



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: May 16, 2019 REPORT NO. PC-19-036
HEARING DATE: May 23, 2019
SUBJECT: 32ND AND C STREET. Process Four Decision
PROJECT NUMBER: [595288](#)
OWNER/APPLICANT: CityMark Golden Hill, LLC/Hunsaker & Associates

SUMMARY

Issue: Should the Planning Commission approve a subdivision of land to create one condominium lot and the construction of 19 residential dwelling units on the southeast corner of 32nd Street and C Street within the Greater Golden Hill Planning Area?

Staff Recommendations:

1. **Adopt** Mitigated Negative Declaration (MND) No. 595288 and **Adopt** Mitigation, Monitoring and Reporting Program (MMRP); and
2. **Approve** Vesting Tentative Map No. 2111897; and
3. **Approve** Neighborhood Development Permit No. 2179898.

Community Planning Group Recommendation: On October 10, 2018, the Greater Golden Hill Planning Committee voted 9-3-0 to approve the project.

Environmental Review: Mitigated Negative Declaration No. 595288 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented to reduce all potential significant impacts related to Tribal Cultural Resources to below a level of significance.

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

Code Enforcement Impact: None.

Housing Impact Statement: The project would provide for development of 19 market-rate multi-family housing units within an undeveloped site. The Greater Golden Hill Planning Area recommends the project site for multifamily residential development. The project is proposing 19 residential condominium units at a density range of 19 dwelling units per acre which is consistent with the community plan. The project will comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations, SDMC section 142.1301 et seq. The applicant will pay the Inclusionary Affordable Housing Fee as required by SDMC section 142.1304.

BACKGROUND

The vacant, 0.97-acre project site is located at the southeast corner of 32nd Street and C Street in the RM-1-1 (Residential-Multiple Unit) zone within the Greater Golden Hill Planning Area (Attachments 1-3). The site is designated for Low Medium Density residential development at 10-15 dwelling units per acre (DU/AC). The project site is currently undeveloped, and the surrounding area is developed with single dwelling units to the west and north, apartments to the east, and there is vacant land to the northeast and south. The 32nd Street Canyon trail takes its access from the north side of C Street near the east end of the project sight. State Route 94 freeway is approximately 500 feet to the south of the site and Golden Hill Elementary School is approximately 500 feet to the northeast of the site. The site is also located within an area that may contain Tribal Resources. The project site slopes high to low from the west to the east where the project meets the existing apartment complex on C Street that also negotiates the sloping terrain (Attachment 1).

DISCUSSION

Project Description:

The project proposes to subdivide the site into one lot for condominium purposes and construct 19 dwelling units. A Vesting Tentative Map is proposed for the subdivision. The project also proposes four units above the allowed density range (10-15 DU/AC) and as a result requires a Neighborhood Development Permit (NDP). The proposal also includes a retaining wall within the public right-of-way (ROW) that exceeds three feet in height. This deviation also requires approval of an NDP. The 19 three-bedroom units will be located in four structures and will be contained in a mix of two- and three-story buildings. The buildings will not exceed 35 feet in height.

The site contains overhead utilities, and these will be undergrounded by the applicant. The project provides a balanced cut and fill (4,800 cubic yards each) and there are no existing easements on the site. The project will construct 32nd street south of C Street where no paving exists today, and the project will also provide a concrete alley from 32nd Street to the existing alley behind the adjacent apartments to the east (Attachment 12).

Project Related Issues:

The project is considered to be an In-Fill project as defined by Housing and Urban Development (HUD) as 75 percent of the surrounding area is currently developed. As such, the deviations for the project may be processed with the approval of the NDP per Section 143.0915(b) of the Land Development Code.

A retaining wall is proposed within the public Right-of-Way (ROW) to provide an adequate turning radius on 32nd Street into the alley behind the project (Attachment 12). This turning radius will allow for emergency vehicles, including fire trucks to reach the rear of the proposed project and the apartments to the east of the site. The retaining wall deviates from the Land Development Code that restricts the height of retaining walls within the public Right-of-Way to three feet. This deviation requires an NDP as the proposed wall that is within the 32nd Street public Right-Of-Way (ROW) and ranges from zero to five feet in height where a three-foot maximum is allowed. This wall is located within the public ROW on the west side of 32nd Street and will hold back the existing sloping terrain.

The project also proposes 19 dwelling units, which exceeds the Community Plan's base density range of 10-15 DU/AC by four units and may be permitted by an NDP. Sidewalks to be constructed along C Street will match the existing scoring pattern. The project will also provide a five-foot bike lane adjacent to the project site on C Street as called for in the Community Plan. The project will complete the rear alley from the existing apartment complex on the east to a new portion of 32nd Street which will also be provided by the applicant.

General Plan/Community Plan Analysis:

The project site is subject to the recommendations of the citywide General Plan and the Golden Hill Community Plan (Community Plan) which was updated in 2016. General Plan policies are also implemented through community plan recommendations. The Community Plan contains the community-specific detail, including more detailed land use designations, for review of development projects.

The proposed project is consistent with the goals and policies of the General Plan and the Community Plan. The project would advance the General Plan City of Villages Strategy by providing housing within the density range specified by the Community Plan and paying its proportional fair-share of public facilities costs through payment of a Development Impact Fee for new residential development.

The Community Plan designates the site for residential development at a low-medium density range between 10 and 15 dwelling units per acre. The Residential – Low Medium land use designation is intended for both single-family and multifamily housing. The community plan also provides an increased density development option within the neighborhood east of 32nd Street that would allow up to 29 dwelling units per acre with a Planned Development Permit. The proposed project would subdivide the 0.97-acre site for development of 19 attached dwelling units which is within the density range allowed by this development option. Therefore, the proposal is consistent with Community Plan land use.

The proposed project would make several mobility improvements that implement goals and policies of the Community Plan. The project would reconstruct C Street as a 2-lane collector street with a Class II bicycle lane and non-contiguous sidewalks consistent with the Community Plan's planned street and bicycle network. Both the unimproved 32nd Street right-of-way and alley behind C Street would be constructed to provide public vehicle and pedestrian access to the project site as well as to adjacent parcels. New sidewalks will be designed to replicate a traditional historic scoring pattern specified by the Community Plan.

The Urban Design Element policies pertaining to development within canyons, hillsides and open space apply to this site. The grade elevation of the vacant project site descends approximately 45 feet between the northwest corner and the southeast corner of the site. The homes would be sited to avoid the steepest portion of the site and grading would be stepped and contoured in specific areas to incorporate the natural drop of the slope. Building volumes would incorporate variations in rooflines and wall planes and provide architectural projections that transition with the flow of the slope. Buildings facades will incorporate neutral, muted and primary earth-tone colors reflecting the nearby 32nd Street Canyon area.

The Urban Design Element recommends street facing yards and building facades incorporate landscape and architectural features to provide design detail and visual interest along the street facing edge. The residences would orient to the street by providing a combination of street-facing entries, patios and balconies. The homes fronting C Street would be sited above street level and linked to the street by a common pathway. The homes fronting 32nd Street would be linked to the street by individual pathways. Landscaping within the street yard would include a variety of trees, shrubs and accent plants to provide visual interest at the pedestrian level.

Environmental Analysis:

A Mitigated Negative Declaration (MND) No. 595288 has been prepared for the proposed project. An Initial Study has determined that the proposed project could have a significant environmental effect in the area of Tribal Resources. Subsequent revisions to the project have created the specific mitigation that now avoids or mitigates the potentially significant environmental effects previously identified, and therefore, an Environmental Impact Report (EIR) is not required for this project. The MND for the project contains mitigation measures to ensure that an archeological monitor is present during construction, that a discovery notification process is in place, and that a Monitoring Report will be provided post construction.

Conclusion:

If approved, the proposal to subdivide the project site would create one lot for condominium purposes. While the site could impact Tribal Resources (Archeology), the project includes specific mitigation that would avoid or mitigate potentially significant environmental effects to this resource. The project would deviate from the Land Development Code requirement for walls not to exceed three feet in height within the public right-of-way, but this deviation would allow for emergency vehicles to reach the rear of the project site and the neighboring apartment complex from 32nd

Street. The project would also deviate from the density range in the Community Plan, but four addition dwelling units would be realized while maintaining continuity with the surrounding community. The project will also provide several public improvements, including a new street section, a new alley section and a new five-foot bike lane on C Street.


ALTERNATIVES

1. Adopt Mitigated Negative Declaration (MND) No. 595288 and Adopt Mitigation, Monitoring and Reporting Program (MMRP); and Approve Vesting Tentative Map No. 2111897 and Neighborhood Development Permit No. 2179898, with modifications.
2. Do not adopt Mitigated Negative Declaration (MND) No. 595288 and do not adopt Mitigation, Monitoring and Reporting Program (MMRP); and deny Vesting Tentative Map No. 2111897 and Neighborhood Development Permit No. 2179898, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Patricia J. Fitzgerald
Assistant Deputy Director
Development Services Department

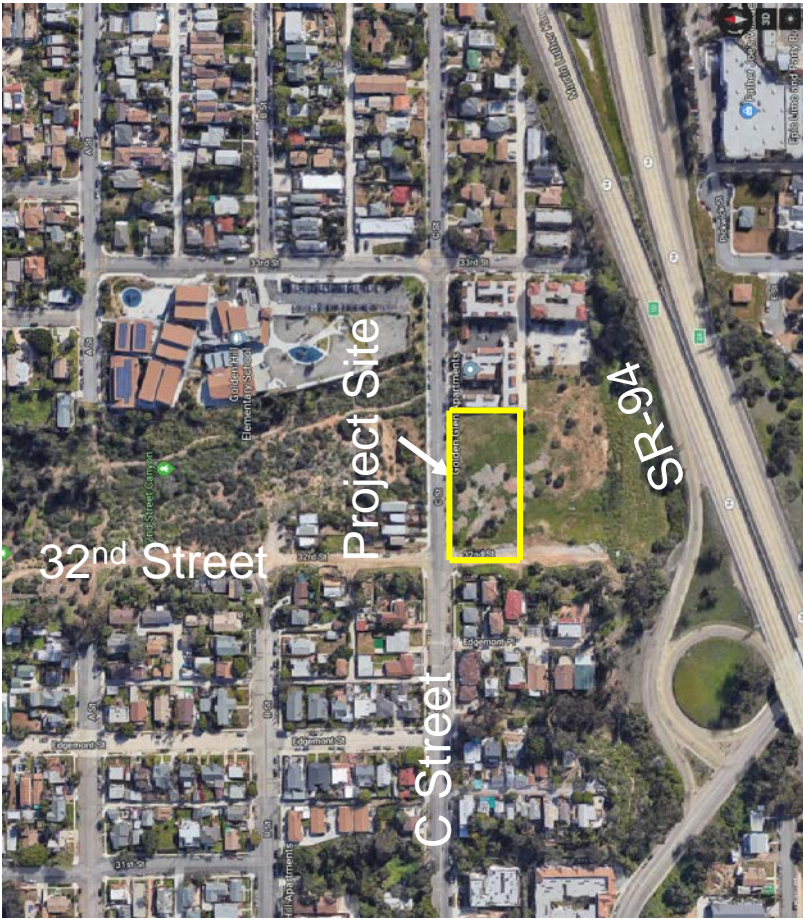


Morris E. Dye
Development Project Manager
Development Services Department

FITZGERALD/MED

Attachments:

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



32nd and C Street/ Southeast Corner 32nd St. and C St.



