fax No.: \_\_\_\_\_

Email: LOUHABERKERN@GMAIL.COM

\* Signature: *Lou Haberkern*

Date: 12/18/18

Additional pages Attached: ☐ Yes ☒ No

## Other Financially Interested Persons

Name of Individual: CAPSTONE DEVELOPMENT PARTNER; Chad Izmerlan

☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 402 Office Park Drive, Suite 100

City: Birmingham

State: AL

Zip: 35293

Phone No.: 760-522-3120

Fax No.: \_\_\_\_\_

Email: cizmerlan@capstonemall.com

\* Signature: *Chad Izmerlan*

Date: 12/18/18

Additional pages Attached: ☐ Yes ☒ No

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





## CAMPANILE & MONTEZUMA ENTITLEMENT PACKET

5750 MONTEZUMA RD. SAN DIEGO, CA 92115



LOCATION

5750, 5742, 5734 MONTEZUMA ROAD, SAN DIEGO, CA 92115



PROJECT DESCRIPTION

The site is located in the college area of San Diego. Currently the site contains two duplexes, one single family house. All dwellings are being proposed to be demolished.

The proposed project will include a four-unit, four-story multi-family residential complex. Vehicular parking for the building will be located in a subterranean parking structure located beneath the building. The four-unit building will include a mix of studio, two bedrooms, three bedrooms, and four bedrooms, with the majority being four bedrooms. Levels two through four will have a small burger/ study area for residents to use at their leisure.

PROJECT DATA

SITE ADDRESS:	5750, 5742, 5734 MONTEZUMA RD., SD, CA
APN:	444-060-07, 444-060-08, 444-060-09
LEGAL DESCRIPTION:	LOT 1 OF BLOCK 3 OF 485 2ND ST. IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER, AUGUST 18, 1931.
LEGAL DESCRIPTION:	LOT 1 OF BLOCK 3 OF 485 2ND ST. IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER, AUGUST 18, 1931.
LEGAL DESCRIPTION:	LOT 1 OF BLOCK 2 OF MAY 27th, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER, AUGUST 18, 1931.
SITE AREA:	24,465 SF (0.56 ACRE)
SDMC ZONE:	RM-3.9
OVERLAY ZONE:	TRANSIT PRIORITY AREA (TPA)
YEAR BUILT:	1945
HISTORICAL INFO:	NO
BUILDING HEIGHT:	SDMC TABLE 13.10-UG, ZONE RM-3.9
ALLOWED:	60'
PROPOSED:	95'
BUILDING STORIES:	4 (PUB. Community Redevelopment Project - Design Manual)
ALLOWED:	4 (PUB. COMMUNITY PLAN)
PROPOSED:	4
CONSTRUCTION TYPE:	TYPE V FULLY SPRINKLERED
BUILDING CODE:	2014 CBC
OCCUPANCY:	R-1
USE:	MULTI-FAMILY
CURRENT:	MULTI-FAMILY
PROPOSED:	MULTI-FAMILY
DEVIATIONS:	
1.0. REDUCED PERSONAL STORAGE UNIT:	SDMC SECTION 13.10-4H: STORAGE REQ'S FOR RM ZONES REQUIRED: ALL UNITS TO HAVE PERSONAL STORAGE. PROPOSED: ALL UNITS TO HAVE PERSONAL STORAGE.
2.0. PRIVATE EXTERIOR OPEN SPACE:	SDMC 3.11-65(6) REQUIRED: 75% OF UNITS SHALL BE PROVIDED WITH AT LEAST 60 SF OF USABLE PRIVATE EXTERIOR OPEN SPACE. PROPOSED: 75% OF UNITS SHALL BE PROVIDED WITH AT LEAST 60 SF OF USABLE PRIVATE EXTERIOR OPEN SPACE. PROPOSED: 100% OF UNITS SHALL BE PROVIDED WITH AT LEAST 60 SF OF USABLE PRIVATE EXTERIOR OPEN SPACE. MORE EXTERIOR OPEN SPACE IS BEING PROVIDED.
MAX FAR:	SDMC TABLE 13.10-UG, ZONE RM-3.9
ALLOWED:	20.210 (NOT INCLUDED IN FAR)
PROPOSED:	20.210 (NOT INCLUDED IN FAR)
GROSS FLOOR AREA:	14,130 SF
B1:	15,460 SF X 3 = 46,380 SF
LEVEL 1:	15,460 SF X 3 = 46,380 SF
LEVEL 2-4:	15,460 SF X 3 = 46,380 SF
TOTAL:	46,380 SF
DENSITY:	College Community Redevelopment Project - Design Manual, Land Use System
ALLOWED:	75 units/ acre
PROPOSED:	0.56 acre X 75 = 42
UNIT MIX:	42
STUDIO:	1
1 BEDRM:	0
2 BEDRM:	12
3 BEDRM:	8
4 BEDRM:	21
TOTAL:	42
VEHICULAR PARKING:	SDMC Table 13.2-05C (Multi-Dwelling)
REQUIRED:	(Parking Impact, Zone & TPA)
PROPOSED:	34 SPACES
ELECTRICAL VEHICLE CHARGING STATIONS (CEVC Section 4.106.4.2):	Random spaces counted as 1 space. Random spaces that be assigned to this same dwelling unit
REQUIRED:	2 (3% of provided parking for future EVCS)
PROPOSED:	1 (Ready to use) 1 (Future)
MOTORCYCLE PARKING:	SDMC Table 13.2-05C (Multi-Dwelling)
REQUIRED:	6.17 du.
PROPOSED:	0.1 X 42 = 4.2 --> 4
BICYCLE PARKING:	SDMC Table 13.2-05C (Multi-Dwelling)
REQUIRED:	0.3 x (1) studio > 1
PROPOSED:	0.5 x (12) 2 bedrooms = 6
TOTAL:	0.6 x (29) 3+ bedrooms = 17.4 --> 17
TPA - AMENITY SCORE:	TOTAL 34
TRANSPORTATION AMENITIES:	30 SPACES
TRANSPORTATION AMENITY:	(1) POINT: TRANSFER AND RIDE SHARE INFO
SETBACKS:	SDMC Table 13.11-01E
PROPOSED:	MIN. 5'
BEFORE:	5'
PROPOSED:	5'
BEFORE:	10'
PROPOSED:	10'
BEFORE:	15'
PROPOSED:	16-11'
BEFORE:	5'
PROPOSED:	5'

SHEET INDEX

GENERAL	COVER SHEET
G1	PROJECT SUMMARY, DATA, SHEET INDEX
T1	PROJECT DATA AREA CALCULATIONS
T2	VICINITY MAP
T3	FIRE ACCESS PLAN
T4	PHOTOGRAPHIC SURVEY
T5	

CIVIL	GRADING PLAN
C1	STORMWATER NOTES & DETAILS
C2	STORMWATER FORM
C3	

ARCHITECTURAL	SITE PLAN
A10	LEVEL B1 FLOOR PLAN
A20	LEVEL 1 FLOOR PLAN
A21	LEVEL 2-4 FLOOR PLAN
A23	ROOF
A40	BUILDING ELEVATIONS
A41	BUILDING ELEVATIONS
A50	BUILDING SECTION

