

THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: February 14, 2019 REPORT NO. PC-19-005

HEARING DATE: February 21, 2019

SUBJECT: UNIVERSITY MANOR MIXED USE. Process Five Decision

PROJECT NUMBER: <u>503848</u>

OWNER/APPLICANT: University Avenue Manor, LLC/Mark Gottschlich

SUMMARY

<u>Issue</u>: Should the Planning Commission recommend approval to the City Council of an application for the demolition of existing structures for the construction of 63 multi-family residential dwelling units and two commercial buildings located at 5556-5592 University Avenue within the Mid-City Communities Community Plan area?

Staff Recommendations:

- 1. Recommend the City Council **Adopt** Negative Declaration (ND) No. 503848;
- 2. Recommend the City Council **Approve** Public Right-of-Way Vacation No. 2102934;
- 3. Recommend the City Council **Approve** Easement Vacation No. 2102935;
- 4. Recommend the City Council **Approve** Planned Development Permit No. 2102933;
- 5. Recommend the City Council **Approve** Site Development Permit No. 1769787; and
- 6. Recommend the City Council **Approve** Tentative Map No. 2125994.

<u>Community Planning Group Recommendation</u>: On September 26, 2017 the Eastern Area Community Planning Group voted 9-0 to recommend approval of the project with conditions (Attachment 13).

<u>Environmental Review</u>: Negative Declaration No. 503848 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines. Based on the Initial Study, it was determined that the proposed project will not have a significant effect on the environment.

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

<u>Code Enforcement Impact</u>: Notice of Abatement Vacant and Unsecured Structures was issued on August 11, 2017 (Attachment 14). The violation is being remedied by demolishing the existing vacated structures in accordance with Demolition Permit No. 2168714 issued on October 18, 2018.

Housing Impact Statement: The Mid-City Communities Plan, Eastern Area Neighborhood designates the site as Commercial and Mixed-Use. Per the community plan, the permitted residential density is 29 dwelling units per acre, with a mixed-use bonus allowing for an increase in residential density up to 43 dwelling units per acre. The proposed project is consistent with the Community Plan land use designation and, at a proposed density of 43 dwelling units per acre, is consistent with the permitted residential density. The project will be providing 10 percent (seven units) of the proposed units as affordable rental units with rents at 65 percent Area Medium Income (AMI) for a period of 55 years.

BACKGROUND

The 1.47-acre site is located at 5556-5592 University Avenue, within the El Cerrito Heights subcommunity area of the Eastern Area Neighborhood of the Mid-City Communities Plan area. The site is designated in the Mid-City Communities Plan for Commercial and Mixed Use and is within the CC-5-3 (Commercial-Community Service) zone in the Central Urbanized Planned District. The project site is also within the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and Transit Priority Area Overlay Zone. The rectangular site is comprised of three contiguous parcels located on the north side of University Avenue, between 54th Street to the west, Chollas Parkway to the south, and 58th Street to the east. The project site is directly bounded by University Avenue to the south, a private drive to Crestwood Behavioral Health Center to the west, residential developments and undeveloped land to the north, and a rehabilitation/skilled nursing home to the east (Attachment 2).

The site contains nine unoccupied structures within three parcels. Parcel 1 includes a one-story structure constructed in 1951 with the last occupancy being an auto body repair shop. Parcel 2 includes four one-story structures and one two-story structure associated with a former drycleaning operation and various other retail businesses constructed between 1952-1960. Parcel 3 contains two, one-story residential structures and one detached garage constructed between 1947-1953. Due to the age of the structures, a review of the existing structures and site was conducted by City staff to determine if potential significant historic resources exist on the site in accordance with San Diego Municipal Code (SDMC) Section 143.0212. Based on the documentation provided, staff determined that the property does not meet local designation criteria as an individually significant historic resource under any of the adopted Historic Resource Board Criteria.

The site has a downward gradient of approximately six percent to the south. Ascending cut slopes up to approximately 30 feet high exist along the northern and northwestern boundaries and are unsupported with an inclination near vertical. Elevations at the site range from 286 feet above mean

sea level (AMSL) at the south to approximately 340 feet AMSL to the north. A majority of the site will be graded in preparation for the construction of the proposed development. Grading quantities include 10,062 cubic yards (cy) of cut, 2,785 cy of fill, and 7,277 cy of export. Proposed fill depths range up to a maximum of 12.63 feet while proposed cut depths range up to a maximum 35.33 feet. The site is not located within the 100-year floodplain or any Special Flood Hazard area and is not located within or adjacent to the Multiple Habitat Planning Area and does not contain Environmentally Sensitive Lands as defined in SDMC Section 113.0103.

Development of the project requires a Public Right-of-Way Vacation for vacating a portion of University Avenue adjacent to the project site in accordance with SDMC Section 125.0910; an Easement Vacation for the abandonment of two road easements within the project site in accordance with SDMC Section 125.1010; a Site Development Permit for deviations to land development regulations in accordance with SDMC Section 143.0915; a Planned Development Permit for a multiple dwelling unit residential development with increased density per the adopted land use plan in accordance with SDMC Section 143.0402; and a Tentative Map for the consolidation of three parcels into one in accordance with SDMC Section 125.0410.

Council Policy No. 600-27 and 900-14:

The University Avenue Manor Project (Project) application was deemed complete on June 22, 2017, and the Project is utilizing the Affordable, In-Fill Housing and Sustainable Buildings Expedite program (Program) qualifications and SDMC regulations that were in effect at the time of the submittal. On July 31, 2017, the City Council adopted Resolution No. R-311256 amending Council Policy No. 600-27 regarding the Program. This resolution went into effect upon the adopted associated amendments to the SDMC regarding the qualifications for the Program pursuant to Ordinance No. O-20856 (New Series). The qualifications and regulations for the Program became effective outside of the Coastal Overlay Zone on October 20, 2017, which replaces the qualification requirements for private development from Council Policy 900-14 (2003 version) to the SDMC. This changed the requirements of processing a Site Development Permit to processing a Neighborhood Development Permit.

DISCUSSION

Project Description:

The Project proposes the demolition of nine structures for the construction of 63 multi-family residential dwelling units located in the rear of the property and two commercial buildings located in the front of the property. The proposed residential component consists of two four-story buildings (three-level residential over ground level podium parking) with a total residential building area of 55,951 square feet (including the stair areas) located on the rear two-thirds of the site. The proposed commercial component consists of 7,218 square feet of gross building area, inclusive of 2,170 square feet of common area (5,048 square feet, net rentable area) in two buildings located on the front third of the site with University Avenue visibility and a zero-setback street design (Figure 1).



Figure 1: Proposed Project

The Project design accommodates the street widening and street frontage improvements along University Avenue to meet the designated Four-Lane Major street classification design standard. Access to the Project site will be provided via two driveways fronting University Avenue. The 24-footwide easterly driveway serves the commercial component of the Project extending moderately upward along Commercial Building "B" to a commercial parking area (10 spaces and a turnaround space) for the commercial tenants/patrons. The westerly driveway, at the middle of the site, is 25 feet wide and serves the residential component of the Project. The driveway slopes moderately up to a security gate located near the rear of the commercial buildings before ramping up to Level 2 in the residential buildings. The residential component includes 15 studios, 24 one-bedroom units, and 24 two-bedroom units for a total of 63 residential dwelling units ranging in size from 400 to 1,000 square feet. Seven of the units will be affordable to tenants earning 65 percent of Area Median Income. The Project provides 87 secured parking spaces for the residential units inclusive of two van-accessible parking spaces, three electric vehicle parking spaces, and one electric vehicle charging station. In addition, seven motorcycle spaces and 30 bicycle spaces will be provided. Most of the residential parking spaces are located within covered podium areas underneath Residential Buildings "A" and "B". Proposed site amenities include a gym, common area recreational open space with landscaping, barbeque area, and children's play area. Other associated improvements include hardscape, landscaping, storm drain, and off-site utility connections.

The Project's landscape design concept aims to create an aesthetically pleasing and environmentally responsible character for the multi-use site, which includes a drought-tolerant plant palette and an automatic drip irrigation system to maximize water-use efficiency. Additionally, the design provides amenities for the residents including two barbecue/shaded gathering spaces and a boulder yard/creative play area. Views of the parking areas from University Avenue and within the site, will be screened by green walls covered in vines. Retaining wall massing along the peripheries will be reduced by trees and shrubs, as well as vines. At the street level, trees will be used to line University Avenue, along with shrub and ground covers to buffer the street impact. All tree and shrub sizes and quantities will meet or exceed all City of San Diego Landscape Ordinance requirements.

Community Plan Analysis:

The Mid-City Communities Plan designates the site as Commercial and Mixed-Use. Per the community plan, the permitted residential density is 29 dwelling units per acre, with a mixed-use bonus allowing for an increase in residential density up to 43 dwelling units per acre as identified page 54, Figure 13 (Eastern Area Community Plan Map) of the Mid-City Communities Plan. The 1,47-acre site would allow up to 63 residential dwelling units for the site. The proposed Project is consistent with the land use designation and, at a proposed density of approximately 43 dwelling units per acre, is consistent with the permitted residential density including mixed-use bonus. The underlying CC-5-3 allows 43 dwelling units for the site.

The project furthers the goal of the General Plan's City of Villages Strategy to realize mixed-use villages located throughout the City connected by high-quality transit. University Avenue is a major transit corridor with local and rapid bus services, and the project site is located along a Mixed-Use Transit Corridor and adjacent to a Smart Growth Town Center as designated on the San Diego Association of Governments (SANDAG) Smart Growth Opportunity Areas map. Additionally, 54th Street, located approximately 0.2 miles west of the project site, is a transit corridor.

The Mid-City Communities Plan policy guidance for buildings along University Avenue east of 54th Street suggests buildings be two-stories in height. The Project complies by incorporating two-story commercial buildings adjacent to University Avenue, with the taller residential buildings located behind the commercial buildings, adjacent to an existing hillside. The Project is also consistent with General Plan policy guidance to create street frontages that provide visual appeal to the streetscape and enhance the pedestrian experience. The commercial portion of the Project, adjacent to the public right-of-way, is designed to be pedestrian-oriented by incorporating prominent, visible, and well-located pedestrian entrances; ground-floor transparency; and space for public art on blank walls near the street frontage to enhance visual appeal.

The residential portion of the Project also meets General Plan policy guidance to provide architectural features that establish and define a building's appeal and enhance the pedestrian experience. To enhance the pedestrian experience, residential and commercial parking areas are screened from the public right-of-way by structures and by screening that is consistent with the site's architectural style. Within the project site, parking areas are also screened by landscaping. The proposed residential structures provide visual appeal by incorporating varied and complementary exterior materials, finishes, and colors.

The Project proposes to vacate a portion of the existing right-of-way of University Avenue along the project frontage. The proposed right-of-way vacation will not adversely affect the Mid-City Communities Plan, which identifies University Avenue at the project site as a Four-Lane Major street. At the project site, University Avenue currently features four lanes, a center left turn lane, and onstreet parking on the north side of the street. The proposed Project will provide new, noncontiguous sidewalks with tree wells along University Avenue replacing existing contiguous sidewalks, construct a concrete raised median to allow eastbound left turn into the site at the commercial driveway, and on-street parking. As such, the proposed vacated portion of University Avenue is excess public right-or-way and is not needed. The Project meets General Plan policy guidance to improve walkability through the pedestrian oriented design of projects in areas where higher level of pedestrian activity is present or desired, and to encourage the use of non-contiguous sidewalk design where appropriate to help separate pedestrians from auto traffic.

Project-Related Issues:

<u>Deviations</u>- The proposed development includes ten percent affordable housing and qualifies as an Affordable Housing development project pursuant to SDMC Section <u>143.0915</u>. An applicant may request deviations from the applicable development regulations in accordance with a Site Development Permit decided in accordance with Process Four provided that the findings in SDMC Section <u>126.0504(a)</u> and supplemental findings in SDMC Section <u>126.0504(m)</u> are made and the deviation results in a more desirable project. The following Table 1 is a matrix of the proposed deviations, which is followed by the justifications for the deviations:

DEVIATIONS SUMMARY Table 1					
Deviation Description	Deviation from SDMC	Allowed/Required	Proposed		
Retaining Wall	SDMC Section	Two separate walls	Single wall up to 16		
	142.0340(d)(1)	up to six feet each	feet high		
Balcony Encroachment	SDMC Section	Not allowed above	Encroach up to three		
	<u>131.0461</u>	first floor	feet within the east		
	And		side yard setback		
	<u>131.0540(d)</u>				
Building Height	SDMC Table	45 feet	Overall building height		
	<u>131.05D</u>		for building "A" of 57		
			feet, 6-inches		

1. A deviation from SDMC section 142.0340(d)(1) – Retaining Walls, to allow an increase in the retaining wall height up to 16 feet for a single wall in the rear and side yard without separation (Figure 2). SDMC section 142.0340(d)(1) allows two retaining walls with a maximum height of six feet each separated by a minimum horizontal distance equal to the height of the upper wall within the rear and side yards in commercially zoned properties.



Figure 2: Retaining Wall Deviation

Justification - The project site has an elevation differential of approximately 51 feet spanning over 300 feet from University Avenue to the rear property line. The over height retaining walls will be located in the rear of the property. The proposed development will minimize the alteration of land forms and will not result in undue risk from geologic and erosional forces with the construction of a retaining wall of up to 16 feet. The proposal for over height retaining walls in the rear yard will allow for an open space area for the residence and to maximize the number or residential dwelling units. The scale and mass of the proposed retaining walls would be diminished by the planting of landscape screening along all proposed retaining walls, five feet or greater in height. Additionally, the walls would be located behind the proposed residential development and screened from the public-right-way. Partially imbedding the development into the hillside would allow the placement of a usable open space area with bar-b-que, passive landscape, and picnic tables and keeping the project building from protruding in height above the surrounding developments.



Figure 3: Balcony Encroachment

2. A deviation from <u>SDMC Table 131.05E</u>, - Development Regulations for CC Zones, to allow balconies to encroach three feet into the east side yard setback where a 10-foot side yard setback is required for the project (figure 3).

Justification- All the structures on the project site are oriented towards and related to the topographic features of the site and the narrow width of the lot. Due to the restricted width of the lot/site, compliance with San Diego Fire Department fire access width requirements, and the need to meet minimum private open space requirements, the Project's balconies are proposed to encroach three feet into the east side yard setback (Figure 4). The encroachment into the side yard setback will allow each unit to maintain a minimum of 60 square feet of private open space and allow adequate access for emergency vehicles.

3. A deviation from <u>SDMC Table 131.05E</u>, <u>-</u> Development Regulations for CC Zones, to allow Residential Building "A" an overall building height of 57 feet where an building height to 45 feet is allowed (Figure 4).



Figure 4: Height Deviation

Justification - The project site slopes up to 51 feet in elevation differential, spanning 300 feet from University Avenue to the rear property line. Residential Building "A" is based on grade 14 feet higher than the adjacent Commercial Building "A". Because the Project is providing pedestrian and accessible connectivity between Commercial Building "A" and Residential Building "A" from the

public right-of-way, the connected commercial and residential buildings include a common staircase, an elevator and an accessible ramp from the public right-of-way creating an overall height of 57 feet, six inches. When viewed separately, the overall Residential Building "A" height is 43 feet, six inches and the Commercial Building "A" height is 14 feet. When viewed from the public right-of-way, both buildings appear separate as Commercial Building "A" is position along University Avenue at a height of 14 feet and Residential Building "A" is set back 40 feet from the front of Commercial Building "A". Allowing Building "A" to exceed the height limit will provide access between the residential units and the commercial area.

The above three deviations have been analyzed by staff and determined to be consistent with the goals and recommendations of the General Plan, Mid-City Communities Community Plan, the Central Urbanized Planned District, and the purpose and intent of the CC-5-3 zone. The Project has been designed to address the physical environment and would not adversely impact the public's health or safety. Apart from the above deviations, the proposed project provides a mixed residential/commercial development in accordance with development standards of the CC-5-3 zone and Mid-City Communities Community Plan. The proposed development will assist in accomplishing the City goal by providing affordable housing units and market-rate housing opportunities in transit-friendly areas near employment centers.

<u>Public Right-of-Way and Easement Vacation</u> - The project proposes to vacate two road easements and a portion of University Avenue. The two road easements exist on the site. Easement 1 is located on a portion of Parcel 1, Map No. 734, and was created for roadway purposes and granted to the City of San Diego in 1947. Easement 2 is located on Parcel 2, Map No. 734, and was also created for roadway purposes and granted to the City of San Diego in 1952 (Figure 5). Both easements are covered by abandoned structures and did not reserve access for the structures. The existing easements are not required for access to the proposed mixed-use development.

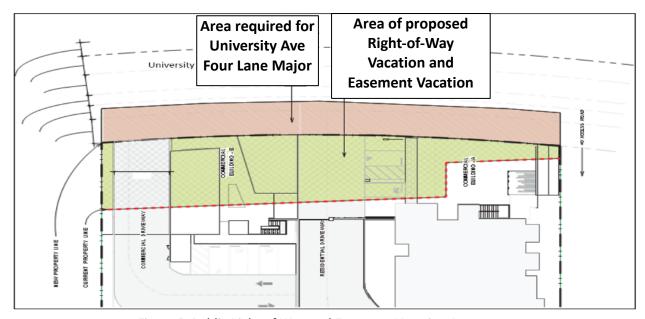


Figure 5: Public Right-of-Way and Easement Vacation Areas

The proposed project includes the expansion of University Avenue to its designated street classification as a Four-Lane Major. The excess portion of University Avenue not required for a Four-Lane major classification, would be vacated, equating to 2,932 square feet. The proposed vacated area currently traverses the entire eastern portion of the site and contains a parking lot which at one time was used for a dry-cleaning business and auto mechanic shop. The vacated area does not contribute to automobile flow along University Avenue and is excess public right-of-way of a Four-Lane Major street classification.

Code Enforcement Division - The site currently contains nine unoccupied structures within three parcels. A representative of the Code Enforcement Division inspected the structures located on Parcel No. 2 (5570, 5580, and 5586 University Avenue) on May 12, 2017, and found the structures to be vacant and unsecured (Figure 6). It was determined that the vacant and unsecured structures pose a serious threat to the public's health and safety and are declared to be a public nuisance in accordance with SDMC Section 54.0301 and California Health and Safety Code Section 17920.3. Because of the above determination, a Notice of Abatement Vacant and Unsecured Structures was issued on August 11, 2017 (Attachment 14). The notice requires the owner to remove all weeds, waste and rubbish from the surrounding yards and interior of the premises and to board and secure the building(s). Demolition permits were issued for all unoccupied structures on October 18, 2018. Currently, pre-demolition inspections are occurring on the site to remove all structures identified as a public nuisance and satisfying the Notice of Abatement.



Figure 6: Vacant structures

Community Planning Group Recommendation:

On September 26, 2017, the Eastern Area Community Planning Group voted 9-0 to recommend approval of the Project with recommended conditions to include 1) All City issues be addressed prior to a public hearing; 2) The Development Impact Fee (DIF) collected for the Project be spent locally, and specifically earmarked for the Chollas Triangle Park; and 3) The City should consider allowing a

painted street median as oppose to a raised median on University Avenue due to possible circulation problems created by the raised median.

City staff reviewed the recommended conditions and have the following responses:

- 1) Outstanding Project Issues: All land development requirements have been satisfied. The Project meets all applicable regulations of the SDMC and is consistent with the recommended land use plan, design guidelines, and development standards in effect for this site per the Mid-City Communities Plan and the General Plan.
- 2) Development Impact Fees (DIF): City staff reviewed the Project and determined that DIF fees for residential and non-residential projects will be required at building permit issuance based on increased development and/or a change to existing land use. The DIF fee will be deposited into the Mid-City DIF Fund and can be used for any project listed in the approved Public Facilities Financing Plan (https://www.sandiego.gov/facilitiesfinancing/plans/midcity). Funds are allocated during the annual CIP budget process, which is administered by the City's Financial Management Department and approved by City Council/Mayor. Community Planning Groups are encouraged to work with their respective Council Office to help advocate for specific project funding. The City's Regional Transportation Congestion Improvement Program (RTCIP) Fees on residential development are required at building permit issuance. These fees were established to ensure that new Development invests in the Region's transportation system to offset the negative impact of growth on congestion and mobility. These fees will be deposited into the RTCIP fund and can be used for improvements to major arterials throughout the City.
- 3) Center Median: University Avenue along the project frontage is classified as a Four-Lane Major Street per the Mid-City Communities Community Plan, with a speed limit of 40 miles per hour. Based on the speed, the curvature of the University Avenue at the site, the four-lane major street classification, limited sight distance, and the anticipated traffic volume, a raised median should be installed to prohibit left turn out of the site. The median would be configured to allow left turns into the project's eastern driveway. The signalized intersection of University Avenue and 54th Street to the west And University Avenue and 58th Street to the east both allow for U-turns that would occur.

The remnant easements do not extend beyond the project's boundary and are not in operation for its intended use. Easement 1 currently traverses the eastern portion of Parcel 1 is 65 feet long for a total area of 1,001 square feet. The easement currently contains existing structures and a parking lot. Easement 2currently traverses the eastern portion of Parcel 2 and is approximately 165 feet

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. With the approval of the deviations, the project meets all applicable regulations and policy documents, and staff supports the determination that the project is consistent with the recommended land use plan, design guidelines, and development standards in effect for this site per the SDMC, the Mid-City Communities Plan and the General Plan. Thus, Staff recommends the Planning Commission recommend the City Council approve the project as proposed.

ALTERNATIVES

- 1. Recommend to the City Council to Adopt Negative Declaration (ND) No. 503848, and Approval of Site Development Permit No. 1769787, Planned Development Permit No. 2102933, Tentative Map No. 2125994, Public Right-of-Way Vacation No. 2102935, and Easement Vacation No. 2102935, with modifications.
- 2. Recommend to the City Council Do Not Adopt Negative Declaration (ND) No. 503848, and Deny Site Development Permit No. 1769787, Planned Development Permit No. 2102933, Tentative Map No. 2125994, Public Right-of-Way Vacation No. 2102935, and Easement Vacation No. 2102935, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Parricia J. Fizzerald

Assistant Deputy Director
Development Services Department

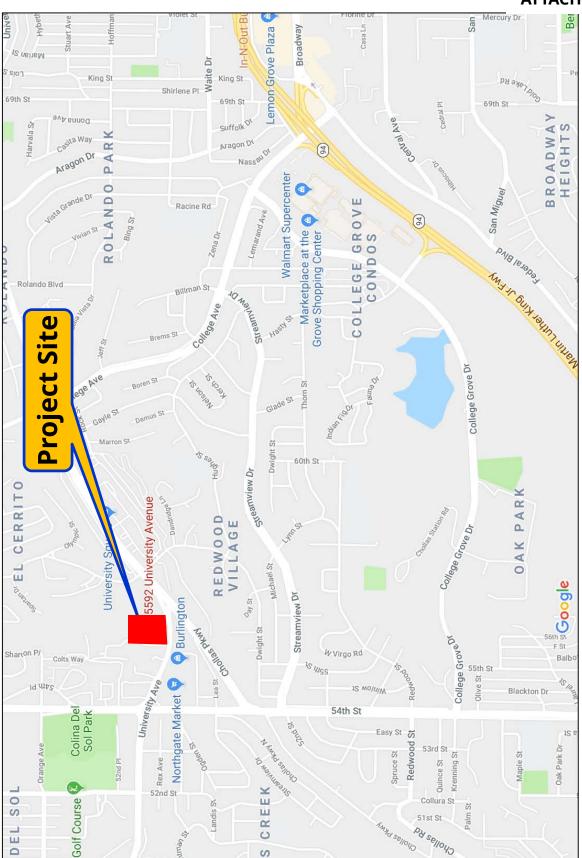
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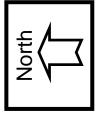
Development Project Manager Development Services Department

Attachments:

- 1. Project Location Map
- 2. Aerial Photograph
- 3. Zoning Map
- 4. Community Plan Land Use Map
- 5. Surrounding Area Photos
- 6. Project Data Sheet
- 7. Draft Permit Resolution with Findings
- 8. Draft Permit with Conditions
- 9. Draft Tentative Map Resolution
- 10. Draft Tentative Map Conditions
- 11. Draft Environmental Resolution
- 12. Ownership Disclosure Statement
- 13. Community Planning Group Recommendation
- 14. Notice of Abatement
- 15. Project Renderings
- 16. Project Plans

ATTACHMENT 1





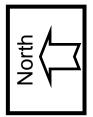


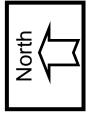


Project Site

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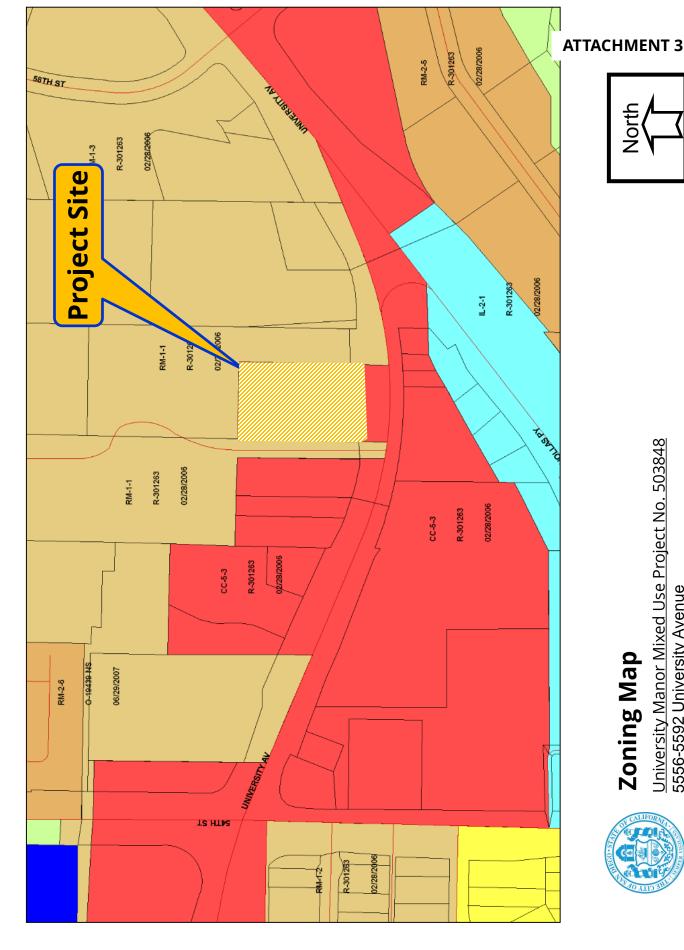
54th St

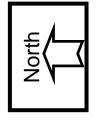








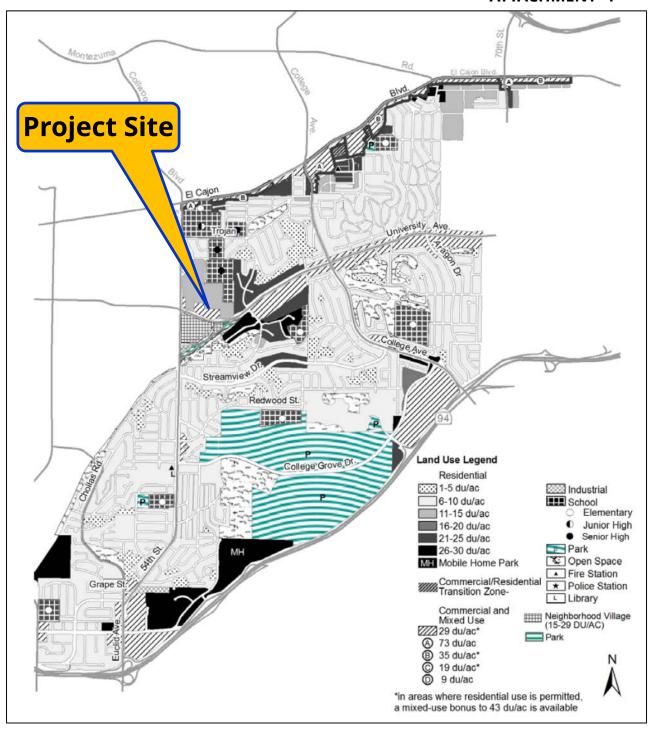




Zoning Map

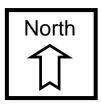


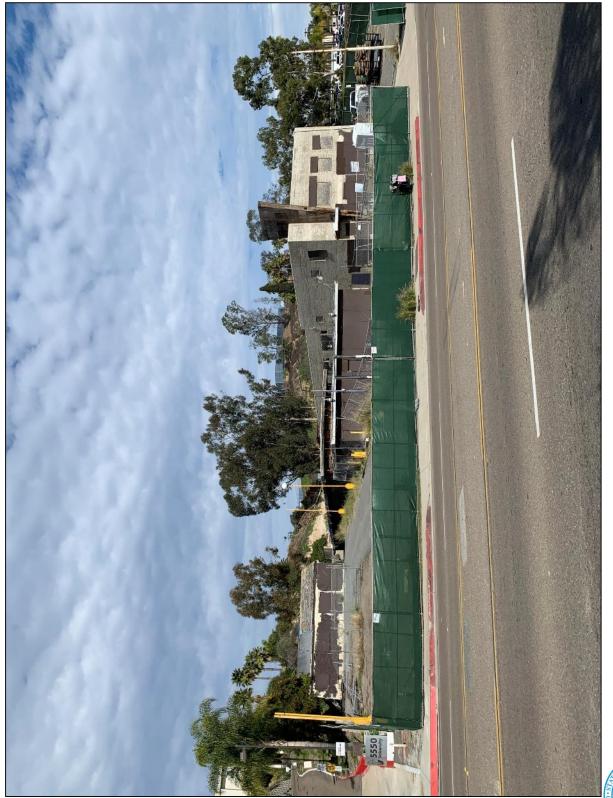
ATTACHMENT 4



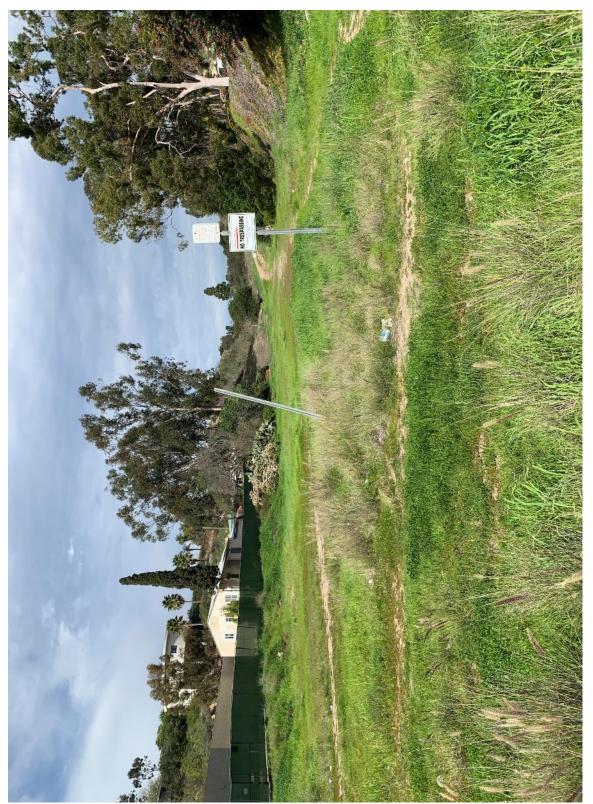


Mid City Communities Land Use Plan (Eastern Area)



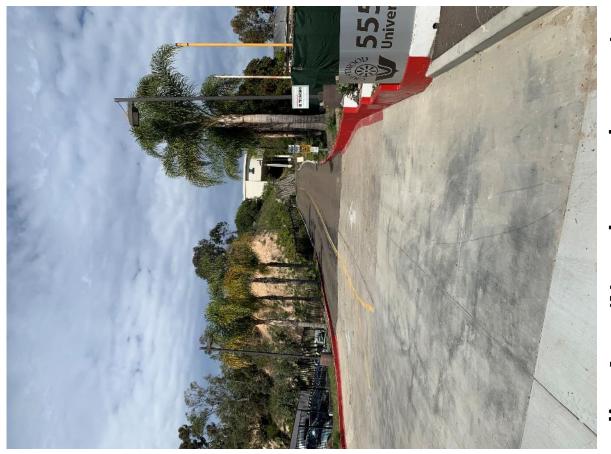


Project Site (Existing Conditions)University Manor Mixed Use Project No. 503848 5556-5592 University Avenue

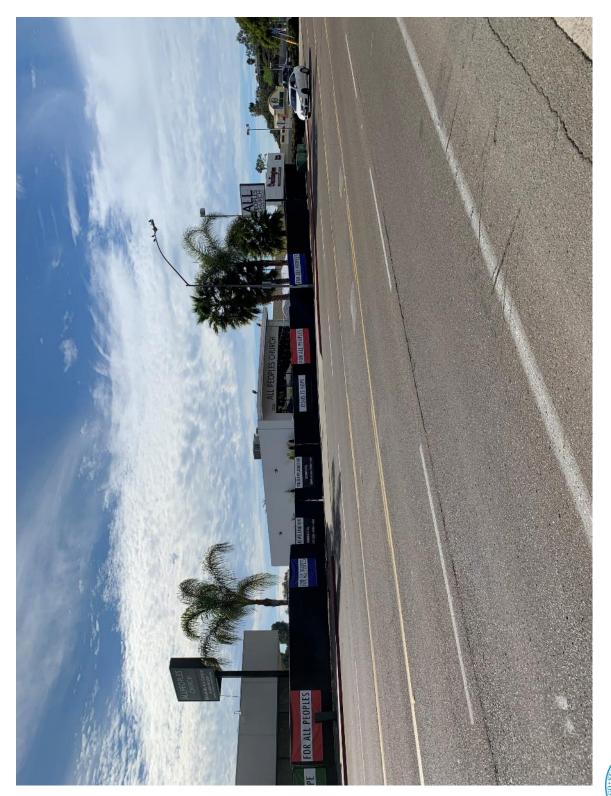


Surrounding Area (Next door to the east) University Manor Mixed Use Project No. 503848 5556-5592 University Avenue

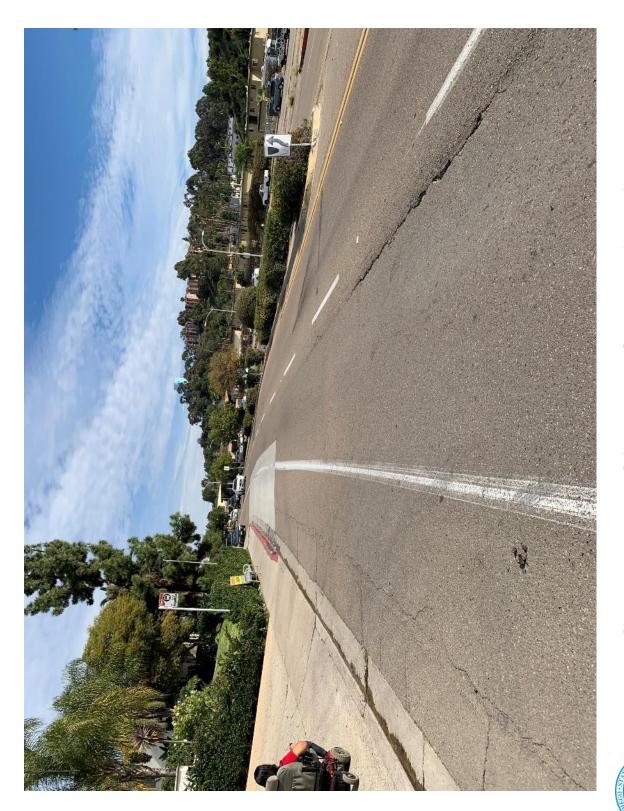




Surrounding Area (Next door to the west)



Surrounding Area (View to the south)



Surrounding Area (Looking east down University Ave)

PROJECT DATA SHEET			
PROJECT NAME:	University Manor Mixed Use		
PROJECT DESCRIPTION:	Planned Development Permit/Site Development Permit/Public Right-of-Way Vacation/Easement Vacation for the construction of 63 multi-family residential dwelling units in two buildings and two commercial buildings		
COMMUNITY PLAN AREA:	Mid City Communities Plan		
DISCRETIONARY ACTIONS:	Planned Development Permit/Site Development Permit/Public Right-of-Way Vacation/Easement Vacation		
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial and Mixed-Use		

ZONING INFORMATION:

ZONE: CC-5-3

HEIGHT LIMIT: 45 feet

LOT SIZE: 1.47 acres

FLOOR AREA RATIO: 0.75 maximum

FRONT SETBACK: 0 feet
SIDE SETBACK: 10/0feet
STREETSIDE SETBACK: 0 feet
REAR SETBACK: 10/0 feet

PARKING: 99 spaces required

ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; RM-1-1	Undeveloped land/Residential Units
SOUTH:	Industrial; CC-5-3	Commercial Developments
EAST:	Residential; RM-1-1	Senior living facility
WEST:	Residential/Commercial; CC-5-3	Commercial Developments
DEVIATIONS OR VARIANCES REQUESTED:	Structure Height, Retaining Wall Height, and side yard encroachment	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On September 26, 2017 the Eastern Area Community Planning Group voted 9-0 to recommend approval of the project with conditions.	

CITY COUNCIL RESOLUTION NO. _____ SITE DEVELOPMENT PERMIT NO. 1769787 PLANNED DEVELOPMENT PERMIT NO. 2102933 UNIVERSITY MANOR MIXED USE PROJECT NO. 503848

WHEREAS, UNIVERSITY AVENUE MANOR, LLC, Owner, and Permittee, filed an application with the City of San Diego for a Site Development Permit and Planned Development Permit to demolish existing structures and construct a mixed-use development consisting of 63 for rent multi-family dwelling units and two commercial buildings known as the University Manor Mixed Use project, located at 5556-5592 University Avenue in the Mid-City Communities Plan area, in the CC-5-3 zone, and legally described as Parcel 1: The westerly 50 feet of the easterly 150 feet that portion of Lot 29 of Lemon Villa, Map No. 734, lying northerly of the northerly line of University Avenue as said Avenue was conveyed to the City of East San Diego by Deed recorded August 16, 1918 in Book 761, Page 57, said Distance being measured at right angles from easterly line of said Lot 29; Parcel 2: The westerly 100 feet of the easterly 250 feet of that portion of Lot 29, Lemon Villa Map No. 734, lying north of the north line of University Avenue, as said Avenue was conveyed to the City of East San Diego by Deed recorded August 16, 1918 in Book 761, Page 57, said distance being measured at right angles from easterly line of said Lot 29; Parcel 3: The westerly 50 feet of the easterly 300 feet of that portion of Lot 29, Lemon Villa Map No. 734, lying north of the north line of University Avenue, as said Avenue was conveyed to the City of East San Diego by Deed recorded August 16, 1918 in Book 761, Page 57, said distance being measured at right angles from easterly line of said Lot 29; and

WHEREAS, on February 21, 2019 the Planning Commission of the City of San Diego considered Planned Development Permit No. 2102933 and Site Development Permit No. 1969787, and pursuant to Resolution No. _______ 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; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 2102933 and Site Development Permit No. 1969787:

A. <u>SITE DEVELOPMENT PERMIT San Diego Municipal Code (SDMC) Section 126.0504(a)</u>

- 1. Findings for all Site Development Permits:
 - a. The proposed development will not adversely affect the applicable land use plan.

The project proposes the demolition of nine structures for the construction of 63 multi-family residential dwelling units located in the rear of the property and two commercial buildings totaling 5,048 square feet located in the front of the property. The 1.47-acre site is located at 5556-5592 University Avenue, within the El Cerrito Heights sub-community area of the Eastern Neighborhood of the Mid-City Communities Plan area. The site is within the CC-3-5 (Commercial-Community Service) zone in the Central Urbanized Planned District. The project site is also within the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and Transit Priority Area Overlay Zone.

The Mid-City Communities Plan designates the site as Commercial and Mixed-Use. Per the community plan, the permitted residential density is 29 dwelling units per acre, with a mixed-use bonus allowing for an increase in residential density up to 43 dwelling units per acre as identified page 54, Figure 13 (Eastern Area Community Plan Map) of the Mid-City Communities Plan. The proposed Project is consistent with the land use designation and, at a proposed density of approximately 43 dwelling

units per acre, is consistent with the permitted residential density including mixed-use bonus. The underlying CC-5-3 allows 43 dwelling units for the site.

The project furthers the goal of the General Plan's City of Villages Strategy to realize mixed-use villages located throughout the City connected by high-quality transit. University Avenue is a major transit corridor with local and rapid bus services, and the project site is located along a Mixed-Use Transit Corridor and adjacent to a Smart Growth Town Center as designated on the San Diego Association of Governments (SANDAG) Smart Growth Opportunity Areas map. Additionally, 54th Street, located approximately 0.2 miles west of the project site, is a transit corridor.

The Mid-City Communities Plan policy guidance for buildings along University Avenue east of 54th Street suggests buildings be two-stories in height. The Project complies by incorporating two-story commercial buildings adjacent to University Avenue, with the taller residential buildings located behind the commercial buildings, adjacent to an existing hillside. The Project is also consistent with General Plan policy guidance to create street frontages that provide visual appeal to the streetscape and enhance the pedestrian experience. The commercial portion of the Project, adjacent to the public right-of-way, is designed to be pedestrian-oriented by incorporating prominent, visible, and well-located pedestrian entrances; ground-floor transparency; and space for public art on blank walls near the street frontage to enhance visual appeal.

The residential portion of the Project also meets General Plan policy guidance to provide architectural features that establish and define a building's appeal and enhance the pedestrian experience. To enhance the pedestrian experience, residential and commercial parking areas are screened from the public right-of-way by structures and by screening that is consistent with the site's architectural style. Within the project site, parking areas are also screened by landscaping. The proposed residential structures provide visual appeal by incorporating varied and complementary exterior materials, finishes, and colors.

The Project proposes to vacate a portion of the existing right-of-way of University Avenue along the project frontage. The proposed right-of-way vacation will not adversely affect the Mid-City Communities Plan, which identifies University Avenue at the project site as a Four-Lane Major street. At the project site, University Avenue currently features four lanes, a center left turn lane, and on-street parking on the north side of the street. The proposed Project will provide new, non-contiguous sidewalks with tree wells along University Avenue replacing existing contiguous sidewalks, construct a concrete raised median to allow eastbound left turn into the site at the commercial driveway, and on-street parking. As such, the proposed vacated portion of University Avenue is excess public right-or-way and is not needed. The Project meets General Plan policy guidance to improve walkability through the pedestrian oriented design of projects in areas where higher level of pedestrian activity is present or desired, and to encourage the use of non-contiguous sidewalk design where appropriate to help separate pedestrians from auto traffic. Therefore, proposed development will not adversely affect the applicable land use.

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

The proposed project, including review of grading, drainage, architecture, landscape, environmental analysis and provisions of new driveways, has been designed to conform with the City of San Diego's codes, policies, and regulations with the primary focus of protecting the public's health, safety and welfare. The conditions of approval of the project require compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare for those who would work at the site and within the community. Conditions of approval address driveway, public improvements including a new center median within University Avenue, landscaping and grading. Storm water impacts from the project will be mitigated through the implementation and installation of Low Impact Development site design features, such as source control and treatment control Best Management Practices.

Negative Declaration No. 503848 has been prepared for the project in accordance with state of California Environmental Quality Act (CEQA) guidelines. Based on the Initial Study, it was determined that the proposed project will not have a significant effect on the environment.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in Site Development Permit (SDP) No. 1769787 and Planned Development Permit (PDP) No. 2102933, and other regulations and guidelines pertaining to the subject property per the SDMC for the project site. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the Owner/Permittee will be required to obtain a grading and public improvement permit. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project proposes the demolition of nine structures for the construction of 63 multi-family residential dwelling units located in the rear of the property and two commercial buildings totaling 5,048 square feet located in the front of the property.

Three deviations are being requested as part of the project design: 1) retaining wall height (up to 16-feet) within the rear and side yard where two six-foot retaining walls

with separation is allowed; 2) balcony encroachment into the side yard setback; 3) Proposed structure height of 50 feet where 45 feet is allowed. The following outlines the deviations and justifications:

Retaining Wall: SDMC section 142.0340(d)(1) allows two retaining walls with a maximum height of six feet each separated by a minimum horizontal distance equal to the height of the upper wall within the rear and side yards in commercially zoned properties. The deviation is to allow an increase in the retaining wall heights up to 16 feet for a single wall in the rear and side yard without separation

The project site has an elevation differential of approximately 51 feet spanning over 300 feet from University Avenue to the rear property line. The over height retaining walls will be located in the rear of the property. The proposed development will minimize the alteration of land forms and will not result in undue risk from geologic and erosional forces with the construction of a retaining wall of up to 16 feet. The proposal for over height retaining walls in the rear yard will allow for an open space area for the residence and to maximize the number or residential dwelling units. The scale and mass of the proposed retaining walls would be diminished by the planting of landscape screening along all proposed retaining walls, five feet or greater in height. Additionally, the walls would be located behind the proposed residential development and screened from the public-right-way. Partially imbedding the development into the hillside would allow the placement of a usable open space area with bar-b-que, passive landscape, and picnic tables and keeping the project building from protruding in height above the surrounding developments.

Balcony Encroachment: SDMC Table 131.05E requires a 10-foot side yard setback for the project. The balcony deviation is requested to allow required balconies to encroach three feet into the east side yard setback

All the structures on the project site are oriented towards and related to the topographic features of the site and the narrow width of the lot. Due to the restricted width of the lot/site, compliance with San Diego Fire Department fire access width requirements, and the need to meet minimum private open space requirements, the Project's balconies are proposed to encroach three feet into the east side yard setback (Figure 4). The encroachment into the side yard setback will allow each unit to maintain a minimum of 60 square feet of private open space and allow adequate access for emergency vehicles.

Building Height: The City of San Diego building height requirements, per SDMC Section 131.0530, Table 131-05D, limits building height to 45 feet for the CC-5-3 zone. Residential Building "A" within the mixed-use development proposes an overall building height of 57 feet, six-inches when the height measurement includes the commercial structure's height.

The project site slopes up to 51 feet in elevation differential, spanning 300 feet from University Avenue to the rear property line. Residential Building "A" is based on grade 14 feet higher than the adjacent Commercial Building "A". Because the Project

is providing pedestrian and accessible connectivity between Commercial Building "A" and Residential Building "A" from the public right-of-way, the connected commercial and residential buildings include a common staircase, an elevator and an accessible ramp from the public right-of-way creating an overall height of 57 feet, six inches. When viewed separately, the overall Residential Building "A" height is 43 feet, six inches and the Commercial Building "A" height is 14 feet. When viewed from the public right-of-way, both buildings appear separate as Commercial Building "A" is position along University Avenue at a height of 14 feet and Residential Building "A" is set back 40 feet from the front of Commercial Building "A". Allowing Building "A" to exceed the height limit will provide access between the residential units and the commercial area

The above three deviations have been analyzed by staff and determined to be consistent with the goals and recommendations of the General Plan, Mid-City Communities Community Plan, the Central Urbanized Planned District, and the purpose and intent of the CC-5-3 zone. The Project has been designed to address the physical environment and would not adversely impact the public's health or safety. Apart from the above deviations, the proposed project provides a mixed residential/commercial development in accordance with development standards of the CC-5-3 zone and Mid-City Communities Community Plan. The proposed development will assist in accomplishing the City goal by providing affordable housing units and market-rate housing opportunities in transit-friendly areas near employment centers.

The project deviations are allowed by a Site Development Permit for projects utilizing the Affordable/In-Fill Housing and Sustainable Buildings Regulations from SDMC section 143.0915. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

- 2. Supplemental Findings--Deviations for Affordable/In-Fill Housing Projects and Sustainable Buildings (SDMC Section 126.0504(m))
 - a. The proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City, and/or the proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources, self-generation and other renewable technologies (e.g. photovoltaic, wind, and/or fuel cells) to generate electricity needed by the building and its occupants.

The proposed project qualifies for the Affordable Housing/Infill and Sustainable Buildings Expedite Program by providing ten percent of the units as affordable units to households with rents at 65-percent area median income for a period of 55 years. Prior to the issuance of the first residential building permit, the Owner/Permittee must 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/Permitee, and secured by a deed of trust which incorporates applicable affordability conditions consistent with the San Diego Municipal Code to secure the affordable units.

Therefore, the proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City.

b. The development will not be inconsistent with the purpose of the underlying zone.

The project proposes the demolition of nine structures for the construction of 63 multi-family residential dwelling units located in the rear of the property and two commercial buildings totaling 7,218 square feet of gross building area, inclusive of 2,170 square feet of common area (5,048 square feet, net rentable area) located in the front of the property. The 1.47-acre site is located at 5556-5592 University Avenue within the El Cerrito Heights sub-community area of the Eastern Neighborhood of the Mid-City Communities Plan area. The site is within the CC-3-5 (Commercial-Community Service) zone in the Central Urbanized Planned District, which allows for Commercial-Community Service and Residential Multi-Family uses. The project site is also within the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and Transit Priority Area Overlay Zone.

The Mid-City Communities Plan designates the site as Commercial and Mixed-Use. Per the community plan, the permitted residential density is 29 dwelling units per acre, with a mixed-use bonus allowing for an increase in residential density up to 43 dwelling units per acre as identified page 54, Figure 13 (Eastern Area Community Plan Map) of the Mid-City Communities Plan. The 1,47-acre site would allow up to 63 residential dwelling units for the site. The proposed Project is consistent with the land use designation and, at a proposed density of approximately 43 dwelling units per acre, is consistent with the permitted residential density including mixed-use bonus. The underlying CC-5-3 allows 43 dwelling units for the site.

SDMC Section 143.0920 allows an applicant to request deviations from the regulations for Affordable/In-Fill Housing and Sustainable Buildings in accordance with Section 143.0915 pursuant to a Site Development Permit, as long as the decision maker makes the findings in Section 126.0504(a) and the supplemental findings in Section 126.0504(m).

As noted and described previously in Site Development Permit Finding No. 1(c), three deviations are being requested as part of the project design. The purpose and intent of the Central Urbanized Planned District says, "the goals and objectives include the development of quality single and multiple dwelling units that are compatible in scale and character with existing neighborhoods." The project will consist of a mixed-use development with a residential/commercial component consistent with the surrounding area and in accordance with the CC-3-5 zone. Therefore, the development will not be inconsistent with the purpose of the underlying zone.

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

As outlined in Site Development Permit Finding No. 1(c) listed above, any proposed deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

B. PLANNED DEVELOPMENT PERMIT SDMC Section 126.0605

- 1. <u>Findings for all Planned Development Permits</u>:
 - a. The proposed development will not adversely affect the applicable land use plan.

As outlined in Site Development Permit Finding No. 1(a) listed above, 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.

As outlined in Site Development Permit Finding No. 1(b) listed above, 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 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.

As outlined in Site Development Permit Finding No. 1(c) listed above, 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 above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

ATTACHMENT 7

BE IT FURTHER RESOLVED, that Planned Development Permit No. 2102933 and Site

Development Permit No. 1769787 is granted to UNIVERSITY AVENUE MANOR, LLC, 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

DCA Name

Deputy City Attorney

XXX<mark>:xxx</mark> Insert Date Or.Dept:DSD

Doc. No.: xxxxxxx

RECORDING REQUESTED BY

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

WHEN RECORDED MAIL TO CITY CLERK MAIL STATION 2A

INTERNAL ORDER NUMBER: 24006884 SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1769787
PLANNED DEVELOPMENT PERMIT NO. 2102933
UNIVERSITY MANOR MIXED USE PROJECT NO. 503848
CITY COUNCIL

This Site Development Permit No. 1769787 and Planned Development Permit No. 2102933 is granted by the City Council of the City of San Diego to UNIVERSITY AVENUE MANOR, LLC, Owner, and Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0502, 126.0602, and 143.0915. The 1.47-acre site is located at 5570, 5580, and 5586 University in the CC-5-3 zone of the Mid-City Communities Plan. The project site is legally described as: Parcel 1: The westerly 50 feet of the easterly 150 feet that portion of Lot 29 of Lemon Villa, Map No. 734, lying northerly of the northerly line of University Avenue as said Avenue was conveyed to the City of East San Diego by Deed recorded August 16, 1918 in Book 761, Page 57, said Distance being measured at right angles from easterly line of said Lot 29; Parcel 2: The westerly 100 feet of the easterly 250 feet of that portion of Lot 29, Lemon Villa Map No. 734, lying north of the north line of University Avenue, as said Avenue was conveyed to the City of East San Diego by Deed recorded August 16, 1918 in Book 761, Page 57, said distance being measured at right angles from easterly line of said Lot 29; Parcel 3: The westerly 50 feet of the easterly 300 feet of that portion of Lot 29, Lemon Villa Map No. 734, lying north of the north line of University Avenue, as said Avenue was conveyed to the City of East San Diego by Deed recorded August 16, 1918 in Book 761, Page 57, said distance being measured at right angles from easterly line of said Lot 29;

Subject to the terms and conditions set forth in	this Permit, permission is granted to
Owner/Permittee to demolish existing structures and t	he construction of a mixed-use development
consisting of 63 for rent multi-family dwelling units and	two commercial buildings described and
identified by size, dimension, quantity, type, and location	on on the approved exhibits [Exhibit "A"]
dated, on file in the Deve	elopment Services Department.

The project shall include:

a. The construction of a mixed-use project consisting of 63 multi-family dwelling units (55,951 square feet) with 10 percent affordable (seven units) in two, four-story residential buildings and two commercial buildings totaling 7,218 square feet of gross building area, inclusive of 2,170 square feet of common area (5,048 square feet, net rentable area);

b. Deviations:

- i. A deviation from SDMC Section 142.0340(d)(1) allowing an increase in retaining wall height up to 16 feet without separation in the rear and side yard where two retaining walls are allowed a maximum height of six feet each separated by a minimum horizontal distance equal to the height of the upper wall;
- ii. A deviation from SDMC Table 131.0E, Balcony Encroachment, to allow required balconies to encroach three feet into the 10-foot side yard setback;
- iii. A deviation from SDMC Section 131.530, Table 131-05D, Building Height, limits building height to 45 feet. Residential Building "A" proposes an overall building height of 57 feet, six-inches.
- c. Demolition of existing structures;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. 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:

- 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.

- c. Exception: Prior to the recordation of this Permit, the issuance for a demolition permit for existing hazardous structures identified in the Notice of Abatement Vacant and Unsecure Structures notice dated August 11, 2017 may be granted.
- 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 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 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" conditions(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 the issuance of any building permits, the Owner/Permittee shall enter into an affordable housing agreement with the San Diego Housing Commission to provide affordable housing units in compliance with the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

ENGINEERING REQUIREMENTS:

- 13. The Site Development Permit No. 1769787 and Planned Development Permit No. 2102933 shall comply with all Conditions of the Final Map for the Tentative Map No. 2125994.
- 14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to construction of a new five-foot sidewalk, curb and gutter per current City Standard, adjacent to the site on University Avenue, satisfactory to the City Engineer.
- 15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private connection to the public storm drain system and the private storm drain system in the right of way adjacent to site on University Avenue.

- 16. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for any private landscaping and irrigation in the University Avenue Right-of-Way.
- 17. The project proposes to export 7,276.72 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
- 18. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
- 19. The proposed drainage system for this development is subject to approval by the City Engineer.
- 20. Prior to the issuance of any construction permit, the Owner/Permittee 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. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
- 23. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

LANDSCAPE REQUIREMENTS:

24. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding 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 (including Environmental conditions) and Exhibit "A," ' on file in the Development Services Department.

- 25. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall 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.
- 26. Prior to issuance of any construction permits for structures (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).
- 27. 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.
- 28. 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 a Landscape Maintenance District or other approved entity. 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.
- 29. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged, or removed during demolition or construction, 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:

- 30. 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.
- 31. 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:

- 32. 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 by the appropriate City decision maker in accordance with the SDMC.
- 33. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a concrete raised median along the project's frontage on University Avenue to allow eastbound left turn in into the site at the commercial driveway and to prohibit left turn out at both driveways, satisfactory to the City Engineer.
- 34. The Owner/Permittee shall provide and maintain a 10-foot by 10-foot visibility triangle area on both sides of the 25-foot wide residential driveway measured along the project's property line on University Avenue. No obstacles higher than 36 inches shall be located within this area.
- 35. The Owner/Permittee shall provide and maintain 10-foot by 10-foot visibility triangle area on both sides of the 24-foot wide commercial driveway measured along the project's property line on University Avenue. No obstacles higher than 36 inches shall be located within this area.
- 36. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a 24-foot wide commercial driveway along the project's frontage on University Avenue, satisfactory to the City Engineer.
- 37. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a 25-foot wide residential driveway along the project's frontage on University Avenue, satisfactory to the City Engineer.

GEOLOGY REQUIREMENTS:

38. Prior to the issuance of any construction permits, the Owner/Permittee shall submit an addendum geotechnical investigation report that provides a design-level infiltration investigation per the Storm Water Standards that includes geotechnical hazard analyses, discussion of mitigation measures, and design recommendations, as well as an updated and fully completed Worksheet C.4-1. The addendum geotechnical investigation report shall be reviewed for adequacy to the Geotechnical Evaluation, University Avenue Mixed Use Residential/Commercial San Diego, California complied by Ninyo & Morre dated May 11, 2017 by the Geology Section of Development Services.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

39. Prior to issuance of any engineering permits for right-of-way improvements, any pre-existing public sewer lateral to be reused by the development must be inspected by a California Licensed Plumbing Contractor using closed-circuit television (CCTV) to verify that the lateral is in good condition, free of all debris, and properly connected to a public sewer main.

- 40. Prior to issuance of any engineering permits for right-of-way improvements, all water services to the site (including domestic, irrigation and fire) are required to pass through a private above ground back flow prevention device (BFPD). BFPDs are typically located just outside the public ROW in-line with the water service. The Public Utilities Department does not allow BFPDs to be located below grade or within any structure.
- 41. Prior to issuance of any Building Construction Permit, the Owner/Permittee shall construct, or assure construction of (via permit and bond), all required public water and sewer facilities in accordance with Exhibit "A."
- 42. Prior to issuance of any Building Construction Permit, the proposed private sewer main must be located and labeled on an approved City Construction Record Drawing (D-sheet) to clearly convey all the following information:
 - i. The sewer line's identity as a PRIVATE SEWER MAIN; and,
 - ii. Its point of entry into the Public Right-of-Way relative to the nearest property line; and,
 - iii. The official document authorizing it to encroach into the Public Right-of-Way; and,
 - iv. Its point of connection to the public sewer collection system relative to the nearest Man Hole.

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
 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.