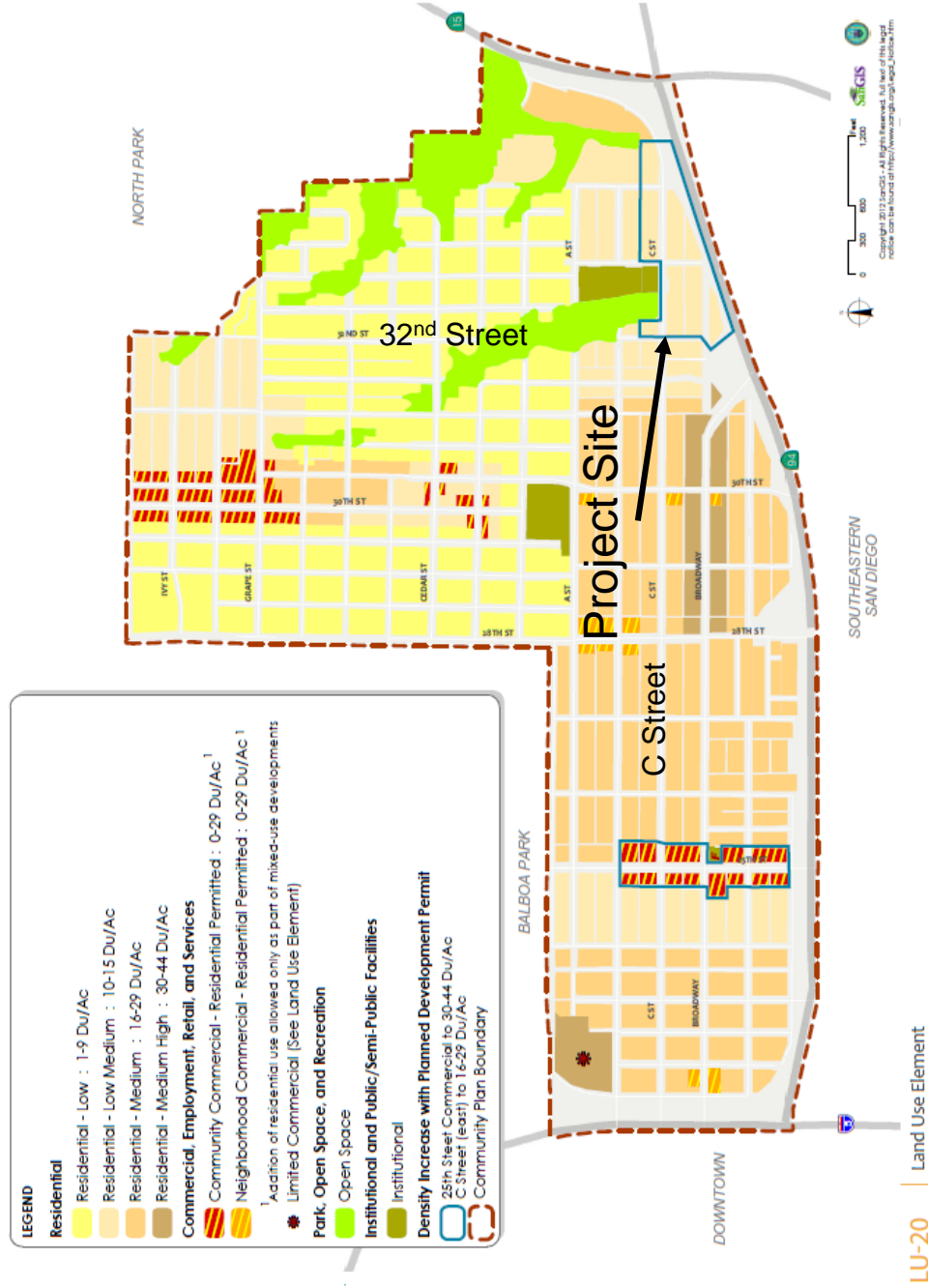
Aerial Photo

32nd and C Street/ Southeast Corner 32nd St. and C St.

PROJECT NO. 595288

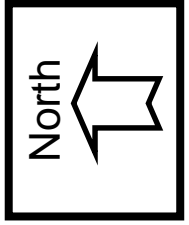


FIGURE 2-1: GOLDEN HILL LAND USE MAP



Land Use Map

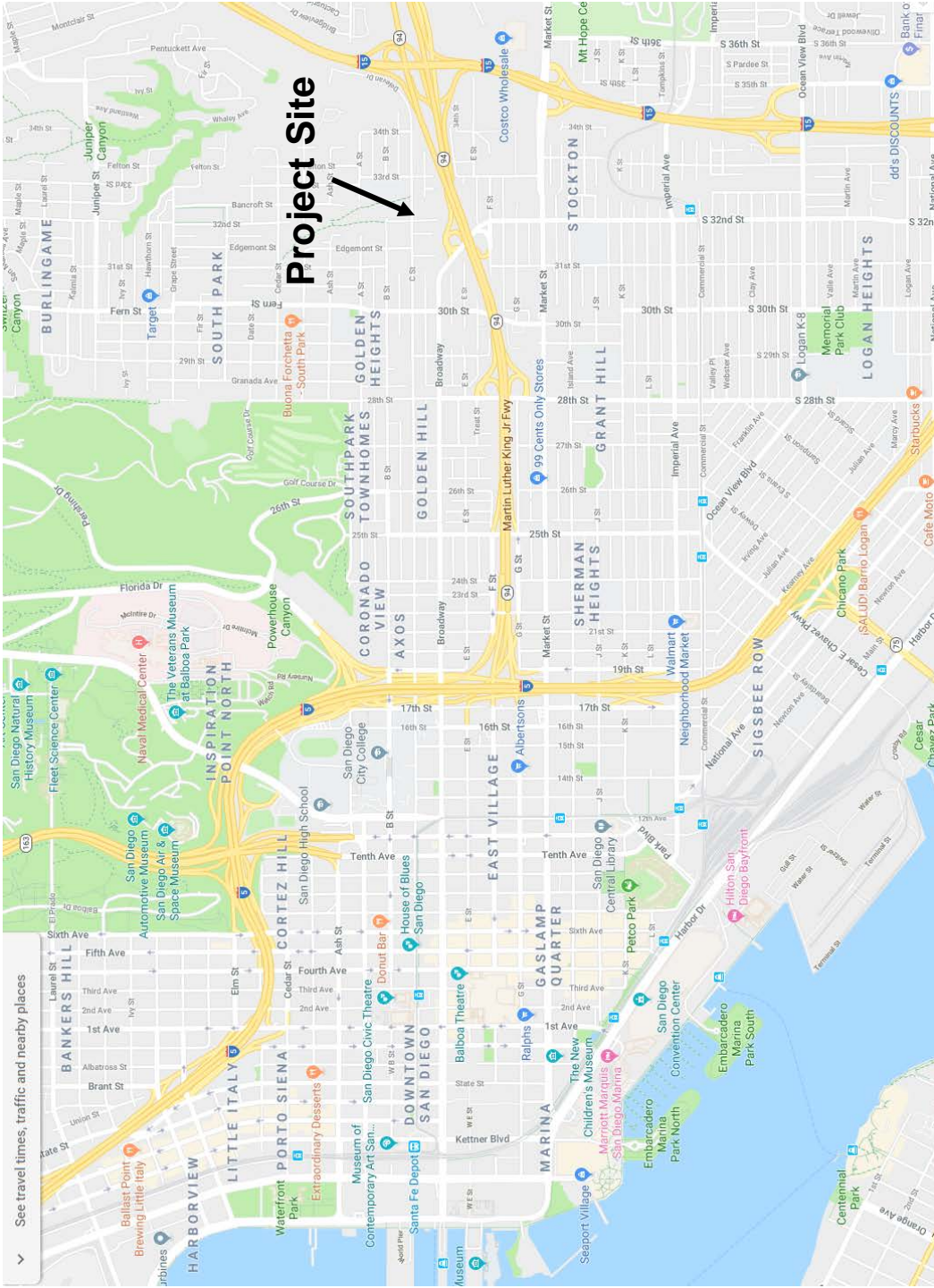
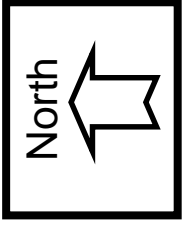
32nd and C Street/ Southeast Corner 32nd and C Street
PROJECT NO. 595288





Project Location Map

32nd and C Street/ Southeast Corner 32nd and C Street
PROJECT NO. 595288



PLANNING COMMISSION RESOLUTION NO. _____
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2179898
32ND AND C STREET PROJECT NO. 595288/MMRP

WHEREAS, the Project requires a Neighborhood Development Permit to approve a subdivision of land to create one condominium lot and 19 residential dwelling units (Project); and

WHEREAS, CityMark Golden Hill, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to increase the allowable residential density from 10-15 dwelling units per acre to 16-29 dwelling units per acre and to allow construction of a retaining wall exceeding three feet in height within the public right-of-way, for the development of 19 residential condominium units in four two- and three-story buildings totaling approximately 31,688 square feet (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2179898) on portions of a vacant 0.97-acre site;

WHEREAS, the Project site is located on the southeast corner of the intersection of 32nd Street and C Street in the RM-1-1 (Residential-Multiple Unit) Zone of the Greater Golden Hill Community Plan area;

WHEREAS, the Project site is legally described as: Fractional Lot 24, in Block 124, of E. W. Morse's Subdivision, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 547, filed in the Office of the County Recorder of San Diego County, December 30, 1871;

WHEREAS, on May 23, 2109, the Planning Commission of the City of San Diego considered Neighborhood Development Permit No. 2179898 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Neighborhood Development Permit No. 2179898:

A. NEIGHBORHOOD DEVELOPMENT PERMIT

1. Findings for all Neighborhood Development Permits:

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

The Greater Golden Hill Community Plan recommends the Project site for Low-Medium Density Residential development at 10-15 Dwelling Units/Acre (DU/AC) with an allowed density increase to Medium Density at 16-29 DUs/AC with approval of a Planned Development Permit (PDP). Due to the specific location of the subject site in a predominately developed neighborhood area, the proposed deviation to allow the proposed 19 units on the Project site exceeding the 10-15 DU/AC limit is allowed with the approval of a Neighborhood Development Permit (NDP) pursuant to the PDP "infill" Project regulations contained in Municipal Code Section 126.0603. The proposed subdivision will create a single condominium lot for 19-residential units on a net development area of .97 acres. The Project is consistent with the Community Plan with the approval of the NDP. The Community Plan Design Element recommends that Projects incorporate direct unit access and architectural interest to discourage the appearance of blank walls for development. The proposal will provide both of these elements along Project street frontages in compliance with these recommendations. The Project's bulk and scale are similar to the existing adjacent apartment complex located immediately to the east. As the proposed community plan deviation is allowed with the approval of this NDP and the Project would provide direct unit access and architectural interest along the street frontages, and the Project's bulk and scale are similar to the adjacent property, the proposed development will not adversely affect the applicable land use plan.

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

The Project proposes a new public street and curb, gutter and sidewalk improvements built to City of San Diego standards on 32nd Street and on the public alley located south of the Project site. The new alley improvements will connect to the existing alley to the east. In addition, existing C Street pavement will be widened by five feet, a new bikeway provided, and new curb, gutter and sidewalk improvements will also be installed along the entire Project frontage. New, more efficient public street lighting will also be installed as part of the Project. As a result of these improvements, both pedestrian and vehicular circulation will be improved, and public safety will be enhanced for the community.

As a further enhancement to public safety, the Project provides visibility triangle areas on all major Project intersections. No obstruction, such as landscaping, walls, columns, or signs higher than 36 inches may be located within these triangular areas ensuring adequate lines of sight are maintained.

The project proposes onsite improvements such as pre-wired electric vehicle charging outlets installed within each garage and drainage facilities to insure water quality standards are maintained. The improvements will contribute to the overall health safety and welfare of the occupants of the Project and the public.

Due to the specific location of the subject site in a predominately developed neighborhood area, the proposed deviation to allow the retaining wall within the public right-of-way over three feet in height is allowed with the approval of a Neighborhood Development Permit (NDP) pursuant to the PDP "infill" Project regulations contained in Municipal Code Section 126.0603. Although the proposed retaining wall would be located within the public right-of-way, no sidewalk or other pedestrian walkway is proposed for this location, and as such, the construction of the retaining wall would not be detrimental to the public.

As a result of these safety improvements and public health related Project aspects, the design of the subdivision and the location of the proposed retaining wall proposed development will not be detrimental to 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 as proposed will comply with all development regulations of the Land Development Code, except for a proposed over height wall in the public right-of-way within western side of 32nd Street adjacent to the Project site. The Project has been evaluated for height, setbacks, drainage, landscaping, parking, and public utilities requirements with no other required deviations identified. The retaining wall deviation that also requires the NDP is needed as the proposed wall that is within the 32nd Street public ROW ranges from zero to five feet in height where a three-foot maximum is allowed. This wall is required to hold back the existing sloping terrain so an adequate turning radius from 32nd Street to the alley at the alley-facing portion of the Project can be provided. This turning radius will allow for emergency vehicles, including fire trucks to reach the rear of the proposed Project from 32nd Street and the apartments to the east of the site. Therefore, as the proposed wall height deviation is allowed with the approval of an NDP 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 above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

ATTACHMENT 4

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Neighborhood Development Permit No. 2179898 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2179898, a copy of which is attached hereto and made a part hereof.

