



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: March 7, 2019 REPORT NO. PC-19-017

HEARING DATE: March 14, 2019

SUBJECT: MONTEZUMA HOTEL. Process Five Decision

PROJECT NUMBER: [574562](#)

REFERENCE: College Area Community Plan Amendment Initiation for 6650 Montezuma Road, [Planning Commission Report No. PC-17-074](#).

OWNER/APPLICANT: 52 Blue Falcon, LLC, a California Limited Liability Company

SUMMARY

Issues: Should the Planning Commission recommend City Council approve an application for the construction of a four-story, 67,990-square-foot hotel comprised of 125 rooms on a 1.86-acre site located at 6650 Montezuma Road within the College Area Community Plan area?

Staff Recommendations:

1. Recommend the City Council **Adopt** Negative Declaration 574562;
2. Recommend the City Council **Approve** an Amendment to the General Plan and the College Area Community Plan No. 2027061;
3. Recommend the City Council **Approve** Rezone No. 2027063; and
4. Recommend the City Council **Approve** Neighborhood Development Permit No. 2230653.

Community Planning Group Recommendation: On October 15, 2017, the College Area Community Planning Group voted 15-0-0 to recommend approval of the project, with suggestions regarding access to the adjacent Library and parking (Attachment 17).

Environmental Review: [Negative Declaration \(ND\) No. 574562](#) has been prepared for the project in accordance with 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.

Fiscal Impact Statement: No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The General Plan designates the 1.86-acre project site for Residential and the College Area Community Plan designates the site for Residential Low-Medium Density (10-14 dwelling units per acre (du/ac)) and for General Commercial with Residential (75-110 du/ac). The Residential Low-Medium Density designation comprises approximately 1.3-acres of the site, which would allow for a maximum of 20 units, and the General Commercial with Residential designation comprises 0.5-acres of the site, which would allow for a maximum of 55 units. The combined land use designations allow for a maximum of 75 dwelling units. However, the entire 1.86-acre site is zoned RM-1-1, which would allow for a maximum of 28 dwelling units. The proposed land use designations and zone would maintain the site's potential for residential development, allowing for 54 housing units.

BACKGROUND

The 1.86-acre vacant site is located at 6650 Montezuma Road, on the northern side of Montezuma Road, between Reservoir Drive and El Cajon Boulevard, within the College Area Community Plan area. The site is also located within the Parking Impact Overlay zone (Campus Impact), the Airport Land Use Compatibility Overlay zone for Montgomery Field Airport, and the Airport Influence Area (Review Area 2) for Montgomery Field Airport. The site is zoned RM-1-1 (Residential-Multiple Unit) and designated Low/Medium Density Residential at 10-15 dwelling units per acre (du/ac) and General Commercial Residential at 75-110 du/ac within the College Area Community Plan, and designated Residential within the General Plan. The project site is also located within the boundaries of the Central Urbanized Planned District.

The project site has been previously graded and disturbed by prior development, and the site is currently vacant. The site was previously developed with a church that was constructed in 1955, and on December 14, 2017, the City of San Diego issued Demolition Permit No. 2070883 for the demolition of the church. Prior to the issuance of the demolition permits, a historical assessment was performed of the church under Project No. 405217. City staff had determined that due to previous alterations, including the removal of original character-defining brise-soleils, and replacement of louvered windows, the property did not retain the original integrity. Therefore, the property and associated structure would not be considered historically or architecturally significant in terms of architectural style, appearance, design, or construction associated with important persons or events in history. In addition, the property did not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The site is located adjacent to the College-Rolando Library and provided driveway access along Montezuma Road and additional parking for the Library. No on-street parking is allowed on Montezuma Road along the project's frontage. A Shared Parking Agreement ("Agreement") between the City of San Diego and the College Lutheran Church of San Diego allowed for the public use of 31 College Lutheran Church (CLC) parking spaces, pursuant to [Ordinance No. O-19041](#), approved by City Council on March 18, 2002. This Agreement commenced on November 1, 2002, and contained a termination date of October 31, 2022 (a 20-year Agreement). Section 4 of the Agreement outlined that the City had a First Right of Offer if CLC sold the property, and Section 5 of the Agreement

stated that if CLC sells the property to any other entity, the Agreement is terminated. In early part of 2016, the Church discontinued operations and the City was notified of the sale of the property, but the City did not exercise its right to purchase the property. As a result, the CLC terminated the Agreement with the City on August 31, 2016, removing the public vehicular access to the Library along Montezuma Road and the use of 31 parking spaces and the property was sold to 52 Blue Falcon, LLC.

The site topography is generally flat with elevations ranging from approximately 453 feet above mean sea level (AMSL) in the southeast corner of the site to approximately 443 feet AMSL in the northwest corner. The site is not located within the boundaries of the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan or within a Multi-Habitat Planning Area (MHPA), and is located above the 100-year floodplain. The site does not contain any environmentally sensitive lands (ESL) as defined in [San Diego Municipal Code \(SDMC\) Section 113.0103](#). Single-family residential development is located to the north, a Ralphs grocery shopping center is adjacent to the property to the east, a mix of residential apartments and commercial uses exist south of the project, across Montezuma Road.

DISCUSSION

Project Description:

The project proposes the construction of a four-story, 67,990-square-foot hotel comprised of 125 rooms. The hotel amenities include a pool, breakfast area, conference room, and gym located on the first level. The first level would have a gross floor area of 16,900 square feet, and the three levels above would each have areas of 17,030 square feet. The project would provide 125 surface parking spaces around the perimeter of the hotel. These parking spaces would serve the hotel and includes five accessible spaces, 11 zero emissions/carpool parking spaces and seven Electric Vehicle Charging (EVC) stations, four of which will be ready for use plus infrastructure for the installation of three future charging stations. The project also proposes three motorcycle spaces, two loading zones, and 18 bicycle spaces (10 short-term and eight long-term).

On December 1, 2017, the City of San Diego and the property owner entered into a Temporary Access and Parking License for public vehicular access to the Library along Montezuma Road and the use of 31 parking spaces. The 31 parking spaces are located on the eastern side of the Library along the vehicular access to Montezuma Road. The hotel parking demand would peak at night while the Library parking demand peaks earlier in the day and evening. Therefore, shared parking is appropriate for the proposed mix of hotel and Library uses on the project site. This agreement is a month-to month basis, and the City's Real Estate Assets Department and the property owner are in discussion to negotiate a permanent solution to the public vehicular access and parking for the Library.

Development of the project requires a Process Five amendment to the General Plan and College Area Community Plan, and a rezone. The proposed amendment to the General Plan would change the current land use designation from Residential to Commercial Employment, Retail, and Services. The proposed amendment to the College Area Community Plan would change the current land use designation from Low/Medium Density Residential (10-15 du/ac) and General Commercial with Residential (75-110 du/ac) to Residential Medium (15-29 du/ac) with Commercial to allow for

redevelopment of the project site with a 125-room hotel. The proposed rezone would change the existing RM-1-1 (Residential Multiple-Unit) zone to the CV-1-1 (Commercial—Visitor) zone. The project site is also located within the boundaries of the Central Urbanized Planned District. The purpose of the CV zones is to provide areas for establishments catering to the lodging, dining, and recreational needs of both tourists and the local population. In addition, the project requires a Process Two Neighborhood Development Permit (NDP) for development providing shared parking for uses not specified in [SDMC Section 142.0545\(c\)](#) and [Table 142-05I](#).

General Plan and Community Plan Analysis:

The project site is located along Montezuma Road west of the intersection with El Cajon Boulevard. The site is also adjacent to the College-Rolando Branch Library. The College Area Community Plan designates the 1.86-acre project site for Residential Low-Medium Density (10-14 du/ac) and for General Commercial with Residential (75-110 du/ac). The Residential Low-Medium Density designation comprises approximately 1.3-acres on the western portion of the site and the General Commercial with Residential designation comprises 0.5-acres on the eastern portion of the site closest to El Cajon Boulevard. The uses allowed by the current land use designations include multi-family residential, mixed-use residential and commercial, and standalone commercial development.

The project requires a General Plan amendment, consistent with General Plan policy guidance (see General Plan LU-D.1) which requires such amendment for proposals that involve a change in community plan adopted land use or density/intensity range. The project would require an amendment to the General Plan Figure LU-2 which identifies the project site as Residential to re-designate to Commercial Employment, Retail, & Services. The Commercial Employment, Retail, & Services General Plan land use designation allows for Visitor Commercial Residential Permitted Community Plan land use designation (see Table LU-4). The project is consistent with General Plan policy guidance (see General Plan LU-C.2) which directs community plans to apply land use designations at the parcel level to guide development within a community to include a variety of residential densities, including mixed use, to increase the amount of housing types and sizes and provide affordable housing opportunities. The project is consistent with the General Plan guidance (General Plan LU-C.3) to increase the City's supply of land designated for various residential densities as community plans are prepared, updated, or amended.

The proposed Residential Medium with Commercial (15-29 du/ac) land use designation is consistent with the College Area Community Plan's identification of the area near the intersection of Montezuma Road and El Cajon Boulevard for General Commercial use. Also, the proposed amendment would be consistent with community plan policy that recommends areas north of El Cajon Boulevard provide a buffer between uses such as commercial and residential uses or between residential uses of different intensities. The proposed designation's density range would help implement the Community Plan's Residential Objectives by identifying areas appropriate for multi-family development and identifying appropriate density levels that ensure compatibility with the existing single-family neighborhoods, as well as the community plan's policy guidance to provide a sensitive transition between new multifamily development and lower intensity adjacent neighborhoods. The proposed land use designation provides a transition between the areas to the north and west which are designated to allow a density of 15 du/ac and the adjacent commercial center to the east which is designated to allow a density of up to 109 du/ac.

The proposed amendment would help implement the Community Plan's commercial goal to provide a range of retail sales and service facilities to adequately serve the community by extending a commercial designation to the entire project site which will allow development of the proposed hotel use. The proposed land use designation and hotel commercial use would be consistent with the Community Plan policies to permit a wide range of general commercial uses to provide full commercial service to the community and to facilitate redevelopment by permitting a multiplicity of commercial redevelopment opportunities and to permit commercial development alone, residential development alone, or mixed or multiple use development. The proposed commercial land use designation would also implement the General Plan Economic Prosperity policies by increasing the vitality of commercial areas along the El Cajon Bouvard transit corridor and provide visitor accommodations within walking distance to San Diego State University, residential and commercial areas. The hotel use would also complement adjacent retail uses and multifamily residential and will help to revitalize a vacant parcel.

Project-Related Issues:

Airport Land Use Compatibility- The project site is located within the Airport Land Use Compatibility Overlay zone for Montgomery Field and the Airport Influence Area for Montgomery Field (Review Area 2), as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP). The project is not located in a Safety zone as depicted in the ALUCP. The use and density are consistent with the ALUCP; therefore, a consistency determination by the San Diego County Regional Airport Authority is not required. However, the applicant would be required to obtain an Federal Aviation Administration (FAA) Determination of No Hazard to Air Navigation as a condition of approval (Condition No. 13), based on the [FAA Notice Criteria Tool](#) for the site location.

Community Interest- The project has received two emails of interest from Armin Kuhlman, past President Friends of the College-Rolando Library, and Vilma Woodford, Secretary Friends of the College-Rolando Library, and one letter of interest from Jan Hintzman, Rolando resident (Attachment 18). The main issue is regarding the access and shared parking for the Library.

As noted previously, as part of the Agreement between the City of San Diego and the College Lutheran Church, the City did not exercise its right to purchase the property prior to its sale. As a result, the church terminated the Agreement with the City on August 31, 2016, removing the public vehicular access to the Library and the use of 31 parking spaces. On December 1, 2017, the City of San Diego and the new property owner entered into a Temporary Access and Parking License to allow for access and parking for the Library. The hotel project includes an NDP to allow up to 25 parking spaces for the Library. This agreement is a month-to-month basis, and the City's Real Estate Assets Department and the property owner are in discussions to negotiate a permanent solution to the public vehicular access and parking for the Library, and with the approval of the NDP, any future shared parking could be accommodated.

Conclusion:

The proposed 125-room hotel on a vacant lot would revitalize the community and provide for a transition from the commercial development to the east and the residential development to the north and south. The proposed hotel assists in fulfilling the need for lodging for both tourists and the local population within the community.

ALTERNATIVES

1. Recommend the City Council Adopt Negative Declaration 574562; Approve an Amendment to the General Plan and the College Area Community Plan No. 2027061; and Approve Rezone No. 2027063 and Neighborhood Development Permit No. 2230653, with modifications.
2. Recommend the City Council Do Not Adopt Negative Declaration 574562; Do Not Approve Amendment to the General Plan and the College Area Community Plan No. 2027061; and Deny Rezone No. 2027063 and Neighborhood Development Permit No. 2230653, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Patricia J. FitzGerald
Assistant Deputy Director
Development Services Department



Jeffrey A. Peterson
Development Project Manager
Development Services Department



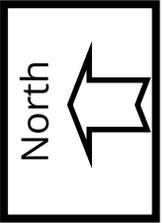
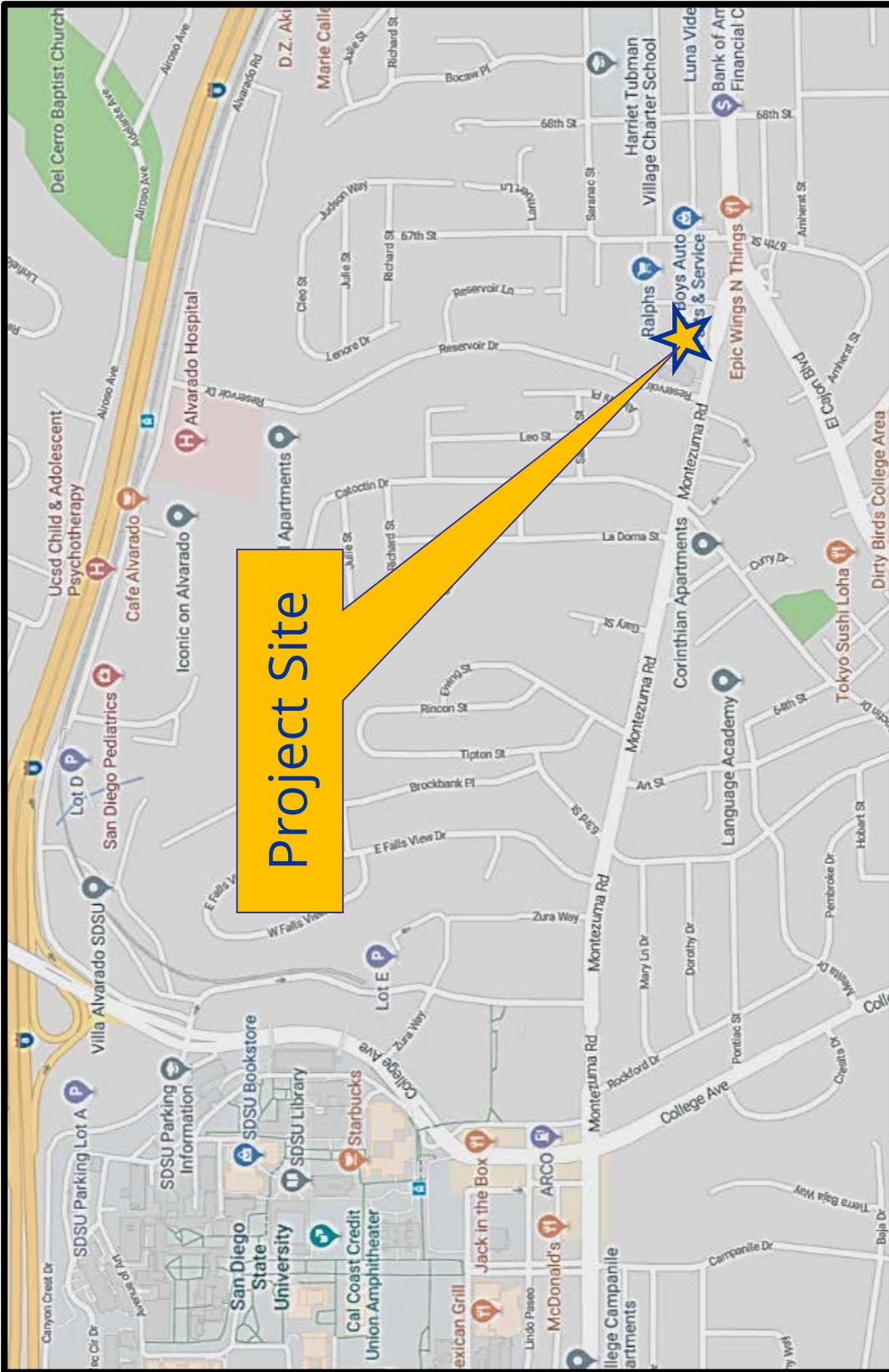
Laura C. Black, AICP
Deputy Director
Planning Department

FITZGERALD/JAP

Attachments:

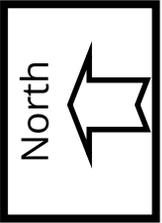
1. Project Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Site Photographic Survey
6. Project Data Sheet
7. CPA Initiation PC Resolution No. 4891-PC
8. Draft Permit Resolution with Findings
9. Draft Permit with Conditions
10. Draft GP/CPA Amendment Resolution
11. Revised GP Exhibit
12. Revised College Area Community Plan Exhibit
13. Rezone Ordinance
14. Rezone Exhibit Sheet B-4339

15. Environmental Resolution
16. Draft Planning Commission Resolution
17. Community Planning Group Recommendation
18. Community Interest- Email and Letter of Interest
19. Ownership Disclosure Statement
20. Project Plans



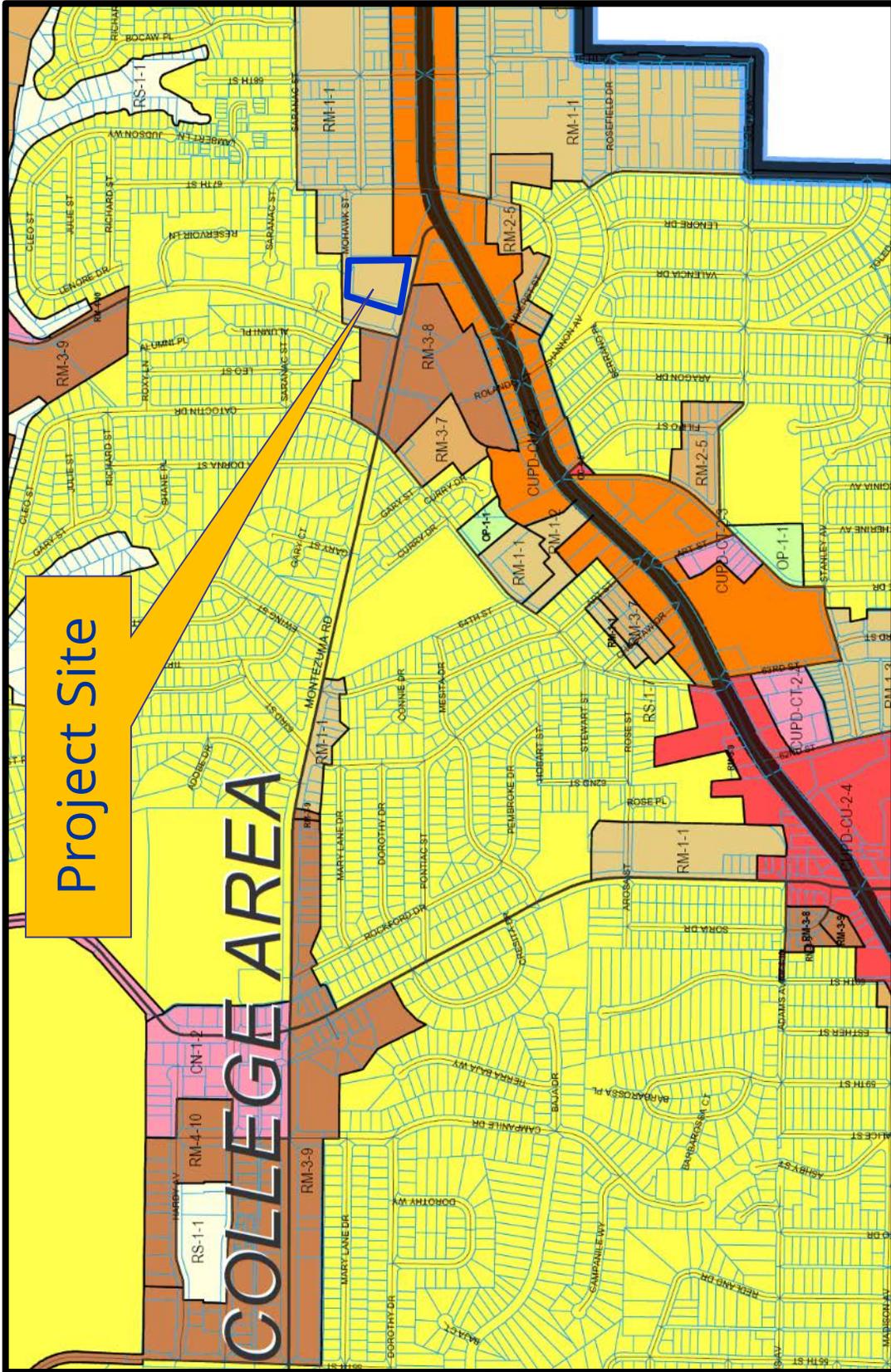
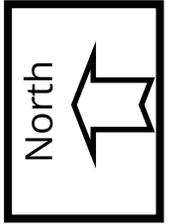
Location Map
Montezuma Hotel -Project 574562
6650 Montezuma Road