PERPECTIVE VIEW	PERPECTIVE VIEW
AB0	PERPECTIVE VIEW
AB1	PERPECTIVE VIEW
AB2	PERPECTIVE VIEW
AB3	PERPECTIVE VIEW
AB4	PERPECTIVE VIEW
A90	MATERIAL BOARD

LANDSCAPE

L1	LANDSCAPE CONCEPT PLAN
L2	LANDSCAPE CONCEPT PLAN
L3	LANDSCAPE CONCEPT PLAN

PROJECT TEAM

APPLICANT:	Lou Haberkorn TEL: 619.988.4917 EMAIL: louhaberkorn@gmail.com
OWNER:	SAN DIEGO STATE UNIVERSITY FOUNDATION 1500 UNIVERSITY AVE SAN DIEGO, CA 92183 CONTACT: LESLIE R. LEVINSON
ARCHITECT:	JOSEPH WONG DESIGN ASSOCIATES, INC. 3209 FOURTH AVE SAN DIEGO, CA 92101-1606 TEL: 619.233.6777 CONTACT: JOSEPH WONG EMAIL: jwong@jwdanc.com
CIVIL ENGINEER:	COFFEY ENGINEERING, INC. 9466 BUSINESS PARK AVE, SUITE 210 SAN DIEGO, CA 92131 TEL: 619.881.0111 CONTACT: MICHAEL KINKADE EMAIL: michaelc@coffeyengineering.com
LANDSCAPE ARCHITECT:	PARITHE 1221 HAYES AVE SAN DIEGO, CA 92103 TEL: 619.593.1171 CONTACT: PATRICK O'CONNOR EMAIL: pat@parithe.com
DIV. UTILITIES:	ENGINEERING PARTNERS INC 5905 MARLBOROUGH ST, SUITE 100 SAN DIEGO, CA 92121 TEL: 619.921.7634 CONTACT: JEFFREY EMAIL: j@engineeringpartners.com

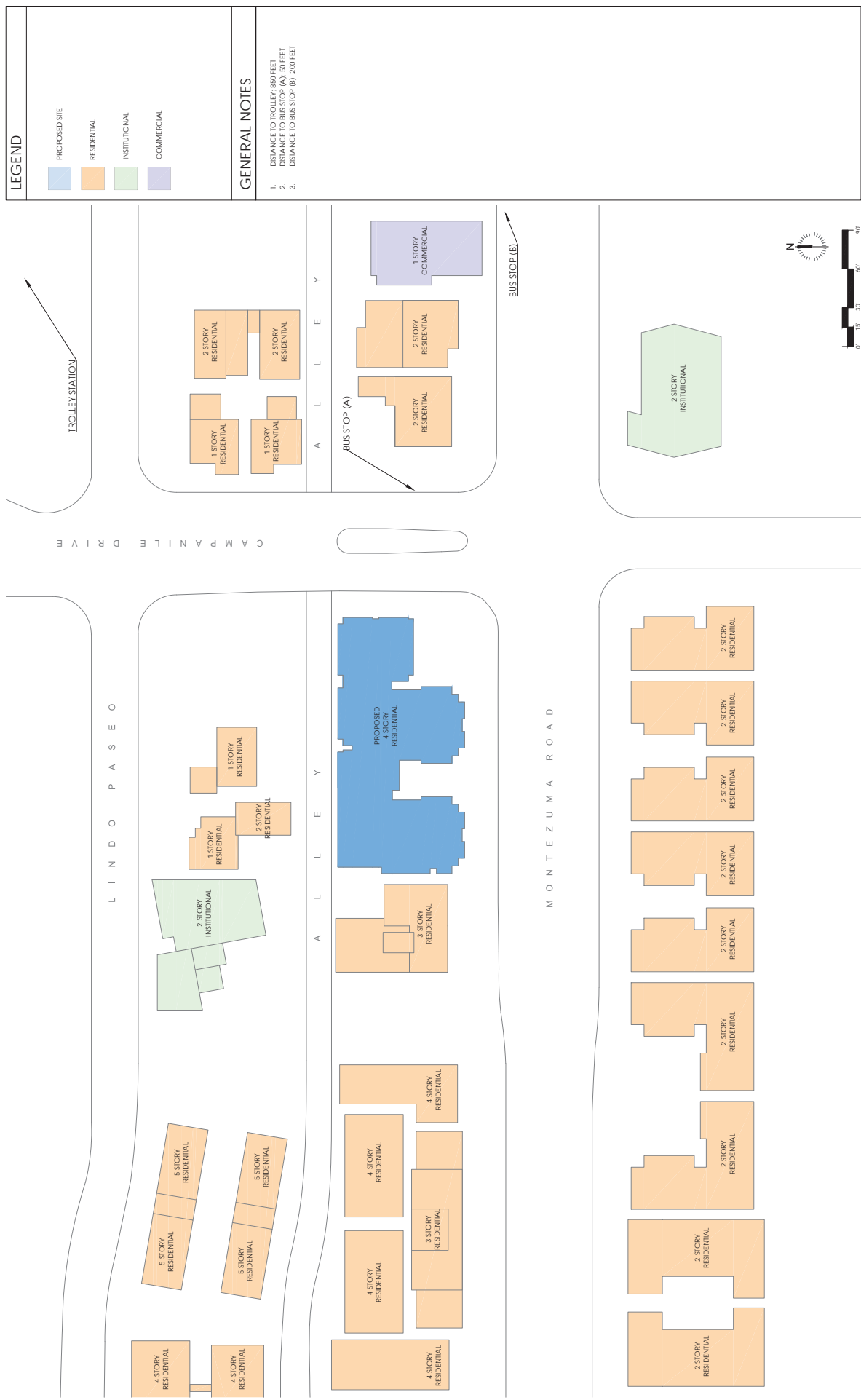
AREA CALCULATIONS					
LEVEL	USE	GFA	FAR		
B1	PARKING/ STORAGE	19,995			
L1	LOBBY/ AMENITY/UNITS	14,130	14,130		
L2	UNITS	15,450	15,450		
L3	UNITS	15,450	15,450		
L4	UNITS	15,450	15,450		
TOTAL		80,475	60,480		

LAND AREA (ACREAGE)	0.56
LAND AREA	24,465
MAX FAR (RM 3-9)	2.7
FAR ALLOWED	66,056
(+) BONUS FOR UNDERGROUND PARKING	19,995
FAR ALLOWED + BONUS	86,051
GFA PROPOSED	60,480
FAR PROPOSED	2.5

PARKING				
LEVEL	VEHICLES PROVIDED	VEHICLES COUNTED TOWARDS REQUIREMENT	MOTORCYCLE	BIKE
B1	64	33	4	30
L1	1	1		
TOTAL	65	34	4	30