Morris E. Dye
Development Project Manager
Development Services

Adopted on: May 23, 2019

IO#: 24007713

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24007713

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2179898
32nd AND C STREET, PROJECT NO. 595288 (MMRP)
PLANNING COMMISSION

This Neighborhood Development Permit No. 2179898 is granted by the Planning Commission of the City of San Diego to CityMark Golden Hill, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0404. The 0.97-acre site is located at the southeast corner of 32nd Street and C Street in the RM-1-1 Zone of the Greater Golden Hill Community Plan area. The project site is legally described as: Fractional Lot 24, in Block 124, of E. W. Morse's Subdivision, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 547, filed in the Office of the County Recorder of San Diego County, December 30, 1871.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct 19 residential condominium units in four, two- and three-story buildings totaling approximately 31,688 square feet as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 23, 2019 on file in the Development Services Department.

The project shall include:

- a. Construct 19 residential condominium units in four, two- and three-story buildings totaling approximately 31,688 square feet where 10-15 are allowed by the Greater Golden Hill Community Plan and construct a retaining wall within the public right-of-way that exceeds three feet in height;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

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 June 7, 2022.
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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

12. The mitigation measures specified in the MMRP and outlined in MITIGATED NEGATIVE DECLARATION NO. 595288 NO. shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in MITIGATED NEGATIVE DECLARATION NO. 595288 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Tribal Resources

CLIMATE ACTION PLAN REQUIREMENTS:

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

AFFORDABLE HOUSING REQUIREMENTS:

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

AIRPORT REQUIREMENTS:

16. Prior to the issuance of any building permits, the Owner/Permittee shall grant an avigation easement to the San Diego County Regional Airport Authority as the operator of the San Diego International Airport for the purposes of aircraft operations, noise and other effects caused by the operation of aircraft, and for structure height if the same would interfere with the intended use of the easement. The Owner/Permittee shall use the avigation easement form provided by the San Diego County Regional Airport Authority.

ENGINEERING REQUIREMENTS:

17. Neighborhood Development Permit shall comply with all Conditions of the Final Map for the Tentative Map No. 2179898.

18. The project proposes to export no material from the project site. Any excavated material 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.

19. The drainage system proposed for this development, as shown on the site plan, is public and private and subject to approval by the City Engineer.

20. Prior to the issuance of any building permits, the Subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

21. Prior to the issuance of any building permits, the Subdivider shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the curb outlet in the C Street Right-of-Way, satisfactory to the City Engineer.

22. Prior to the issuance of any building permits, the Subdivider shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private storm drain connections to the Public storm drain system, satisfactory to the City Engineer.
23. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, to construct current City Standard curb, gutter, sidewalk and schedule J pavement, adjacent to the site on C Street, per approved Exhibit "A," satisfactory to the City Engineer.
24. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, to construct current City Standard curb, gutter, sidewalk and schedule J pavement, adjacent to the site on 32nd Street, per approved Exhibit "A," satisfactory to the City Engineer.
25. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, to construct current City Standard full width concrete alley, adjacent to the site on C Street, per approved Exhibit "A," satisfactory to the City Engineer.
26. Prior to the issuance of any building permits, the Subdivider shall dedicate, and assure by permit and bond, the improvement of Right-of-Way at the southeast corner of C Street and 32nd Street to accommodate a current City Standard curb ramp, satisfactory to the City Engineer.
27. Prior to the issuance of any building permits, the Subdivider shall dedicate a 4.5-foot-wide Public pedestrian access easement, adjacent to the alley, satisfactory to the City Engineer.
28. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Owner/Permittee must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
29. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, to construct a current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with Detectable/Tactile Warning Tile at the southeast corner of C Street and 32nd Street, satisfactory to the City Engineer.
30. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, to construct current City Standard curb ramps Standard Drawing SDG-136 with Detectable/Tactile Warning Tile at the alley entrance at 32nd Street, satisfactory to the City Engineer.
31. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, to construct a current City Standard alley apron Standard Drawing SDG-120 at the alley entrance at 32nd Street, satisfactory to the City Engineer.
32. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, to construct a current City Standard 18-inch RCP storm drain system in the alley, per approved Exhibit "A," satisfactory to the City Engineer.

33. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
34. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
35. 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.
36. 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.
37. 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.
38. Prior to the issuance of any building permits, the Subdivider shall obtain a Letter of Permission from the property owner adjacent to the alley, for the proposed offsite grading.

GEOLOGY REQUIREMENTS:

39. Prior to the issuance of any construction permits (either grading or building permits), the Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addressed the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of Development services prior to the issuance of any construction permit.

LANDSCAPE REQUIREMENTS:

40. 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.

41. 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.

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

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

44. 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.

45. 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:

46. 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.

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

48. 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

49. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

50. Prior to any Construction Permit being issued, all proposed private sewer mains (i.e. private sewer pipelines within a public ROW which convey sewage from two or more separately titled units) must be located and labeled on an approved City Construction Record Drawing (D-sheet) so as to clearly convey all of the following: the sewer line's status as a PRIVATE SEWER MAIN, its location relative to the nearest parallel property line, and its authorization to encroach (i.e. the approved EMRA number).

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

52. Prior to any Certificate of Occupancy being issued, the Owner/Permittee shall provide copies of the CC&Rs for all separately titled units which utilize a common private sewer system. The CC&Rs, which must ensure the operation and maintenance of the private sewer system in perpetuity, must be written in a manner satisfactory to the Public Utilities Director and the City Engineer.

53. Prior to any Certificate of Occupancy being issued, the Owner/Permittee shall repair or reconstruct, in a manner satisfactory to the City Engineer, any public water or sewer facility which has been damaged as a consequence of the development's construction.

54. Prior to the approval of any Tentative Map, the Sewer Planning Study must be approved by the Development Services Department.

INFORMATION ONLY:

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

ATTACHMENT 5

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

APPROVED by the Planning Commission of the City of San Diego on May 23, 2019 and Approved Resolution Number_____.

Neighborhood Development Permit No. 2179898

Date of Approval: May 23, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Morris E. Dye
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.

CityMark Golden Hill, LLC
Owner/Permittee

By _____
Rich Gustafsen
President

CityMark Golden Hill, LLC
Owner/Permittee

By _____
Russ Haley
Vice President/CFO

CityMark Golden Hill, LLC
Owner/Permittee

By _____
Vince Hoenigman

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

PLANNING COMMISSION RESOLUTION NUMBER R-_____

VESTING TENTATIVE MAP NO. 2111897, 32ND AND C STREET- PROJECT
NO. 595288 [MMRP].

WHEREAS, CityMark Golden Hill, LLC, Subdivider, and Raymond L. Martin, Engineer, submitted an application to the City of San Diego for a Vesting Tentative Map No. 2111897 for the 32nd and C Street project No. 595288 to construct 19 condominium units. The project site is located at the southeast corner of 32nd Street and C Street in the RM-1-1 Zone of the Greater Golden Hill Community Plan area. The property is legally described as Fractional Lot 24, in Block 124, of E. W. Morse's Subdivision, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 547, filed in the Office of the County Recorder of San Diego County, December 30, 1871; and

WHEREAS, the Map proposes the Subdivision of a 0.97-acre-site into one lot for condominium purposes; and

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 19; and

WHEREAS, on May 23, 2019 the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 2111897, and pursuant to San Diego Municipal Code section(s) 125.0440, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all

interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 2111897:

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

The Greater Golden Hill Community Plan recommends the Project site for Low-Medium Density Residential development at 10-15 Dwelling Units/Acre (DU/AC) with an allowed density increase to Medium Density at 16-29 DUs/AC with approval of a Planned Development Permit (PDP). Due to the specific location of the subject site in a predominately developed neighborhood area, the proposed deviation to allow the proposed 19 units on the Project site exceeding the 10-15 DU/AC limit is allowed with the approval of a Neighborhood Development Permit (NDP) pursuant to the PDP "infill" Project regulations contained in Municipal Code Section 126.0603. The proposed subdivision will create a single condominium lot for 19-residential units on a net development area of .97 acres. The Project is consistent with the Community Plan with the approval of the NDP. The Community Plan Design Element recommends that Projects incorporate direct unit access and architectural interest to discourage the appearance of blank walls for development. The proposal will provide both of these elements along Project street frontages in compliance with these recommendations. The Project's bulk and scale are similar to the existing adjacent apartment complex located immediately to the east. As the proposed community plan deviation is allowed with the approval of this NDP and the Project would provide direct unit access and architectural interest along the street frontages, and the Project's bulk and scale are similar to the adjacent property, the proposed subdivision and its design or improvement are consistent with the policies, goals and objectives of the applicable land use plan.

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

The project as proposed will comply with all development regulations of the Land Development Code, except for a proposed over height wall in the public right-of-way within western side of 32nd Street adjacent to the project site. The project has been evaluated for height, setbacks, drainage, landscaping, parking, and public utilities requirements with no required deviations identified. The retaining wall deviation that requires the NDP is needed as the proposed wall that is within the 32nd Street public ROW ranges from zero to five feet in height where a three-foot maximum is allowed. This wall is required to hold back the existing sloping terrain so an adequate turning radius from 32nd Street to the alley at the alley-facing portion of the project can be provided. This turning radius will allow for

emergency vehicles, including fire trucks to reach the rear of the proposed project and the apartments to the east of the site. Therefore, as the proposed wall height deviation is allowed with the approval of an NDP the proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

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

The project proposes to develop a currently vacant property of approximately 0.97 acres with a 19-unit residential condominium development. The project is located just easterly of and fronts on 32nd Street, southerly of, and adjacent to, C Street and a few hundred feet northerly of Highway 94 within the Greater Colden Hill Community Planning area. The topography of the site is gently sloping. Biological surveys have indicated that no endangered plant or animal species occur onsite. The project site contains no Environmentally Sensitive Lands and is adjacent to a mixed, single- and multi-family neighborhood surrounding the proposed project site. This subdivision would be achieved through a one-lot Vesting Tentative Map to support the development of a 19-unit residential for condominium project. Therefore, the site is physically suitable for the type and density of development.

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

A Mitigated Negative Declaration (MND) No. 595288 has been prepared for the proposed project. An Initial Study determined that the proposed project could have a significant environmental effect in the area of Tribal Resources. Subsequent revisions to the project have created the specific mitigation that now avoids or mitigates the potentially significant environmental effects previously identified, and therefore, an Environmental Impact Report (EIR) is not required for this project. The MND for the project contains mitigation measures to ensure that an archeological monitor is present during construction, that a discovery notification process is in place, and that a Monitoring Report will be provided post construction. Review of the proposed development has concluded that the project site does not contain any Environmentally Sensitive Lands (ESL). In addition, there are no known watercourses running through the site. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife or their habitat.

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

The project proposes a new public street and curb, gutter and sidewalk improvements built to City of San Diego standards on 32nd Street and on the public alley located south of the project site. The new alley improvements will connect to the existing alley to the east. In addition, existing C Street pavement will be widened by five feet, a new bikeway provided and new curb, gutter and sidewalk improvements will also be installed along the entire project frontage. New, more efficient public street lighting will also be installed as part of the

project. As a result of these improvements, both pedestrian and vehicular circulation will be improved, and public safety will be enhanced for the community.

As a further enhancement to public safety, the project provides visibility triangle areas on all major project intersections. No obstruction, such as landscaping, walls, columns, or signs higher than 36 inches may be located within these triangular areas ensuring adequate lines of sight are maintained.

Finally, proposed onsite improvements such as pre-wired electric vehicle charging outlets installed within each garage and drainage facilities to insure water quality standards are maintained. The improvements will contribute to the overall health safety and welfare of the occupants of the project and the public.

As a result of these safety improvements and public health related project aspects, the design of the subdivision and the type of improvement will not be detrimental to public health, safety and welfare.

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

There are no public easements located on the project site. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The design of the proposed subdivision provides each residential unit with the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide, to the extent feasible, for future passive or natural heating and cooling opportunities. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The proposed project would subdivide a 0.97-acre parcel into a single-lot to provide a 19-unit residential condominium development. Balanced needs for public facilities were taken into consideration with the development of the Greater Golden Hill Community Plan and the projected build-out with the applied zone designations. The subdivision of this parcel to allow development of 19 residential condominium units is consistent with the community plan with the approval of a Neighborhood Development Permit. Environmentally Sensitive Lands (ESL) are absent on the site. The immediate area provides shopping facilities and transit lines to provide needed services to the proposed homes. The project would construct

ATTACHMENT 6

(R-[Reso Code])

new curbs, gutters, sidewalks and public streets fronting the new development. Therefore, the decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Vesting Tentative Map No. 2111897 is hereby granted to CityMark Golden Hill, LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Morris E. Dye
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007713

PLANNING COMMISSION
CONDITIONS FOR VESTING TENTATIVE MAP NO. 2111897,
32nd and C Street – PROJECT NO. 595288 (MMRP)
ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Vesting Tentative Map will expire on June 7, 2022.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the expiration of the Vesting Tentative Map, a Final Map to consolidate and subdivide the properties into nineteen (19) residential condominium units shall be recorded in the County Recorder's office.
4. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Vesting Tentative Map shall conform to the provisions of Neighborhood Development Permit No. 2179898.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

7. The Tentative Map shall comply with the conditions of Neighborhood Development Permit No. 2179898.
8. The following will be conditions of the Tentative Map Resolution that the subdivider will need to satisfy/assure before the Final Map is recorded.