Aerial Photograph
Montezuma Hotel -Project 574562
6650 Montezuma Road

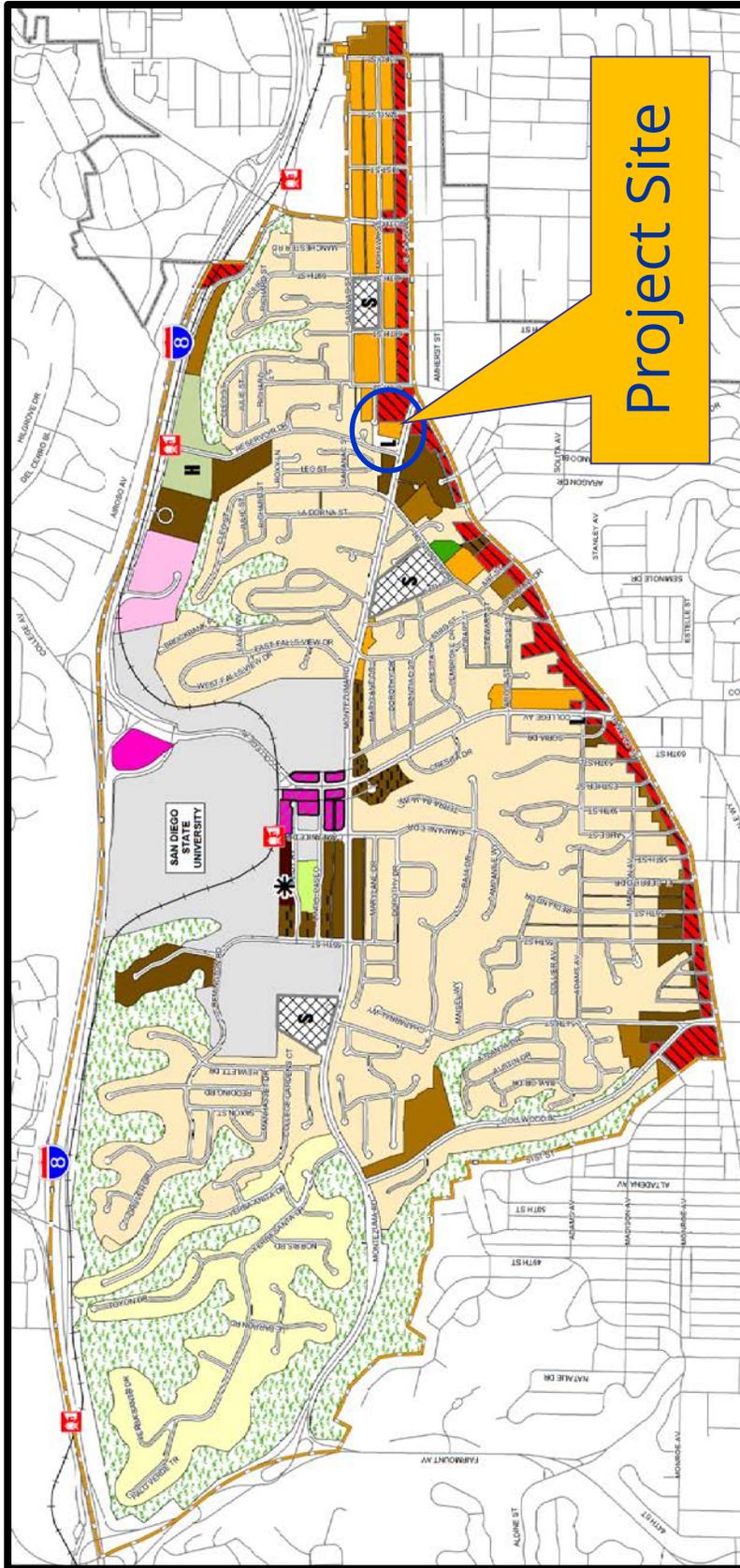
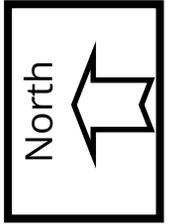




Zoning Map (RM-1-1 Zone)

Montezuma Hotel - Project 574562
6650 Montezuma Road



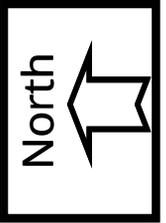


- Legend**
- | | | | |
|--|---------------------------------------|--|---|
| | Planning Areas | | Visitor Commercial |
| | Very Low Density Res. (0-1 DU/AC) | | Gen. Commercial w/ Res. (45-75 DU/AC) |
| | Low Density Res. (1-10 DU/AC) | | Gen. Commercial w/ Res. (75-110 DU/AC) |
| | Low/Med Density Res. (10-15 DU/AC) | | Mixed Use Commercial Res. (75-110 DU/NRA) |
| | Med-Med/High Density Res. 15-45 DU/AC | | Fraternity/Sorority Area |
| | High Density Res. (45-75 DU/AC) | | Redevelopment Project (see Fig. 7B) |
| | Very High Residential (75-110 DU/NRA) | | LRT Route |
| | School | | Trolley Stations |
| | Hospital & Related Medical Offices | | Municipal Boundaries |
| | Library | | Religious Center |
| | University Campus | | |
| | Park | | |
| | Open Space | | |
| | Open Use Area | | |
| | Office Commercial | | |

Community Land Use Map

Montezuma Hotel -Project 574562
6650 Montezuma Road

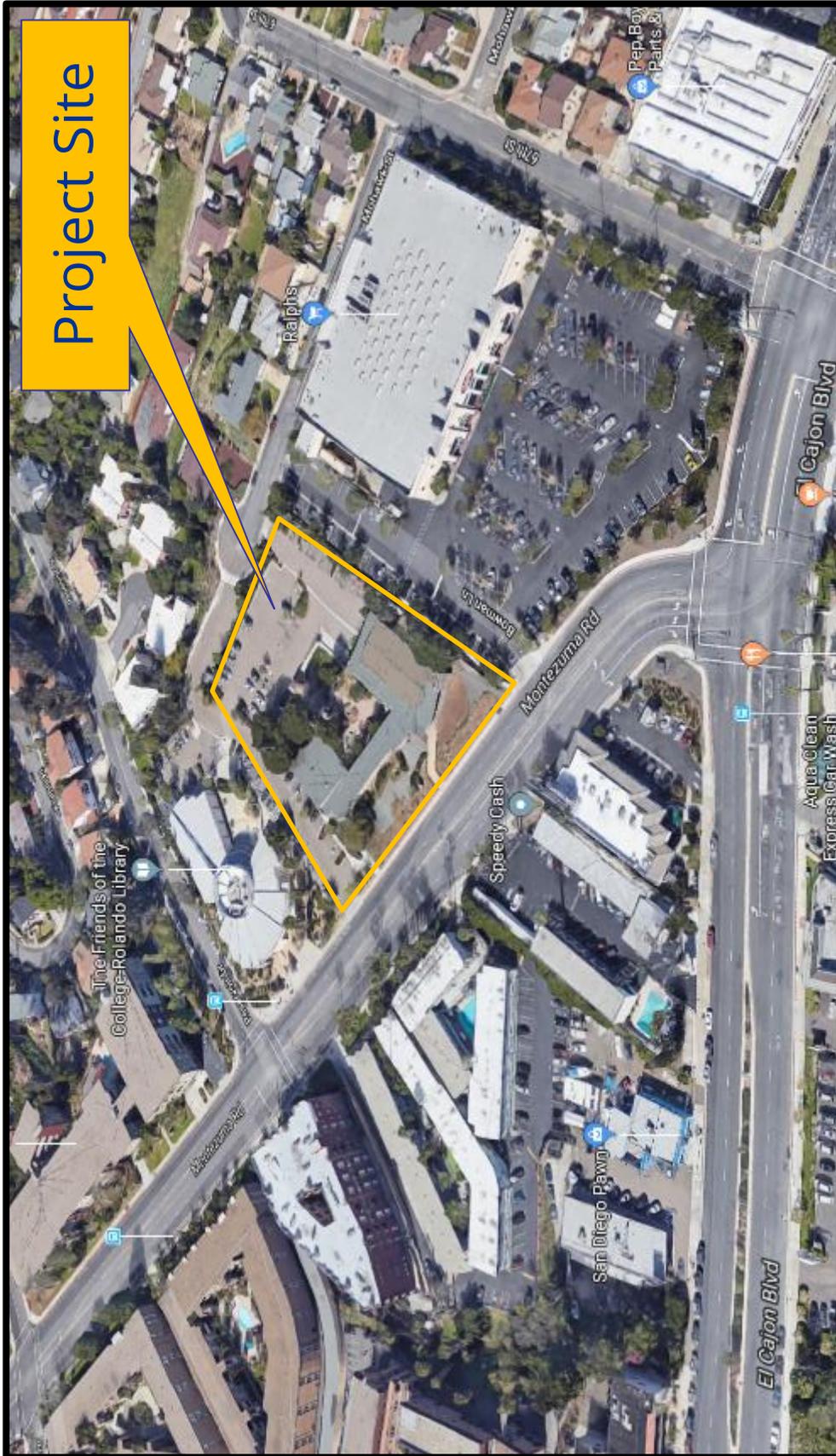




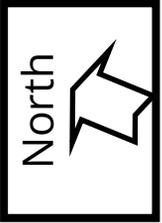
Site Photographic Survey Map

Montezuma Hotel - Project 574562
6650 Montezuma Road





Project Site



Site Photographic Survey-Site in 3D

Montezuma Hotel -Project 574562
6650 Montezuma Road





Project Site

Site Photographic Survey-Photo # 1

Montezuma Hotel -Project 574562
6650 Montezuma Road



Project Site



Site Photographic Survey-Photo # 2

Montezuma Hotel -Project 574562
6650 Montezuma Road





Project Site

College-Rolando Library

Site Photographic Survey-Photo # 3

Montezuma Hotel -Project 574562
6650 Montezuma Road





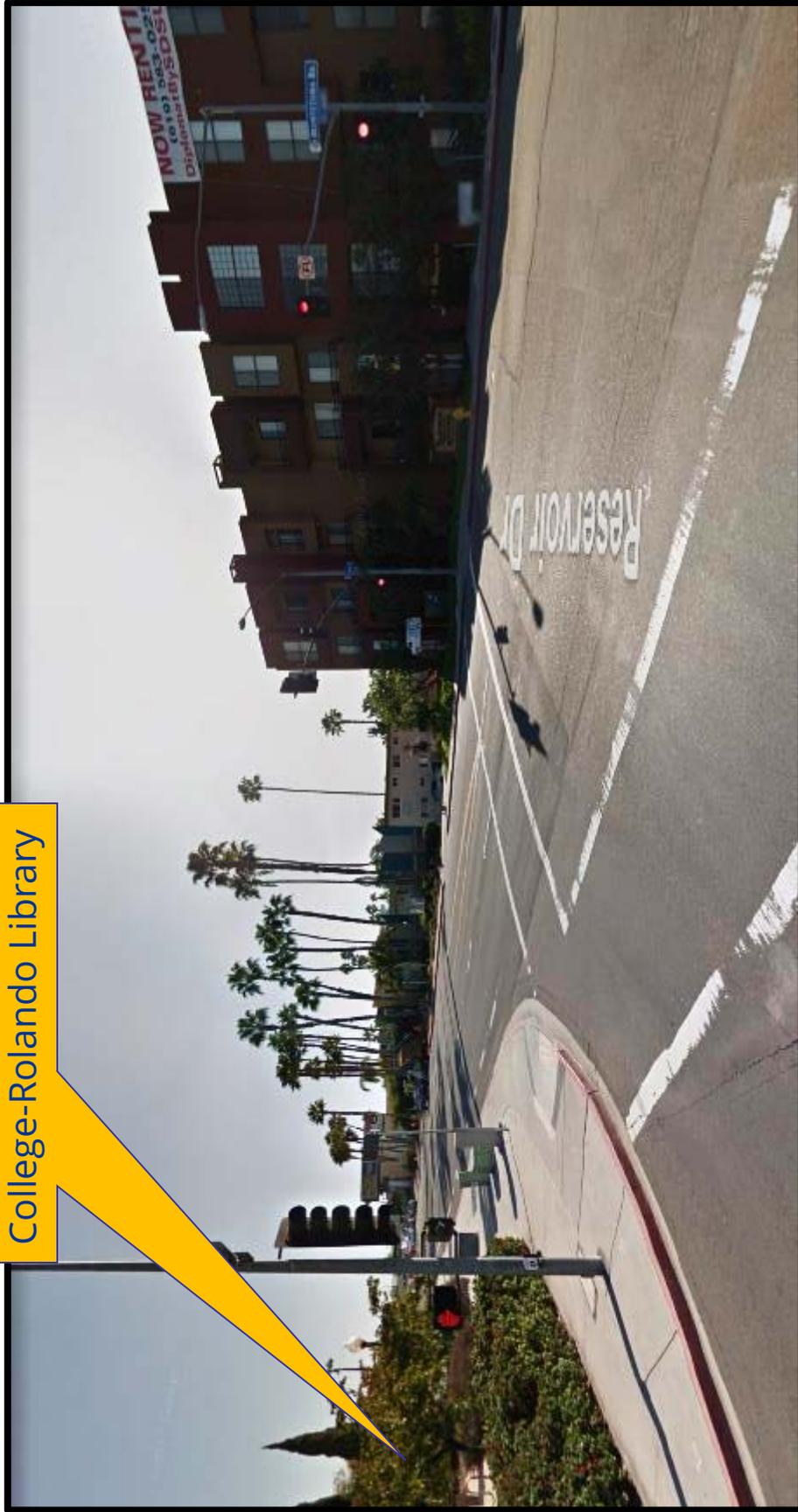
Project Site

College-Rolando Library

Site Photographic Survey-Photo # 4

Montezuma Hotel -Project 574562
6650 Montezuma Road





College-Rolando Library

Site Photographic Survey-Photo # 5

Montezuma Hotel -Project 574562
6650 Montezuma Road





Project Site

College-Rolando Library

Site Photographic Survey-Photo # 6

Montezuma Hotel -Project 574562
6650 Montezuma Road





Site Photographic Survey-Photo # 7

Montezuma Hotel -Project 574562
6650 Montezuma Road



PROJECT DATA SHEET		
PROJECT NAME:	Montezuma Hotel -Project No. 574562	
PROJECT DESCRIPTION:	Construction of a four-story, 67,990-square-foot hotel comprised of 125 rooms on a 1.86-acre site located at 6650 Montezuma Road.	
COMMUNITY PLAN AREA:	College Area	
DISCRETIONARY ACTIONS:	Amendment to the General Plan and the College Area Community Plan, Rezone, and Neighborhood Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Low/Medium Density Residential at 10-15 dwelling units per acre (du/ac) and General Commercial Residential at 75-110 du/ac.	
<u>ZONING INFORMATION:</u>		
ZONE:	RM-1-1 Zone (Central Urbanized Planned District)	
HEIGHT LIMIT:	30 Feet	
LOT SIZE:	6,000 Square-Foot (Minimum)	
FLOOR AREA RATIO:	0.55 Maximum (SDMC Section 155.0231 & Table 155.02A)	
FRONT SETBACK:	15 Feet first 50% and 20 Feet for remaining 50%	
SIDE SETBACK:	10 Feet	
STREETSIDE SETBACK:	NA	
REAR SETBACK:	10 Feet	
PARKING:	125	
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Very Low Density Residential, RS-1-7 Zone	Single-Family Residential
SOUTH:	General Commercial Residential, CU-2-3 (Central Urbanized Planned District)	Commercial/Retail and Residential
EAST:	General Commercial Residential, CU-2-3 & RM-1-1 (Central Urbanized Planned District)	Commercial/Retail
WEST:	Low/Medium Density Residential, RM-1-1 (Central Urbanized Planned District)	College-Rolando Library
DEVIATIONS:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On October 15, 2017, the College Area Community Planning Group voted 15-0-0 to recommend approval of the project, with suggestions regarding access to the adjacent library and parking.	

PLANNING COMMISSION INITIATION APPROVAL RESOLUTION

PLANNING COMMISSION RESOLUTION NO. 4891-PC

INITIATING AN AMENDMENT TO THE College Area Community Plan TO REDESIGNATE LAND FROM Low Medium Density Residential and General Commercial TO General Commercial.

WHEREAS, on September 14th 2017, the Planning Commission of the City of San Diego held a public hearing to consider a request to amend the College Area Community Plan to redesignate a 1.8-acre site located at 6650 Montezuma Road from Low Medium Density Residential and General Commercial to General Commercial; and

WHEREAS the 2008 General Plan will be amended as the College Area Community Plan is a component of the adopted general plan; and

WHEREAS, the Planning Commission considered Report No. PC-17-074 as well as all maps, exhibits, evidence and testimony; NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby initiates the requested Community Plan and General Plan Amendment based on its compliance with the initiation criteria found in policy LU-D.10 of the Land Use Element of the General Plan and specifically addressed in Report No. PC-17-074; and

BE IT FURTHER RESOLVED that the Planning Commission directs staff to consider the following issue(s) in addition to all of the issues identified in Report No. PC-17-074:

- Access and parking at the College-Rolando Library;
- Analysis and merits of additional curb cuts along Montezuma Road;
- Analysis of adjacency issues in determining the appropriate density range for the site.

BE IT FURTHER RESOLVED, that this initiation does not constitute an endorsement of a project proposal. This action allows the future development project to become a complete submittal and will allow staff analysis to proceed.



Staff Planner

Initiated: September 14, 2017

By a vote of: 5-0-2

CITY COUNCIL RESOLUTION NO. R- _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO
APPROVING NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2230653
FOR THE MONTEZUMA HOTEL - PROJECT NO. 574562

WHEREAS, S52 BLUE FALCON, LLC, a California Limited Liability Company, Owner and Permittee, filed an application with the City of San Diego for a Neighborhood Development Permit for the construction of a four-story, 67,990-square-foot hotel comprised of 125 rooms known as the Montezuma Hotel project.

WHEREAS, the 1.86-acre vacant site is located at 6650 Montezuma Road within the College Area Community Plan area, the Parking Impact Overlay zone (Campus Impact), the Airport Land Use Compatibility Overlay zone for Montgomery Field Airport, the Airport Influence Area (Review Area 2) for Montgomery Field Airport. The site is zoned RM-1-1 (Residential-Multiple Unit) and is proposed to be rezoned to CV-1-1 (Commercial—Visitor). The project site is also located within the boundaries of the Central Urbanized Planned District. The project site is legally described as: Portion of Lot 1 of College Vista, in the City of San Diego, County of San Diego, State of California, according to Map No. 3226, filed in the Office of the County Recorder of San Diego County on May 4, 1955. Together with a portion of Lot 33 of the La Mesa Colony, in the City of San Diego, County of San Diego, State of California, according to the map thereof No. 346, filed in the Office of the Recorder of said San Diego County, March 8, 1887; and

WHEREAS, on March 14, 2019, the Planning Commission of the City of San Diego considered Neighborhood Development Permit No. 2230653, and pursuant to Resolution No. _____ - PC voted to recommend City Council approval of the Permit; and

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

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

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Neighborhood Development Permit No. 2230653:

A. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]

1. Findings for all Neighborhood Development Permits SDMC Section 126.0404(a):

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

The 1.86-acre vacant site is located at 6650 Montezuma Road, on the northern side of Montezuma Road, between Reservoir Drive and El Cajon Boulevard, within the College Area Community Plan area. The project proposes the construction of a four-story, 67,990-square-foot hotel comprised of 125 rooms. The hotel amenities include a pool, breakfast area, conference room, and gym located on the first level. The first level would have a gross area of 16,900 square feet, and the three levels above would each have areas of 17,030 square feet.