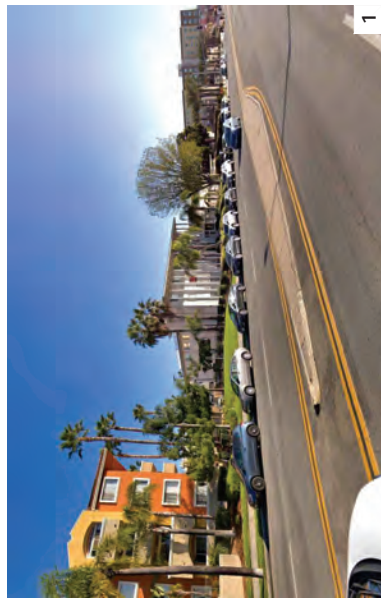
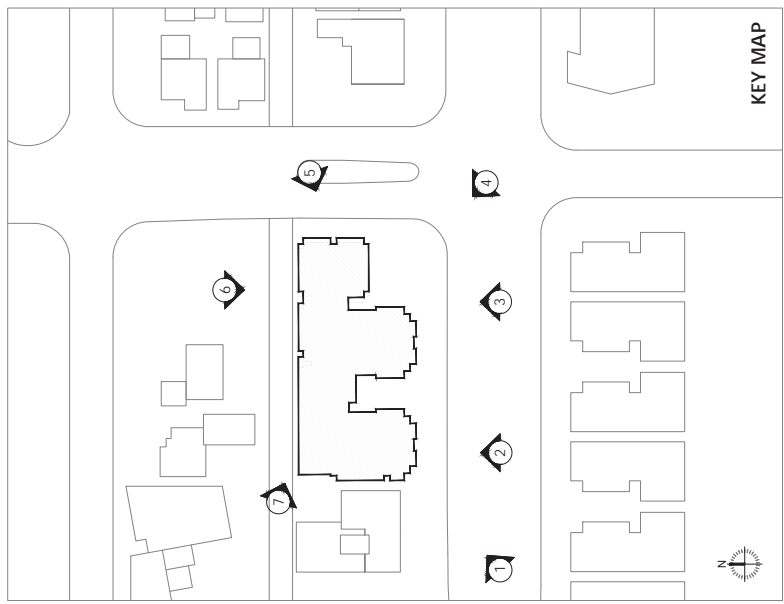
(\*) PARKING SPACES COUNTED AS 1 SPACE

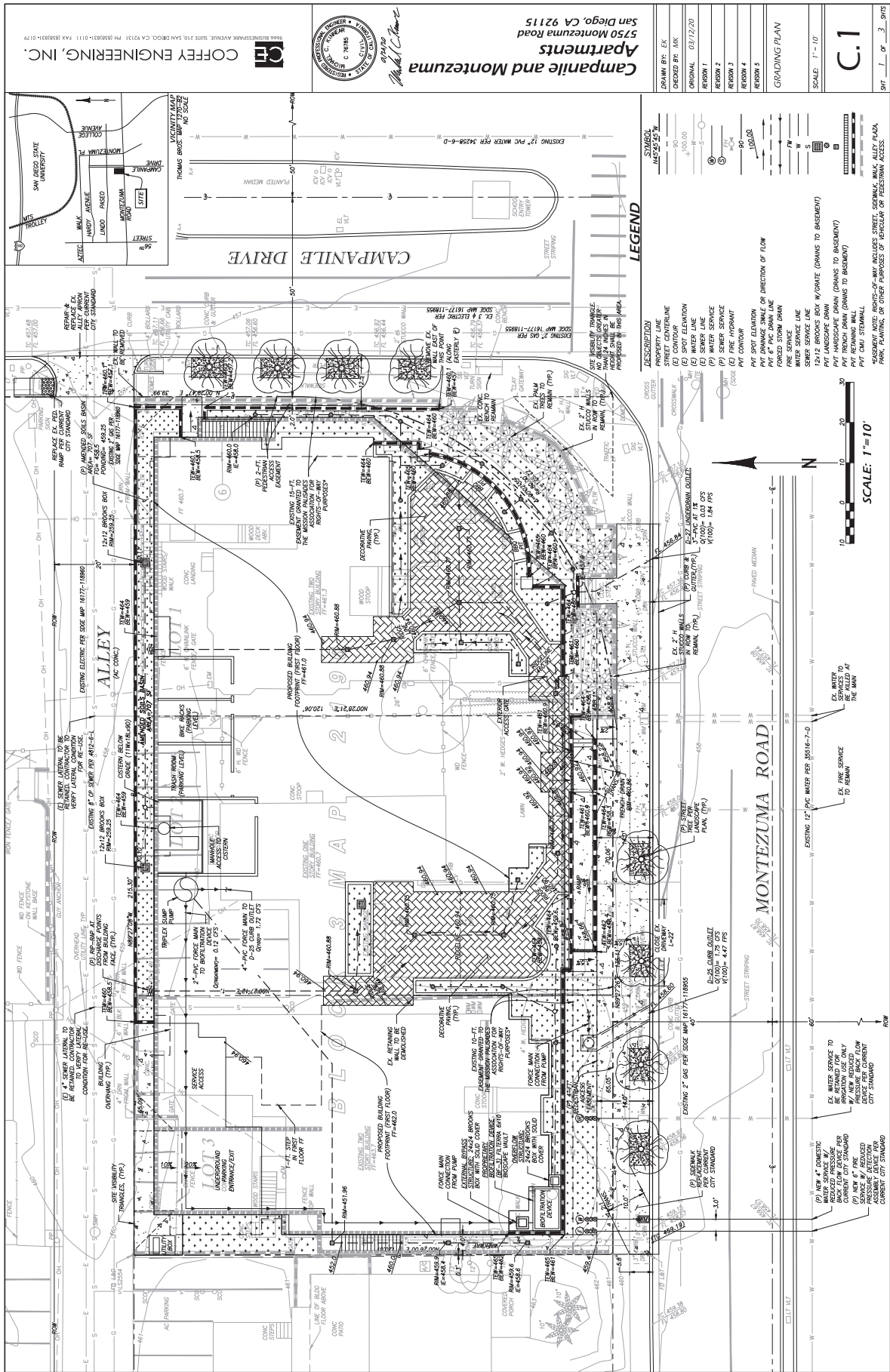
UNIT MIX						
LEVEL	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	TOTAL
L1	1	0	3	2	3	9
L2	0	0	3	2	6	11
L3	0	0	3	2	6	11
L4	0	0	3	2	6	11
TOTAL	1	0	12	8	21	42
PERCENTAGE	2%	0%	29%	19%	50%	100%