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

MAPPING

14. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
15. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
16. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24007713

RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, on February 28, 2018, Citymark Communities LLC submitted an application to the Development Services Department for a Vesting Tentative Map and Neighborhood Development Permit for the 32nd and C Street project (Project); and

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

WHEREAS, the issue was heard by the Planning Commission on May 23, 2019; and

WHEREAS, the Planning Commission considered the issues discussed in Mitigated Negative Declaration No. 595288 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission 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 Planning Commission in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Planning Commission finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, 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.

ATTACHMENT 8

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by the Planning Commission in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

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 Development Services staff 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.

Morris E. Dye
Development Project Manager
Development Services

Adopted on: May 23, 2019

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2179898
VESTING TENTATIVE MAP NO. 2111897

PROJECT NO. 595288

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No.488418 shall be made conditions of Site Development Permit No. 2184683 as may be further described below.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

A. GENERAL REQUIREMENTS – PART I Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

B. GENERAL REQUIREMENTS – PART II

Post Plan Check (After permit issuance/Prior to start of construction)

1. PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. The PERMIT HOLDER/OWNER is responsible to

arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Qualified Native American Monitor

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) #595288, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. OTHER AGENCY REQUIREMENTS: Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

Not Applicable

4. MONITORING EXHIBITS: All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized

to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. OTHER SUBMITTALS AND INSPECTIONS: The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST			
Issue Area	Document Submittal	Associated Inspection/Approvals	Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting	3 Days Prior to Pre-con. meeting
Tribal Cultural Resources	Tribal Cultural Resources Reports	Tribal Cultural Resources Site Observation	Completion of Tribal Cultural Resources Site Observation
Bond Release	Request for Bond Release Letter	MMC Final Inspection	Prior to Bond Release Letter

B. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

TRIBAL CULTURAL RESOURCES

I. Prior to Permit Issuance or Bid Opening/Bid Award

A. Entitlements Plan Check

1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

1. Prior to Bid Award, the applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search (1/4-mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
 3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.
- B. PI Shall Attend Precon Meetings
1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 2. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects)
The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.
 3. Identify Areas to be Monitored
Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
The AME shall be based on the results of a site-specific records search as well as information regarding the age of existing pipelines, laterals and associated appurtenances and/or any known soil conditions (native or formation).
MMC shall notify the PI that the AME has been approved.
 4. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as age of existing pipe to be replaced, depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.
 5. Approval of AME and Construction Schedule
After approval of the AME by MMC, the PI shall submit to MMC written authorization of the AME and Construction Schedule from the CM.

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 - 1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
 - 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 - 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 - 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly **(Notification of Monitoring Completion)**, and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
 - 1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
 - 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 - 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
 - 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
 - 1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.

- b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval of the program from MMC, CM and RE. ADRP and any mitigation must be approved by MMC, RE and/or CM before ground disturbing activities in the area of discovery will be allowed to resume.
Note: If a unique archaeological site is also an historical resource as defined in CEQA Section 15064.5, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.
 - (1). Note: For pipeline trenching and other linear projects in the public Right-of-Way, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.
 - (1). Note: For Pipeline Trenching and other linear projects in the public Right-of-Way, if the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resource; and there are no unique features/artifacts associated with the deposit, the discovery should be considered not significant.
 - (2). Note, for Pipeline Trenching and other linear projects in the public Right-of-Way, if significance cannot be determined, the Final Monitoring Report and Site Record (DPR Form 523A/B) shall identify the discovery as Potentially Significant.
- D. Discovery Process for Significant Resources - Pipeline Trenching and other Linear Projects in the Public Right-of-Way
- The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities or for other linear project types within the Public Right-of-Way including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes to reduce impacts to below a level of significance:
- 1. Procedures for documentation, curation and reporting
 - a. One hundred percent of the artifacts within the trench alignment and width shall be documented in-situ, to include photographic records, plan view of the trench and profiles of side walls, recovered, photographed after cleaning and analyzed and curated. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact.
 - b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section VI-A.
 - c. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) the resource(s) encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines. The DPR forms shall be submitted to the South Coastal Information Center for either a Primary Record or SDI Number and included in the Final Monitoring Report.
 - d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains **ARE** determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
 - c. To protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement; or

- (3) Record a document with the County. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.
- d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
 - 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 - 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 - 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVr and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact the RE and MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

A. Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC via the RE for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe as a result of delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program or Pipeline Trenching Discovery Process shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI via the RE for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC via the RE for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.

C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
2. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources

were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection C.

3. The PI shall submit the Accession Agreement and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
 4. The RE or BI, as appropriate shall obtain signature on the Accession Agreement and shall return to PI with copy submitted to MMC.
 5. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC of the approved report.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

**Greater Golden Hill Planning Committee
Meeting Minutes**

Wednesday, October 10, 2018, 6:30 P.M.

-Golden Hill Recreation Center- Community Meeting “Clubhouse”

This is the smaller building adjacent to the main gym, and is along Golf Course Dr., near 26th St., off of Russ Blvd. 2600 Golf Course Dr. is the address for all City facilities along this street. www.sandiego.gov/planning/community/cpg

***Call to Order at 6:33pm.**

Meeting moved from club house to recreation center to accommodate heavy attendance.

Present: David Swarens, Michael Nazarinia, Susan Bugbee, Richard Santini, Molly Brooks, Oscar Medina, Cristina Magaña, Tim Briggs, Joe Coneglio, Cheryl Brierton, Victoria Curran, Maggie Fulton, Oscar Medina, total 13 in attendance.

Name	Present	Absent
Maggie Fulton	x	
Cheryl Brierton	x	
Sabrina DiMinico		x
David Swarens	x	
Mary Sparks		x
Victoria Curran	x	
Richard Santini	x	
Susan Bugbee	x	
Joe Coneglio	x	
Molly Brooks	x	
Oscar Medina	x	
Cristina Magana	x	
Tim Briggs	x	
Kathy Vandenheuvel		x
Michael Nazarinia	x	
Susanna Starcevic		x

***Review/Approval of Minutes of September 12, 2018**

Cheryl Brierton did the count - 8 yes 4 abstain (Brooks, Curran, Magaña, Medina), Joe Coneglio not participating due to coming in after vote was called.

***Additions and/or Deletions to Agenda. None**

***Governmental Reports**

39th Senate District –Toni Duran,
619) 645-3133, Toni.Duran@sen.ca.gov: None, not present.

53rd Congressional District – Ashley Campbell 619) 280
Ashley.campbell@mail.house.gov. Not present.

City Planner –Bernard Turgeon 619) 533-6575 bturgeon@sanidiego.gov, present.

Community Relations Police Officer Kevin Vasquez, SDPD,
kvasquez@pd.sandiego.gov Not present.

Council District 3 Christopher Ward's office Representative Brett Weise 619) 236-6633
bweise@sanidiego.gov surprise in person visit from Councilman Christopher Ward who made the report in place of Council office Representative Brett Weise who was also in attendance.

Councilman Christopher Ward stepping in for Brett Weise comment: Homelessness it's a transient issue sometimes good months and other months not so good, people moving from different from river area to balboa park to golden hill then up to hillcrest. We do know that on any given night we have 700 people off the streets with a roof over their head and meals this is good work. 330 to date have been able to get out to permanent supportive housing opportunities which is excellent but we are still far short of what my goals are for those exits from the first 7 months of operation from the consultant's review, what is pretty obvious to all of us that the housing shortage is the challenge for so many people who need that subsidized housing. We continue to look citywide for solutions and opportunities because I don't want anyone to feel stuck in the tents, but in the meantime we still have far too many people that are on our streets. So working with the police to make sure we are very carefully having that balance of effective community response so that you feel safe. For example we were able to open up the storage center and I know that is the neighboring Sherman Heights area here but what that has allowed us to do was to be able to reduce that 72 hour requirement that you were kind of bogged down with whenever something was called into an encampment we were never able to actually get environmental services out there to abate the sidewalk and the nuisance. It was because of this court settlement that has been around for about 7 years. But now that we are offering more public good, more storage opportunities, you know I think a positive option, we were able to reduce that from 72 hours to 3 hours and so I think we are working very proactively and humanely in meeting with people with respect who are on the streets. But we don't have to tag it now and wait 72 hours to come back and they pick it up and move it across the street so we have to start the clock over again. There was no progress for the community so it was solutions like that are a challenge. I know there has been a lot of community concern you all know that full well when we had the 90 day period moved to a 180 day on the temporary campground, but we are trying to, we are staying true to our commitments to the community. When I tell you that some of these difficult solutions are going to come with community protections. We are working so hard to make sure those enhanced police and environmental services and we do this right. We are having the same conversations in Claremont and Point Loma and SanYsidro and those other facilities. I am really trying to encourage my colleagues to help look citywide because we can't just have all the solutions here in the urban core. One of the biggest pushes I have trying to work on lately is on this thing called recuperative care. One of the biggest challenges

we have with people who are mentally ill facing this serious crisis on our streets end up in the ER straight off of our streets and it's just not smart; it's not the right place for many of them to go long term care that they need. Its costly and they end right back up on the streets never really fully recovered and the cycle repeats itself. We have only 70 recuperative beds in the entire county of san Diego population of 3,000,000 and that has been dwindling. And now we just saw just recently tri-city up in Oceanside closed its psychiatric inpatient care wing and so now whenever we have officers responding up in the north coastal area, there's a going to take certain individuals who need that certain level of care and so they're going to bring them down to Rosecrans. This is not ok. We need the county needs to step up and start deploying our mental health dollars, your mental health dollars citywide to try and get more beds, more services and more programs. They just recently allocated more for PERT Psychiatric emergency response technicians to augment the team that is already there. They are just delivering more substance abuse dollars to help places like the McCallester Institute. Keep pressing for solutions that work.

Issue being pushed is ban on Styrofoam. Material that doesn't ever biodegrade. It ends up in rivers, canyons and oceans. What is alarming is that one quarter of the fish caught in the ocean test positive for plastics. Growing problem that has alternatives not available before. 116 cities on board with Styrofoam ban and hopefully will push the entire state to ban it for marine health and our own. Was able to get it out of committee 3-2 in July and coming to full vote. If there is anything you can do is to reach out to David Alvarez he has not yet weighed in on that. Want to make sure any of his concerns are addressed. Whether it's a small business impact like the neighborhood taco shop will make sure alternative products are available. Will be fair to small businesses to have a 24 month grace period if a hardship is identified. Sorry short on time but was in the area and wanted to come in tonight.

***Non Agenda Public Comment.**

For items not on the agenda but within the scope of authority of the planning committee. Limited discussion, as these have not been "noticed" for consideration, and limit to two minutes, please.

Melinda Lee: Asked why can't have porta potties and a place to wash their hands, took them away you are wasting time. Taken some away in south park. Chris had concern about crime and private security and cost its expensive but important to prevent another public health outbreak. Chris asked for 4 additional police officers for Balboa Park and was granted this despite the budget shortfall and lack of full staffing.

Victoria Curran: Is there a plan for displacement from areas left from downtown.

Chris Ward: Programs need expansion for programs that are working and don't want to see displacement of the homeless to golden hill and south park. On average we are 300 persons less homeless downtown over 2017 here in 2018. South Park and Golden Hill have far fewer police reports compared to other areas of District 3. 780 counted this year down from 1400 from 2008. Can make the case for more regular counting of the homeless population downtown.

Christina Magana: Homeless counts clarify.

David Swarens: Golf Course drive budget for improvement Potentially in November or December for city should return to discuss.

Enforcement efforts for Scooters from Kate Callens. Chris Ward asked for enforcement campaign from police in downtown and beach communities at officer's discretion \$250. More direct request from Chris to companies with litany of ideas to change user behavior so the companies have more active engagement that you understand the public safety infractions. I remind people to do behavior change.

Tim Briggs: Downtown mobility plan under construction this year and more infrastructure in winter on J street because Chris Ward got accelerated implementation during this winter..