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ATTACHMENT 8

	SDP No. 1769787/PDP No. 2102933 Date of Approval:
AUTHENTICATED BY THE CITY OF SAN DIEGO DEVEL	OPMENT SERVICES DEPARTMENT
William Zounes Development Project Manager	
NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.	
The undersigned Owner/Permittee, by execution this Permit and promises to perform each and every	•
	UNIVERSITY AVENUE MANOR, LLC Owner/Permittee
	By Lutfi Bastami

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

CITY COUNCIL RESOLUTION NUMBER R-____

TENTATIVE MAP NO. 2125994

PUBLIC RIGHT-OF-WAY VACATION NO. 2102935,

EASEMENT VACATION NO. 2102935

UNIVERSITY MANOR MIXED USE - PROJECT NO. 503848

ADOPTED BY RESOLUTION NO. R-_____ ON _____

WHEREAS, UNIVERSITY AVENUE MANOR, LLC, Subdivider, Owner, and LELAND FRANCIS JOHNSON, Engineer, submitted an application to the City of San Diego for a tentative map and public right-of-way vacation for the demolition of existing structures and the construction of a mixed-use development consisting of 63 for rent multi-family dwelling units and two commercial buildings. The project site is located at 5570, 5580, and 5586 University in the CC-5-3 zone of the Mid-City Communities Plan. The property is legally described as: The westerly 50 feet of the easterly 150 feet that portion of Lot 29 of Lemon Villa, Map No. 734, lying northerly of the northerly line of University Avenue as said Avenue was conveyed to the City of East San Diego by Deed recorded August 16, 1918 in Book 761, Page 57, said Distance being measured at right angles from easterly line of said Lot 29; Parcel 2: The westerly 100 feet of the easterly 250 feet of that portion of Lot 29, Lemon Villa Map No. 734, lying north of the north line of University Avenue, as said Avenue was conveyed to the City of East San Diego by Deed recorded August 16, 1918 in Book 761, Page 57, said distance being measured at right angles from easterly line of said Lot 29; Parcel 3: The westerly 50 feet of the easterly 300 feet of that portion of Lot 29, Lemon Villa Map No. 734, lying north of the north line of University Avenue, as said Avenue was conveyed to the City of East San Diego by Deed recorded August 16, 1918 in Book 761, Page 57, said distance being measured at right angles from easterly line of said Lot 29; and

WHEREAS, the Map proposes the Subdivision of a 1.47-site into a single lot; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, on February 21, 2019, the Planning Commission of the City of San Diego considered Tentative Map No. 2125994, Public Right-of-Way Vacation No. 2102935, and Easement Vacation No. 2102935 pursuant to Resolution No. _______, the Planning Commission voted to recommend City Council approve the map and vacations; 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, on _______, the City Council of the City of San Diego considered

Tentative Map No. 2125994, Public Right-of-Way Vacation No. 2102934 and Easement Vacation No.

2102935 pursuant to San Diego Municipal Code Section(s) 125.0440 and 125.0941 and Subdivision

Map Act section 66428, received for its consideration written and oral presentations, evidence

having been submitted, and testimony having been heard from all interested parties at the public

hearing, and the City Council having fully considered the matter and being fully advised concerning
the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2125994:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The project proposes the demolition of nine structures for the construction of 63 multifamily residential dwelling units located in the rear of the property and two commercial buildings totaling 5,048 square feet located in the front of the property. The 1.47-acre site is located at 5556-5592 University Avenue, within the El Cerrito Heights sub-community area of the Eastern Neighborhood of the Mid-City Communities Plan area. The site is within the CC-3-5 (Commercial-Community Service) zone in the Central Urbanized Planned District. The project site is also within the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and Transit Priority Area Overlay Zone.

The Mid-City Communities Plan designates the site as Commercial and Mixed-Use. Per the community plan, the permitted residential density is 29 dwelling units per acre, with a mixed-use bonus allowing for an increase in residential density up to 43 dwelling units per acre as identified page 54, Figure 13 (Eastern Area Community Plan Map) of the Mid-City Communities Plan. The proposed Project is consistent with the land use designation and, at a proposed density of approximately 43 dwelling units per acre, is consistent with the permitted residential density including mixed-use bonus. The underlying CC-5-3 allows 43 dwelling units for the site.

The project furthers the goal of the General Plan's City of Villages Strategy to realize mixed-use villages located throughout the City connected by high-quality transit. University Avenue is a major transit corridor with local and rapid bus services, and the project site is located along a Mixed-Use Transit Corridor and adjacent to a Smart Growth Town Center as designated on the San Diego Association of Governments (SANDAG) Smart Growth Opportunity Areas map. Additionally, 54th Street, located approximately 0.2 miles west of the project site, is a transit corridor.

The Mid-City Communities Plan policy guidance for buildings along University Avenue east of 54th Street suggests buildings be two-stories in height. The Project complies by incorporating two-story commercial buildings adjacent to University Avenue, with the taller residential buildings located behind the commercial buildings, adjacent to an existing hillside. The Project is also consistent with General Plan policy guidance to create street frontages that provide visual appeal to the streetscape and enhance the pedestrian experience. The commercial portion of the Project, adjacent to the public right-of-way, is designed to be pedestrian-oriented by incorporating prominent, visible, and well-located pedestrian entrances; ground-floor transparency; and space for public art on blank walls near the street frontage to enhance visual appeal.

The residential portion of the Project also meets General Plan policy guidance to provide architectural features that establish and define a building's appeal and enhance the pedestrian experience. To enhance the pedestrian experience, residential and commercial parking areas are screened from the public right-of-way by structures and by screening that is consistent with the site's architectural style. Within the project site, parking areas are also screened by landscaping. The proposed residential structures provide visual appeal by incorporating varied and complementary exterior materials, finishes, and colors.

The Project proposes to vacate a portion of the existing right-of-way of University Avenue along the project frontage. The proposed right-of-way vacation will not adversely affect the Mid-City Communities Plan, which identifies University Avenue at the project site as a Four-Lane Major street. At the project site, University Avenue currently features four lanes, a center left turn lane, and onstreet parking on the north side of the street. The proposed Project will provide new, non-

contiguous sidewalks with tree wells along University Avenue replacing existing contiguous sidewalks, construct a concrete raised median to allow eastbound left turn into the site at the commercial driveway, and on-street parking. As such, the proposed vacated portion of University Avenue is excess public right-or-way and is not needed. The Project meets General Plan policy guidance to improve walkability through the pedestrian oriented design of projects in areas where higher level of pedestrian activity is present or desired, and to encourage the use of non-contiguous sidewalk design where appropriate to help separate pedestrians from auto traffic. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The project proposes the demolition of nine structures for the construction of 63 multifamily residential dwelling units located in the rear of the property and two commercial buildings totaling 5,048 square feet located in the front of the property. Three deviations are being requested as part of the project design: 1) retaining wall height (up to 16-feet) within the rear and side yard where two six-foot retaining walls with separation is allowed; 2) balcony encroachment into the side yard setback; 3) Proposed structure height of 50 feet where 45 feet is allowed. The following outlines the deviations and justifications:

Retaining Wall: SDMC section 142.0340(d)(1) allows two retaining walls with a maximum height of six feet each separated by a minimum horizontal distance equal to the height of the upper wall within the rear and side yards in commercially zoned properties. The deviation is to allow an increase in the retaining wall heights up to 16 feet for a single wall in the rear and side yard without separation

The project site has an elevation differential of approximately 51 feet spanning over 300 feet from University Avenue to the rear property line. The over height retaining walls will be located in the rear of the property. The proposed development will minimize the alteration of land forms and will not result in undue risk from geologic and erosional forces with the construction of a retaining wall of up to 16 feet. The proposal for over height retaining walls in the rear yard will allow for an open space area for the residence and to maximize the number or residential dwelling units. The scale and mass of the proposed retaining walls would be diminished by the planting of landscape screening along all proposed retaining walls, five feet or greater in height. Additionally, the walls would be located behind the proposed residential development and screened from the public-rightway. Partially imbedding the development into the hillside would allow the placement of a usable open space area with bar-b-que, passive landscape, and picnic tables and keeping the project building from protruding in height above the surrounding developments.

Balcony Encroachment: SDMC Table 131.05E requires a 10-foot side yard setback for the project. The balcony deviation is requested to allow required balconies to encroach three feet into the east side yard setback

All the structures on the project site are oriented towards and related to the topographic features of the site and the narrow width of the lot. Due to the restricted width of the lot/site,

compliance with San Diego Fire Department fire access width requirements, and the need to meet minimum private open space requirements, the Project's balconies are proposed to encroach three feet into the east side yard setback (Figure 4). The encroachment into the side yard setback will allow each unit to maintain a minimum of 60 square feet of private open space and allow adequate access for emergency vehicles.

Building Height: The City of San Diego building height requirements, per SDMC Section 131.0530, Table 131-05D, limits building height to 45 feet for the CC-5-3 zone. Residential Building "A" within the mixed-use development proposes an overall building height of 57 feet, six-inches when the height measurement includes the commercial structure's height.

The project site slopes up to 51 feet in elevation differential, spanning 300 feet from University Avenue to the rear property line. Residential Building "A" is based on grade 14 feet higher than the adjacent Commercial Building "A". Because the Project is providing pedestrian and accessible connectivity between Commercial Building "A" and Residential Building "A" from the public right-of-way, the connected commercial and residential buildings include a common staircase, an elevator and an accessible ramp from the public right-of-way creating an overall height of 57 feet, six inches. When viewed separately, the overall Residential Building "A" height is 43 feet, six inches and the Commercial Building "A" height is 14 feet. When viewed from the public right-of-way, both buildings appear separate as Commercial Building "A" is position along University Avenue at a height of 14 feet and Residential Building "A" is set back 40 feet from the front of Commercial Building "A". Allowing Building "A" to exceed the height limit will provide access between the residential units and the commercial area

The above three deviations have been analyzed by staff and determined to be consistent with the goals and recommendations of the General Plan, Mid-City Communities Community Plan, the Central Urbanized Planned District, and the purpose and intent of the CC-5-3 zone. The Project has been designed to address the physical environment and would not adversely impact the public's health or safety. Apart from the above deviations, the proposed project provides a mixed residential/commercial development in accordance with development standards of the CC-5-3 zone and Mid-City Communities Community Plan. The proposed development will assist in accomplishing the City goal by providing affordable housing units and market-rate housing opportunities in transit-friendly areas near employment centers.

The project deviations are allowed by a Site Development Permit for projects utilizing the Affordable/In-Fill Housing and Sustainable Buildings Regulations from SDMC section 143.0915. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

3. The site is physically suitable for the type and density of development.

The site has been previously graded and developed with existing structures. The project proposes the demolition of nine structures for the construction of 63 multi-family residential dwelling units located in the rear of the property and two commercial buildings totaling 5,048 square feet located in the front of the property. The Mid-City Communities Plan designates the site as Commercial and Mixed-Use. Per the community plan, the permitted residential density is 29

dwelling units per acre, with a mixed-use bonus allowing for an increase in residential density up to 43 dwelling units per acre as identified page 54, Figure 13 (Eastern Area Community Plan Map) of the Mid-City Communities Plan. The proposed Project is consistent with the land use designation and, at a proposed density of approximately 43 dwelling units per acre, is consistent with the permitted residential density including mixed-use bonus. The underlying CC-5-3 allows 43 dwelling units for the site.

All the structures on the project site are oriented towards and related to the topographic features of the site and the narrow width of the lot. The project's lot dimension is approximately 430 feet by 280 feet with two thirds of the site previously graded from preexisting developments. The Project will orientate the residential element with the previously graded area following the long side of the lot dimension. This will allow the development to maximize the number of residential dwelling units and prevent additional grading into a nearly vertical hillside and allow building "B" to be within the height requirements. Therefore, the site is physically suitable for the type and density of the development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Negative Declaration No. 503848 has been prepared in accordance with the State of California Environmental Quality Act (CEQA) guidelines. The City of San Diego conducted an Initial Study which determined that the proposed project will not have a significant environmental effect and the preparation of Environmental Impact Report will not be required. The project is located within an urbanized and built-out environment where there are no watercourses or environmentally sensitive lands harboring fish or wildlife on or adjacent to the site. Therefore, the subdivision and the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The proposed project, including review of grading, drainage, architecture, landscape, environmental analysis and provisions of new driveways, has been designed to conform with the City of San Diego's codes, policies, and regulations with the primary focus of protecting the public's health, safety and welfare. The conditions of approval of the project require compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare for those who would work at the site and within the community. Conditions of approval address driveway, public improvements including a new center median within University Avenue, landscaping and grading. Storm water impacts from the project will be mitigated through the implementation and installation of Low Impact Development site design features, such as source control and treatment control Best Management Practices.

Negative Declaration No. 503848 has been prepared for the project in accordance with state of California Environmental Quality Act (CEQA) guidelines. Based on the Initial Study, it was determined that the proposed project will not have a significant effect on the environment.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in Site Development Permit (SDP) No. 1769787 and Planned Development Permit (PDP) No. 2102933, and other regulations and guidelines pertaining to the subject property per the SDMC for the project site. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the Owner/Permittee will be required to obtain a grading and public improvement permit. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

Currently the site contains two remnant road easements proposed to be vacated and an unused portion of University Avenue to be vacated through this Tentative Map action. The project proposes the demolition of nine structures for the construction of 63 multi-family residential dwelling units located in the rear of the property and two commercial buildings totaling 5,048 square feet located in the front of the property. Access to the site will be entirely from University Avenue which is being improved to include new curb, gutter, sidewalk, and a center median allowing for a left turn into the site from eastbound University Avenue. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The subdivision proposes the consolidation of three existing lots into one lot on a 1.47-acre site. The proposed development includes the construction of 63 multi-family residential dwelling units located in the rear of the property in two, four-story structures and two commercial buildings totaling 5,048 square feet located in the front of the property. The design of the subdivision has taken into account the best use of the land to minimize grading and orient the development from east to west providing optimal solar utilization. The roof top of the proposed mixed-use development provides the opportunity for future solar heating or electric resources and would not impede or inhibit any future passive or natural heating and cooling opportunities. The construction of the multi-family dwelling units will include electrical conduit from the roof to the electrical room so that a photovoltaic system could be installed at a future date. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The decision maker has reviewed the administrative record including the project plans and environmental documentation to determine the effects of the proposed subdivision on the housing needs of the region. With the proposed development of 63 multi-family residential units, there would be a gain of 63 for-rent units. The multi-family dwelling units are within a built out urbanized community with adequate infrastructure. The applicant has chosen the option of providing seven affordable housing units on site. The decision maker has determined that the available fiscal and environmental resources are balanced by the proximity of shopping, essential services, and recreation in the nearby developed urban area. The project is within a quarter mile from retail services and sales. In addition, the site is located within a half mile from Colina Del Sol community park. Therefore, the housing needs of the region are balanced against the needs for public services and the available fiscal and environmental resources.

BE IT FURTHER RESOLVED, that portions of two road easements and a portion of University Avenue, located within the project boundaries as shown in Tentative Map No. 2125994 shall be vacated, contingent upon the recordation of the approved Parcel Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

9. There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated.

The project proposes to vacate two road easements in conjunction with the demolition of nine structures and the construction of 63 multi-family residential dwelling units and two commercial buildings. The two road easements exist on the site. Easement 1 is located on a portion of Parcel 1, Map No. 734 and was created for roadway purposes and granted to the City of San Diego in 1947. Easement 2 is located on Parcel 2, Map No. 734 and was also created for road way purposes and granted to the City of San Diego in 1952.

The remnant easements do not extend beyond the project's boundary and are not in operation for its intended use. Easement 1, currently traverses the southern portion of Parcel 1 and is 65 feet long for a total area of 1,001 square feet. The easement currently contains existing structures and a parking over it. Easement 2, currently traverses the southern portion of Parcel 2 and is approximately 165 feet long with a total area of 2,003 square feet. This easement currently contains existing structures over it.

The road easements do not provide access for the existing structures on Parcels 1 and 2 and are not required for access to the proposed multi-use development. Therefore, there is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated.

10. The public will benefit from the action through improved utilization of the land made available by the vacation.

The proposed easement vacations will allow the construction of 63 multi-family residential dwelling units located in the rear of the property and two commercial buildings totaling 5,048 square feet located in the front of the property where seven of the multi-family residential dwelling units will be affordable units. The project site includes the following associated street addresses: 5556 University Avenue which contains an unoccupied Quality Auto Sales comprised of a one-story structure; 5570, 5580, 5586, and 5590 University Avenue contains four one-story structures and one two-story structure associated with the former dry-cleaning operations and currently abandoned; and lastly, 5590a, 5590b, and 5592 University Avenue contains two one-story residential structures and one detached garage.

On August 11, 2017 the Code Enforcement Division of the Development Services Department found the structures located at 5570, 5580, and 5586 University Avenue to be vacant and unsecured. This condition violates San Diego Municipal Code Section 54.0306. Additionally, the vacant and unsecured structures posed a serious threat to the public's health and safety and are declared to be a public nuisance in accordance with San Diego Municipal Code Section 54.0301 and California Health and Safety Code Section 17920.3.

The project would require the removal of the abandon and hazardous structures for the development of the mixed-used development which would provide housing and employment opportunity to the community. The overall 1.47-acre project site would be graded in preparation for the construction of the project. The remnant vacated easements will be utilized for the construction of the mixed-use development. University Avenue will be improved with new curb, gutter, sidewalk, and expanded in accordance with current Mid-City Communities Community Plan street classification of a four-lane major. Additionally, the project will include a raised medium allowing a left turn land lane into the development ensuring traffic safety along University Avenue. Therefore, the public will benefit from the abandonment through improved utilization of the land made available by the abandonment.

11. The vacation is consistent with any applicable land use plan.

As outlined in Tentative Map Finding No. 1 listed above, the vacation is consistent with any applicable land use plan.

12. The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

The project proposes to vacate two road easements in conjunction with the demolition of nine structures and the construction of 63 multi-family residential dwelling units and two commercial buildings. The two road easements exist on the site. Easement 1 is located on a portion of Parcel 1, Map No. 734 and was created for roadway purposes and granted to the City of San Diego in 1947. Easement 2 is located on Parcel 2, Map No. 734 and was also created for road way purposes and granted to the City of San Diego in 1952

The remnant easements do not extend beyond the project's boundary and are not in operation for its intended use. Easement 1, currently traverses the southern portion of Parcel 1 and

is 65 feet long for a total area of 1,001 square feet. Easement 2 traverses the southern portion of Parcel 2 and is approximately 165 feet long with a total area of 2,003 square feet.

The road easements are not required for access to the proposed multi-use development. The area vacated by the proposed easement vacation will be utilized for the construction of the mixed-use development and provide housing and commercial services to the community. Therefore, the public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

13. There is no present or prospective public use for the public right-of-way either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated.

The project proposes to vacate a portion of University Avenue in conjunction with the demolition of nine structures and the construction of 63 multi-family residential dwelling units and two commercial buildings. The proposed portion of University Avenue was deeded to the City of San Diego in 1918 and was created for the University Avenue right-of-Way.

The proposed project would include the expansion of University Avenue to its designated street classification as a Four-Lane Major by providing new, non-contiguous sidewalks with tree wells, a concrete raised median to allow eastbound left turn into the site at the commercial driveway, and on-street parking. The remining remnant portion of University Avenue not required for a Four-Lane major classification, would be vacated equating to 2,932 square feet. The proposed vacated area currently traverses the entire eastern portion of the site and contains a parking lot which at one time was used for a dry-cleaning business and auto mechanic shop.

The vacated area does not provide automobile flow along University Avenue and is excess Public Right-of-Way of a Four-Lane Major street classification. Therefore, there is no present or prospective public use for the public right-of-way either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated.

14. The public will benefit from the action through improved use of the land made available by the vacation.

The proposed Public Right-of-Way (PROW) vacation will allow the construction of 63 multifamily residential dwelling units located in the rear of the property and two commercial buildings totaling 5,048 square feet located in the front of the property where seven of the multi-family residential dwelling units will be affordable units.

The vacated area does not provide automobile flow along University Avenue and is excess Public Right-of-Way of a Four-Lane Major street classification. The remnant portion of University Avenue is not required for a Four-Lane Major, will be utilized for the construction of the mixed-use development, and will provide housing and commercial services to the community. Additionally, University Avenue will be improved with new curb, gutter, sidewalk, and expanded in accordance with current Mid City Communities Community Plan street classification of a Four-Lane Major. The project will include a raised median allowing a left turn land lane into the development ensuring

traffic safety along University Avenue. Therefore, the public will benefit from the action through improved use of the land made available by the vacation.

15. The vacation does not adversely affect any applicable land use plan.

As outlined in Tentative Map Finding No. 1 listed above, the vacation is consistent with any applicable land use plan.

16. The public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation.

The proposed portion of University Avenue to be vacated was deeded to the City of San Diego in 1918 and was created for the University Avenue Right-of-Way. The portion of University Avenue being vacated is currently unimproved.

The proposed project would include the expansion of University Avenue to its designated street classification as a Four-Lane Major by providing new, non-contiguous sidewalks with tree wells, a concrete raised median to allow eastbound left turn into the site at the commercial driveway, and on-street parking. The remining unimproved portion of University Avenue not required for a Four-Lane Major classification, would be vacated equating to 2,932 square feet. The proposed vacated area currently traverses the entire southern portion of the site, does not provide automobile flow along University Avenue and is excess Public Right-of-Way of a Four-Lane Major street classification. Therefore, the public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Tentative Map No. 2125994, Public Right-of-Way Vacation No. 2102934 and Easement Vacation No. 2102935 are approved and hereby granted to UNIVERSITY AVENUE MANOR, LLC subject to the attached conditions which are made a part of this resolution by this reference.

APPROV	ED: MARA ELLIOTT, City Attorney
Ву _	
ľ	Mara Elliott
[Deputy City Attorney
[Initials]: [Month], Or.Dept:	/[Day]/[Year]

R-R-[Reso Code]

CITY COUNCIL CONDITIONS FOR TENTATIVE MAP NO. 2125994 PUBLIC RIGHT-OF-WAY VACATION NO. 2102935 EASEMENT VACATION NO. 2102935

UNIVERSITY MANOR MIXED USE - PROJECT NO. 503848
ADOPTED BY RESOLUTION NO. R-_____ ON ____

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 This Tentative Map will expire
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- 2. Compliance with all the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
- 3. Prior to the expiration of the tentative map, a Parcel Map to consolidate the property into one parcel shall be recorded in the Office of the County Recorder.
- 4. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
- 5. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office along with the associated \$34.00 compliance fee to avoid delaying the recordation of the Parcel Map.
- 6. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.
- 7. All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
- 8. The easements shown on the Tentative Map exhibit will be vacated pursuant to section 66445(j) of the Subdivision Map Act.
- 9. The Subdivision shall conform to the provisions of Planned Development Permit No. 2102933 and Site Development Permit No. 1769787.
- 10. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.

11. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

12. Prior to the recordation of the Parcel Map, the Subdivider shall enter into an affordable housing agreement with the San Diego Housing Commission to provide affordable housing units in compliance with the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code §§ 143.0301 et seq.).

ENGINEERING

- 13. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider will be required to install a new street light adjacent to the site on University Avenue.
- 14. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
- 15. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
- 16. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

17. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].

18. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."

The Parcel Map shall:

- a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

WATER/WASTE WATER

- 19. Prior to any Parcel Map being recorded, the Subdivider shall ensure that all easements have been vacated in accordance with Exhibit "A."
- 20. Prior to the issuance of any Building Construction Permit, the Subdivider shall construct, or assure construction via a permit and bond, all required public water and sewer facilities in accordance with Exhibit "A."

INFORMATION:

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

ATTACHMENT 10

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

Internal Order No. 24006884

Attachment 11

ADOPTED ON
WHEREAS, on June 22, 2017, UNIVERSITY AVENUE MANOR, LLC submitted an application to the Development Services Department for a Site Development Permit, Planned Development Permit, Tentative Map, Public Right-of-Way Vacation, and Easement Vacation for the University Manor Mixed-Use (Project); and
WHEREAS, the matter was set for a public hearing to be conducted by the City Council of the City of San Diego; and
WHEREAS, the issue was heard by the City Council of the City of San Diego on; and
WHEREAS, the City Council of the City of San Diego considered the issues discussed in Negative Declaration No. 503848 (Declaration) prepared for this Project; NOW THEREFORE,
BE IT RESOLVED, by the City Council of the City of San Diego that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the City Council of the City of San Diego in connection with the approval of the Project.
BE IT FURTHER RESOLVED, that the City Council finds on the basis of the entire record, including the Initial Study and any comments received, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.
BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record proceedings upon which the approval is based are available to the public at the office of the CITY CLERK, 202 C STREET, SAN DIEGO, CA 92101.
BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.
Bv:

RESOLUTION NUMBER R-_____



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

Ownership Disclosure Statement

			rmit Conditional Use Permit dment • Other Project No. For City Use Only
Project Title	Maner Mixed us	o	Project No. 1 of Oily Ose Offly
Project Address:			
5556 Unive	Manor Mixed us raily Avenue		
	J	is all the second of the second se	
Part I - To be completed wher	n property is held by Individual	(s)	
above, will be filed with the City of below the owner(s) and tenant(s) (who have an interest in the property, individuals who own the property), rom the Assistant Executive Direct Development Agreement (DDA) ha Manager of any changes in owners	San Diego on the subject property. (if applicable) of the above reference by, recorded or otherwise, and state the A signature is required of at least of the San Diego Redevelopment as been approved / executed by the ship during the time the application is days prior to any public hearing or	with the intent to record an energy property. The list must include type of property interest (e.g., one of the property owners. Attack, Agency shall be required for all a City Council. Note: The applies being processed or considered.	mit, map or other matter, as identified cumbrance against the property. Please list de the names and addresses of all persons, tenants who will benefit from the permit, all ach additional pages if needed. A signature I project parcels for which a Disposition and cant is responsible for notifying the Project d. Changes in ownership are to be given to to provide accurate and current ownership
Name of Individual (type or pri	The second secon	Name of Individual (typ	e or print):
		171	r
promise promise		process de la constant de la constan	
Owner Tenant/Lessee	Redevelopment Agency	*	t/Lessee Redevelopment Agency
The second secon	Redevelopment Agency	Owner Tenani Street Address:	t/Lessee
Street Address:	Redevelopment Agency	*	t/Lessee
Street Address: City/State/Zip:	Redevelopment Agency Fax No:	Street Address:	t/Lessee
Street Address: City/State/Zip: Phone No:		Street Address: City/State/Zip:	
Street Address: City/State/Zip: Phone No: Signature :	Fax No: Date:	Street Address: City/State/Zip: Phone No:	Fax No: Date:
Street Address: City/State/Zip: Phone No: Signature:	Fax No: Date:	Street Address: City/State/Zip: Phone No: Signature :	Fax No: Date:
Street Address: City/State/Zip: Phone No: Signature : Name of Individual (type or print) Owner Tenant/Lessee	Fax No: Date:	Street Address: City/State/Zip: Phone No: Signature : Name of Individual (typ	Fax No: Date:
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Street Address: City/State/Zip: Phone No: Signature : Name of Individual (type or prin	Fax No: Date: nt): Redevelopment Agency	Street Address: City/State/Zip: Phone No: Signature : Name of Individual (typ Owner Tenant/I Street Address: City/State/Zip:	Fax No: Date: e or print): Lessee Redevelopment Agency

ATTACHMENT 12 Page 2 of 2

Project Title: University Manor Mixed L	Se Project No. (For City Use Only)
Part II - To be completed when property is held by a corporal	ion or partnership
Legal Status (please check):	
Corporation Limited Liability -or- General) What Stat	e? Corporate Identification No
the property. Please list below the names, titles and addresses of otherwise, and state the type of property interest (e.g., tenants with a partnership who own the property). A signature is required or property. Attach additional pages if needed. Note: The applicant ownership during the time the application is being processed or or	subject property with the intent to record an encumbrance against fall persons who have an interest in the property, recorded or no will benefit from the permit, all corporate officers, and all partners of at least one of the corporate officers or partners who own the is responsible for notifying the Project Manager of any changes in onsidered. Changes in ownership are to be given to the Project property. Failure to provide accurate and current ownership
Corporate/Partnership Name (type or print): University Avenue Manor LLC	Corporate/Partnership Name (type or print):
Owner Tenant/Lessee	Cwncr Terant/Lesses
Street Address: Sos! Magin Shreet	Street Address:
City/State/Zip:	City/State/Zip:
Stanton CA 90680 Phone No: Fax No: 714 - 828 - 4882	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature: Date: 6-13-17	Signature: Date:
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
Owner Tenant/Lessee	Owner Tenant/Lessee
Streat Address;	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No. Fax No.
Name of Corporate Officer/Partner (type or print),	Name of Corporate Officer/Partner (type or print):
Tille (type or print):	Title (type or print):
Signature : Date:	Signature: Date:
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
Owner Tenant/Lessee	Owner Tenant/Lessee
Street Address:	Street Address:
C:ty/State/Zip.	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No.
Name of Corporate Officer/Partner (type or print)	Name of Corporate Officer/Partner (type or pant):
Title (type or print):	Title (type or print):
Signature ; Date:	Signature : Date:

October 2016

City of San Diego • Information Bulletin 620

Page 3 of 4



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

Community Planning Committee Distribution Form Part 1

Project Name:	Project Number:	Distribution Date:
University Manor Mixed Use	503848	6/22/2017

Project Scope/Location:

(Process 4) PDP for demolition of existing structures and construction of a mixed use development using community plan density bonus. Project consisting of 66 units, with 10% affordable, in two, 3-story residential buildings and two commercial buildings totaling 62,117 sq ft. The 5556 University Ave. site is 1.55 acres, Central Urbanized Planned District, CC-5-3 zone, and parking overlays. Affordable Housing Expedite Program and in CD9.

Applicant Name:

Mark Gottschlich

Project Manager:

Will Zounes

Applicant Phone Number:

858.382.6906

E-mail Address:

wzounes@sandiego.gov

Project Issues (To be completed by Community Planning Committee for initial review):

The Eastern Area Community Planning Committee recommended that the City of San Diego approve the project subject to the following conditions:

- 1) That all deficiencies identified in the Cycles letter be addressed to the city staff's satisfaction.
- 2) That the developer impact fees (DIF) collected for this project, estimated to be at least \$250,000, be spent locally, and specifically earmarked for the Chollas Triangle Park.
- 3) That the City consider allowing a painted street median as opposed to a raised median on University avenue. The EACPC strongly believes that a raised median at this time will add to the circulation problems in this area. For example, left hand turns into and from the project would be a problem.

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

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Page 4 of 4

City of San Diego • Information Bulletin 620

October 2016



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

Community Planning Committee Distribution Form Part 2

	DIS	tributio	n Form Part 2	
Project Name:	Project Number	er:	Distribution Date:	
Iniversity Manor Mixed Use 50384		48	6/22/2017	
Project Scope/Location:	•			
(Process 4) PDP for demolition of existing stru using community plan density bonus. Project or residential buildings and two commercial buildings 1.55 acres, Central Urbanized Planned Distribution Expedite Program and in CD9.	consisting of 66 uni ings totaling 62,11	its, with 10% at 7 sq ft. The 55	ffordable, in two, 3-story 56 University Ave. site	
Applicant Name:		Applicant	Phone Number:	
Mark Gottschlich		858.382.690)6	
Project Manager:	Phone #:	E-mail Addr	ess:	
Will Zounes	(619) 687-5942	wzounes@sai	ndiego.gov	
Committee Recommendations (To be co	mpleted for Initia	al Review):		
☐ Vote to Approve	Members Yes	Members N	Io Members Abstain	
☑ Vote to Approve	Members Yes	Members N	lo Members Abstain	
With Conditions Listed Below	9	0	1 (Chair)	
☐ Vote to Approve	Members Yes	Members N	lo Members Abstain	
With Non-Binding Recommendations Listed Below				
☐ Vote to Deny	Members Yes	Members N	lo Members Abstain	
□ No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.) CONDITIONS: 1) That all deficiencies identified in the city cycles letter be addressed to the city staff's satisfaction.				
 2) That the developer impact fees (DIF) collected and earmarked for the Chollas Triangle Park. 3) That the City consider allowing a painted street 	d for this project, estima	ated to be at least	\$250,000, be spent locally,	
NAME:	ottinodidi. do opposod	TITLE:	r EACPC	
Thomas Silva			LAGIO	
SIGNATURE:		DATE: Se	ept. 26, 2017	
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				
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(10-16)



ATTACHMENT 14
MAILED Page 1 of 9

AUG 1 1 2017

CODE ENFORCEMENT SECTION

August 11, 2017

NOTICE OF ABATEMENT VACANT AND UNSECURED STRUCTURE

VIA REGULAR, CERTIFIED MAIL AND POSTING

Location: 5570, 5580, 5586 University Avenue

APN:

472-410-1300

Zone:

CC-5-3

University Avenue Manor LLC 8051 Main Street Stanton, CA 90680

Allen Amer Othman, Managing Member University Avenue Manor LLC 6942 Steeplechase Circle Huntington Beach, CA 92648

Lutfi Mustafa Bustami, Managing Member University Avenue Manor LLC 52 Overbrook Irvine, CA 92620

Eric Imad Othman, Managing Member University Avenue Manor LLC 2852 Kempton Drive Rossmoor, CA 90720

A representative of the Code Enforcement Division, Development Services Department inspected this property on May 12, 2017, and found the structure(s) thereon to be vacant and unsecured. This condition violates San Diego Municipal Code Section 54.0306.

Page 2 Notice of Abatement Vacant and Unsecured Structure 5570 University Avenue August 11, 2017

The vacant and unsecured structure(s) pose(s) a serious threat to the public's health and safety and are declared to be a public nuisance in accordance with San Diego Municipal Code Section 54.0301 and California Health and Safety Code Section 17920.3.

Actions Required of You

A. You are required to remove all weeds, waste and rubbish from the surrounding yards and interior of the premises and to board and secure the building(s) and clean the site by **August 21, 2017**. You must secure the building(s) to the following specifications:

All weeds, waste and rubbish and all accumulated debris that pose a fire or health hazard within or upon the property or premises shall be removed.

All unsecured doorways, windows or exterior openings shall be barricaded with $\frac{1}{2}$ inch minimum thickness exterior grade plywood which shall extend to the molding stops or studs. At least two wood studs of minimum 2 x 4 inch thickness shall be mounted to the reverse face of the plywood with $\frac{3}{8}$ inch minimum carriage bolts mated with nuts and two flat washers; the studs shall extend a minimum of eight (8) inches on each side of the interior wall. All hardware shall be galvanized or cadmium plated.

All exterior barricade material shall be painted the predominant color of the structure(s).

A reinspection of the property for compliance with this notice will take place on **August 21, 2017**.

B. File a <u>Letter of Agency</u> with the San Diego Police Department (included) <u>and provide a copy</u> to Tracy Tryon, Zoning Investigator, <u>DSD-CEDAbandonedProp@sandiego.gov</u> or 1222 First Avenue, 5th Floor, MS 511, San Diego, CA 92101-4101. A Letter of Agency on file and renewed every **6 months** with the San Diego Police Department is required by San Diego Municipal Code Section 54.0306 (g).

C. After the structure(s) are boarded and secured, you have 30 calendar days to file a written statement explaining your intent to rehabilitate or demolish the vacant structure(s) and a time table for completion. The required "Statement of Intent" form is enclosed. Send this statement to Tracy Tryon, Zoning Investigator, <u>DSD-CEDAbandonedProp@sandiego.gov</u> or 1222 First Avenue, 5th Floor, MS 511, San Diego, CA 92101-4101. This statement of intent is required by San Diego Municipal Code Section 54.0313.

Your Right to Appeal

Under the provisions of Section 12.0606 of the San Diego Municipal Code, you may appeal this notice by filing a written request to appeal the Abatement Notice by **August 21, 2017**.

Page 3 Notice of Abatement Vacant and Unsecured Structure 5570 University Avenue August 11, 2017

Send the appeal to Teresa Almazan, Abatement Coordinator, 1222 First Avenue, 5th Floor, MS 511, San Diego, CA 92101-4101. Upon receipt of your written request, the Code Enforcement Division, Development Services Department will schedule a hearing to hear objections as to why abatement should not be ordered and effected.

If the Hearing Officer issues an order confirming the existence of a public nuisance, the City may immediately abate the public nuisance.

Possible Source of Help

Owners who need financial assistance to correct housing code violations and/or make additional repairs are encouraged to contact the San Diego Housing Commission, Housing Rehabilitation Division, at (619) 578-7521.

The Housing Commission provides low interest rehabilitation loans to qualified owners who occupy or will occupy single family residences city-wide, as well as to residential rental property owners who rent to low income tenants.

Potential Consequences to You

If you fail to comply with this Abatement Notice and an appeal has not been timely filed, the City may abate the public nuisance and recover all costs pursuant to the procedures set forth in the San Diego Municipal Code Chapter 1 Division 6.

As well, if the structure(s), once abated, again become(s) unsecured or the premises again contain debris, rubbish, waste or excessive vegetation, the City may, without further notice, again abate the nuisance and proceed to recover costs in accordance with San Diego Municipal Code, Sections 54.0310(a) and (b).

If the structure(s) become(s) open and unsecured on a periodic basis, the City may seek their demolition as a continuous public nuisance in accordance with San Diego Municipal Code, Section 54.0312.

If you fail to file an approved Statement of Intent and/or do not make a diligent and good faith effort to implement the actions identified in the statement in a timely manner you may be subject to civil penalties as set forth in Section 54.0315 of the San Diego Municipal Code.

Additional consequences, should the property remain in violation after the expiration of the compliance deadline, are set forth in Section 12.0103 of the San Diego Municipal Code. They include but are not limited to criminal prosecution, civil injunction, civil penalties, appointment of a receiver, revocation of permits, and recordation of this notice and withholding of future municipal permits.

The Code Enforcement Division may periodically reinspect an *abandoned property* to ensure compliance. Be advised that a reinspection fee to recover costs may be assessed against the *responsible person* for costs, reinspection and monitoring (per Division 3 Article 4 Chapter 5 of

Page 4 Notice of Abatement Vacant and Unsecured Structure 5570 University Avenue August 11, 2017

the San Diego Municipal Code). Reinspection fees are assessed in accordance with San Diego Municipal Code, Section 13.0103. Current reinspection fees range from \$264 to \$295. The City of San Diego's User Fee Schedule is available at: https://www.sandiego.gov/city-clerk.

Your cooperation in eliminating the nuisance conditions will contribute to a better neighborhood and a healthier and safer San Diego. It is appreciated. Please contact me at (619) 236-6833 if you have any questions.

Tracy Tryon

Zoning Investigator

GS/TJT/jf

Enclosures:

Securing Openings Bulletin #100

Statement of Intent Form

Letter of Agency

cc:

File

CE# 139453

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

139453_5570_University Ave_ced117_T. Tryon



Development Services Department

Code Enforcement Division

The City of San Diego Abandoned Properties

STATEMENT OF INTENT

Owners of abandoned properties are required to file a written Statement of Intent with the City which proposes a rehabilitation plan and timeline to return properties to productive use. Your failure to submit a Statement of Intent for approval will result in the assessment of a quarterly civil penalty per property (San Diego Municipal Code Section 54.0315).

Mail or Email the completed Statement of Intent form to:
Abandoned Property Coordinator, 1222 First Avenue, 5th Floor, MS 511, San Diego, CA 92101-4101
Email <u>DSD-CEDAbandonedProp@sandiego.gov</u> per San Diego Municipal Code 54.0313

PROPERTY INFORMATION	
Property Address:	
Parcel Number:	
OWNERSHIP INFORMATION	
Property Owner	
Name:	
Street:	
City/State/Zip Code:	
Telephone: () Cellphone: ()	
Responsible Party (check one) Owner, listed above Other	er, see below
The Responsible Party is the person in charge or control of the strumanager, conservator, trustee, etc.)	icture who is not the owner (i.e. property
Name / Relationship to Property:	
Street:	
City/State/Zip Code:	
Telephone: () Cellphone: ()	
<u>Lien Information</u>	
Lien Holder(s):	
Loan Number:	
Abandoned Properties are required to file a Letter of Agency with San	

NC-184 (4-17)

PLAN AND TIMELINE FOR LAWFUL OCCUPANCY

Print Name of Property Owner/Responsible Party

Plan for Maintenance During Vacancy

Please use the space below to describe the specific actions to be taken, completion date/timeline and regular maintenance plan, during the period of vacancy per San Diego Municipal Code Section 54.0307. Security check schedule: Twice daily between 7am and 7pm Maintenance Schedule: Daily Property Manager/Security Company:______ Rehabilitation Plan Building permit will be obtained within: 30 days Permit completed within: 45 days Building Permit #: _____ Completion Date/Timeline: _____ **Demolition Plan** Permit completed within: 45 days Demolition permit will be obtained within: 30 days Building Permit #: Completion Date/Timeline: Plan to actively sell or lease the property within 30 days Listing Date: _____ Asking Price: _____ Listing Location: _____ Attach listing or provide link: _____ Agent Name: _____ Phone: _____ Phone: _____ Asking Price: _____ Appraised Value: ____ (If appraised value is not available, please give purchase price and date of purchase.) I give the City permission to provide interested parties with listing information Yes The property is in escrow and is anticipated to close on COMPLETED STATEMENT OF INTENT IS DUE BY I hereby represent and warrant that the information provided in the Statement of Intent is true, complete and accurate to the best of my knowledge. Should any of the information contained in this Statement of Intent change, I will notify the City of San Diego within 15 days of the change. I also understand that it is my responsibility to regularly monitor the property while it is vacant to keep it clean, secure and free from graffiti, trash, weeds and debris. Signature of Property Owner/Responsible Party Date

The Code Enforcement Division may periodically reinspect an abandoned property to ensure compliance. Be advised that a reinspection fee to recover costs may be assessed against the responsible person for costs, reinspection and monitoring (per Division 3 Article 4 Chapter 5 of the San Diego Municipal Code). Reinspection fees are assessed in accordance with San Diego Municipal Code, Section 13.0103. Current reinspection fees range from \$264 to \$295. The City of San Diego's User Fee Schedule is available at: https://www.sandiego.gov/city-clerk.

Attach any additional documents and information regarding the rehabilitation plan of your abandoned property.

This information is available in alternative formats upon request.

Please determine which police division you live or work in before completing this form. Go to In Your Neighborhood for a list of divisions and neighborhoods.

LETTER OF AGENCY (Trespass Arrest Authorization) San Diego Police Department

ATTACHMENT	1	4
Page 7 o	f	9

	In Your Neighborhood			Business I	Name	
Police Divisior	1					
Start Date						
Expiration Da	te				e Use Only	
		÷ ••			O Number	
Last Name			First Name		M.I.	
I am the (Select one) Owner Owner's Agent			Person in lawful possession of the property			
Business/Prope	rty Located at:					
Address (Street)						
City/State			Zip Code			
Home Phone			Business Phone			
FAX Number			Parcel No. San Diego River Bed			····
Recently I have exp	perienced problems at my prope	erty (Select all that apply)	Properties Only			
Urinating	☐ Defecation ☐ Littering	g Drinking	Illegal lodging	Other		
This activity affects	me in the following way:	. , 3		!		
The property is (Se	lect one): Apartment	Business	Privat	te Home Vacan	t Lot	
On-Site Contact		Address		Phon	e	
	Diego Police Department (SDPD t or without lawful purpose.) to act as my agent for t	ne purposes of enforc	ing all laws against any p	person found on the p	roperty
	pperty listed above is (Select app	licable sections):				
Closed to the p	ublic					
Closed to the p	ublic, and posted as NO TRESPAS	SSING (602 P.C.)				
Open to the pu	blic, between the hours of	and				
to act as my agent persons for these	PD to ask unauthorized person for the purposes of enforcing offenses. I understand this le ime if the need exists.	any law violations on	the property. My ag	gent or I will cooperate	in the prosecution (of
Emergency Contact, Not Owner or Owner's Agent		H	ome Phone	Cell Phon	<u>.</u>	, and an analysis of the second secon
J- •		Pa	ger	Other Pho	ne	
	Signature/Print			Date		

Trespass Authorization/Letter of Agency Form

This form allows the San Diego Police Department to act as the agent for the owner of private property for purposes of enforcing laws against any person(s) found on the property without the owner's consent or without lawful purpose. This is an extremely useful tool and is strongly recommended for vacant properties, vacant lots, businesses or any properties upon which public nuisance activity and/or crime problems, including transient activity, drug activity, prostitution, graffiti, or general trespass are occurring. This form must be renewed every TWELVE months in order to be effective per Penal Code section 602. Please submit the completed form via email or to your neighborhood police station.

In conjunction with this form, it is strongly suggested, although not required, that the property be posted with a sign indicating:

- A Letter of Agency has been filed with the San Diego Police Department*;
- The address of the property*;
- The words "No Trespassing"; and
- Who the property is managed by and/or who to call to report problems or concerns.

The sign should be no less than 18" X 24", ideally have a font legible from the nearest public street and not be readily accessible to vandals. Signs should be evenly spaced throughout the surrounding property boundaries covered by the Letter of Agency.

* Important Note: A sign indicating a Letter of Agency is on file with SDPD including the address of the property is necessary in order for SDPD to confirm the validity of the Letter of Agency and respond accordingly.



RECOMMENDED SPECIFICATIONS FOR

Securing Openings

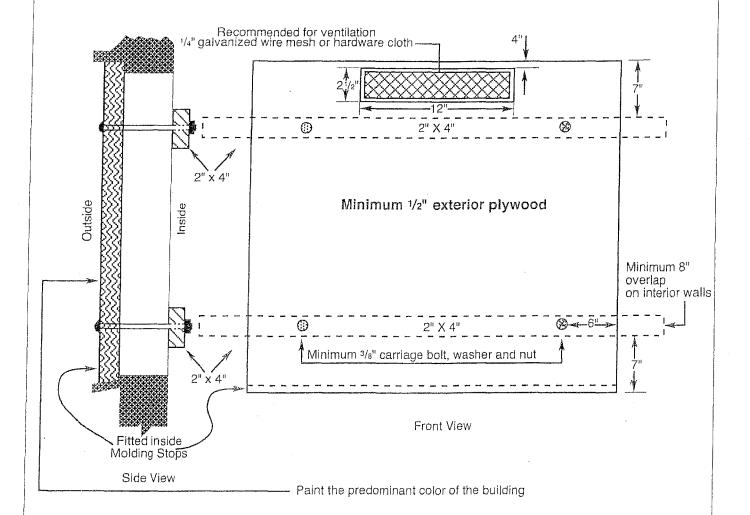
NCC INFORMATION BULLETIN

100

City of San Diego
Code Enforcement Section

Development Services Department 1222 First Avenue, 5th Floor, MS 511 San Diego, CA 92101-4101

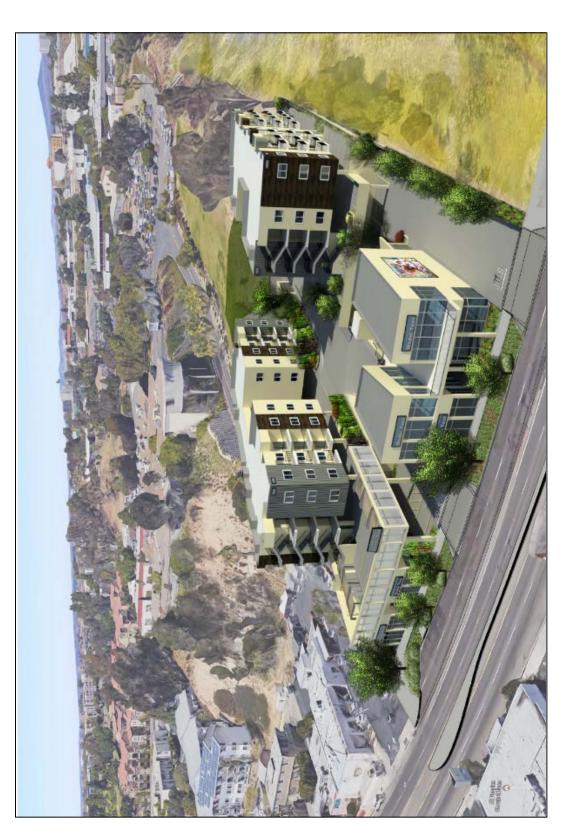
When securing an unoccupied building against unauthorized entry, the San Diego Municipal Code (Sec. 54.0308) requires the following minimum standards:



Project Rendering (Birdseye view looking northwest at the site)









Project Rendering (Residential Elevations)

University Manor Mixed Use Project No. 503848 5556-5592 University Avenue





Project Rendering (Commercial Elevations)

<u>University Manor Mixed Use Project No. 503848</u> 5556-5592 University Avenue





Project Rendering (Lower Birdseye View looking northwest)

University Manor Mixed Use Project No. 503848 5556-5592 University Avenue



UNIVERSITY AVENUE MIXED USE - RESIDENTIAL/COMMERCIAL

PLANNING SET



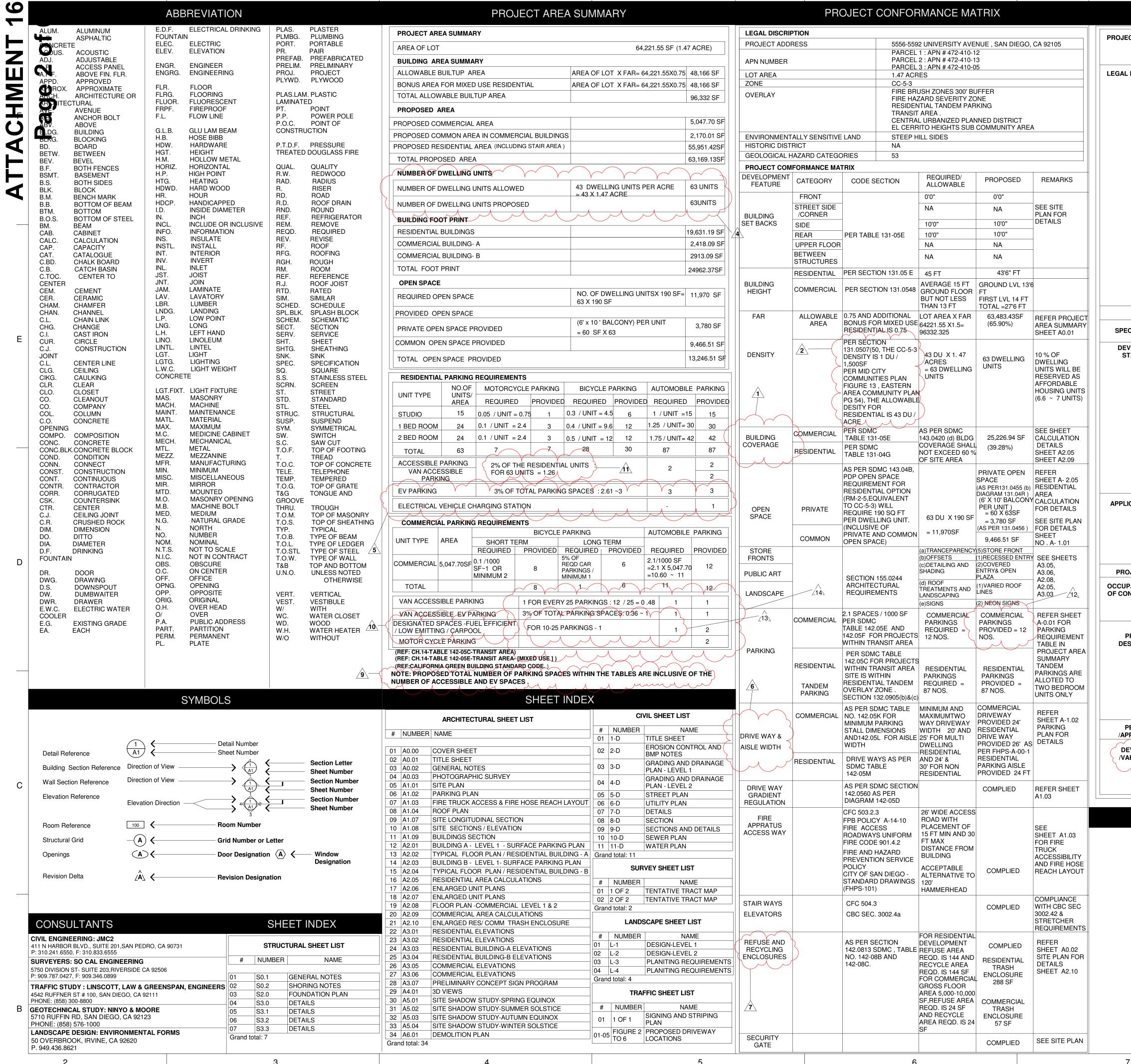
www.studiopi2.com

ADDRESS: 420 GODDARD, SUITE # 200 IRVINE, CA 92618

PHONE: (949)608-0245

UNIVERSITY MANOR LLC

ADDRESS: 8051 MAIN STREET, STANTON, CA, 90680 PHONE: (714) 828 4882



5556-5592 EAST UNIVERSITY AVENUE PROJECT ADDRESS: 5590-5592 EAST UNIVERSITY AVENUE 5570-5587 EAST UNIVERSITY AVENUE SAN DIEGO, CA 92105 THE LAND REFFERED TO HEREIN BELOW IS SITUATED IN CITY OF SAN **LEGAL DESCRIPTION** DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS **DESCRIBED AS FOLLOWS** PARCEL 1: THE WESTERLY 50 FEET OF THE EASTERLY 150 FEET THAT PORTION OF LOT 29 OF LEMON VILLA, ACCORDING TO THE MAP THEROF NO.734, FILED IN OFFICE OF RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 2, 1892 LYING NORTHERLY LINE OF UNIVERSITY AVENUE WAS CONVEYED TO THE CITY OF EAST SAN DIEGO BY DEED RECORDED AUGUST 16.1918 IN BOOK 761, PAGE 57 OF DEEDS, SAID DISTANCESBEING MEASURED AT RIGHT ANGLES FROM EASTERLY LINE OF SAID LOT 29. THE WESTERLY 100 FT OF THE EASTERLY 250 FEET OF THAT PORTION OF LOT 29. LEMON VILLA IN THE COTY OF SAN DIEGO . COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THERE OF NO. 734 FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY DECEMBER 2, 1892, LYING NORTH OF THE NORTH LINE OF UNIVERSITY AVENUE, AS SAID AVENUE WAS CONVEYED TO THE CITY OF EAST SAN DIEGO BY DEED RECORDED AUGUST 16,1918 IN BOOK 761, PAGE OF 57 OF DEEEDS SAID DISTANCE BEING MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LOT 29 PARCEL 3: THE WESTERLY 50 FT OF THE EASTERLY 300 FEET OF THAT PORTION OF LOT 29, LEMON VILLA IN THE COTY OF SAN DIEGO , COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THERE OF NO. 734 LYING NORTH OF THE NORTH LINE OF UNIVERSITY AVENUE, AS SAID AVENUE WAS CONVEYED TO THE CITY OF EAST SAN DIEGO BY DEED RECORDED AUGUST 16,1918 IN BOOK 761, PAGE OF 57 OF DEEEDS SAID DISTANCE BEING MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LOT 29 APN:472-410-05.12 AND 13 CC-5-3 COMMERCIAL-COMMUNITY SERVICE ZONE EASTERN AREA (MID-CITY) COMMUNITY PLAN SPECIFIC PLAN (REF:FIGWRE 13,PG,54-EASTERN AREA COMMUNITY MAP) DEVELOPMEN. A . ALLOWABLE DENSITY : 29 DU / ACRE STANDARDS 43 DU / ACRE REF:126.0502(D) IN AREAS WHERE RESIDENTIAL USE IS PERMITTED, A MIXED USE BONUS TO 43 DU / ACRE IS AVAILABLE B . SITE AREA -5000 SF MIN C. NUMBER OF STORIES - 4 MAX D . MAXIMUM STRUCTURE HEIGHT - 45F7 E . MIN. LOT WIDTH -100 FT F. MIN. STREET FRONTAGE - 100 FT G . MIN FRONT SET BACK - 0 FT H. MIN. SIDE SET BACK-10 FT I. MIN. REAR SET BACK - 10 FT J. MAX. FLOOR AREA RATIO -0.75 K . BONUS FLOOR AREA RATIO FOR MIXED USE -0.75 MIN. PERCENTAGE OF BONUS REQUIRED FOR RESIDENTIAL USE (REF:FIGURE 13, TABLE 131-05 E) CITY OF SAN DIEGO ZONING CODE APPLICABLE CODE CALIFORNIA RESIDENTIAL CODE 2013 **CALIFORNIA BUILDING CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA PLUMBING CODE 2013** MIXED USE PROJECT TYPE COMMERCIAL: COMMERCIAL OCCUPANCY / TYPE OF CONSTRUCTION PARKING : S-1 **RESIDENTIAL MULTIFAMILY: R-2** REQUIRED SEPARATION BETWEEN OCCUPANCY S-1 & R-2 - 2 HOURS MIXED USE DEVELOPMENT WITH 1.FOUR STORY RESIDENTIAL BUILDING(2 NOS.) **PROJECT** 2.10 %(7 NOS.) OF THE PROPOSED DWELLING UNITS ARE RESERVED AS **DESCRIPTION** AFFORDABLE -MODERATE INCOME HOUSING UNITS . 3. THE RESIDENTIAL PART WILL INCLUDE STUDIO, ONE & TWO BEDROOM UNITS 4.SURFACE PARKING (RESIDENTIAL -FIRST LEVEL) . 5.THE SEPERATE COMMERCIAL PART, FRONTING UNIVERSITY AVENUE, WILL INCLUDE COMMERCIALS, SHOP ETC. WITH PADESTRIAN WALK WAYS AND LANDSCAPED PUBLIC PLAZA. 6.EXISTING STRUCTURES ON SITE ARE TO BE DEMOLISHED AS PER DEMOLITION PLAN. 7. AREA VACATION FÖR ROW FOR UNIVERSITY 4 LANE MAJOR. SEE EXHIBIT ON SHEET A0.02 EXPEDITED PROCESS, PROCESS 4 -SITE DEVELOPMENT PERMIT, PLANNED **PERMITS** DEVELOPMENT PERMIT PROCESS 4, PROCESS 5 - VACATION R.O.W. /APPROVALS PROPOSED DEVELOPMENT REGULATION VARIANCES AND DEVIATIONS **DEVIATIONS** 1.RETAINIG WALL HEIGHT MORE THAN 6 FT UPTO 16 FT. /VARIANCES: 2.BALCONY PROJECTION UPO 3 INTO THE SETBACK 3. OVERALL STRUCTURE HEIGHT 4. 3' FLARE FOR THE COMMERCIAL DRIVEWAY INSTEAD OF 6' FLARE REQUIRED. **VICINITY MAP**

PROJECT SUMMARY

ATTACHMENT 16 Page 2 of 63 studion ADDRESS: 420 GODDARD, SUITE # 200 IRVINE, CA 92618 PHONE: (949)608-0245 E-MAIL: maniu@studiopi2.com www.studiopi2.com

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NO.	DESCRIPTION	COMMENT
1	BUILDING COVERAGE DATA ADDED TO PROJECT CONFORMANCE MATRIX	PER CITY COMMENT-REV -04-2016
2	UPDATED PROJECT CONFORMANCE MATRIX, THE DENSITY REFERENCE AND UNDER PROJECT SUMMARY ,SPECIFIC PLAN INFORMATION REVISED	PER CITY COMMENT-REV -04-2016
3	DEVIATIONS ARE OUTLINED IN PROJECT INFORMATION	PER CITY COMMENT-REV -04-2016
4	NUMBER OF DWELLING UNITS REVISED	PER CITY COMMENT-REV -17-2016
5	3% EV PARKINGS SPACES AND CHARGING STATION IN RESIDENTIAL AREA PER CAP CHECKLIST	PER CITY COMMENT - RE 07-18-2017
6	DRIVE WAY AND PARKING AISLE WIDTHS UPDATED .	PER CITY COMMENT- REV.02-17-2016
7	REFUSE ANS RECYCLE AREA PROVIDED PER CODE	PER CITY COMMENT- REV.02-17-2016
8	PROJECT DESCRIPTION UPDATED INCLUDING TYPE OF AREA DEDICATION.	PER CITY COMMENT -REV.10-04-2016
9	NOTE ADDED REGARDING TOTAL NUMBER OF PROPOSED PARKING SPACES ARE INCLUSIVE OF ACCESSIBLE AND EV PARKING SPACES.	PER CITY COMMENT -REV.11-28-2017
10	2 DESIGNATED PARKING SPACES FOR A COMBINATION OF LOW EMITTING / EFFICIENT FULE AND CAR/VANPOOL VEHICLES SHOWN PER ACP CHECKLIST	PER CITY COMMENT -REV.11-28-2017
11	ADA ACCESSIBLE PARKING REQUIREMENT IS REVISED BASED ON 2% OF RESIDENTIAL UNITS .	PER CITY COMMENT -REV.02-15-2018
12	CONFOMANCE MATRIX UPDATED	PER CITY COMMENT -REV 04-10-2018
13	COMMERCIAL PARKING REQ. UPDATED	PER CITY COMMENT -REV 04-10-201
14	REVISION TO THE COMMERCIAL PARKING REQUIREMENTS TABLE	PER CITY COMMENT -REV 06-18-201
_15	COMMERCIAL DRIVEWAY FLARE REVISED TO 3' INSTEAD OF 6'	PER CITY COMMENT

DIVIVENSITI WANTON LLC,

8051 MAIN STREET, STANTON, CA, 90680 PHONE: (714) 828 4882

UNIVERSITY AVENUE MIXED USE-RESIDENTIAL/COMMERCIAL

PROJECT:

ADDRESS: 5556-5592 UNIVERSITY AVENUE, SAN DFIEGO, CA 92105.