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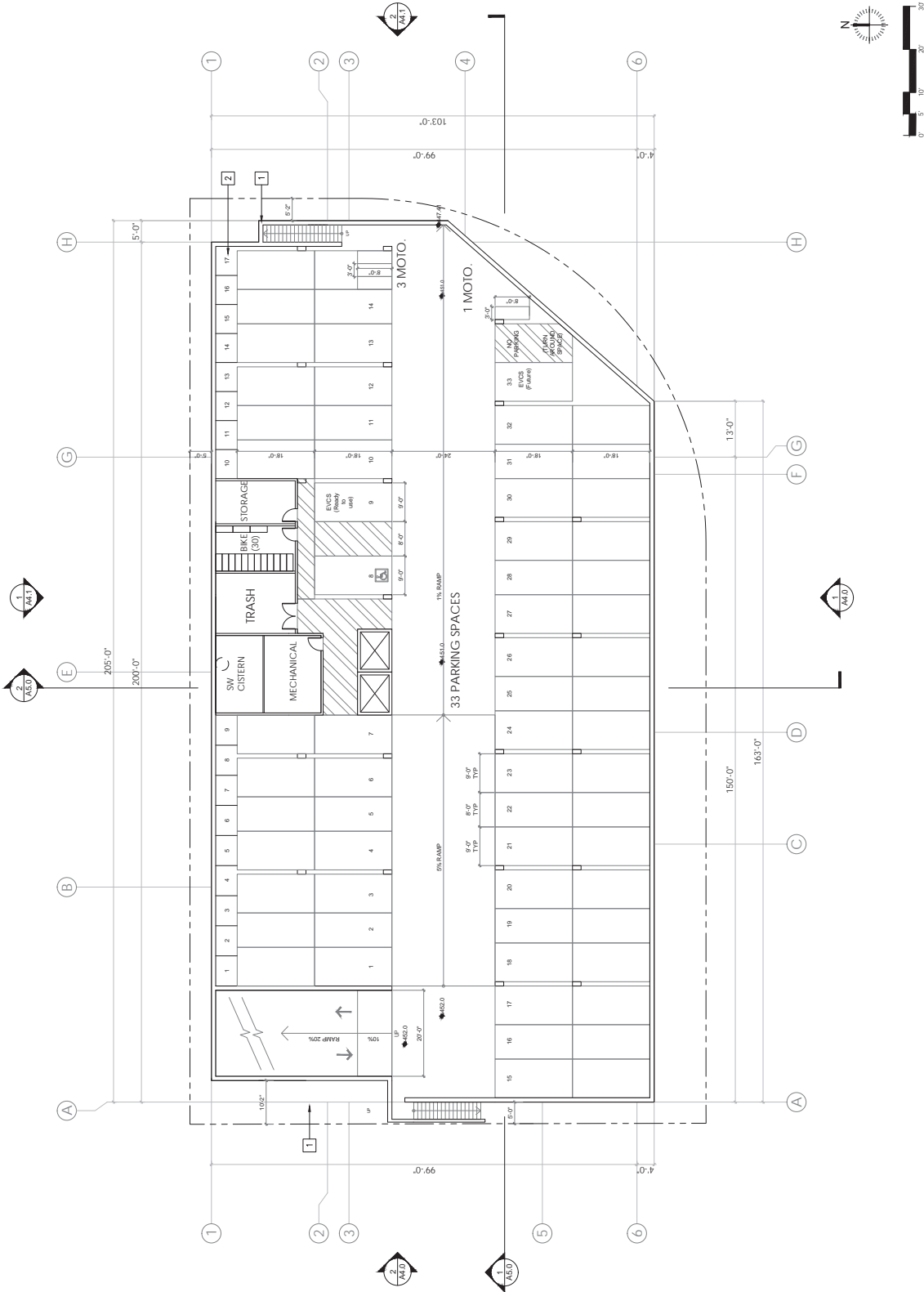


FLOOR PLAN DATA	
PARKING COUNT	30
- STANDARD	(TANDEN SPACES COUNTED AS 1 SPACE TO BE ASSIGNED TO THE SAME DU)
- AVAILABLE	1
- EVCS	2
- TOTAL	33
- MOTORCYCLE	4
- BICYCLE	30
AREAS	
- GROSS	19,995 SF

KEYNOTES	
1	GARAGE STAIR ACCESS
2	PRIVATE STORAGE UNITS

LEGEND	
---	PROPERTY LINE

KEY PLAN	
	

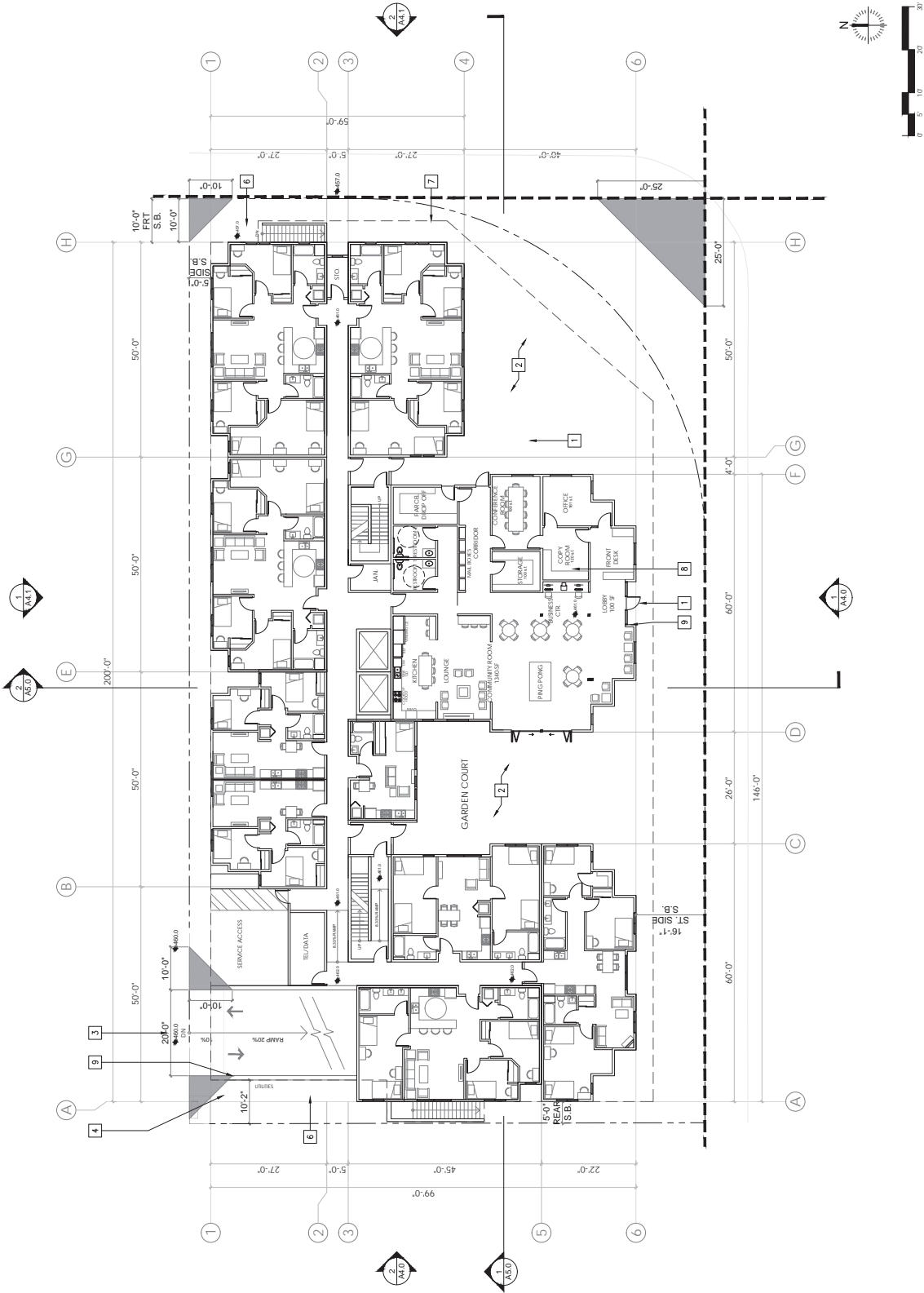


FLOOR PLAN DATA	
UNIT MIX	1
-STUDIO	0
-1 BR	3
-2 BR	2
-3 BR	3
-4 BR	9
-TOTAL	9
AREAS	14,130 SF
-GROSS	
PARKING COUNT	
-SERVICE SPACE 1	