The project includes a rezone that would change the existing RM-1-1 zone to the CV-1-1 zone. The project includes a Community Plan amendment that would change the land use designation from Low-Medium Density Residential and General Commercial to Residential Medium with Commercial (15-29 dwelling units per acre (du/ac)). The project includes a General Plan amendment that would change the land use designation from Residential to Commercial Employment, Retail, and Services.

The proposed amendments are consistent with the City of San Diego's General Plan and the College Area Community Plan. Although not proposed by the project, the proposed Community Plan land use designation would still allow residential development at a density of 15-29 du/ac and provide a land use transition between

the areas to the north and west, which are designated to allow a density of 15 du/ac, and the adjacent commercial center to the east, which is designated to allow a density of up to 109 du/ac.

The proposed land use designation and hotel commercial use are consistent with the Community Plan policies to permit a wide range of general commercial uses that provide full commercial service to the community, to facilitate redevelopment by permitting a multiplicity of commercial redevelopment opportunities, and to permit commercial development alone, residential development alone, or mixed or multiple use development. Therefore, for these reasons, the development would not adversely affect the applicable land use plan.

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

The project proposes the construction of a four-story, 67,990-square-foot hotel comprised of 125 rooms. Negative Declaration (ND) No. 574562 has been prepared for the project in accordance with 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 Neighborhood Development Permit (NDP) No. 2230653, 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 would not be detrimental to the public health, safety and welfare.

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

The project proposes the construction of a four-story, 67,990-square-foot hotel comprised of 125 rooms. The project would provide 125 surface parking spaces around the perimeter of the project site. The Neighborhood Development Permit (NDP) is required for development providing shared parking for uses not specified in SDMC Section 142.0545(c) and Table 142-05I. The project includes allowance for 25 shared parking spaces for the College-Rolando Library. The hotel parking demand would peak at night while the Library parking demand peaks earlier in the day and

ATTACHMENT 8

evening. Therefore, the shared parking is appropriate for the proposed mix of hotel and Library uses on the site, and with the approval of the NDP, any future shared parking could be accommodated. Other than shared parking, the project, with the rezone and General Plan and the College Area Community Plan amendments, meets all applicable regulations and policy documents, and is consistent with the design guidelines, and development standards in effect for this site per the Land Development Code (LDC).

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

BE IT FURTHER RESOLVED, that Neighborhood Development Permit No. 2230653 is granted to S52 BLUE FALCON, LLC, a California Limited Liability Company, Owner and Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution, contingent upon final passage of R-_____ approving amendments to the General Plan and the College Area Community Plan, and O- _____(New Series) rezoning the project site to the CV-1-1 zone.

APPROVED: MARA W. ELLIOTT, City Attorney

DCA Name
Deputy City Attorney

XXX:xxx
Insert Date
Or.Dept:DSD
Doc. No.: xxxxxxxx

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: 24007373

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2230653
MONTEZUMA HOTEL -PROJECT NO. 574562
CITY COUNCIL

This Neighborhood Development Permit No. 2230653 is granted by the City Council of the City of San Diego to 52 BLUE FALCON, LLC, a California Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0404. The 1.86-acre vacant site is located at 6650 Montezuma Road within the College Area Community Plan area, the Parking Impact Overlay zone (Campus Impact), the Airport Land Use Compatibility Overlay zone for Montgomery Field Airport, the Airport Influence Area (Review Area 2) for Montgomery Field Airport. The site is zoned RM-1-1 (Residential-Multiple Unit). The project site is also located within the boundaries of the Central Urbanized Planned District. The project includes a rezone that would change the existing zone, RM-1-1 (Residential Multiple-Unit) to CV-1-1 (Commercial—Visitor). The project site is legally described as: Portion of Lot 1 of College Vista, in the City of San Diego, County of San Diego, State of California, according to Map No. 3226, filed in the Office of the County Recorder of San Diego County on May 4, 1955. Together with a portion of Lot 33 of the La Mesa Colony, in the City of San Diego, County of San Diego, State of California, according to the map thereof No. 346, filed in the Office of the Recorder of said San Diego County, March 8, 1887.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the construction of a four-story, 67,990 square foot hotel comprised of 125 rooms, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated _____, on file in the Development Services Department.

The project shall include:

- a. Construction of a four-story, 67,990 square foot hotel comprised of 125 rooms; and
- b. Allows for 25 shared parking spaces and access for the College-Rolando Library; and
- c. Landscaping (planting, irrigation and landscape related improvements); and
- d. Off-street parking; and
- e. Hotel amenities such as a pool, breakfast area, conference room, and gym; and

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

STANDARD REQUIREMENTS:

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

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

NOISE REQUIREMENTS:

11. Prior to issuance of any construction permits and prior to the first preconstruction meeting, whichever is applicable, the Owner/ Permittee shall submit an exterior to interior noise analysis to identify the appropriate sound transmission reduction measures necessary to achieve an interior noise level that would not exceed 45dBA as discussed in the Acoustical Analysis (October 2018) prepared by BirdsEye Planning Group. The following design features shall include, but are not limited to:

- Dual Glazed Windows; and

- Mechanical Ventilation

CLIMATE ACTION PLAN REQUIREMENTS:

12. 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.

AIRPORT REQUIREMENTS:

13. Prior to the issuance of any construction permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING REQUIREMENTS:

14. The project proposes to export 1,000 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.

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

16. 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, to the satisfactory of the City Engineer.

17. 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 storm drain pipe and connection to the public storm drain system in the Mohawk Street Right-of-Way.

18. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the walkway, landscape, and irrigation system in the Montezuma Road Right-of-Way.

19. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond the improvement of the project frontage along Montezuma Road, with curb, gutter, sidewalk, extension of the existing five-foot wide bike lane across the site, and the construction of two 25-foot wide driveways consistent with City standards, satisfactory to the City Engineer. All improvements shall be completed and accepted by the City Engineer prior to first occupancy.

20. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of all non-utilized driveways along the project's frontage on Montezuma Road with current City Standard curb and gutter, satisfactory to the City Engineer. All improvements shall be completed and accepted by the City Engineer prior to first occupancy.

21. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices (BMP) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

22. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

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

24. 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.

25. 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:

26. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater 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.

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

28. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area

around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(5).

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

30. 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:

31. 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.

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

33. 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

34. All 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.

35. The Owner/Permittee shall work with the City of San Diego's Real Estate Assets Department to provide access and allocate 25 parking spaces as available to College-Rolando Library patrons at 6600 Montezuma Road during Library operational hours and Library community events.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

36. Prior to the submittal of Construction Plans, the Owner/Permittee shall provide a copy of the agreement(s)/ document(s) which establish for the property under review the right to utilize and maintain the private sewer pipeline which crosses the adjacent private property.

- a. If no such document exists, the Owner/Permittee is required to create it or abandon their existing connection and develop a new connection to the public sewer system.
- b. A copy of that agreement/document is required as part of the first submittal of any Construction Plans.

37. Prior to the submittal of Construction Plans, the Owner/Permittee shall provide a copy of the approved ('AS-BUILT') construction plan which identifies the private sewer main within Reservoir Drive as "PRIVATE".

- a. If no such document exists, the Owner/Permittee is required to develop As-Built construction plans.
- b. A copy of that document is required as part of the first submittal of any Construction Plans.

38. Prior to the submittal of Construction Plans, the Owner/Permittee shall provide a copy of the County recorded EMRA associated with the private sewer main encroachment into Reservoir Drive.

- a. If no such document exists, the Owner/Permittee is required to prepare EMRA associated with the private sewer main encroachment into Reservoir Drive.
- b. A copy of that agreement/document is required as part of the first submittal of any Construction Plans.

39. Prior to any Certificate of Occupancy being issued, any existing private sewer main or lateral in the right-of way (ROW) to be reused must be inspected by a licensed plumbing contractor using closed-circuit television. The Owner/Permittee shall provide verification from the licensed plumbing contractor attesting to (via a signed statement on company letterhead) all of the following: "The lateral has an appropriate cleanout, is in good condition, is free of all debris, is properly connected to a public sewer main, and is in all other ways suitable for reuse." If the lateral is not suitable for reuse it must be repaired, removed, replaced, or abandoned and capped. The documentation shall be provided to the City verifying the lateral was repaired, removed, replaced, or abandoned and capped.

40. Prior to any Certificate of Occupancy being issued, all water lines serving this development (including domestic, irrigation, and fire) must pass through a permitted, private, above ground, backflow prevention device (BFPD).

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

ATTACHMENT 9

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

APPROVED by the City Council of the City of San Diego on _____and Resolution No. _____.

ATTACHMENT 9

Permit Type/PTS Approval No.: NDP No. 2230653
Date of Approval: _____

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Jeffrey A. Peterson
Development Project Manager

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

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

52 BLUE FALCON, LLC,
a California Limited Liability Company
Owner/Permittee

By _____

Print Name:
Title:

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

(R-2019-)

RESOLUTION NUMBER R-_____

ADOPTED ON _____

A RESOLUTION APPROVING AN AMENDMENT TO THE COLLEGE AREA COMMUNITY PLAN TO REDESIGNATE LAND LOCATED AT 6650 MONTEZUMA ROAD FROM LOW/MEDIUM DENSITY RESIDENTIAL AND GENERAL COMMERCIAL RESIDENTIAL TO RESIDENTIAL MEDIUM WITH COMMERCIAL, AND TO AMEND THE GENERAL PLAN TO REDESIGNATE LAND FROM RESIDENTIAL TO COMMERCIAL EMPLOYMENT, RETAIL, AND SERVICES DESIGNATION

WHEREAS, S52 BLUE FALCON, LLC, a California Limited Liability Company, requested an amendment to the General Plan to change the designated land uses for the property located at 6650 Montezuma Road on Figure LU-2 (*General Plan Land Use and Street System*) from Residential to Commercial Employment, Retail, and Services designation; and requested an amendment to the College Area Community Plan to change the designated land use for the property from Low-Medium Density Residential and General Commercial to Residential Medium with Commercial.

WHEREAS, the site is legally described as Portion of Lot 1 of College Vista, in the City of San Diego, County of San Diego, State of California, according to Map No. 3226, filed in the Office of the County Recorder of San Diego County on May 4, 1955. Together with a portion of Lot 33 of the La Mesa Colony, in the City of San Diego, County of San Diego, State of California, according to the map thereof No. 346, filed in the Office of the Recorder of said San Diego County, March 8, 1887; 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

ATTACHMENT 10

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan and the College Area Community Plan; and

WHEREAS, on _____, the City Council of the City of San Diego held a public hearing for the purpose of considering amendments to the General Plan and the College Area Community Plan; and

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

BE IT RESOLVED, by the Council of The City of San Diego, that it adopts the amendments to the General Plan, and the College Area Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR-_____.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____
Attorney name
Deputy City Attorney

Initials~
Date~
Or.Dept: INSERT~
Case No.360009
R-INSERT~
Form=inloto.frm(61203wct)



THE CITY OF SAN DIEGO
General Plan
Land Use and Community Planning Element

The General Plan Land Use Map depicts generalized land use within the City of San Diego. The information is a composite of the land use maps adopted for each of the community, specific, precise, subarea and park plan areas. It is intended as a representation of the distribution of land uses throughout the city; although consistent with, it is not a replacement or substitution for community or other adopted land use plans. Please refer to the relevant community or other adopted land use plan documents for more detail regarding planned land uses and land use planning proposals.

Revised Dec 4, 2018

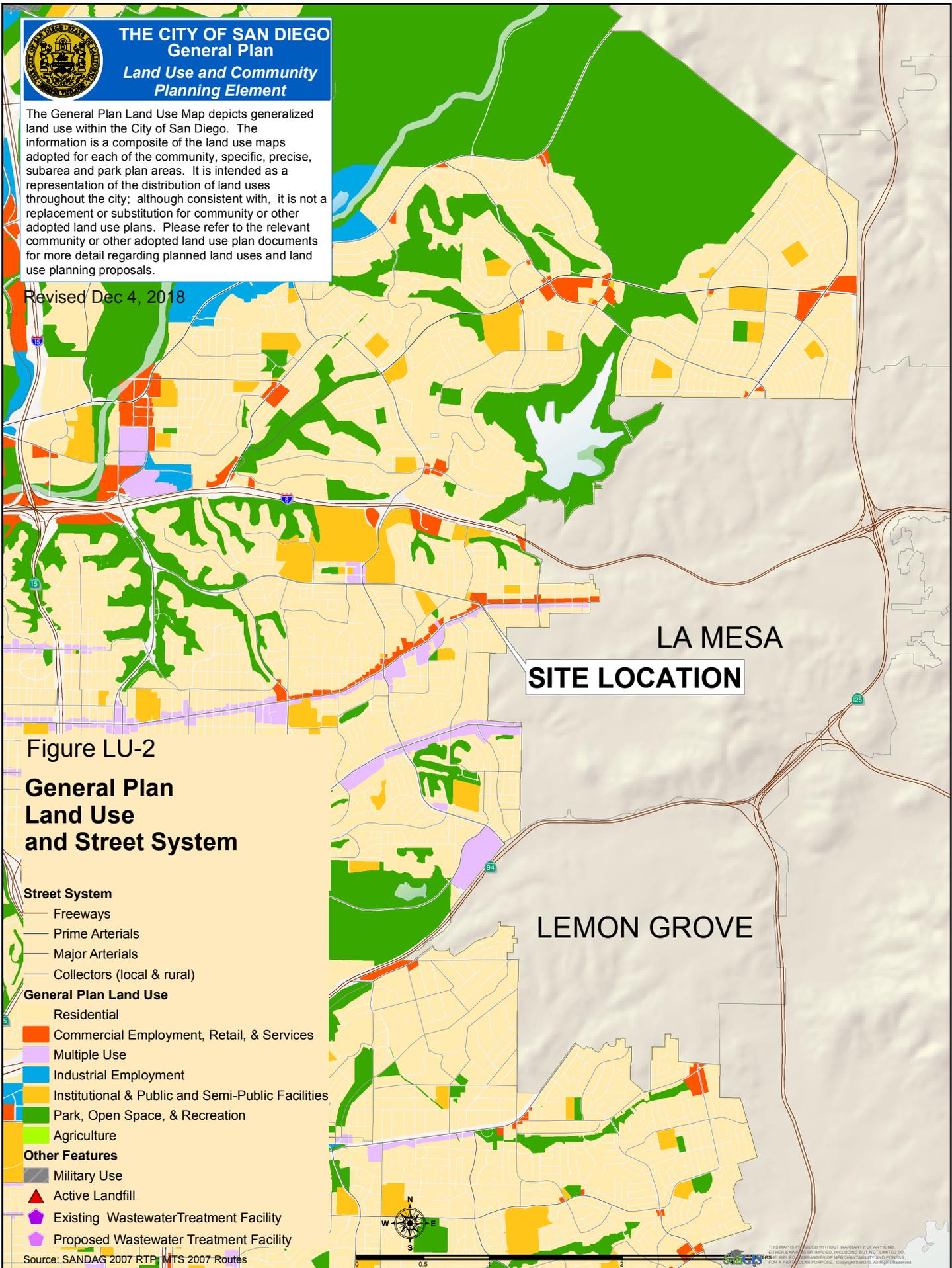


Figure LU-2
General Plan Land Use and Street System

Street System

- Freeways
- Prime Arterials
- Major Arterials
- Collectors (local & rural)

General Plan Land Use

- Residential
- Commercial Employment, Retail, & Services
- Multiple Use
- Industrial Employment
- Institutional & Public and Semi-Public Facilities
- Park, Open Space, & Recreation
- Agriculture

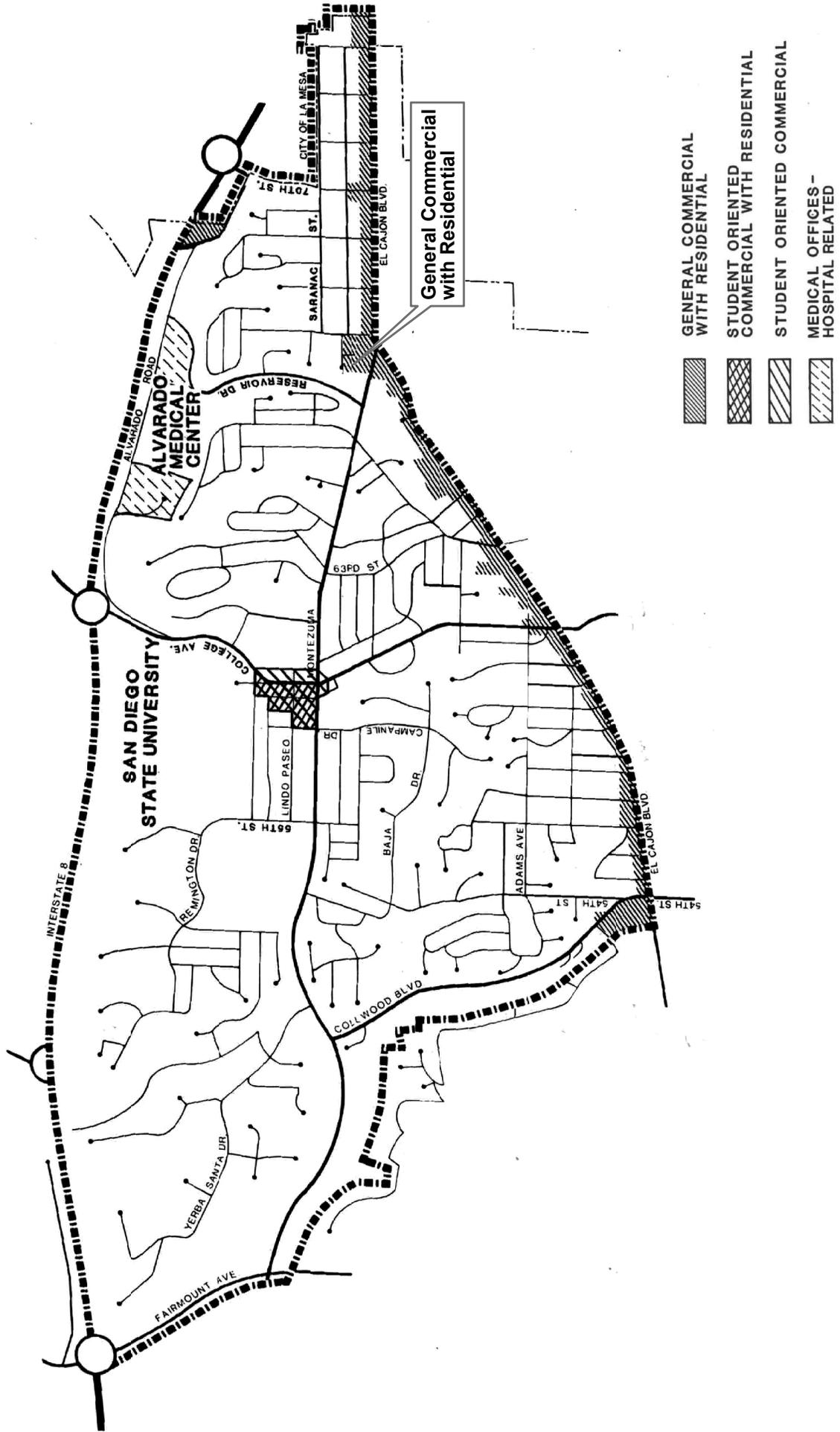
Other Features

- Military Use
- Active Landfill
- Existing Wastewater Treatment Facility
- Proposed Wastewater Treatment Facility

Source: SANDAG 2007 RTP, MTS 2007 Routes



THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND. OTHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Copyright 2018. All Rights Reserved.



Recommended Commercial Development

College Area Community Plan



_REZONE ORDINANCE

(O-INSERT~)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING APPROXIMATELY 2.23-ACRES LOCATED AT 6650 MONTEZUMA ROAD IN THE COLLEGE AREA COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE RM-1-1 (RESIDENTIAL MULTIPLE-UNIT) ZONE TO THE CV-1-1 (COMMERCIAL-VISITOR) ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTIONS 131.0406 and 131.0505; AND REPEALING ORDINANCE NO. O-18855 (NEW SERIES), ADOPTED OCTOBER 2, 2000, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INsofar AS THE SAME CONFLICTS HEREWITH.