SHEET					
TITLE SHEET					
ROJECT NUMBER	1410050000				
ATE Issue Date	01-09-2018				
RAWN BY S.MAGDUM					
HECK BY	Checker				

A0.01 2 OF 34 As indicated

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9. PER THE SUBMITTED GEOTECHNICAL/GEOLOGIC STUDY REPORT PREPARED BY ENGINEERS PROSESSIONAL ENGINEERS CONSULTING INC.DATED JULY 27, 2016, THE PROJECT SITE IS UNDERLAIN BY MISSION VALLEY FORMATION STARTING FROM 1.5 FEET. MISSION VALLEY FORMATION IS ASSIGNED A HIGH

HE PROJECT'S EARTH MOVEMENT QUANTITY EXCEEDS THE PALEONTOLOGICAL THRESHOLD (IF ATER THAN 1,000 CUBIC YARDS AND TEN FEET DEEP FOR FORMATIONS WITH A HIGH SENSITIVITY NG). PLEASE BE AWARE THAT MONITORING MAY ALSO BE REQUIRED FOR SHALLOW GRADING (LESS (I) AN TEN FEET) WHEN A SITE HAS BEEN PREVIOUSLY GRADED AND/OR UNWEATHERED FORMATIONS ARE

11.PER REVISED SUBMITTED GRADING PLANS SHEET 1-D, GRADING WOULD ENTAIL 10,061 CUBIC YARDS OF CUT WITH MAXIMUM CUT DEPTH OF 35.33FT.THE PROJECT WILL ALSO REQUIRE 2,785.15 CUBIC YARDS OF FILL WITH MAXIMUM FILL DEPTH OF 12.63FT, AND 7,276.72 CUBIC YARDS OF EXPORT.

. CONSEQUENTLY THE PROJECT EXCEEDS THE THRESHOLD TO DISTURB OR DESTROY PALEONTOLOGICAL RESOURCES MITIGATION, MONITORING AND REPORTING PROGRAM IS REQUIRED PRIOR TO A FORMAL ENVIRONMENTAL DOCUMENT DETERMINATION BEING MADE.

PUBLIC UTILITIES (SOLID WASTE)

 ALL PROJECTS ARE REQUIRED TO COMPLY WITH THE CITY'S WASTE MANAGEMENT ORDINANCES, CUMULATIVE IMPACTS ARE MITIGATED TO BELOW A LEVEL OF SIGNIFICANCE THROUGH THE IMPLEMENTATION OF THE PROJECT-SPECIFIC WASTE MANAGEMENT PLAN.

LANDSCAPING

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

2. MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNALS / STOP SIGNS - 20 FEET

THE ADDRESS/ ACCESS SIDE OF THE STRUCTURE.

UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)

SENSITIVITY RATING FOR PALEONTOLOGICAL RESOURCES.

ABOVE GROUND UTILITY STRUCTURES - 10 FEET DRIVEWAY (ENTRIES) - 10 FEET

INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

3. IRRIGATION: 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." ALSO, INDICATE THE TYPE(S) OF IRRIGATION SYSTEM(S) PROPOSED; I.E. SPRAY, DRIP, ETC.

4.MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY_

LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY

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."

5. A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC §142.0403(B)(5).

STRUCTURAL

THE MATERIALS AND METHODS OF CONSTRUCTION USED FOR THE STRUCTURE, INCLUDING ATTACHED ACCESSORY STRUCTURES, SHALL BE IN ACCORDANCE WITH CHAPTER 7A, AS ADOPTED AND AMENDED BY THE CITY OF SAN DIEGO. [SDMC 145.0701(B); 55.5001]

2.THE PROJECT NEEDS TO COMPLY WITH THE ACCESSIBILITY REQUIREMENTS OF CHAPTERS 11A, AND 11B OF THE CBC.

1. FIRE APPARATUS ACCESS ROAD SHALL BE DESIGNED AND MAINTAINED TO SUPPORT IMPOSED LOADS OF FITRE APPARATUS AND SHALL B SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.

2. FIRE APPRATUS ACCESS ROAD AND WATER SUPPLIES FOR THE FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION . FC 501.4

3. PROVIDE BUILDING ADDRESS NUMBERS , VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTONG THE PROPERTY PER SDMC SECTION 95.0209

4. POST INDICATOR VALVES , FIRE DEPARTMENT CONNECTIONS AND ALARM BELL ARE TO BE LOCATED ON

5. CBC SECTION 3002.4A- GENERAL STRETCHER REQUIREMENTSB-ALL BUILDINGS AND STRUCTURES WITH

ONE OR MORE PASSENGER SERVICE SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY

6. CFC507.5.5- CLEAR SPACE AROUND HYDRANTS- A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND

THE CIRCUMFERENCE OF FIRE HYDRANT, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.

7. SDMC SECTION 55.0507 ITEM (C) HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE BLUE COLORED MARKERS. . SUCH MARKERS SHALL BE AFFIXED TO THE ROADWAY SURFACE . APPROXIMATELY CENTERED BETWEEN CURBS AND AT A RIGHT ANGLE TO THE HYDRANT.

HYDRANTS ARE SUBJECTED TO IMPACT BY MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION CFC 312.

8. CFC 507.5.6 N-PHYSICAL PROTECTION - IF ADDITIONAL HYDRANTS ARE REQUIRED AND WHERE FIRE

SLOPE GRATER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL SHALL BE PROVIDED WITH A STAIRWAY TO THE ROOF. 10. EVERY BUILDING FOUR STORIES OR MORE IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ONE

STANDPIPE FOR USE DURING CONSTRUCTION, INSTALLED IN ACCORDANCE WITH CFC3313.1. STANDPIPE

9. CFC 504.3 NEW BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PALNE EXCEPT THOSE WITH A ROOF

SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FT IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS. 1. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS,

SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUES WINDOWS, AND OTHER DEVISES OR AREAS USED

FOR FIRE FIGHTING PURPOSE.

12. DECORATIVE MATERIAL SHALL BE MAINTAINED IN A FLAME RETARDANT CONDITION. CFC SEC.804

13. ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION ,ALTERATIONS, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC.

14. CFC 105.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENT COMPLY IN ALL RESPECT WITH THE CFC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THE CODE

PROJECT DESCRIPTION

THE UNIVERSITY MANOR PROJECT SITE IS LOCATED AT 5556 UNIVERSITY AVE. SURROUNDED BY COMMERCIAL , SINGLE FAMILY AND MULTIFAMILY RESIDENTIAL DEVELOPMENTS . PROJECT SITE IS IN CLOSE VICINITY OF SAN DIEGO STATE UNIVERSITY

PROPOSED PROJECT SITE IS 64,061.65 SF(1.47ACRES)AND HAS CC-5-3 BASE ZONE REGULATION. CC 5-3 (COMMUNITY PLAN) ALLOWS A RESIDENTIAL DENSITY OF 29 DWELLING UNITS PER ACRE AND A DENSITY BONUS FOR MIXED USE DEVELOPMENT OF UP TO 43(DU/AC) WHERE RESIDENTIAL DEVELOPMENT IS ${f iny PERMITTED}$. THE DEVELOPMENT REGULATIONS OF THE RM (RM- 2-5 : EQUIVALENT TO CC-5-3) ZONES APPLY ACCORDING TO THE MAXIMUM PERMITTED RESIDENTIAL DENSITY. THERE ARE MULTIFAMILY COMMUNITIES, SCHOOLS, COLLEGES, HOSPITALS, AND OTHER RESIDENTIAL AND COMMERCIAL DEVELOPMENTS IN VICINITY . PROPOSED MIXED USE PROJECT HAS 63 DWELLING UNITS , AND COMMERCIAL STREET FRONTAGE. BEING CONSISTENT IN LAND USE , PROPOSED PROJECT PROVIDES , VISUALLY APPEALING, PEDESTRIAN FRIENDLY DEVELOPMENT

PROJECT SITE HAS PREVIOUSLY GRADED AREA AND FEW EXISTING STRUCTURES. PROJECT WILL DEMOLISH EXISTING STRUCTURES. THE NEW PROPOSED 5,314.27 SF COMMERCIAL DEVELOPMENT IS DESIGNED AT ZERO LOT LINE , ESTABLISHING RELATIONSHIP WITH PUBLIC RIGHT OF WAY. COMMERCIAL AREA INCLUDES SMALL COMMERCIAL SHOPS , EAT OUT PLACES , OPEN PUBLIC PLAZA ETC. AND PARKING

PROPOSED RESIDENTIAL BUILDINGS ARE PROVIDED WITH SEPARATE DRIVE WAY RAMP ENTRANCE WITH SECURITY GATE . PROPOSED 63 RESIDENTIAL UNITS RANGE IN SIZE FROM 400 TO 1000 SQUARE FEET AND INCLUDE (15) STUDIO APARTMENTS , (24) ONE BED ROOM UNITS AND (24) TWO BEDROOM UNITS. EACH RESIDENTIAL UNIT IS PROVIDED WITH 60 SF PRIVATE OPEN SPACE(BALCONY). THESE UNITS ARE DISTRIBUTED IN TWO 4 STORY BUILDINGS , BUILDING A AND BUILDING B. AT LEVEL 1 IS PROVIDED SURFACE PARKING FOR RESIDENTIAL UNITS. SITE AMENITIES INCLUDE GYM. COMMON OPEN SPACE WITH XANDSCAPED AND RECREATIONAL AREA LIKE BARBEQUE, CHILDREN'S PLAY AREA ETC.

ALL THE STRUCTURES ON PROJECT SITE ARE WELL INTEGRATED INTO, ORIENTED TOWARDS AND RELATED TO THE TOPOGRAPHIC FEATURES OF THE SITE. RESIDENTIAL BUILDINGS ARE DESIGNED BEHIND THE TWO STORY COMMERCIAL STREET FRONT. TO REDUCE APPARENT BULK AND ARE ALSO PROVIDED WITH LANDSCAPED RECREATIONAL AREA. BUILDING MATERIALS AND COLORS ARE CONSISTENT WITH APPLICABLE GUIDELINES. ARCHITECTURAL FEATURES LIKE OFFSETTING PLANES, RECESSED ENTRIES, AND USE OF STORE FRONTS AT STREET FRONTAGE ARE USED TO PROVIDE VISUALLY APPEALING STRUCTURES .BOTH COMMERCIAL AND RESIDENTIAL BUILDINGS ARE WELL CONNECTED WITH PEDESTRIAN AND ACCESSIBLE ROUTE FROM PUBLIC RIGHT OF WAY.

PROPOSED PROJECT, A CONTEXTUAL DESIGN, EFFICIENTLY UTILIZES THE SITE AND PROVIDES WALKABLE NEIGHBORHOOD AND PEDESTRIAN FRIENDLY ENVIRONMENT

GENERAL PLANNING NOTES

1. PROJECT SITE IS LOCATED AT 5556-5592 UNIVERSITY AVENUE WITHIN THE CC-5-3 ZONE, THE CENTRAL URBANIZED PLANNED DISTRICT, THE RESIDENTIAL TANDEM PARKING OVERLAY ZONE, THE TRANSIT AREA OVERLAY ZONE, IS WITHIN THE MID-CITY EASTERN AREA COMMUNITY PLAN AREA, THE EL CERRITO HEIGHTS SUB COMMUNITY AREA, AND IS WITHIN THE FIRE HAZARD SEVERITY ZONE OVERLAY AND IS SUBJECT TO BRUSH MANAGEMENT REGULATIONS.

2. PROJECT PROPOSAL INCLUDES CONSTRUCTION OF A MIXED-USE DEVELOPMENT ONE FOUR STORY RESIDENTIAL BUILDING WITH 10% AFFORDABLE (MODERATE INCOME). RESIDENTIAL UNITS INCLUDE STUDIOS ONE AND TWO BEDROOMS; SURFACE PARKING; SEPARATE COMMERCIAL COMPONENT FRONTING UNIVERSITY AVENUE TO INCLUDE EATING AND DRINKING ESTABLISHMENTS, SHOPS, ETC. WITH PEDESTRIAN WALKWAYS AND LANDSCAPED PUBLIC PLAZA; ALL STRUCTURES ON SITE TO BE DEMOLISHED.

3.LOADING DOCK SPACE IS NOT REQUIRED PER SDMC 142.1030. PROJECT CONFORMS TO REGULATION

4.USABLE AREA SHALL BE GENERALLY CONTIGUOUS AND MODERATELY LEVEL. WITH AN OVERALL GRADIENT NOT EXCEEDING 10%. ALSO OPEN SPACE SHALL NOT INCLUDE LAND OCCUPIED BY BUILDINGS, STRUCTURES, STREETS, DRIVEWAYS, OR PARKING AREAS, BUT MAY INCLUDE OUTDOOR RECREATIONAL FACILITIES.

5.DEVELOPMENT SHALL PROVIDE VISUALLY INTERESTING BUILDING ARTICULATION THAT MAINTAINS A SENSE OF SCALE AND TRANSITION BY INCORPORATING OFFSETTING WALL PLANES, OPENINGS, PROJECTIONS, RECESSES, AND OTHER BUILDING DETAILS; VARIED BUILDING ROOFLINES; ONE AND TWO STORY BUILDING COMPONENTS WITH UPPER-STORY STEP BACKS AT THE THIRD FLOOR AND ABOVE; BUILDING FAÇADES THAT INCLUDE A MAIN ENTRY AND OTHER PEDESTRIAN-ORIENTED ARCHITECTURAL FEATURES SUCH AS WINDOWS, BALCONIES, TRELLISES, WING WALLS, GARDEN WALLS, PORCHES, FENCING, AND ARBORS

6. REQUIREMENT 3 FOR CURB AND GUTTER IMPROVEMENTS WILL BE REVIEWED BY LDR-ENGINEERING 7.PER SDMC 155.0232(A) ALL NEW MULTIPLE DWELLING UNITS SHALL INCLUDE ARCHITECTURAL FEATURES AS OUTLINED IN NUMBERS LISTED 1 THROUGH 3, UNLESS A PLANNED DEVELOPMENT PERMIT IS OBTAINED. EACH RESIDENTIAL BUILDING SHALL INCLUDE AT LEAST FIVE ARCHITECTURAL FEATURES ALL TO BE

8. PER SDMC 155.0234(A) IN THE CC-5-3 ZONE, SECTION 155.0244 ARCHITECTURAL REQUIREMENTS FOR CU ZONES APPLY

CHOSEN FROM ONE OF THREE STYLES (CONTEMPORARY, SPANISH, OR BUNGALOW).

9. IF COMMERCIAL DEVELOPMENT VARIES FROM THE ARCHITECTURAL FEATURE REQUIREMENTS CONTAINED IN SECTION 155.0253, A PLANNED DEVELOPMENT PERMIT (PROCESS 3) WILL BE REQUIRED PER SDMC TABLE

ENVIRONMENTAL

I. THE PROJECT WOULD DEMOLISH EXISTING STRUCTURES AND CONSTRUCT A MIXED USE DEVELOPMENT CONSISTING OF 66 RESIDENTIAL UNITS IN TWO, FOUR-STORY BUILDINGS, AND TWO COMMERCIAL BUILDINGS FRONTING UNIVERSITY AVENUE THAT WOULD INCLUDE EATING AND DRINKING ESTABLISHMENTS, SHOPS, ETC., TOTALING 62,116.69-SQUARE-FEET. THE PROJECT WOULD ALSO CONSTRUCT PEDESTRIAN WALKWAYS AND A LANDSCAPED PUBLIC PLAZA. VARIOUS SITE IMPROVEMENTS WOULD ALSO BE CONSTRUCTED THAT INCLUDE ASSOCIATED HARDSCAPE AND LANDSCAPE.

2. THE PROJECT WOULD PROVIDE 10% AFFORDABLE MODERATE INCOME HOUSING UNITS

3.THE 1.47 ACRE PROJECT SITE IS LOCATED AT 5556 - 5592 UNIVERSITY AVENUE. THE PROJECT SITE IS DESIGNATED COMMERCIAL AND MIXED USE (COMMUNITY PLAN ALLOWS A RESIDENTIAL DENSITY OF 29 DWELLING UNITS PER ACRE, AND PROVIDES A MIXED-USE DENSITY BONUS WHICH ALLOWS UP TO 43 DWELLING UNITS PER ACRE) AND WITHIN THE CC-5-3 ZONE (COMMERCIAL - COMMUNITY, INTENDED TO ACCOMMODATE DEVELOPMENT WITH AN AUTO ORIENTATION AND PERMITS A MAXIMUM DENSITY OF 1 DWELLING UNIT FOR EACH 1,500 SQUARE FEET OF LOT AREA).

4.ADDITIONALLY, THE PROJECT SITE IS WITHIN THE RESIDENTIAL TANDEM PARKING OVERLAY ZONE, THE TRANSIT AREA OVERLAY ZONE, THE CENTRAL URBANIZED PLANNED DISTRICT, AND THE MID-CITY EASTERN AREA COMMUNITY PLAN AREA, EL CERRITO HEIGHTS SUB COMMUNITY AREA

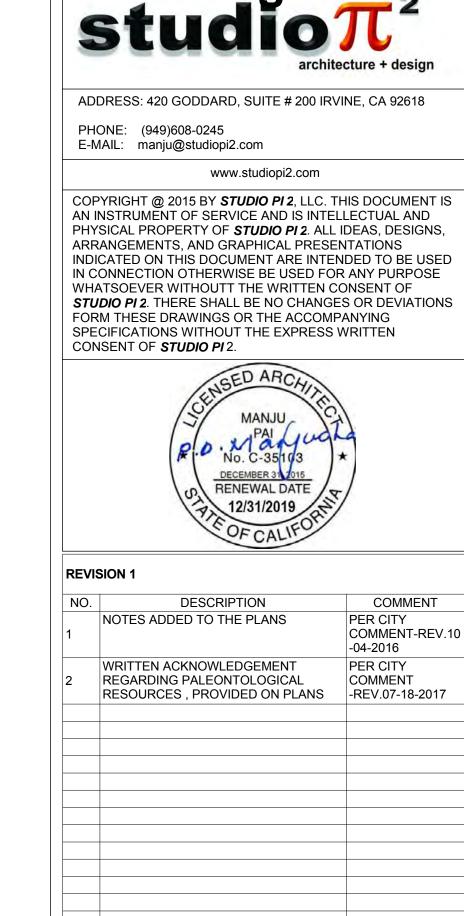
5. THE PROJECT SITE IS CURRENTLY DEVELOPED. REVIEW OF AERIAL AND STREET LEVEL PHOTOGRAPHY APPEARS TO SHOW THAT THE PROJECT SITE DOES NOT CONTAIN ANY SENSITIVE BIOLOGICAL RESOURCES. THE PROJECT SITE DOES NOT CONTAIN ANY SENSITIVE RIPARIAN HABITAT OR OTHER IDENTIFIED HABITAT COMMUNITY. FURTHERMORE, THE PROJECT SITE DOES NOT CONTAIN, NOR IS IT ADJACENT TO, MHPA DESIGNATED LANDS. ALL PERTINENT INFORMATION WILL BE INCLUDED WITHIN THE APPROPRIATE

6.A RECORD SEARCH OF THE CALIFORNIA HISTORIC RESOURCES INFORMATION SYSTEM (CHRIS) DIGITAL DATABASE WAS REVIEWED BY QUALIFIED ARCHAEOLOGICAL CITY STAFF TO DETERMINE THE PRESENCE OR ABSENCE OF POTENTIAL RESOURCES WITHIN THE PROJECT SITE. THE CHRIS SEARCH DID NOT IDENTIFY ANY ARCHAEOLOGICAL SITES MAPPED WITHIN OR ADJACENT TO THE PROJECT SITE.

7.ADDITIONALLY, QUALIFIED ARCHAEOLOGICAL CITY STAFF REVIEWED THE PROJECT, SITE PHOTOGRAPHS, SUBMITTED GEOTECHNICAL/GEOLOGIC STUDY REPORT PREPARED BY PROFESSIONAL ENGINEERS CONSULTING, INC. DATED JULY 27, 2016, AND STAFF'S PROJECT TRACKING SYSTEM. THE MAJORITY OF THE PROJECT SITE CONTAINS SLOPES EXCEEDING 25%. FURTHER, THE AREA FRONTING UNIVERSITY HAS BEEN SCRAPED, AT LEAST IN PORTIONS, TO ACCOMMODATE THE EXISTING DEVELOPMENT.

8.BASED UPON THE NEGATIVE CHRIS SEARCH, LEVEL OF DISTURBANCE AND STEEP SLOPES, NO ADDITIONAL ARCHAEOLOGICAL EVALUATION IS REQUIRED. ALL PERTINENT INFORMATION WILL BE INCLUDED WITHIN THE APPROPRIATE ENVIRONMENTAL DOCUMENT. EAS HAS NO FURTHER COMMENTS RELATED TO THIS ISSUE

ATTACHMENT 16





UNIVERSITY AVENUE MIXED USE-RESIDENTIAL/COMMERCIAL

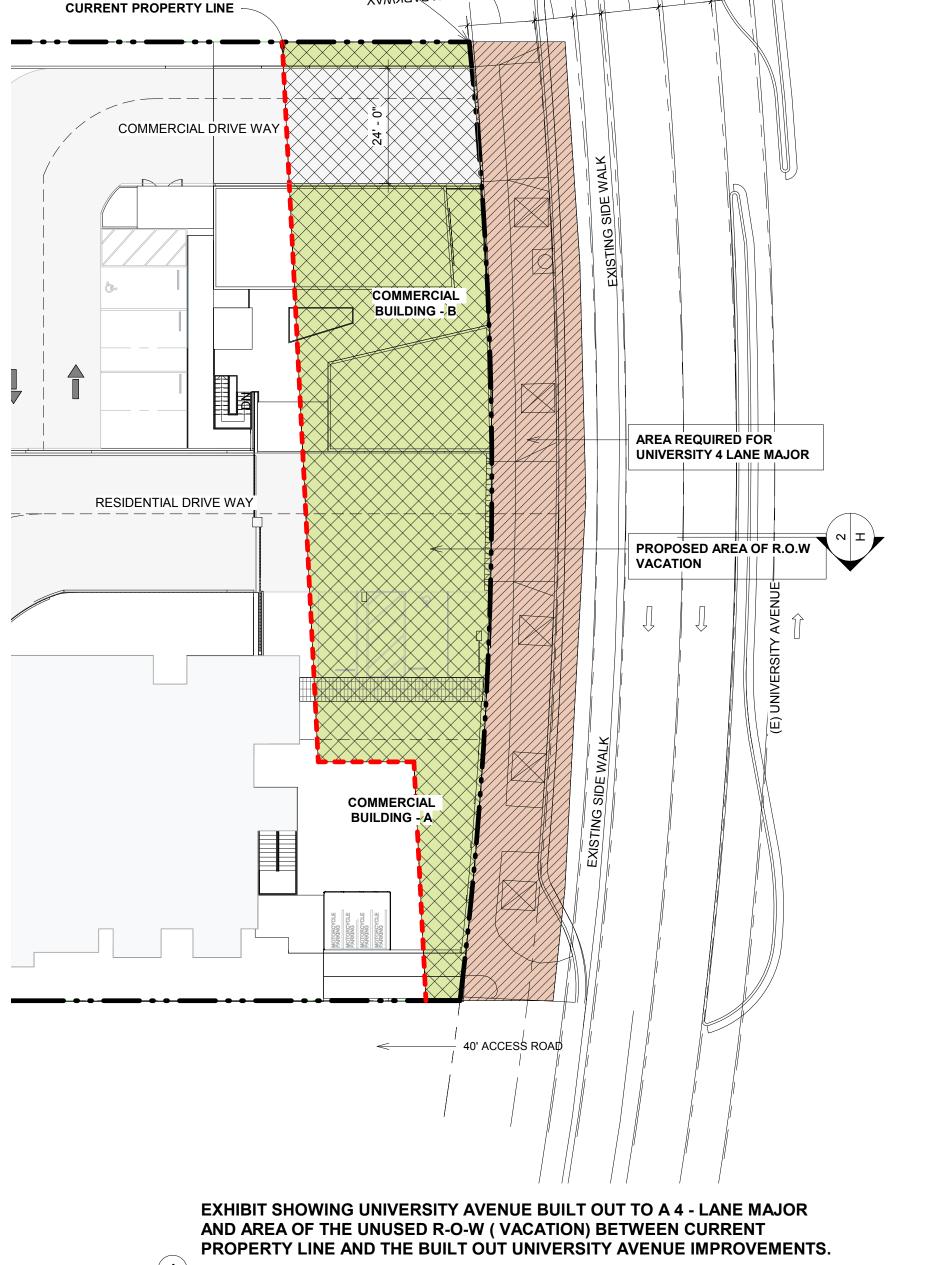
PROJECT:

UNIVERSITY AVENUE, SAN DFIEGO, CA

SHEET

GENERAL NOTES PROJECT NUMBER 1410050000 DATE Issue Date 01-09-2018 DRAWN BY S.MAGDUM CHECK BY Checker

3 OF 34 As indicated



NAID∃M

BIKE TYNE

PARKING

VAWAAA NABAU

NEW PROPERTY LINE

PROPOSED AREA VACATION AREA REQUIRED FOR **UNIVERSITY 4 LANE MAJOR**

LOT AREA STATEMENT

CURRENT LOT AREA:	58,283.93 SF (1.33 ACRE)
AREA OF VACATION :	5,937.62 SF (0.136 ACRE)
TOTAL LOT AREA AFTER AREA OF R.O.W.VACATION	64,221.55 SF (1.47 ACRE)

Page 4 of 63 studio T

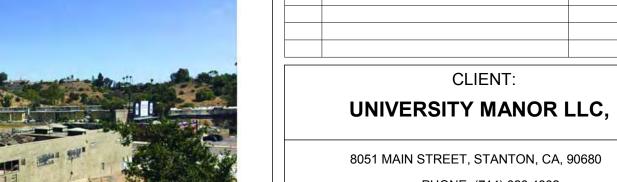
ADDRESS: 420 GODDARD, SUITE # 200 IRVINE, CA 92618 PHONE: (949)608-0245 E-MAIL: manju@studiopi2.com

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COMMENT

	7 12/3/1/201
	PIE OF CAL
REVISION 1	
NO.	DESCRIPTION



8051 MAIN STREET, STANTON, CA, 90680

PHONE: (714) 828 4882

UNIVERSITY AVENUE MIXED USE-RESIDENTIAL/COMMERCIAL

PROJECT:

ADDRESS: 5556-5592 UNIVERSITY AVENUE, SAN DFIEGO, CA 92105.

SHEET PHOTOGRAPHIC SURVEY

1410050000

4 OF 34

01-09-2018

PROJECT NUMBER DATE Issue Date

DRAWN BY B.FOROUZESH

CHECK BY

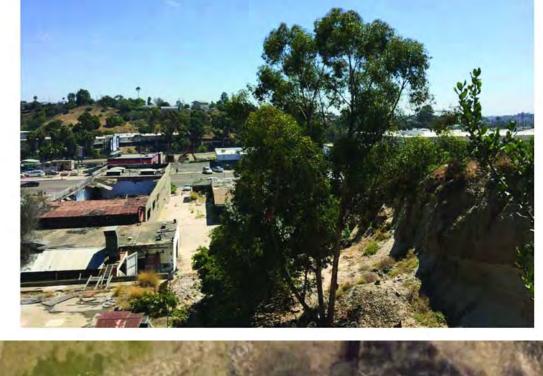
SCALE

A0.03

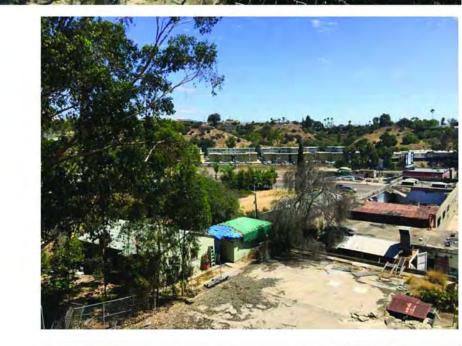
12" = 1'-0"

Checker



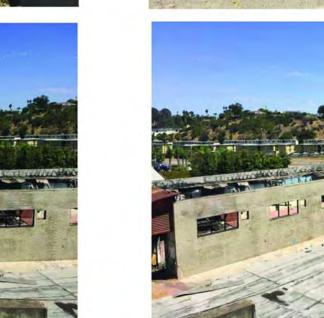




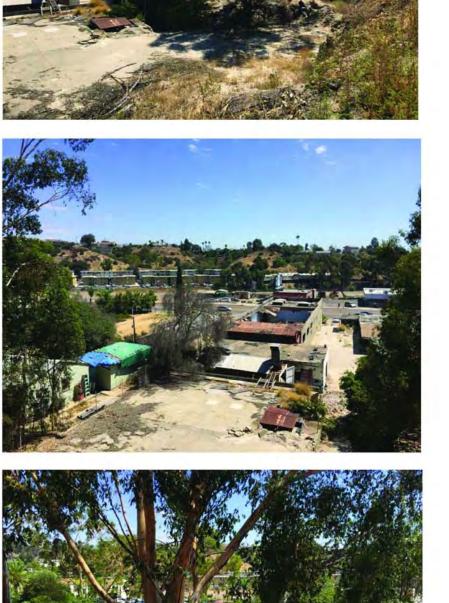


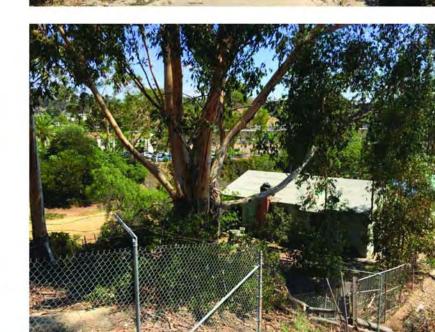




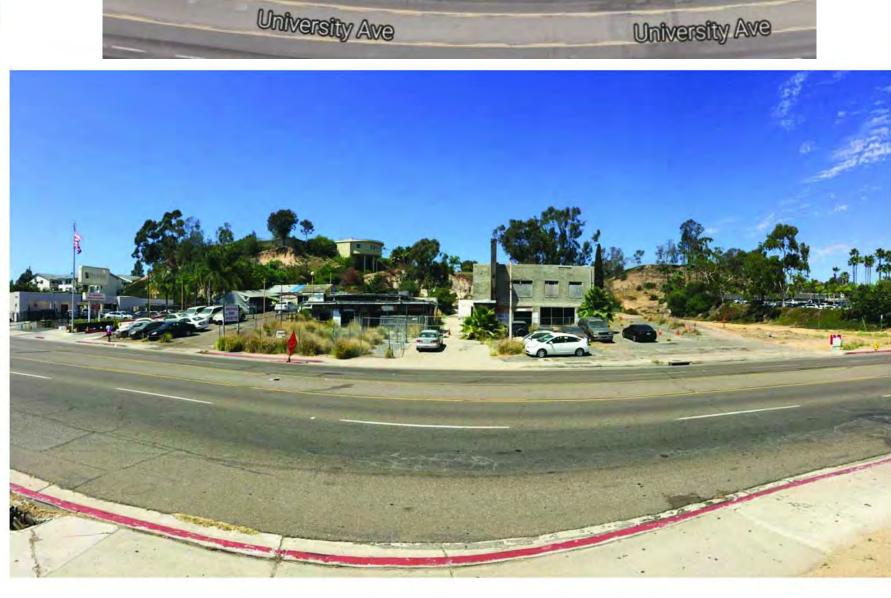


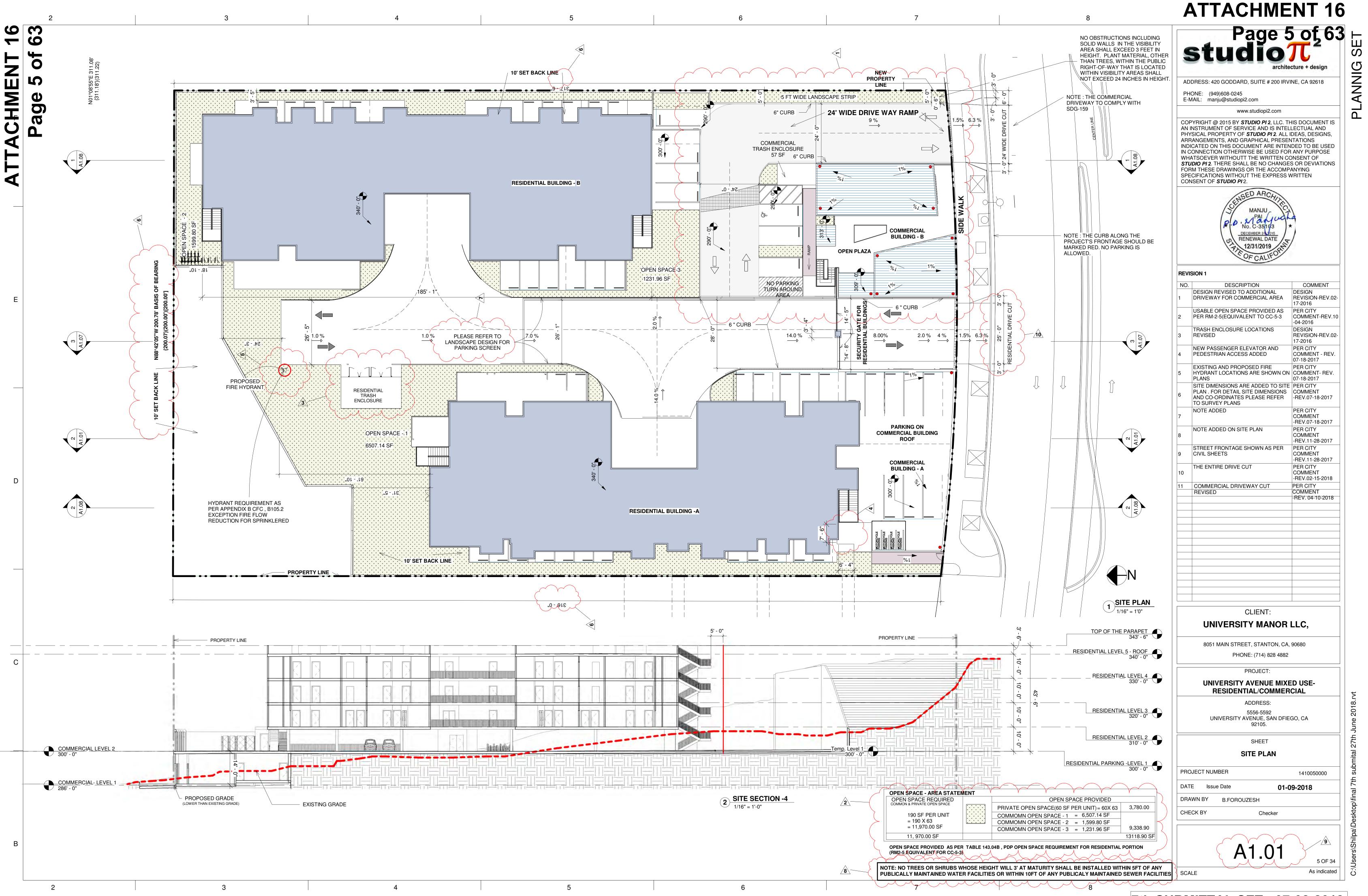














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REVISION 1 COMMENT DESCRIPTION NOTES ADDED ON FIRE ACCESS PLAN PER CITY COMMENT-REV.10 -04-2016 EXISTING AND PROPOSED FIRE PER CITY HYDRANT LOCATIONS ARE SHOWN ON COMMENT- REV. 07-18-2017

12. DECORATIVE MATERIAL SHALL BE MAINTAINED IN A FLAME RETARDANT CONDITION. CFC SEC.804 13.ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION ,ALTERATIONS, OR DEMOLITION SHALL COMPLY WITH

AND SHALL B SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING

2. FIRE APPRATUS ACCESS ROAD AND WATER SUPPLIES FOR THE FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR

3. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM

STREET OR ROAD FRONTONG THE PROPERTY PER SDMC SECTION

4. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS AND

5. CBC SECTION 3002.4A- GENERAL STRETCHER REQUIREMENTSB-ALL

BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER

SERVICE SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL

6. CFC507.5.5- CLEAR SPACE AROUND HYDRANTS- A 3 FOOT CLEAR

7. SDMC SECTION 55.0507 ITEM (C) HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE BLUE COLORED MARKERS. . SUCH MARKERS SHALL BE AFFIXED TO THE ROADWAY SURFACE, APPROXIMATELY CENTERED BETWEEN CURBS AND AT A

8. CFC 507.5.6 N-PHYSICAL PROTECTION - IF ADDITIONAL HYDRANTS ARE REQUIRED AND WHERE FIRE HYDRANTS ARE SUBJECTED TO IMPACT BY MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED

9. CFC 504.3 NEW BUILDINGS FOUR OR MORE STORIES ABOVE GRADE

PALNE EXCEPT THOSE WITH A ROOF SLOPE GRATER THAN FOUR UNITS

VERTICAL IN 12 UNITS HORIZONTAL SHALL BE PROVIDED WITH A

CONSTRUCTION, INSTALLED IN ACCORDANCE WITH CFC3313.1.

STANDPIPE SHALL BE INSTALLED WHEN THE PROGRESS OF

10. EVERY BUILDING FOUR STORIES OR MORE IN HEIGHT SHALL BE

PROVIDED WITH NOT LESS THAN ONE STANDPIPE FOR USE DURING

11.VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS,

STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUES WINDOWS, AND OTHER DEVISES OR AREAS USED

CONSTRUCTION IS NOT MORE THAN 40 FT IN HEIGHT ABOVE THE LOWEST

HYDRANT, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.

SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE

ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ ACCESS SIDE OF

TO AND DURING TIME OF CONSTRUCTION . FC 501.4

THE STRUCTURE.

EMERGENCY SERVICE ELEVATOR.

RIGHT ANGLE TO THE HYDRANT.

STAIRWAY TO THE ROOF.

MEANS SHALL COMPLY WITH SECTION CFC 312.

LEVEL OF FIRE DEPARTMENT ACCESS.

FOR FIRE FIGHTING PURPOSE.

VALVES ,FIRE DEPARTMENT CONNECTIONS ,PULL

THE REQUIREMENTS OF CHAPTER 33 OF THE CFC. 14.CFC 105.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENT COMPLY IN ALL RESPECT WITH THE CFC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THE CODE.

HYDRANT LOCATION –

1.HYDRANTS SHALL BE PROVIDED ALONG THE LENGTH OF THE FIRE ACCESS ROADWAY IN THE QUANTITIES AND UP TO THE MAXIMUM DISTANCES PRESCRIBED IN CFC TABLE C102.1.

2.HYDRANTS MUST BE LOCATED WITHIN THREE FEET OF THE EDGE OF A FIRE ACCESS ROADWAY AND CANNOT BE LOCATED IN AREAS WHERE THEY WILL BE VISUALLY OR OPERATIONALLY OBSTRUCTED (BEHIND FENCES OR WALLS, IN BUSHES, BEHIND PARKING SPACES, ETC.). CLEARANCE SHALL BE PROVIDED TO A DISTANCE NO LESS THAN THREE FEET FROM THE PERIMETER OF THE HYDRANT. WHERE HYDRANTS ARE LOCATED IN LANDSCAPED AREAS, A 4X4' CONCRETE PAD MAY BE REQUIRED BY THE OCFA INSPECTOR TO ENSURE THAT VEGETATION DOES NOT ENCROACH ON THIS CLEAR SPACE. FOR PROJECTS IN THE SRA, PLEASE SEE FSR SECTION 1275.15 IN <u>GUIDELINE B-09A</u>. 3.THE HYDRANT SHALL BE LOCATED AT LEAST 40 FEET FROM THE BUILDING(S) IT SERVES (50 FEET FOR STRUCTURES IN THE SRA PER FSR SECTION 1275.15 IN GUIDELINE B-09A). WHERE IT IS IMPRACTICAL TO

LOCATE THE HYDRANT 40 FEET 5). HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL NOT BE LOCATED BEHIND PARKING STALLS OR IN OTHER LOCATIONS WHERE THEY ARE LIKELY TO BE BLOCKED BY VEHICLES OR OTHER OBJECTS. WHENEVER POSSIBLE, HYDRANTS SHALL BE PLACED AT STREET AND DRIVE AISLE INTERSECTIONS IN PREFERENCE TO MID-BLOCK LOCATIONS. WHERE ON-STREET PARKING IS ALLOWED, HYDRANTS SHOULD BE PLACED IN THE SHORTEST PARKWAYS BETWEEN ADJACENT DRIVEWAYS, AT CORNERS AND CHOKERS WHERE PARKING IS NOT NORMALLY ALLOWED. AND IN SIMILAR AREAS WHERE IMPACT TO SPACE AVAILABLE FOR PARKING AND THE POTENTIAL FOR HYDRANTS TO BE OBSTRUCTED IS MINIMIZED. WHERE ADHERENCE TO THE SPACING REQUIREMENTS OF CFC TABLE C102.1 DOES NOT PERMIT HYDRANT LOCATIONS TO BE OPTIMIZED IN THIS MANNER, THE FIRE CODE OFFICIAL MAY AUTHORIZE ALTERNATIVE

6).HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHOULD NOT BE LOCATED WHERE APPARATUS STAGED AT THESE APPURTENANCES WOULD THEN ENCROACH ON MINIMUM FIRE APPARATUS TURNING RADII UNLESS ALTERNATIVE ROUTES ARE AVAILABLE. HYDRANTS SHALL NOT BE PLACED IN THE "BULB" END OF A CUL-DE-SAC WHERE APPARATUS STAGED AT THE HYDRANT WOULD PREVENT THE CUL-DE-SAC FROM BEING USED AS A TURNAROUND. FOR PROJECTS LOCATED IN THE SRA, SEE FSR SECTION 1275.15 IN GUIDELINE B-09A.

FLOW DURATION 4 HOURS 1-EXCEPTION -FIRE FLOW REDUCTION UP TO 75%, FOR BUILDINGS PROVIDED WITH APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2. RESULTING FIREFLOW SHALL NOT BE LESS THAN 1500 GALLONS/MIN, FOR THE PRESCRIBED

FIRE AREA (SQ FT) | TYPE OF CONSTRUCTION FLOW DURATION FIRE FLOW (GALLONS/MIN.) 59,101 - 66,000 1125 (MIN 1500) 2 HOURS

4,500

FIRE FLOW (GALLONS/MIN.)

NUMBER OF DISTRIBUTION OF FIRE HYDRANTS AS PER TABLE C105.1

FIRE AREA (SQ FT) TYPE OF CONSTRUCTION

ACCEPTABLE ALTERNATIVE

TO 120' HAMMER HEAD AS

PER FIRE AND HAZARD

PREVENTION SERVICE

STANDARD DRAWINGS

MINIMUM REQUIRED FIREFLOW AND FLOW DURATION FOR BUILDINGS

DURATION AS PER TABLE NO . B-105.1

CITY OF SAN DIEGO -

(FHPS-101)

- - - FIRE HOSE REACH

AS PER TABLE B105.1

59,101-66,000

RED CURB

LEGEND

FIRE FLOW AVERAGE SPACING MAXIMUM DISTANCE FROM MINIMUM NO. OF ANY POINT ON STREET OR BETWEEN HYDRANTS REQUIREMENT HYDRANTS ROAD FRONTAGE TO GALLON/MIN. **HYDRANT** 1750 OR LESS 500 FT 250 FT

FIRE FLOW CALCULATIONS

CLIENT: **UNIVERSITY MANOR LLC,**

8051 MAIN STREET, STANTON, CA, 90680 PHONE: (714) 828 4882

PROJECT: **UNIVERSITY AVENUE MIXED USE-**RESIDENTIAL/COMMERCIAL

ADDRESS: 5556-5592 UNIVERSITY AVENUE, SAN DFIEGO, CA 92105.

SHEET FIRE TRUCK ACCESS & FIRE HOSE REACH LAYOUT

PROJECT NUMBER 1410050000 DATE Issue Date 01-09-2018 DRAWN BY S.MAGDUM CHECK BY Checker

> 7 OF 34 As indicated

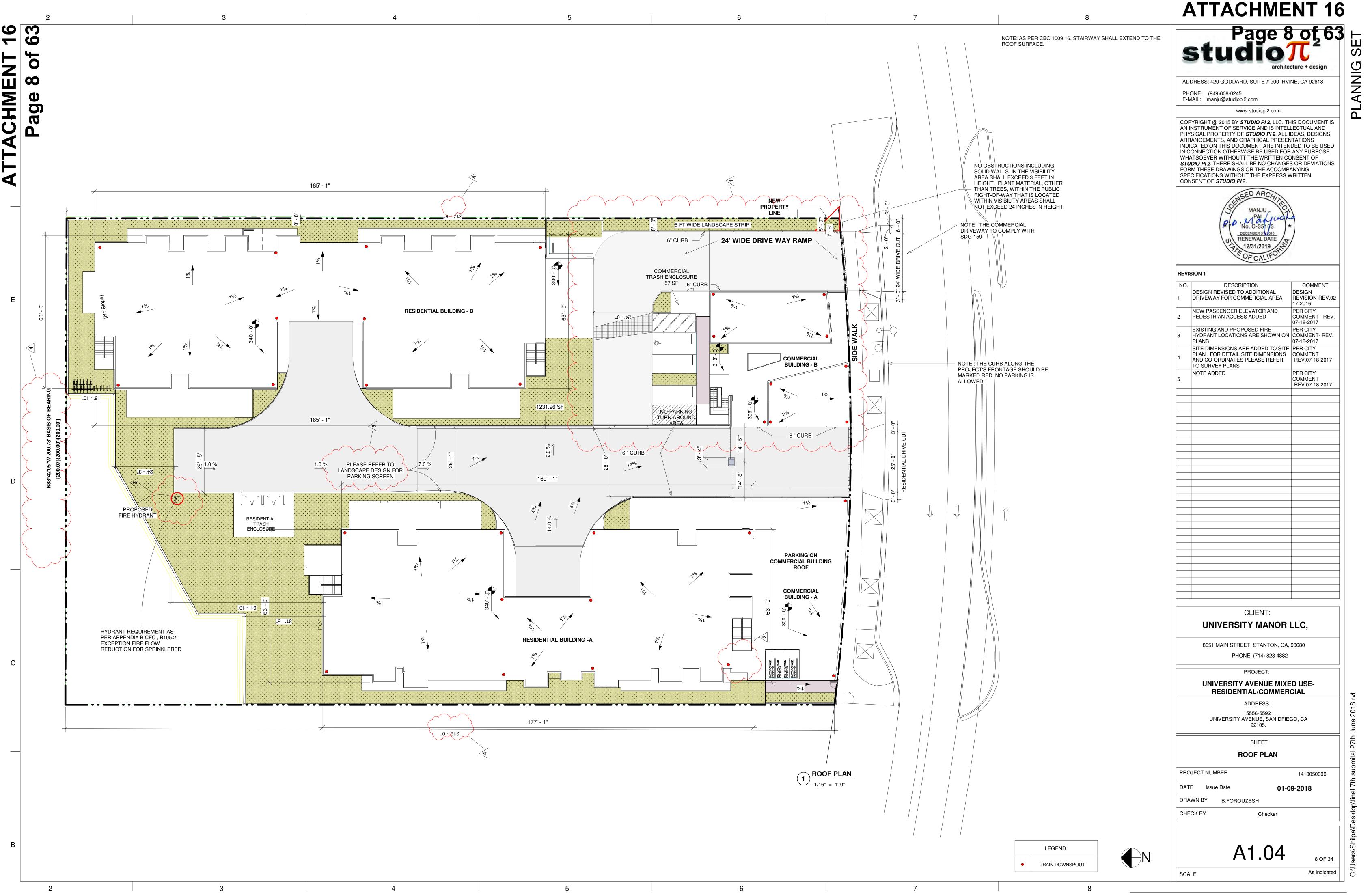


ANY TIME SIGNS **AERIAL ACCESS** AERIAL ACCESS AERIAL ACCESS AERIAL ACCESS

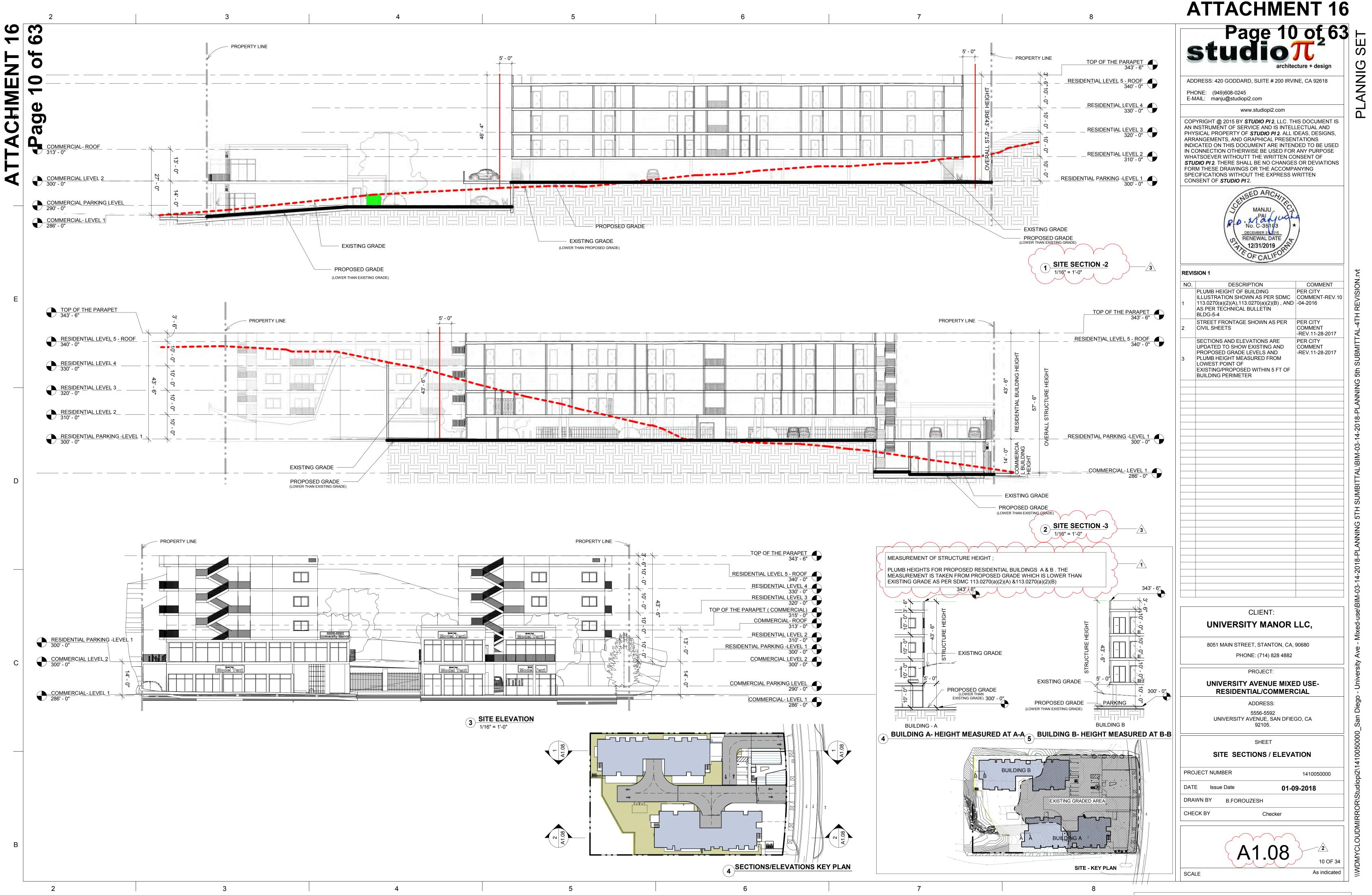
40 ' WIDE ACCESS ROAD

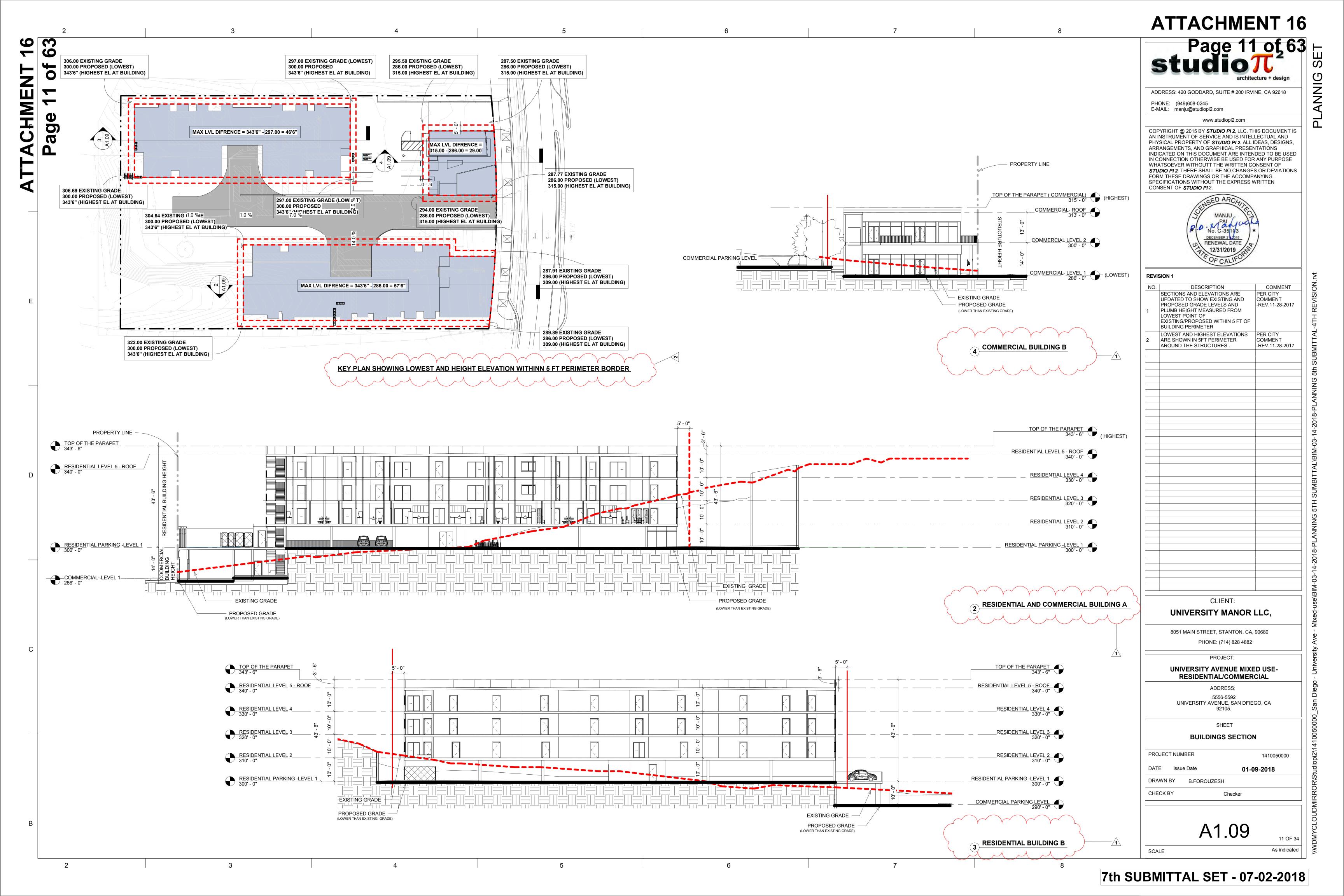
NO PARKING

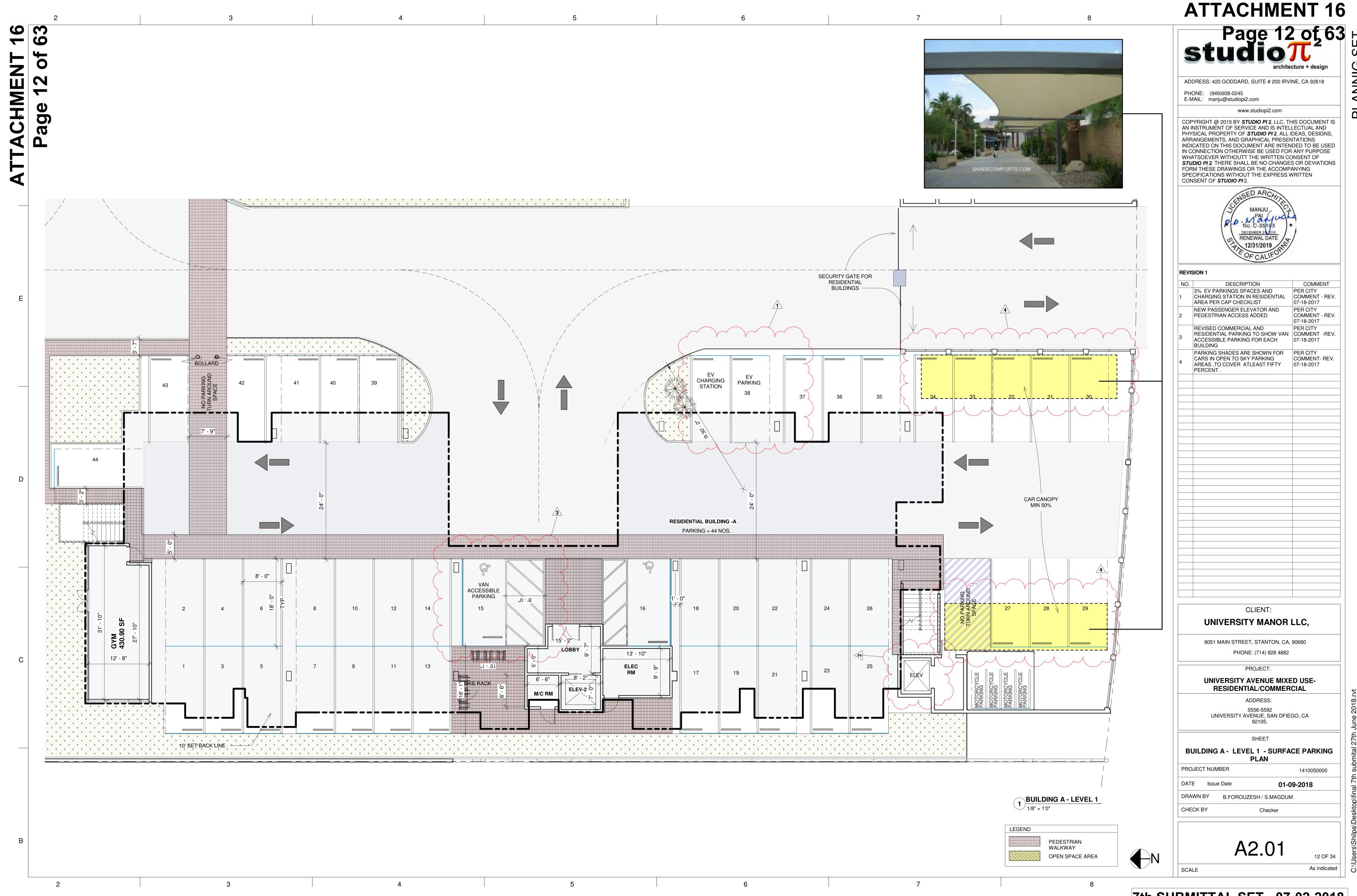
FIRE HOSE REACH LAYOUT

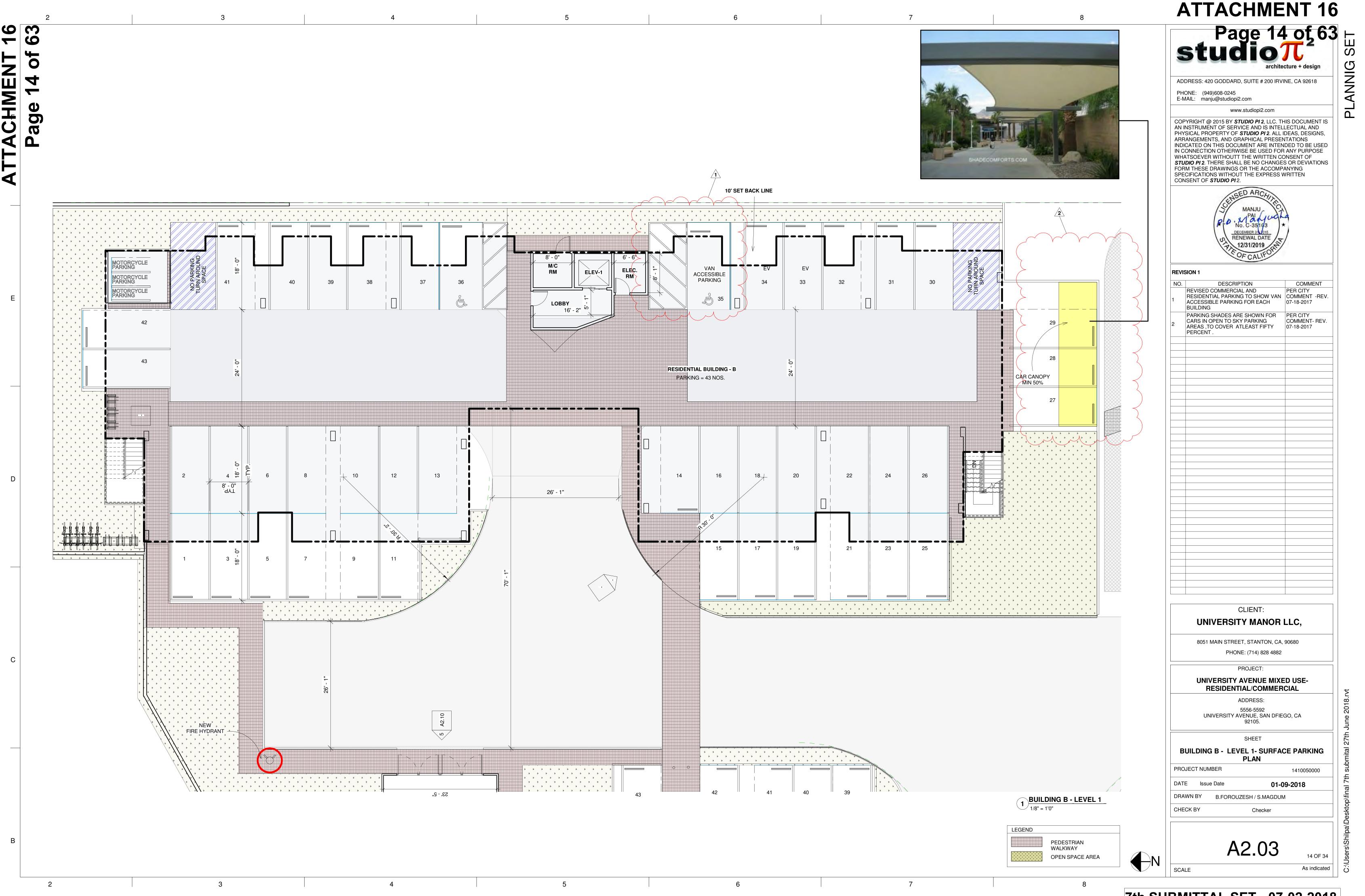












26' - 7"

67' - 1"

13' - 6"

BUILDING -B

BUILDING B - TYPICAL FLOOR PLAN 2ND/3RD/4TH

1/8" = 1'0"

34' - 11"

182. - 1..