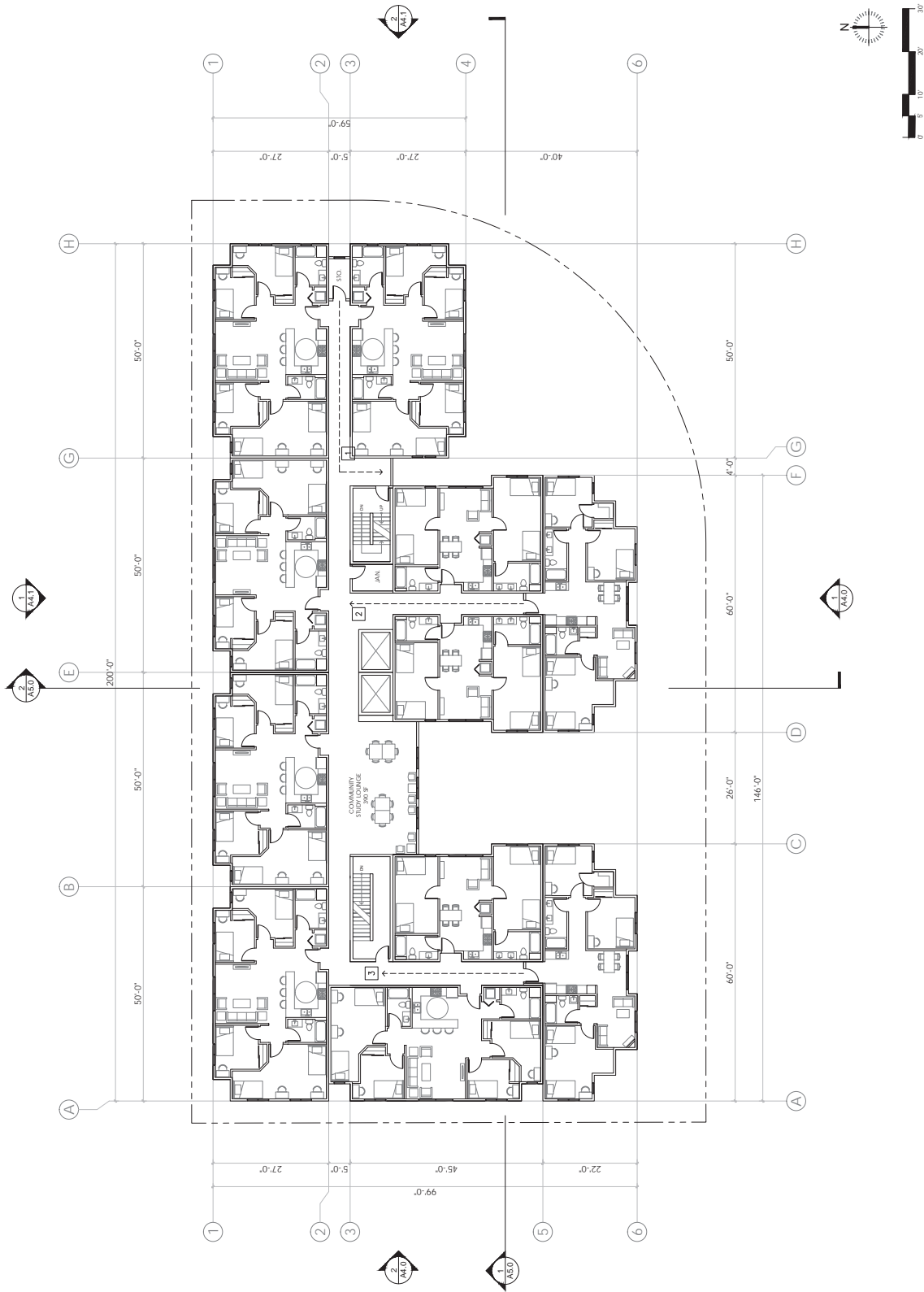
KEYNOTES	
1	RESIDENTIAL ENTRANCE
2	GARDEN/COURTYARD (SEE LANDSCAPE)
3	VEHICULAR ENTRY
4	TRANSFORMER/ UTILITIES
5	BOILER/SERVICE DOOR ENTRY
6	GARAGE STAIR ACCESS
7	LINE OF GARAGE WALL BELOW
8	TRANSIT & RIDE SHARE KIOSK
9	KNOX BOX

LEGEND	
---	PROPERTY LINE

KEY PLAN	
	



FLOOR PLAN DATA	
UNIT MIX	0
- 1 BR	3
- 2 BR	2
- 3 BR	6
- 4 BR	11
- TOTAL	15,450 SF
AREAS	- GROSS
KEYNOTES	
1	48' DEAD END CORRIDOR
2	40' DEAD END CORRIDOR
3	32' DEAD END CORRIDOR
LEGEND	
---	PROPERTY LINE
KEY PLAN	