Melinda Lee: Why no porta potties in Golden Hill and South Park, Christopher Ward: Some downtown, and Pacific Beach, 24/7 balance with security service.

Cheryl question about mail ballot voting asked Bernard Turgeon.

Bernie says planning funds can be used for mail in process but not city funds for mail ballots. Cheryl said it does apply to planning groups but had to come from city planning group. Cheryl says the answer has to come from the city clerk, Bernie is following up on this. Susan Bugby wants to participate she is on election committee. Cheryl asked Bernard and he elevated the request, the answer will come back regarding planning group can't get money for elections and must use the general fund. Bernard Turgeon postage can be paid out of planning group budget to mail out ballots.

Joseph Rocchio: 28th and Cedar no stop and children's park need a stop walk and crosswalk and ideally a gate on the children's park. The trees were cut down and new trees will take 25 years to protect from golf balls which have come flying into the children's park in the past and pose a danger.

Gary Roberts: 2 minutes to oppose agenda item about development at 32nd and C from City Mark because it will be condos bought by investors, parking, traffic will be increased and to send message don't want this development in Golden Hill. Opposes the City Mark project, it's too higher end, on street parking will be a problem, wants to send a message to city and developers.

Chair's Report

David Swarens:

1. Golf Course municipal golf course committee took the action item about the improvement and they unanimously endorsed the planning group option 2 with hard barrier. Conditional was no net loss of parking from golf course.
2. Other issue was email notification system for city, and they wanted to do some testing.

Vice Chair

Absent

Action Items:

David Swarens:

City Mark's 19-unit, three-story, residential condominium development, on vacant lots located at the southeast corner of 32 and C Street. The 1.0-acre site is in the RM-1-1 zone. Proposal was heard as an information item at the June 2018 GGHPC meeting Project #595288.

From City Mark: Rich Gustafson, Kirk McKinley, Russ Haley, Dan Rehm is developer ³/₄ with Hunsaker and Associates: will require a planned permit, neighborhood planning permit.

C Street and 32nd Street, 32nd street is undeveloped.

City Mark: Russ Haley, Mitch Gustafson, Kirk McKinley is the architect.

Russ Haley, 1 acre site, fair amount of slope to it. 18 years in San Diego. Residential and mixed use projects. Mostly moderate to higher end projects, award winning design, their backyard do the right thing. For this project started December 2017, and going to planning commission November 2017, had been previously July I believe of this year. Renderings and site plans. Currently no sidewalk on C Street from 32nd. No alley south of C will connect to 33rd. site for 19 townhomes, all three bedrooms, 1500 sqft. Alley entrance to private driveway to each 2 car garage, with 5 guest spots. Within 35 foot height limit. 3 stories but one level is below grade so it's only two levels above ground. Color palette is neutral, it plays into the canyon, and so it is meant to be compatible with surrounding.

Kirk McKinley, architect 38' drop on site, so placed retaining walls to conceal the slope grade changes now have had retaining walls hidden, with 10' retaining wall inside, then tumbling down from west to east and concealing parking, making it look like a three story development.

Tim Briggs: discuss modulating the façade, UD2.5 per the community plan? 20ft.

Kirk: 20' wide units, articulated similar, porches in the front of the unit. Correction on golden hill vs. golden hills. Modern design.

Richard Santini: the porches or decks modernist theme, post war, but traditional so the development fits in the communities character.

David Swarens, it's the delineation between post war and prewar architecture.

Cheryl, question about the land being remnants from the 94 freeway being built.

Russ: Not known about the soil, but nothing unique about the site.

Cheryl: Noise studies when some kind of well was there. Concern about the freeway noise, airport noise, pollution. Tax money is getting back to people, how addressed noise from top and side.

Russ 45 decibel limit is the interior noise requirement inside, compliance with this 45dcb rule. Also getting a wall to mitigate noise from 94 freeway.

David no airport issues,

Kirk: confined the noise.

Joe Coneglio: none of the 19 units are set aside for affordable housing due to price point. City Mark paid an in lieu fee to the city instead of committing to build 2 of the 19 units a affordable housing units. Price point estimate at this time is \$600k-\$700K when units go on sale.

Cheryl: concern, no fire turnaround in alley – issue resolved between city departments last week; tree view corridors- east on C street widened for bike lanes, street trees, wells for dirty street water. Having no bike lane is against our community plan, comment about private sewer and public easement Dan commented it's to connect private sewer to public system; every garage unit will be “stubbed out” for owner to install unit; archaeological survey required to tribes, used to be a rancho two blocks away, is this something that needs to be addressed and will have tribal consultation with city.

Dan Rehm project engineer: Fire turnaround, resolved issues last week, reduced fire radius 10' and widened 32nd street for fire truck. The transportation department was happy with the truncation.

David Swarens, view corridors not protected, and would look down the street. Dan: view improved because C Street widening 5 feet, installing street trees, wells to pickup dirty water. Water and sewer all private, and discharge to public we need encroachment to get the pipe put in to connect.

Cheryl: is every unit going to have charging unit? Dan, each unit will have upgraded conduit but not the outlet.

Archeological report, paleontologist to be on site to look and tribal consultation, prior to grading activity, tribes invited onside. Bernard regular meeting.

Cristina: items not cleared will require a resubmittal of application to be addressed.

Bernard, welcomes on any comments not cleared or items left checked on the cycle review. Parks and Rec dropped out of review. Dan Rehm as of last week, Morris Dye (Project Manager) thinks issues can be.

Cheryl Brierton: This was in our community plan designated as park land.

Russ: November is next stage, environmental review, if a mitigated negative deck. Then we have to deal with that. Dan says due to meetings previously, with planning and environmental, back to back, candidates for planners directly without going back to full cycle.

Cheryl, community plan was to be a park, Dan, parks and rec dropped out after first cycle, Bernard says they said it conforms to current policy at parks and rec. Bernard, cleared at a level above the level of the reviewer who made the comment. Not enough money in Development impact fee, and this is 1 acre out of 3.5 to 5 acre land that was slated to be parkland. A different developer is coming and this park land is shrinking even more.

Tim: this land is parkland but no fees to buy.

Joe: No other money for parkland to purchase?

Bernard: DIP fund is going up, but doesn't know about process to buy at fair market value from willing sellers.

Tim: if this went forward, additional DIF then more money to buy adjacent land for park?

Russ: DIF park, fire, life and safety it was just about \$10K

David not allocated precisely for DIF.

Bernard: allocations not precise.

Joe: Estimate of DIF \$?

Bernard: does not have these yet for 3rd quarter. DIF on this project \$6K for parks can be spent on any number of things.

Public comments:

Tershia D'Elgin: how wide are parkways?

David McCullen: They are 5 feet and three different tree types, coast live oaks, guergus aguifoliais the natural.

Cheryl reads the list of trees available page 3 of 26.

David Swarens: Chair of historic resources board is the landscape architect.

Melinda Lee: Don't like white, does modern need to mean identical blocks? Why Hillcrest with red block house in the middle and we can't have color?

Russ & Dan: they use a colorist to make sure the colors go well together, with depth and vibrancy. City asked for neutral colors per the community plan, they called it a canyon lot. In the pictures you don't see the colors because it's like a snap of color. We are using new material that looks like wood while remaining long lasting.

Cheryl Brierton: high risk fire zone, Russ: building codes met with that respect due to the fire zone we live in. building code high severity, high risk.

Bernard Turgeon: color standard is neutral and earth tones. The plans he saw had richer colors. The colors in the renderings are not coming out but the color board not present. Should have richer earth tones. Russ responded the submission to city is what is coming out.

Emily Millard: for sale, what kind of ownership?

Russ answers 1/19th fractional ownership including the common areas.

Gary Roberts: The GGHPC is not asking the big questions and is not happy about transportation system, and GGHPC not addressing it. Not hearing from committee members to protect those who live here due to transportation impact on everyone else who lives here.

Michael Nazarinia: The street lighting, crosswalks, safety features, roof top safety (only 5 units have rooftop decks. Lighting can't glare at other neighbors per Dan, lighting is only at 32nd and C, and getting second light, they are undergrounding the overhead utilities.

Russ: each unit comes with a 2 car parking spaces in the garages for EV.

No EV charging available on perimeter but will have bike lanes on street.

New bike lane, and increased sidewalks.

Cheryl, we have to make three findings, the proposed development meets or doesn't meet the use plan.

Public safety health and welfare

Land development code compliance

Russ: Parking issue with the land use and transportation city had no issues on last cycle review.

Victoria, no cutouts for driveways, no parking lost.

Victoria, can't add any more parking, concerned with 3 bedrooms in each unit could have 3 or 4 cars and only 5 guest spots, one party could jam up the parking situation. She questions the notion that street parking will not be reduced, alley only 20 feet, its steep, 3-4 spaces per unit would be better because of parties and families.

Kirk & Russ: CC&Rs say garages can't be used for storage; there are recesses in the garage though for overhead storage and garbage and recycle bins.

David Swarens: Concurs with Tershia's comment regarding the trees, lighting and parking. Acorn style street lighting recommended. Nothing about any bike extra spaces. Public shared open space 500 feet, enhancement recommendations about shared open space.

Kirk: common spaces require wheelchair access ramps so it's harder to aggregate to one area. 19 units 57 people.

David Swarens: Appreciates access from alley due to c street bottleneck, people park near there. Disappointed not parkland but it does have a zoning overlay on this, and long walk to 30th street. Amenities are important to lessen the impact on the

surrounding. McKinley Common Space must be accessible. Access during school hours, parking, zoning overlay parks least accessible.

Susan Bugbee: traffic on C street west to 30th is a huge problem but if transportation approved it, then they must be ok with it.

Cristina concurs with open space concepts, and Bernard saying the color palette not matching.

Richard Santini: mitigate noise, but what about air quality how are you addressing this?

Kirk McKinley: project conforms to all building codes HVAC, required testing of ventilation systems, to conform with code, probably will be tested after installation.

Richard Santini: infants breaching the 94 freeway. Any idea of greens capes on front and rooftops more green to absorb more pollution.

McKinley: Can't go above height limits for rooftops. BT: variance for protective wall, Question about variance. Pollution with HVAC electrical, PV could be put on them. Mini split system, like in Europe. They are doing cost benefit analysis to put in the mini-split systems.

Russ: smart house efficiency is high, as high as anything in golden hill.

Richard: mitigation on electrical added load on our system?

Russ: yes we are going solar and PV was taken by all the Guild buyers on 30th and Broadway.

Cheryl: Public easement on east? Will offer not too steep 2/1 sloe, (Haley, McKinley)

Melinda Lee: Why not a park? Per community Plan? Who decided on zoning density?

David: zoning no change from plan, was proposed but did not change zoning.

Tim: they could build 15 units and not tell us, but they are building 19 down from 20 due to parking requirements.

David: get plants with high carbon sequestration rates.

Richard: add PV and more trees

David: Summary, concern about color palette it should be culturally compatible with canyon lands, street trees to canyon focus like surrounding related, acorn design street lights, and public open space be expanded.

City decides on types of lights.

Expand open space if possible and common area.

Sidewalk – use historic grid.

Michael Nazarinia: 32nd & C should have stop sign (Rehm) add crosswalk and acorn lights and protect pedestrians.

Cheryl: across the street from this canyon designated open space for many years. Was going to be a ballpark field, Susanna starcevic owns some of this land.

Full crosswalk on C Street and 32nd acorn lights,

Get some more planting protection from dog urine.

Tim Briggs: MOTION to approve project with above recommendations.

Michael Nazarinia: 2nd the motion

9 yes, 3 opposed, (Cheryl, Joe and Victoria) zero abstain.

Action Item # 2:

CIPs (Capital Improvement Projects) priority update.

Tim Briggs: Its too late at 8:30pm to discuss, requested special meeting to ranking or any other option to rank the CIP. Let the existing list stand. But there is a request to add F street west of 24th is dark (Victoria Curran).

Michael Nazarinia: Suggest adding lighting under 94 freeway on Broadway 3000-3199 block and the 700 Block of 28th under the 94 freeway, the gateways to Golden Hill and South Park.

David: Maybe that is a Caltrans responsibility.

David: Areas were shared with the city already for CIP.

Tim send them to Dave no objection.

Cheryl objects to ranking.

Other option is to not add anything to the list.

Confusion on the adding.

Tim: just submit new ideas, no ranking?

Cheryl: No, others have been ranked and we should not undermine the existing rankings.

Joe Coneglio: Keep the existing ranking.

Bernard Turgeon: Do they expect more money? Add street light locations.

David: No concurrence.