13' - 6"

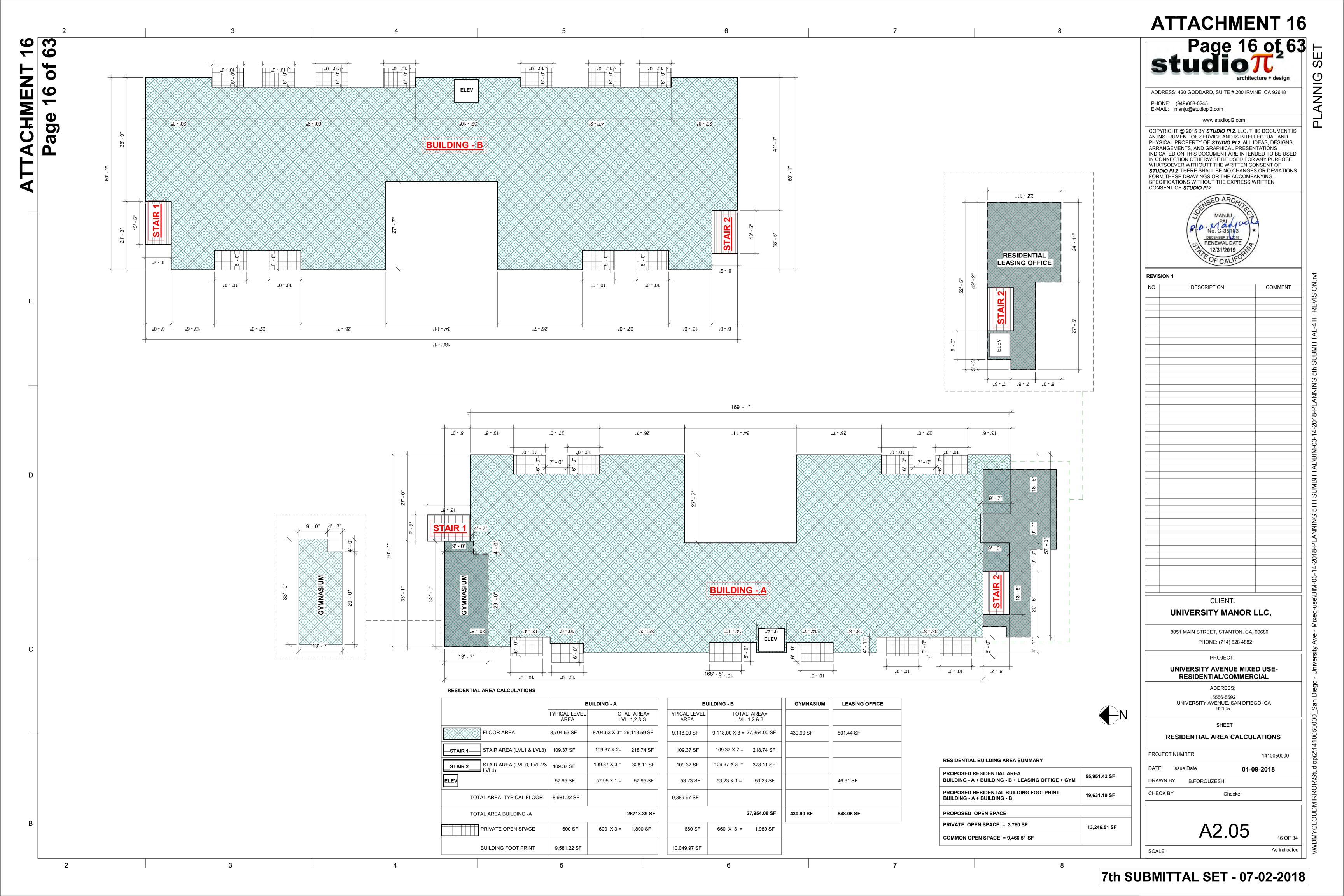
"S - '8

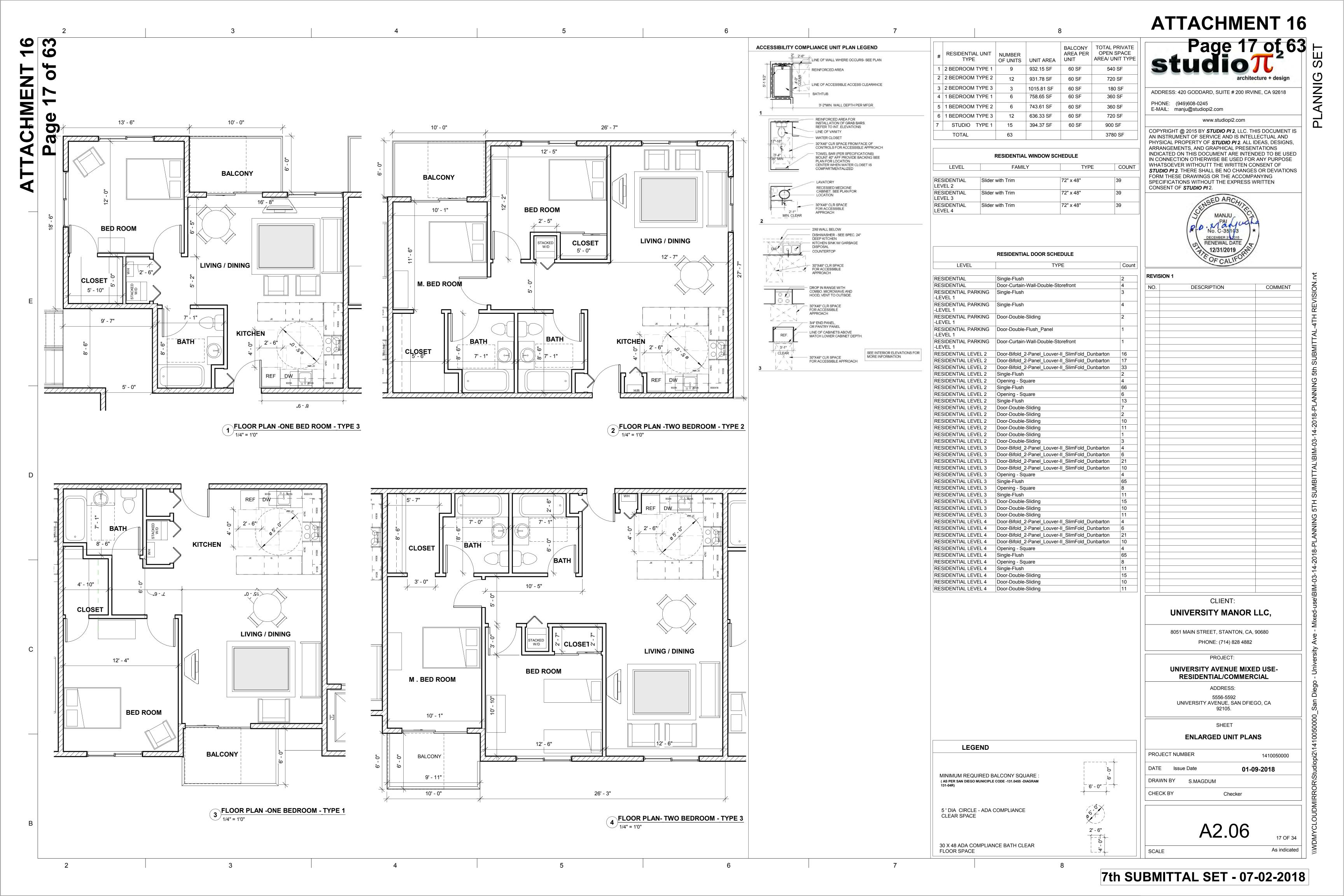
26' - 7"

67' - 1"

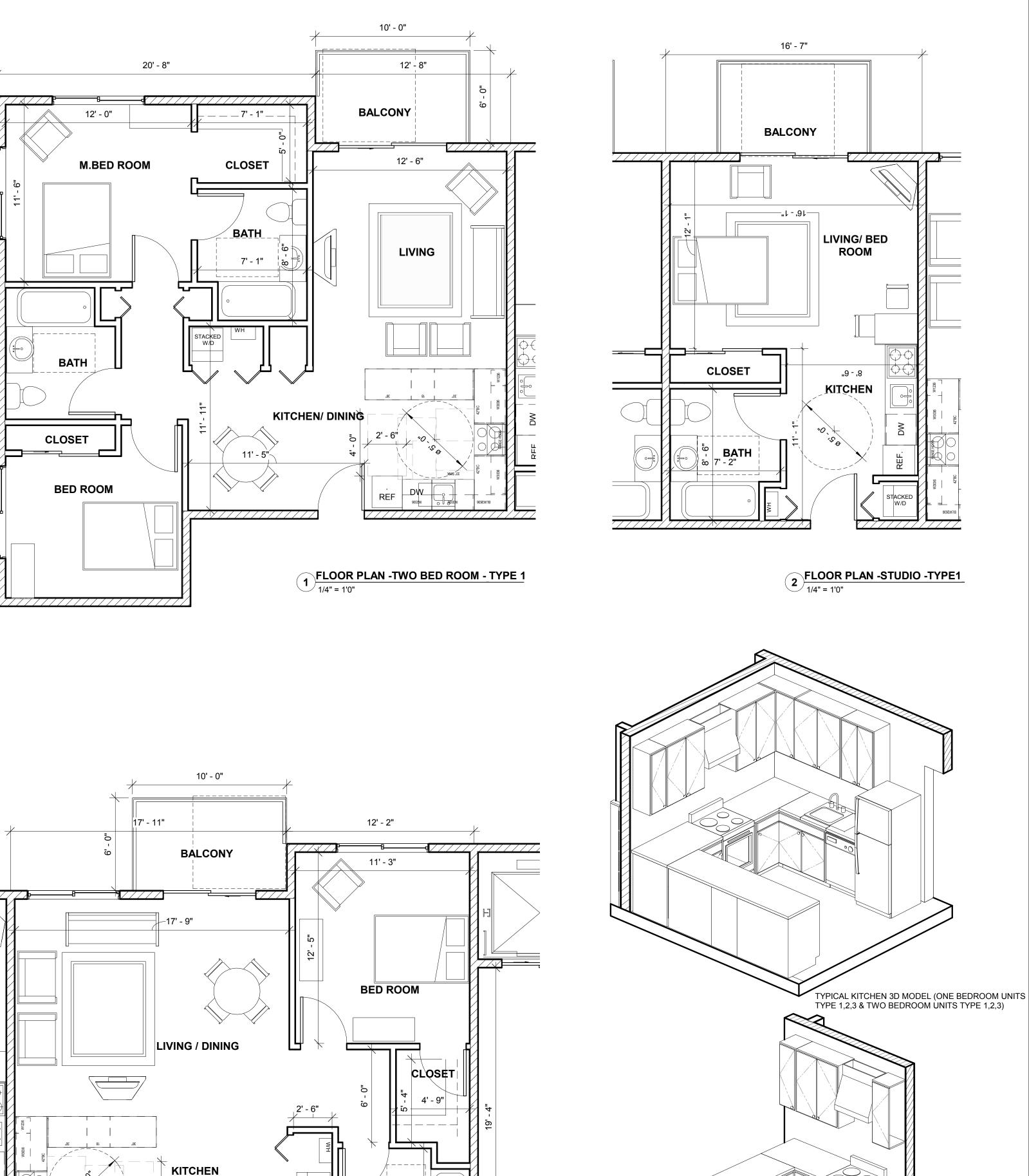
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A2.04 1/8" = 1'-0"





13' - 11"



BATH

FLOOR PLAN -ONE BED ROOM -TYPE 2

1/4" = 1'0"

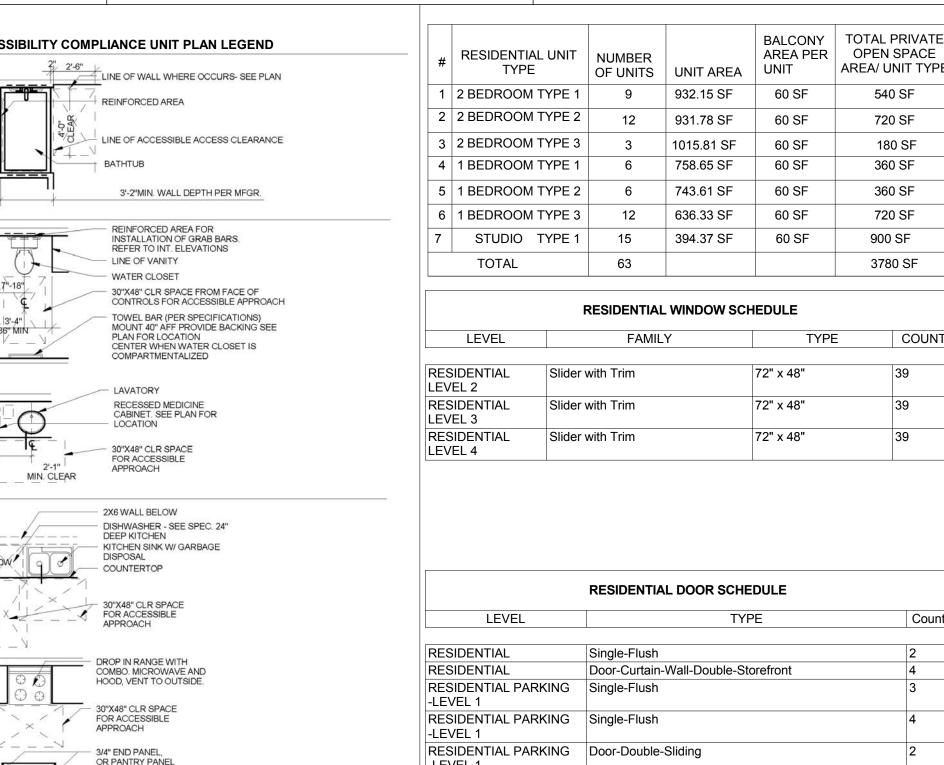
13' - 8"

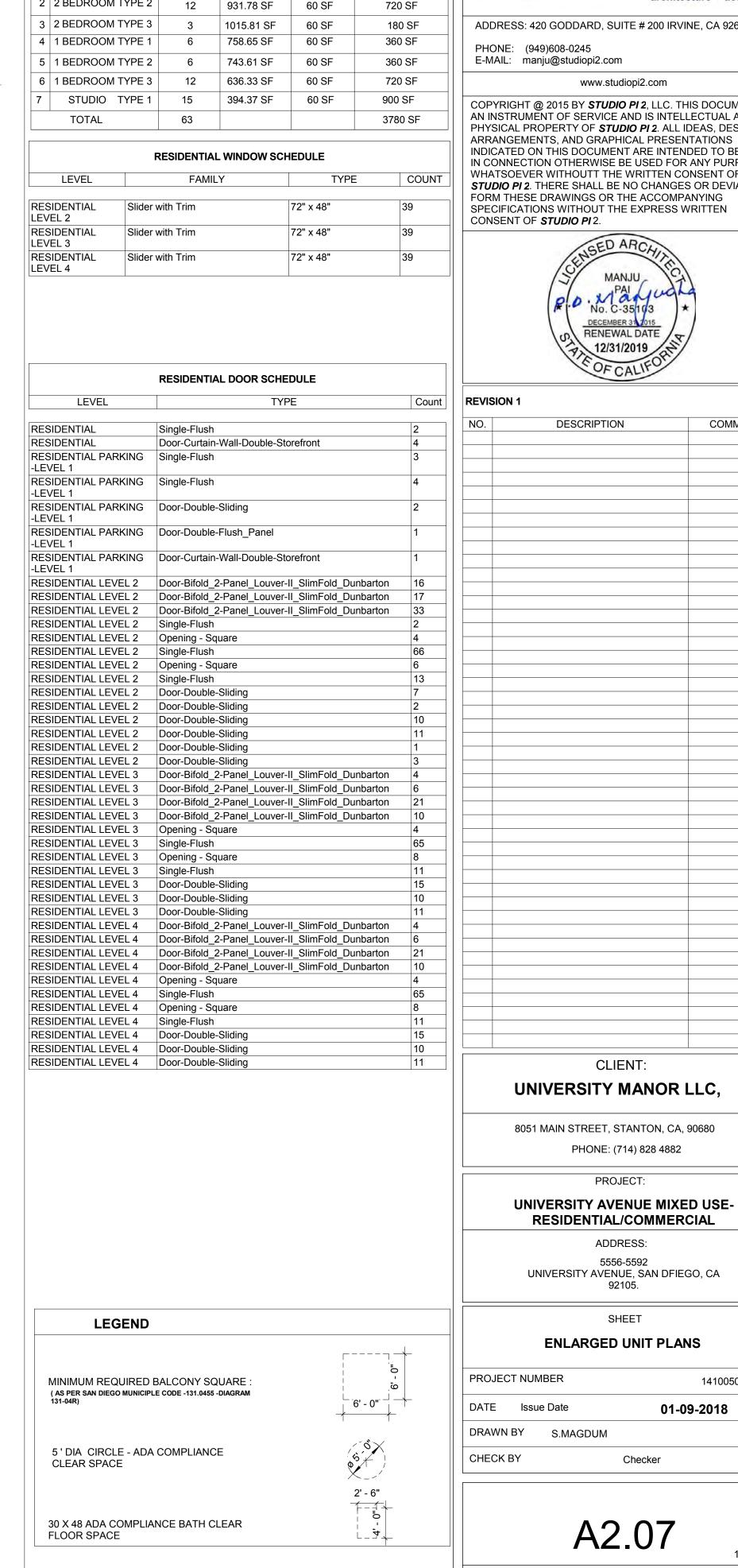
3' - 0"

	ACCESSIBILITY COMPLIANCE UNIT PLAN LEGEND
16' - 7"	REINFORCED AREA LINE OF ACCESSIBLE ACCESS CLEARANCE BATHTUB 3'-2"MIN. WALL DEPTH PER MFGR.
BALCONY LIVING/ BED ROOM	REINFORCED AREA FOR INSTALLATION OF GRAB BARS. REFER TO INT. ELEVATIONS LINE OF VANITY WATER CLOSET 30"X48" CLR SPACE FROM FACE OF CONTROLS FOR ACCESSIBLE APPROACH TOWEL BAR (PER SPECIFICATIONS) MOUNT 40" AFF PROVIDE BACKING SEE PLAN FOR LOCATION CENTER WHEN WATER CLOSET IS COMPARTMENTALIZED LAVATORY RECESSED MEDICINE CABINET. SEE PLAN FOR LOCATION 10" X48" CLR SPACE FOR ACCESSIBLE APPROACH 2'-1" MIN. CLEAR 2X6 WALL BELOW DISHWASHER - SEE SPEC. 24"
CLOSET "98 KITCHEN SETANCHEN STACKED W/D STACKED W/D STACKED S	DEEP KITCHEN KITCHEN SINK W/ GARBAGE DISPOSAL COUNTERTOP 30"X48" CLR SPACE FOR ACCESSIBLE APPROACH DROP IN RANGE WITH COMBO. MICROWAVE AND HOOD, VENT TO OUTSIDE. 30"X48" CLR SPACE FOR ACCESSIBLE APPROACH 3/4" END PANEL, OR PANTRY PANEL LINE OF CABINETS ABOVE MATCH LOWER CABINET DEPTH. SEE INTERIOR ELEVATIONS FOR MORE INFORMATION SEE INTERIOR ELEVATIONS FOR MORE INFORMATION
FLOOR PLAN -STUDIO -TYPE1 1/4" = 1'0"	

TYPICAL KITCHEN 3D MODEL (ONE BEDROOM UNITS

TYPE 1,2,3 & TWO BEDROOM UNITS TYPE 1,2,3)







DESCRIPTION

COMMENT

AREA/ UNIT TYPE

540 SF



PROJECT:

RESIDENTIAL/COMMERCIAL

ADDRESS:

5556-5592 UNIVERSITY AVENUE, SAN DFIEGO, CA

As indicated

COMMENT

COMMENT - REV.

PER CITY

07-18-2017

07-18-2017

COMMENT

-REV.02-15-2018

COMMENT-REV.

8051 MAIN STREET, STANTON, CA, 90680 PHONE: (714) 828 4882

PROJECT:

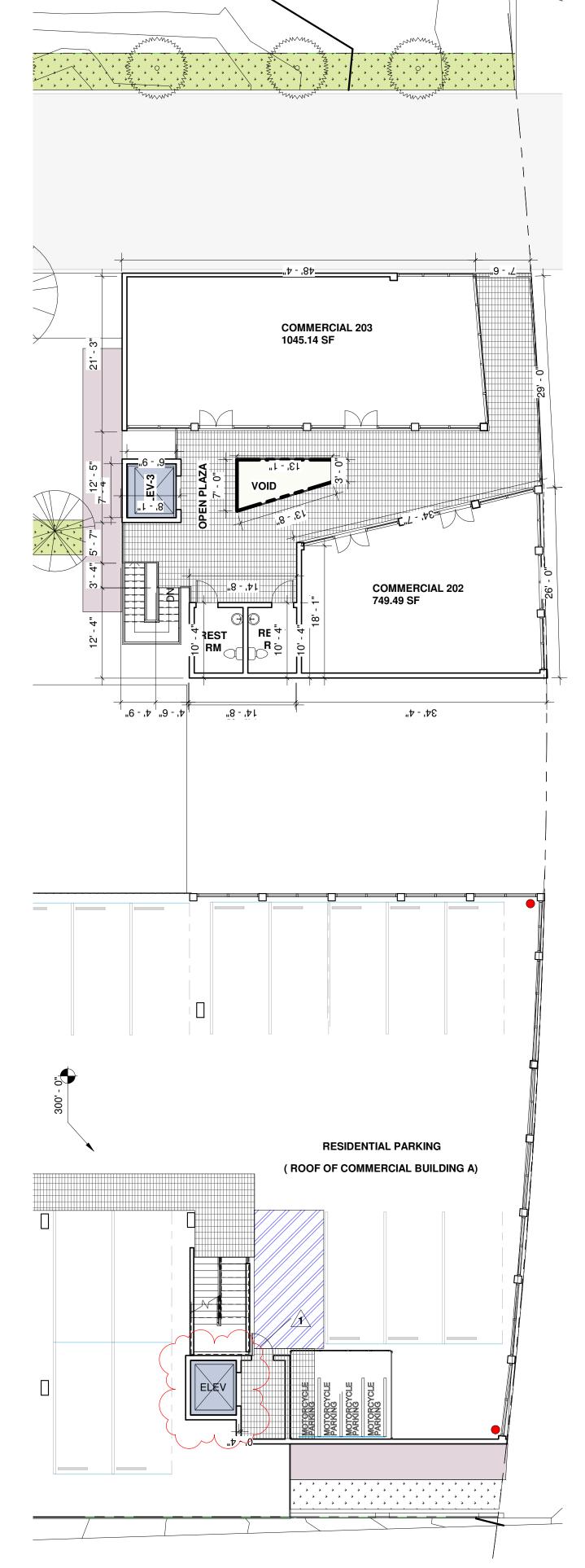
UNIVERSITY AVENUE MIXED USE-RESIDENTIAL/COMMERCIAL

ADDRESS: 5556-5592 UNIVERSITY AVENUE, SAN DFIEGO, CA

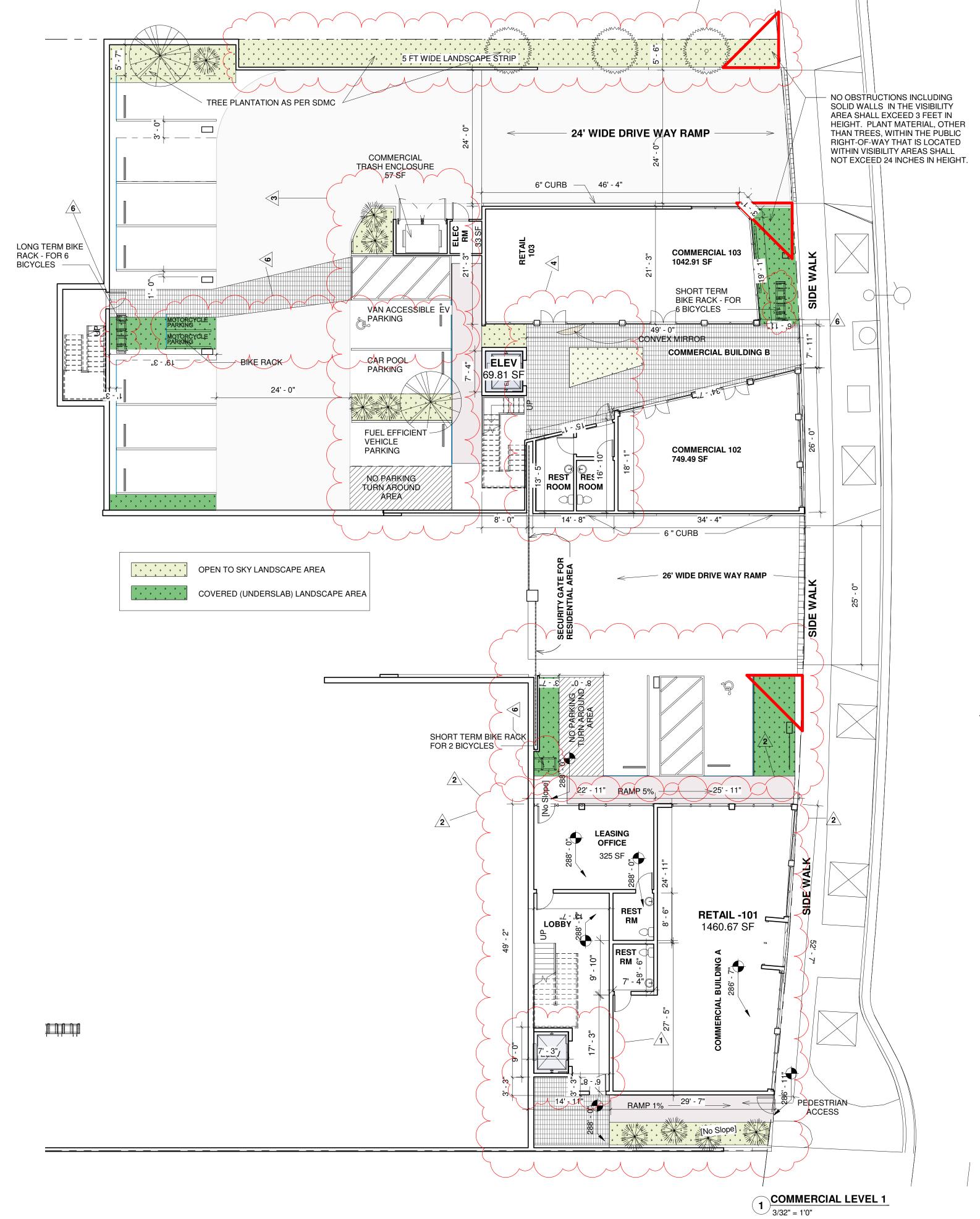
SHEET FLOOR PLAN -COMMERCIAL LEVEL 1 & 2 PROJECT NUMBER 1410050000 DATE Issue Date 01-09-2018

DRAWN BY B.FOROUZESH / S.MAGDUM CHECK BY Checker

A2.08 19 OF 34 3/32" = 1'-0"



1 COMMERCIAL LEVEL 2
3/32" = 1'0"





REVISION 1 COMMENT DESCRIPTION WRITTEN ACKNOWLEDGEMENT PER CITY REGARDING PALEONTOLOGICAL COMMENT -REV.07-18-2017 RESOURCES , PROVIDED ON PLANS

CLIENT:

UNIVERSITY MANOR LLC, 8051 MAIN STREET, STANTON, CA, 90680

PROJECT:

PHONE: (714) 828 4882

UNIVERSITY AVENUE MIXED USE-RESIDENTIAL/COMMERCIAL

ADDRESS: 5556-5592 UNIVERSITY AVENUE, SAN DFIEGO, CA 92105.

SHEET

ENLARGED RES/ COMM TRASH ENCLOSURE PROJECT NUMBER 1410050000 DATE Issue Date 01-09-2018 DRAWN BY B.FOROUZESH CHECK BY Checker

A2.10 21 OF 34 As indicated

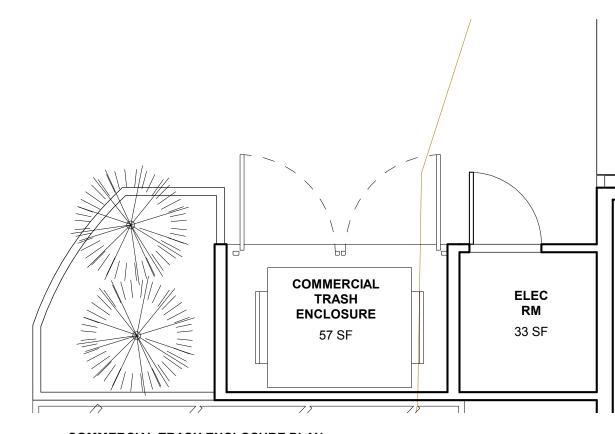
MATERIAL LEGEND STUCCO, BEIGE W-04

> Table 142-08B Minimum Exterior Refuse and Recyclable Material Storage Areas for Residential Development

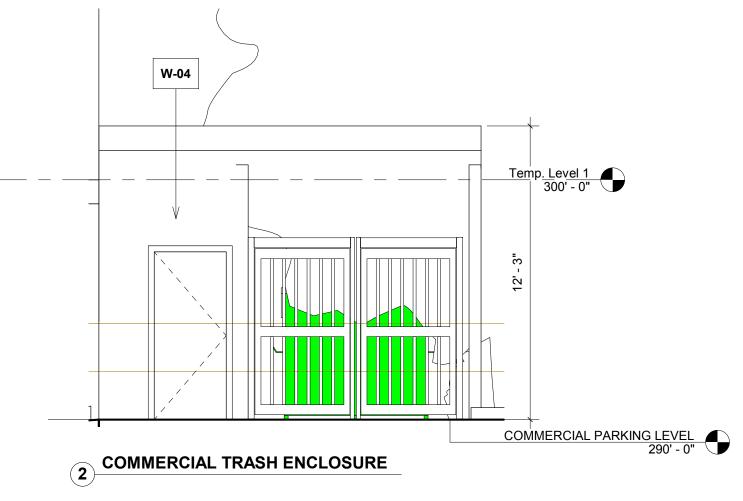
	Number of Dwelling Units Per Development	Minimum Refuse Storage Area Per Development (Square Feet)	Minimum Recyclable Material Storage Area Per Development (Square Feet)	Total Minimum Storage Area Per Development (Square Feet)
Ì	2-6	12	12	24
Ì	7-15	24	24	48
Ì	16-25	48	48	96
1	26-50	96	96	192
	51-75	144	144	288
Ī	76-100	192	192	384
Ì	101-125	240	240	480
Ì	126-150	288	288	576
Ì	151-175	336	336	672
Ì	176-200	384	384	768
	201+	384 plus 48 square feet for every 25 dwelling units above 201	384 plus 48 square feet for every 25 dwelling units above 201	768 plus 96 square feet for every 25 dwelling units above 201

Table 142-08C Minimum Exterior Refuse and Recyclable Material Storage Areas for Nonresidential Development

Gross Floor Area Per Development (Square Feet)	Minimum Refuse Storage Area Per Development (Square Feet)	Minimum Recyclable Material Storage Area Per Development (Square Feet)	Total Minimum Area Per Development (Square Feet)	
0-5,000	12	12	24	
5,000-10,000	24	24	48	
10,001-25,000	48	48	96	
25,001-50,000	96	96	192	
50,001-75,000	144	144	244	
75,001-100,000	192	192	384	
100,001+	192 plus 48 square feet for every 25,000 square feet of building area above 100,001	192 plus 48 square feet for every 25,000 square feet of building area above 100,001	384 plus 96 square feet for every 25,000 square feet of building area above 100,001	



COMMERCIAL TRASH ENCLOSURE PLAN



6 COMMERCIAL TRASH ENCLOSURE ELEVATION



REGIDEIN FIAL

TRASH

ENCLOSURE

288 SF

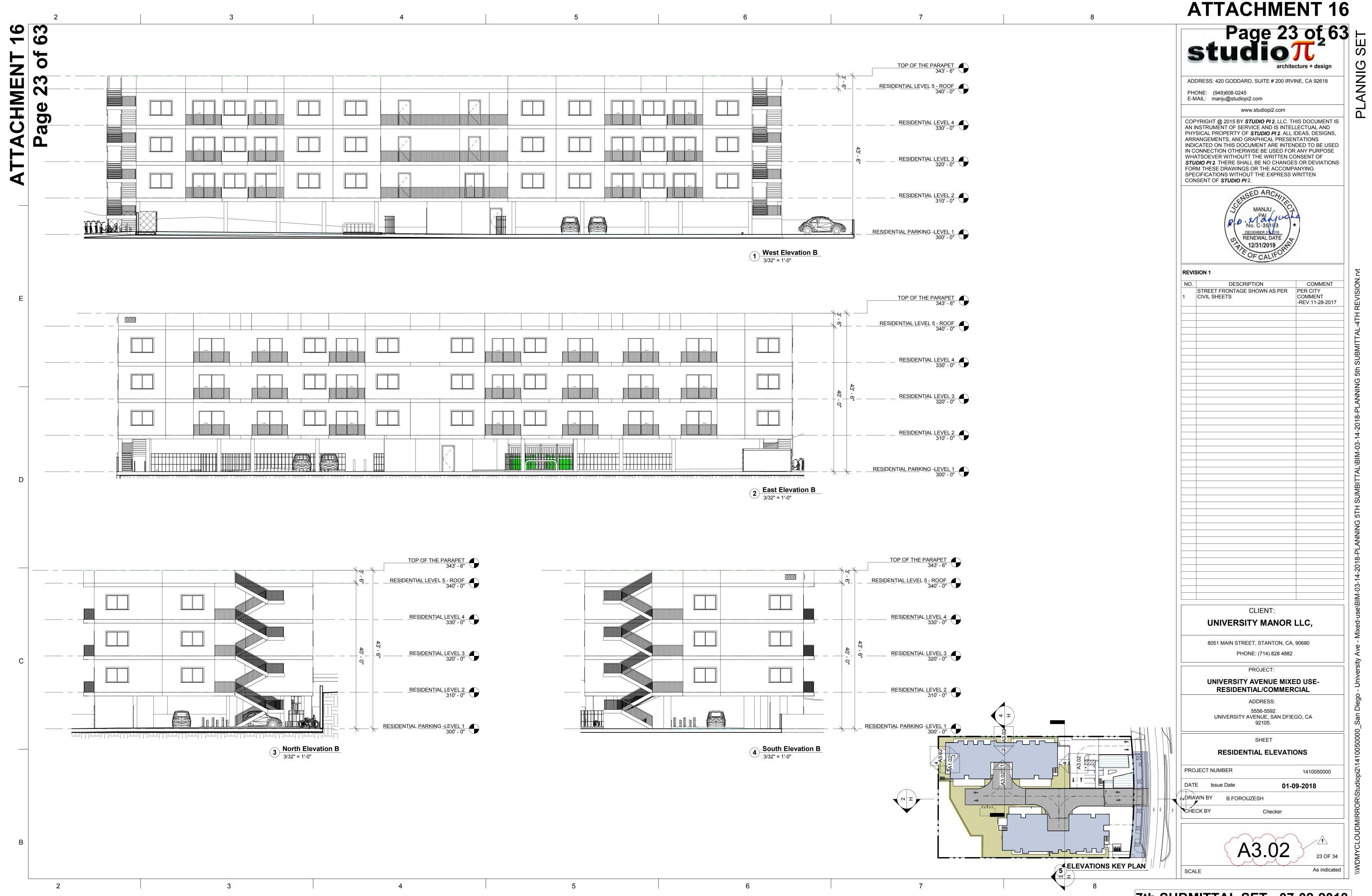
RESIDENTIAL TRASH ENCLOSURE PLAN

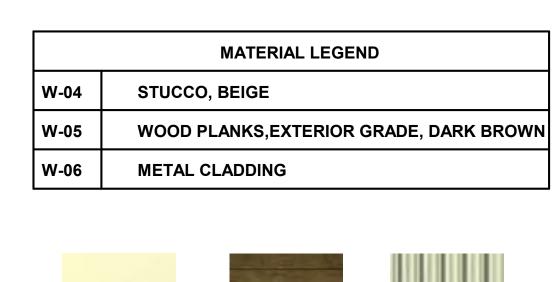
5 RESIDENTIAL TRASH ENCLOSURE

1/4" = 1'-0"

W-04

RESIDENTIAL TRASH ENCLOSURE















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	DESCRIPTION	COMMENT
	2233.411.011	
_		
_		
_		
	CLIENT:	
	CLILINI.	

CLIENT:
UNIVERSITY MANOR LLC,

8051 MAIN STREET, STANTON, CA, 90680 PHONE: (714) 828 4882

PROJECT: UNIVERSITY AVENUE MIXED USE-RESIDENTIAL/COMMERCIAL

ADDRESS: 5556-5592 UNIVERSITY AVENUE, SAN DFIEGO, CA 92105.

	SH	EET
RESIDE	NTIAL BUILD	ING-A ELEVATIONS
PROJECT NUM	BER	1410050000
DATE Issue	e Date	01-09-2018
DRAWN BY	B.FOROUZESH	
CHECK BY		Checker

A3.03

As indicated

24 OF 34







ADDRESS: 420 GODDARD, SUITE # 200 IRVINE, CA 92618 PHONE: (949)608-0245 E-MAIL: manju@studiopi2.com

www.studiopi2.com

ATTACHMENT 16

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NO.	DESCRIPTION	COMMEN

CLIENT: **UNIVERSITY MANOR LLC,**

8051 MAIN STREET, STANTON, CA, 90680 PHONE: (714) 828 4882

PROJECT: **UNIVERSITY AVENUE MIXED USE-**RESIDENTIAL/COMMERCIAL

ADDRESS: 5556-5592 UNIVERSITY AVENUE, SAN DFIEGO, CA 92105.

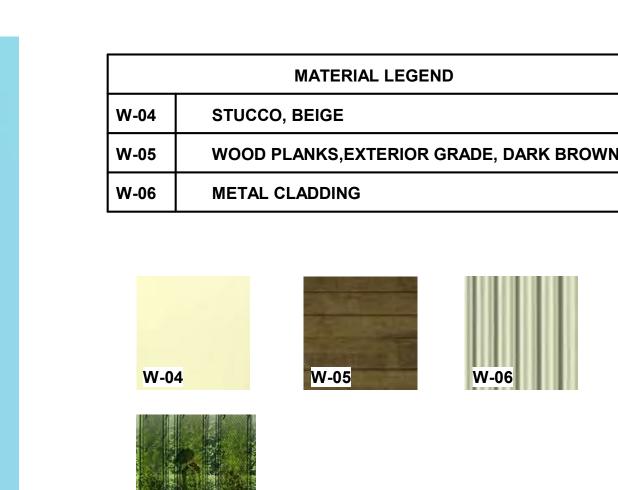
SHEET **RESIDENTIAL BUILDING-B ELEVATIONS** PROJECT NUMBER 1410050000 DATE Issue Date 01-09-2018 DRAWN BY B.FOROUZESH CHECK BY Checker

A3.04

25 OF 34 As indicated SCALE

W-04 STUCCO, BEIGE METAL CLADDING W-05 W-04

SCREEN FOR PARKING





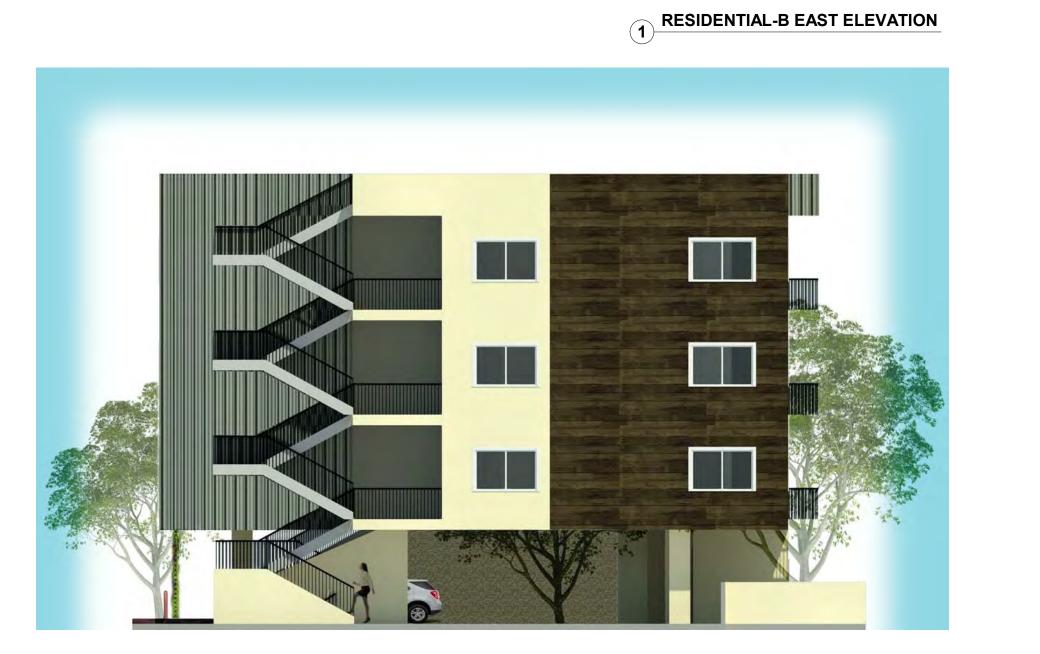


9

9

25 of

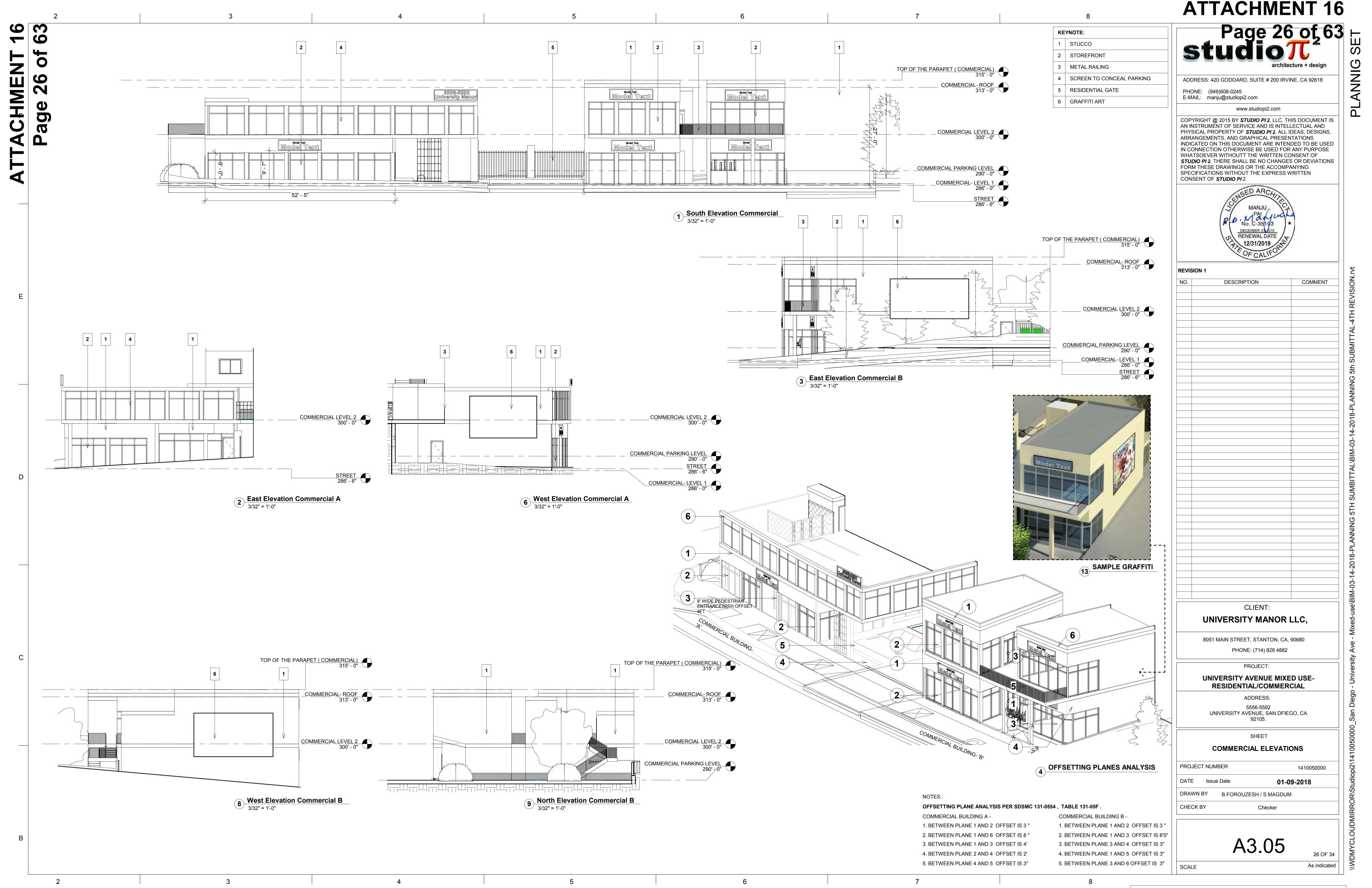




RESIDENTIAL-B SOUTH ELEVATION



RESIDENTIAL-B WEST ELEVATION



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DESCRIPTION

PHONE: (949)608-0245 E-MAIL: manju@studiopi2.com

REVISION 1

CLIENT:

UNIVERSITY MANOR LLC,

RESIDENTIAL/COMMERCIAL ADDRESS:

5556-5592 UNIVERSITY AVENUE, SAN DFIEGO, CA 92105.

SHEET **COMMERCIAL ELEVATIONS** PROJECT NUMBER 1410050000 DATE Issue Date 01-09-2018 DRAWN BY B.FOROUZESH CHECK BY Checker

A3.06

27 OF 34

1 COMMERCIAL ELEVATIONS

ATTACHMENT 16

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IN CONNECTION OTHERWISE BE USED FOR ANY PURPOSE

FORM THESE DRAWINGS OR THE ACCOMPANYING SPECIFICATIONS WITHOUT THE EXPRESS WRITTEN CONSENT OF **STUDIO PI** 2.

DESCRIPTION

STUDIO PI 2. THERE SHALL BE NO CHANGES OR DEVIATIONS

PHONE: (949)608-0245 E-MAIL: manju@studiopi2.com

REVISION 1

UNIVERSITY AVENUE MIXED USE-RESIDENTIAL/COMMERCIAL

PROJECT:

UNIVERSITY MANOR LLC,

ADDRESS: 5556-5592 UNIVERSITY AVENUE, SAN DFIEGO, CA 92105.

SHEET 3D VIEWS PROJECT NUMBER 1410050000 DATE Issue Date 01-09-2018 DRAWN BY B.FOROUZESH CHECK BY Checker

A4.01 SCALE

29 OF 34 1" = 1'-0"

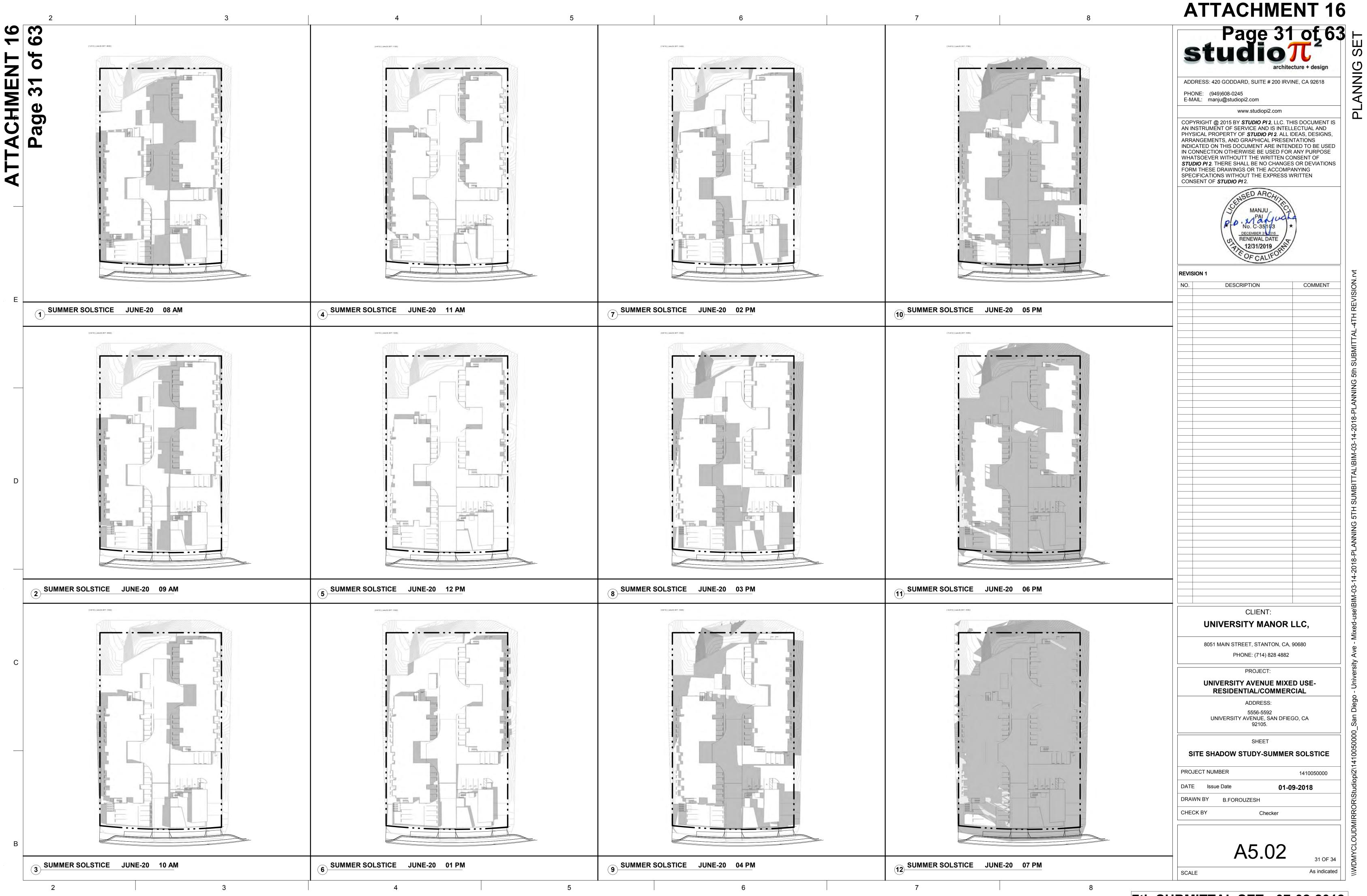


1 MAIN ENTRANCE / COMMERCIAL 3D VIEW_



2 COMMERCIAL ENTRANCE 3D VIEW







GENERAL NOTES

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL *A PERMIT/ *A NOTICE TO PROCEED HAS BEEN

2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES, INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT OF 1973 AND AMENDMENTS THERETO (16 USC SECTION 1531 ET.SEQ.).

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE. REFERENCE. AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK, IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OF RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.

4. IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-422-4133, TWO DAYS BEFORE YOU DIG.

5. CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES, THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD AND THE CITY OF SAN DIEGO MUNICIPAL CODE AND STORM WATER STANDARDS MANUAL.

6. "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT- ISSUING AUTHORITY.

7. ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 144.0240 OF THE MUNICIPAL CODE.

8. PRIOR TO ANY DISTURBANCE TO THE SITE. EXCLUDING UTILITY MARK-OUTS AND SURVEYING. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO FIELD ENGINEERING DIVISION (858) 627-3200.

9. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.

10. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.

11. AN AS-GRADED GEOTECHNICAL REPORT AND A SET OF THE REDLINE GRADING PLANS SHALL BE SUBMITTED AT AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE FIELD ENGINEERING DIVISION AT 9485 AERO DR.

12. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK, THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY, ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.

13, CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK, DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SDG&E, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT (FRICTION FACTOR >/= 0.50) AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALLY AVAILABLE FOR THAT USE. NEW BOXES AND LIDS SHALL BE INSTALLED.

GRADING NOTES

1. GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14. ARTICLE 2. DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.

2. PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OR THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS

3. GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX. GROUND COVER. OR EQUIVALENT MATERIAL. SEE SHEET 4-D FOR LOCATION AND SHEET 2-D FOR HYDROSEED MIX SPECIFICATIONS.

GROUND WATER DISCHARGE NOTES

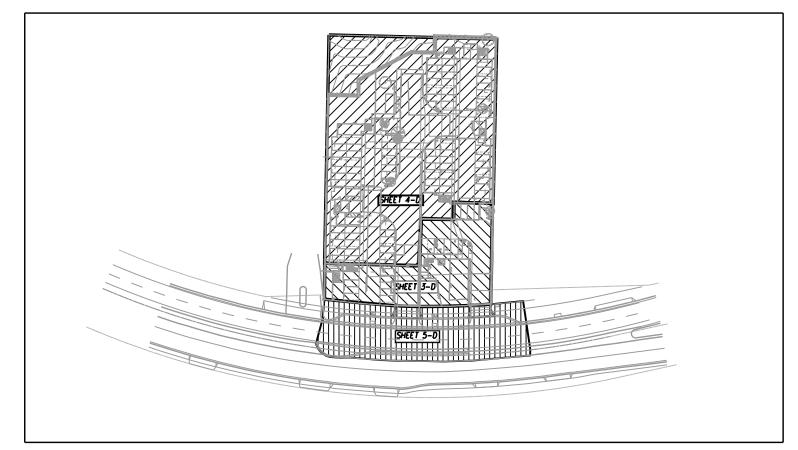
1. ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2008-0002 NPDES CAG919002.

2. THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED, AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE INCREASED RATES.

3. ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2007-0034 NPDES NO. CAG919001.

	POST-CONSTRUCTION PERMANENT BMP OPERATION & MAINTENANCE PROCEDURE DETAILS 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	SHEET NUMBER(S)
CATCH BASIN WITH FILTER FILTER	6 MONTHS OCT-MARCH	6 MONTHS OCT-MARCH	REMOVE ANY POLLUTANTS FROM CATCH BASIN INSPECT PRIOR TO AND DURING RAINING SEASON, REPLACE FILTER POUCH IF DEFECTED	9	3-D,4-D 3-D,4-D
HMP FACILITY					

GRADING PLANS FOR: UNIVERSITY AVENUE MIXED USE



KEY MAP

NO SCALE

GRADING & GEOTECHNICAL SPECIFICATIONS

1. ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND, IF REQUIRED, BOTH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ENGINEERING GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT OR GEOLOGICAL/GEOTECHNICAL INVESTIGATION ENTITLED

"GEOTECHNICAL STUDY REPORT", 5556-5592 UNIVERSITY AVE., SAN DIEGO, CA 92105, PREPARED BY PROFESSIONAL ENGINEERS CONSULTING, INC., OCT. 16, 2015 (PROJECT NO. UA0915)

2. ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.

3. AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED SOILS REPORT, OR IF REQUIRED, AN AS-GRADED GEOTECHNICAL REPORT WILL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO TECHNICAL GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT WILL BE SUBMITTED TO THE FIELD ENGINEERING SECTION OF ENGINEERING AND CAPITAL PROJECTS DEPARTMENT AND A SECOND COPY TO THE GEOLOGY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF THE COMPLETION OF GRADING, WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT OR PROJECT PLANS, REPORTS OR SPECIFICATIONS, THE FINAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A CALIFORNIA CERTIFIED ENGINEERING GEOLOGIST.

4. IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THE RESPONSIBILITY WITHIN THE AREA OF THEIR TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE CITY ENGINEER AND THE GEOLOGY SECTION OF DEVELOPMENT SERVICES IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.

5. THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS

(SIGNATURE) ENGINEER'S NAME R.C.E. OR G.E. DATE (SIGNATURE) GEOLOGIST'S NAME C.E.G.

PROFESSIONAL ENGINEERS CONSULTING, INC. * 25422 TRABUCO RD. #105, LAKE FOREST, CA 92630 TELEPHONE: 949-768-3693

*IF THE SOILS ENGINEER (R.C.E. OR G.E.) AND CERTIFIED ENGINEERING GEOLOGIST (C.E.G.) SIGNING THIS STATEMENT ARE NOT FROM THE SAME COMPANY, BÔTH COMPANY NAMES AND PHONE NUMBERS MUST BE PROVIDED.