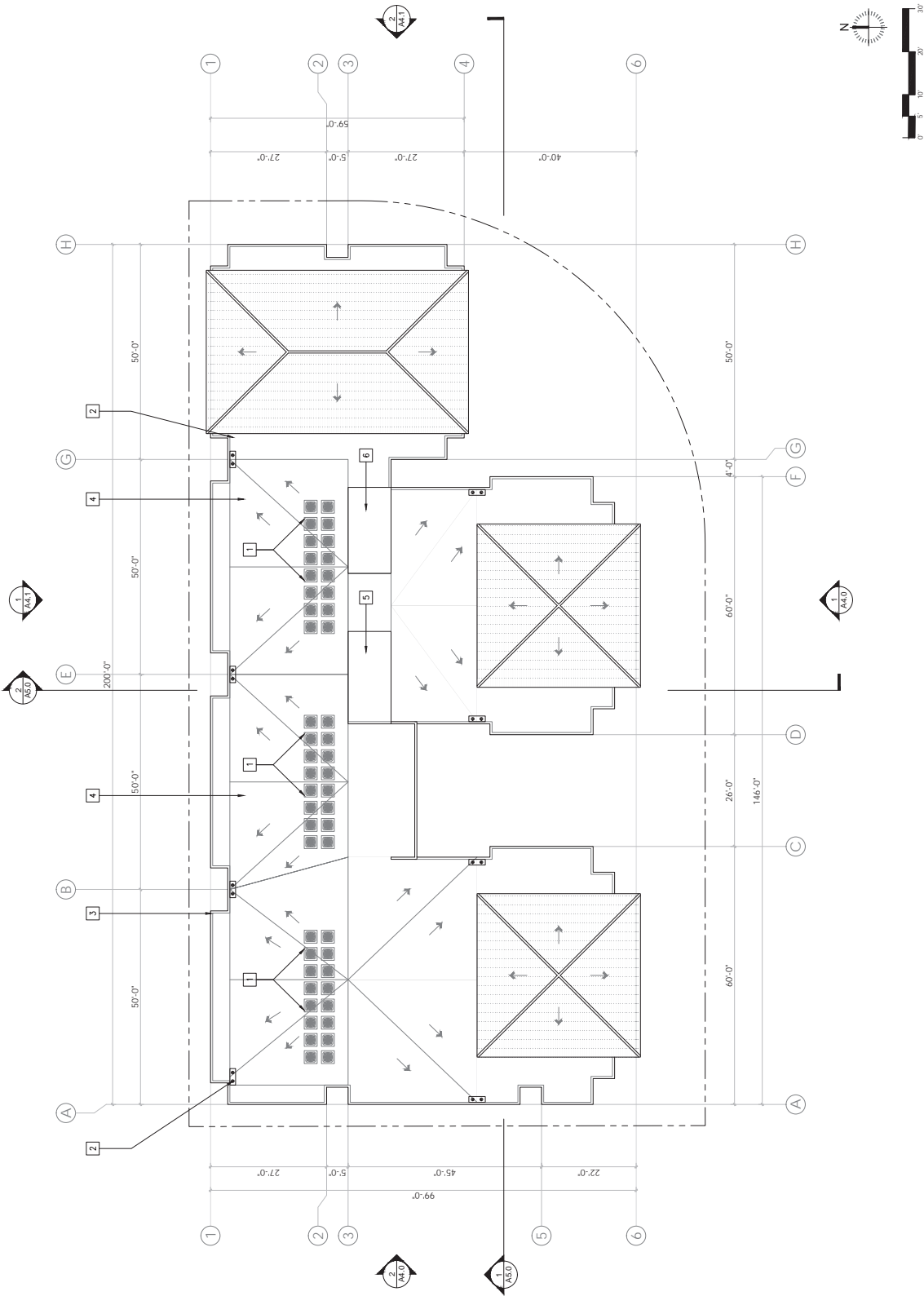


ROOF PLAN DATA

KEYNOTES

LEGEND

KEY PLAN



## JWDA

**BUILDING ELEVATIONS** **SC: 3/32"=1'-0"** **A4.0**

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PROJECT: CAMPANILE & MONTEZUMA / JOB NO: 3382 / DATE: DEC 2019

---

5750 CAMPANILE RD. SAN DIEGO, CA



KEYNOTES

1

RESIDENTIAL ENTRANCE

2

METAL FENCE

3

VEHICULAR ENTRY

4

STONE VENEER TILE

5

SPANISH ROOF TILES

6

ALUMINUM/GLASS DOOR

7

 Juliet BALCONY

8

ALUMINUM WINDOW

9

WHITE SMOOTH STUCCO

10

POLYSTYRENE FOAM CORNICE

LEGEND

---

PROPERTY LINE

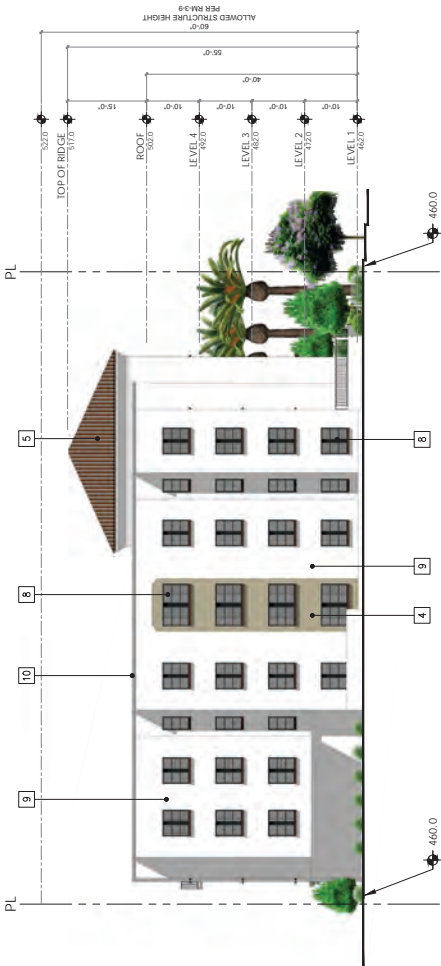
KEY PLAN

1

2



1 NORTH ELEVATION

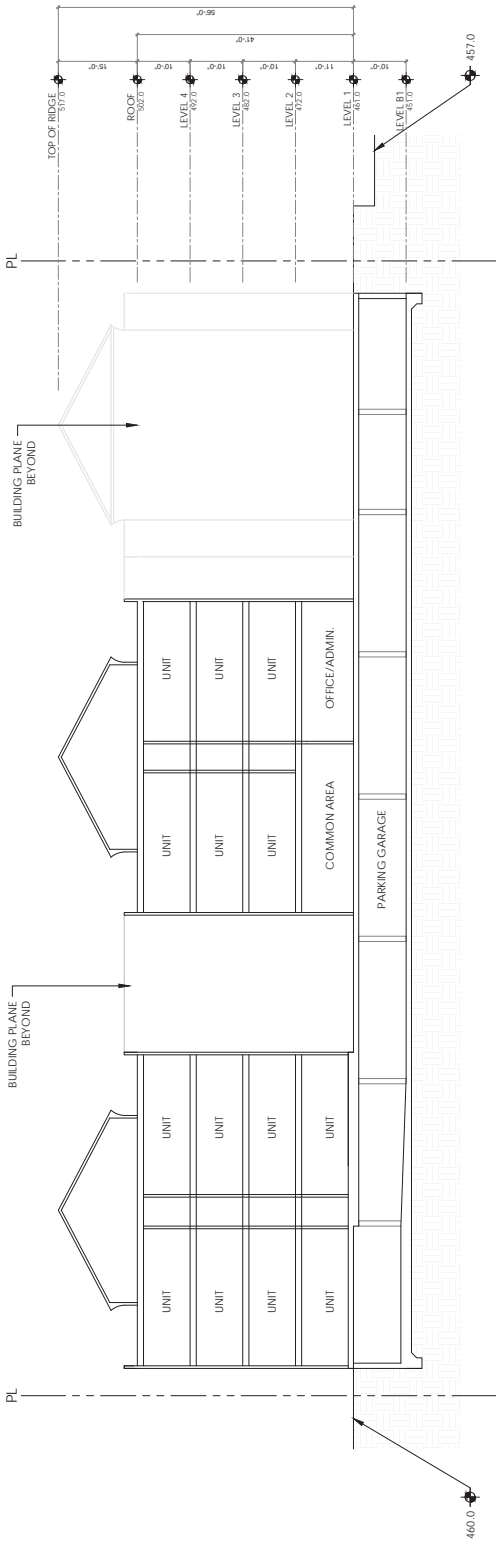


2 WEST ELEVATION

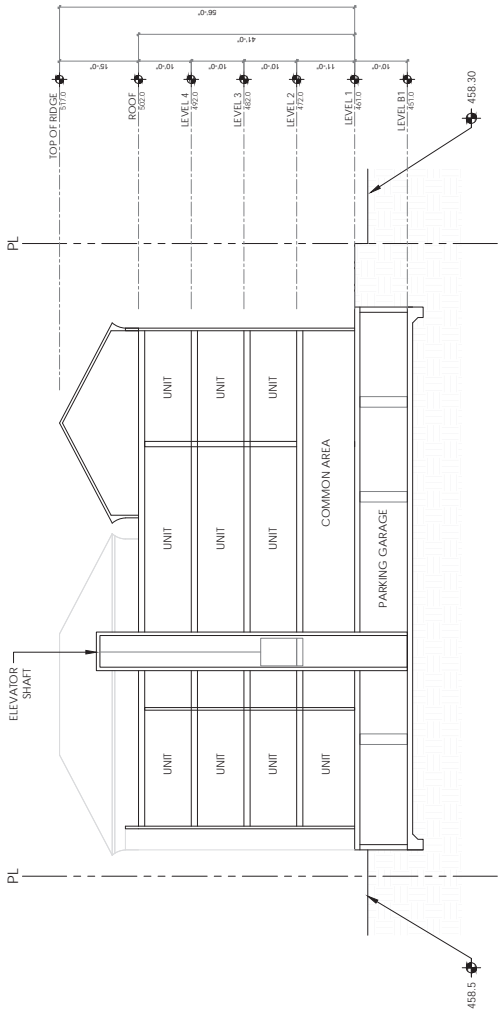
KEYNOTES

LEGEND

KEY PLAN



① LONGITUDINAL SECTION



② TRANSVERSE SECTION















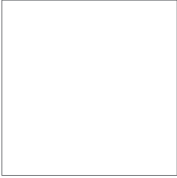







- 

1 GLASS DOOR
- 

2 WINDOW
- 

3 WHITE SMOOTH STUCCO
- 

4 SPANISH ROOF TILES
- 

5 LIGHT BROWN TILES

1. LOW WATER USAGE: THE MAJORITY OF SELECTED SHRUBS AND GRASS PLANTS HAVE BEEN SELECTED WITH CONSIDERATION FOR LOCAL WEATHER CONDITIONS.
2. MODERATE MAINTENANCE REQUIREMENTS: THE TREES, SHRUBS AND GRASS COVERS SELECTED ARE NOTED FOR THEIR HARDINESS AND MODERATE MAINTENANCE REQUIREMENTS.
3. ATTRACTIVE/FUNCTIONAL PLANTING DESIGN: CREATING AN ATTRACTIVE IMAGE ALONG MONTEZUMA ROAD AND CAMPANILE DRIVE IS A PRIORITY. PLANTING DESIGN WILL BE CONSIDERED FOR THE MONTEZUMA ROAD AND PALMS AT THE ENTRY TO SESU CAMPUS ARE INCORPORATED INTO THE PROJECT'S FRONTAGE DESIGN. SEVERAL OUTDOOR SEATING AREAS IN THE FRONTAGE DESIGN WILL BE INCORPORATED INTO THE FRONTAGE DESIGN. REQUIRED BIOWALL AREAS WILL BE INCORPORATED IN THE FRONTAGE PLANTING DESIGN THEME TO ACCOMMODATE DRAINAGE RUN-  
OFF.



SHEET NAME:

LANDSCAPE CONCEPT PLAN

JOB NO:

DATE: JANUARY

1. 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.

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE AND IRRIGATION MANUAL, THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 14.2(A) AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
3. PROPER IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED FOR IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, PROPERLY MAINTAINED MANNER. THE IRRIGATION SYSTEM WILL INCLUDE A COMBINATION OF DRIP AND OVERHEAD SPRAY SYSTEMS.
4. ALL PLANTED AREAS WILL BE IRRIGATED USING LOW PRECIPITATION SPRINKLERS, WATER MONITORING DEVICES, CHECK VALVES AND APPROPRIATE WATER CONSERVING EQUIPMENT.
5. NO IRRIGATION RUN-OFF SHALL DRAIN OFFSITE INTO THE PUBLIC RIGHT OF WAY, STREETS, DRIVES OR ALLEY.
6. A DEDICATED IRRIGATION METER FOR LANDSCAPING WILL BE PROVIDED.
7. MINIMUM DISTANCE TO STREET TREE:
  - TRAFFIC SIGNALS (STOP SIGNS) - 20 FEET