WHEREAS, S52 BLUE FALCON, LLC, a California Limited Liability Company, requested to rezone approximately 2.23-acres of land (1.86-acres of project site and 0.37-acres of public right-of-way) from the RM-1-1 (Residential Multiple-Unit) zone to the CV-1-1 (Commercial-Visitor) zone in the College Area Community Plan area; and

WHEREAS, the matter was set for a public hearing to be conducted by the Council of the City of San Diego; and

WHEREAS, under Charter section 280(a)(2) this ordinance 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 evidence presented; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That approximately 2.23-acres located at 6650 Montezuma Road, on the northern side of Montezuma Road, between Reservoir Drive and El Cajon Boulevard, within the Central Urbanized Planned District and the College Area Community Plan area, and legally described as Portion of Lot 1 of College Vista, in the City of San Diego, County of San Diego, State of California, according to Map No. 3226, filed in the Office of the County Recorder of San Diego County on May 4, 1955. Together with a portion of Lot 33 of the La Mesa Colony, in the City of San Diego, County of San Diego, State of California, according to the map thereof No. 346, filed in the Office of the Recorder of said San Diego County, March 8, 1887, and the adjacent public right-of-way, as shown on Zone Map Drawing No. B-4339, filed in the office of the City Clerk as Document No. OO- _____, are rezoned from the RM-1-1 (Residential Multiple-Unit) zone to the CV-1-1 (Commercial-Visitor) zone, as the zones are described and defined by San Diego Municipal Code Chapter 13 Article 1 Divisions 131.00406 and 131.0505. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. O-18855 (New Series), adopted O-19273, of the ordinances of the City of San Diego is repealed insofar as the same conflicts with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, or the date that R-_____ adopting amendments to the General Plan and the College Area Community Plan becomes effective, whichever date occurs later.

Section 5. No building permits for development inconsistent with the provisions of this Ordinance shall be issued unless application therefor was made prior to the date of adoption of this Ordinance.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____

Attorney name

Deputy City Attorney

Initials~

Date~

Or.Dept: INSERT~

Case No. INSERT PROJECT NUMBER~

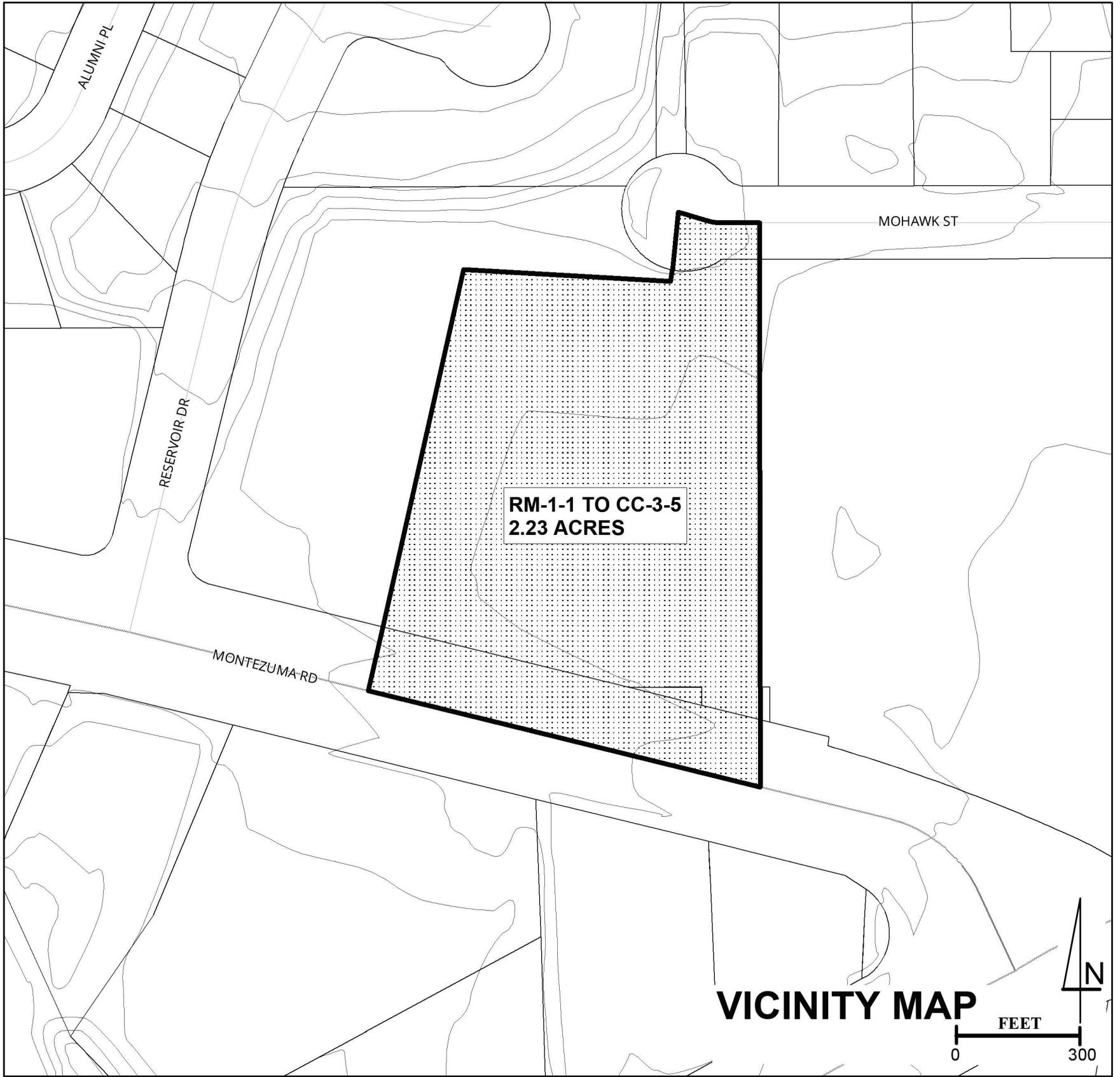
O-INSERT~

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CITY OF SAN DIEGO • DEVELOPMENT SERVICES

PROPOSED REZONING



VICINITY MAP

0 FEET 300

LOT 1*1.80 AC M/L IN LOT 33 MAP 346

ORDINANCE NO. _____
 EFF. DATE ORD. _____
 ZONING SUBJ. TO _____
 BEFORE DATE _____
 EFF. DATE ZONING _____
 MAP NAME AND NO. _____

REQUEST **CC-3-5**
 PLANNING COMM.
 RECOMMENDATION
 CITY COUNCIL
 ACTION

CASE NO. PTS 574562

DEVELOPMENT SERVICES MANAGER

B-4339

APN: 468-120-06

(220-1752) 1-7-19 ldj

RESOLUTION NUMBER R- _____

ADOPTED ON _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING
OF NEGATIVE DECLARATION NO. 574562 FOR THE MONTEZUMA HOTEL
- PROJECT NO. 574562

WHEREAS, on October 11, 2017, 52 Blue Falcon, LLC submitted an application to Development Services Department for a General Plan Amendment/Community Plan Amendment/ Rezone/Neighborhood Development Permit for the Montezuma Hotel 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 on _____; and

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

WHEREAS, the City Council considered the issues discussed in Negative Declaration No. 574562 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the City Council 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 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 of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 FIRST AVENUE, SAN DIEGO, CA 92101.

BE IT FURTHER RESOLVED, that 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.

APPROVED: Mara W. Elliott, CITY ATTORNEY

By: _____
[NAME], [DEPUTY CITY ATTORNEY]

PLANNING COMMISSION
RESOLUTION NO. _____-PC

RECOMMENDING TO THE CITY COUNCIL ADOPTION OF NEGATIVE DECLARATION 574562; APPROVAL OF AN AMENDMENT TO THE GENERAL PLAN AND THE COLLEGE AREA COMMUNITY PLAN NO. 2027061, REZONE NO. 2027063, AND NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2230653; MONTEZUMA HOTEL - PROJECT NO. 574562

WHEREAS, 52 Blue Falcon, LLC, a California Limited Liability Company, Owner and Permittee, filed an application with the City of San Diego for an amendment to the General Plan and the College Area Community Plan, Rezone, and Neighborhood Development Permit for the construction of a four-story, 67,990-square-foot hotel comprised of 125 rooms on a 1.86-acre site known as the Hilltop/Euclid Mixed-Use Development project; and

WHEREAS, on March 14, 2019, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering and recommending to the Council of the City of San Diego adoption of Amendment to the General Plan and the College Area Community Plan No. 2027061, and approval of Rezone No. 2027063 and Neighborhood Development Permit No. 2230653; and

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

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby recommends to the Council of the City of San Diego to adopt Negative Declaration 574562, approve an Amendment to the General Plan and the College Area Community Plan No. 2027061, Rezone No. 2027063, and Neighborhood Development Permit No. 2230653.

Jeffrey A. Peterson
Development Project Manager
Development Services Department

Dated: March 14, 2019

By a vote of: xx:xx:xx

Internal Order Number: 24007373



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

Community Planning
 Committee
 Distribution Form Part 2

Project Name: Montezuma Hotel CPA/REZ		Project Number: 574562	Distribution Date: 10/11/2017
Project Scope/Location: COLLEGE AREA: (Process 5) Community Plan Amendment and Rezone from RM-1-1 to CC-3-5 for future development at 6650 Montezuma Rd. The 1.83 acre site is in the College Area Community Plan area. Council District 9.			
Applicant Name: Jeannette Temple		Applicant Phone Number: (619) 523-1930	
Project Manager: Paul Godwin	Phone Number: (619) 446-5190	Fax Number: (619) 446-5245	E-mail Address: PGodwin@Sandiego.gov
Committee Recommendations (To be completed for Initial Review): <i>See Project Issues, page 1</i>			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 15	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: <i>Rhea Kohlman</i>		TITLE: <i>Chair</i>	
SIGNATURE: <i>Rhea Kohlman</i>		DATE: <i>10/15/17</i>	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
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City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101

**Community Planning
 Committee
 Distribution Form Part 1**

Project Name: Montezuma Hotel CPA/REZ	Project Number: 574562	Distribution Date: 10/11/2017
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Project Scope/Location:
 COLLEGE AREA: (Process 5) Community Plan Amendment and Rezone from RM-1-1 to CC-3-5 for future development at 6650 Montezuma Rd. The 1.83 acre site is in the College Area Community Plan area. Council District 9.

Applicant Name: Jeannette Temple	Applicant Phone Number: (619) 523-1930
--	--

Project Manager: Paul Godwin	Phone Number: (619) 446-5190	Fax Number: (619) 446-5245	E-mail Address: PGodwin@SanDiego.gov
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Project Issues (To be completed by Community Planning Committee for initial review):

None, but for ;
 City needs to insure permanent, irrevocable access to College - Rolando Library, ^{from Montezuma Rd} which is the adjacent property, as well as reserved library parking in the 15 spaces immediately ^{adjacent} to library, during library hours. Access to the library from Montezuma Road was terminated when ~~the~~ previous owner of 6650 Montezuma terminated the parking agreement with the City, as was access to the 15 spaces closest to the library.

<i>Attach Additional Pages If Necessary.</i>	Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101
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Peterson, Jeff

From: armin10k@sbcglobal.net
Sent: Monday, January 28, 2019 11:47 AM
To: Peterson, Jeff
Cc: King, Sara; Pepo, Kelly; hintzman@cox.net; julie@jmhamiltonlaw.com; Torres, Roberto
Subject: Montezuma Hotel Project Parking Access

January 28, 2019

Jeffrey A. Peterson
Development Services Manager
City of San Diego Development Services Department
1222 First Avenue MS 501
San Diego, CA 92101

Re: Montezuma Hotel- Project No. 574562

Dear Mr. Peterson:

As immediate past President of the Friends of the College-Rolando Library, I have reason to believe that the proposed rezoning of the adjacent property, Project No. 574562, will result in increased density which will have a substantial impact on public services, particularly the library. In conjunction with any increased density, whether for a hotel or multifamily housing, it is critical that the City require permanent access and shared parking to help mitigate these impacts.

The community needs to have adequate parking and access from Montezuma Road to continue to access library services, community programs and the 60 person meeting room. When the new owner of the adjacent property terminated the agreement which had been in place with the previous owner (the Lutheran Church), and shut off the shared parking and access to the Library, there were only 15 parking spaces available for Library patrons and no access from Montezuma Road to the library for much of 2017. It created major problems for library patrons and for groups which had been meeting in the Community Room. OASIS classes for the elderly had to be discontinued and the College Area Planning Board/Community Council, among other groups, had to discontinue meeting there. Library attendance was affected, and the elderly and mobility impaired experienced great difficulty. A future hotel or other development is likely to lead to increased traffic, congestion and demand for parking, which will again adversely impact library and public service to the community.

I have been an active board member of the Friends of the College-Rolando Library for the last 12 years and President for at least the last five years until September, 2018. Through regular board meetings, book sales volunteer duties, living in the neighborhood, and attending numerous community meetings, I am well acquainted with how the library functions. The Friends Board has discussed various library issues including parking at Friends meetings and has provided funds for a temporary month-to-month parking and access agreement for 31 spaces effective December, 2017, due to the overriding need to provide this community service. However, this is not a viable long-term solution for the College Area and Rolando community.

Future status of the College-Rolando Library parking and access is still uncertain if there is no agreement for permanent shared parking in place with the owner of the adjacent property. To mitigate the impacts of the increased density which

ATTACHMENT 18

this project would allow, the City must assure shared parking and access to the Library. Please address the need for a permanent shared parking agreement as mitigation for the impact on the community library.

Thank you for your attention.

Armin Kuhlman, Immediate Past President
Friends of the College-Rolando Library

Peterson, Jeff

From: Vilma Woodford <viwoodford5@gmail.com>
Sent: Monday, February 11, 2019 8:12 AM
To: Peterson, Jeff
Cc: Councilmember Georgette Gomez; Torres, Roberto
Subject: Montezuma Hotel Project No.574562

Dear Mr. Peterson:

This letter is written to express the views of the Board of Directors of the College-Rolando Library. We are all volunteers who have deep concerns regarding the future of important functions of our library.

When this branch was built in 2005 an informal arrangement for access to the back parking of fifteen cars was made with the leadership of the College Lutheran Church. Upon closure of the church and sale of the property, application for a zoning change, and subsequent negotiations between the new property owner and the city, secured access to the library property has not been achieved.

Our library's many public programs depend on the use of our Community Room which seats 60 people. Many of these programs were simply cancelled when the owner chained up Montezuma Road access with the additional

parking spots leading toward the back parking. The library could really not function properly as a valuable city resource.

Since this strip of valuable parking land has been in use for fourteen years it would seem that there is some precedent for continued Library use of it, and that this should be secured before a zoning change is completed.

Our neighborhood Branch has much to lose of this is not done. We would appreciate your acting as our agent in this important matter.

Sincerely,

Vilma Woodford, Secretary
Friends of San Diego Library
College-Rolando Branch

January 29, 2019

Jeffrey A. Peterson
Development Services Manager
City of San Diego Development Services Department
1222 First Avenue MS 501
San Diego, CA 92101

Re: Montezuma Hotel- Project No. 574562

Dear Mr. Peterson:

SUBJECT: URGE NO APPROVAL TO MITIGATED NEGATIVE DECLARATION ON MONTEZUMA HOTEL PROJECT 574562

As a long-time resident of Rolando active in my community (serving four years as president and two as treasurer of the Rolando Community Council), I believe that the zone-change request and community plan change contained in Project 574562 must be evaluated in a larger context. The document does not contemplate mitigations to address the full impacts of the zone change request.

The western boundary of the property in question abuts publicly-owned land on which sits the College Rolando Library, opened in 2005. In fact, the private property being discussed in Project 574562 and the library overlap re usage.

This condition was known when the property was purchased. However, the implications of the prior joint-usage arrangement were ill-understood by the City, the community and the individual purchasing the property.

There is a demonstrable public need to continue the public use of a portion of said private property. Our library's function is dependent upon the strip of land, the use of which was incorporated in the planning and construction of the library (see attached map). That use has been in place for 14 years – to this day, in fact. This section of said property provides not only parking for the library, but is the only access road into the library from Montezuma Road (library address is 6600 Montezuma Road). The only other access is a back-alley arrangement available only from the east. There are no visible clues of that entryway, or how to access it, from the front of the library. The only turn onto this dead-end passage is behind a Ralph's store with no sight line to the library itself. Accessing the dead-end alternate entry is difficult and requires navigating stop lights and left turns. The community even questions if an acceptable fire lane to the library exists without the driveway from Montezuma Road.

We have had one year's experience with a compromised library when chains blocked the Montezuma access and associated parking throughout the 2017 year, during an extended escrow period. The experience was not good. The library presented a public face of a chained

entrance and no visible cars. It appeared as if the library were closed. There was no available street parking: Montezuma Road, a main access road to SDSU, is signed "NO Parking". The only other perimeter street, Reservoir Drive, is at a significantly lower grade and constantly filled with student cars associated with nearby private dormitories.

Library function was compromised. Regular patrons learned how to achieve vehicular access, but frequently found limited spaces filled, with no alternative parking available. The community room, designed to hold 60 persons, stood largely vacant because of compromised parking. Evidence the College Area Community Council/Planning Board had to reschedule its regular meetings elsewhere. Frankly, patrons found the library "unfriendly" and were angry and frustrated by unwise City decisions that left our community damaged.

And what of the City's \$6.1M investment in 2003-2005 when the library was built? Does the City plan to abandon that investment? There will be continued pressure from the College and Rolando neighborhoods to make the library whole. Neighborhood donors will not forget the hundreds of thousands of dollars in private contributions raised for the 2003 building fund. The integrity of the library must be preserved as a condition of the zone change.

There is a case to be made for a public-need determination for the strip of land consistently in joint use for 14 years as a part of our library (with only the unfortunate one-year break). It is appropriate to make the determination of public need now, before a zoning change is granted and before new construction is planned. City costs to rectify the library's deficiencies and as well as reparations for the adjacent property owner can only increase as time goes by.

This situation was known by the owner when the property was purchased, and both the College and Rolando neighborhoods have voiced the community concerns to the City and to the owner of this property. Negotiations to arrange for a permanent solution protecting city access are now stalled by the private owner.

We are in a difficult spot, with much to lose as a neighborhood and as a city. Continuing down the current path with blinders tightly affixed is not the reasonable way to go.

Respectfully,

Jan Hintzman, Rolando resident
6403 Estelle Street
San Diego, CA 92115
619-665-3217

c: Georgette Gomez



Red line denotes joint-use area as designed. Source: City of San Diego.



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

Ownership Disclosure Statement

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

Project Title

Montezuma Hotel

Project No. For City Use Only

574562

Project Address:

6650 Montezuma Rd

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

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

Additional pages attached Yes No

Name of Individual (type or print):

See next Page

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: Montezuma <i>HOTEL</i>	Project No. (For City-Use Only) <i>574562</i>
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print):
52 Blue Falcon, LLC

Owner Tenant/Lessee

Street Address:
136121 Calvados Pl

City/State/Zip:
San Diego, CA 92128

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):
Shahin Edalatdjou

Title (type or print):
General Member **(Sole Member of LLC)**

Signature: *[Signature]* Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____



MONTEZUMA HOTEL

6650 MONTEZUMA ROAD,
SAN DIEGO, CA 92115

PROJECT LOCATION

6 6 5 0 M O N T E Z U M A R O A D , S A N D I E G O , C A



PROJECT DATA

PROJECT ADDRESS: 6650 MONTEZUMA ROAD, SAN DIEGO, CA 92115

APN: 468-120-06

LEGAL DESCRIPTION: PORTION OF LOT 1 OF COLLEGE VISTA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 3226, FILED IN THE OFFICE OF THE COUNTY RECORDED OF SAN DIEGO COUNTY ON MAY 4, 1955.

TOGETHER WITH A PORTION OF LOT 33 OF THE LA MESA COLONY, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 346, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, MARCH 8, 1887.

LOT SIZE: 81,020 SF. (1.86 AC.)

EXISTING USE: ASPHALT PARKING LOT/ GRADED BUILDING PAD/ NO STRUCTURES

PROPOSED USE: 125 - ROOM HOTEL

EXISTING ZONE: RM-1-1

PROPOSED ZONE: CV-1-1

APPLICABLE CODES: CBC 2016
SAN DIEGO MUNICIPAL CODE

OCCUPANCY CLASSIFICATION: R-1 HOTEL

CONSTRUCTION TYPE: TYPE V A

PROPOSED BUILDING HEIGHT: 4 STORIES
(58'-0" AS MEASURED FROM THE BOTTOM OF THE BIO-FILTRATION BASIN)

ALLOWABLE BLDG. HEIGHT: 60'-0"

FAR MAX: 2.0
FAR PROPOSED: .84

GEOLOGIC HAZARD CATEGORY: THE CITY OF SAN DIEGO SEISMIC SAFETY STUDY, GEOLOGIC HAZARDS AND FAULTS MAP 22 DEFINES THE SITE WITH HAZARD CATEGORY 53. LEVEL OR SLOPING TERRAIN, UNFAVORABLE GEOLOGIC STRUCTURE, LOW TO MODERATE RISK. BASED ON A REVIEW OF THE MAP, A FAULT DOES NOT TRAVERSE THE SITE AREA.