6. FOR SOIL FILE SEE CITY RECORD S - XXXXXX

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

EXP. 09-30-17

JMC2 CIVIL ENGINEERS+SURVEYORS 411 N. HARBOR BLVD. #201 SAN PEDRO, CA 90731 PHONE: 310-241-6550 JCRUIKSHANK@JMC-2.COM

DATE

REFERENCE DRAWINGS

REFERENCE DRAWING DESCRIPTION

DRAWING NUMBER

SITE ADDRESS

5556-5592 UNIVERSITY AVE., SAN DIEGO, CA 92105

TOPOGRAPHY SOURCE

SOCAL ENGINEERING, 5750 DIVISION ST. #203, RIVERSIDE, CA 92506 FIELD TOPOGRAPHIC SURVEY

BENCHMARK

BRASS PLUG ON THE NORTH EAST CORNER OF UNIVERSITY AVENUE AND 54TH STREET. ELEVATION: 315,298 FEET (MSL)

TOTAL DISTURBED AREA

1.47 ACRES

MARCH 12, 2016

GRADING QUANTITIES

GRADED AREA	1.47 ACRES	MAX. CUT DEPTH 35.33 FT
CUT QUANTITIES	10,061.87 CYD	MAX CUT SLOPE RATIO: 2:1 MAX
FILL QUANTITIES	2,785.15 CYD	MAX. FILL DEPTH 12.63 FT
IMPORT/EXPORT	7,276.72 CYD	MAX FILL SLOPE RATIO: 2:1 MAX

THIS PROJECT PROPOSES TO EXPORT 7.276.72 CUBIC YARDS OF MATERIAL FROM THIS SITE, ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE, THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

ASSESSORS PARCEL NUMBER

APN: 472-410-05, 12 AND 13

EXISTING LEGAL DESCRIPTION

SEE SHEET 2-D

PROPOSED LEGAL DESCRIPTION*

SEE SHEET 2-D

PRIVATE WATER AND WASTEWATER*

THE PRIVATE WATER/SEWER SYSTEM IS DESIGNED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND IS SHOWN ON THESE PLANS AS "INFORMATION ONLY". A SEPARATE PLUMBING PERMIT IS REQUIRED FOR CONSTRUCTION AND INSPECTION OF THE SYSTEM.

TRAFFIC CONTROL NOTE*

(DELETE IF GREATER THAN 5000 ADT)

THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN (11"X17") FOR APPROVAL PRIOR TO STARTING WORK. THE PLAN SHOULD BE SUBMITTED TO THE TRAFFIC CONTROL PERMIT COUNTER, 3RD FLOOR, BOOTH 22, BUILDING, SAFETY & CONSTRUCTION DIVISION, DEVELOPMENT SERVICES CENTER, 1222 FIRST AVENUE, SAN DIEGO (619-446-5150). CONTRACTOR SHALL OBTAIN A TRAFFIC CONTROL PERMIT A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO STARTING WORK, AND A MINIMUM OF FIVE (5) DAYS IF WORK WILL AFFECT A BUS STOP OR AN EXISTING TRAFFIC SIGNAL, OR IF WORK WILL REQUIRE A ROAD OR ALLEY CLOSURE.

STORM WATER PROTECTION NOTES

1. THIS PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT ORDER NO._____; AND RISK LEVEL/TYPE: CHECK ONE BELOW

> ■ CGP RISK LEVEL ☐ CGP RISK LEVEL 2 ☐ CGP RISK LEVEL 3

☐ CGP LUP TYPE ☐ CGP LUP TYPE 2 ☐ CGP LUP TYPE 3

2. CHECK ONE

☐ THIS PROJECT WILL EXCEED THE MAXIMUM DISTURBED AREA LIMIT, THEREFORE A WEATHER TRIGGERED ACTION PLAN (WTAP) IS REQUIRED. ■ THIS PROJECT WILL FOLLOW PHASED GRADING NOT TO EXCEED FIVE (5)

ACRES PER PHASE. □ NOT APPLICABLE

3. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE WPCP OR SWPPP AS APPLICABLE.

Civil Engineering & Surveying John M. Cruikshank Consultants, Inc. Exp 9-30-19 411 N. Harbor Blvd, Suite 201 No. 50792 San Pedro, CA 90731 P: 310.241.6550 / F: 310.833.6555 www.jmc-2.com

OWNER/APPLICA Rage 34 of 63

UNIVERSITY MANOR, LLC 8051 MAIN STREET, STANTON, CA 90680

PHONE (714) 828-4882

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF

STANDARD SPECIFICATIONS:

DOCUMENT NO. PITS070112-01 STANDARD SPECIFICATIONS FOR PUBLIC WORKS

CONSTRUCTION (GREENBOOK), 2012 EDITION PITS070112-02 CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLICWORKS CONSTRUCTION (WHITEBOOK),

2012 EDITION PITS070112-04 CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES,

2012 EDITION PITS070112-06 CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD SPECIFICATIONS, 2010 EDITION

STANDARD DRAWINGS: <u>DOCUMENT NO.</u> PITS070112-03

<u>DESCRIPTION</u> CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. PITS070112-05

CUSTOMARY STANDARD PLANS, 2010 EDITION

<u>SYMBOL</u>

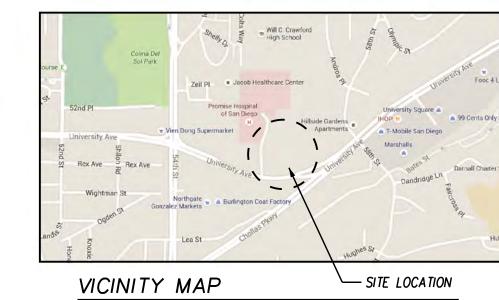
<u>LEGEND</u>

PROPOSED IMPROVEMENTS

<u>IMPROVEMENT</u> STANDARD DWGS. <u>SYMBOL</u> DRIVEWAY STG-159 CURB AND GUTTER COMBINED STG-151 CONSTRUCTION JOINT STG G-18 SPPWC STD 313-3, CASE F LOCAL DEPRESSION CROSS GUTTER STG-157 CONTIGUOUS SIDEWALK SDG-155 AND SDG-156 CATCH BASIN SDD-118, TYPE J SPPWC STD 321-2 SD MANHOLE MEDIAN CURB & GUTTER SDG-154. TYPE B2 CONCRETE COLLAR SPPWC 380-4

EXISTING IMPROVEMENTS

NONE



1"=1000'

SHEET INDEX

TITLE SHEET	SHEET 1
EROSION CONTROL & BMP NOTES	SHEET 2
GRADING AND DRAINAGE PLAN - LEVEL 1	SHEET 3
GRADING AND DRAINAGE PLAN - LEVEL 2	SHEET 4
STREET PLAN	SHEET 5
UTILITY PLAN	SHEET 6
DETAILS	SHEET 7
SECTIONS	SHEET 8
SECTIONS AND DETAILS ——————	SHEET 9
SEWER PLAN —	SHEET 10
WATER PLAN	SHEET 11

ENGINEERING PERMIT NO: ______ DISCRETIONARY PERMIT NO: _____

WDID NO: _____

RETAINING WALL PROJECT NO: _____ CONSTRUCTION SITE

STORM WATER PRIORITY: PRIVATE CONTRACT

ADT

(VEHICLES)

SPEED

R/W

(FT)

TITLE SHEET FOR UNIVERSITY AVENUE MIXED USE 5556-5592 E. UNIVERSITY AVE. SAN DIEGO, CA 92105

CITY OF SAN DIEGO, CALIFORNIA

Development Services Departmen

SHEET 1 OF 11 SHEETS

FOR CITY	ENGINEE		DATE		V, T,M,
DESCRIPTION	BY	APPROVED	DATE	FILMED	
ORIGINAL	XXX				
					1852-6 <i>3</i> 07
					NAD83 COORDINATES
					212-1747
AS-BUILTS					LAMBERT COORDINATES
CONTRACTOR DATE STARTED			1 D		
INSPECTOR DATE COMPLETED			39718-PG 1-D		

I,O. NO. ____ 24006884

PROJECT NO. 503848

CITY OF SAN DIEGO

WARNING

JOHN M. CRUIKSHANK R.C.E. NO. 50792

DEVELOPMENT SERVICES DEPARTMENT



STREET DATA TA	BLE
GO:ST	
STREET NAME CLASSIFICATION	SPEEL (MPH)

CHANGE DATE EFFECTED OR ADDED SHEET NUMBERS APPROVAL NO. PROJECT NO. 1/2 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

CONSTRUCTION CHANGE TABLE

EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSION/SEDIMENT CONTROL, PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS INDICATED BELOW:

- 1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND FOR PERMANENT POST CONSTRUCTION TREATMENT CONTROL PERMANENT BMP'S, THE WATER QUALITY TECHNICAL REPORT (WQTR) IF APPLICABLE.
- 2. FOR STORM DRAIN INLETS, PROVIDE A GRAVEL BAG SILT BASIN IMMEDIATELY UPSTREAM OF INLET AS INDICATED ON DETAILS
- 3. FOR INLETS LOCATED AT SUMPS ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE THAT WATER DRAINING TO THE SUMP IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 1.00' FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET. IF FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS, THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. GRAVEL BAGS OR DIKES.
- 4. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREET(S) AND STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.
- 5. THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
- 6. THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.
- 7. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- 8. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER OR RESIDENT ENGINEER AFTER EACH RUN-OFF PRODUCING RAINFALL,
- 9. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE RESIDENT ENGINEER DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES, WHICH MAY ARISE.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- 11. ALL EROSION/SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE RESIDENT ENGINEER.
- 12. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- 13. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.
- 14. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING FOR THE AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.
- 15. THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION/SEDIMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.



BASIC NATIVE EROSION CONTROL MIX

This mix of annual native California species has been formulated for rapid growth in the lower rainfall climates and varied soil types of Central and Southern California. For this reason, it is the best choice for permanent or temporary cover in areas that may not support perennial natives without the addition of irrigation or soil amendments. These seeds are adapted to our climates and plant communities and can be used around sensitive native habitat and in conjunction with other species, including wildflowers, without the fear of native gene contamination.

SPECIES	COMMON NAME	BULK #'s/ACRE	MIN % PLS*
Bromus carinatus'Cucamonga'	Cucamonga brome	20.00	86
Festuca microstachys	Small fescue	8.00	90
Trifolium ciliatum	Foothill/Tree clover	4.00	86
		$3\overline{2.00}$	
* MIN % PLS (Pure Live Seed) = Seed Purity x (Germination Rate		

Seed: 32 lbs per acre

Height: 24-36 inches
Emergence: 10-15 days
Establishment: 45 days to 90% cover after emergence

For additional plant characteristics visit the plant database portion of our website at www.ssseeds.com.

PO BOX 1275 CARPINTERIA, CA 93014 USA * PH: 805/684-0436 * FAX: 805/684-2798 E-MAIL:INFO@SSSEEDS.COM WEBSITE: WWW.SSSEEDS.COM

MINIMUM POST-CONSTRUCTION MAINTENANCE PLAN

AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

1. STABILIZATION: ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN ½ INCH) AND REPAIRED AND REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILED.

2. STRUCTURAL PRACTICES: DESILTING BASINS, DIVERSION DITCHES, DOWNDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN ½ INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.

3. OPERATION AND MAINTENANCE, FUNDING: POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS, INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS. AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.

PERMANENT POST-CONSTRUCTION BMP NOTES

1. OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWMDCMA), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMP'S WILL BE MAINTAINED IN PERPETUITY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.

2. ANY MODIFICATION(S) TO THE PERMANENT POST CONSTRUCTION BMP DEVICES/STRUCTURES SHOWN ON PLAN REQUIRES A CONSTRUCTION CHANGE TO BE PROCESSED AND APPROVED THROUGH DEVELOPMENT SERVICES DEPARTMENT BY THE ENGINEER OF WORK. APPROVAL OF THE CONSTRUCTION CHANGE IS REQUIRED PRIOR TO CONSTRUCTION OF THE PERMANENT BMP.

PRIVATE NOTE

ALL ONSITE, PRIVATE IMPROVEMENTS SHOWN ON THIS DRAWING ARE FOR INFOMRATION ONLY.
THE CITY ENGINEER'S APPROVAL OF THIS DRAWING, IN NO WAY CONSTITUTES AN APPROVAL
OF SAID PRIVATE IMPROVEMENTS. A SEPARATE PERMIT FOR SUCH IMPROVEMENTS MAY BE REQUIRED.

CURB RAMP NOTE

THE REQUIRED DETECTABLE WARNING (TRUNCATED DOMES) ON CURB RAMPS ARE TO COMPLY WITH THE CITY STANDARDS (SDG-130) AND SPECIFICATIONS. A 12" X 12" (MIN.) SAMPLE OF THE DETECTABLE WARNING, THE PRODUCTS' TEST REPORT AND A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTION MUST BE SUBMITTED TO THE DESIGNATED CITY RESIDENT ENGINEER FOR REVIEW PRIOR TO INSTALLATION. FAILURE TO COMPLY WITH THE STANDARDS, SPECIFICATIONS AND SAMPLE SUMBMITTAL REVIEW PROCESS WILL RESULT IN THE REMOVAL OR REPLACEMENT OF THE DETECTABLE WARNING AND/OR CURB RAMP(S) AT CONTRACTOR AND/OR OWNER'S EXPENSE.

BENCHMARK

BRASS PLUG ON THE NORTH EAST CORNER OF UNIVERSITY AVENUE AND 54TH STREET.

ELEVATION: 315.298 FEET (MEAN SEA LEVEL PER CITY BENCH MARK)

EXISTING LEGAL DESCRIPTION

PARCEL 1:

LINE OF SAID LOT 29.

THE WESTERLY 50 FEET OF THE EASTERLY 150 FEET OF THAT PORTION OF LOT 29 OF LEMON VILLA, ACCORDING TO THE MAP THEREOF NO. 734, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 2, 1892, LYING NORTHERLY OF THE NORTHERLY LINE OF UNIVERSITY AVENUE AS SAID AVENUE WAS CONVEYED TO THE CITY OF EAST SAN DIEGO BY DEED RECORDED AUGUST 16, 1918 IN BOOK 761, PAGE 57 OF DEEDS, SAID DISTANCES BEING MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LOT 29.

PARCEL 2:
THE WESTERLY 100 FEET OF THE EASTERLY 250 FEET OF THAT PORTION OF LOT 29, LEMON VILLA, IN THE CITY OF
SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 734, FILED IN THE
OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 2, 1892, LYING NORTH OF THE NORTH LINE OF
UNIVERSITY AVENUE, AS SAID AVENUE WAS CONVEYED TO THE CITY OF EAST SAN DIEGO BY DEED RECORDED AUGUST
16, 1918 IN BOOK 761, PAGE 57 OF DEEDS, SAID DISTANCE BEING MEASURED AT RIGHT ANGLES FROM THE EASTERLY

PARCEL 3:
THE WESTERLY 50 FEET OF THE EASTERLY 300 FEET OF THAT PORTION OF LOT 29 OF LEMON VILLA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, ON DECEMBER 2, 1892, ACCORDING TO THE MAP THEREOF NO. 734, LYING NORTH OF THE NORTH LINE OF UNIVERSITY AVENUE AS SAID AVENUE WAS CONVEYED TO THE CITY OF EAST SAN DIEGO BY DEED RECORDED AUGUST 16, 1918 IN BOOK 761, PAGE 57 OF DEEDS, SAID DISTANCE BEING MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LOT 29.

APN: 472-410-05, 12 AND 13

PROPOSED LEGAL DESCRIPTION

PORTION OF LOT 29 OF LEMON VILLA TRACT PER MAP NO. 734

Civil Engineering & Surveying John M. Cruikshank Consultants, Inc. 411 N. Harbor Blvd, Suite 201 San Pedro, CA 90731 P: 310.241.6550 / F: 310.833.6555 www.jmc-2.com

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

A. GENERAL REQUIREMENTS

1. PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. THE PERMIT HOLDER IS RESPONSIBLE TO ARRANGE AND PERFORM THIS MEETING BY CONTACTING THE CITY RESIDENT ENGINEER (RE) OF THE FIELD ENGINEERING DIVISION AND CITY STAFF FROM MITIGATION MONITORING COORDINATION (MMC). ATTENDEES MUST ALSO INCLUDE THE PERMIT HOLDER'S REPRESENTATIVE(S), JOB SITE SUPERINTENDENT AND THE FOLLOWING CONSULTANTS:

CIVIL ENGINEER - JOHN M. CRUIKSHANK CONSULTANTS, INC.

NOTE:

FAILURE OF ALL RESPONSIBLE PERMIT HOLDER'S REPRESENTATIVES AND CONSULTANTS TO ATTEND SHALL REQUIRE AN ADDITIONAL MEETING WITH ALL PARTIES PRESENT

CONTACT INFORMATION

a) THE PRIMARY POINT OF CONTACT IS THE RE AT THE FIELD ENGINEERING DIVISION AT 858-627-3200. b) IT IS ALSO REQUIRED TO CALL THE RE AND MMC AT 858-627-3360 FOR CLARIFICATION OF ENVIRONMENTAL REQUIREMENTS.

2. MMRP COMPLIANCE: THIS PROJECT, PROJECT TRACKING SYSTEM (PTS) # _____ AND/OR ENVIRONMENTAL DOCUMENT # _____, SHALL CONFORM TO THE MITIGATION REQUIREMENTS CONTAINED IN THE ASSOCIATED ENVIRONMENTAL DOCUMENT AND SHALL BE IMPLEMENTED TO THE SATISFACTION OF DSD'S ENVIRONMENTAL DESIGNEE (MMC) AND THE RE. THE REQUIREMENTS MAY NOT BE REDUCED OR CHANGED BUT MAY BE ANNOTATED (I.E. TO EXPLAIN WHEN AND HOW COMPLIANCE IS BEING MET AND LOCATION OF VERIFYING PROOF, ETC.). ADDITIONAL CLARIFYING INFORMATION MAY ALSO BE ADDED TO OTHER RELEVANT PLAN SHEETS AND/OR SPECIFICATIONS AS APPROPRIATE (E.G. SPECIFIC LOCATIONS, TIMES OF MONITORING, METHODOLOGY, ETC.).

NOTE:

PERMIT HOLDER'S REPRESENTATIVES MUST ALERT THE RE AND MMC IF THERE ARE ANY DISCREPANCIES IN THE PLANS, NOTES OR ANY CHANGES DUE TO FIELD CONDITIONS. ALL CONFLICTS MUST BE APPROVED BY THE RE AND MMC BEFORE THE WORK IS PERFORMED.

3. OTHER AGENCY REQUIREMENTS: EVIDENCE OF COMPLIANCE WITH ALL OTHER AGENCY REQUIREMENTS OR PERMITS SHALL BE SUBMITTED TO THE RE AND MMC FOR REVIEW AND ACCEPTANCE PRIOR TO THE BEGINNING OF WORK OR WITHIN ONE (1) WEEK OF THE PERMIT HOLDER OBTAINING DOCUMENTATION OF THOSE PERMITS OR REQUIREMENTS. EVIDENCE SHALL INCLUDE COPIES OF PERMITS, LETTERS OF RESOLUTION OR OTHER DOCUMENTATION ISSUED BY THE RESPONSIBLE AGENCY.

[LIST PROJECT SPECIFIC REQUIRED PERMITS AND CIVIL PENALTY DOCUMENTS HERE]

4. MONITORING EXHIBITS: <u>ALL CONSULTANTS</u> ARE REQUIRED TO SUBMIT TO THE RE AND MMC, A MONITORING EXHIBIT ON A 11"X17" REDUCTION OF THE <u>APPROPRIATE CONSTRUCTION PLAN</u> SUCH AS SITE PLAN, GRADING, LANDSCAPE, ETC. MARKED TO CLEARLY SHOW THE SPECIFIC AREAS INCLUDING THE<u>LIMIT OF WORK</u>, SCOPE OF THAT DISCIPLINE'S WORK, AND NOTES INDICATING WHEN IN THE CONSTRUCTION SCHEDULE THAT WORK WILL BE PERFORMED. WHEN NECESSARY FOR CLARIFICATION, A DETAILED METHODOLOGY OF HOW THE WORK WILL BE PERFORMED SHALL BE INCLUDED.

NOTE:

SURETY AND COST RECOVERY - WHEN DEEMED NECESSARY BY THE DEVELOPMENT SERVICES DIRECTOR OR CITY MANAGER, THEY MAY REQUIRE ADDITIONAL SURETY INSTRUMENTS OR BONDS FROM THE PERMIT HOLDER TO ENSURE THE LONG TERM PERFORMANCE OR IMPLEMENTATION OF REQUIRED MITIGATION MEASURES OR PROGRAMS. THE CITY IS AUTHORIZED TO RECOVER ITS COST TO OFFSET THE SALARY, OVERHEAD, AND EXPENSES FOR CITY PERSONNEL AND PROGRAMS TO MONITOR QUALIFYING PROJECTS.

5. OTHER SUBMITTALS AND INSPECTIONS: THE PERMIT HOLDER'S REPRESENTATIVES SHALL SUBMIT ALL REQUIRED DOCUMENTATION, VERIFICATION LETTERS, AND REQUESTS FOR ALL ASSOCIATED INSPECTIONS TO THE RE AND MMC FOR APPROVAL PER THE FOLLOWING SCHEDULE:

[LIST ALL AND ONLY PROJECT SPECIFIC REQUIRED VERIFICATION DOCUMENTS AND RELATED INSPECTIONS ON THE TABLE BELOW]

ISSUE AREA DOCUMENT SUBMITTAL ASSOC INSPECTION/APV NOTES

B. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

[LIST ONLY PROJECT SPECIFIC MMRP ISSUE/CONDITIONS HERE]

ISSUE AREA - CONDITIONS

PRIIVATE CONTRACT

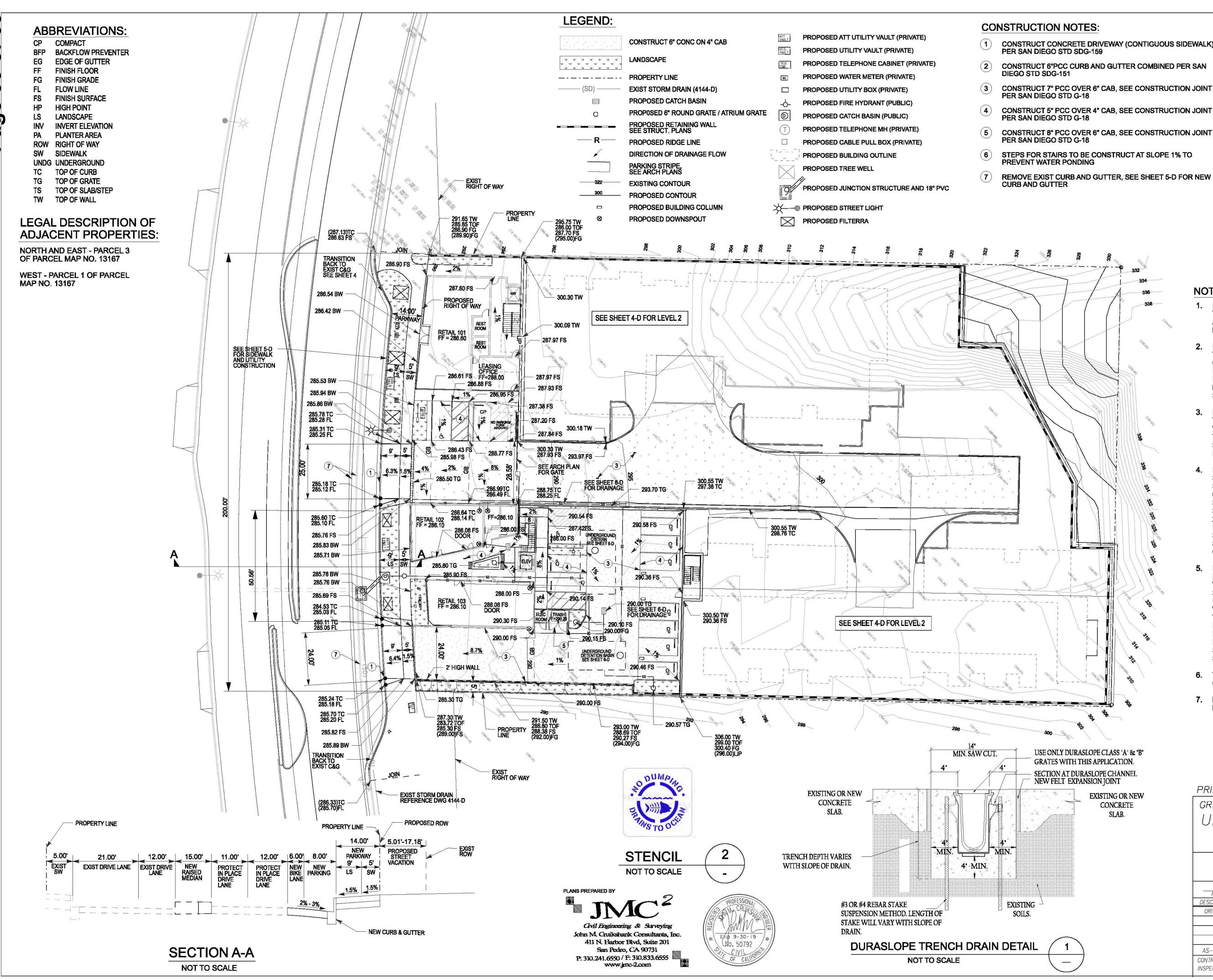
EROSION CONTROL AND BMP NOTES FOR

UNIVERSITY AVENUE MIXED USE

5556-5592 E. UNIVERSITY AVE.

SAN DIEGO, CA 92105

CITY OF SAN DIEGO, CALIFORNIA Development Services Department SHEET 2 OF 11 SHEETS				I,O. NO. <u>24006884</u> PROJECT NO. <u>503848</u>	
FOR CITY ENGINEER DATE				V, T, M,	
DESCRIPTION	BY	APPROVED	DATE	FILMED	
ORIGINAL	XXX				
					1852-6307
					NAD83 COORDINATES
					<u>212</u> –1747
AS-BUILTS					LAMBERT COORDINATES
CONTRACTOR	CONTRACTOR DATE STARTED			70710 DO 2	
INSPECTOR DATE COMPLETED			39718-PG2 —D		



CONSTRUCT CONCRETE DRIVEWAY (CONTIGUOUS SIDEWALK)

CONSTRUCT 6"PCC CURB AND GUTTER COMBINED PER SAN

CONSTRUCT 7" PCC OVER 6" CAB, SEE CONSTRUCTION JOINT

CONSTRUCT 8" PCC OVER 6" CAB, SEE CONSTRUCTION JOINT

STEPS FOR STAIRS TO BE CONSTRUCT AT SLOPE 1% TO

REMOVE EXIST CURB AND GUTTER, SEE SHEET 5-D FOR NEW

LEGAL DESCRIPTION Page 36 of 63

PARCEL 2:

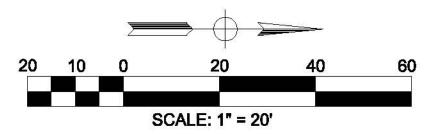
THE WESTERLY 50 FEET OF THE EASTERLY 150 FEET OF THAT PORTION OF LOT 29 OF LEMON VILLA, ACCORDING TO THE MAP THEREOF NO. 734, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 2, 1892, LYING NORTHERLY OF THE NORTHERLY LINE OF UNIVERSITY AVENUE AS SAID AVENUE WAS CONVEYED TO THE CITY OF EAST SAN DIEGO BY DEED RECORDED AUGUST 16, 1918 IN BOOK 761, PAGE 57 OF DEEDS, SAID DISTANCES BEING MEASURED AT RIGHT ANGLES FROM THE **EASTERLY LINE OF SAID LOT 29.**

THE WESTERLY 100 FEET OF THE EASTERLY 250 FEET OF THAT PORTION OF LOT 29, LEMON VILLA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 734, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 2, 1892, LYING NORTH OF THE NORTH LINE OF UNIVERSITY AVENUE, AS SAID AVENUE WAS CONVEYED TO THE CITY OF EAST SAN DIEGO BY DEED RECORDED AUGUST 16, 1918 IN BOOK 761, PAGE 57 OF DEEDS, SAID DISTANCE BEING MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LOT 29. PARCEL 3:

THE WESTERLY 50 FEET OF THE EASTERLY 300 FEET OF THAT PORTION OF LOT 29 OF LEMON VILLA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, ON DECEMBER 2, 1892, ACCORDING TO THE MAP THEREOF NO. 734, LYING NORTH OF THE NORTH LINE OF UNIVERSITY AVENUE AS SAID AVENUE WAS CONVEYED TO THE CITY OF EAST SAN DIEGO BY DEED RECORDED AUGUST 16, 1918 IN BOOK 761, PAGE 57 OF DEEDS, SAID DISTANCE BEING MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LOT 29. APN: 472-410-05, 12 AND 13

NOTES:

- 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.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHANGE 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- 3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT. THE APPLICANT SHALL SUBMIT A TECHNICAL REPORT THAT WILL BE SUBJECT TO THE FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER, BASED ON THE STORM WATER STANDARDS IN EFFECT AT THE TIME OF THE CONSTRUCTION PERMIT ISSUANCE.
- 4. DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH STORM WATER CONSTRUCTION REQUIREMENTS OF THE STATE CONSTRUCTION GENERAL PERMIT, ORDER NO. 2009-0009DWQ, OR SUBSEQUENT ORDER, AND THE MUNICIPAL STORM WATER PERMIT, ORDER NO. R9-2013-0001, OR SUBSEQUENT ORDER. IN ACCORDANCE WITH ORDER NO. 2009-0009DWQ, OR SUBSEQUENT ORDER, A RISK LEVEL DETERMINATION SHALL BE CALCULATED FOR THE SITE AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP SHALL BE IMPLEMENTED CONCURRENTLY WITH THE COMMENCEMENT OF GRADING ACTIVITIES.
- PRIOR TO ISSUANCE OF GRADING OR A CONSTRUCTION PERMIT, A COPY OF THE NOTICE OF INTENT (NOI) WITH A VALID WASTE DISCHARGE ID NUMBER (WDID#) SHALL BE SUBMITTED TO THE CITY OF SAN DIEGO AS A PROOF OF **ENROLLMENT UNDER THE CONSTRUCTION GENERAL PERMIT** WHEN OWNERSHIP OF THE ENTIRE SITE OR PORTIONS OF THE SITE CHANGES PRIOR TO FILLING OF THE NOTICE OF INTENT (NOI), A REVISED NOI SHALL BE SUBMITTED **ELECTRONICALLY TO THE STATE WATER RESOURCES BOARD** IN ACCORDANCE WITH THE PROVISIONS AS SET FORTH IN SECTION II.C OF ORDER NO. 2009-0009-DWQ AND A COPY SHALL BE SUBMITTED TO THE CITY.
- 6. THIS PLAN ACCURATE FOR GRADING AND DRAINAGE PLANS
- 7. LOT WITH AT LEAST 100 FT TO TOTAL STREET FRONTAGE MAY BE APPROVED FOR AN ADDITIONAL DRIVEWAY OPENING.



PRIIVATE CONTRACT

GRADING AND DRAINAGE PLAN - LEVEL 1 FOR UNIVERSITY AVENUE MIXED USE 5556-5592 E. UNIVERSITY AVE. SAN DIEGO, CA 92105

С	'ITY OF . Develo SHE	1.0. NO24006884 PROJECT NO503848			
FOR CITY	ENGINEER	T:	DATE		V.T.M
DESCRIPTION	BY	APPROVED	DATE	FILMED	
ORIGINAL	XXX				
					1852—6307 NAD83 COORDINATES
	,				212-1747
AS-BUILTS					LAMBERT COORDINATES
CONTRACTOR INSPECTOR		DATE STAR DATE COMP		.	39718-PG 3-L

ABBREVIATIONS:

COMPACT

CP

SW

TS

TW

BFP BACKFLOW PREVENTER

EDGE OF GUTTER

FINISH FLOOR

FINISH GRADE

FINISH SURFACE

INVERT ELEVATION

FLOW LINE

HIGH POINT

LANDSCAPE

SIDEWALK

PLANTER AREA

TOP OF CURB

TOP OF GRATE

TOP OF WALL

UNDG UNDERGROUND

TOP OF SLAB/STEP

ATTACHMENT 16

CONSTRUCTION NOTE Page 37 of 63 DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH STORM WATER NOTES: CONSTRUCTION REQUIREMENTS OF THE STATE CONSTRUCTION GENERAL PERMIT. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE ORDER NO. 2009-0009DWQ. OR SUBSEQUENT ORDER, AND THE MUNICIPAL STORM CONSTRUCT 6"CONCRETE CURB PER SAN DIEGO STD SDG-150 OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT WATER PERMIT, ORDER NO. R9-2013-0001, OR SUBSEQUENT ORDER. IN ACCORDANCE FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO WITH ORDER NO. 2009-0009DWQ, OR SUBSEQUENT ORDER, A RISK LEVEL CONSTRUCT 6"PCC CURB AND GUTTER COMBINED PER SAN THE CITY ENGINEER. DETERMINATION SHALL BE CALCULATED FOR THE SITE AND A STORM WATER DIEGO STD SDG-151 POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED CONCURRENTLY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE WITH THE COMMENCEMENT OF GRADING ACTIVITIES. CONSTRUCT 2' V-GUTTER, SEE DETAIL 3/SHEET 7-D OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHANGE 14, 5. CONSTRUCT CROSS GUTTER PER SAN DIEGO STD SDG-157 PRIOR TO ISSUANCE OF GRADING OR A CONSTRUCTION PERMIT, A COPY OF THE ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO NOTICE OF INTENT (NOI) WITH A VALID WASTE DISCHARGE ID NUMBER (WDID#) SHALL CONSTRUCT LOCAL DEPRESSION AT CATCH BASIN PER SPPWC MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS. BE SUBMITTED TO THE CITY OF SAN DIEGO AS A PROOF OF ENROLLMENT UNDER THE STD 313-3, CASE F CONSTRUCTION GENERAL PERMIT. WHEN OWNERSHIP OF THE ENTIRE SITE OR 3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT. THE PORTIONS OF THE SITE CHANGES PRIOR TO FILLING OF THE NOTICE OF INTENT (NOI), CONSTRUCT 7" PCC OVER 6" CAB, SEE CONSTRUCTION JOINT APPLICANT SHALL SUBMIT A TECHNICAL REPORT THAT WILL BE SUBJECT A REVISED NOI SHALL BE SUBMITTED ELECTRONICALLY TO THE STATE WATER PER SAN DIEGO STD G-18 TO THE FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER, BASED RESOURCES BOARD IN ACCORDANCE WITH THE PROVISIONS AS SET FORTH IN ON THE STORM WATER STANDARDS IN EFFECT AT THE TIME OF THE SECTION II.C OF ORDER NO. 2009-0009-DWQ AND A COPY SHALL BE SUBMITTED TO THE CONSTRUCT 5" PCC OVER 4" CAB, SEE CONSTRUCTION JOINT CONSTRUCTION PERMIT ISSUANCE. CITY. PER SAN DIEGO STD G-18 RIGHT OF WAY CONSTRUCT 8" PCC OVER 6" CAB, SEE CONSTRUCTION JOINT THIS PLAN ACCURATE FOR GRADING AND DRAINAGE PLANS ONLY. 300.42 FG (299.00)LIP PER SAN DIEGO STD G-18 PROPERTY LINE C D STEPS FOR STAIRS TO BE CONSTRUCT AT SLOPE 1% TO 286.00 TOF 287.25 FS (295.00)LIP 8-D 8-D - 306.00 TW 300.42 FG (300.00)LIF PREVENT WATER PONDING 8-D - 306.00 TW 300.42 FG (296.50)LIP 8-D - 319.00 TW 300.42 FG (318.00)LIP COVER UNPAVED SLOPE WITH HYDROSEED MIX, GROUND 306.00 TW COVER, SEE SHEET 2-D FOR HYDROSEED SPECS (314.00)LIP (289.90)LIP (308.00)LIP 300.30 FS CONSTRUCT 4" BOLLARD, TYPE B PER SAN DIEGO STD WM-04 (322.00)LIP REMOVE EXIST CURB AND GUTTER, SEE SHEET 5-D FOR NEW **CURB AND GUTTER** (13) SLAB PER STRUCTURAL PLANS 300.36 FS 300 30 FS 300.25 FS FF = 300.4 300.2\$F\$ LEGEND: 300.20 F 300.15 FS 300.20 FS CONCRETE 300.10 TG 8-D 300.20 FS LANDSCAPE 300 09 FS V V V V V V PROPERTY LINE 340.00 TW 299 80 TG ---- PROPERTY LINE SEE SHEET 5-D FOR SIDEWALK AND UTILITY CONSTRUCTION - 300.55 TO 300.05 FS EXIST STORM DRAIN (4144-D) 8-D PROPOSED CATCH BASIN − 299<u>،</u>94 FS / 300.20 FS 300,43 FS PROPOSED 6" ROUND GRATE / ATRIUM GRATE 315,00 LIP 302.00 FG ~300.35°FS~ PROPOSED RETAINING WALL SEE STRUCT. PLANS 300.80 FS 300.60 FS SEE SHEET 3-D FOR LEVEL 1 CONSTRUCTION FF = 300.75 300.18 FS PROPOSED RIDGE LINE DIRECTION OF DRAINAGE FLOW - 287.93 FS 293.97 FS -SEE SHEET 6-D FOR DRAINAGE 300.75 TG PARKING STRIPE, SEE ARCH PLANS 297.14 FS 301.16 TC 300.66 FS - 300.70,F\$ EXISTING CONTOUR 9-D 285 50 TG 1% 300.33 FL 299.82 TG PROPOSED CONTOUR 300.63 FS ^{300.60} FG 285.50 FS - 300.66 **F**S PROPOSED BUILDING COLUMN PROPOSED DOWNSPOUT 305.00 LIP 300.40 FG PROPOSED ATT UTILITY VAULT (PRIVATE) RETAIL 202 UNDERGROUND| CISTERN PROPOSED UTILITY VAULT (PRIVATE) PROPOSED TELEPHONE CABINET (PRIVATE) RS PROPOSED WATER METER (PRIVATE) 300.45 FS -PROPOSED UTILITY BOX (PRIVATE) MN8-D PROPOSED FIRE HYDRANT (PUBLIC) 301 06 TC 300 56 FS PROPOSED CATCH BASIN (PUBLIC) - 300.60 FS $\sum_{i=1}^{n}$ RETAIL 203 SEÉ SHEET 6-D FOR DRAINAGE PROPOSED TELEPHONE MH (PRIVATE) 300.00 TG 300.40 FG (314.00)LIP/HP PROPOSED CABLE PULL BOX (PRIVATE) 300.00 TG 10/0 PROPOSED BUILDING OUTLINE 300.42 FS 300.60 FS PROPOSED TREE WELL MOTORCYCLE PARKING (290.00)FS MOTORCYCLE PARIQUG PROPOSED JUNCTION STRUCTURE AND 18" PVC 306.50 TG PROPOSED STREET LIGHT 308.00 TW 299.00 TOF 300.55 FG (307.00)LIP PROPOSED FILTERRA EXISTING STREET LIGHT 298 299.00 TOF 300.40 FG (302.00)LIP - 306.00 TW 299.00 TOF 300.40 FG (296.00)LIF 306.00 TW 299.00 TOF 300.40 FG (304.00)LIP 306.00 TW 299.00 TOF 300.40 FG (298.00)LIP 292.50 TW 288.45 TOF 290.03 FS (293.00)LIP 306.00 TW 299.00 TOF 300.40 FG (297.00)LIP (303.00)LIP 289.65 TOF 290.90 FS (296.00)LIF EXIST RIGHT OF WAY PRIIVATE CONTRACT GRADING AND DRAINAGE PLAN - LEVEL 2 FOR LEGAL DESCRIPTION OF EXIST STORM DRAIN REFERENCE DWG 4144-D 5556-5592 E. UNIVERSITY AVE. SAN DIEGO, CA 92105 **ADJACENT PROPERTIES:** NORTH AND EAST - PARCEL 3 CITY OF SAN DIEGO, CALIFORNIA I.O. NO. ____24006884 OF PARCEL MAP NO. 13167 Development Services Department PROJECT NO. <u>503848</u> SHEET 4 OF 11 SHEETS WEST - PARCEL 1 OF PARCEL MAP NO. 13167 V. T. M. __ FOR CITY ENGINEER DESCRIPTION BY *APPROVFD* DATE FILMED ORIGINAL XXX Civil Engineering & Surveying NAD83 COORDINATES John M. Cruikshank Consultants, Inc. 212-1747 411 N. Harbor Blvd, Suite 201 LAMBERT COORDINATES San Pedro, CA 90731 AS-BUILTS

SCALE: 1" = 20'

CONTRACTOR_

INSPECTOR_

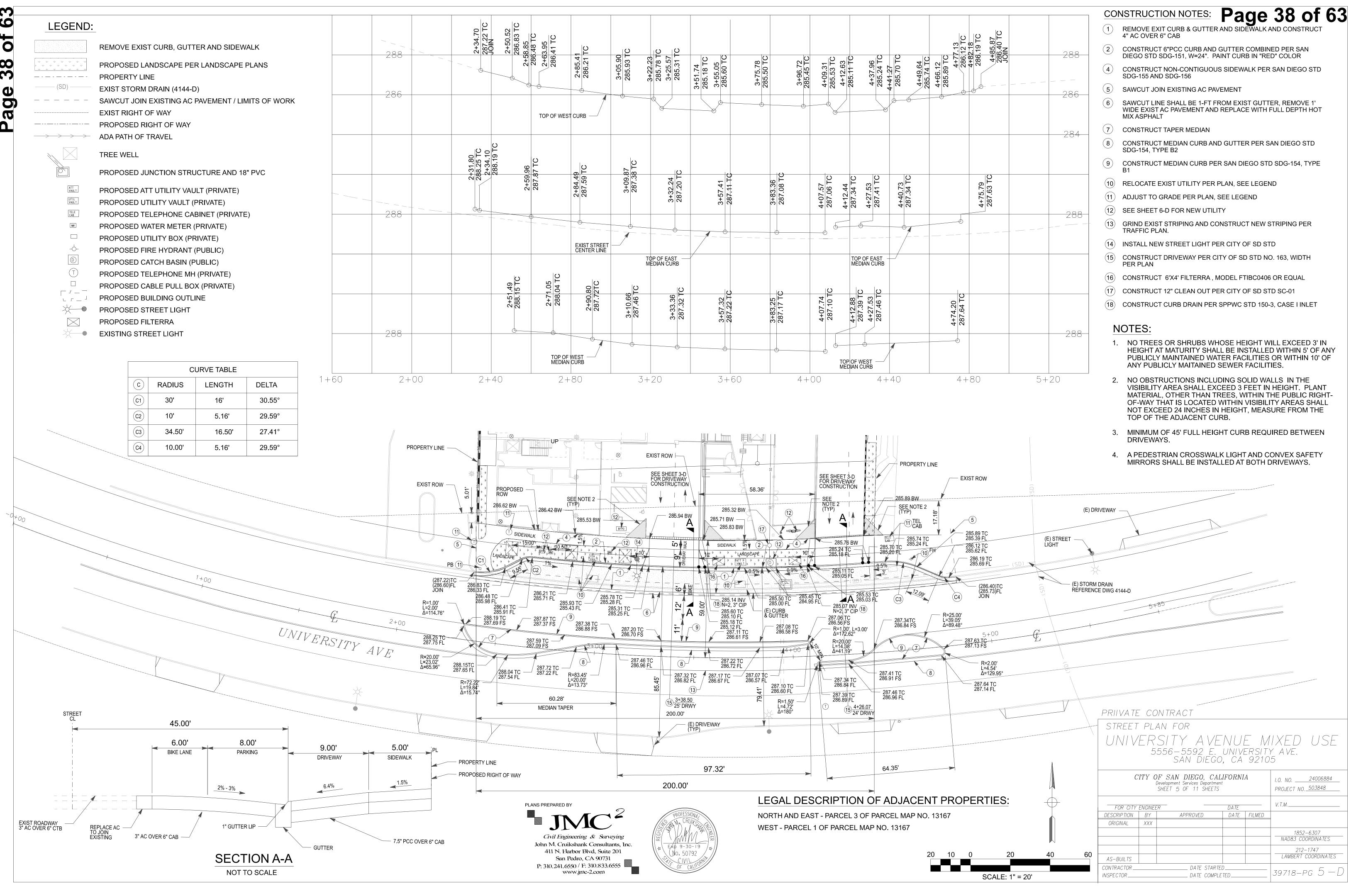
_ DATE STARTED_

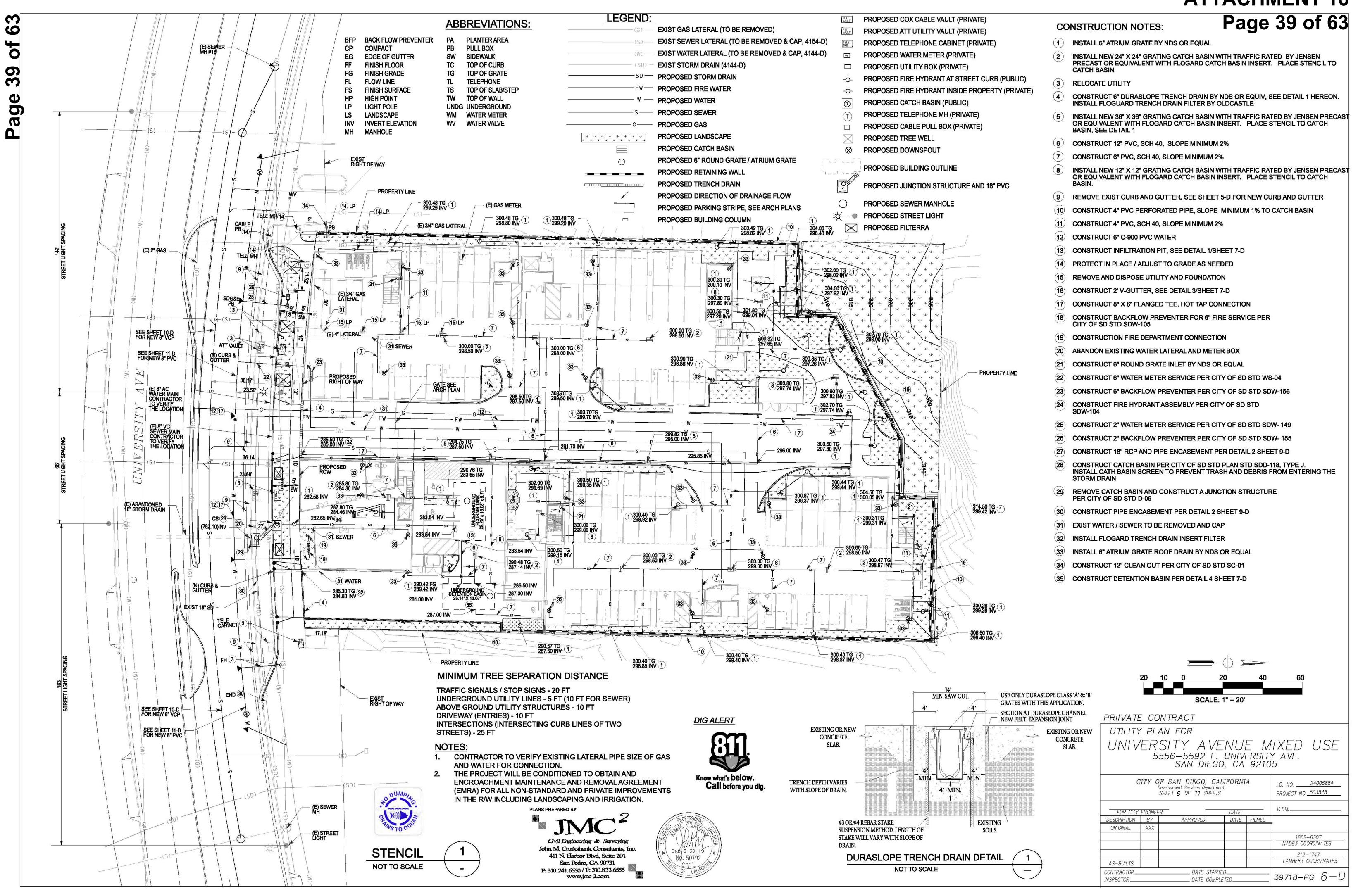
_ DATE COMPLETED_

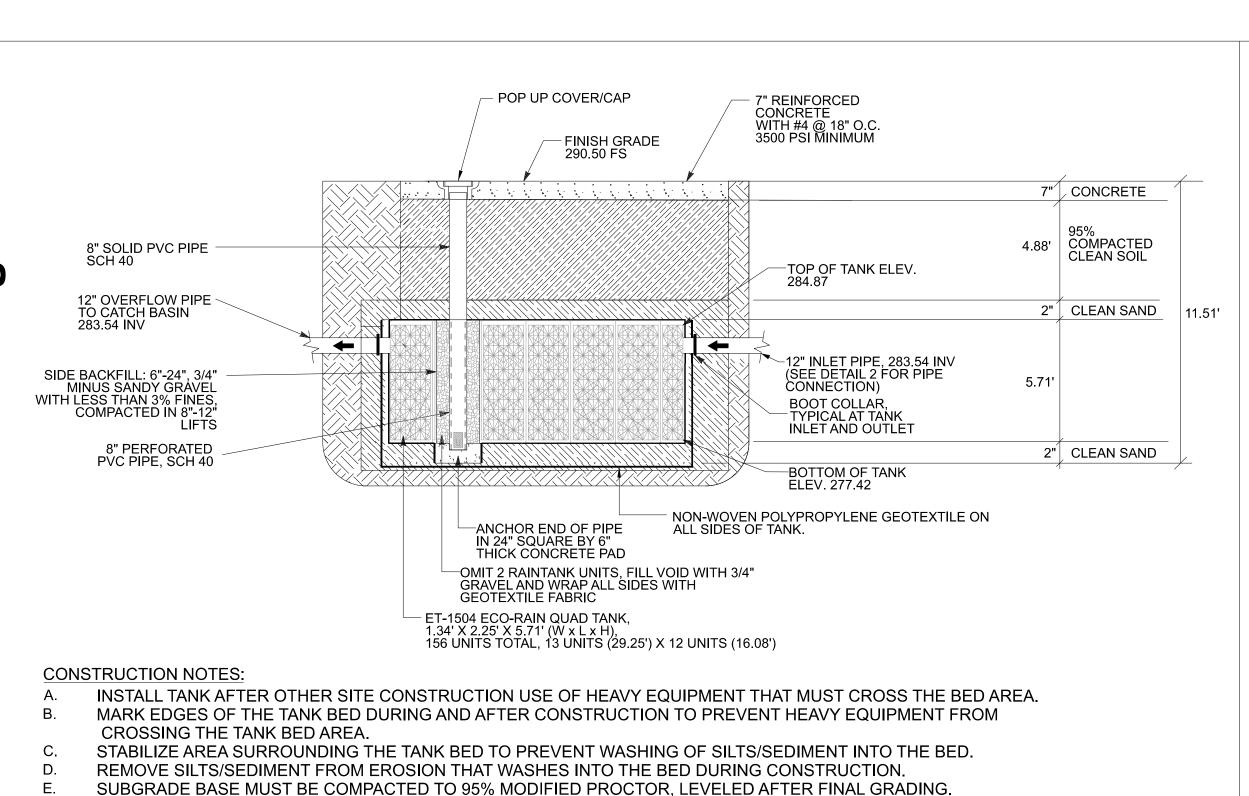
|39718-PG 4 — L

P: 310.241.6550 / F: 310.833.6555

www.jmc-2.com







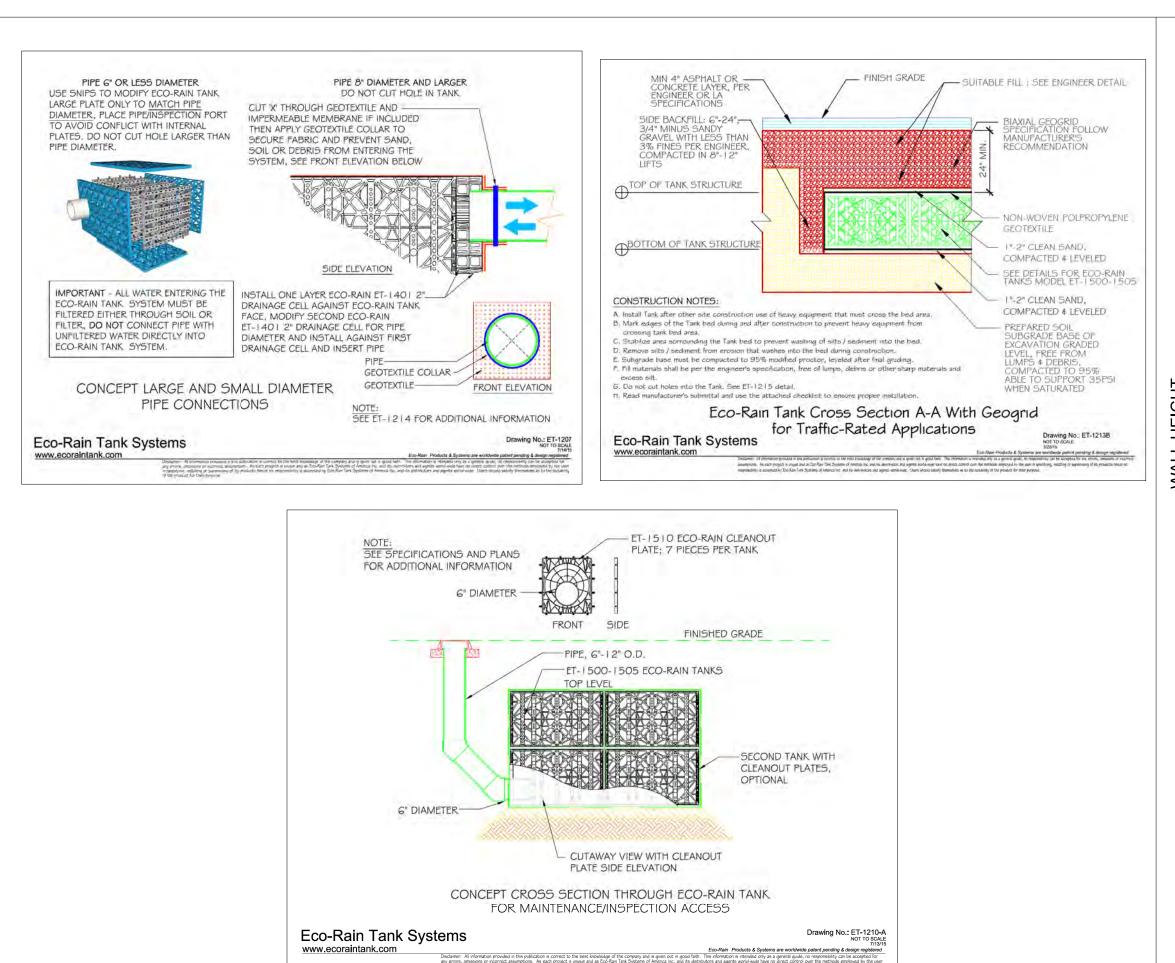
FILL MATERIALS SHALL BE PER THE ENGINEER'S SPECIFICATION, CLEAN WASHED SAND/AGGREGATE OR GRAVEL, FREE

7-D

READ MANUFACTURER'S SUBMITTAL AND USE THE ATTACHED CHECKLIST TO ENSURE PROPER INSTALLATION.

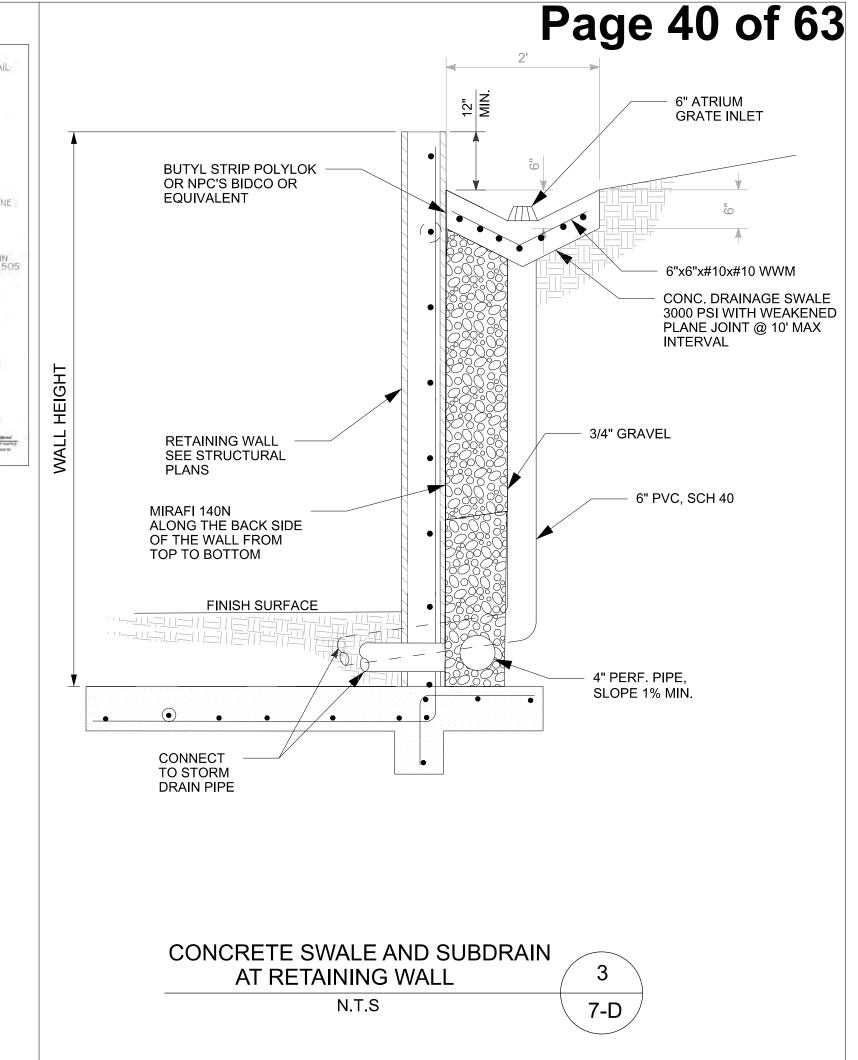
PER SOILS REPORT, INSTALL IMPERVIOUS LINER ON SIDES OF TANK TO ENSURE INFILTRATION OCCURS

ECORAIN WATER TANK

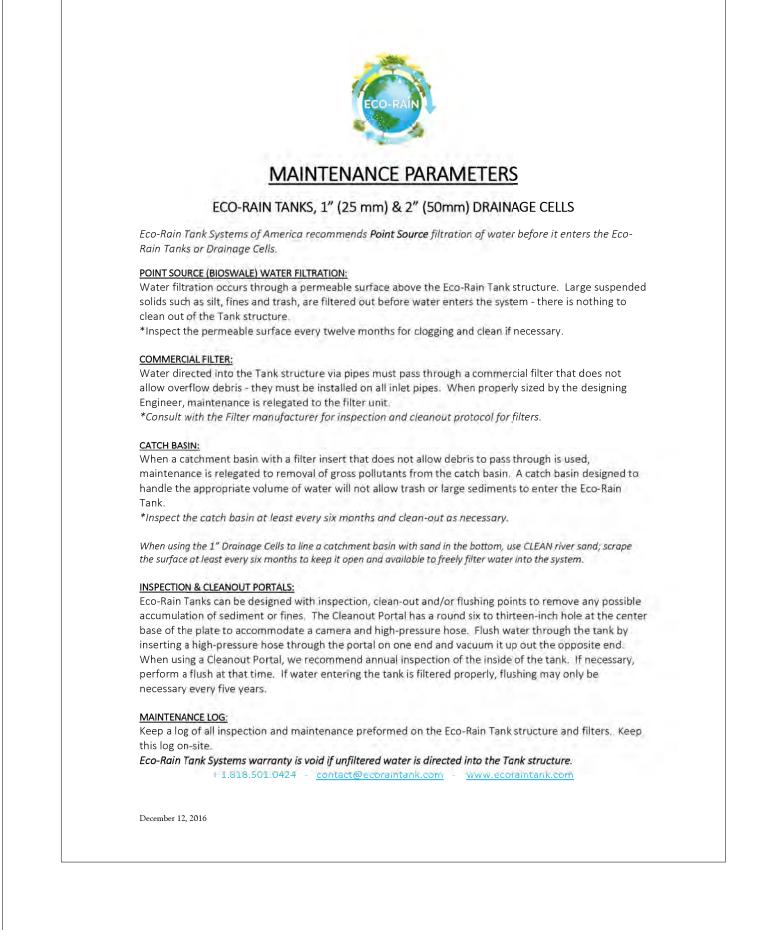


INLET PIPE CONNECTION DETAIL

NO SCALE



ATTACHMENT 16



OF LUMPS, DEBRIS OR OTHER SHARP MATERIALS AND EXCESS SILT.