  - TRAFFIC SIGNALS (THRU LIGHTS) - 25 FEET
  - ABOVE GROUND UTILITY STRUCTURES - 10 FEET
  - DRIVEWAY ENTRIES - 10 FEET
  - INTERSECTIONS INTERSECTING CURBLINE OF TWO STREETS - 25 FEET
  - SEWER UTILITY LINE - 10 FEET
8. A MINIMUM ROOT ZONE OF 40 SQUARE FEET IN AREA SHALL BE PROVIDED FOR ALL TREES, WITH A MINIMUM DIMENSION OF 5 FEET.
9. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC RIGHT-OF-WAY. TREE ROOT BARRIERS OR OTHER MEANS OF TREE PROTECTION SHALL BE INSTALLED AND ARE PLACED ADJACENT TO EXISTING STREETS, THE ROOT BARRIER WILL NOT TRAP AROUND THE ROOT BALL.
10. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING ARE REQUIRED:
  - 1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE Drip Line.
  - 2. WITHIN THE Drip Line, SIGNAGE, TORSION, DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KINDS PROHIBITED.
  - 3. ALL TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
  - 4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
  - 5. MULCH: 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 REQUIRING REVEGETATION PER SDMC 14.2.4.1.
11. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS NOT SHOWN OR NOT SPECIFIED, THE LANDSCAPE SHALL BE REPLACED WITH THE SAME OR REPLACED WITH AN EQUIVALENT SPECIES PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.
12. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AREAS IRRIGATION AREAS WITHIN THE PUBLIC ROW 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, PROPERLY MAINTAINED MANNER. ANY PLANT MATERIAL SHALL BE UNUSUALLY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

CAMPENILE STUDENT HOUSING  
LANDSCAPE DEVELOPMENT PLAN  
ZONE: MULTI FAMILY

STREET WARD - MONTEZUMA ROAD (CAMPAÑILE DRIVE)	STREET WARD - MONTEZUMA ROAD (CAMPAÑILE DRIVE)
REQUIRED LANDSCAPE AREA - 2,273 S.F. (50%)	REQUIRED LANDSCAPE AREA - 2,273 S.F. (50%)
REQUIRED POINTS - 113 (0.65 F.)	REQUIRED POINTS - 113 (0.65 F.)
LANDSCAPE AREA PER PLANT - 2,630 S.F. (57%)	LANDSCAPE AREA PER PLANT - 2,630 S.F. (57%)
POINTS PER PLANT - 270 (125 F.)	POINTS PER PLANT - 270 (125 F.)
24" BOX TREE, 3 @ 20 PTS. EA. = 60	24" BOX TREE, 3 @ 20 PTS. EA. = 60
15 GAL. TREE, 4 @ 10 PTS. EA. = 40	15 GAL. TREE, 4 @ 10 PTS. EA. = 40
170 SHRUBS, 1 GAL. @ 1 PTS. EA. = 170	170 SHRUBS, 1 GAL. @ 1 PTS. EA. = 170
REMAINING YARD	REMAINING YARD
REQUIRED POINTS - 60 (0 X 1 BLDG.)	POINTS PER PLANT - 80
15 GAL. TREE, 3 @ 10 PTS. EA. = 30	15 GAL. TREE, 3 @ 10 PTS. EA. = 30
50 SHRUBS, 1 GAL. @ 1 PTS. EA. = 50	50 SHRUBS, 1 GAL. @ 1 PTS. EA. = 50
VEHICULAR USE AREA = 0.5 F. (ALL VIA IN SUBTERRANEAN)	
STREET TREES	CAMPAÑILE DRIVE
MONTEZUMA ROAD	MONTEZUMA ROAD
REQUIRED TREES - 7 EA. (100 L.F.)	REQUIRED TREES - 7 EA. (100 L.F.)
NEW TREES PER PLAN - 4 EA.	NEW TREES PER PLAN - 4 EA.
EXISTING DATE PALMS - 4 EA.	TREES PER PLAN - 4 EA.