GROSS BUILDING AREA:

LEVEL 1	16,900 SF
LEVEL 2	17,030 SF
LEVEL 3	17,030 SF
LEVEL 4	17,030 SF
TOTAL	67,990 SF

PARKING REQUIREMENTS

ITEM	CODE	REQUIREMENT	REQUIRED	PROVIDED
AUTOMOBILE PARKING	MUNICIPAL CODE TABLE 142-05G	1 PER GUESTROOM	125	125
CARPOL AND ZERO EMISSION VEHICLES	MUNICIPAL CODE TABLE 142-05G	11 FOR 101-150 AUTOMOBILE PARKING	11	11
ACCESSIBLE PARKING	CBC 11B-208	5 TOTAL, 1 VAN	5	5
BICYCLES - SHORT TERM	MUNICIPAL CODE TABLE 142-05G	.1 PER 1,000 SF BUILDING AREA OR 5% OF AUTOMOBILE PARKING	7	10
BICYCLES - LONG TERM	MUNICIPAL CODE TABLE 142-05G	5% OF AUTOMOBILE PARKING	7	8
MOTORCYCLES	MUNICIPAL CODE TABLE 142-05G	2% OF AUTOMOBILE PARKING, MIN. 2	3	3

UNIT MIX

LEVEL	DQ	KING	DQ SUITE	KING SUITE	TOTAL
L1	9	3	1	1	14
L2	29	5	2	1	37
L3	29	5	2	1	37
L4	29	5	2	1	37
TOTAL	96	18	7	4	125
PERCENTAGE	77%	14%	6%	3%	100%

PROJECT TEAM

OWNER/ DEVELOPER: **52 BLUE FALCON**
13612 CALVADOS PL.
SAN DIEGO, CA 92128
T. 619.701.2559
E. eagle1105@pacbell.net
CONTACT: SHAHIN EDALATDJU

ARCHITECT: **JOSEPH WONG DESIGN ASSOCIATES**
3259 FOURTH AVE
SAN DIEGO, CA 92101
T. 619.233.6777
F. 619.237.0541
E. jwong@jwdainc.com
CONTACT: JOSEPH WONG

LANDSCAPE ARCHITECT: **PARTERRE**
1221 HAYES AVE.
SAN DIEGO, CA 92103
T. 619.993.4253
E. patparterre@cox.net
CONTACT: PATRICK O'CONNOR

CIVIL ENGINEER: **SNIPES-DYE ASSOCIATES**
8348 CENTER DRIVE, SUITE G,
LA MESA, CA 91942
T. 619.697.9234
F. 619.460.2033
E. son@snipesdye.com
CONTACT: SON NGUYER

SHEET INDEX

GENERAL	
CS	COVER SHEET
T 0.1	PROJECT SUMMARY, DATA, SHEET INDEX
CIVIL	
C1.0	CONCEPTUAL GRADING PLAN
C2.0	ENLARGED DRAINAGE PLAN
ARCHITECTURAL	
A1.0	SITE PLAN
A2.0	LEVEL 1 FLOOR PLAN
A2.1	LEVEL 2-4 FLOOR PLAN
A2.2	ROOF PLAN
A4.0	BUILDING ELEVATIONS
A4.1	BUILDING ELEVATIONS
A4.2	BUILDING ARTICULATION
A5.0	BUILDING SECTION
A8.0	PERSPECTIVE VIEWS
A8.1	PERSPECTIVE VIEWS
A8.2	PERSPECTIVE VIEWS
LANDSCAPE	
L-1	LANDSCAPE CONCEPT PLAN
L-2	LANDSCAPE CONCEPT PLAN

CITY OF SAN DIEGO CLIMATE ACTION PLAN

NO.	ITEM	PROVISION PROVIDED
1	COOL/GREEN ROOF	SINGLE PLY ROOFING MEMBRANE WITH AN AGED SRI EQUAL TO OR GREATER THAN .55
2	PLUMBING FIXTURES AND FITTING	WATER CLOSETS 1.28 GPF URINALS WALL MOUNTED .125 GPF SHOWERHEADS 1.8 GPM @80 PSI LAV FAUCETS .35 GPM @ 60 PSI WASH FOUNTAIN 1.8 GPM KITCHEN FAUCETS 1.6 GPM
3	EV CHARGING	PROVISIONS FOR FUTURE INSTALLATION OF EVCS AT MIN. 7 PARKING SPACES
4	BICYCLE PARKING	MIN. 10 SHORT-TERM AND MIN. 8 LONG-TERM BICYCLE PARKING
5	SHOWER FACILITIES	1 SHOWER STALL AND MIN. 2 TWO-TIER PERSONAL EFFECTS LOCKERS FOR EMPLOYEES
6	DESIGNATED PARKING	11 SPACES WILL BE DESIGNATED FOR LOW-EMITTING, FUEL-EFFICIENT, AND VANPOOL VEHICLES WITH SIGNAGE AND/OR STRIPING
7	TRANSPORTATION DEMAND MANAGEMENT PROGRAM	N/A

PRELIMINARY DESIGN

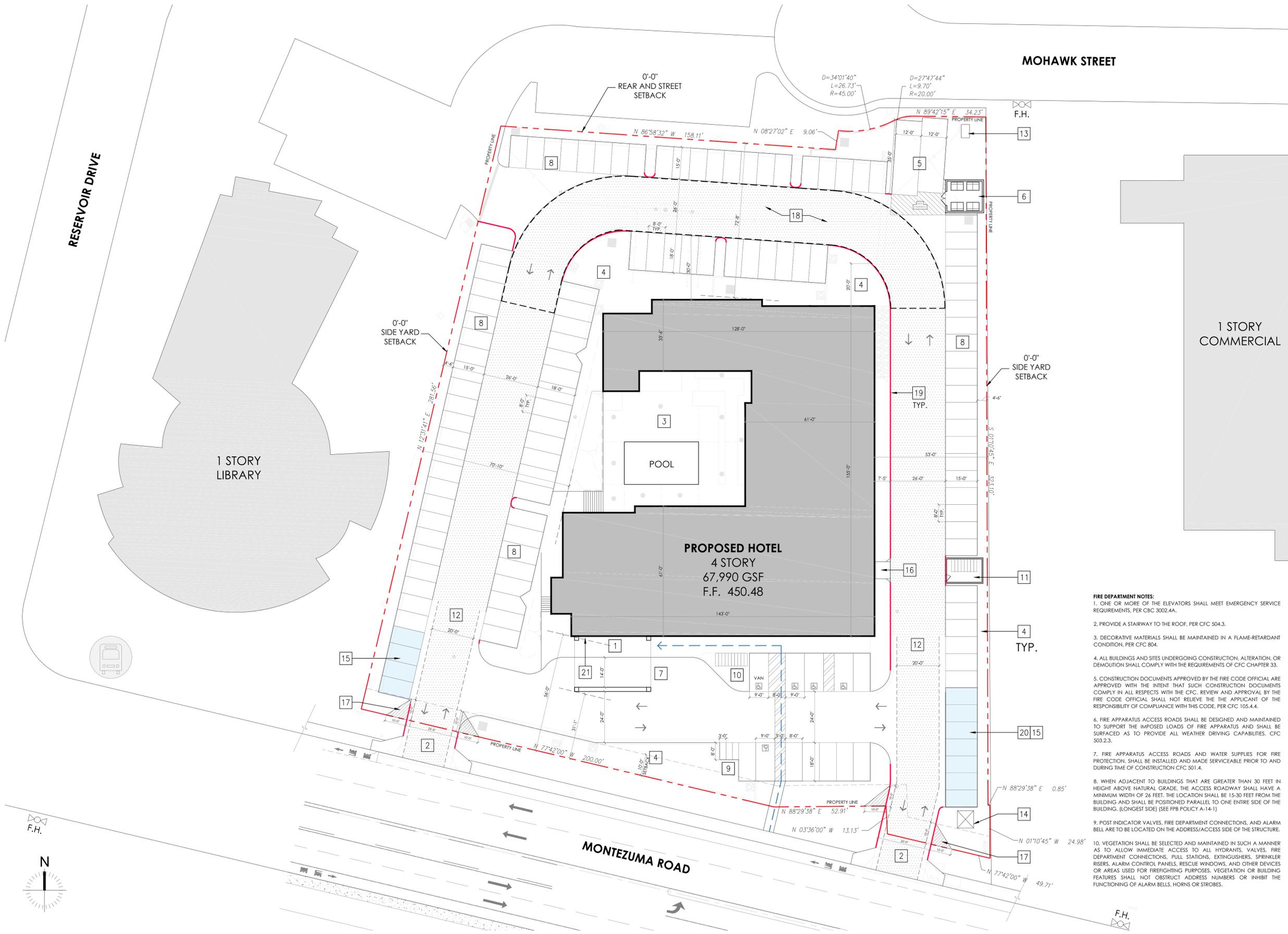
PROJECT DATA

PROJECT: MONTEZUMA HOTEL

/ JOB NO: 3360 / DATE: AUG 21 2018

MONTEZUMA ROAD, SAN DIEGO, CA

T0.1



KEY NOTES

- 1 HOTEL ENTRANCE
- 2 VEHICULAR ENTRY
- 3 COURTYARD
- 4 LANDSCAPING (SEE LANDSCAPE PLANS)
- 5 12' x 35' LOADING SPACE
- 6 TRASH / RECYCLING ENCLOSURE (245 SF)
(244 SF MIN. AS REQ. PER M.C. 142.0830, TABLE 142-08C)
- 7 GUEST DROP OFF AREA
- 8 SURFACE PARKING
- 9 MOTORCYCLE PARKING (3 SPACES)
- 10 SHORT TERM BICYCLE PARKING (10 SPACES)
- 11 LONG TERM BICYCLE PARKING (8 SPACES)
- 12 FIRE LANE - 20' WIDE MIN., 26' WIDE
ADJACENT TO BLDG.
- 13 WATER UTILITIES
- 14 ELECTRICAL TRANSFORMER
- 15 CLEAN AIR/ VANPOOL/ EV PARKING (11 TOTAL)
- 16 SERVICE ENTRANCE WITH CURB RAMP
- 17 VISIBILITY AREA
(NO STRUCTURES OR SHRUBS ABV. 24" IN HEIGHT)
- 18 AERIAL ACCESS TO BUILDING
- 19 RED CURB
(NO PARKING PER CITY OF S.D. FIRE DEPT. POLICY A-14-1)
- 20 ELECTRIC VEHICLE CHARGING (7 TOTAL)
(CHARGING STATION AT 4 SPACES PLUS INFRASTRUCTURE FOR
FUTURE INSTALLATION AT 3 SPACES)
- 21 BUILDING ADDRESS NUMBERS
(PER SDMC 95.0209)

LEGEND

- PROPERTY LINE
- NO PARKING AREA
- ACCESS AISLE AREA
- ACCESSIBLE PARKING STALL
- VEHICULAR PARKING CIRCULATION
- STREET CIRCULATION
- EXISTING FIRE HYDRANT
- FIRE LANE
- ACCESSIBLE PEDESTRIAN CONNECTION FROM PUBLIC STREET
- MTS BUS STOP (340' FROM PROPOSED PROJECT FRONT DOOR)

FIRE DEPARTMENT NOTES:

- ONE OR MORE OF THE ELEVATORS SHALL MEET EMERGENCY SERVICE REQUIREMENTS, PER CBC 3002.4A.
- PROVIDE A STAIRWAY TO THE ROOF, PER CFC 504.3.
- DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION, PER CFC 804.
- ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CFC CHAPTER 33.
- CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE, PER CFC 105.4.4.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES, CFC 503.2.1.
- FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION CFC 501.4.
- WHEN ADJACENT TO BUILDINGS THAT ARE GREATER THAN 30 FEET IN HEIGHT ABOVE NATURAL GRADE, THE ACCESS ROADWAY SHALL HAVE A MINIMUM WIDTH OF 26 FEET. THE LOCATION SHALL BE 15-30 FEET FROM THE BUILDING AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. (LONGEST SIDE) (SEE FPB POLICY A-14-1)
- POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE.
- 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, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.

PRELIMINARY DESIGN

SITE PLAN/ FIRE ACCESS PLAN

PROJECT: MONTEZUMA HOTEL

SC: 1:250

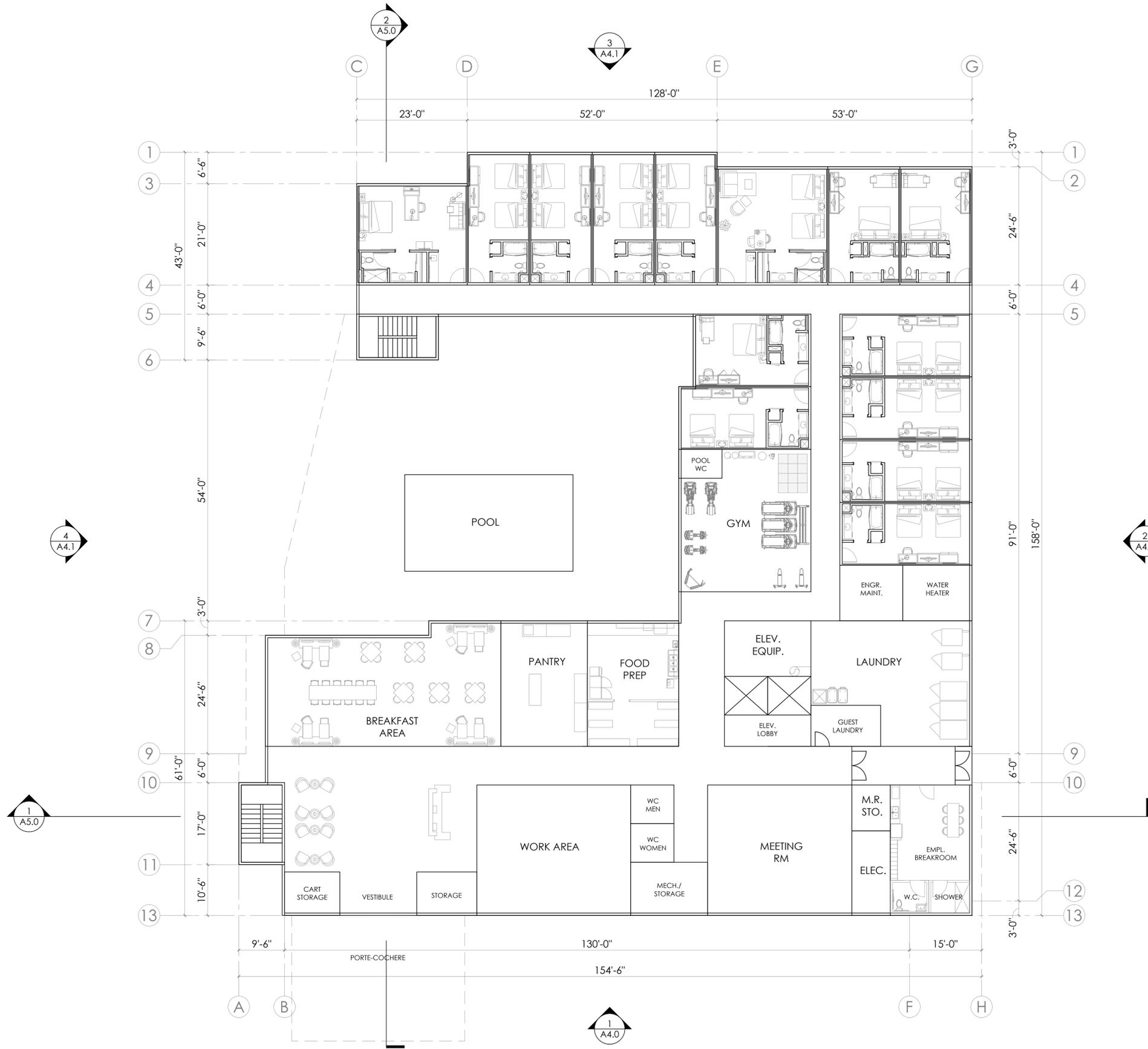
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/ JOB NO: 3360 / DATE: SEPT 26 2018