BIAXIAL GEOGRID LAYER IN ALL PARKING LOT APPLICATIONS

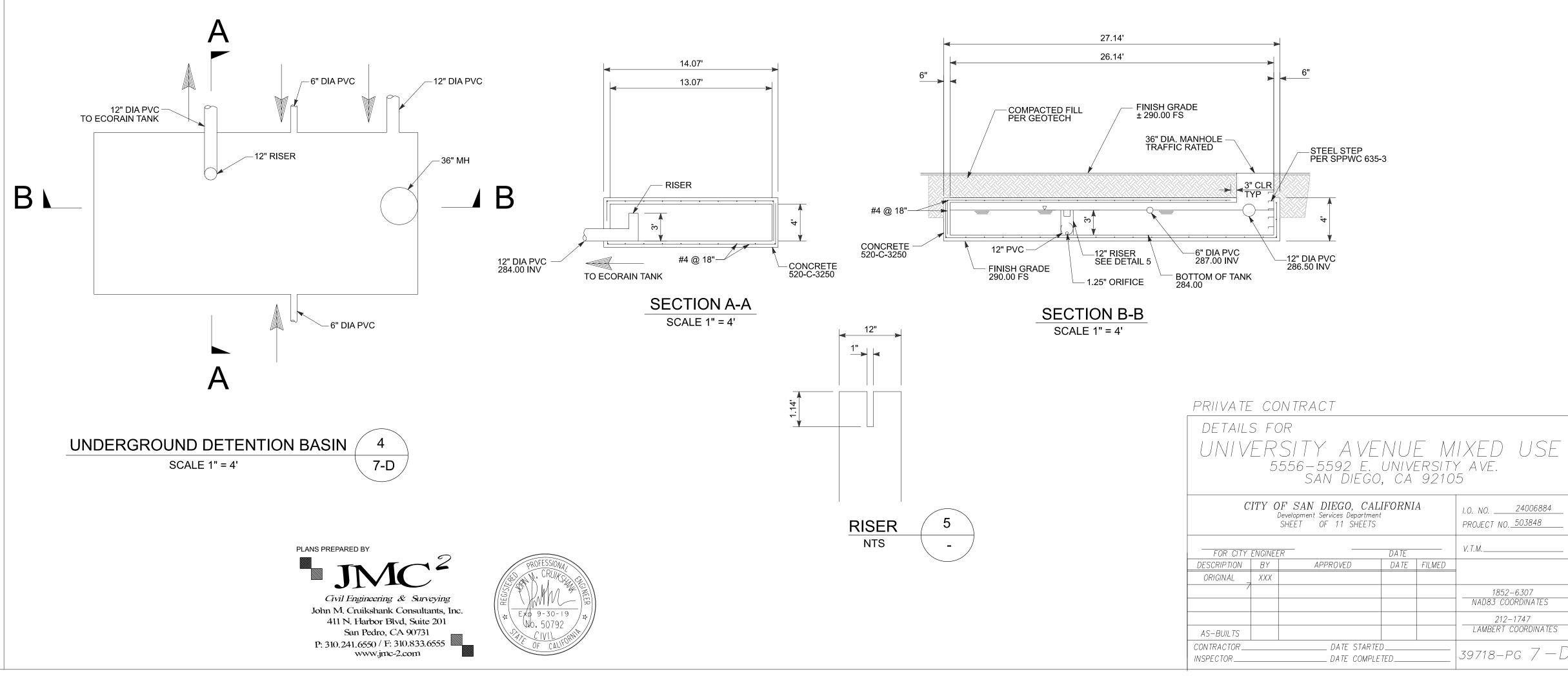
ONLY AT THE BOTTOM OF THE TANK.

ET-1401 2" DRAINAGE CELL LAYERS ON ENDS

ADD SIX SMALL PLATES PER UNIT

DO NOT CUT HOLES LARGER THAN 6" INTO THE LARGE PLATE OF THE TANK

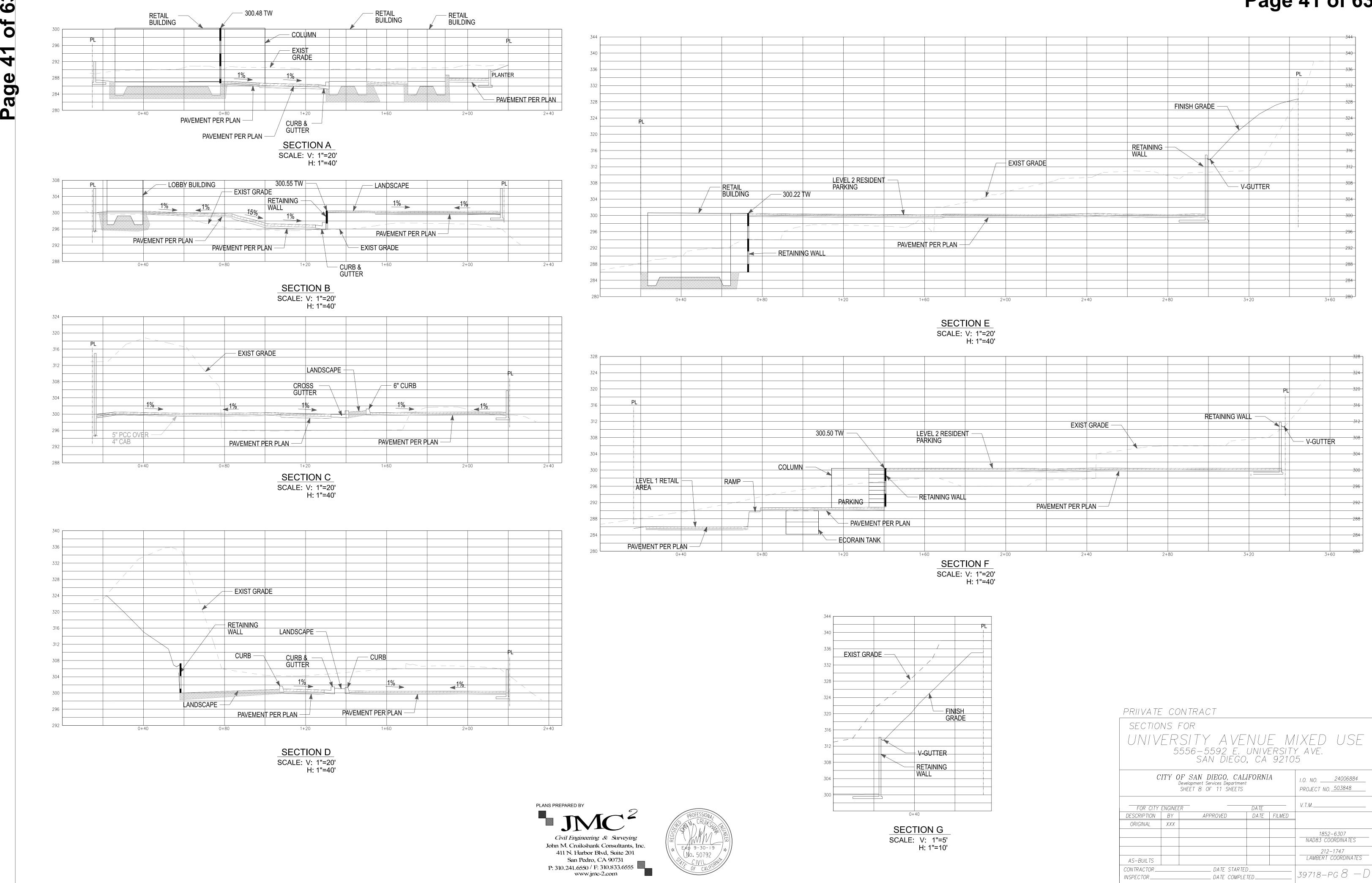
NO SCALE

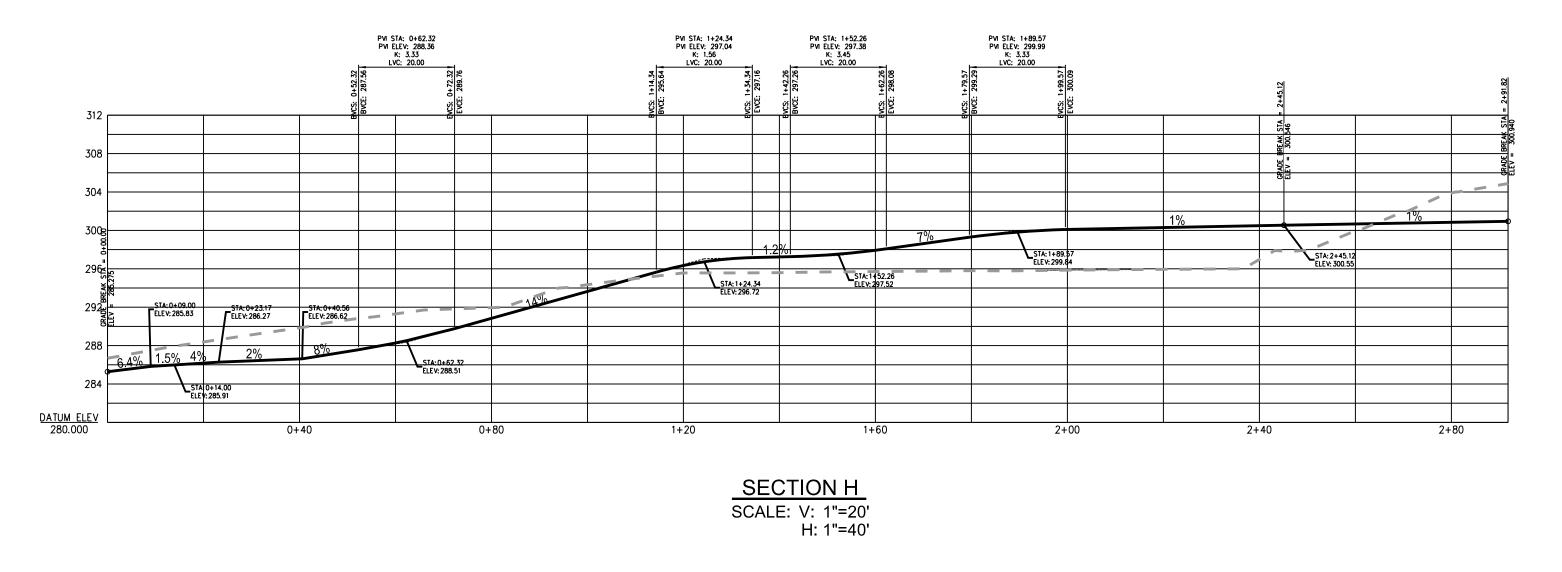


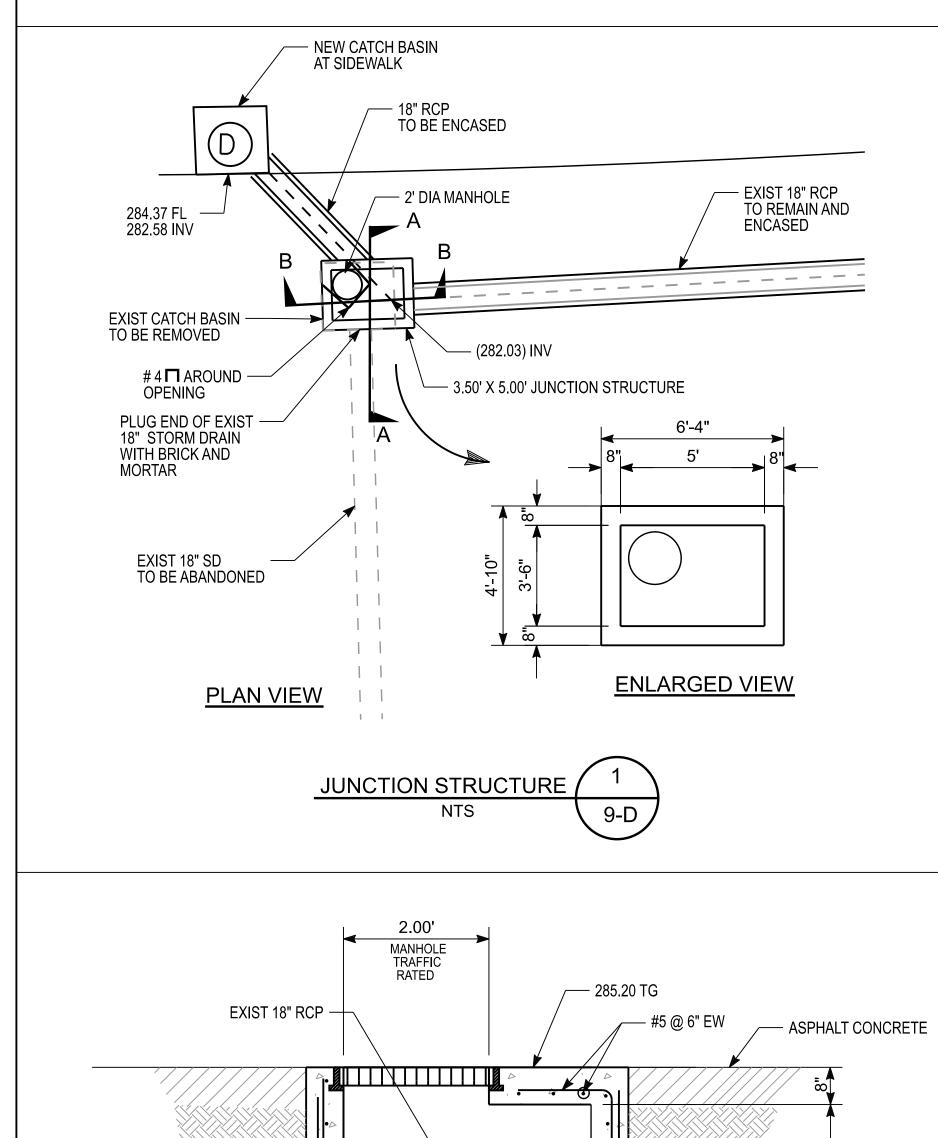
7-D

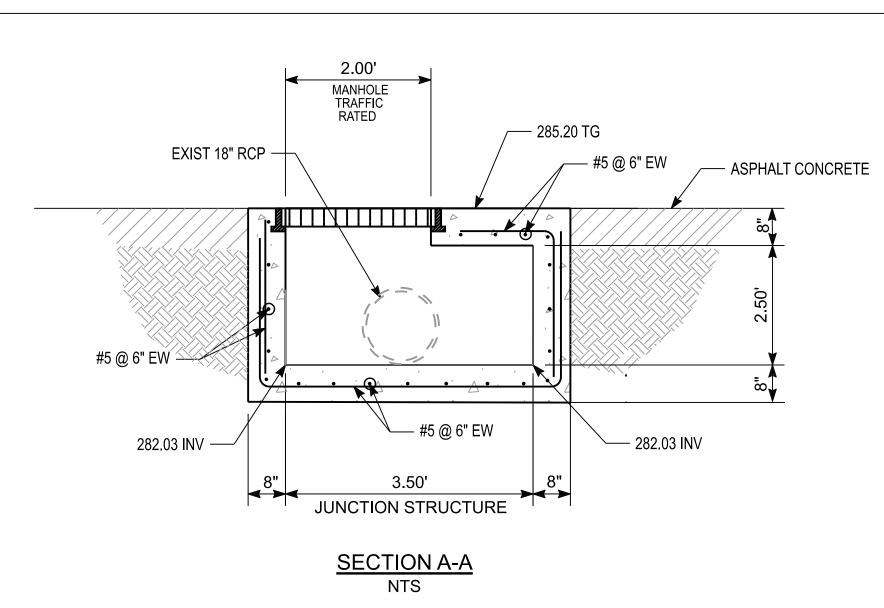
ATTACHMENT 16

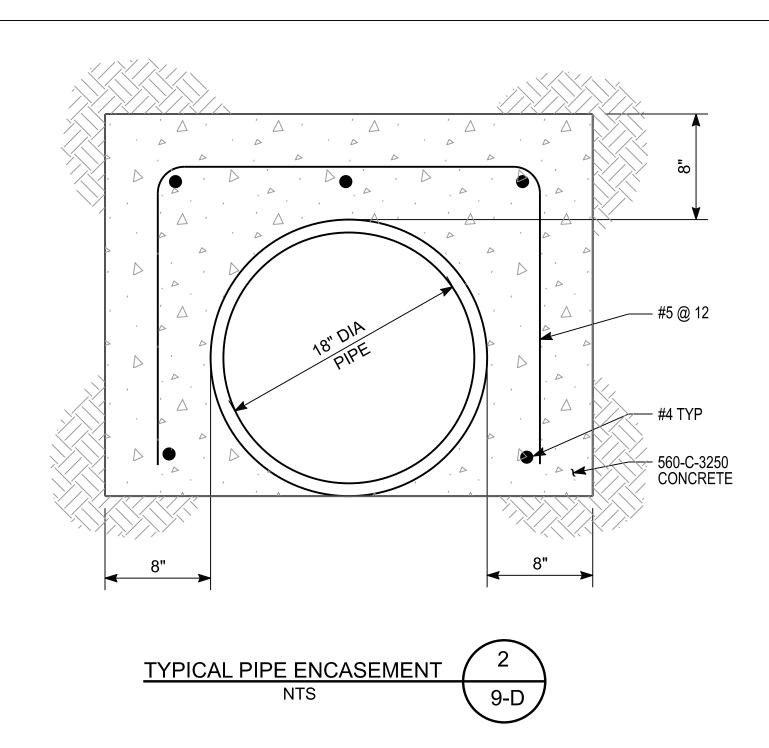
Page 41 of 63

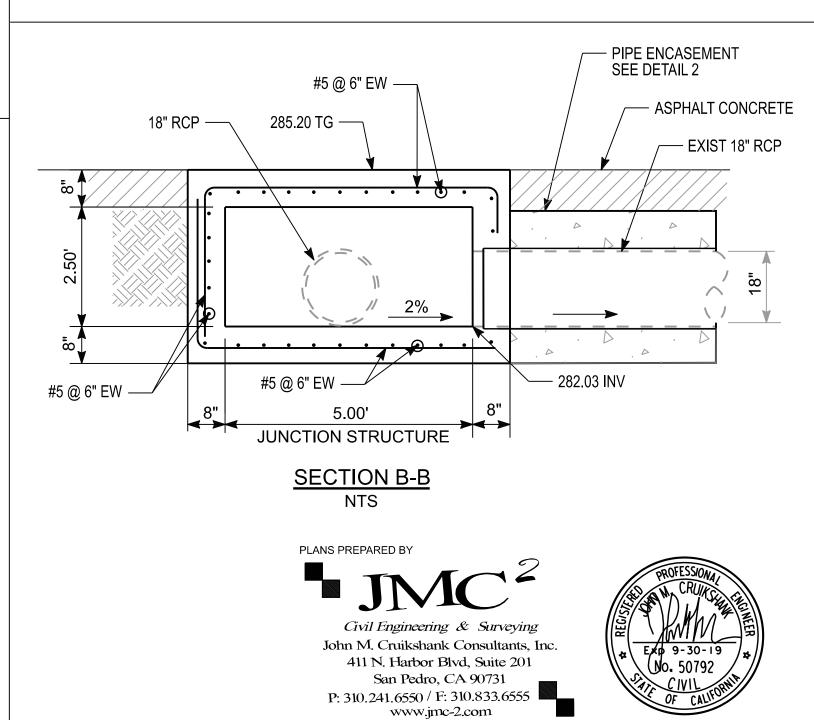


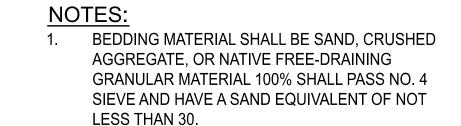




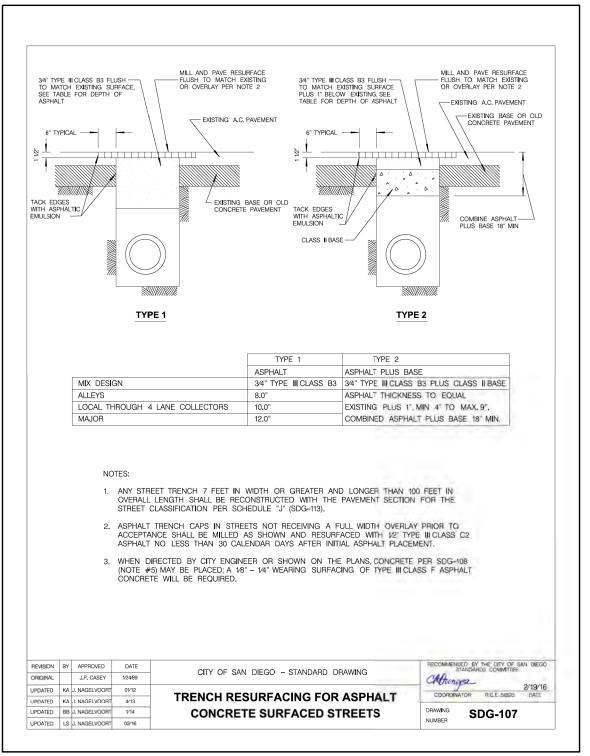


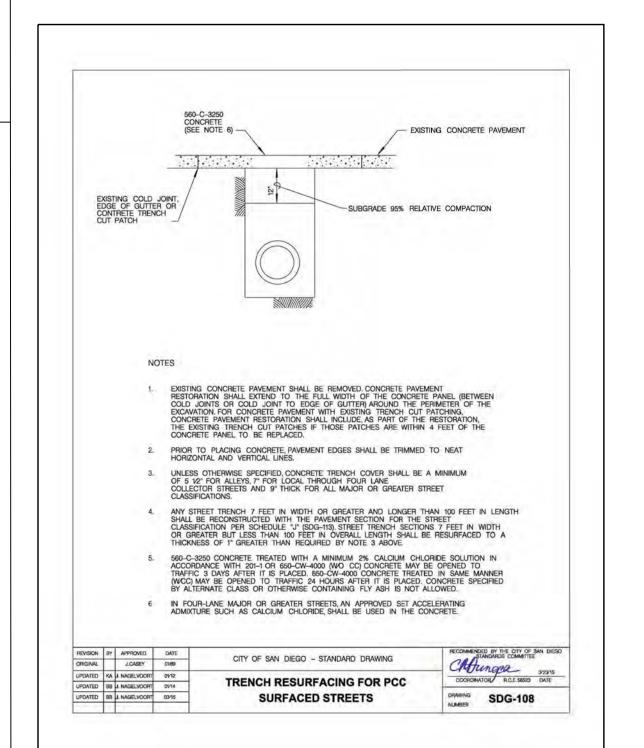


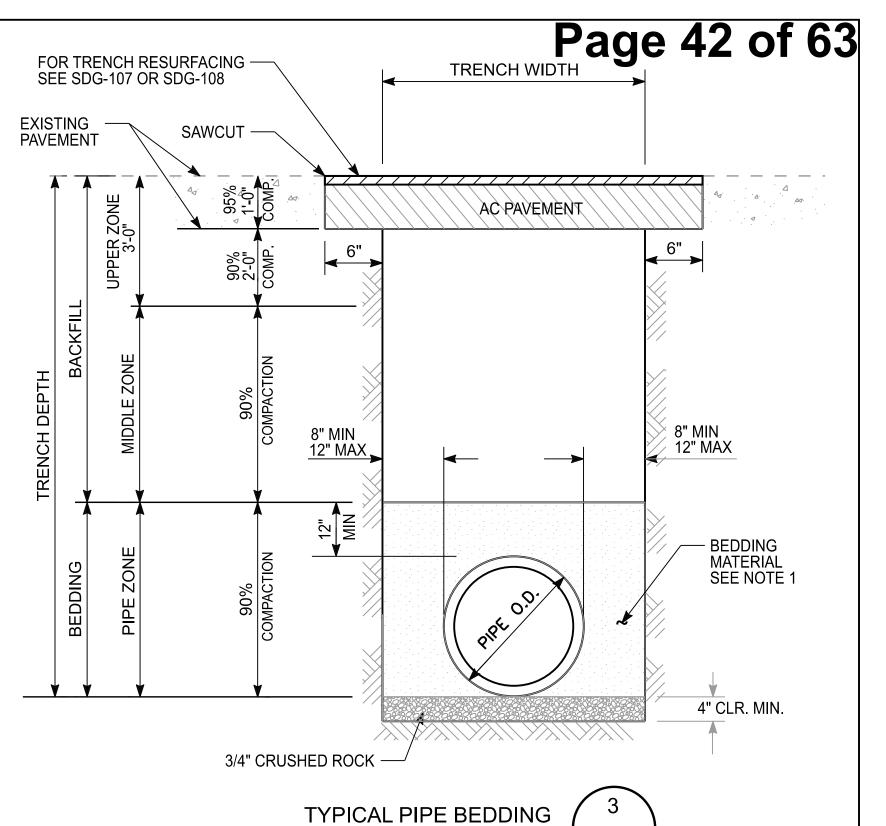




2. CONTRACTOR SHALL SUBMIT SHORING PLAN FOR ENGINEER TO REVIEW AND APPROVAL BEFORE CONSTRUCTION.



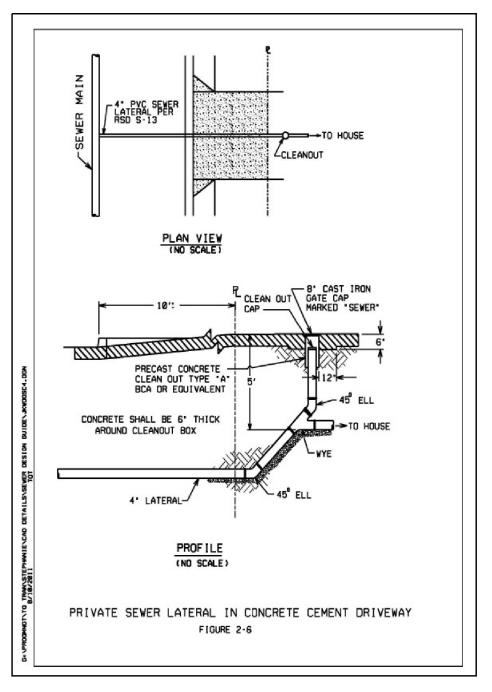




AND TRENCH BACKFILL

NTS

9-D





PRIIVATE CONTRACT

SECTIONS AND DETAILS FOR

UNIVERSITY AVENUE MIXED USE

5556-5592 E. UNIVERSITY AVE.

SAN DIEGO, CA 92105

C	SITY OF Devel SHE	I.O. NO. <u>24006884</u> PROJECT NO. <u>503848</u>			
FOR CITY	ENGINEER	V. T.M			
DESCRIPTION	BY	APPROVED	DATE	FILMED	
ORIGINAL	XXX				1
					1852-6307 NAD83 COORDINATES
AS-BUILTS					212-1747 LAMBERT COORDINATES
CONTRACTOR DATE STARTER					39718-PG 9 —D

ATTACHMENT 16



- 1 CONSTRUCT 4' DIA SEWER MANHOLE PER CITY OF SD STD SDS-107 INSTALL 8" X 4" WYE. FOR NEW SEWER LATERAL AT CONCRETE DRIVEWAY, SEE DETAIL 4/9-D
- REMOVE A PORTION OF EXIST SEWER LATERAL. CONTRACTOR TO MAINTAIN SEWER SERVICE TO EXIST SEWER LATERAL AT ALL TIMES.
 - CONSTRUCT 8" VCP SEWER MAIN
- EXTEND EXIST SEWER LATERAL TO NEW SEWER MAIN AND INSTALL 8" X 4" WYE
- BREAK INTO EXIST MH AND RECHANNEL THE BASE
- REMOVE INTERFERING PORTION OF ABANDONED SD PIPE AND CAP THE REMAINING WITH BRICK AND MORTAR
- INSTALL 8" X 11-1/4" BEND
- EXIST LATERAL TO BE REMOVED AND CAP
- (10) INSTALL 8" X 6" WYE

LEGEND:

— (E) DRIVEWAY

4+15.05 RIM EL (287.17) TG

290

3+95.23 RIM EL 287.41 TG

19.71 LF

4+00

(E) 8" VCP

EXIST 30" RCP REFERENCE DWG # 4144-D

STA 3+95.23 END-SEWER

N 1852889.53 E 6307957.23

EXIST 8" VCP REFERENCE DWG # 4144-D

PRIIVATE CONTRACT

SEWER PLAN FOR

(S)	EXIST 8" VCP SEWER (4144-D)
(W)	EXIST 8" ACP WATER (4154-AD)
(SD)	EXIST STORM DRAIN (4144-D)
(G)	– FXIST GAS

- EXIST GAS PROPOSED 8" VCP SEWER
- PROPOSED 8" PVC WATER PROPOSED GAS
- EXIST MH PROPOSED 4' DIA MH
- EXIST SEWERS TO BE REMOVED OR ABANDONED IN PLACE

PROPERTY LINE

RIGHT OF WAY

PROFILE

1 + 20

0+80

PROPERTY LINE

STA 0+68.27 5

STA 0+78.97 (5)

0+37.11 RIM EL 28

0+68.27 WYE

79.18

0 + 40

33.11 LF

UNIVERSITY AVE

EXIST 4" SEWER LATERAL

0+00

0+00.00 RIM EL (288.28) TG

288

286

284

282

280

278

276

PROPERTY LINE EXIST 4" SEWER LATERAL EXIST ROW EXIST ROW EXIST 8" ACP REFERENCE DWG # 4154-AD NEW ROW/ PROPERTY LINE EXIST 8" ACP REFERENCE DWG # 4154-AD EXIST MH #18 — EXIST C&G -SIDEWALK SIDEWALK (EXIST 8" YCP EXIST 8" ACP STA 0+37.11 S N 1852890.32 E-6307601.34 EXIST C&G (3)

EXIST 4" SEWER LATERAL -

EXIST GRADE

1+73.00 GAS

S= 0.01

1 + 60

H: 1"=20' V: 1"=2'

19 WYE

395.23 LF - 8" VCP

2+00

2+80

- NEW WATER MAIN -SEE SHEET 11-D

2 + 40

3+20

3+60

NOTES:

- CONTRACTOR SHALL PROTECT ALL EXIST SEWER LATERALS UNTIL THE NEW SEWER MAIN IS COMPLETED THEN RECONNECT TO THE NEW LINE.
- 2. CONTRACTOR SHALL VERIFY EXISTING MANHOLE INVERT BEFORE CONSTRUCTION.
- 3. THE PROJECT WILL BE IMPLETING GREEN STREET ELEMENTS AT PARKWAY AREA, SEE REFERENCE WITHIN THE SWQMP.



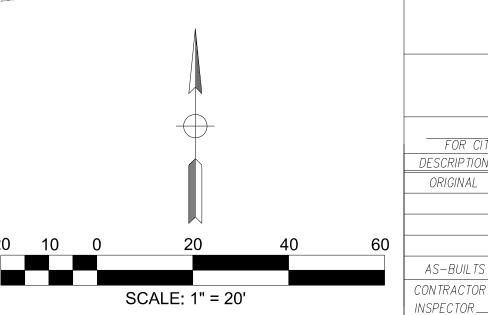
STA 1+36.25



(E) DRIVEWAY

STA 1+99.19 (10)

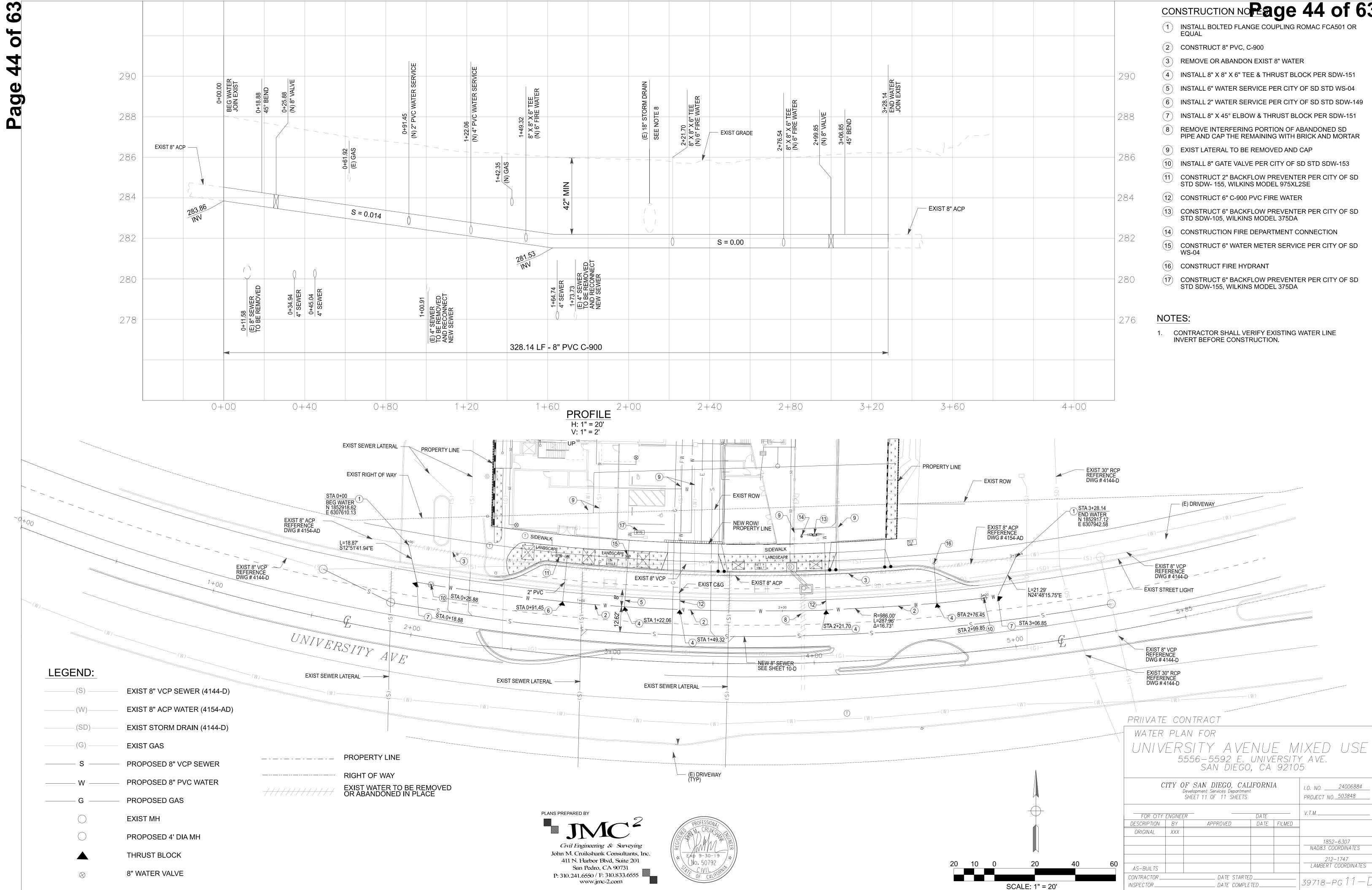
EXIST 4" SEWER LATERAL $\,-\,$



UNIVERSITY AVENUE M 5556-5592 E. UNIVERSIT SAN DIEGO, CA 9210	Y AVE.	USE
CITY OF SAN DIEGO, CALIFORNIA Development Services Department SHEET 10 OF 11 SHEETS	I.O. NO	24006884 503848

FOR CITY	ENGINEE		DATE		V. T. M
DESCRIPTION	BY	APPROVED	DATE	FILMED	
ORIGINAL	XXX				
					1852-6307
					NAD83 COORDINATES
					212-1747
AS-BUILTS					LAMBERT COORDINATES
CONTRACTOR_		DATE STARTEL)		70710 0010
INSPECTOR		DATE COMPLE	TED		39718-PG10-D

_ DATE COMPLETED__

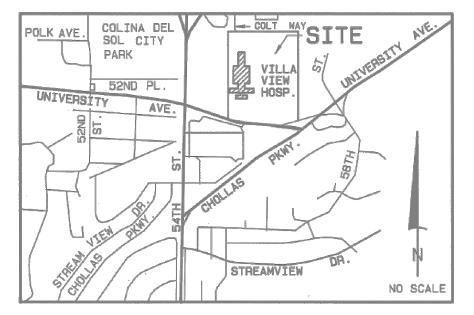


Page 45 of 63

IN THE CITY OF SAN DIEGO, THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

TENTATIVE MAP

BEING A CONSOLIDATION OF PORTIONS OF LOT 29 OF LEMON VILLA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO THE MAP THEREOF NO. 734, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 2, 1892. EXCEPTING THEREFROM THAT PORTION THEREOF, IF ANY, HERETOFORE OR NOW LYING WITHIN UNIVERSITY AVENUE



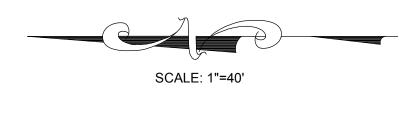
VICINITY MAP

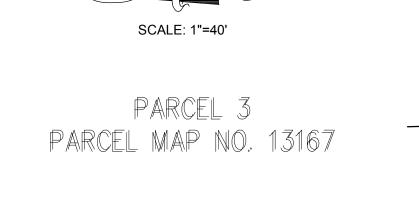
EASEMENTS

POINT "A"

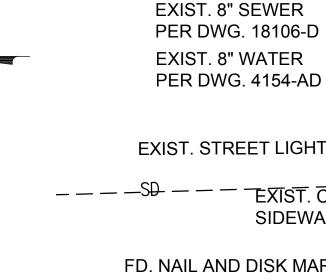
FD. 2" IRON PIPE WITH DISK

- 1. AN EASEMENT FOR SUBSURFACE UTILITIES AND EXISTING BUILDING ENCROACHMENTS RECORDED JULY 11. 1984 AS INSTRUMENT # 84-011122, O.R. SAID EASEMENT HAS NO EXACT LOCATION SET FORTH AND THEREFORE CANNOT BE PLOTTED ON THIS MAP.
- 2. 20' ROAD EASEMENT PER DEED REC. 12/10/47 IN BOOK 2529/259, O.R. TO BE ABANDONED.
- 3. 20' ROAD EASEMENT PER DEED REC. 10/8/52 IN BOOK 4617/300, O.R. TO BE ABANDONED.



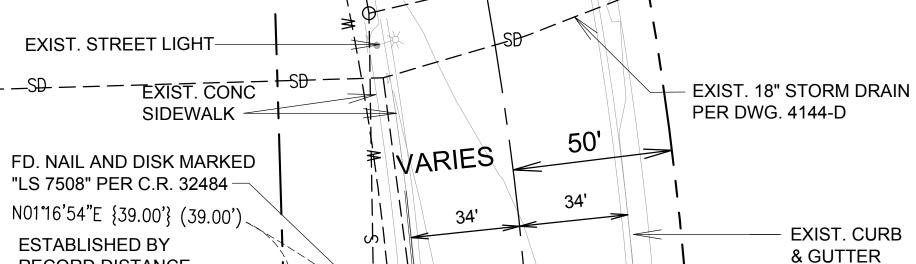


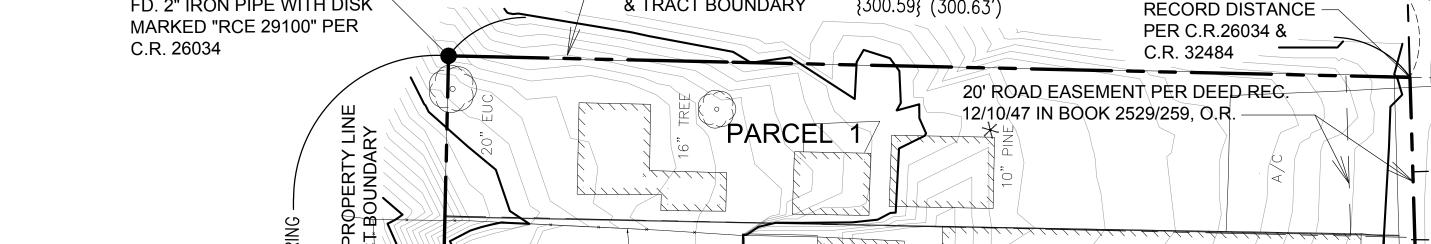
N01°16'54"E 300.53'



111111111

THE TRACT BOUNDARY





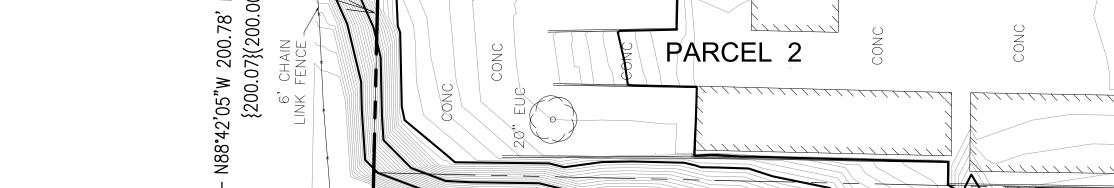
PARCEL

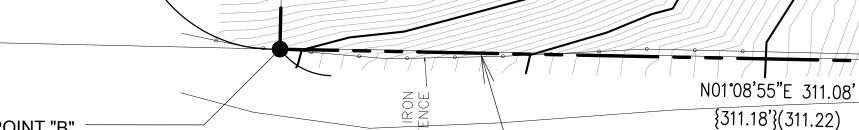
EXISTING CONDITION

- EXIST. PROPERTY LINE

& TRACT BOUNDARY













EXISTING BUILDING

PROPERTY LINE & TRACT BOUNDARY

ESTABLISHED BY RECORD DISTANCE PER C.R.26034 & C.R. 32484 N01°08'55"E {27.00'} (27.00') FD. LEAD AND DISK MARKED "RCE 29100" PER C.R. 26034 EXIST. 8" WATER PER DWG. 4154-AD -EXIST. CURB & GUTTER EXIST. 8" SEWER PER DWG. 1497-D EXIST, STREET LIGHT 435 FEET AWAY FROM

BENCH MARK BRASS PLUG ON THE NORTH EAST CORNER OF UNIVERSITY AVENUE AND

ELEVATION: 315.298 FEET (MSL)

54TH STREET.

EXIST. STREET LIGHT

EXIST. CONC

SIDEWALK

EXIST. STREET LIGHT

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH 1991.35, AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON MARCH 28, 2017 AT POINTS "A" AND "B" AS SHOWN HEREON. POINTS "A" AND "B" WERE ESTABLISHED FROM G.P.S. STATION "GPS 1902 " AND "GPS155" AS SHOWN ON RECORD OF SURVEY NO. 14492. THE BEARING FROM POINT "A" TO POINT "B" IS SOUTH 88°42'05" EAST.

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID

THE COMBINED GRID FACTOR (C.G.F.) AT POINT "A" IS 1.0000010. GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR. ELEVATION AT POINT "A" IS 305.224' (DATUM NAVD 88)

NOTES:

- 1. TOTAL GROSS ACREAGE WITHIN THE TRACT BOUNDARY: 1.407 ACRES
- 2. SOURCE OF WATER: CITY OF SAN DIEGO
- 3. SOURCE OF SEWER: CITY OF SAN DIEGO 4. SOURCE OF ELECTRICITY: SAN DIEGO GAS & ELECTRIC
- 5. SOURCE OF GAS: SAN DIEGO GAS & ELECTRIC
- 6. SOURCE OF TELEPHONE: AT&T OR VERIZON
- 7. SOURCE OF CABLE TELEVISION: COX OR SPECTRUM
- 8. ASSESSOR'S PARCEL NUMBERS: 47241005, 47241013, 47241012
- 9. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- 10. TOPOGRAPHY AND CONTOURS PER FIELD SURVEY DATED 3/28/2017.
- 11. TOTAL NUMBER OF DWELLING UNITS: 63 UNITS.
- 12. TOTAL NUMBER OF LOTS PROPOSED IS 1 LOT.
- 13. THE MAIN ENTRANCE ALONG UNIVERSITY AVENUE SHALL BE GATED. 14. ALL STRUCTURES SHALL BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER
- SYSTEMS THAT ARE DESIGNED & MAINTAINED IN COMPLIANCE WITH NFPA 13D.
- 15. NO OBSTRUCTIONS, INCLUDING SOLID WALLS, IN THE VISIBILITY AREAS SHALL NOT EXCEED 3 FEET IN HEIGHT.
- PLANT MATERIALS, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT
- ARE LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN
- HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.
- 16. LAMBERT COORDINATES: 212-1747.
- 17. THERE ARE NO EXISTING STREET LIGHT WITHIN THE ABUTTING PROJECT FRONTAGE.
- 18. THE EASEMENTS SHOWN ON THE TENTATIVE MAP EXHIBIT WILL BE VACATED PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT.

EARTHWORK QUANTITIES

CUT: 10062 CY, FILL: 2785 CY, EXPORT: 7277 CY

PROPOSED AND EXISTING ZONING

CC-5-3 COMMERCIAL - COMMUNITY SERVICE

LEGAL DESCRIPTION

THE WESTERLY 50 FEET OF THE EASTERLY 150 FEET OF THAT PORTION OF LOT 29 OF LEMON VILLA, ACCORDING TO THE MAP THEREOF NO. 734, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 2, 1892, LYING NORTHERLY OF THE NORTHERLY LINE OF UNIVERSITY AVENUE AS SAID AVENUE WAS CONVEYED TO THE CITY OF EAST SAN DIEGO BY DEED RECORDED AUGUST 16, 1918 IN BOOK 761, PAGE 57 OF DEEDS, SAID DISTANCES BEING MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LOT 29.

THE WESTERLY 100 FEET OF THE EASTERLY 250 FEET OF THAT PORTION OF LOT 29, LEMON VILLA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 734, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 2, 1892, LYING NORTH OF THE NORTH LINE OF UNIVERSITY AVENUE, AS SAID AVENUE WAS CONVEYED TO THE CITY OF EAST SAN DIEGO BY DEED RECORDED AUGUST 16, 1918 IN BOOK 761, PAGE 57 OF DEEDS, SAID DISTANCE BEING MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LOT 29.

THE WESTERLY 50 FEET OF THE EASTERLY 300 FEET OF THAT PORTION OF LOT 29 OF LEMON VILLA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, ON DECEMBER 2, 1892, ACCORDING TO THE MAP THEREOF NO. 734, LYING NORTH OF THE NORTH LINE OF UNIVERSITY AVENUE AS SAID AVENUE WAS CONVEYED TO THE CITY OF EAST SAN DIEGO BY DEED RECORDED AUGUST 16, 1918 IN BOOK 761, PAGE 57 OF DEEDS, SAID DISTANCE BEING MEASURED AT RIGHT ANGLES FROM THE EASTERLY LINE OF SAID LOT 29. APN: 472-410-05, 12 AND 13

MAPPING AND MONUMENTATION NOTE:

MONUMENTS OF RECORD AROUND THE PERIMETER OF THE TRACT BBOUNDARY ARE SUFFICIENT ENOUGH FOR FINAL MAP REQUIREMENTS. SHOULD THE EXISTING MONUMENTS BE DISTURBED OR DESTROYED DURING CONSTRUCTION, THEY WILL BE RESET AND TAGGED ACCORDINGLY.

A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

PROPERTY OWNER/DEVELOPER

UNIVERSITY AVENUE MANOR, LLC 8051 MAIN STREET, STANTON, CA 714.828.4882

PROPERTY OWNER

PRIIVATE CONTRACT

ENGINEER OF WORK

411 N. HARBOR BLVD. SUITE 201 SAN PEDRO, CALIFORNIA 90731 310.241.6550



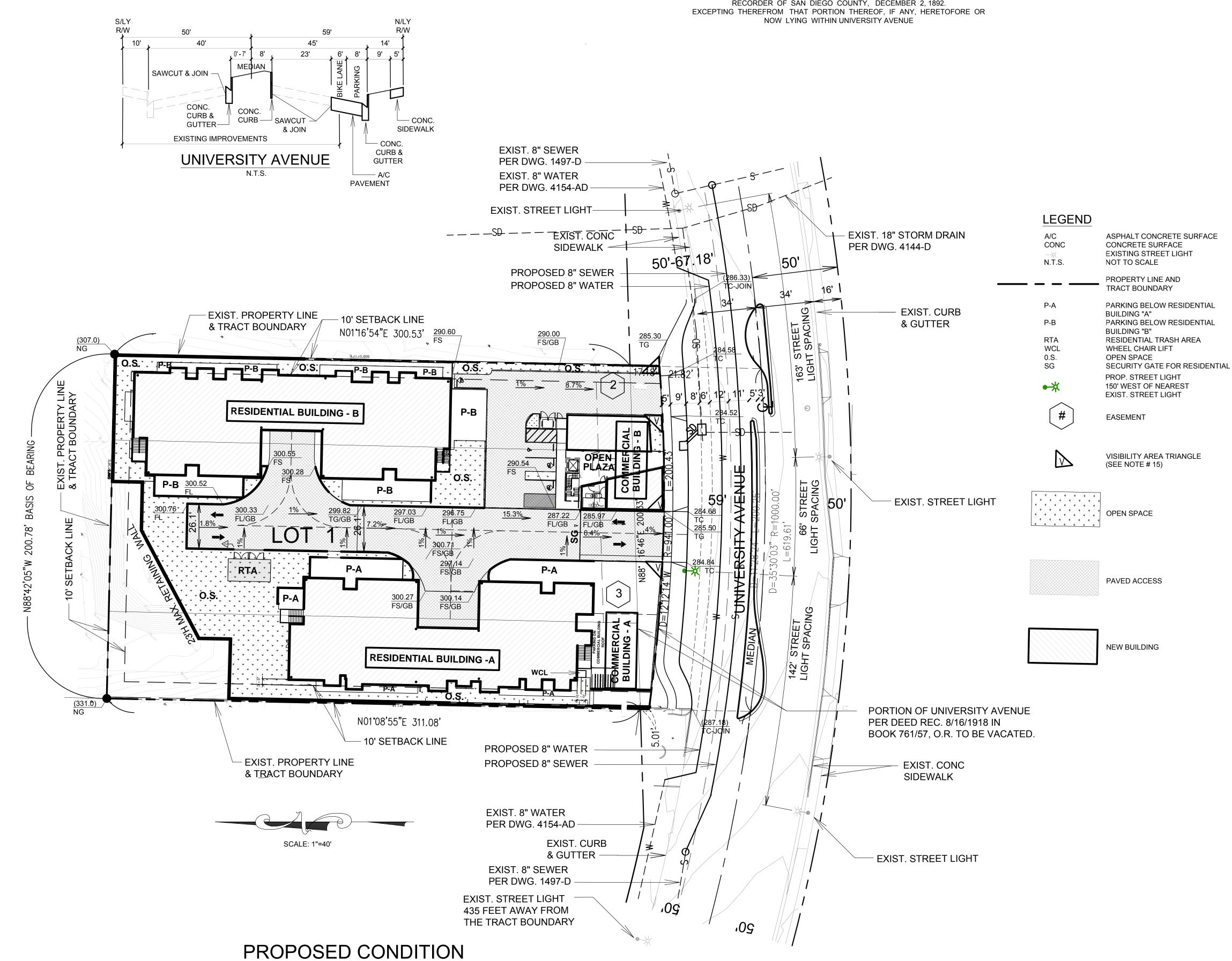
TENTATIVE MAP FOR UNIVERSITY AVENUE MIXED USE 5556-5592 E. UNIVERSITY AVE. SAN DIEGO, CA 92105

C		OF SAN DIEGO, CAL Development Services Department SHEET 1 OF 1 SHEETS		A	I.O. NO. <u>24006884</u> PROJECT NO. <u>503848</u>
FOR CITY	ENGINEE	<u></u>	DATE		V. T.M
DESCRIPTION	BY	APPROVED	DATE	FILMED	
ORIGINAL	XXX				
					1852-6307
					NAD83 COORDINATES
					212-1747
AS-BUILTS					LAMBERT COORDINATES
CONTRACTOR		DATE STARTE	D		1 OF 2
INSPECTOR		DATE COMPLE	TED		1 01 2

Page 46 of 63

TENTATIVE MAP

BEING A CONSOLIDATION OF PORTIONS OF LOT 29 OF LEMON VILLA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO THE MAP THEREOF NO. 734, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 2, 1892. EXCEPTING THEREFROM THAT PORTION THEREOF, IF ANY, HERETOFORE OR



EARTHWORK QUANTITIES

CUT: 10062 CY, FILL: 2785 CY, EXPORT: 7277 CY

PROPOSED AND EXISTING ZONING

CC-5-3 COMMERCIAL - COMMUNITY SERVICE

RESIDENTIAL PARKING REQUIREMENTS								
	NO.OF	MOTORCYCLE		BICYCLE PA	ARKING	AUTOMOBILE		
UNIT TYPE	UNITS/ AREA	PARKING REQUIRED	PROVIDED	REQUIRED	PROVIDED	PARKING REQUIRED	PROVIDED	
STUDIO	15	0.05 / UNIT = 0.75	1	0.3 / UNIT = 4.5	6	1 / UNIT =15	15	
1 BED ROOM	24	0.1 / UNIT = 2.4	3	0.4 / UNIT = 9.6	10	1.25 / UNIT= 30	31	
2 BED ROOM	24	0.1 / UNIT = 2.4	3	0.5 / UNIT = 12	12	1.75 / UNIT= 42	42	
TOTAL	63	7	7	28	28	87	89	
ACCESSIBLE PARKING								
RESIDENTIAL 1 FOR EVERY 25 PARKINGS: 88 / 25 = 3.5						4	4	

COMMERCIAL PARKING REQUIREMENTS							
	4.05.4	MOTORCYCLE		BICYCLE PARKING		AUTOMOBILE	
UNIT TYPE	AREA	PARKING REQUIRED	PROVIDED	REQUIRED	PROVIDED	PARKING REQUIRED	PROVIDED
COMMERCIAL	5,314.27SF	NA	NA	NA	NA	2.1/1000 SF =2.1 X 5.314.27 =11.15 ~ 12	15
TOTAL						12	15
ACCESSIBLE	PARKING						
COMMERCIAL 1 FOR EVERY 25 PARKINGS : 15 / 25 = 0 .60 1					2		
TOTAL ACCES	SIBLE PAR	(ING PROVIDE	ED				2

(REF: CH.14-TABLE 142-05C-TRANSIT AREA) (REF: CH.14-TABLE 142-05E-TRANSIT AREA- [MIXED USE])

OPEN SPACE - AREA STATE	MENT	
OPEN SPACE REQUIRED COMMON & PRIVATE OPEN SPACE	OPEN SPACE PROVIDED	
400 OF BED LINET	PRIVATE OPEN SPACE(60 SF PER UNIT) = 60X 63	3,780.00
190 SF PER UNIT = 190 X 63	COMMON OPEN SPACE - 1 = 6,731.00SF	
= 11,970.00 SF	COMMON OPEN SPACE - 2 = 1,548.12 SF	9565.33
	COMMON OPEN SPACE - 3 = 1,286.21 SF	
11, 970.00 SF		13345.33 SF

OPEN SPACE PROVIDED AS PER TABLE 143.04B, PDP OPEN SPACE REQUIREMENT FOR RESIDENTIAL PORTION (RM2-5 EQUIVALENT FOR CC-5-3)

EASEMENTS

1. AN EASEMENT FOR SUBSURFACE UTILITIES AND EXISTING BUILDING ENCROACHMENTS RECORDED JULY 11, 1984 AS INSTRUMENT #84-011122, O.R. SAID EASEMENT HAS NO EXACT LOCATION SET FORTH AND THEREFORE CANNOT BE PLOTTED ON THIS MAP.

- 2. 20' ROAD EASEMENT PER DEED REC. 12/10/47 IN BOOK 2529/259, O.R. TO BE ABANDONED. (AFFECTS PARCEL 1)
- 3. 20' ROAD EASEMENT PER DEED REC. 10/8/52 IN BOOK 4617/300, O.R. TO BE ABANDONED. (AFFECTS PARCEL 2)

PRIIVATE (CONTRAC
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SAN DIEGO, CA 92105							
C	ITY C	I.O. NO. <u>24006884</u> PROJECT NO. <u>503848</u>					
FOR CITY ENGINEER DATE					V. T.M		
DESCRIPTION	BY	APPROVED	DATE	FILMED			
ORIGINAL	XXX						
					1852-6307		
					NAD83 COORDINATES		
					212-1747		
AS-BUILTS					LAMBERT COORDINATES		
CONTRACTOR DATE STARTED					2 OF 2		
INSPECTOR		DATE COMPLE	TED		Z 01 Z		



	Symbol	Botanical Name	Common Name	Size	Spacing	Quantity	Water Use	Remarks
Street Tree	A	Rhus lancea	African Sumac	36" Box	AS SHOWN	5	LOW	SEE DETAIL X, SHEET L-X
terior Trees	7. Y	Bauhinia purpurea	Purple Orchid	24" Box	AS SHOWN	9	MOD	SEE DETAIL X, SHEET L-X
	Juny Eine	Tristania laurina	Elegant Brisbane	24" Box	AS SHOWN	9	MOD	SEE DETAIL X, SHEET L->
	0	Tabebuia ipi	Pink Trumpet	24" Box	AS SHOWN	5	MOD	SEE DETAIL X, SHEET L-X
Shrubs		Westringia fruticosa	Coast Rosemary	5 Gal	3' O.C.	54	LOW	SEE DETAIL X, SHEET L->
		Aloe striata	Coral Aloe	5 Gal	AS SHOWN	46	LOW	SEE DETAIL X, SHEET L->
	<u>+</u>	Phormium tenax 'Bronze'	Bronze New Zealand Flax	5 Gal	3' O.C.	86	MOD	SEE DETAIL X, SHEET L-2
	(4)	Nandina domestica 'Compacta'	Compact Heavenly Bamboo	5 Gal	3' O.C.	70	LOW	SEE DETAIL X, SHEET L-X
	0	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	5 Gal	2' O.C.	105	LOW	SEE DETAIL X, SHEET L-2
		Lantana X 'New Gold'	New Gold Lantana	1 Gal	3' O.C.	87	VERY LOW	SEE DETAIL X, SHEET L-2
	\odot	Muhlenbergia 'Regal Mist'	Pink Muhly	5 Gal	3' O.C.	81	MOD	SEE DETAIL X, SHEET L-2
	•	Lavandula dentata	French Lavender	5 Gal	3' O.C.	42	LOW	SEE DETAIL X, SHEET L-X
Vines	•	Tecomaria capensis	Orange Cape Honeysuckle	15 Gal	3' O.C.	69	MOD	SEE DETAIL X, SHEET L->
	Δ	Distictis 'Rivers'	Royal Trumpet Vine	15 Gal	3' O.C.	57	MOD	SEE DETAIL X, SHEET L-2
oundcovers		Sedum Varieties	Stone Crop	FLATS	1' O.C.	150 SF; X FLATS	LOW	SEE DETAIL X, SHEET L->
		Myoporum parvifolium	Creeping Myoporum	FLATS	1' O.C.	2,850SF; X FLATS	LOW	SEE DETAIL X, SHEET L->
		Rosmarinus o. 'Prostratus'	Creeping Rosemary	FLATS	1' O.C.	620 SF; X FLATS	VERY LOW	SEE DETAIL X, SHEET L->

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.