David 28th street signage, entrance to South Park. Gateways not included in the CIPs but should be added to the list.

Michael Nazarinia: add request for 28th lights under the 94 and Broadway under 94 freeway. New list to clarify that areas of street lights needed.

Adding MTS from Mike's recommendation to cover South Park and Golden Hill. MTS is responsibility.

Cristina Magana: MOTION to keep CIP list with named additions tonight at meeting, not ranked.

Cheryl Brierton: 2nd the motion.

Mike Gruby: get more eyes on bus stops for route #2. Only one stop in South Park with shelter, and only one in Golden Hill. 28th and & Ash safety crosswalk. Redesign the kiddies' park at 28th street park. 28th street and Ash bathrooms sterilize and put better lights in.

Michael Nazarinia: Lights and crosswalk at 28th and B street should be added to CIP list.

Oscar: does the CIP need to come back to the GGHPC?

Victoria: CIP requests how often do they come in? The informal ones come in yearly and formal ones every 5 years.

Cristina Motion to keep existing CIP and ones added per mike and Richard and Cheryl and bus stops. Don't rank them, just do them. Richard adds three, enhanced crosswalk at 28th and ash, with button due to kids. Rebuild 28th street bathroom facility.

Sterilization and lighting. Redesign of 28th street park, kiddies park, adding more landscaping to street.

28th and B crosswalk.

Gateway Signs.

Acorn lighting F street 24th.

Cristina Magana MOTION to keep CIP list with named additions above, not ranked. Cheryl Brierton seconds the motion.

Action Item #3:

The Request MTS to evaluate ridership rates on the #2 Bus line in Golden Hill/South Park, and to implement features consistent with MTS Design Standards.

For specifics see table 4-1, MTS document "Designing for Transit"

(https://www.sdmts.com/sites/default/files/attachments/mts_designingfortransit_2018-02-02web.pdf.)

Gary Roberts: spoke about how he is a regular and frequent bus user, #2 bus, mistaken about rates. Don't make the bus stops prettier. Shelters will attract homeless.

MOTION to request MTS to evaluate and implement brought by Tim Briggs and 2nd Molly Brooks. 11 for it and 1 abstention Maggie didn't like the language.

Adjourned 9:03pm

The City of San Diego distributes agendas via email, and can also provide agendas in alternative formats as well as a sign language or oral interpreter for the meeting with advance notice.

To request these services, please contact the City at 619) 235-5200 or

sdplanninggroups@sandiego.gov

Find the GGHPC on the Web at <https://goldenhillplanning.com>

The Greater Golden Hill Community Planning Committee can be reached directly at:

goldenhillplanning@sbcglobal.net

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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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** Grading/ROW Improvements

Project Title: 32nd & C Street **Project No. For City Use Only:** _____

Project Address: 3201 "C" Street, San Diego, CA 92102

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

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? _____ Corporate Identification No. _____
☐ Partnership ☒ Individual (Trust)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: CityMark Golden Hill LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 3818 Park Blvd

City: San Diego State: CA Zip: 92103

Phone No.: 6192311161 Fax No.: 6192354691 Email: russ@citymark.com

Signature: [Signature] Date: May 7, 2019

Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: Russ Haley, CityMark Golden Hill LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 3818 Park Boulevard

City: San Diego State: CA Zip: 92103

Phone No.: (619) 231-1161 Fax No.: (619) 235-4691 Email: russ@citymark.com

Signature: [Signature] Date: May 7, 2019

Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: Rich Gustafson, Vince Hoenigman (CityMark Golden Hill LLC) ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

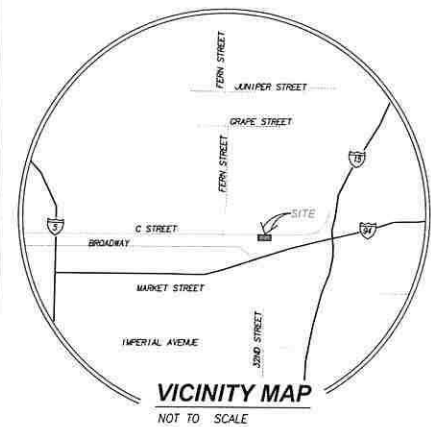
Street Address: 3818 Park Boulevard

City: San Diego State: CA Zip: 92103

Phone No.: (619) 231-1161 Fax No.: (619) 235-4691 Email: rich@citymark.com, vince@citymark.com

Signature: [Signature] Date: May 7, 2019

Additional pages Attached: ☐ Yes ☒ No



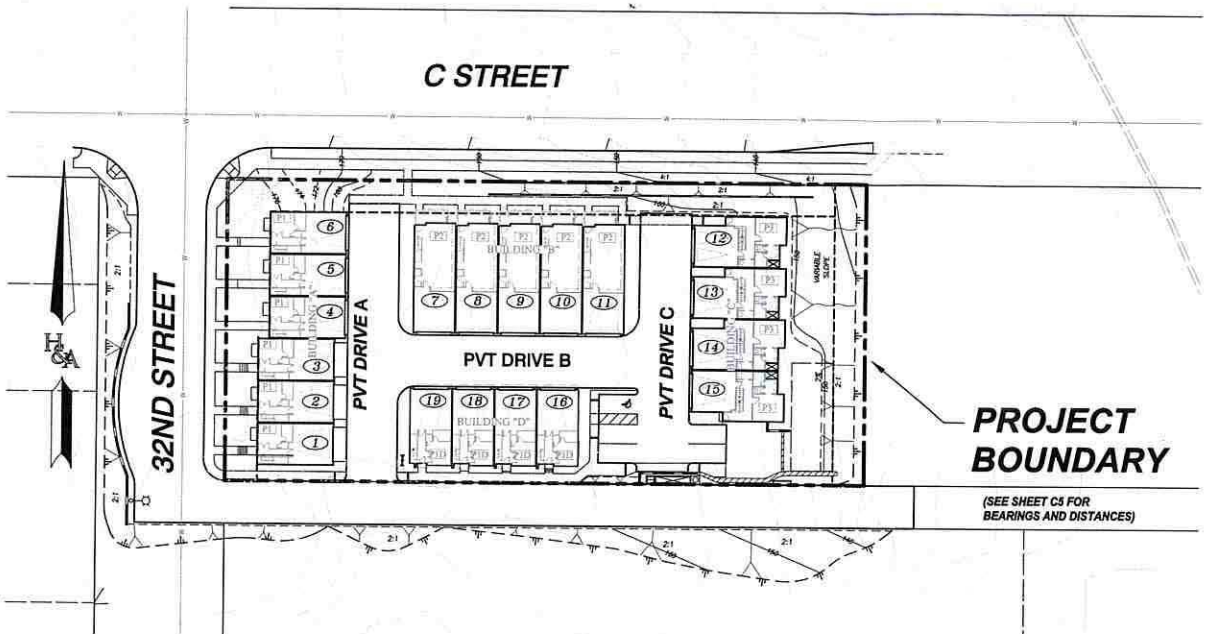
LEGEND

- PROPERTY LINE/ TM BOUNDARY
- PROPOSED BUILDING NUMBER WITH PAD ELEVATION
- ARCHITECTURAL FLOORPLAN TYPE
- PROPOSED EASEMENT LINE
- PROPOSED PRIVATE SEWER MAIN WITH MANHOLE
- EXISTING PUBLIC SEWER MAIN WITH MANHOLE
- PROPOSED PRIVATE WATER MAIN
- PROPOSED PRIVATE FIRE MAIN W/ FIRE HYDRANT
- EXISTING PUBLIC WATER MAIN W/ FIRE HYDRANT
- PROPOSED WATER LATERAL
- PROPOSED SEWER LATERAL
- PROPOSED CENTERLINE STREET ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SLOPE BANK (2:1 MAX)
- LIMITS OF PROPOSED GRADING
- SWALE
- PROPOSED CONCRETE BROW DITCH
- PROPOSED % OF STREET CENTERLINE GRADE
- EXISTING STREET LIGHT
- EXISTING BROW DITCH
- PROPOSED PRIVATE STORM DRAIN
- PROPOSED TREE WELL
- PROPOSED AREA DRAIN SYSTEM
- EXISTING PUBLIC STORM DRAIN SYSTEM
- PROPOSED RETAINING WALL
- PROPOSED PLANTABLE RETAINING WALL
- PROPOSED CONCRETE CROSS CUTTER
- EXISTING PROPERTY DATA
- 10' or 25' VISIBILITY TRIANGLE
- PROPOSED SURVEY MONUMENTS AS NOTED
- EXISTING SURVEY MONUMENTS AS NOTED

CONDOMINIUM NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE MAXIMUM NUMBER OF UNITS PROPOSED IS 19 RESIDENTIAL CONDOMINIUM UNITS.

VESTING TENTATIVE MAP/
NEIGHBORHOOD DEVELOPMENT PERMIT
32nd & C STREET
CITY OF SAN DIEGO, CALIFORNIA



PROJECT MAP

SCALE: 1" = 100'

LEGAL DESCRIPTION

PARCEL A: (PORTION OF APN: 539-563-01-00)

LOTS 13 THROUGH 24, IN BLOCK 124, OF CHOATE'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 167, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 20, 1886.

PARCEL B: (PORTION OF APN: 539-563-01-00)

FRACTIONAL LOT 24, IN BLOCK 124 OF E. W. MORSE'S SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 547, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1871.

TOPOGRAPHY SOURCE

BY R.J. LUNG AND ASSOCIATES DATED: 6-23-17

BENCHMARK

CITY OF SAN DIEGO BRASS PLUG IN THE SOUTHEAST CURB RETURN OF THE INTERSECTION OF C STREET AND 32ND.

ELEV. 176.099'

DATUM: NVD 29'

BASIS OF BEARINGS

THE BASIS OF BEARINGS: THE CCS '83, ZONE 6, EPOCH 1991.35 GRID BEARING BETWEEN STATION "10" OF ROS 16575 AND STATION "224" OF ROS 14492, BOTH PER THE COUNTY OF SAN DIEGO HORIZONTAL CONTROL LIST, BOTH HAVING A CALIFORNIA COORDINATE VALUE OF FIRST ORDER OR BETTER.

I.E. N27°47'24"W

QUOTED BEARINGS FROM REFERENCE MAPS, BOOKS AND DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED SCALE FACTOR AT STATION 244 IS 1.000055.

GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR

MAPPING & MONUMENTATION

ALL PROPERTY CORNERS WILL BE SET AND A 1 LOT FINAL MAP FOR 19 RESIDENTIAL UNITS WILL BE FILED UPON APPROVAL OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING EASEMENTS

THERE ARE NO EXISTING EASEMENTS ONSITE

EARTHWORK NOTES

TOTAL GRADING VOLUME

AMOUNT OF CUT: APPROX. 4,800 CUBIC YARDS.

AMOUNT OF FILL: APPROX. 4,800 CUBIC YARDS.

TOTAL GRADED AREA: APPROXIMATELY 1.4 ACRES

EARTHWORK NOTES:

1. MAXIMUM DEPTH OF CUT AREAS = APPROX. 9 FEET

2. QUANTITIES SHOWN ABOVE ARE RAW AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING THAT MAY BE NECESSARY FOR THE PROJECT.

UTILITIES & SERVICES

ONSITE WATERPRIVATE

OFFSITE WATERCITY OF SAN DIEGO (PUBLIC)

ONSITE SEWERPRIVATE

OFFSITE SEWERCITY OF SAN DIEGO (PUBLIC)

FIRE AND POLICECITY OF SAN DIEGO

GAS & ELECTRICITYSDG&E

SCHOOL DISTRICTSAN DIEGO UNIFIED SCHOOL DIST.