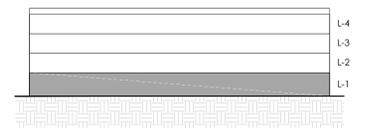
MONTEZUMA ROAD, SAN DIEGO, CA

FLOOR PLAN DATA

KEYS	
- DQ SUITE	1
- DQ RM	9
- KING SUITE	1
- KING RM	3
- TOTAL	14
AREA	
- GROSS	16,900 SF
- NET	XX



KEY PLAN



PRELIMINARY DESIGN

LEVEL 1 FLOOR PLAN

PROJECT: MONTEZUMA HOTEL

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

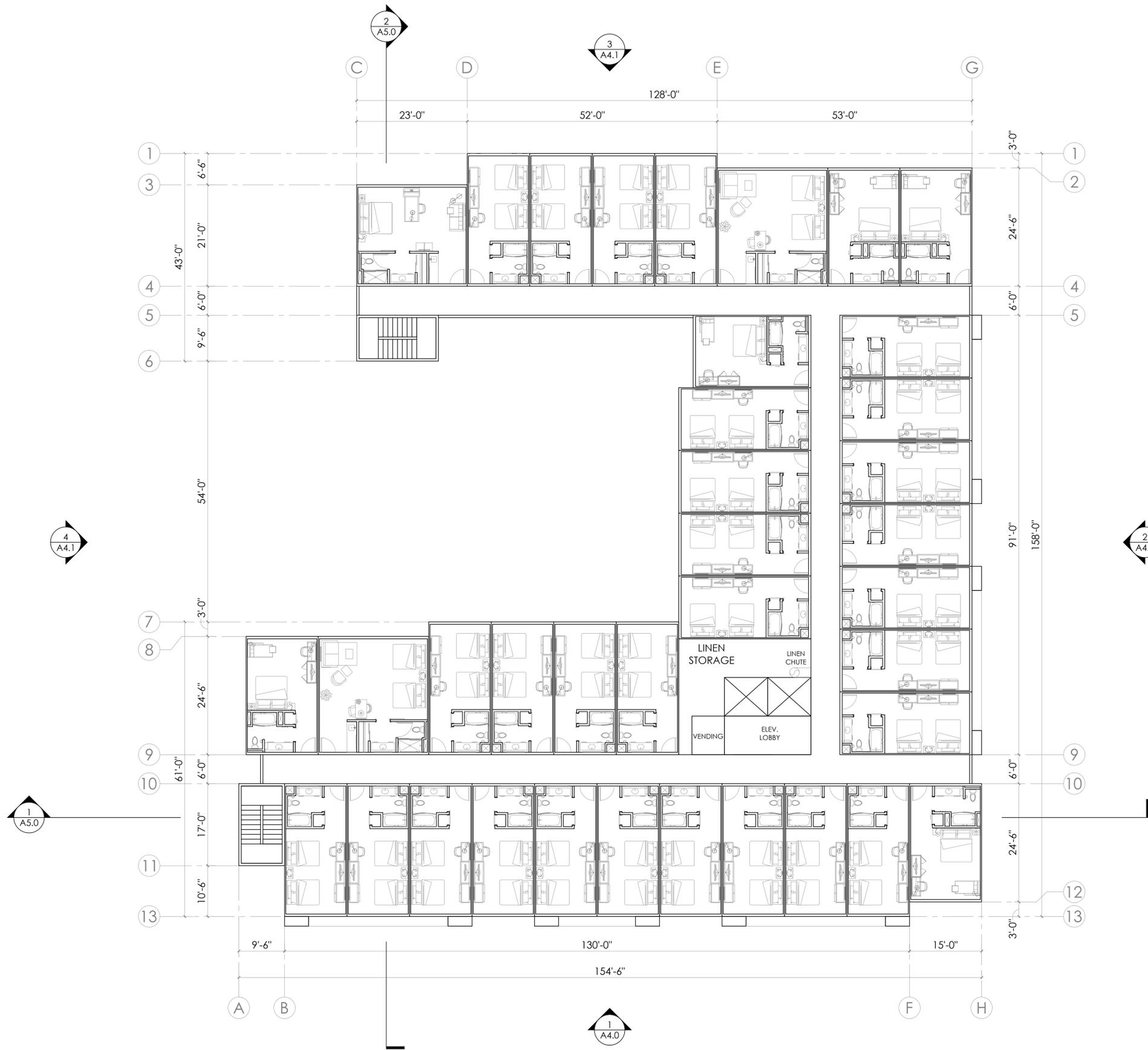
A2.0

/ JOB NO: 3360 / DATE: AUG 21 2018

MONTEZUMA ROAD, SAN DIEGO, CA

FLOOR PLAN DATA

KEYS	
- DQ SUITE	2
- DQ RM	29
- KING SUITE	1
- KING RM	5
- TOTAL	37
AREA	
- GROSS	17,030 SF
- NET	XX



KEY PLAN



PRELIMINARY DESIGN

LEVEL 2-4 FLOOR PLAN

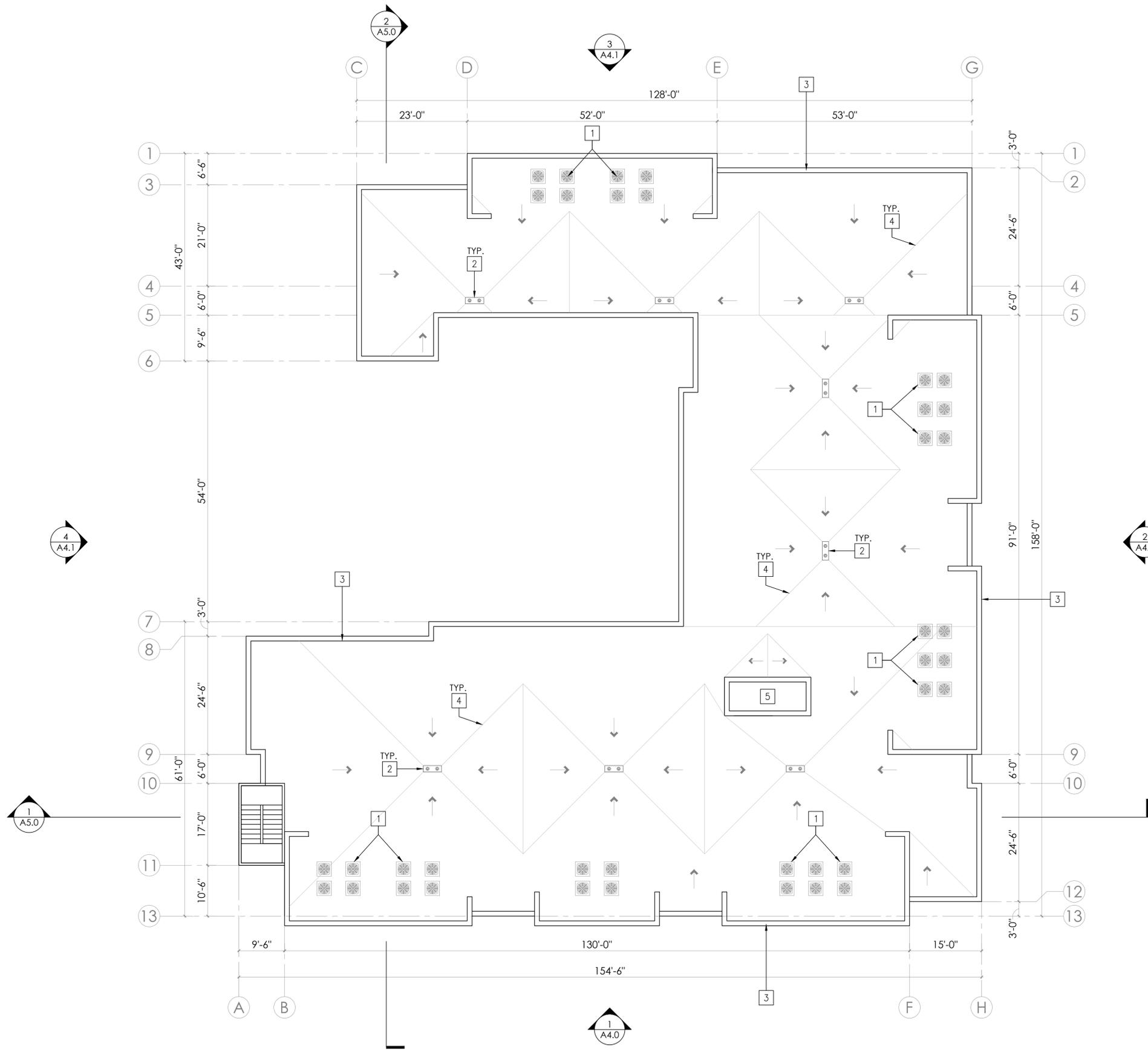
PROJECT: MONTEZUMA HOTEL

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

A2.1

/ JOB NO: 3360 / DATE: AUG 21 2018

MONTEZUMA ROAD, SAN DIEGO, CA

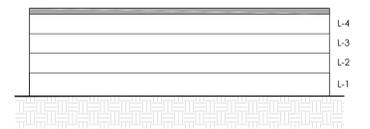


KEY NOTES

- 1 MECHANICAL EQUIPMENT
- 2 ROOF DRAIN
- 3 PARAPET WALLS
- 4 ROOF CRICKET
- 5 ELEVATOR MECHANICAL HOUSING

NOTE:
NEW BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PLANE, EXCEPT THOSE WITH A ROOF SLOPE GREATER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL SHALL BE PROVIDED WITH A STAIRWAY TO THE ROOF.

KEY PLAN



PRELIMINARY DESIGN

ROOF PLAN

PROJECT: MONTEZUMA HOTEL

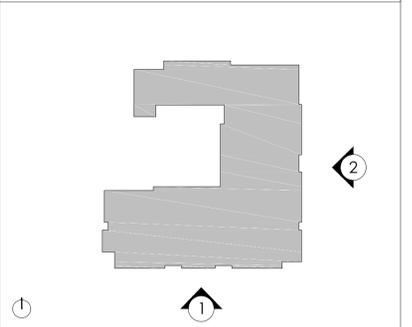
SC: 3/32" = 1'-0" **A2.2**
/ JOB NO: 3360 / DATE: AUG 21 2018
MONTEZUMA ROAD, SAN DIEGO, CA

KEY NOTES

- 1 STOREFRONT GLAZING SYSTEM
- 2 WINDOW
- 3 SMOOTH STUCCO
- 4 WOOD COMPOSITE PANELS
- 5 METAL PANELS
- 6 METAL/ GLASS DOOR
- 7 METAL CANOPY
- 8 TILE VENEER
- 9 POOL FENCE



KEY PLAN



PRELIMINARY DESIGN

BUILDING ELEVATIONS

PROJECT: MONTEZUMA HOTEL

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

A4.0

/ JOB NO: 3360 / DATE: AUG 21 2018

MONTEZUMA ROAD, SAN DIEGO, CA

KEY NOTES

- 1 STOREFRONT GLAZING SYSTEM
- 2 WINDOW
- 3 SMOOTH STUCCO
- 4 WOOD COMPOSITE PANELS
- 5 METAL PANELS
- 6 METAL/ GLASS DOOR
- 7 METAL CANOPY
- 8 TILE VENEER
- 9 POOL FENCE

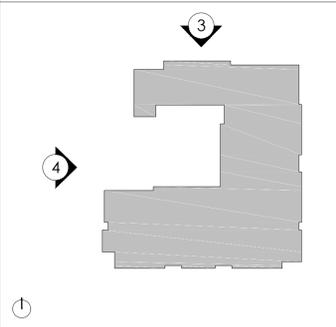


③ NORTH ELEVATION



④ WEST ELEVATION

KEY PLAN



PRELIMINARY DESIGN

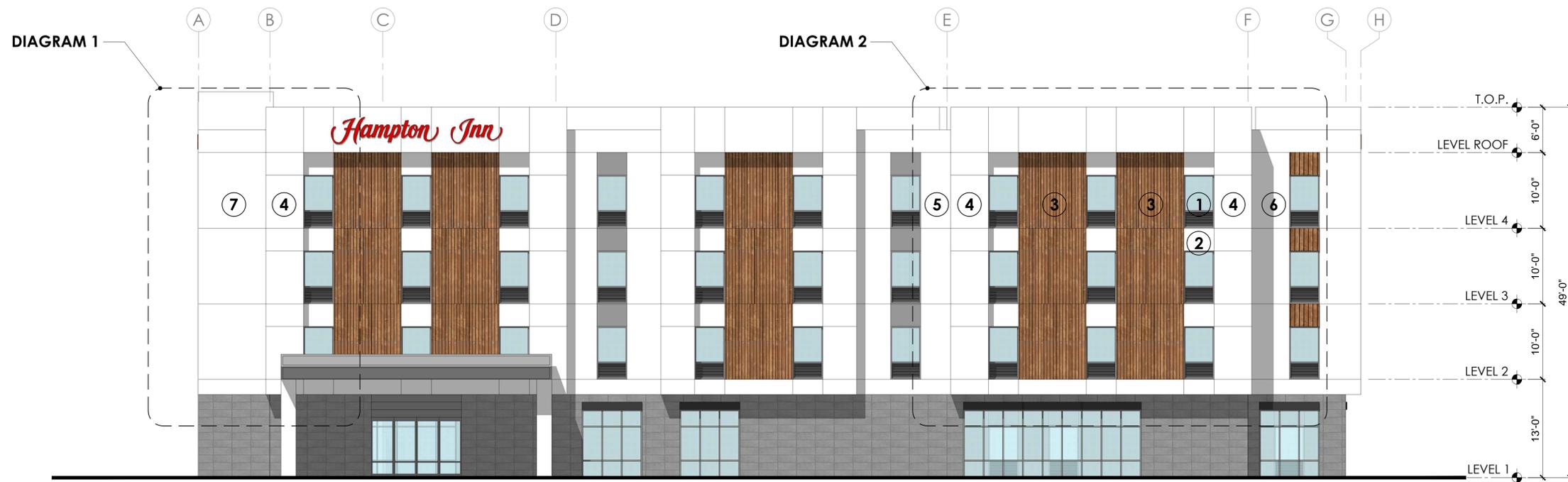
BUILDING ELEVATIONS

PROJECT: MONTEZUMA HOTEL

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

A4.1

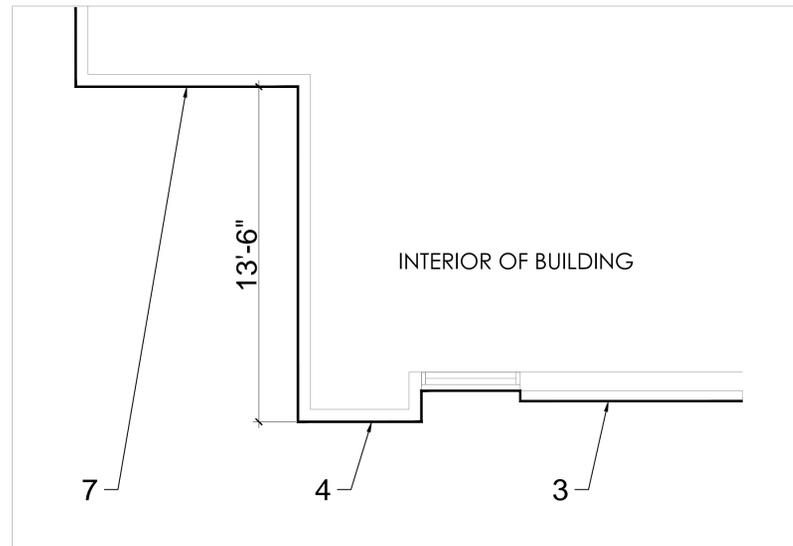
/ JOB NO: 3360 / DATE: AUG 21 2018
MONTEZUMA ROAD, SAN DIEGO, CA



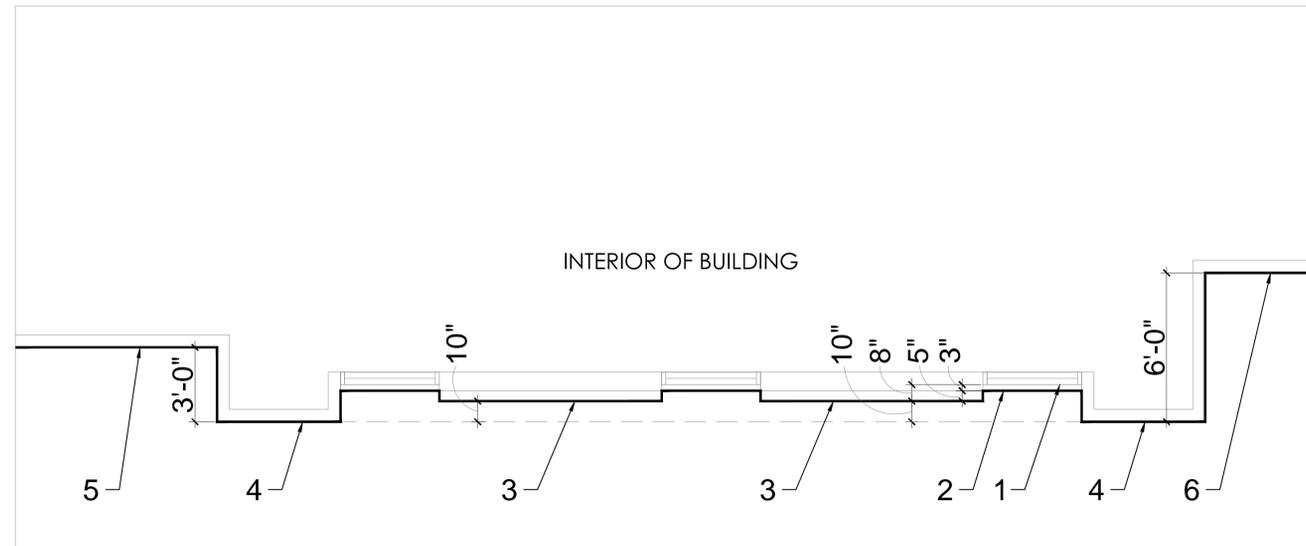
① SOUTH ELEVATION

LEGEND

- 2 PLANES: 3" MIN. SEPARATION
 - 2&1
 - 3&2
- 2 PLANES: 8" MIN. SEPARATION
 - 3&1
 - 4&3
- 2 PLANES: 3" MIN. SEPARATION
 - 4&5
 - 4&6
- 1 PLANE: 5" MIN. SEPARATION
 - 4&7