MINIMUM TREE SEPARATION DISTANCE: Traffic signals / stop signs - 20 feet

Underground utility lines - 5 feet (10' for sewer)
Above ground utility structures - 10 feet
Driveway (entries) - 10 feet
Intersections (intersecting curb lines of two streets) - 25 feet

A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC §142.0403(b)(5).

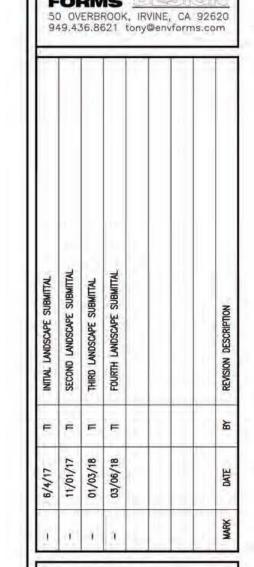
IRRIGATION:

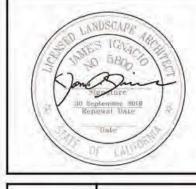
An automatic, electrically controlled DRIP irrigation system shall be provided as required by LDC §142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.

MAINTENANCE:

All required landscape areas shall be maintained by the Property Association. Landscape and irrigation areas in the public right-of-way shall be maintained by the Property Association. 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.

ATTACHMENT 16
Page 47 of 63





LEVEL 1

City of San Diego

Development Services Department

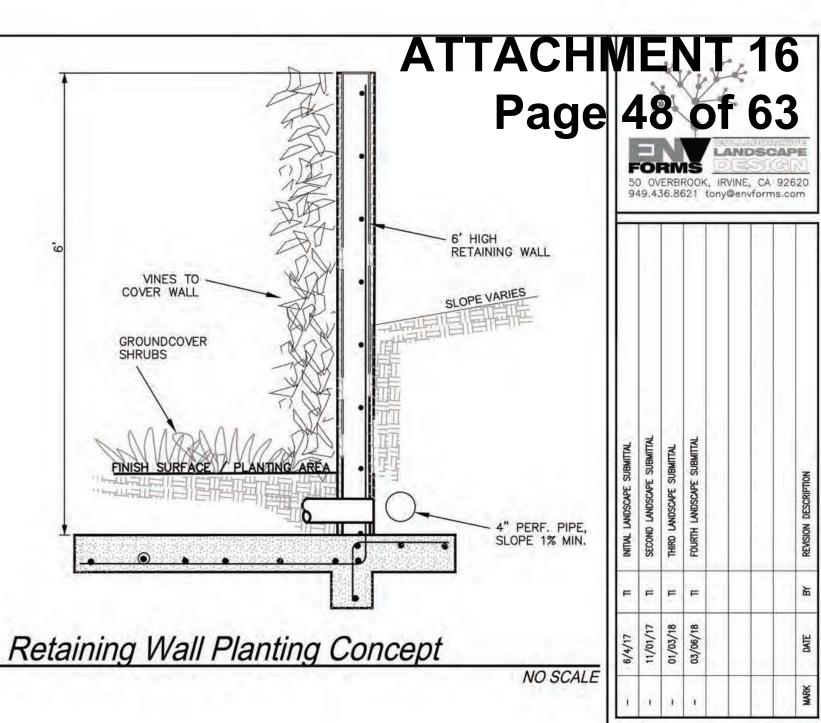
SITY AVENUE MIXED USE

PROJECT LOCATION 5556—5592 E. UNIVE SAN DIEGO, CA 9210

L-1

SHEET 4 OF SHEETS





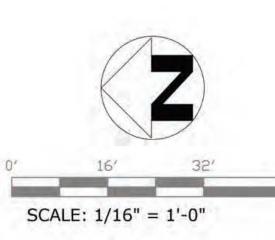
AB-1881: WATER BUDGET FORMULA

RESIDENTIAL LANDSCAPE AREAS MAXIMUM APPLIED WATER ALLOWANCE MAWA = (ETo)(0.55)(LA)(0.62)(47)(0.55)(5,685)(0.62) =

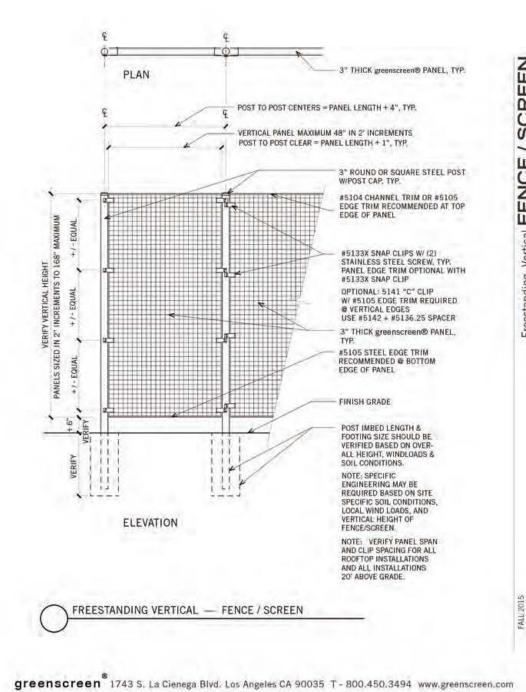
TOTAL LANDSCAPE AREA (RESIDENTIAL) 5,685 SF

COMMERCIAL / STREET YARD LANDSCAPE AREAS MAXIMUM APPLIED WATER ALLOWANCE MAWA = (ETo)(0.45)(LA)(0.62)(47)(0.45)(2,445)(0.62) =32,061

TOTAL LANDSCAPE AREA (COMMERCIAL / STREET YARD)

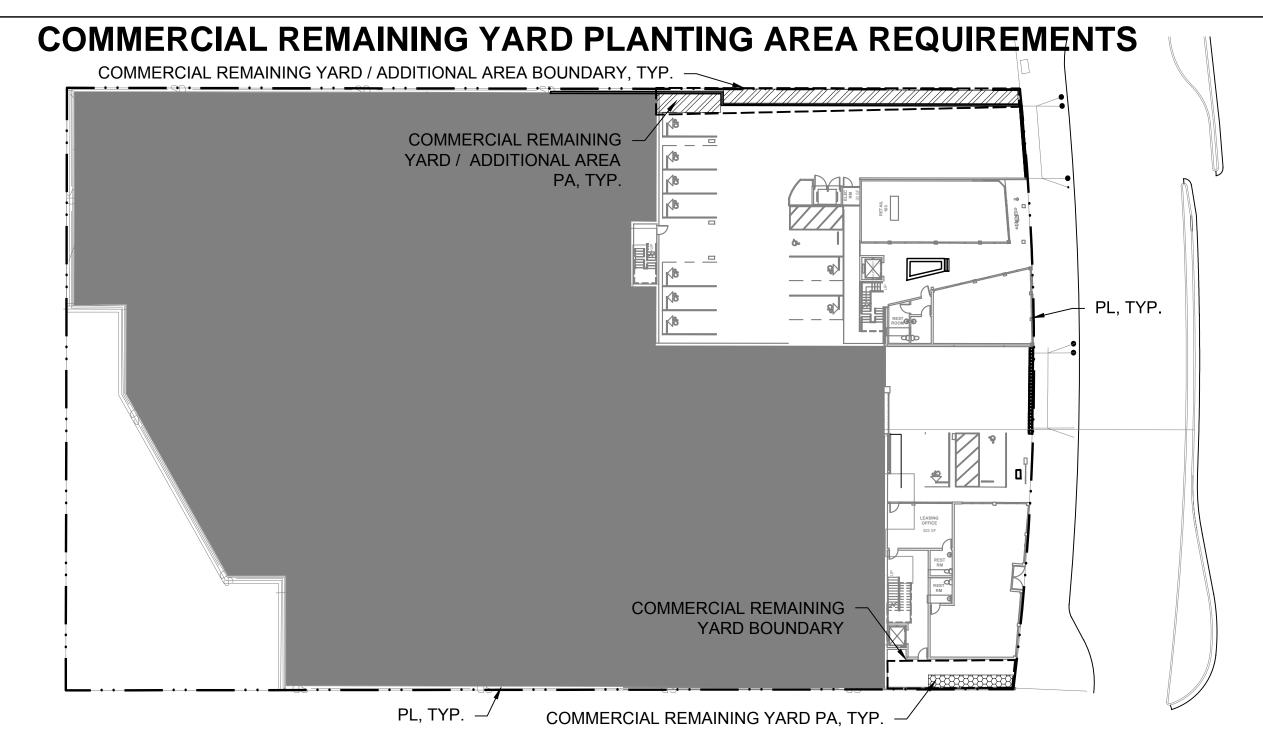


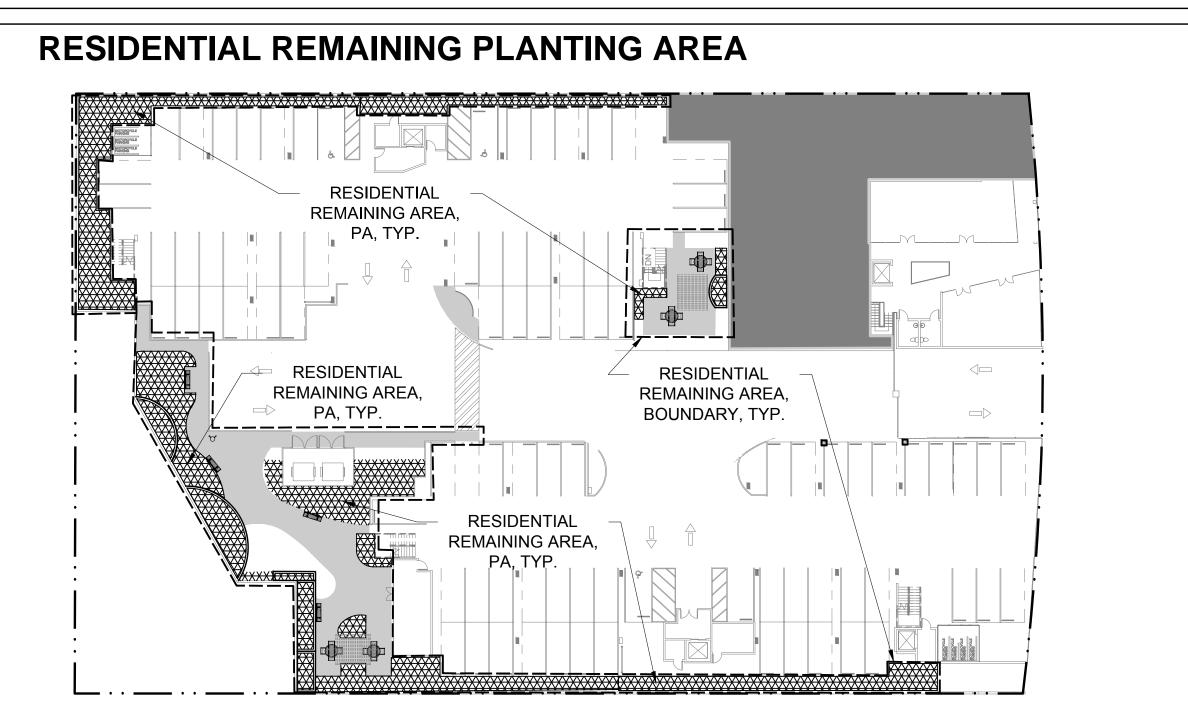
	Symbol	Botanical Name	Common Name	Size	Spacing	Quantity	Water Use	Remarks
Street Tree	D	Rhus lancea	African Sumac	36" Box	AS SHOWN	5	LOW	SEE DETAIL X, SHEET L-X
terior Trees	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	Bauhinia purpurea	Purple Orchid	24" Box	AS SHOWN	9	MOD	SEE DETAIL X, SHEET L-X
	ورجي يسمر	Tristania laurina	Elegant Brisbane	24" Box	AS SHOWN	9	MOD	SEE DETAIL X, SHEET L-X
	0	Tabebuia ipi	Pink Trumpet	24" Box	AS SHOWN	5	MOD	SEE DETAIL X, SHEET L-X
Shrubs		Westringia fruticosa	Coast Rosemary	5 Gal	3' O.C.	54	LOW	SEE DETAIL X, SHEET L-X
	Ø	Aloe striata	Coral Aloe	5 Gal	AS SHOWN	46	LOW	SEE DETAIL X, SHEET L-X
	+	Phormium tenax 'Bronze'	Bronze New Zealand Flax	5 Gal	3' O.C.	86	MOD	SEE DETAIL X, SHEET L-X
	(4)	Nandina domestica 'Compacta'	Compact Heavenly Bamboo	5 Gal	3' O.C.	70	LOW	SEE DETAIL X, SHEET L-X
	0	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	5 Gal	2' O.C.	105	LOW	SEE DETAIL X, SHEET L-X
		Lantana X 'New Gold'	New Gold Lantana	1 Gal	3' O.C.	87	VERY LOW	SEE DETAIL X, SHEET L-X
	\odot	Muhlenbergia 'Regal Mist'	Pink Muhly	5 Gal	3' O.C.	81	MOD	SEE DETAIL X, SHEET L-X
	0	Lavandula dentata	French Lavender	5 Gal	3' O.C.	42	LOW	SEE DETAIL X, SHEET L-X
Vines	A	Tecomaria capensis	Orange Cape Honeysuckle	15 Gal	3' O.C.	69	MOD	SEE DETAIL X, SHEET L-X
	Δ	Distictis 'Rivers'	Royal Trumpet Vine	15 Gal	3' O.C.	57	MOD	SEE DETAIL X, SHEET L-X
oundcovers		Sedum Varieties	Stone Crop	FLATS	1' O.C.	150 SF; X FLATS	LOW	SEE DETAIL X, SHEET L-X
		Myoporum parvifolium	Creeping Myoporum	FLATS	1' O.C.	2,850SF; X FLATS	LOW	SEE DETAIL X, SHEET L-X
		Rosmarinus o. 'Prostratus'	Creeping Rosemary	FLATS	1' O.C.	620 SF; X FLATS	VERY LOW	SEE DETAIL X, SHEET L-X

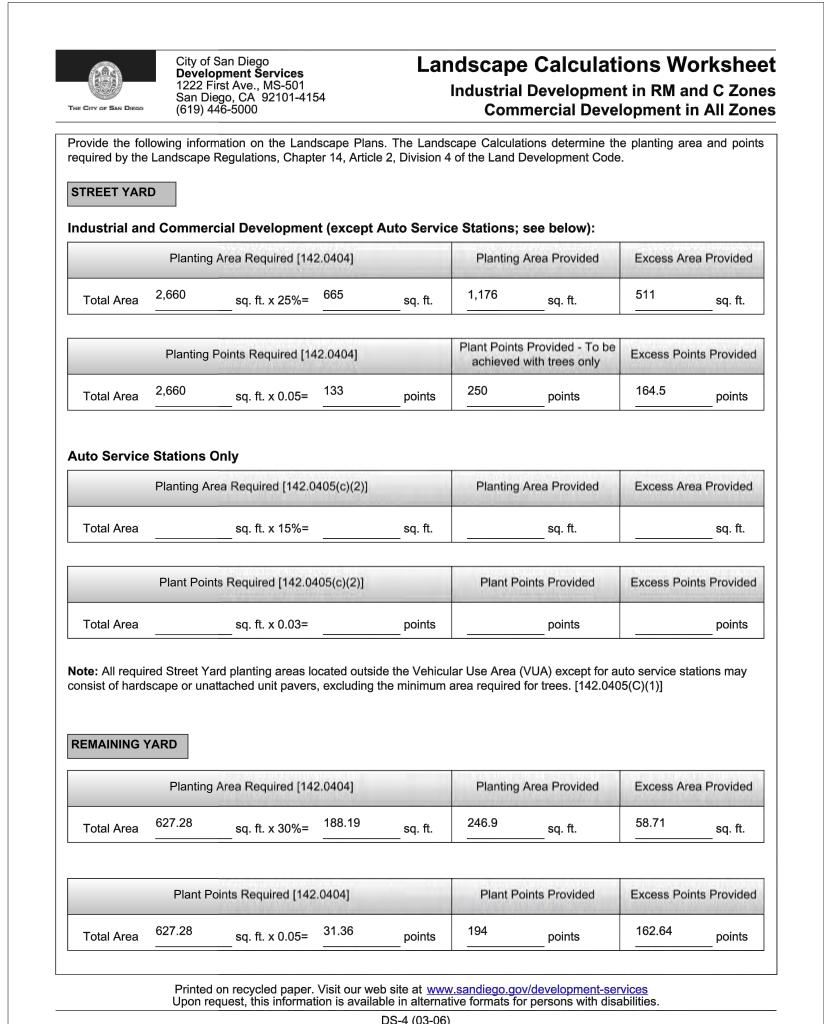


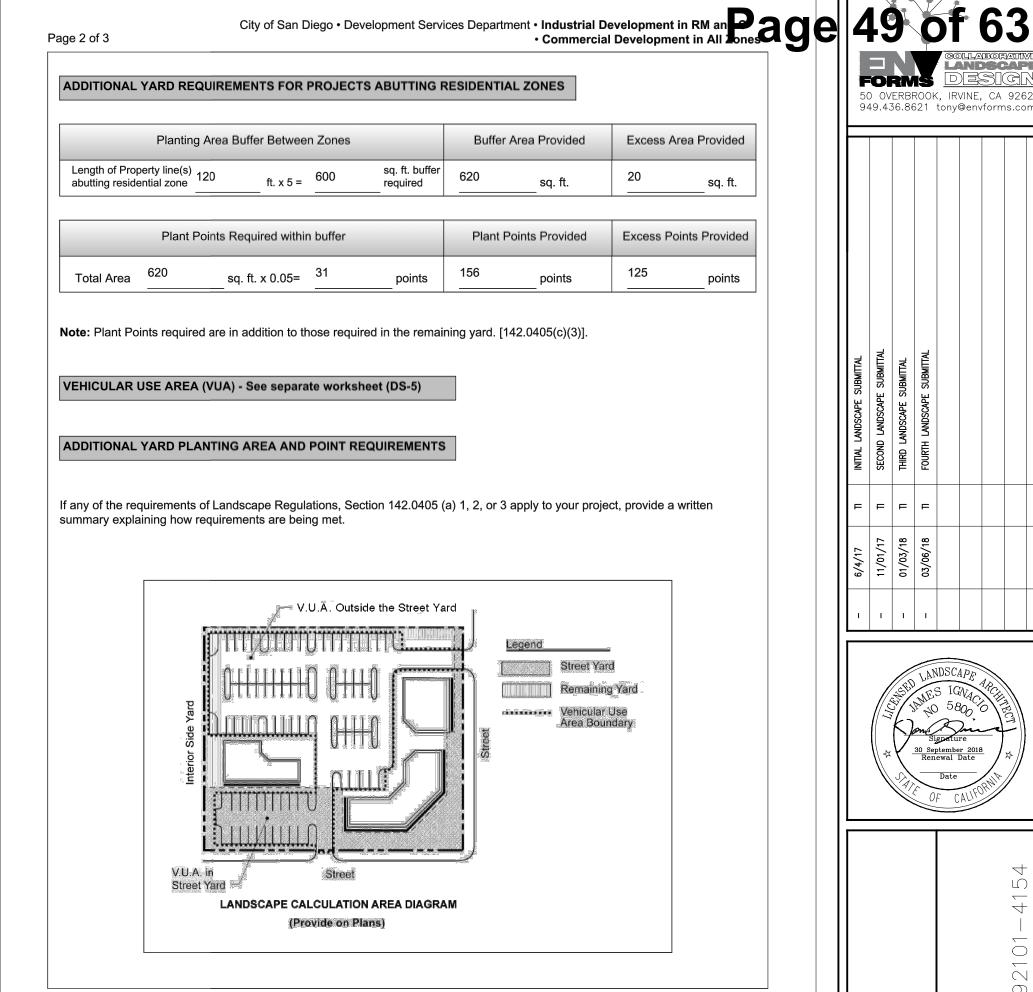






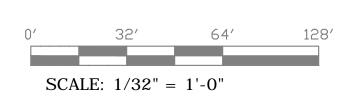




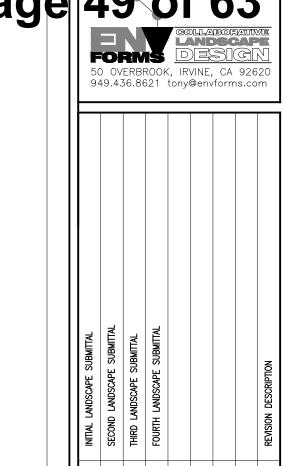


RESIDENTIAL REMAINING PA CALCULATIONS

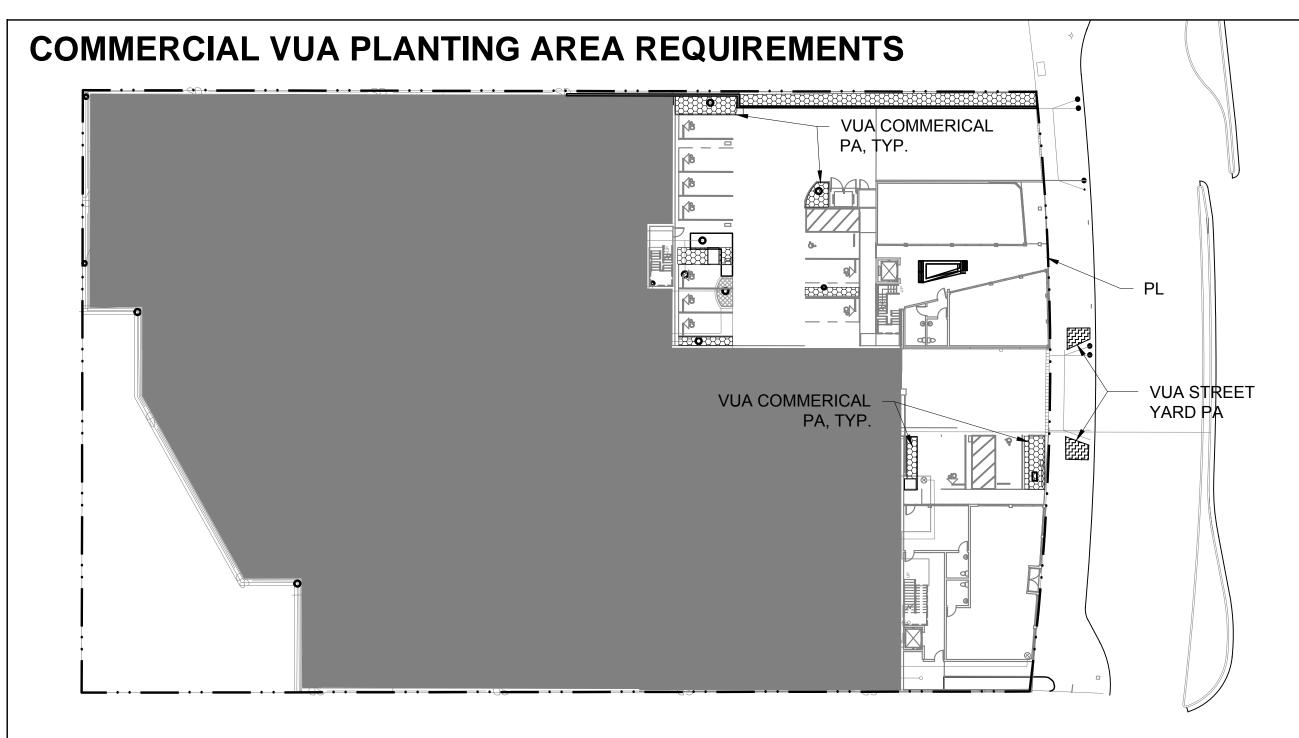
- TOTAL REMAINING YARD: 7,920 SF
- 2. TOTAL PLANTING AREAS PROVIDED: 4,595 SF
- 3. PERCENTAGE PLANTING: 56%
- 4. TOTAL PLANTING POINTS PROVIDED: 1,652 POINTS
- 5. TOTAL TREE POINTS: 320 POINTS
- 6. PLANTING AREAS ALONG THE EASTERN AND WESTERN RETAINING WALLS WILL BE PLANTED WITH GROUND COVER SHRUBS AND VINES.

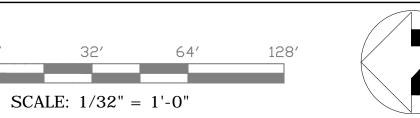


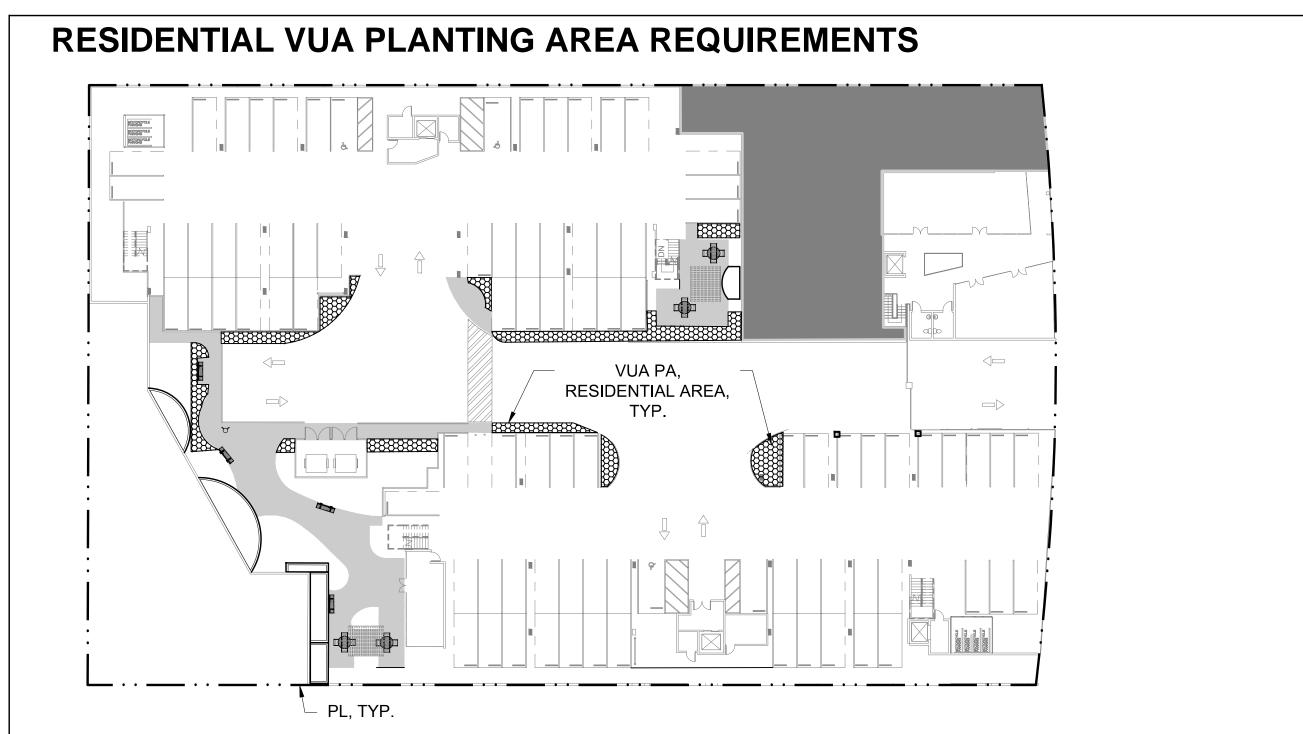


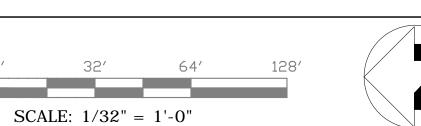


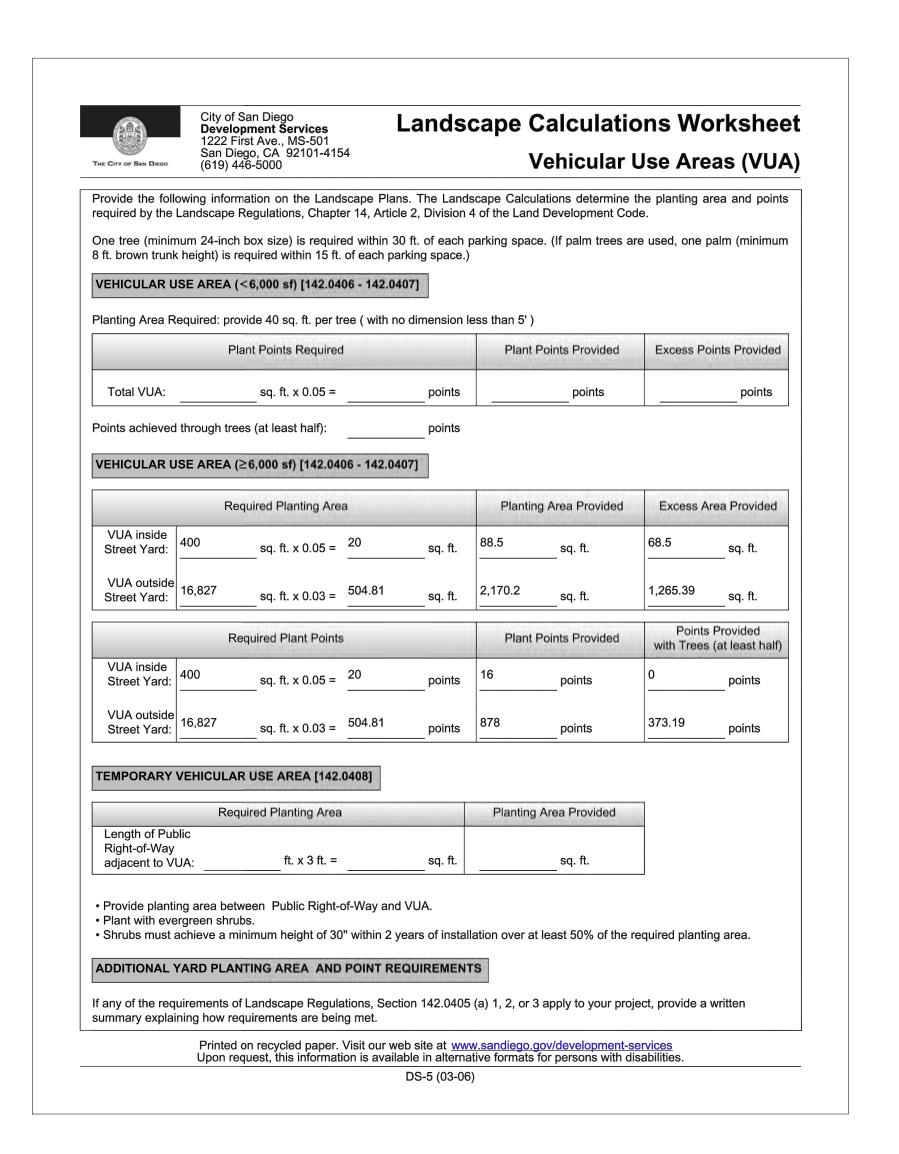




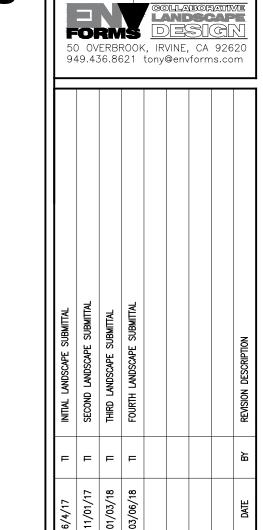








ATTACHMENT 16
Page 50 of 63





ATTACHMENT 16 Page 51 of 63

SIGNING AND STRIPING GENERAL NOTES (THIS SHEET ONLY)

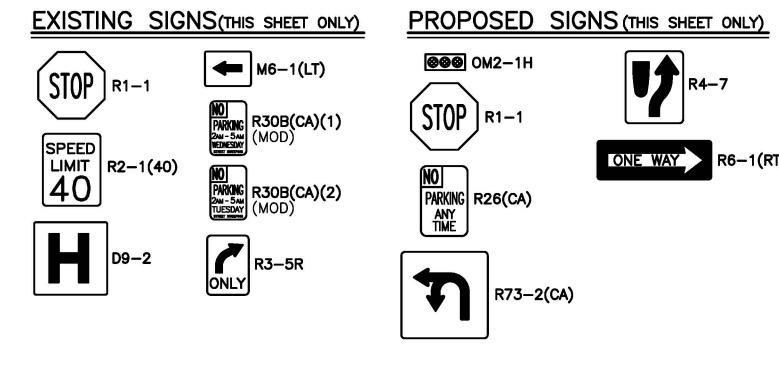
- 1. INSTALLATION OF ALL STRIPING, SIGN AND PAVEMENT MARKERS SHALL BE THE RESPONSIBILITY OF THE
- 2. ALL STRIPING AND SIGNING SHALL CONFORM TO THE MOST RECENTLY ADOPTED EDITION OF THE FOLLOWING MANUALS:

DESCRIPTION STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE "GREENBOOK")

DOCUMENT NO. 2015 PWPI070116-01

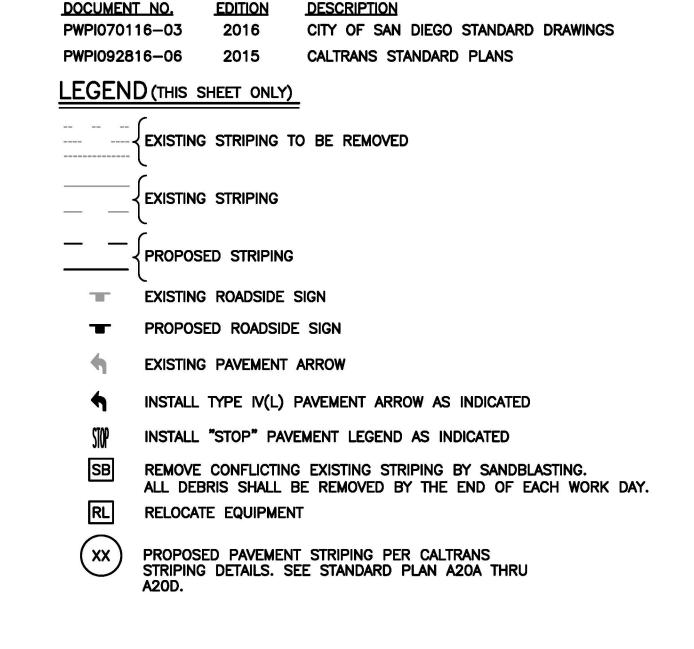
CITY OF SAN DIEGO STANDARD DRAWINGS 2016 PWPI070116-03 CALIFORNIA MANUAL ON UNIFORM TRAFFIC PWPI092816-07 CONTROL DEVICES (CA MUTCD)

- 3. ALL SIGNING AND STRIPING IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER PRIOR TO INSTALLATION AND/OR REMOVAL.
- 4. THE CONTRACTOR SHALL REMOVE ALL CONFLICTING STRIPING, PAVEMENT MARKINGS AND LEGENDS BY SANDBLASTING AND/OR GRINDING WITH THE SEAL. ANY DEBRIS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
- 5. SIGN POSTS SHALL BE INSTALLED WITH SQUARE PERFORATED STEEL TUBING WITH BREAKAWAY BASE PER CITY OF SAN DIEGO STANDARD DRAWING M-45.
- 6. ALL RAISED MEDIAN NOSES SHALL BE PAINTED YELLOW.
- 7. ALL SIGNS SHOWN ON THE STRIPING AND SIGNING PLANS SHALL BE NEW SIGNS PROVIDED AND INSTALLED BY THE CONTRACTOR, EXCEPT FOR EXISTING SIGNS SPECIFICALLY INDICATED TO BE RELOCATED OR TO REMAIN.
- 8. STRIPED CROSSWALKS SHALL HAVE AN INSIDE DIMENSION OF 10 FEET UNLESS INDICATED OTHERWISE.
- 9. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS (EXCEPT WITHIN THE BIKE LANES) SHALL BE THERMOPLASTIC.
- 10. THE CONTRACTOR SHALL NOTIFY THE CITY TRAFFIC ENGINEER AT (858)495-4741 A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO AND UPON COMPLETION OF STRIPING AND SIGNING.



CONSTRUCTION NOTE (THIS SHEET ONLY)

1 CONTRACTOR SHALL PAINT RED CURB FOR "NO PARKING" AS SHOWN ON PLAN.



WORK TO BE DONE (THIS SHEET ONLY)

STANDARD SPECIFICATIONS:

EDITION

2015

2014

STANDARD DRAWINGS

CITY OF SAN DIEGO.

DOCUMENT NO.

PWPI070116-01

PWPI070116-02

PWPI092816-07

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE

DESCRIPTION

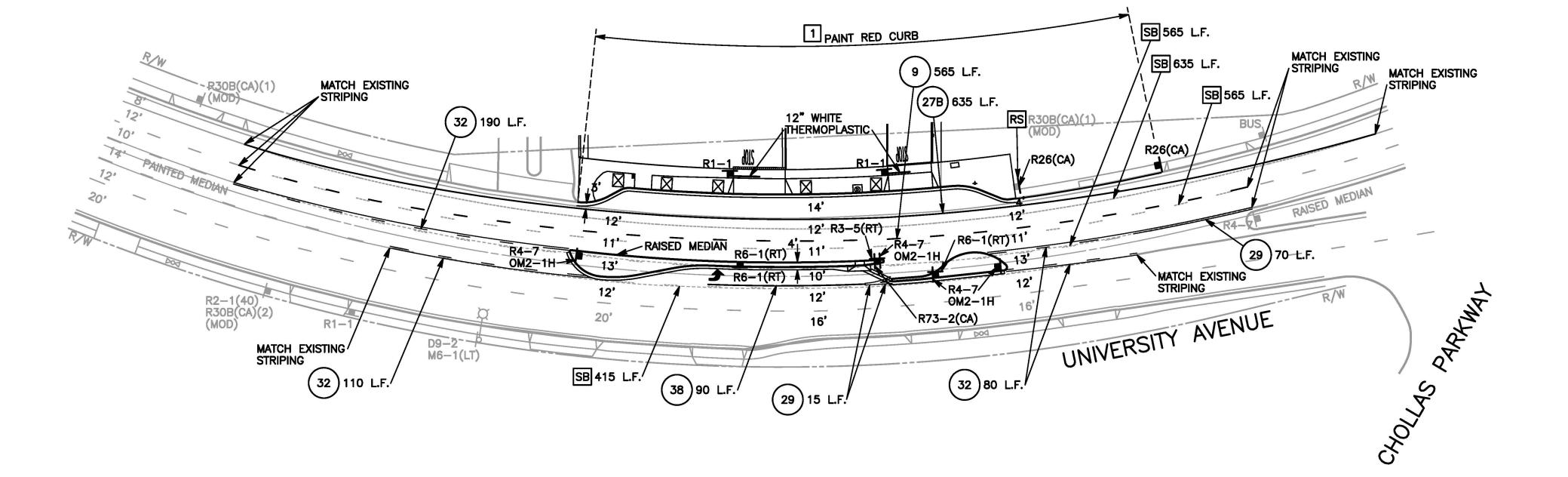
STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE "GREEN" BOOK)

CITY OF SAN DIEGO STANDARD SPECIFICATIONS

CALTRANS STANDARD SPECIFICATIONS

CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD)

FOR PUBLIC WORKS CONSTRUCTION (THE "WHITE"





DECLARATION OF RESPONSIBLE CHARGE I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS

PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

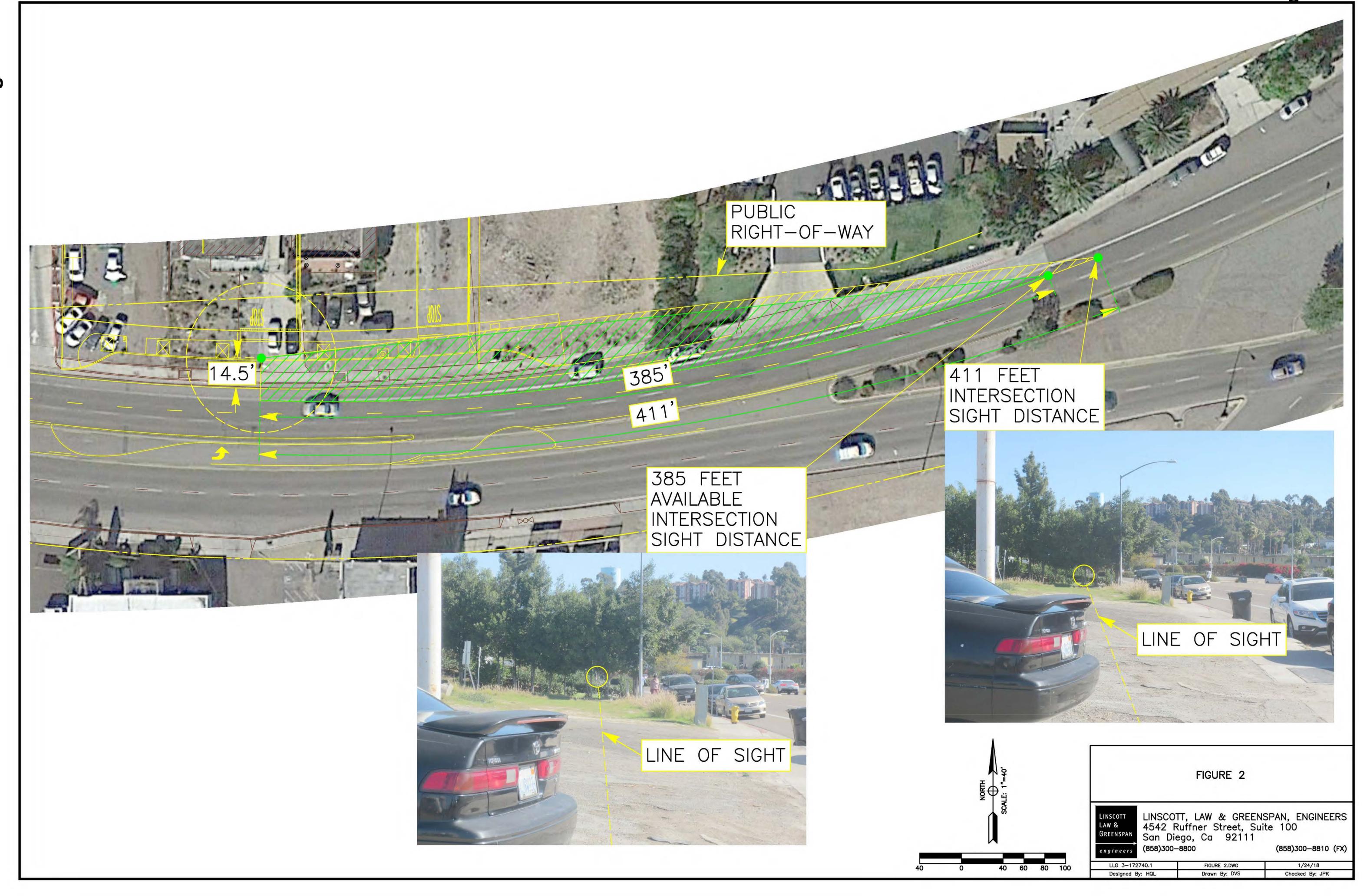
UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

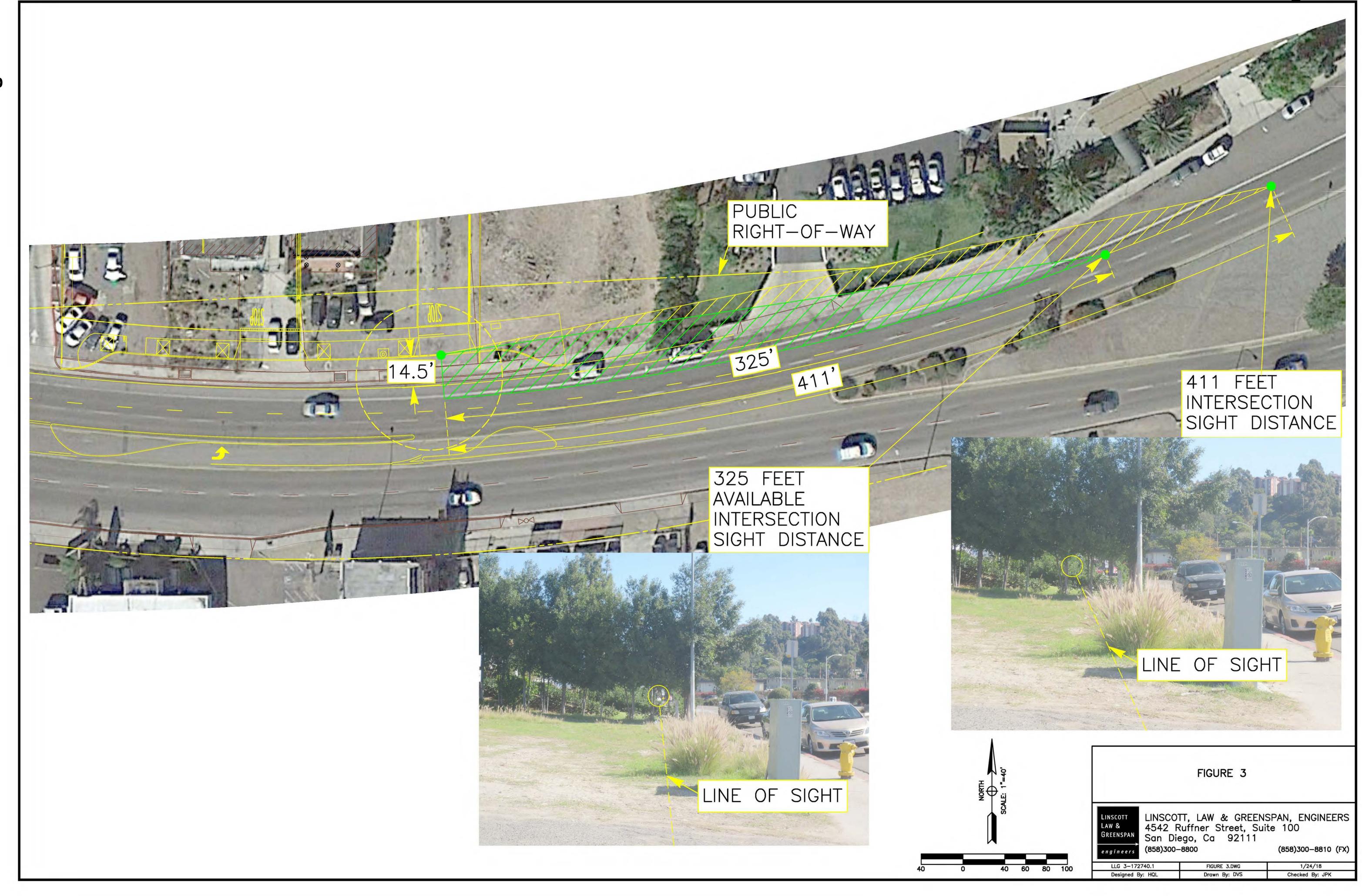
ENGINEER OF WORK

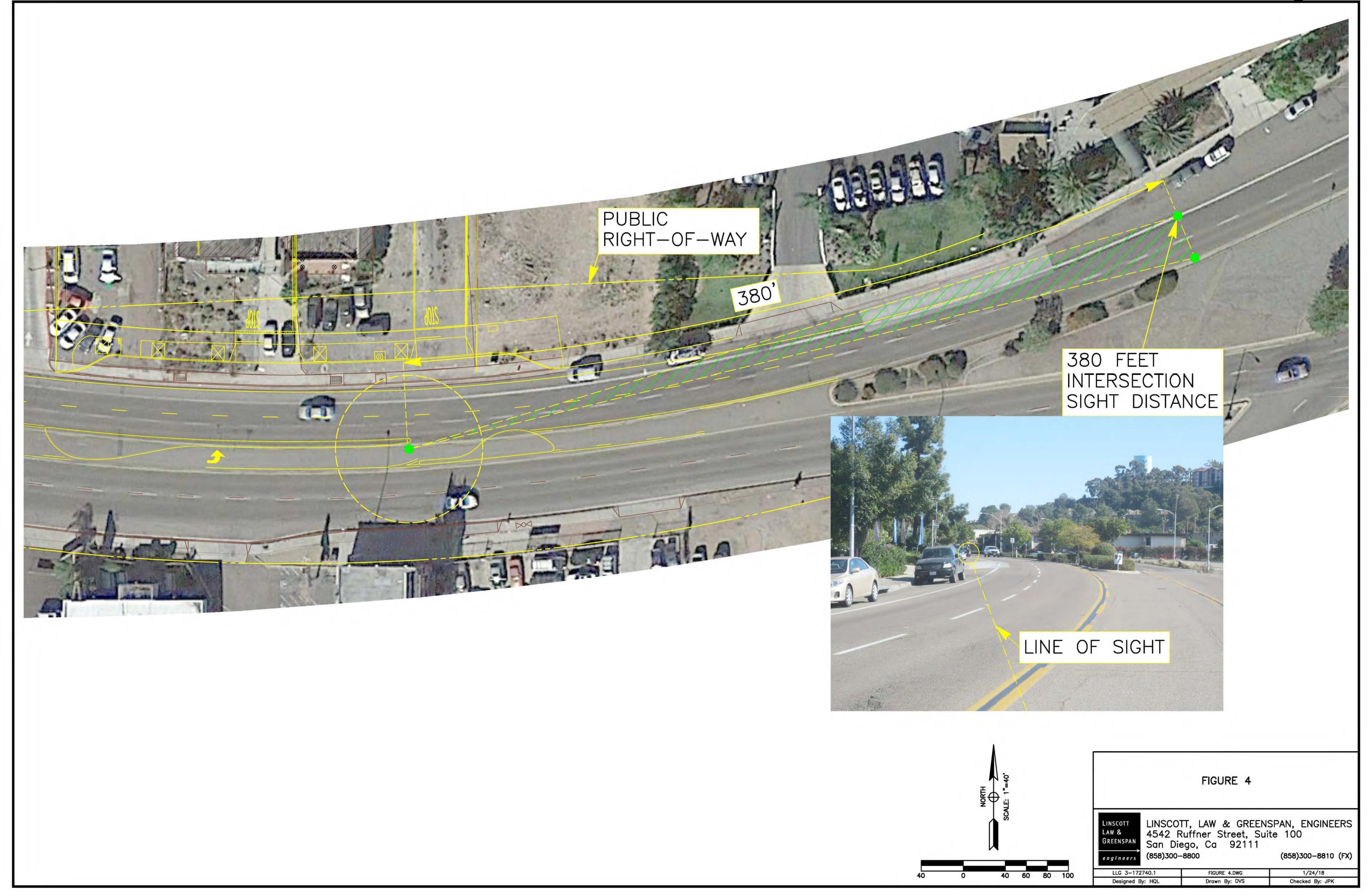
-	JOHN P. KE	ATING	R.C.E. 43595	DAT	E	
	LINSCOTT LAW & GREENSPAN engineers	4542 R	IT, LAW & Ruffner Streego, Ca 9 -8800	et, Sui	te 100	IGINEERS -8810 (FX)
	LLG 3-172	2740.1	STR1-2740	.DWG	1/2	4/18
	Designed E	By: HQL	Drawn By:	DVS	Checked	By: JPK

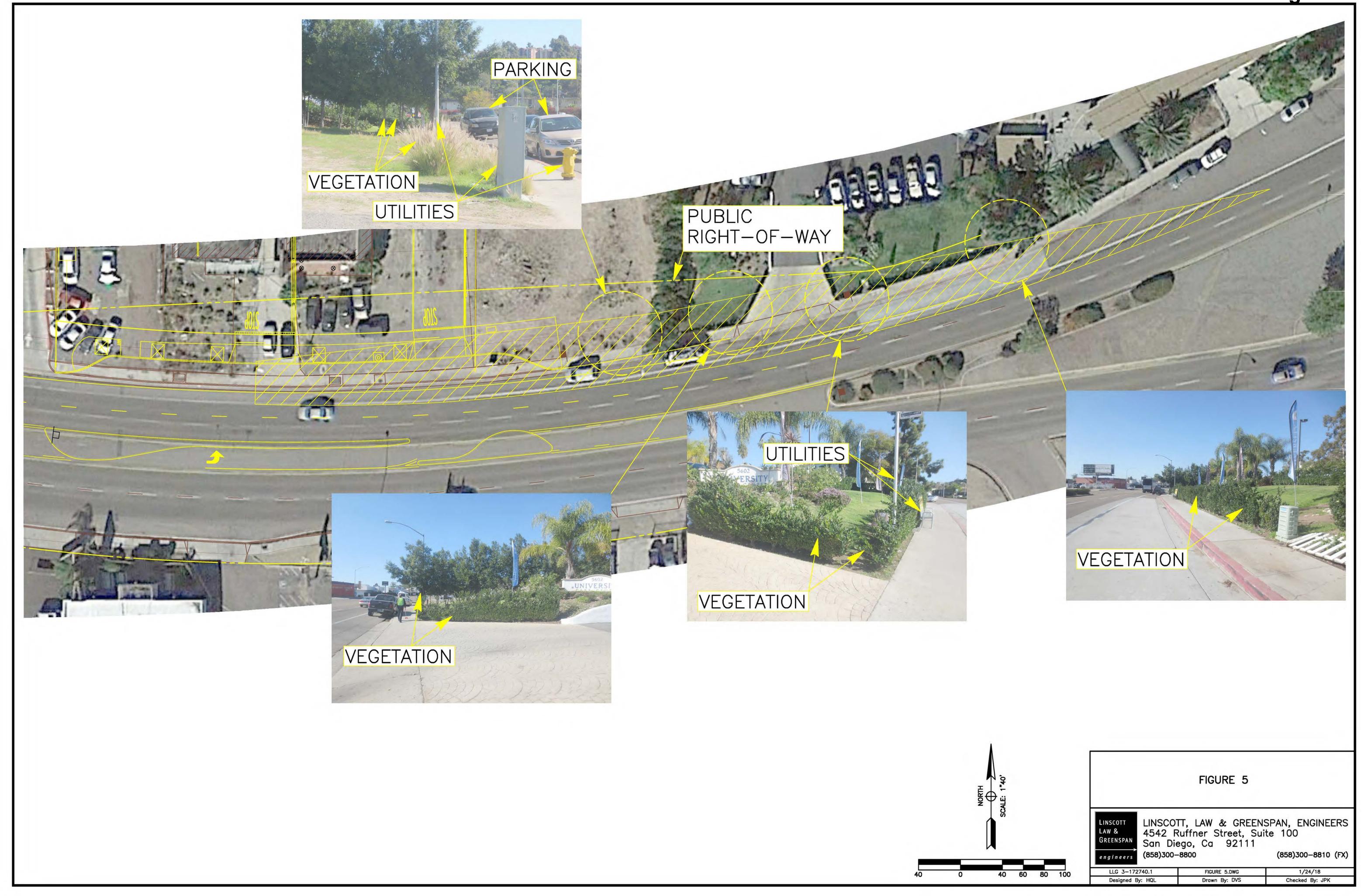
PRIVATE CONTRACT SIGNING AND STRIPING PLAN FOR: UNIVERSITY AVENUE CITY OF SAN DIEGO, CALIFORNIA W.B.S NO. DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 1 SHEETS FOR CITY ENGINEER ORIGINAL NAD83 COORDINATES LAMBERT COORDINATES AS-BUILTS CONTRACTOR. DATE STARTED .

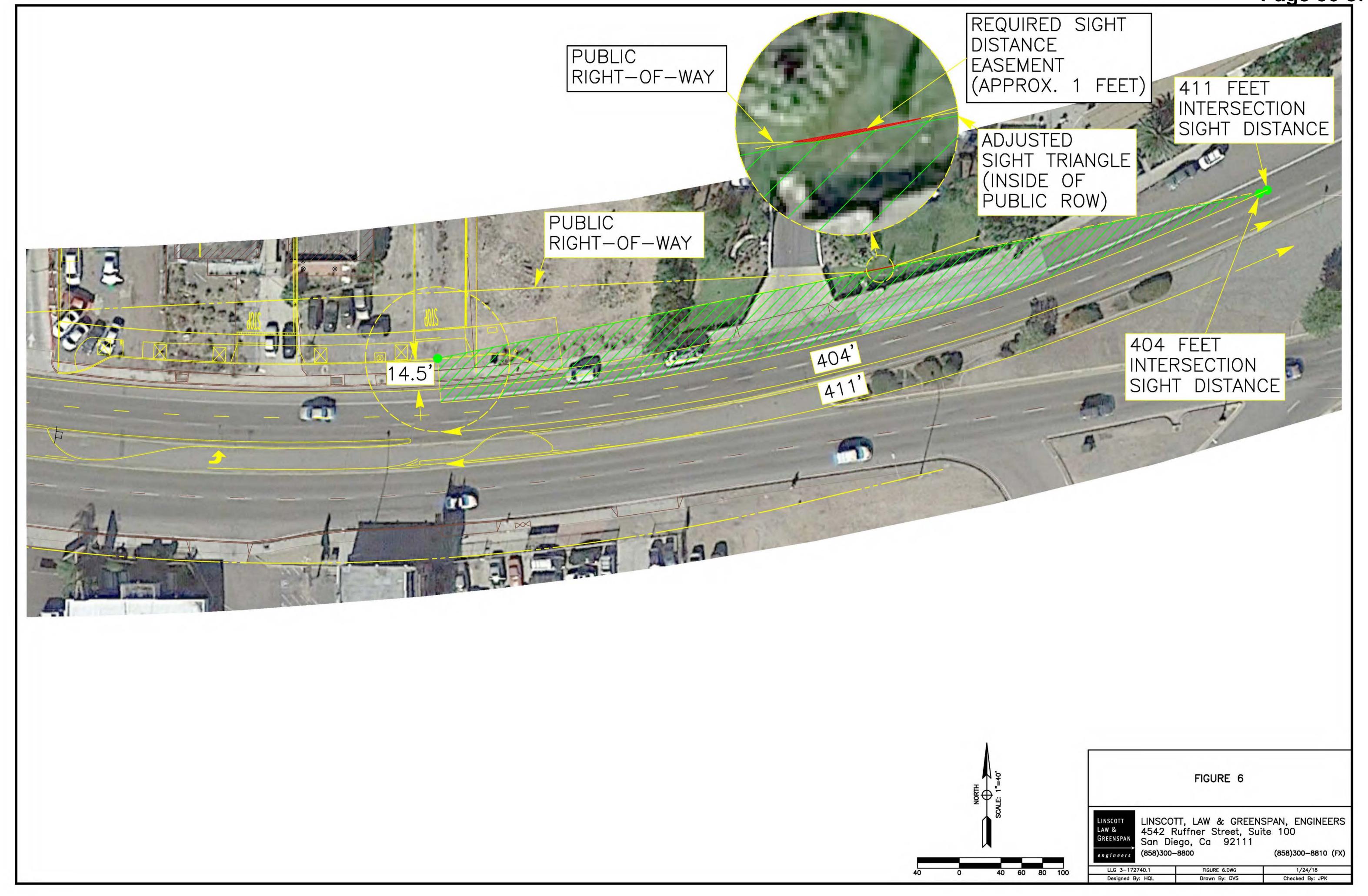
DATE COMPLETED_











4

GENERAL NOTES

GENERAL

- MATERIALS AND WORKMANSHIP TO CONFORM WITH THE 2017 EDITION OF THE CALIFORNIA BUILDING CODE WITH THE APPLICABLE AMENDMENTS BY THE CITY OF LOS ALAMITOS AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS
- TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR UNLESS NOTED OTHERWISE (U.N.O)
- ALL WORK SHALL COMPLY WITH ALL THE APPLICABLE FEDERAL LAWS, STATE STATUTES. LOCAL ORDINANCES AND THE REGULATIONS OF AGENCIES HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COMPLYING WITH THE CONSTRUCTION SAFETY ORDERS AND THE GENERAL INDUSTRIAL SAFETY ORDERS OF THE STATE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION AND SUCH OTHER AGENCIES GOVERNING THE CONTRACTOR'S ACTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND HOLD HARMLESS THE STRUCTURAL ENGINEER, ARCHITECT (IF APPLICABLE) AND OWNER FOR ANY DAMAGES AND/OR PENALTIES RESULTING FROM HIS FAILURE TO COMPLY WITH SAID LAWS, STATUTES. ORDINANCES AND REGULATIONS.
- THE FOLLOWING NOTES AND SPECIFICATIONS ARE VALID "UNLESS OTHERWISE NOTED" CONFLICT BETWEEN SPECIFIC AND GENERAL NOTES SHOULD BE CLARIFIED WITH THE STRUCTURAL ENGINEER OF RECORD (SEOR) PRIOR TO COMMENCEMENT OF WORK. NO OTHER METHOD OF CONSTRUCTION OR SUBSTITUTION SHALL BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE SEOR.
- EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL PROVIDE MEANS, METHOD, TECHNIQUES, SEQUENCE AND PROCEDURE OF CONSTRUCTION AS REQUIRED.
- 7. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. NOTED DIMENSIONS SHALL SUPERCEDE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES.
- 8. THE DESIGN, ADEQUACY AND OVERALL SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS ETC... IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN TAKEN INTO CONSIDERATION BY THE SEOR. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEATHING AND FINISH MATERIALS. OBSERVATION VISITS TO THE SITE BY THE SEOR DO NOT CONSTITUTE INSPECTION OF ANY OF THE ABOVE ITEMS.
- REFERENCE THE STRUCTURAL CALCULATIONS OR CONSULT THE SEOR FOR ANSWERS TO QUESTIONS REGARDING LUMBER GRADES OR SIZES. REQUIRED FASTENERS. ANCHORS, ETC...
- 10. ALL WORK SHALL BE PERFORMED IN A SOUND MANNER, PROVIDING A COMPLETED PROJECT WITH ALL MATERIALS, ASSEMBLIES, AND SYSTEMS CORRECTLY INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND PERFORMING IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS.
- 11. THE CONTRACTOR SHALL ARRANGE FOR ALL TESTING AND INSPECTIONS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND ANY AGENCY HAVING JURISDICTION OVER THIS
- 12. THE ENTIRE CONSTRUCTION SITE SHALL BE ACCESSIBLE TO THE FIRE DEPARTMENT PERSONNEL BY MEANS OF OPENING GATES, ACCESS LADDERS OR OTHER MEANS WHICH WILL NOT PROHIBIT FIRE FIGHTING ON SITE.
- 13. THERE SHALL BE NO DEVIATION FROM THE STRUCTURAL DETAILS WITHOUT A WRITTEN APPROVAL FROM THE SEOR. APPROVAL BY THE LOCAL BUILDING INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE CONSTRUCTION DOCUMENTS.
- 14. THESE GENERAL NOTES SUPPLEMENT THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THE PLANS AND SPECIFICATIONS, CONTACT THE OWNER'S REPRESENTATIVE.
- 15. REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS AND MANUFACTURER'S INSTRUCTIONS IS TO THE LATEST PRINTED EDITION IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.
- 16. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.
- 17. DETAILS ON SHEETS TITLED "TYPICAL DETAILS" APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED. SUCH DETAILS ARE NOT NOTED AT EACH LOCATION THAT THEY OCCUR.
- 18. DO NOT SCALE THE DRAWINGS.
- 19. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE.
- 20. CONSTRUCTION LOADS: EVENLY DISTRIBUTE STORED MATERIALS ON FLOORS AND ROOFS. DO NOT TO EXCEED ALLOWABLE LOADING FOR SUPPORTING MEMBERS AND CONNECTIONS.