PARKING SUMMARY

PARKING REQUIRED				
RESIDENT SPACES REQUIRED				TOTAL
BLDGS	NO. OF BDRMS/UNIT	# UNITS	SPACES REQ'D/UNIT	SPACES
4	3	19	2.25/UNIT	43
TOTAL				43.0
PARKING PROVIDED				
RESIDENT SPACES (BLDGs A-D)				
19 UNITS x 2 COVERED SPACES/UNIT = 38				38
SUBTOTAL				38
COMMON/GUEST SPACES				
STANDARD				4
ACCESSIBLE				1
SUBTOTAL				43
TOTAL PARKING PROVIDED				43.0

PROJECT BOUNDARY

(SEE SHEET C5 FOR BEARINGS AND DISTANCES)

GENERAL DESIGN NOTES

- CUT/FILL SLOPES ARE 2:1 OR FLATTER UNLESS OTHERWISE SPECIFIED.
- GRADING SHOWN HEREON IS PRELIMINARY AND MAY BE SUBJECT TO MINOR REFINEMENTS IN FINAL DESIGN. FINAL GRADING PLANS WILL CONFORM TO THE APPROVED PERMIT AND EXHIBITS.
- DRAINAGE FACILITIES TO BE CONSTRUCTED TO SAN DIEGO STANDARD SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED.
- ALL LENGTHS, DISTANCES, LOT DIMENSIONS AND CURVE RADIUS ARE APPROXIMATE.
- AERIAL TOPOGRAPHY BY R.J. LUNG AND ASSOCIATES DATED: 6-23-17
- BENCHMARK: CITY OF SAN DIEGO BRASS PLUG IN THE SOUTHEAST CURB RETURN OF THE INTERSECTION OF C STREET AND 32ND.
- ELEV. 176.099' DATUM: NVD 29'
- ALL UTILITIES SHALL BE UNDERGROUND AND EASEMENTS PROVIDED AS NECESSARY.
- ALL PROPOSED WATER (INCLUDING SERVICES AND METERS) AND SEWER FACILITIES (PUBLIC & PRIVATE, WITHIN THE PUBLIC ROW OR PUBLIC EASEMENT MUST BE DESIGNED, CONSTRUCTED, OR ABANDONED IN ACCORDANCE WITH ESTABLISHED CRITERIA WITHIN THE CITY OF SAN DIEGO'S CURRENT WATER & SEWER FACILITY DESIGN GUIDELINES, REGULATIONS, STANDARDS AND PRACTICES PERTAINING THERETO.
- ALL PROPOSED PRIVATE SEWER FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ESTABLISHED CRITERIA IN THE MOST CURRENT CITY OF SAN DIEGO SEWER DESIGN GUIDE.
- WATER AND SEWER FACILITIES, AS SHOWN, WILL BE MODIFIED IN ACCORDANCE WITH ACCEPTED WATER AND SEWER STUDIES AND ESTABLISHED CRITERIA IN THE CITY OF SAN DIEGO.
- SANITARY SEWER SYSTEM TO BE PROVIDED AND CONNECTED TO CITY OF SAN DIEGO SEWER SYSTEM. THERE ARE NO PROPOSED OR EXISTING BUS/TRANSIT STATIONS OR STOPS.
- INDIVIDUAL TRASH PICKUP IS PROPOSED AS PART OF THIS SUBDIVISION.
- AN ILLUMINATED DIRECTORY IN ACCORDANCE WITH PDPS POLICY 1-00-6, SHALL BE PROVIDED.
- BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (PER UFG 901.4.4).
- IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS AND WATER AND SEWER LATERALS SHALL BE DESIGNED, NOT PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE CITY MANAGER.
- CALIFORNIA BUILDING CODE CONSTRUCTION TYPE: V-B
- FIRE SPRINKLERS: FULL NFPA-13 FIRE SPRINKLER SYSTEM.
- NUMBER OF STORIES: 3-STORY
- CALIFORNIA BUILDING CODE OCCUPANCY GROUP: R-3
- MINIMUM 24 INCH OR 36 INCH BOX SIZE TREES SHALL BE INSTALLED WITHIN 10' OF THE FACE OF CURB AND IN OPENINGS BEING A MINIMUM 40 SQUARE FEET OF AIR AND WATER - PERMEABLE AREA AS INDICATED ON THE LANDSCAPE PLAN (SEE LANDSCAPE PLANS FOR DETAILS).
- IMPROVEMENT PLANS SHALL SHOW, LABEL, AND DIMENSION A 40 SQUARE FOOT AREA FOR EACH STREET TREE OR SHRUB EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITY AND FIVE FEET OF ANY WATER.
- ALL RESIDENTIAL BUILDINGS REQUIRE A FIRE SPRINKLER SYSTEM.
- FIRE ADDRESS ROADWAY SIGNS OR RED CURBS SHALL BE PROVIDED IN ACCORDANCE WITH BFLS POLICY A-96-1. TEMPORARY STREET SIGNS WILL BE PROVIDED IN ACCORDANCE WITH UFG 901.4.5
- ALL DRAIN SYSTEMS NOT LOCATED IN A PUBLIC STREET SHALL BE PRIVATE.
- WATER CASKETS SHALL BE PROVIDED ADJACENT TO ALL ONSITE PUBLIC FIRE HYDRANTS, WATER METERS, BLOWOFFS AND VALVES, UPON FINAL LOCATION REVIEW BY THE CITY OF SAN DIEGO ENGINEERING AND FIRE DEPARTMENTS.
- THIS PROJECT IS A MULTIPLE "UNIT" SUBDIVISION. IT IS THE INTENT THAT MULTIPLE FINAL MAPS BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT. THE FINAL MAP MAY CONSIST OF ONE OR MORE MULTIPLE LOTS AS SHOWN ON THIS TENTATIVE MAP.
- ADADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45 DB CNEL FOR ALL SLEEPING ROOMS AND AN INTERIOR NOISE LEVEL OF 50DB FOR ALL OTHER INDOOR AREAS.
- NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE SUBDIVIDER SHALL OBTAIN A LETTER OF PERMISSION FROM THE ADJACENT PROPERTY OWNER, FOR THE PROPOSED OFFSITE GRADING, TO THE SATISFACTION OF THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT B.P. MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- 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.
- DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL STORM WATER CONSTRUCTION REQUIREMENTS OF THE STATE CONSTRUCTION GENERAL PERMIT, ORDER NO. 2009-0090DQ, OR SUBSEQUENT ORDER, AND THE MUNICIPAL STORM WATER PERMIT, ORDER NO. R9-2013-0001 OR SUBSEQUENT ORDER. IN ACCORDANCE WITH ORDER NO. 2009-0090DQ, OR SUBSEQUENT ORDER, A RISK LEVEL DETERMINATION SHALL BE CALCULATED FOR THE SITE AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED CONCURRENTLY WITH THE COMMENCEMENT OF GRADING ACTIVITIES.
- PRIOR TO THE 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 THE 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 11.C OF ORDER NO 2009-0090-DQ AND A COPY SHALL BE SUBMITTED TO THE CITY.
- ALL BEARINGS AND DISTANCES ARE LOCATED AND SHOWN ON CS.
- NO PRIVATE IMPROVEMENTS (INCLUDING LANDSCAPING, ENHANCED PAVING, PRIVATE UTILITIES, OR STRUCTURES OF ANY KIND) THAT COULD INHIBIT THE MAINTENANCE, REPAIR, OR REPLACEMENT OF PUBLIC CONSTRUCTED, OR LOCATED, WITHIN THE LIMITS OF A PUBLIC WATER, SEWER OR GENERAL UTILITY EASEMENT WITHOUT A CITY APPROVED AND COUNTY RECORDED ENCROACHMENT AND MAINTENANCE REMOVAL AGREEMENT (EMRA).
- ALL WATER LINES SERVING THIS DEVELOPMENT (INCLUDING DOMESTIC, IRRIGATION, AND FIRE) MUST PASS THROUGH A PERMITTED, PRIVATE, ABOVE GROUND, BACKFLOW PREVENTION DEVICE (BFPD).
- THE OWNER/PERMITEE SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO CITY OF SAN DIEGO WATER AND SEWER FACILITIES IN THE VICINITY OF THE PROJECT SITE, DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT, IN ACCORDANCE WITH MUNICIPAL CODE SECTION 142.0607. IN THE EVENT ANY SUCH FACILITY LOSTS INTEGRITY THEN, THE OWNER/PERMITEE SHALL REPAIR OR RECONSTRUCT ANY DAMAGED PUBLIC WATER AND SEWER FACILITY IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND CITY ENGINEER.
- CDPG CODE 3503 STATES: "IT IS UNLAWFUL TO TAKE, POSSESS OR NEEDLESSLY DESTROY THE NEST OR EGGS OF ANY BIRD, EXCEPT AS OTHERWISE PROVIDED BY THIS CODE OR ANY REVELATION MADE PURSUANT THERETO."
- PROJECT SHALL COMPLY WITH RECOMMENDATIONS IN ACoustICAL ANALYSIS REPORT PREPARED BY EILAR ASSOCIATED, INC. DATED AUGUST 7, 2018 AND REVISED SEPTEMBER 26, 2018.

SHEET INDEX

ARCHITECTURAL SHEET INDEX

- A-1 COVER SHEET
- A-2 BUILDING A FLOOR PLANS & ROOF PLAN
- A-3 BUILDING A ELEVATIONS
- A-4 BUILDING B FLOOR PLANS & ROOF PLANS
- A-5 BUILDING B ELEVATIONS
- A-6 BUILDING C FLOOR PLANS & ROOF PLANS
- A-7 BUILDING C ELEVATIONS
- A-8 BUILDING D FLOOR PLANS & ROOF PLANS
- A-9 BUILDING D ELEVATIONS
- A-10 SITE SECTION FRONTING C STREET
- A-11 BUILDING A COLOR SCHEME
- A-12 BUILDING B COLOR SCHEME
- A-13 BUILDING C COLOR SCHEME
- A-14 BUILDING D COLOR SCHEME

VTM/NDP SHEET INDEX

- C1 TITLE SHEET
- C2 PROJECT DETAILS & STREET SECTIONS
- C3 PROJECT DESIGN
- C4 DETAILS
- C5 EXISTING AERIAL TOPOGRAPHY & BOUNDARY
- C6 200' HOSE PLUG EXHIBIT

LANDSCAPE SHEET INDEX

- L-0 LANDSCAPE PLAN - OVERALL SITE PLAN
- L-1 LANDSCAPE PLAN - CALCULATIONS PLAN
- L-2 LANDSCAPE PLAN - CONCEPTUAL CONSTRUCTION PLAN
- L-3 LANDSCAPE PLAN - LANDSCAPE CALCULATIONS & LEGEND
- L-4 LANDSCAPE PLAN - CONCEPTUAL PLANTING PLAN
- L-5 LANDSCAPE PLAN - CONCEPTUAL PLANT IMAGES
- L-6 LANDSCAPE PLAN - NOTES & WATER CALCULATIONS

DEV. SUMMARY/ PROJ. SCOPE

THE PROPOSED DEVELOPMENT SITE IS CURRENTLY A VACANT PROPERTY OF APPROXIMATELY 0.97 GROSS ACRES, LOCATED JUST EASTERLY OF 32ND STREET, SOUTHERLY OF C STREET AND NORTH OF HWY 94 WITHIN THE GREATER GOLDEN HILLS COMMUNITY PLANNING AREA IN THE CITY OF SAN DIEGO. THE PROJECT PROPOSES A VESTING TENTATIVE MAP TO CREATE ONE (1) CONDOMINIUM LOT AND THE DEVELOPMENT OF 19 RESIDENTIAL (3-BEDROOM) MULTI-FAMILY CONDOMINIUM DWELLING UNITS IN A MIX OF 2 AND 3 STORY BUILDINGS. ADDITIONALLY, 43 ONSITE PARKING SPACES WILL BE PROVIDED. PROJECT ENTITLEMENTS REQUESTED INCLUDE:

- 1) A VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES; AND
- 2) A NEIGHBORHOOD DEVELOPMENT PERMIT (AS AN INFILL PROJECT EXEMPTION FROM A PLANNED DEVELOPMENT PERMIT PER MUNICIPAL CODE SECTION 126.0603) TO ALLOW AN INCREASE IN RESIDENTIAL DENSITY FROM 10-15 TO 16-29 DU/S/AC IN THE LOW-MEDIUM RESIDENTIAL LAND USE CATEGORY OF THE COMMUNITY PLAN AND FOR WALLS WITHIN PUBLIC RIGHT OF WAYS EXCEEDING 3 FEET IN HEIGHT. THE PROPOSED ONSITE IMPROVEMENTS INCLUDE GRADING, THE INSTALLATION OF PRIVATE SEWER, WATER AND STORM DRAIN UTILITIES, AND CONSTRUCTION OF PRIVATE SIDEWALKS AND DRIVEWAYS. OFFSITE IMPROVEMENTS INCLUDE THE CONSTRUCTION OF PUBLIC STREET AND ALLEY IMPROVEMENTS, WHICH INCLUDE GRADING, PAVING AND CURB GUTTER, SIDEWALKS AND WALLS.