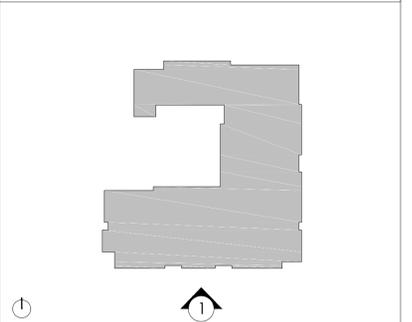


① OFFSETTING PLANE DIAGRAM

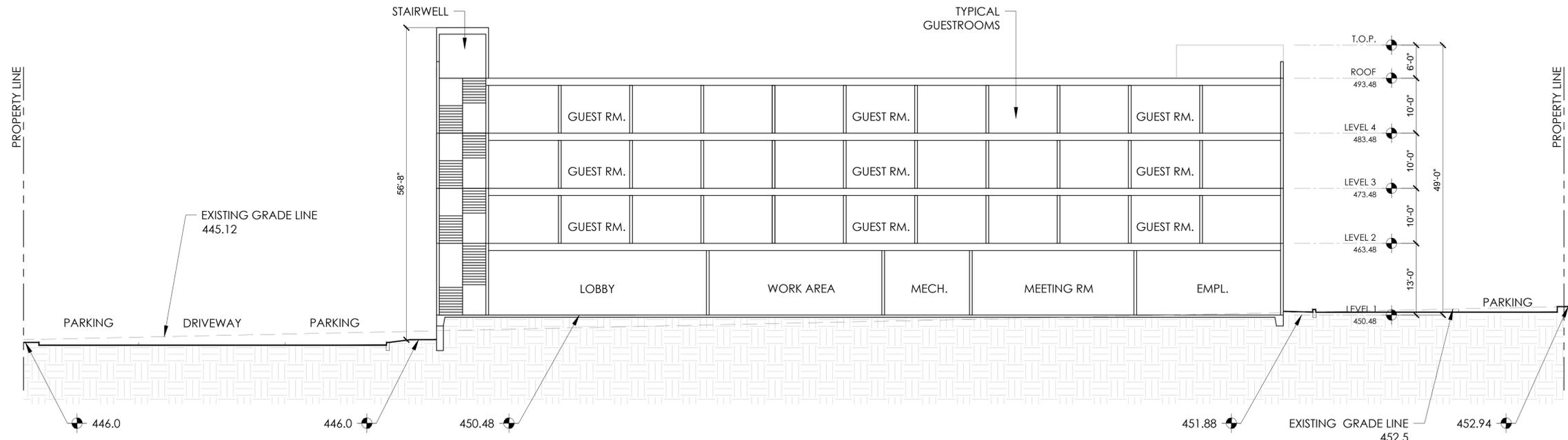


② OFFSETTING PLANE DIAGRAM

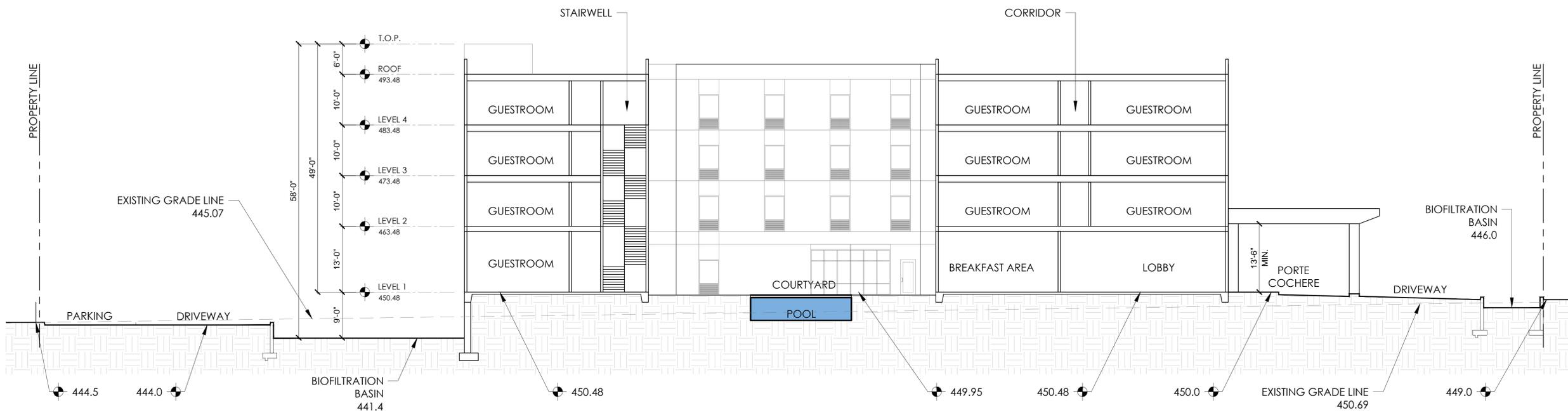
KEY PLAN



KEY NOTES

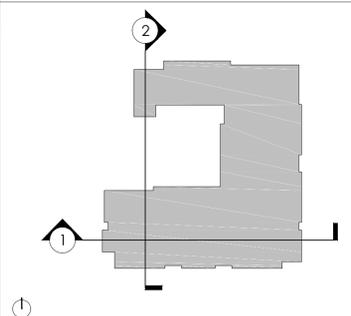


1 BUILDING SECTION



2 BUILDING SECTION

KEY PLAN



PRELIMINARY DESIGN

BUILDING SECTIONS

PROJECT: MONTEZUMA HOTEL

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

A5.0

/ JOB NO: 3360 / DATE: AUG 21 2018

MONTEZUMA ROAD, SAN DIEGO, CA









Montezuma Hotel
6650 Montezuma Road
San Diego, CA. 92115

DRAWN: PO
CHECKED: LO
ISSUED

PROJECT NO. 28001

SHEET TITLE
**LANDSCAPE
CONCEPT
PLAN**

DRAWING NO. SHEET OF 10

L-1

PLANT MATERIAL LEGEND

<p>SYMBOL CATEGORY/DESCRIPTION</p> <p> ONSITE SHADE TREES (30' - 50' HEIGHT, 30' - 35' SPREAD) SUCH AS: ACACIA STENOPHYLLA ARBUS "MARINA" TRISTANIA CONFERTA QUANTITY - APPROX. 19 EACH</p> <p> PARKWAY TREE (20' - 35' HEIGHT, 25' - 30' SPREAD) SUCH AS: GEIJERA PARVIFOLIA RHUS LANCEA QUANTITY - APPROX. 10 EACH</p> <p>SYMBOL CATEGORY/DESCRIPTION</p> <p> LOW WATER USE SHRUBS, AVG. SPACING 2- 3 FEET MINIMUM SIZE, 1 GALLON SUCH AS: AGAVE SPP. ALOE SPP. CALISTEMON VIMINALIS "LITTLE JOHN" CAREX DIVULSA MUHLENBERGIA CAPILLARIS "REGAL MIST" ROSMARINUS OFF. "HUNTINGTON CARPET" SALVIA LEUCANTHA SENECIO MANDRALISCAE VERBENA LILACINA "DE LA MINA" QUANTITY - APPROX. 1,200 EACH</p> <p>SYMBOL CATEGORY/DESCRIPTION</p> <p> MODERATE WATER USE SHRUBS, AVG. SPACING 2 - 3 FEET MINIMUM SIZE, 1 GALLON SUCH AS: ANIGOZANTHOS FLAVIDUS AGANTHUS AFRICANUS DIANELLA TASMANICA "VARIEGATA" HEMEROCALLIS HYBRIDS LOMANDRA LONGIFOLIA "BREEZE" PHORMIUM TENAX PITTIOSPORUM TOBIRA RHAPIOLEPSIS INDICA VAR. QUANTITY - APPROX. 330 EACH</p>	<p>MINIMUM SIZE, 24" BOX SHOESTRING ACACIA ARBUTUS BRISBANE BOX</p> <p>MINIMUM SIZE, 36" BOX AUSTRALIAN WILLOW AFRICAN SUMAC</p> <p>AGAVE ALOE LITTLEJOHN BOTTLEBRUSH BERKLEY SEDGE REGAL MIST MUHLENBERGIA HUNTINGTON CARPET ROSMARY MEXICAN BUSH SAGE BLUE PICKLE CEDROS ISLAND VERBENA</p> <p>KANGAROO PAW LILY OF THE NILE VARIEGATED FLAX LILY DAYLILIES DWARF MAT RUSH NEW ZEALAND FLAX TOBIRA INDIA HAWTHORN</p>	<p>SYMBOL CATEGORY/DESCRIPTION</p> <p> STREET YARD ACCENT TREE MINIMUM SIZE, 36" BOX (20' - 25' HEIGHT, 15' - 20' SPREAD) SUCH AS: PYRUS CALLERYANA "ARISTOCRAT" ERIOBOTRYA DEFLEXA MAGNOLIA GRANDIFLORA "ST. MARY" QUANTITY - APPROX. 7 EACH</p> <p>SYMBOL CATEGORY/DESCRIPTION</p> <p> VERTICAL ACCENT TREE MINIMUM SIZE, 12" BTH (60' - 80' HEIGHT) SUCH AS: SYAGRUS ROMANZOFFIANUM QUEEN PALM QUANTITY - APPROX. 3 EACH</p> <p>SYMBOL CATEGORY/DESCRIPTION</p> <p> BIO-FILTRATION PLANTING, AVG. SPACING 2 - 3 FEET MINIMUM SIZE, 1 GALLON SUCH AS: ACHILLEA MILLEFOLIUM MAHONIA REPENS MUHLENBERGIA RIGENS ROCK MULCH IN BASIN AREA QUANTITY - APPROX. 580 EACH</p> <p>SYMBOL CATEGORY/DESCRIPTION</p> <p> HARDSCAPE, SUCH AS: CONCRETE UNIT PAVERS, DECORATIVE CONCRETE</p> <p> 40 SQUARE FOOT TREE ROOT ZONE AREA</p>
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DESIGN STATEMENT

THE LANDSCAPE CONCEPT IS BASED ON THREE GUIDING PRINCIPALS:

1. LOW WATER USAGE - THE MAJORITY OF SELECTED SHRUBS AND GROUND COVERS HAVE LOW TO MODERATE WATERING REQUIREMENTS. PLANTS HAVE ALSO BEEN SELECTED WITH CONSIDERATION FOR LOCAL WEATHER CONDITIONS.
2. MODERATE MAINTENANCE REQUIREMENTS - THE TREES, SHRUBS AND GROUND COVERS SELECTED ARE NOTED FOR THEIR HARDINESS AND MODERATE MAINTENANCE REQUIREMENTS.
3. ATTRACTIVE/FUNCTIONAL PLANTING DESIGN - CREATING AN ATTRACTIVE IMAGE ALONG MONTEZUMA AVENUE IS A PRIORITY RELATIVE TO THE DESIGN. SELECTED TREES ARE CHOSEN FROM THE CITY OF SAN DIEGO STREET TREE SELECTION GUIDE. REQUIRED BIOFILTRATION AREAS WILL BE INCORPORATED IN THE FRONTAGE PLANTING DESIGN THEME TO ACCOMMODATE DRAINAGE RUNOFF.

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

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

$$MAWA = (E_{to}) (0.62) [(0.45 \times LA) + (0.55 \times SLA)]$$

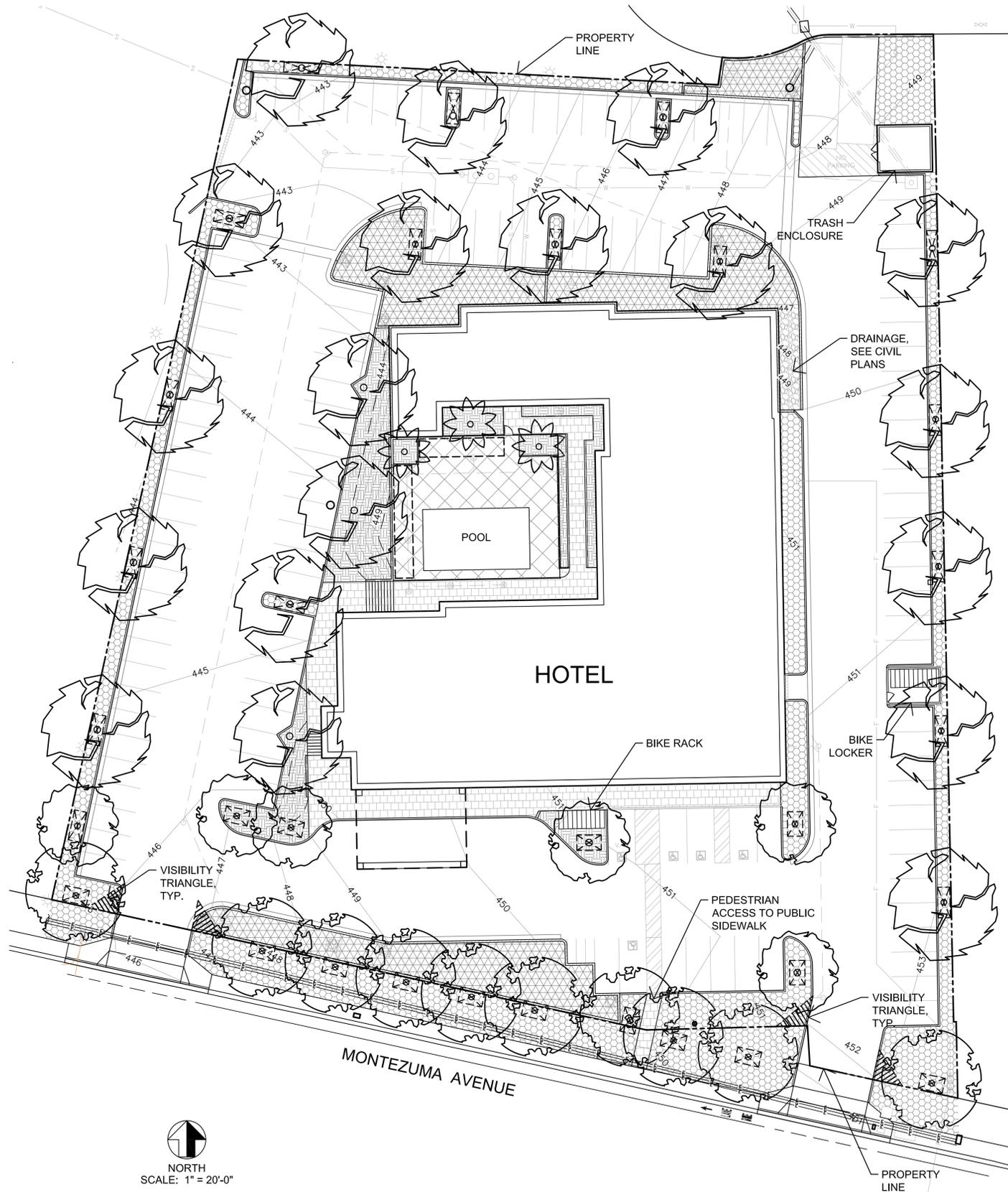
MAWA = Maximum Applied Water Allowance (gallons per year)
 E_{to} = Reference Evapotranspiration (inches per year)
 0.7 = ET Adjusted Factor (ETAF)
 LA = Landscape Area (square feet)
 0.62 = Conversion factor (to gallons per square foot)
 SLA = Portion of the landscape area identified as Special Landscape Area (square feet)
 .03 = the additional ET Adjustment Factor for Special Landscape Area

Maximum Applied Water Allowance = 187,142 gallons per year

$$MAWA = (41.0) (0.62) [(0.45 \times 16,360) + (0.55 \times SLA)]$$

$$(25.42) (7,362 + 0)$$

$$187,142$$



ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF PARTNER AND WERE CREATED, EVALUATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON FROM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PARTNER.



Montezuma Hotel
6650 Montezuma Road
San Diego, CA. 92115

LANDSCAPE CALCULATIONS

MONTEZUMA HOTEL
LANDSCAPE DEVELOPMENT PLAN
ZONE: COMMERCIAL

STREET YARD
TOTAL STREET YARD AREA - 19,990 S.F.
REQUIRED LANDSCAPE AREA - 5,000 S.F. (25%)
REQUIRED POINTS - 1,000 (.05/S.F.)

LANDSCAPE AREA PER PLAN - 5,800 S.F. (29%)
SHRUBS AND GROUNDCOVERS 4,320
HARDSCAPE 1,480
5,800

POINTS PER PLAN - 1,050 (.05/S.F.)
36" BOX TREE, 10 @ 50 PTS. EA. = 500
225 SHRUBS, 1 GAL. @ 1 PTS. EA. = 225
225 SHRUBS, 5 GAL. @ 2 PTS. EA. = 450
1,170

REMAINING YARD
TOTAL REMAINING YARD AREA - 6,900 S.F.
REQUIRED LANDSCAPE AREA - 2,070 S.F. (30%)
REQUIRED POINTS - 345 (.05/S.F.)

LANDSCAPE AREA PER PLAN - 2,870 S.F. (42%)
SHRUBS AND GROUNDCOVERS 580

POINTS PER PLAN - 1,050 (.05/S.F.)
24" BOX TREE, 11 @ 20 PTS. EA. = 220
360 SHRUBS, 1 GAL. @ 1 PTS. EA. = 360
580

VUA* WITHIN STREETYARD
TOTAL VUA AREA - 13,560 S.F.
REQUIRED LANDSCAPE AREA - 678 S.F. (5%)
REQUIRED POINTS - 678 (.05/S.F.)

LANDSCAPE AREA PER PLAN - 1,040 S.F. (7.6%)
POINTS PER PLAN - 900 (.07/S.F.)
36" BOX TREE, 8 @ 50 PTS. EA. = 400
225 SHRUBS, 5 GAL. @ 2 PTS. EA. = 450
850

VUA* OUTSIDE STREETYARD
TOTAL VUA AREA - 29,410 S.F.
REQUIRED LANDSCAPE AREA - 880 S.F. (3%)
REQUIRED POINTS - 880 (.03/S.F.)

LANDSCAPE AREA PER PLAN - 880 S.F. (3%)
POINTS PER PLAN - 880 (.03/S.F.)
24" BOX TREE, 18 @ 20 PTS. EA. = 360
260 SHRUBS, 5 GAL. @ 2 PTS. EA. = 520
880

STREET TREES
MONTEZUMA AVENUE:
LINEAR FEET OF STREET FRONTAGE - 300
REQUIRED TREES - 10 EA. (1/30 L.F.)
TREES PER PLAN - 10 EA.

* VUA - VEHICULAR USE AREA
* BTH - BROWN TRUNK HEIGHT

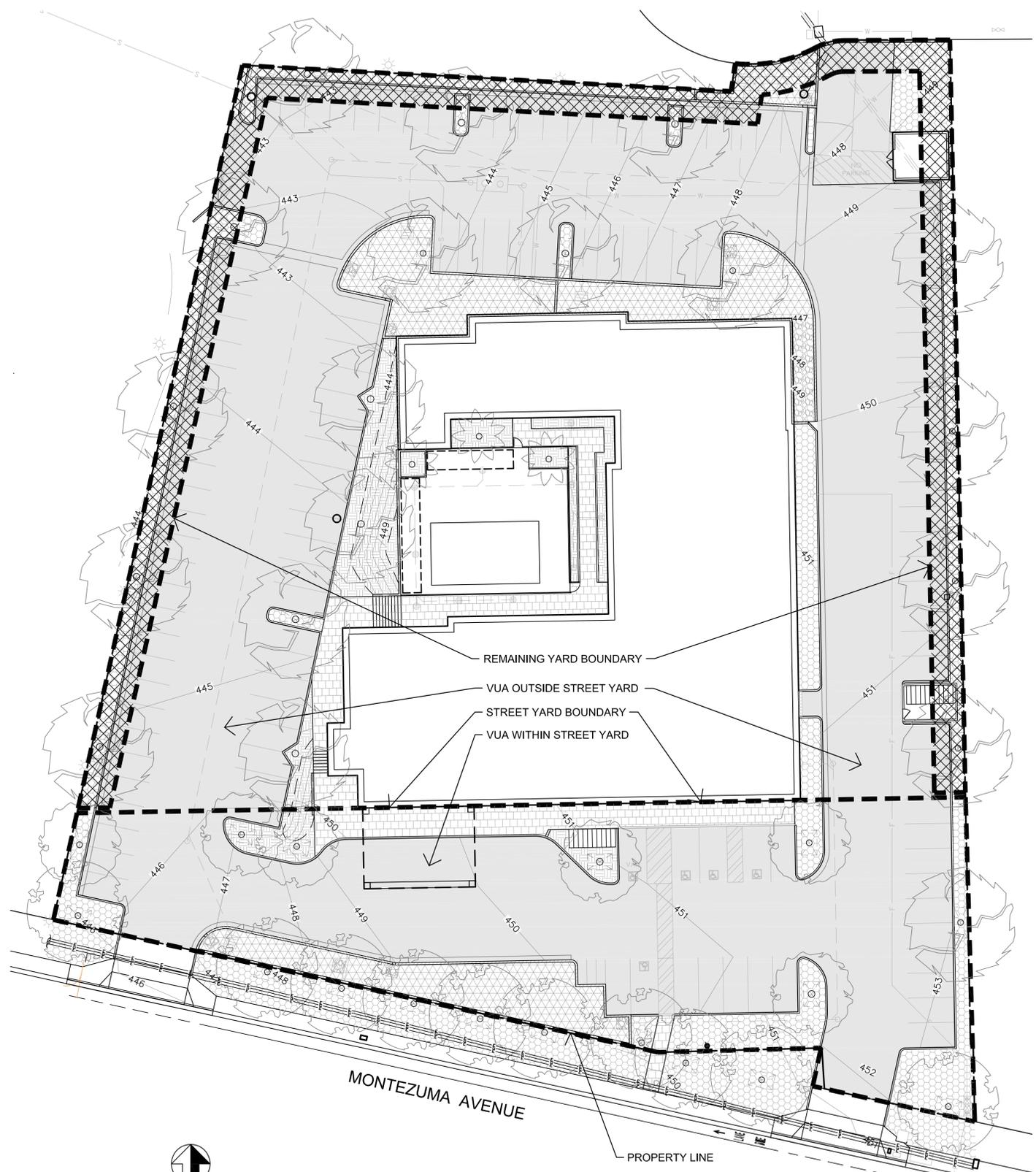
GENERAL NOTES

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED 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. THE IRRIGATION SYSTEM WILL INCLUDE A COMBINATION OF DRIP AND OVERHEAD SPRAY SYSTEMS.

ALL PLANTED AREAS WILL BE IRRIGATED USING LOW PRECIPITATION SPRINKLERS, WATER MONITORING DEVICES, CHECK VALVES AND APPROPRIATE WATER CONSERVING EQUIPMENT.

NO IRRIGATION RUN-OFF SHALL DRAIN OFFSITE INTO THE PUBLIC RIGHT OF WAY, STREETS, DRIVES OR ALLEY.

A DEDICATED IRRIGATION METER FOR LANDSCAPING WILL BE PROVIDED.
- ALL LANDSCAPE AREAS WILL BE ENCLOSED BY A 6" HIGH CONCRETE CURB IN OR ADJACENT TO ALL VUA'S.
- MINIMUM DISTANCE TO STREET TREE:
TRAFFIC SIGNALS (STOP SIGNS) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURBLINE OF TWO STREETS) - 25 FEET
- A MINIMUM ROOT ZONE OF 40 SQUARE FEET IN AREA SHALL BE PROVIDED FOR ALL TREES, WITH A MINIMUM DIMENSION OF 5 FEET.
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS WITHIN THE PUBLIC ROW SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO MINIMUM DEPTH OF E INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.



NORTH
SCALE: 1" = 20'-0"

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF PARTNERE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PARTNERE.

DRAWN: PO
CHECKED: LO
ISSUED:

PROJECT NO. 28001

SHEET TITLE
LANDSCAPE
CONCEPT
PLAN

DRAWING NO. SHEET OF 10

L-2



SITE ADDRESS

6650 MONTEZUMA ROAD
SAN DIEGO, CA 92115

A.P.N.

468-120-06

TOPOGRAPHIC SOURCE

ALTA LAND SURVEYING, INC.
9517 GROSSMONT SUMMIT DR.
LA MESA, CA 91941
PH (619) 713-2582
DATED JANUARY 25, 2017

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF LOT 1 OF COLLEGE VISTA ACCORDING TO MAP THEREOF NO. 3226, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MAY 4, 1955, I.E. NORTH 01°04'5" WEST

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE BRASS PLUG AT THE SOUTHWEST CORNER OF EL CAJON BLVD AND 67TH STREET AS PUBLISHED IN THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK, OCTOBER 2011, ELEVATION 459.889, DATUM M.S.L.

LEGAL DESCRIPTION

PORTION OF LOT 1 OF COLLEGE VISTA, IN THE CITY OF SAN DIEGO COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 3226, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MAY 4, 1955.
TOGETHER WITH A PORTION OF LOT 33 OF THE LA MESA COLONY, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 346, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, MARCH 8, 1887.

GRADING TABULATION

TOTAL SITE AREA TO BE GRADED:	1.86 AC.
PERCENT OF TOTAL SITE TO BE GRADED:	100%
AMOUNT OF CUT:	2,000 C.Y.
AMOUNT OF FILL:	1,000 C.Y.
AMOUNT OF IMPORT MATERIAL:	N/A
AMOUNT OF EXPORT MATERIAL:	1,000 C.Y.
MAXIMUM HEIGHT OF FILL SLOPES:	6 FT. (21 MAX)
MAXIMUM HEIGHT OF CUT SLOPES:	N/A
RETAINING / CURB WALLS: TOTAL LENGTH:	819'
MAX. HEIGHT:	6'
MAXIMUM HEIGHT OF CUT FOR BIOFILTRATION BASIN:	4.6'

UTILITY NOTES

ALL PROPOSED WATER AND SEWER FACILITIES (PUBLIC AND PRIVATE) WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT MUST BE DESIGNED, CONSTRUCTED, OR ABANDONED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED WITHIN THE CITY OF SAN DIEGO'S CURRENT WATER AND SEWER FACILITY DESIGN GUIDELINES, REGULATIONS, STANDARDS, AND PRACTICES PERTAINING THERETO.

ALL WATER LINES SERVING THIS DEVELOPMENT (INCLUDING DOMESTIC, IRRIGATION, AND FIRE) MUST PASS THROUGH A PERMITTED, PRIVATE, ABOVE GROUND, BACKFLOW PREVENTION DEVICE (BFPD).