CAST-IN-PLACE CONCRETE

- 1. CONCRETE IS REINFORCED AND CAST-IN-PLACE UNLESS OTHERWISE NOTED. WHERE REINFORCING IS NOT SPECIFICALLY SHOWN OR WHERE DETAILS ARE NOT GIVEN. PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS, SUBJECT TO THE REVIEW BY THE OWNER'S REPRESENTATIVE.
- 2. THE CONCRETE SLUMP SHALL NOT EXCEED 4-1/2" WITHOUT PLASTICIZER. CONSULT WITH THE SEOR IF HIGHER SLUMP IS SUGGESTED.
- 3. PROPERLY VIBRATE ALL CONCRETE EXCEPT CONCRETE FOR SLAB ON GRADE FLAT
- 4. PROPERLY VIBRATE ALL CONCRETE EXCEPT CONCRETE FOR SLAB ON GRADE FLAT
- 5. NO FLY-ASH ADDITIVES SHALL BE USED IN FLATWORK OR ARCHITECTURALLY EXPOSED CONCRETE UNLESS APPROVED BY THE SEOR.
- 6. ALL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS THE FOLLOWING:

A) ISOLATED PADS	2500	PSI	NORMAL	WEIGHT
B) CONTINUOUS FOOTINGS	2500	PSI	NORMAL	WEIGHT
C) SLAB ON GRADE	2500	PSI	NORMAL	WEIGHT
D) DRILLED PIERS	3000	PSI	NORMAL	WFIGHT

- 7. CEMENT: TESTED TYPE II/V PORTLAND (ASTM C-150). WATER/CEMENT RATIO SHALL BE MIN. 0.45
- 8. NORMAL WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C-33. 9. AGGREGATES SHALL BE 1" MAX. FOR FOOTINGS AND 3/4" MAX. FOR ALL OTHER
- 10. NO MORE THAN ONE GRADE OF CONCRETE SHALL BE ON THE JOB SITE AT ANY
- ONE TIME. 11. THOROUGHLY CLEAN AND ROUGHEN ALL HARDENED CONCRETE AND MASONRY SURFACES TO RECEIVE NEW CONCRETE. INTERFACE SHALL BE ROUGHENED TO A
- FULL AMPLITUDE OF 1/4" UNLESS NOTED OTHERWISE. 12. KEY AND DOWEL POUR JOINTS AS SHOWN ON THE PLANS. ANY DEVIATION FROM POUR JOINTS SHOWN ON THE PLANS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.
- 13. NON-SHRINK CEMENT GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 7000 PSI. USE "FIVE-STAR GROUT" (COLA RR# 23616) OR "MASTERFLOW 928" (COLA RR# 23137)
- 14. DEFECTIVE CONCRETE (VOIDS, POCKETS, HONEYCOMBS, CRACKING, ETC...) SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- 15. DUE TO HIGH AMOUNTS OF CORROSIVE ELEMENTS IN NATIVE SOILS, PROTECTIVE MEASURES SHOULD BE TAKEN SUCH AS POZZOLAN/SLAG/CORROSION INHIBITORS ADDED TO THE STRUCTURAL CONCRETE MIX.

FOUNDATION, FORMWORK AND SITE WORK

- 1. THE FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL REPORT TITLED "GEOTECHNICAL EVALUATION UNIVERSITY AVENUE MIXED USE RESIDENTIAL/COMMERCIAL", DATED MAY 11, 2017, BY NINYO AND MOORE.
- 2. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.
- MECHANICALLY COMPACT EXCAVATION BACKFILLS IN LAYERS. PROVIDE 90% MINIMUM COMPACTION IN ACCORDANCE WITH THE ASTM D1557 TEST METHOD. REFER TO GEOTECHNICAL REPORT INDICATED ABOVE, FOR DETAILS.
- 4. PROVIDE POUR POCKETS IN FORMS AND UNDER EXISTING STRUCTURAL MEMBERS AS REQUIRED TO PREVENT AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE EXISTING MEMBERS. CONCRETE CAST WITH AIR POCKETS AND/OR "HONEYCOMB" UNDER OR AROUND THE MEMBERS IS NOT ACCEPTABLE.
- 5. ALLOWABLE SOIL BEARING PRESSURE = 4,000 PSF
- 6. REMOVE FORMS AND SHORES IN ACCORDANCE WITH THE FOLLOWING:

LOCATION	REMOVE FORMS AND SHORES NO SOONER THAN
COLUMNS AND WALLS	72 HOURS
SIDE FORMS FOR BEAMS AND GIRDERS	72 HOURS
FOOTINGS AND GRADE BEAMS	48 HOURS

7. ALL FOUNDATION WORK SHALL BE OBSERVED BY THE PROJECT SOILS ENGINEER PRIOR TO POURING CONCRETE. THE EXCAVATIONS SHOULD BE TRIMMED NEAT, LEVEL AND SQUARE. ALL LOOSE, SLOUGHED OR MOISTURE SOFTENED SOIL SHOULD BE REMOVED PRIOR TO CONCRETE PLACEMENT.

DESIGN PARAMETERS

REFERENCE: GEOTECHNICAL REPORT BY NINYO AND MOORE. DATE MAY 11. 2017 (REPORT NUMBER: 108335001)

ACTIVE EARTH PRESSURES (PERMANENT)

40H PCF/FT (16FT MAX.) - YIELDING CAST IN PLACE CONCRETE RETAINING WALLS

40H PCF/FT (16FT MAX.) - MASONRY RETAINING WALLS

60H PCF/FT (16FT MAX.) - RIGID WALLS WITH LEVEL BACKFILL SLOPE 30H PCF/FT - SOLDIER BEAMS WITH LEVEL BACKFILL SLOPE

45H PCF/FT - SOLDIER BEAMS WITH 2:1 BACKFILL SLOPE

PASSIVE = 400 PSF/FTMAX. PASSIVE = 4,000 PSF/FTMIN. PIER DIAMETER = 2'-0" FT

REINFORCING STEEL

1. REINFORCING TO CONFORM TO THE FOLLOWING UNLESS NOTED OTHERWISE:

A) REINFORCING STEEL U.N.O. ASTM A615 OR A706 60 KSI

ASTM A706 60 KSI B) REINFORCING STEEL TO BE WELDED

C) SMOOTH DOWELS IN SLAB ON GRADE ASTM A36, 36 KSI

D) WIRE MESH ASTM A-185

2. REINFORCING BARS SHALL HAVE THE FOLLOWING MINIMUM COVERAGE. PLACE BARS AS NEAR TO THE CONCRETE SURFACE AS THESE MINIMUMS PERMIT WHEREVER POSSIBLE UNLESS NOTED OTHERWISE:

	MIN. CONC. COVER
CONCRETE POURED AGAINST EARTH	3"
FORMED CONCRETE IN CONTACT WITH EARTH	2"
CONCRETE EXPOSED TO WEATHER (#5 BARS AND SMALLER)	1-1/2"
SLABS AND WALLS NOT EXPOSED TO WEATHER	1"
OTHER CONCRETE NOT EXPOSED TO WEATHER	1-1/2"

- 3. #5 AND LARGER REINFORCING BARS SHALL NOT BE SPLICED EXCEPT AS LOCATED AND DETAILED ON THE DRAWINGS. #4 AND SMALLER BARS WITH LENGTH NOT SHOWN SHALL BE CONTINUOUS, LAPPING 1'-6" MINIMUM IN CONCRETE (SEE TYPICAL DETAILS). HORIZONTAL SUPPORT, SUCH AS FLOOR OR ROOF, UNLESS DETAILED OTHERWISE. ALL BARS ENDING AT THE FACE OF A WALL, COLUMN OR BEAM SHALL EXTEND TO WITHIN 2" OF THE FAR FACE AND HAVE A 90 DEGREE HOOK UNLESS OTHERWISE SHOWN. MECHANICAL COUPLERS MAY BE USED IN LIEU OF LAP SLICING OF REINFORCEMENT AT FOOTINGS.
- 4. WIRE MESH SHALL BE LAPPED (9" MINIMUM)
- 5. ALL BARS SHALL BE CLEAN OF LOOSE FLAKY RUST, GREASE OR OTHER MATERIALS LIKELY TO IMPAIR BOND.
- 6. ALL BENDS SHALL BE MADE COLD.
- 7. REINFORCING BARS SHALL BE SPLICED AND BENT IN STRICT ACCORDANCE WITH THE C.R.S.I PUBLICATION AND DETAIL DRAWINGS. NO KINKS SHALL BE PERMITTED.
- 8. PROVIDE DOWELS OF SAME SIZE AND NUMBER FROM ADJACENT POUR. BOTH VERTICALLY AND HORIZONTALLY TO MATCH TYPICAL REINFORCING SHOWN. LAPS SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND DETAILS.
- 9. ALL DOWELS TO BE CLEANED AFTER POUR AND CARE SHALL BE TAKEN SO AS NOT TO BEND DOWELS EXTENDING FROM CONCRETE PREVIOUSLY POURED.
- 10. ALL HOOKS SHALL BE STANDARD HOOKS, UNLESS OTHERWISE NOTED.
- 11. ALL REINFORCING BARS SHALL BE ACCURATELY AND SECURELY PLACED BEFORE POURING CONCRETE OR APPLYING MORTAR OR GROUT.
- 12. BARS SHALL BE FIRMLY SUPPORTED AND ACCURATELY PLACED AS REQUIRED BY THE ACI STANDARDS. USING TIE AND SUPPORT BARS IN ADDITION TO THE REINFORCEMENT SHOWN WHERE NECESSARY FOR FIRM AND ACCURATE PLACING. LL DOWELS SHALL BE ACCURATELY SET IN PLACE BEFORE PLACING CONCRETE.
- 13. NO WELDING OF REINFORCEMENT (INCLUDING TACK WELDING) SHALL BE DONE UNLESS SHOWN ON THE DRAWINGS. WHERE SHOWN ON THE DRAWINGS. WELDING OF REINFORCING STEEL SHALL BE PERFORMED BY WELDERS SPECIFICALLY CERTIFIED FOR REINFORCING STEEL. USE E90XX ELECTRODES.
- 15. DUE TO HIGH AMOUNTS OF CORROSIVE ELEMENTS IN NATIVE SOILS, PROTECTIVE MEASURES SHOULD BE TAKEN SUCH AS EPOXY COATING THE STRUCTURAL STEEL SOLDIER BEAMS.

UNIT MASONRY (DEPUTY INSPECTION REQUIRED)

- MINIMUM COMPRESSIVE STRENGTH OF MASONRY ASSEMBLY, F'M, EQUAL TO 1500 PSI AT 28 DAYS.
- 2. MASONRY UNITS: ASTM C-90, GRADE N, TYPE 1, MEDIUM WEIGHT, HOLLOW, LOAD BEARING UNITS. MINIMUM COMPRESSIVE STRENGTH: 1900 PSI.
- 3. MORTAR: ASTM C-270. TYPE S. MINIMUM COMPRESSIVE STRENGTH: 1800 PSI
- 4. GROUT: ASTM C-476, MINIMUM COMPRESSIVE STRENGTH: 2000 PSI.
- REINFORCING STEEL:

LOCATION	TYPE		
ALL REINFORCING	ASTM A615, GRADE 60		
JOINT REINFORCING	UBC STD 21-10		

- 6. CENTER VERTICAL REINFORCING IN WALL UNLESS NOTED OTHERWISE
- 7. LAY UNITS IN RUNNING BOND AND MAINTAIN VERTICAL CONTINUITY OF CORES OR CELL CAVITIES. USE OPEN END UNITS AT LOCATIONS OF VERTICAL REINFORCING. PLACE HORIZONTAL REINFORCING IN BOND BEAM UNITS.
- 8. FILL ALL CELLS SOLIDLY WITH GROUT. CLEAN CELLS AND BOND BEAMS OF MORTAR PROTRUSIONS AND DEBRIS BEFORE GROUTING.
- PROVIDE THE FOLLOWING MINIMUM CLEARANCES:

LOCATION	CLEARANCES
BETWEEN REINFORCING AND INSIDE FACE OF MASONRY UNITS	1/2" CLEAR
BETWEEN PARALLEL BARS	1" CLEAR
EMBEDDED BOLTS	1" CLEAR ALL AROUND

- 10. DOWELS FROM THE FOUNDATION TO MATCH SIZE AND LOCATION OF VERTICAL REINFORCING IN MASONRY, UNLESS NOTED OTHERWISE.
- 11. PROVIDE VERTICAL CONTROL JOINTS IN THE WALLS AT LOCATIONS SHOWN ON THE DRAWINGS.
- 12. LOW-LIFT GROUTING: LAY UNITS A MAXIMUM OF 2 FEET HIGH BEFORE GROUTING. PLACE GROUT IN A CONTINUOUS PLACEMENT IN GROUT LIFTS NOT EXCEEDING 2 FEET. COMPLETELY GROUT THE FULL HEIGHT OF THE WALL SECTION IN ONE DAY WITH NO INTERRUPTIONS GREATER THAN ONE HOUR
- 13. HIGH-LIFT GROUTING IS NOT PERMITTED.
- 14. CONSTRUCTION SHALL COMPLY WITH SECTION 3 OF ACI 530.1-11:
- 14.1. REINFORCEMENT SHALL BE SUPPORTED TO PREVENT DISPLACEMENTS BEYOND THE TOLERANCES ALLOWED BY 3.4 OF ACI 530.1. PRIOR TO GROUTING.
- 14.2. CLEANOUTS SHALL BE PROVIDED FOR ALL GOUT POURS OVER 5'-4".
- 14.3. GROUT LIFT HEIGHT SHALL NOT EXCEED 12.67 FT WHEN THE MASONRY HAS CURED FOR 4-HRS.. THE GROUT SLUMP IS MAINTAINED BETWEEN 10 AND 11 IN., AND NO INTERMEDIATE REINFORCED BEAMS ARE PLACED BETWEEN THE TOP AND BOTTOM OF THE POUR HEIGHT. OTHERWISE GROUT LIFT HEIGHT SHALL NOT EXCEED 5'-4".
- 14.4. ALL CELLS AND SPACES CONTAINING REINFORCEMENT SHALL BE FILLED WITH
- 15. QUALITY ASSURANCE MEASURES SHALL COMPLY WITH SEC. 2105 OF 2014 LABC AND TABLES 1.19.1 AND 1.19.2 AND 1.19.3 OF ACI 530 AND SHALL BE INCLUDED IN THE STATEMENT OF SPECIAL INSPECTIONS REQUIRED BY 1705 OF 2014 LABC.
- 16. PIPES AND CONDUITS EMBEDDED IN MASONRY SHALL NOT REDUCE THE REQUIRED STRENGTH.
- 17. DEPUTY INSPECTION IS REQUIRED FOR MASONRY CONSTRUCTION.



GENERAL NOTES UNIVERSITY AVENUE MIXED USE 5556-5592 E. UNIVERSITY AVE. SAN DIEGO, CA 92105

C	ITY C	I.O. NO. <u>24006884</u> PROJECT NO. <u>503848</u>			
FOR CITY	ENGINEE	<u></u>	DATE		V. T.M
DESCRIPTION	BY	APPROVED	DATE	FILMED	
ORIGINAL	XXX				
					1852-6307
					212-1747
AS-BUILTS					
CONTRACTOR INSPECTOR		39718-PG SO. 1			

And Design

PLANS PREPARED BY

952 Manhattan Beach Blvd., Suite # 260 TOLGA YAPRAK Manhattan Beach, CA 90266 Engineering (310) 935-0060 (phone) Exp. 12-31-18 (310) 935-0071 *(fax)* www.ty-eng.com

SHORING NOTES

GENERAL PROCEDURES

- 1. ALL NECESSARY PERMITS SHALL BE OBTAINED (BY OTHERS) PRIOR TO COMMENCEMENT OF INSTALLATION OF THE EARTH RETENTION SYSTEM.
- 2. GENERAL CONTRACTOR AND EARTH RETENTION CONTRACTOR WILL FOLLOW ALL APPLICABLE CAL-OSHA REQUIREMENTS IN THE EXECUTION OF THE WORK DESCRIBED HEREIN.
- 3. PRIOR TO THE START OF WORK THE EXISTING GRADE ELEVATIONS AND THE LOCATION AND DEPTH OF ALL EXISTING AND NEW UTILITIES SHALL BE DETERMINED BY THE GENERAL CONTRACTOR AND PROVIDED IN WRITING TO THE EARTH RETENTION CONTRACTOR.
- 4. LAYOUT OF TEMPORARY EARTH RETENTION LINE AND ELEVATIONS SHALL BE PROVIDED BY GENERAL CONTRACTOR. WHERE APPLICABLE, ALL BUILDING OUTSIDE CORNERS SHALL BE FIELD STAKED AND EARTH RETENTION PILES LOCATED IN RELATIONSHIP TO STAKED BUILDING CORNERS TAKING INTO ACCOUNT ANTICIPATED PILE INSTALLATION TOLERANCES, PILE DEFLECTION DURING EXCAVATION AND ANY REQUIRED WATERPROOFING AND DRAINAGE. PILES MAY BE MOVED UP TO ONE FOOT IN ANY DIRECTION FROM LOCATIONS SHOWN THESE PLANS TO ACCOMMODATE AS STAKED BUILDING LOCATIONS. PILE LOCATIONS SHALL BE VERIFIED BY OTHERS IMMEDIATELY AFTER INSTALLATION OF SOLDIER BEAMS.
- 5. A SAFETY RAILING AROUND THE PERIMETER OF THE EXCAVATION, BUILT PER CAL-OSHA STANDARDS, WILL BE PROVIDED PRIOR TO CREATING FALL HAZARDS OVER 5 FEET.
- 6. SOILS ENGINEER/ENGINEERING GEOLOGIST SHALL REVIEW THESE PLANS AND CONFIRM THAT THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT, GEOTECHNICAL REPORT BY NINYO AND MOORE. DATE MAY 11, 2017 (REPORT NUMBER: 108335001) ARE FOLLOWED PROPERLY.

DRILLED SOLDIER BEAMS

- 1. DRILL VERTICAL SOLDIER BEAM SHAFTS TO DEPTHS INDICATED ON THESE PLANS AND WITHIN ACCEPTABLE TOLERANCES FOR LOCATION AND ALIGNMENT. WHERE DRILLED SHAFTS WILL NOT STAY OPEN, PROVIDE PROTECTION AGAINST SLOUGHING OR CAVING AS REQUIRED.
- 2. PLACE SOLDIER PILES IN DRILLED SHAFTS AND POUR 2500psi CONCRETE WITHIN THE TOE OF THE SOLDIER PILE. MAINTAIN VERTICALITY OF SOLDIER PILES DURING CONCRETE POUR. FILL BALANCE OF SHAFT WITH A 1 SACK SLURRY BACKFILL.
- 3. IF GROUNDWATER IS ENCOUNTERED, CONCRETE FOR PILE TOES SHOULD BE TREMIED INTO POSITION WITH APPROVED DEVICES, AND COMPRESSIVE STRENGTH OF CONCRETE SHALL BE INCREASED BY 1,000 PSI.
- 4. SHAFTS CLOSER THAN TWO SHAFT DIAMETERS ON CENTER SHALL BE DRILLED AND POURED IN AN ALTERNATING SEQUENCE SUCH THAT THE ALTERNATE SHAFT IS NOT DRILLED UNTIL THE ADJACENT PILE HAS CURED FOR AT LEAST 24 HOURS.

VIBRATED-IN SOLDIER BEAMS

- 1. DRIVE VERTICAL SOLDIER BEAMS USING A VARIABLE MOMENT / HIGH FREQUENCY (>1,900 RPM) VIBRATORY HAMMER. THE GROUND BORNE VIBRATION GENERATED SHOULD NOT EXCEED 0.55 PPV AT A DISTANCE OF 5 FT, INCLUDING VIBRATOR STARTUP AND SHUTDOWN.
- 2. VIBRATOR SHOULD HAVE A CROWD CAPABILITY TO INSURE THE THAT THE LEAST AMOUNT OF VIBRATION CAN BE USED.
- 3. SOILS MAY BE PREDRILLED AT EACH PILE LOCATION WITH A MAXIMUM 16" DIAMETER AUGER. AFTER AUGERING TO DEPTH, RETRACT THE AUGER WHILE BACKSPINNING LEAVING THE DISTURBED SOIL IN THE SHAFT.

LAGGING

- 1. BEGIN EXCAVATION IN LIFTS NOT EXCEEDING 3 FT. UNLESS APPROVED BY THE GRADING INSPECTOR, THE GEOTECHNICAL ENGINEER AND THE EARTH RETENTION DESIGNER.
- 2. CLEAN SOLDIER PILES AS REQUIRED. PLACE TREATED WOOD LAGGING OR SHOTCRETE AS GRADE DESCENDS. PLACE LAGGING AS INDICATED ON THE EARTH RETENTION PLAN.
- 3. FOR CANTILEVER PILES, CONTINUE THIS SEQUENCE TO THE BOTTOM OF EXCAVATION.
- 4. FILL VOIDS BEHIND WOOD AND STEEL LAGGING WITH SLURRY AS REQUIRED TO ENSURE CONTINUOUS CONTACT WITH GROUND.
- 5. WHERE SHOTCRETE LAGGING IS USED MINIMUM TOLERANCE FOR IN-PLACE THICKNESS SHALL BE MINUS 0.5 INCH. MINUS TOLERANCE ON COVER SHALL BE 0.5 INCH.
- 6. REBOUND: REBOUND MATERIAL CANNOT BE RE-USED AND MUST BE KEPT OUT OF THE FINISHED SHOTCRETE BY USE OF AN AIR HOSE. CONCRETE CURING IS NOT REQUIRED FOR TEMPORARY SHOTCRETE.

CODES, SPECIFICATIONS AND MATERIALS

CALIFORNIA BUILDING CODE — 2013 EDITION STEEL DESIGN — AISC 14th EDITION CONCRETE DESIGN — ACI 318—11

STEEL WIDE FLANGE STEEL: ASTM A-572 OR A-992 GR-50 (NEW CONDITION WITH APPLICABLE CERTIFICATES)

MISCELLANEOUS STEEL: ASTM A-36, ASTM A-572 OR A-992 (NEW CONDITION WITH APPLICABLE CERTIFICATES)

WELDING ELECTRODES: E-70 ksi

CEMENTITIOUS— CEMENT: ASTM C-150, TYPE II / V
DRILLED PILE BACKFILL: 4,000 psi CONCRETE IN PILE TOES & 1 SACK SLURRY
MIX FOR REMAINING SHAFT LENGTH ABOVE UNLESS OTHERWISE NOTED ON THESE
DRAWINGS

DESIGN COMPRESSIVE STRENGTH AT 28 DAYS = 4,000psi
NEAT CEMENT SHALL BE 4,500 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS
WITH 5 GALLONS OF WATER TO 94 POUND BAG OF CEMENT PROPORTION.

STEEL PLATE LAGGING SHALL BE A36, 5/8 INCH THICK OR LARGER.

SPECIAL INSPECTIONS

IF REQUIRED BY THE LOCAL GOVERNING AGENCY, CERTIFIED REGISTERED DEPUTY INSPECTORS SHALL INSPECT THE FOLLOWING ITEMS WHERE USED.

CONCRETE: f'c (28 days) = 4,000psi (CONTINUOUS INSPECTION) REINFORCING STEEL: fy=60ksi, (PERIODIC INSPECTION PRIOR TO CONCRETE PLACEMENT) STRUCTURAL WELDING: E-70xx WELDS (PERIODIC INSPECTION FOR SINGLE PASS FILLET WELDS<=5/16"). ALL OTHER FILED WELDING SHALL BE UNDER

CONTINUOUS INSPECTION

EXCAVATION & UNDERPINNING WORK BY SHORING DESIGNER & GEOTECHNICAL FIRM

CONTINUOUS INSPECTION REQUIRED FOR FOLLOWING BY DEPUTY INSPECTOR FIFLD WEIDING

HIGH STRENGTH BOLTING: A-325 AND A-490 BOLTS PILING, DRILLED PIERS: DURING DRILLING / DRIVING SHOTCRETE: SHOTCRETE >2500psi SPECIAL GRADING: EXCAVATION & FILLING:

THE PROJECT INVOLVES UNUSUAL HAZARDS OR EARTH RETENTION WORK (INCLUDING SLOT CUTS) WHEN REQUIRED. CONTINUOUS INSPECTION BY THE SOILS ENGINEER/GEOLOGIST IS REQUIRED FOR EARTH RETENTION INSTALLATION AND SLOT CUT EXCAVATION.

THIS SPECIAL INSPECTION IS NOT A SUBSTITUTE FOR INSPECTION BY A CITY INSPECTOR. SPECIALLY INSPECTED WORK INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE CITY INSPECTOR IS SUBJECT TO REMOVAL OR EXPOSURE.

THE DEPUTY INSPECTOR MUST BE APPROVED BY RELEVANT AGENCY IN ADVANCE IN ORDER TO PERFORM THE TYPES OF INSPECTION SPECIFIED.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SCHEDULE THE TIME WITH THE DEPUTY INSPECTOR OR INSPECTION AGENCY & SHORING AND GEOTECHNICAL FIRMS PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION.

SPECIAL INSPECTION REPORTS SHALL BE SUBMITTED TO THE BUILDING DIVISION FOR APPROVAL PRIOR TO CITY INSPECTOR APPROVAL OF THAT WORK.

DEWATERING

THE SHORING DESIGN ASSUMES SITE GROUNDWATER IS AT THE BOTTOM OF THE PROPOSED BASMENET FOOTINGS. FOR PRACTICAL REASONS, HOWEVER, SHORING CONTRACTOR SHALL KEEP THE GROUNDWATER AT LEAST 2 FT BELOW BOTTOM OF PROPOSED BASEMENT FOOTING ELEVATION.

MONITORING

- 1. PHOTOGRAPHS, VIDEOS, SURVEY MEASUREMENTS AND OTHER METHODS SHALL BE EMPLOYED TO DOCUMENT ADJACENT RESIDENCES. THIS DOCUMENTATION SHOULD BE DONE PRIOR TO STARTING SHORING EXCAVATIONS. IF POSSIBLE, THE INTERIOR CONDITION OF THE NEIGHBORING STRUCTURES SHOULD BE DOCUMENTED. THIS BECOMES THE BASIS OF AS IS CONDITION PRIOR TO SHORING & OPERATIONS.
- 2. COMMENCING PRIOR TO EXCAVATION, EVERY FOURTH EARTH RETENTION PILE SHALL BE SURVEY MONITORED WEEKLY BY A LICENSED SURVEYOR FOR LATERAL AND VERTICAL MOVEMENT. MOVEMENT DATA SHALL BE PROVIDED TO THE SHORING DESIGNER ON A BI-WEEKLY BASIS.
- 3. THE MOVEMENT DATA SHOULD BE UTILIZED BY THE GENERAL CONTRACTOR AND THE EARTH RETENTION CONTRACTOR TO DETERMINE IF LAGGING POSITIONS NEED TO BE ADJUSTED TO MAINTAIN THE LAGGING TOLERANCES AGREED FOR THE PROJECT.
- 4. ONCE EXCAVATION SUBGRADE IS REACHED AND THE PILE MOVEMENT DATA INDICATES THE EARTH RETENTION SYSTEM IS STABLE THEN MONITORING INTERVALS MAY BE INCREASED TO MONTHLY UNTIL THE EARTH SUPPORT SYSTEM IS NO LONGER REQUIRED. ANY MOVEMENT SHALL BE ANALYZED BY THE SOILS ENGINEER AND AN APPROVED REMEDIAL EARTH RETENTION PLAN PREPARED.

GENERAL

- 1. THE EARTH RETENTION DESIGNER OR SHORING ENGINEER IS DEFINED AS THE REGISTERED CIVIL ENGINEER WHOSE STAMP IS SHOWN ON THESE PLANS.
- 2. THE EARTH RETENTION CONTRACTOR IS DEFINED AS THE ORGANIZATION(S) OR PERSON(S) WHO INSTALLS THE EARTH SUPPORT SYSTEMS INDICATED ON THESE PLANS.
- 3. THE GENERAL CONTRACTOR IS AS DEFINED AS THE ORGANIZATION(S) OR PERSON(S) WITH OVERALL CONTROL OF THE SITE CONSTRUCTION.
- 4. THE PROJECT GEOTECHNICAL ENGINEER IS DEFINED AS THE ORGANIZATION OR PERSON WHO AUTHORED THE APPROVED SOILS/GEOLOGY REPORT ASSOCIATED WITH THIS PROJECT
- 5. THESE EARTH RETENTION PLANS SHALL BE REVIEWED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO BEGINNING WORK. (SAME FIRM).
- 6. LOCATION OF ALL EXISTING FACILITIES, ADJACENT STRUCTURES AND UNDERGROUND AND OVERHEAD UTILITIES SHOWN ARE AS INTERPRETED FROM INFORMATION PROVIDED TO FOUNDATION ENGINEERING CONSULTANTS DURING THE PROPOSAL & DESIGN STAGES. THE ACTUAL LOCATIONS OF ALL SUCH ITEMS SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION OF THE EARTH RETENTION. ANY DISCREPANCIES OR POTENTIAL CONFLICTS BETWEEN EXISTING FACILITIES AND THIS WORK SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE EARTH RETENTION DESIGNER. THE EARTH RETENTION DESIGNER SHALL NOT BE RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES, STRUCTURES OR UTILITIES DUE TO INCORRECT INTERPRETATION OF EXISTING DRAWINGS OR DATA OR MISSING LOCATION INFORMATION.
- 7. AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT.
- 8. EXCAVATION SHALL BE CO-ORDINATED WITH THE INSTALLATION OF THE EARTH RETENTION SYSTEM SO AS TO PREVENT LOSS OF GROUND AND/OR SETTLEMENT OF ADJACENT STRUCTURES. HEAVY EQUIPMENT OR CRANES SHALL NOT BE LOCATED ADJACENT TO THE EARTH RETENTION SYSTEM EXCEPT WHERE SPECIFICALLY PROVIDED FOR IN THE DESIGN.
- 9. THE EARTH RETENTION CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT THE EARTH RETENTION IS BUILT IN ACCORDANCE WITH THESE PLANS. IF THEREARE ANY QUESTIONS REGARDING THESE PLANS, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CONTACTING THE EARTH RETENTION DESIGNER IN WRITING.
- 10. SITE DRAINAGE AND SITE DEWATERING TO BE PROVIDED BY THE EARTH RETENTION CONTRACTOR OR BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTIES FROM ANY EROSION AND SILTATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (SAND BAGS, HAY BALES, TEMPORARY DESILTING BASINS, DIKES, EARTH RETENTION, ETC.) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY THE OWNER.
- 11. ALL CONSTRUCTION SHALL CONFORM TO ALL LOCAL CODES, ORDINANCES, RESTRICTIONS AND OSHA REQUIREMENTS.
- 12. NO EXCAVATION OR GRADING SHALL COMMENCE UNTIL 10 DAYS AFTER ADJOINING PROPERTY OWNERS HAVE BEEN NOTIFIED IN WRITING AS REQUIRED BY SECTION 3307.1 OF THE CALIFORNIA BUILDING CODE 2013.

PRE-EXCAVATION NOTES

- 1. ALL NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF SHORING INSTALLATION.
- 2. GENERAL CONTRACTOR AND EARTH RETENTION CONTRACTOR SHALL FOLLOW ALL APPLICABLE CAL-OSHA REQUIREMENTS IN THE EXECUTION OF THE WORK DESCRIBED HEREIN.
- 3. PRIOR TO THE START OF WORK THE EXISTING GRADE ELEVATIONS AND THE LOCATION AND DEPTH OF ALL EXISTING AND NEW UTILITIES SHALL BE DETERMINED BY THE GENERAL CONTRACTOR AND PROVIDED IN WRITING TO THE EARTH RETENTION CONTRACTOR.
- 4. LAYOUT OF TEMPORARY EARTH RETENTION LINE AND ELEVATIONS SHALL BE PROVIDED TO SHORING CONTRACTOR. WHERE APPLICABLE. PILES MAY BE MOVED UP TO ONE FOOT IN ANY DIRECTION FROM LOCATIONS SHOWN ON THESE PLANS TO ACCOMMODATE AS STAKED BUILDING LOCATIONS. PILE LOCATIONS SHALL BE VERIFIED IMMEDIATELY AFTER INSTALLATION OF SOLDIER BEAMS.
- 5. A SAFETY RAILING AROUND THE PERIMETER OF THE EXCAVATION, BUILT PER CAL-OSHA STANDARDS, SHALL BE PROVIDED PRIOR TO CREATING FALL HAZARDS OVER 5 FEET.

PROCEDURE FOR INSTALLATION OF DRILLED PIERS/SHORING

- 1. DRILL THE SPECIFIED DRILLED PIER SHAFT TO THE BOTTOM OF THE DESIGN PILE TIP.
- 2. REMOVE ALL LOOSE MATERIALS.CASING IS NOT ANTICIPATED ON THIS SITE.
- 3. PLACE DESIGN WIDE FLANGE SOLDIER BEAM IN ITS STRONG AXIS.
- 4. POUR FIRST, 2,500 PSI CONCRETE WITH TYPE II CEMENT FROM SOLDIER BEAM TIP TO BASE OF EXCAVATION. POUR 1 SACK SLURRY MIX FROM BASE OF EXCAVATION TO TOP OF SHORING. SLUMP IN BOTH CASES TO BE 5" MAXIMUM.
- 5. ALLOW MAXIMUM OF 3 FT VERTICAL CUT AT ANY GIVEN TIME.
- 6. INSTALL 5/8 INCH STEEL PLATE LAGGING OR 3X12 PRESSURE TREATED WOOD LAGGING FROM THE TOP DOWN. ENSURE 1.0 INCH VERTICAL SEPARATION BETWEEN LAGGING BOARDS (LOUVRE).
- 7. DRILLING, STEEL BEAM PLACEMENT AND CONCRETE/SLURRY BACKFILL SHALL BE OBSERVED BY THIS FIRM CONTINUOUSLY.
- 8. EXCAVATON CAN BEGIN 72HRS MIN. AFTER PILE SHAFTS ARE BACKFILLED

MISC. NOTES

- 1. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED (7012.1)
- 2. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES (7013.3)
- 3. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM OF EXCAVATION.
- 4. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NO LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
- 5. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES [>200 CY] (7007.1)
- 6. REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON GRADING AND FOUNDATION EARTHWORK WHERE (SITE EXCEEDS 60,000SF) (CUT OR FILL SLOPES EXCEED 2:1) (CUTS EXCEED 40FT IN HEIGHT AND WITHIN 20FT OF A PROPERTY LINE) (FOUNDATION EXCAVATION BELOW A 1:1 PLANE FROM PROPERTY LINE) (PROJECTS INVOLVE UNUSUAL HAZARDS) (SHORING WORK INCLUDING SLOT-CUTS) (1704)

PRIVATE CONTRACT



SHORING NOTES UNIVERSITY AVENUE MIXED USE 5556-5592 E. UNIVERSITY AVE. SAN DIEGO, CA 92105 CITY OF SAN DIEGO, CALIFORNIA I.O. NO. _____24006884 levelopment Services Department PROJECT NO. 503848 SHEET OF SHEETS V. T. M.__ FOR CITY ENGINEER DESCRIPTION BY APPROVED DATE FILMED ORIGINAL XXX 1852-6307 212-1747 AS-BUILTS CONTRACTOR_ _ DATE STARTED. 39718-PG **\$0.2** INSPECTOR_ _ DATE COMPLETED_

Page 59 of 63

NOTES

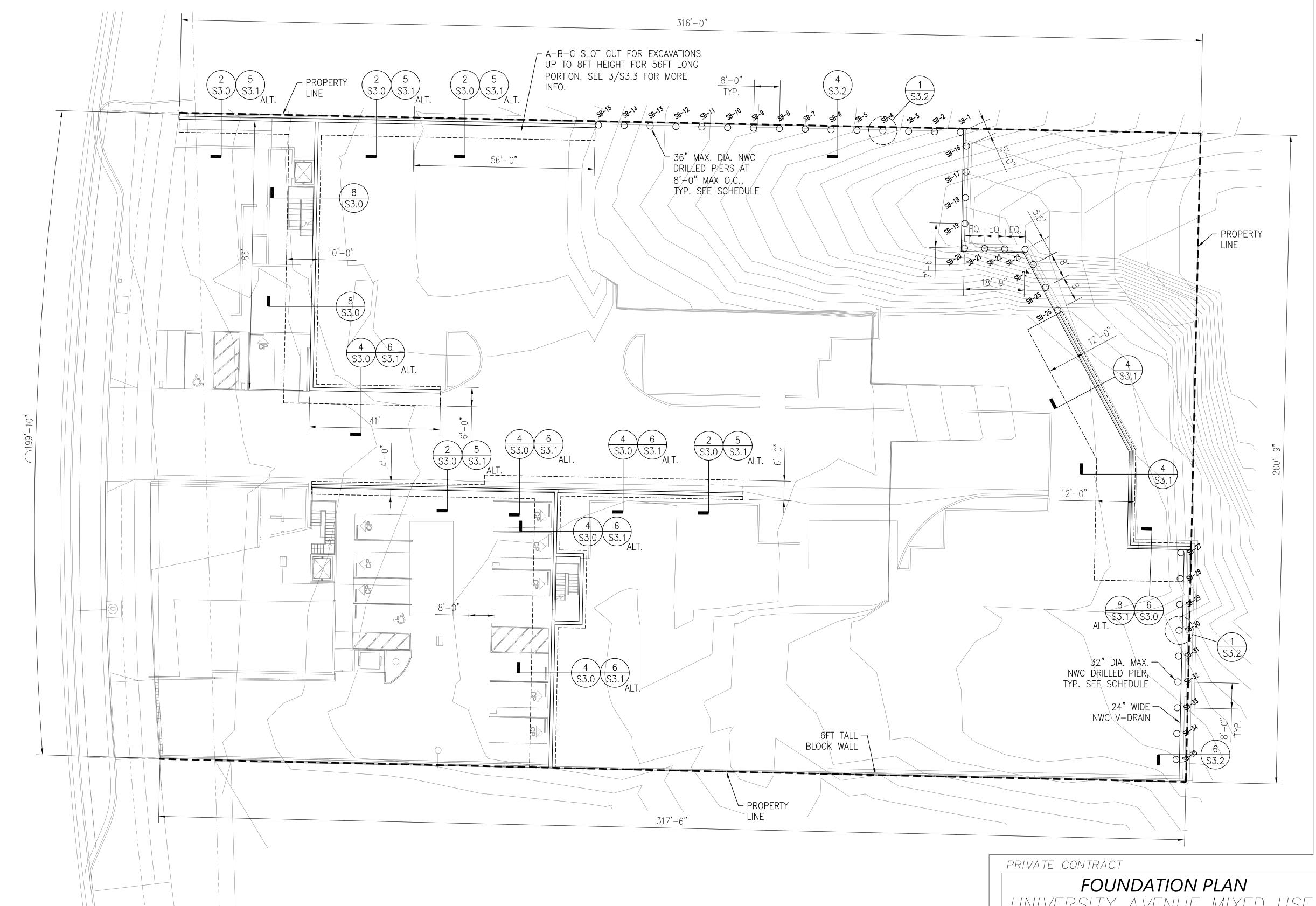
- ALL DIMENSIONS ARE APPROXIMATE
 AND TO BE FIELD VERIFIED BY THE
 CONTRACTOR. NOTIFY THE ENGINEER
 OF RECORD PROMPTLY OF ANY
 DISCREPANCIES BETWEEN THE PLANS
 AND THE FIELD CONDITIONS.
- 2. CONTRACTOR TO TAKE NECESSARY MEASURE TO MAINTAIN STRUCTURAL STABILITY BEFORE ANY DEMOLITION.
- 3. <u>CONTOUR LINES ARE SHOWN FOR REFERENCE ONLY. SEE CIVIL DWGS FOR INFO NOT SHOWN.</u>

DRILLED PIER/SOLDIER PILE SCHEDULE

SOLDIER BEAM NUMBER	SHORED HEIGHT, ft	BEAM SIZE	EMBEDMENT, ft	TOTAL PILE LENGTH, ft	CONCRETE STRENGTH (psi)	PIER DIAMETER, in
SB-1	16.0	W24x207	25.5	41.5	5,000	36.0
SB-2	15.5	W24x207	25.5	41.0	5,000	36.0
SB-3	15.0	W24x207	25.5	40.5	5,000	36.0
SB-4	14.3	W21x166	22.5	36.8	4,000	30.0
SB-5	13.7	W21x166	22.5	36.2	4,000	30.0
SB-6	13.0	W21x166	22.5	35.5	4,000	30.0
SB-7	12.3	W18x106	19.0	31.3	4,000	30.0
SB-8	11.7	W18x106	19.0	30.7	4,000	30.0
SB-9	11.0	W18x106	19.0	30.0	4,000	30.0
SB-10	10.3	W16x77	16.0	26.3	4,000	24.0
SB-11	9.7	W16x77	16.0	25.7	4,000	24.0
SB-12	9.0	W16x77	16.0	25.0	4,000	24.0
SB-13	8.3	W12x58	13.0	21.3	4,000	24.0
SB-14	7.7	W12x58	13.0	20.7	4,000	24.0
SB-15	7.0	W12x58	13.0	20.0	4,000	24.0
SB-16	16.0	W24x207	25.5	41.5	5000	36.0
SB-17	15.0	W24x117	25.5	40.5	4000	36.0
SB-18	14.0	W21x122	22.5	36.5	4000	30.0
SB-19	14.0	W21x122	22.5	36.5	4000	30.0
SB-20	13.0	W21x122	22.5	35.5	4000	30.0
SB-21	14.0	W21x122	22.5	36.5	4000	30.0
SB-22	15.0	W24x207	25.5	40.5	5000	36.0
SB-23	16.0	W24x207	25.5	41.5	5000	36.0
SB-24	13.0	W21x122	22.5	35.5	4000	30.0
SB-25	10.0	W16x57	16.0	26.0	4,000	24.0
SB-26	7.0	W12x58	13.0	20.0	4,000	24.0
SB-27	16.0	W24x117	25.5	41.5	4000	36.0
SB-28	16.0	W24x117	25.5	41.5	4000	36.0
SB-29	16.0	W24x117	25.5	41.5	4000	36.0
SB-30	16.0	W24x117	25.5	41.5	4000	36.0
SB-31	16.0	W24x117	25.5	41.5	4000	36.0
SB-32	16.0	W24x117	25.5	41.5	4000	36.0
SB-33	16.0	W24x117	25.5	41.5	4000	36.0
SB-34	16.0	W24x117	25.5	41.5	4000	36.0
SB-35	16.0	W24x117	25.5	41.5	4000	36.0

<u>NOTES</u>

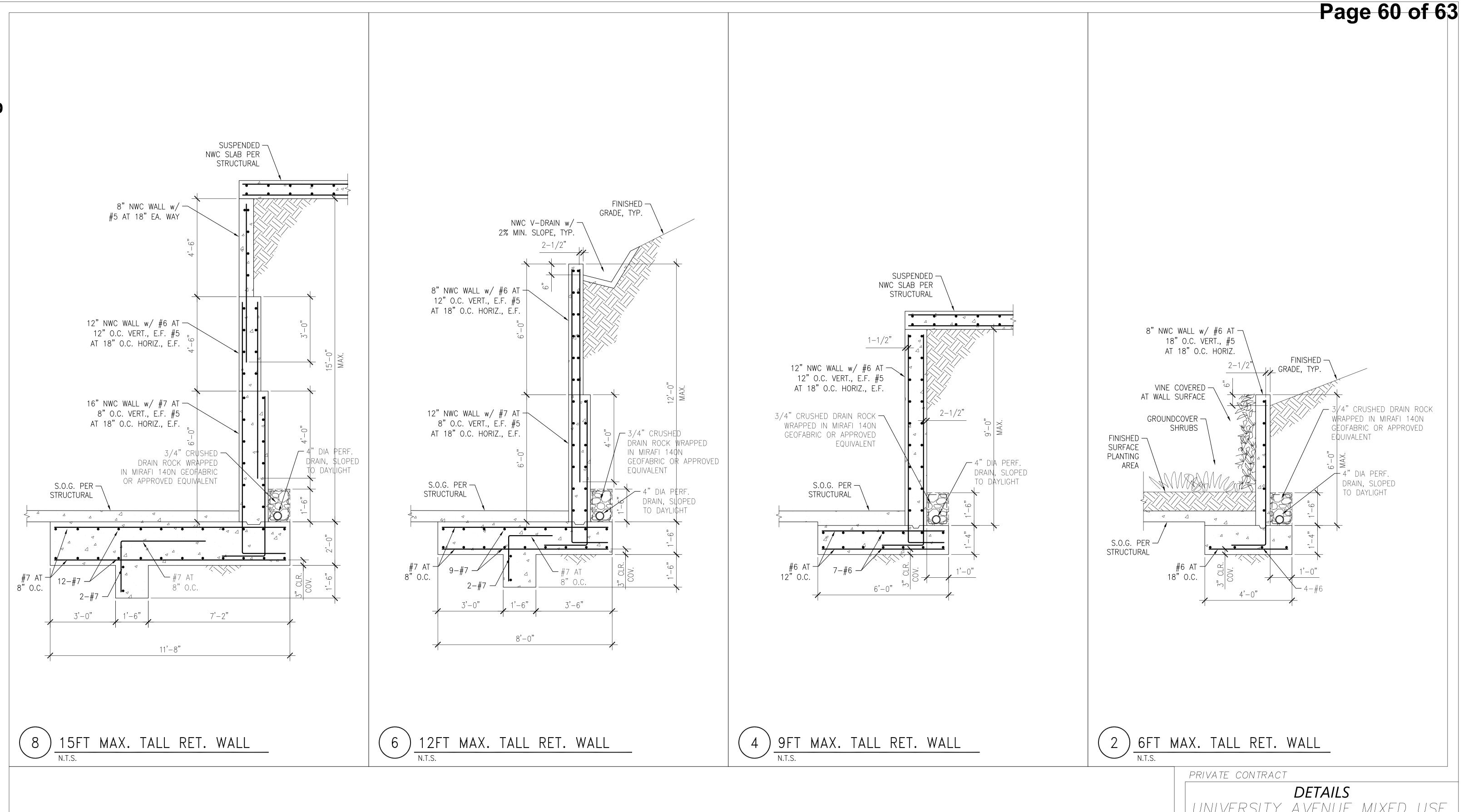
1. THE MAXIMUM DEFLECTION ALLOWED FOR PILES ALONG PUBLIC RIGHT-OF-WAY IS 1 INCH.





UNIVERSITY AVENUE MIXED USE 5556-5592 E. UNIVERSITY AVE. SAN DIEGO, CA 92105

C	CITY C	I.O. NO. <u>24006884</u> PROJECT NO. <u>503848</u>			
FOR CITY	ENGINE		DATE		V. T.M
DESCRIPTION	BY	APPROVED	DATE	FILMED	
ORIGINAL	XXX				
					1852-6307
					212–1747
AS-BUILTS					
CONTRACTOR		DATE COMPL		_	39718-PG S20





UNIVERSITY AVENUE MIXED USE 5556-5592 E. UNIVERSITY AVE. SAN DIEGO, CA 92105

C	'ITY C	I.O. NO. <u>24006884</u> PROJECT NO. <u>503848</u>			
FOR CITY	ENGINEE	V.T.M			
DESCRIPTION	BY	APPROVED	DATE	FILMED	
ORIGINAL	XXX				
					1852-6307
					212-1747
AS-BUILTS					
CONTRACTOR DATE STARTED INSPECTOR DATE COMPLETED					39718-PG S3.0

Page 61 of 63

PROJECT NO. <u>503848</u>

1852-6307

212-1747

39718-PG **S3.1**

DATE FILMED

APPROVED

_ DATE STARTED_

_ DATE COMPLETED_

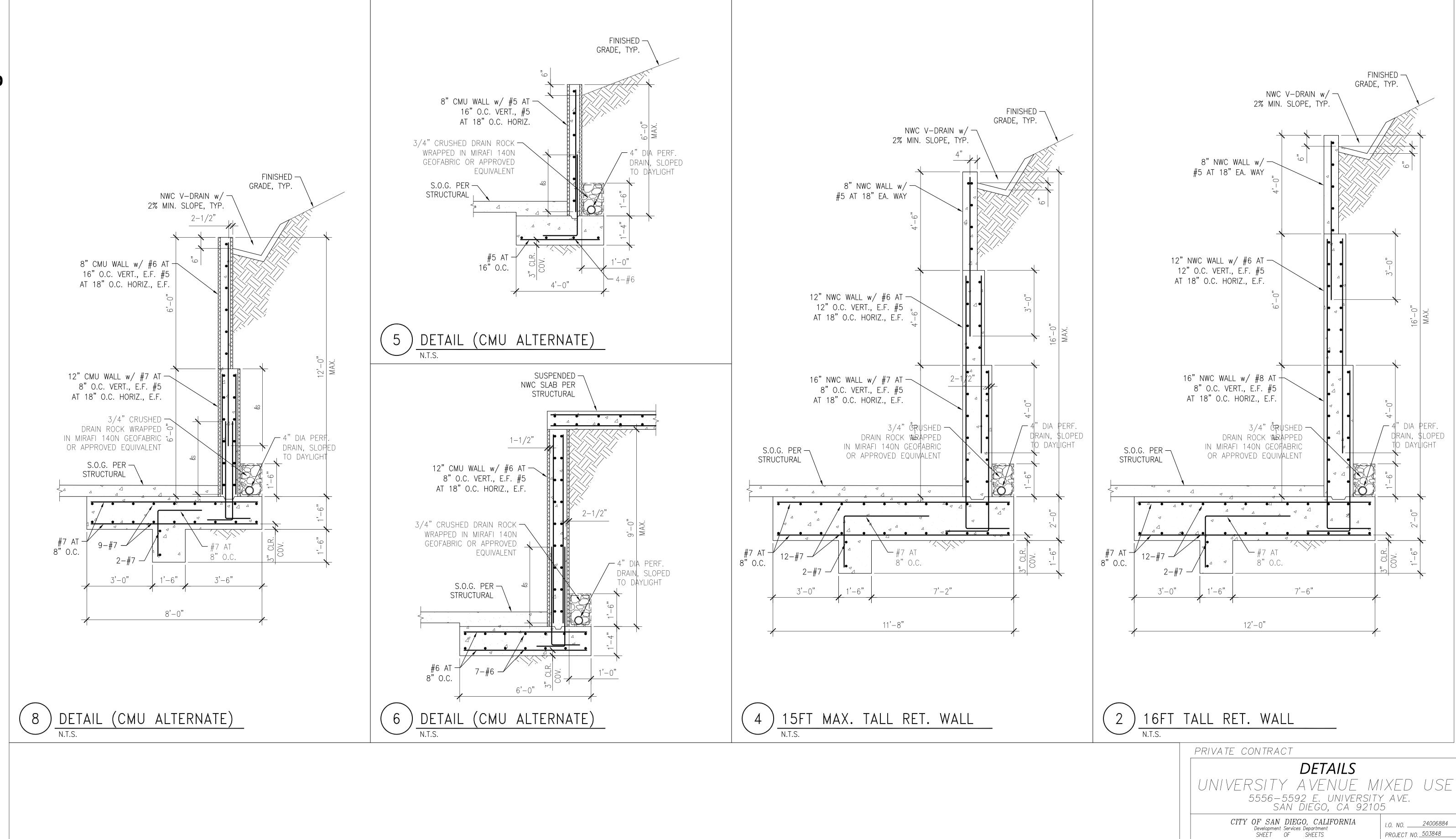
FOR CITY ENGINEER

DESCRIPTION BY

AS-BUILTS CONTRACTOR_

INSPECTOR_

ORIGINAL XXX





CITY OF SAN DIEGO, CALIFORNIA

Development Services Department

SHEET OF SHEETS

APPROVED

_ DATE STARTED_

_ DATE COMPLETED_

FOR CITY ENGINEER

DESCRIPTION BY

ORIGINAL XXX

AS-BUILTS

CONTRACTOR_

INSPECTOR_

I.O. NO. _____24006884 PROJECT NO. ___503848

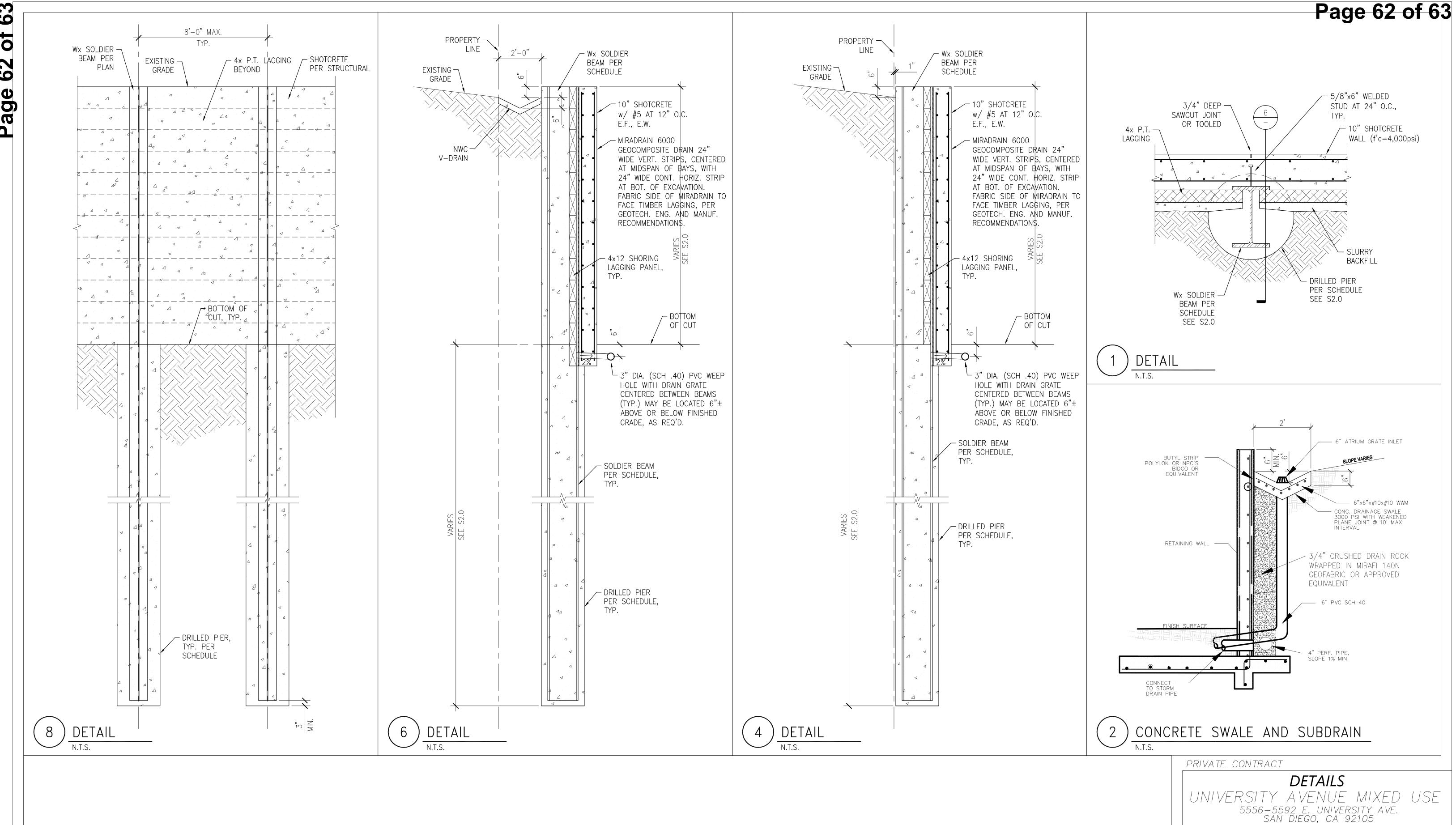
1852-6307

212-1747

39718-PG **\$3.2**

V. T.M.___

DATE FILMED



952 Manhattan Beach Blvd., Suite # 260 Manhattan Beach, CA 90266 Engineering (310) 935-0060 (phone) (310) 935-0071 (fax) www.ty-eng.com

__ DATE COMPLETED__

INSPECTOR___