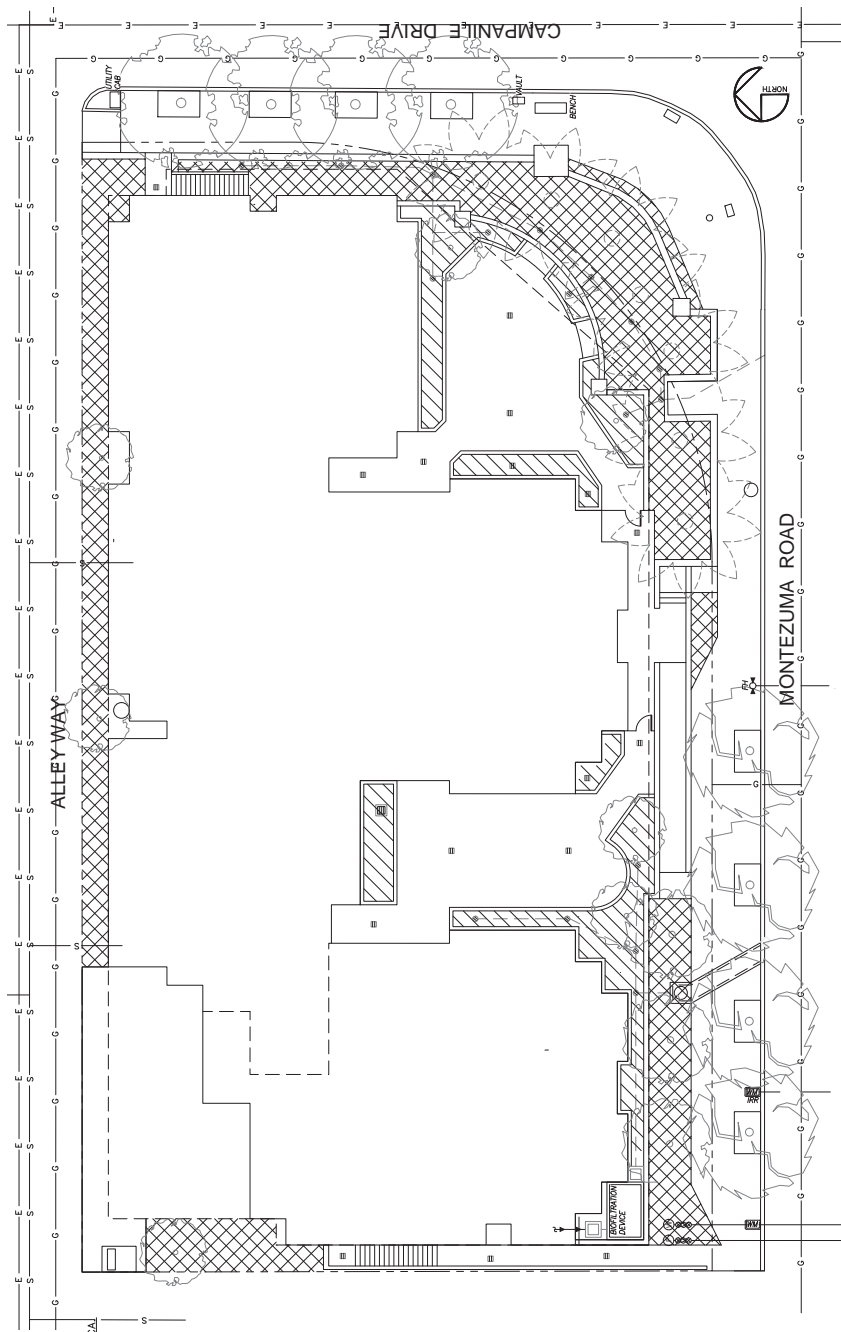
1221 Hayes Avenue San Diego, CA 92103  
Phone (619) 296-3713 Fax (619) 296-3702

## SITE DEVELOPMENT

JOB NO: \_\_\_\_\_ DATE: JANUARY, 2020 SCALE: 3/32" = 1'-0"

SCALE: 3/32" = 1'-0"





WATER BUDGET LANDSCAPE WORKSHEET

PROJECT NAME: CAMPANILE STUDENT HOUSING PROJECT NUMBER:  
PROJECT ADDRESS: CORNER OF MONTEZUMA ROAD AND CAMPANILE DRIVE, SAN DIEGO, CA  
INDIVIDUAL/BUSINESS COMPLETING THE WORKSHEET: PARTERRE, PATRICK O'CONNOR  
PHONE NUMBER: (619) 298-3717

**MAXIMUM APPLIED WATER ALLOWANCE (MAWA)**

The projects Maximum Applied Water Allowance shall be calculated using this equation.

$MAWA = (ET_o) (0.62) [(0.55 \times LA) + (0.45 \times SLA)]$

where:

MAWA = Maximum Applied Water Allowance (gallons per year)

ET<sub>o</sub> = Reference Evapotranspiration (inches per year)

0.55 = Conversion factor (to gallons per square foot)

LA = Landscape Area (square feet)

0.62 = Conversion factor (to gallons per square foot)

SLA = Portion of the landscape area identified as Special Landscape Area (square feet)

.45 = the additional ET Adjustment Factor for Special Landscape Area

Maximum Applied Water Allowance = 76,448 gallons per year

Show calculations.

$$MAWA = (47.0) (0.62) [(0.55 \times 4,770) + (0.45 \times SLA)]$$
$$(29.14) \quad 76,448$$

**ESTIMATED TOTAL WATER USE (ETWU)**

The projects Estimated Total Water Use is calculated using the following formula:

$ETWU = (ET_o)(0.62)(PF \times HA + SLA)$

where:

ETWU = Estimated Total Water Use per year (gallons per year)

ET<sub>o</sub> = Reference Evapotranspiration (inches per year)

PF = Plant Factor from WULCOLS

HA = Hydrozone Area (Sq. Ft.)

0.62 = Conversion factor (to gallons per square foot)

SLA = Portion of the landscape area identified as Special Landscape Area (square feet)

IE = Irrigation Efficiency

Estimated Total Water Use = 49,500 gallons per year

Show calculations.

$$ETWU = (47.0) (0.62) (PF \times HA + SLA)$$
$$(29.14) \quad (1,699.0 + 0)$$
$$49,500$$

HYDROZONE INFORMATION TABLE						
Hydrozone Category	Irrigation Method	Plant Factor (PF)	Hydrozone Area (HA)	% of Total Landscape Area	PF x HA	PF x HA IE
LOW	DRIP	0.2	3,420 SF	67.6	684	.80
MODERATE	DRIP	0.5	1,350 SF	32.4	675	.80
				TOTAL	1,359	1,699.0

**HYDROZONE LEGEND**

L

(LOW) — PLANT SPECIES FACTOR 0.1 — 0.3

M

(MODERATE) — PLANT SPECIES FACTOR 0.4 — 0.6