EASEMENTS

- PUBLIC STREET AND INCIDENTAL PURPOSES EASEMENT GRANTED TO CITY OF SAN DIEGO, RECORDED DECEMBER 3, 1948 IN BOOK 3037, PAGE 361, OR, (LOCATION OF EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION)
- POLES, WIRES AND INCIDENTAL PURPOSES EASEMENT GRANTED TO SDGE, RECORDED NOVEMBER 5, 1953 IN BOOK 5039, PAGE 251, OR, (LOCATION OF EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION)
- PUBLIC UTILITIES, (GRESS & EGRESS AND INCIDENTAL PURPOSES) EASEMENT GRANTED TO SDGE, RECORDED SEPTEMBER 8, 1982 AS INSTRUMENT NO. 82-277806, OR, (LOCATION OF EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION)

FIRE NOTE

BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

AREA CALC

- PROJECT SITE - 81,020 SF. (1.86 AC.)
- DISTURBED AREA - 81,020 SF. (1.86 AC.)
- PRE-CONSTRUCTION - 58,043 SF. IMPERVIOUS
22,977 SF. PERVIOUS
- POST-CONSTRUCTION 67,693 SF. IMPERVIOUS
13,327 SF. PERVIOUS

KEY NOTES

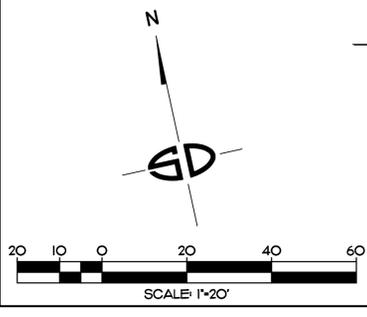
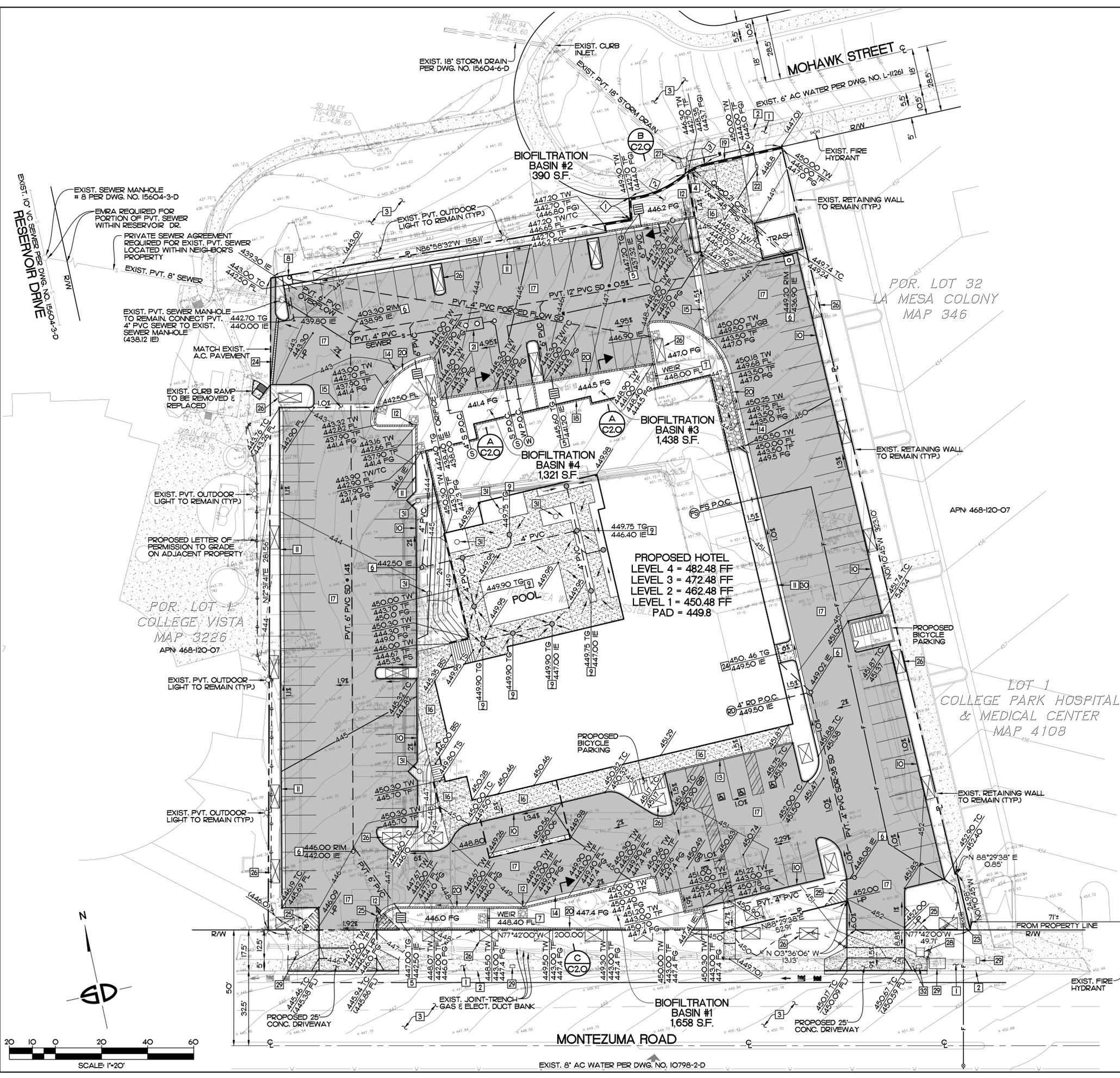
- EXISTING CONC. SIDEWALK TO REMAIN.
- EXISTING CONC. CURB/GUTTER TO REMAIN.
- EXISTING A.C. PAVEMENT TO REMAIN.
- CONNECT TO EXIST. 18" STORM DRAIN PIPE (436.35 IE ±).
- PROPOSED 48" CATCH BASIN (BMP OUTLET STRUCTURE).
- PROPOSED PVT. SD CLEANOUT.
- PROPOSED PVT. CHECK DAM W/ WEIR & ROCK SPLASH PAD.
- PROPOSED PVT. CURB INLET W/ SUMP PUMP AND OVERFLOW WEIR.
- PROPOSED PVT. AREA DRAIN.
- PROPOSED PVT. 6" CONC. CURB.
- PROPOSED PVT. 6" CONC. CURB/GUTTER.
- PROPOSED PVT. DEPRESSED CURB TO DRAIN.
- PROPOSED PVT. 0"-EIGHT CONC. CURB.
- PROPOSED PVT. CONC. GUTTER.
- PROPOSED PVT. 3" CONCRETE SWALE.
- PROPOSED PVT. CONCRETE PAVEMENT.
- PROPOSED PVT. A.C. PAVEMENT.
- PROPOSED BUILDING WALL.
- PROPOSED RETAINING WALL.
- PROPOSED CUT-OFF/RETAINING WALL.
- PROPOSED PVT. GREASE INTERCEPTOR.
- PROPOSED PVT. WATER BACKFLOW PREVENTER.
- PROPOSED PVT. FIRE BACKFLOW PREVENTER.
- PROPOSED PVT. TRENCH DRAIN.
- NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALL IN THE VISIBILITY AREA SHALL EXCEED 2-FEET IN HEIGHT.
- PROPOSED TREE W/ ROOT ZONE (5'X8' OR 4'X10').
- EXISTING WATER METERS TO REMAIN.
- EXISTING TRANSFORMER TO REMAIN & PROTECT IN-PLACE.
- EXISTING UTILITY RISERS AND VALTS TO REMAIN.
- PROPOSED RED PAINTED FIRE LANE CURB.
- PROPOSED TREE OR PALM TREE.
- ADJUST EXIST. VALTS TO FINISH SURFACE TYPICAL.

BOUNDARY DATA

DELTA/BRG	RADIUS	LENGTH
1 N 08°24'02" E	—	9.06'
2 Δ - 33°54'24"	45.16'	26.73'
3 Δ - 27°47'44"	20.00'	9.70'
4 N 89°42'15" E	—	34.23'

ABBREVIATIONS

- BS - DENOTES BOTTOM OF STEP
- FF - DENOTES FINISH FLOOR
- FG - DENOTES FINISH GRADE
- FS - DENOTES FIRE SERVICE
- GB - DENOTES GRADE BREAK
- HP - DENOTES HIGH POINT
- IE - DENOTES INVERT ELEVATION
- POC - DENOTES POINT OF CONNECTION
- PVT. - DENOTES PRIVATE
- RD - DENOTES ROOF DRAIN
- S - DENOTES SEWER
- SD - DENOTES STORM DRAIN
- SF - DENOTES SQUARE FEET
- TC - DENOTES TOP OF CURB
- TF - DENOTES TOP OF FOOTING
- TS - DENOTES TOP OF STEP
- TG - DENOTES TOP OF GRATE
- TW - DENOTES TOP OF WALL
- W - DENOTES WATER



CONCEPTUAL GRADING PLAN

MONTEZUMA HOTEL
6650 MONTEZUMA ROAD
SAN DIEGO, CA 92115

SHEET NO. C10
1 OF 2 SHEETS
JOB NO. SD4438 (D-3)

DESIGNER: SNIPES-DYE ASSOCIATES
DRAWN: [Name]
CHECKED: [Name]
DATE: 02-20-18

REVISION DESCRIPTION

NO.	DATE	DESCRIPTION
1	06-27-18	REVISED PER 1ST REVIEW COMMENTS.
2	07-27-18	REVISED PER 2ND REVIEW COMMENTS.
3	08-20-18	REVISED PER 3RD REVIEW COMMENTS.

ENGINEER OF WORK

Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033

San P. Nguyen 3/20/18
SON P. NGUYEN R.C.E. 86249
EXPIRES 03-31-19

REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA



SITE PLAN
MONTEZUMA HOTEL
 6650 MONTEZUMA ROAD
 SAN DIEGO, CA 92115

SHEET TITLE
 JOB NAME

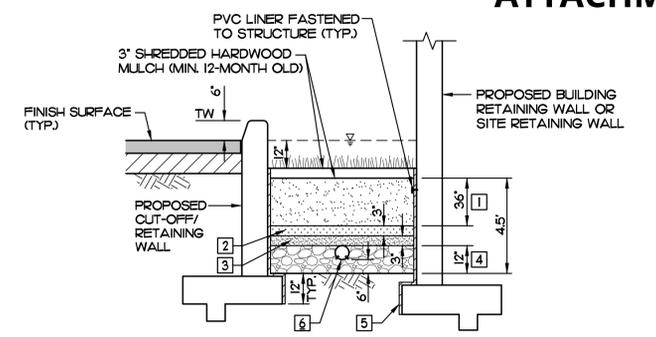
DESIGNER
 DRAWN
 CHECKED
 DATE

BY
 DATE

REVISION DESCRIPTION

NO. DATE

BY NO. DATE



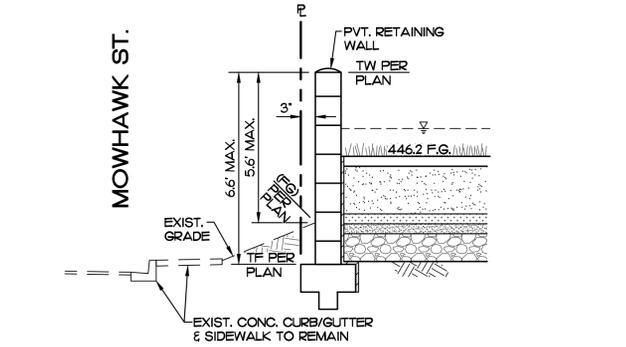
KEY NOTES

- 1 BIORETENTION SOIL MEDIA (BSM) (5% MIN. PERCOLATION RATE) PER BSM MIXTURE RIGHT
- 2 3" CLEAN & WASHED ASTM 33 FINE AGGREGATE SAND
- 3 3" LAYER OF ASTM 8 STONE
- 4 ASTM 57 OPEN GRADED STONE (3/4" WASHED CRUSHED ROCK)
- 5 IMPERMEABLE LINER (30 MIL PVC GEOMEMBRANE BY EPI OR APPROVED EQUAL) PER MANUFACTURER'S SPECIFICATIONS
- 6 PVT. 6" PVC PERFORATED PIPE

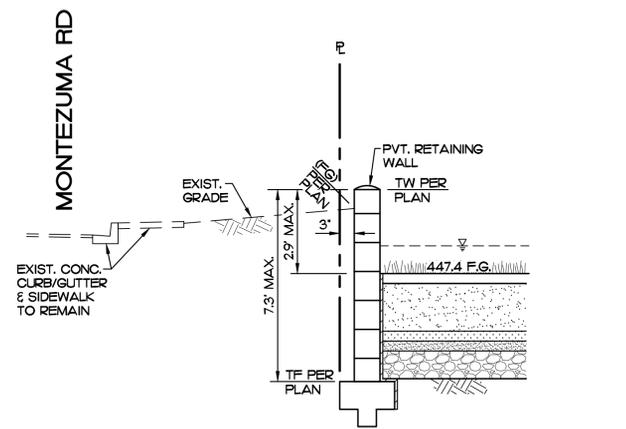
BSM MIXTURE		
BMP COMPOSITION	ASTM C33 SAND	COMPOST
VOLUME	70% - 85%	15% - 30%

1. ORGANIC MATERIAL CONTENT SHALL BE 35% - 75% BY DRY WEIGHT.
2. FOR BSM SPECIFICATIONS, SEE APPENDIX F.3 OF THE CITY OF SAN DIEGO 2018 STORM WATER STANDARDS.

(A) TYPICAL SECTION - BIOFILTRATION BASIN W/ PARTIAL RETENTION
 NO SCALE

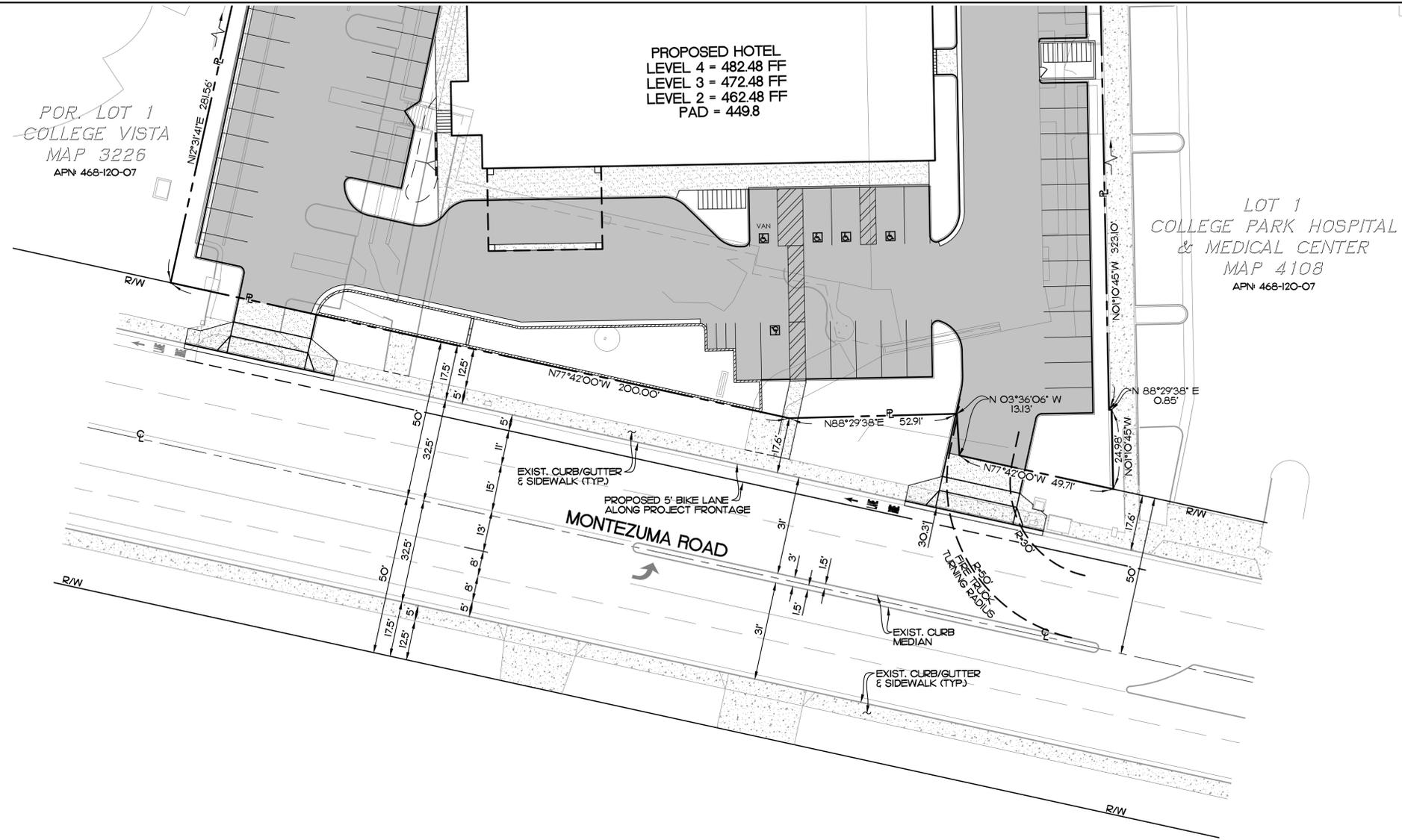


(B) TYPICAL SECTION - PVT. RETAINING WALL
 NO SCALE



(C) TYPICAL SECTION - PVT. RETAINING WALL
 NO SCALE

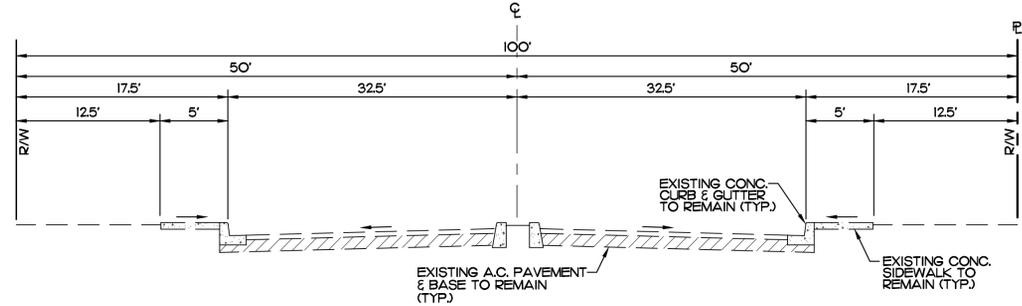
ENGINEER OF WORK
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 Son P. Nguyen 3/20/13
 SON P. NGUYEN R.C.E. 86249
 EXPIRES 03-31-19



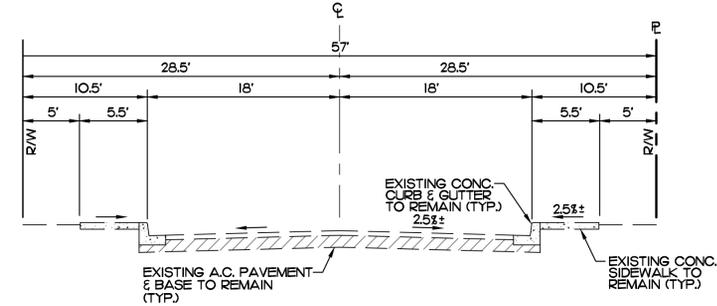
PROPOSED HOTEL
 LEVEL 4 = 482.48 FF
 LEVEL 3 = 472.48 FF
 LEVEL 2 = 462.48 FF
 PAD = 449.8

LOT 1
 COLLEGE PARK HOSPITAL
 & MEDICAL CENTER
 MAP 4108
 APN 468-120-07

POR. LOT 1
 COLLEGE VISTA
 MAP 3226
 APN 468-120-07



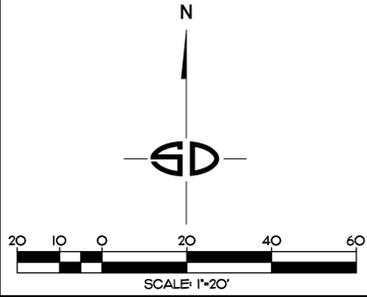
TYPICAL SECTION - MONTEZUMA ROAD
 NO SCALE



TYPICAL SECTION - MOHAWK STREET
 NO SCALE

EXISTING 8" AC WATER MAIN PER DWG. 10798-D

EXISTING 6" AC WATER MAIN PER DWG. L-11261



S:\Projects\30448x_Montezuma Hotel\30448x_02_Site Plan.dwg
 Author: Andrew Adams 20, 2018 8:28am by jmn

C2.0
 2 OF 2 SHEETS
 SD448X (D-3)