GENERAL NOTES

1. SITE AREA DATA:
 - GROSS SITE AREA: .97 ACRE
 - NET SITE AREA: .97 ACRE
2. TOTAL NUMBER OF EXISTING/PROPOSED LOTS:
 - EXISTING LOTS: 13
 - PROPOSED LOTS: 1
3. TOTAL NUMBER OF PROPOSED UNITS: 19
4. COMMUNITY PLAN: GREATER GOLDEN HILLS
 - EXIST. COMMUNITY/ GENERAL LAND USE: RESIDENTIAL: LOW MEDIUM
 - SITE IS ALSO WITHIN DEVELOPMENT INCREASE AREA: C STREET (EAST) TO 16-29 DU/AC
 - COMMUNITY PLAN AMENDMENT NOT REQUIRED
5. ZONING: EXISTING: RM 1-1
 - PROPOSED: SAME
 - SITE IS ALSO WITHIN THE AIRPORT ENVIRONS OVERLAY AND THE VERY HIGH FIRE HAZARD SEVERITY ZONE
6. DENSITY PROPOSED:
 - GROSS SITE DENSITY: 19.6 DU'S/AC (19 UNITS/.97 AC)
7. APN #: 539-563-01-00
8. THOMAS BROS. COORDINATES: 1289-03 & F3
9. AVERAGE DAILY TRIPS: 152 (19 UNITS X 8 TRIPS)
10. GEO HAZARD ZONES: 52
11. TOTAL FLOOR AREA: 31,688 FLOOR AREA RATIO: .75 MAX
12. NO TRANSIT STOPS ARE PROPOSED WITH THIS PROJECT.
13. LAMBERT COORDINATES: 201-1730 CCS 83 COORDS: 1841-6290

PROJECT TEAM

ENGINEER

HUNSAKER & ASSOCIATES SD, INC.
9707 WAPLES STREET
SAN DIEGO, CA 92121
(858) 558-4500

LANDSCAPE ARCHITECT

McCULLOUGH LANDSCAPE ARCHITECTS, INC.
703 16TH ST, SUITE 100
SAN DIEGO, CA 92101
(619) 300-8830

SOILS ENGINEER

NOVA SERVICES, INC.
4373 VIEWRIDGE AVENUE, STE B
SAN DIEGO, CA 92123
(658) 292-7375

OWNER

CITYMARK GOLDEN HILL, LLC.
3818 PARK BOULEVARD
SAN DIEGO, CA 92103
(619) 231-1161

ARCHITECT

McKINLEY & ASSOCIATES, INC.
1818 FIRST AVE
SAN DIEGO, CA 92101
(619) 606-8320

NOISE

EILAR ASSOCIATES
210 SOUTH JUNIPER STREET
SUITE 100
ESCONDIDO, CA 92025
(760) 738-5570

BIO/CULTURAL

DUDEK & ASSOCIATES
605 THIRD STREET
ENCINITAS, CA 92024
(760) 942-5147

APPLICANT

CITYMARK COMMUNITIES, LLC.
3818 PARK BOULEVARD
SAN DIEGO, CA 92103
(619) 231-1161

ENGINEER

RAYMOND L. MARTIN R.C.E. 48670
MY REGISTRATION EXPIRES ON 6/30/20

PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

PLANNING: 900 Waples Street
ENGINEERING: San Diego, CA 92101
SURVEYING: (619) 558-4500 / (619) 558-4501

PROJECT ADDRESS: 32nd & "C" STREET

PROJECT #: 595288

#	REVISIONS	DATE	BY
1.	PRELIM REVIEW	01/22/18	H&A
2.	FULL SUBMITTAL	02/23/18	H&A
3.	RESUBMITTAL	06/07/18	H&A
4.	RESUBMITTAL	08/15/18	H&A
5.	FINAL SUBMITTAL FOR PC HEARING	11/07/18	H&A
6.			
7.			
8.			
9.			

VESTING TENTATIVE MAP /
NEIGHBORHOOD DEVELOPMENT PERMIT

32nd & C STREET

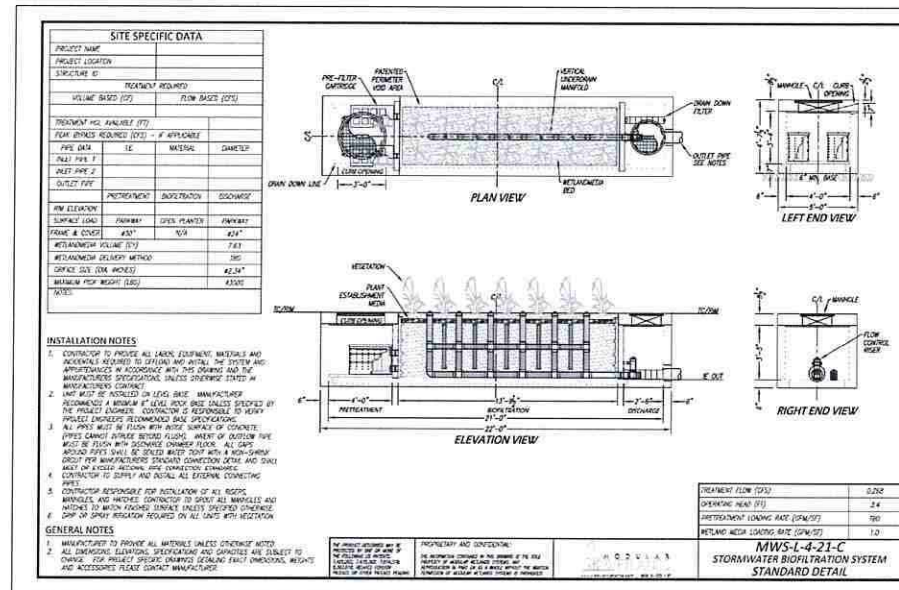
CITY OF SAN DIEGO, CALIFORNIA

SHEET

C1

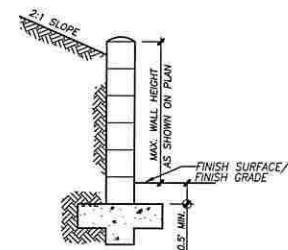
OF

C6



STORMWATER BIOFILTRATION DETAIL




NOTES: 1. PLANT ESTABLISHMENT MEDIA MINIMUM DEPTH IS 3'-4"

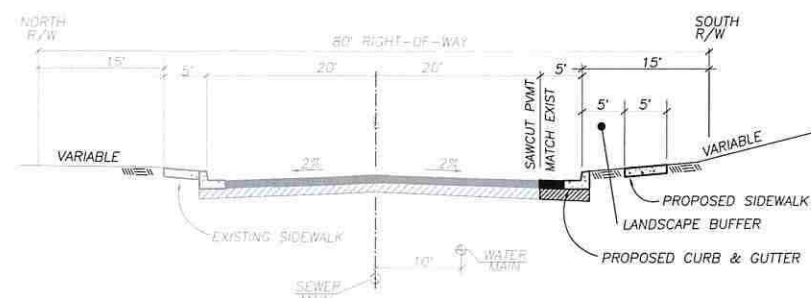
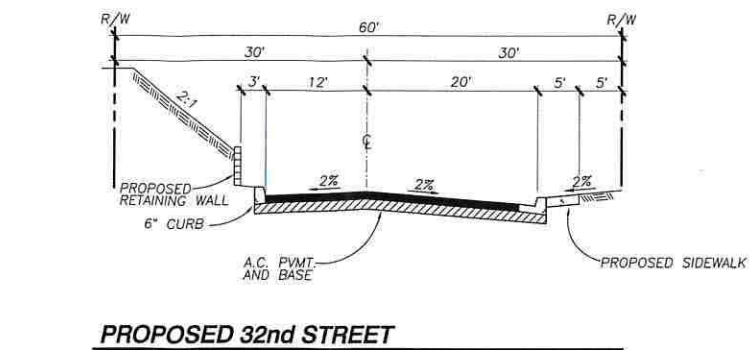


TYPICAL RETAINING WALL

NOTES:

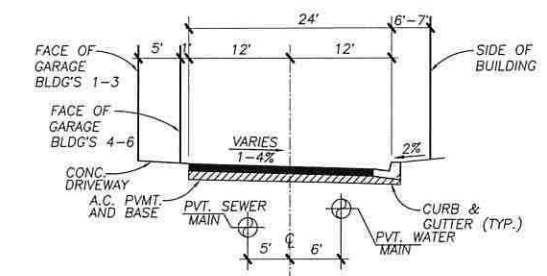
1. RETAINING WALL DETAIL AT 32ND STREET (SEE SHT 3) FOR LOCATION, LENGTH AND HEIGHT).
2. RETAINING WALL HEIGHT WITHIN THE FRONT YARD SETBACK SHALL NOT EXCEED 3 FEET, PURSUANT TO SDMC, SECTION 142.0340 (C).
3. RETAINING WALLS SHALL BLEND WITH THE SITE PURSUANT TO SDMC, SECTION 142.0340.

	SLOPE	ACRES
	0 - 25%	.79
	25 % - 35%	.16
	35 % +	.01

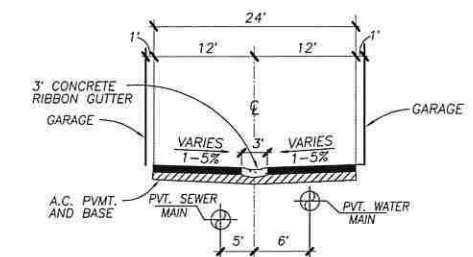


PROPOSED C STREET "GREEN STREET"

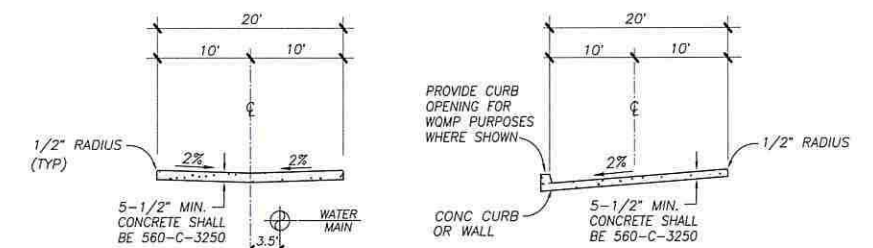
TWO LANE COLLECTOR STREET WITH A CLASS II BIKE LANE AND BUFFER, AS CURRENTLY CLASSIFIED



PROPOSED PVT. DRIVE "A"



PROPOSED PVT. DRIVES "B" & "C"

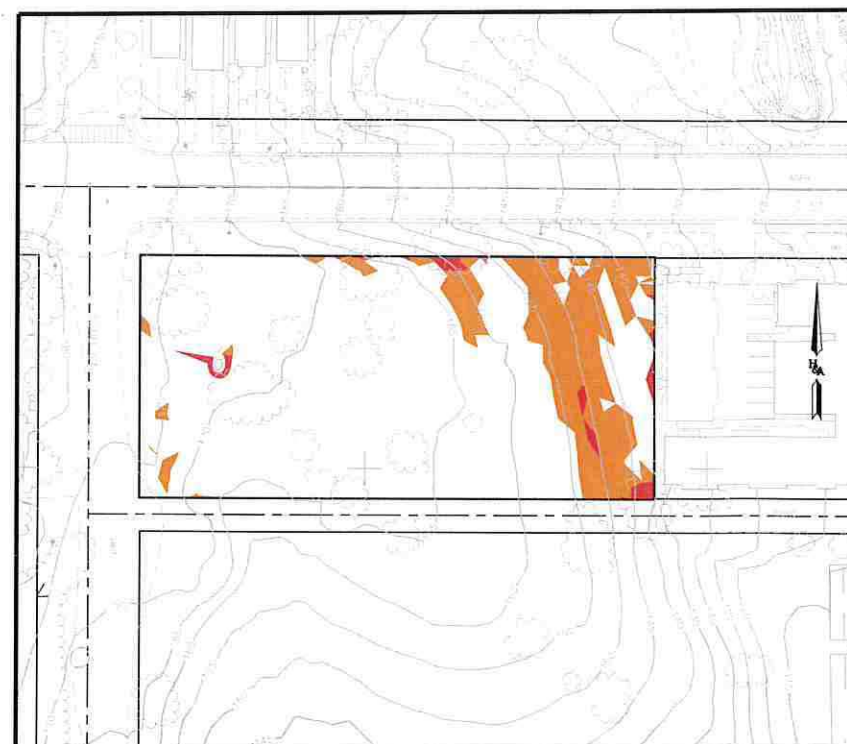


PROPOSED STANDARD ALLEY

PORTION WEST OF PRIVATE DRIVE "A"
PROVIDE G-23 CUTOFF WALL WHERE REQUIRED
PER CITY STANDARD G-21

PROPOSED MODIFIED ALLEY

PORTION EAST OF PRIVATE DRIVE "A"
ALLEY MODIFIED FOR WQMP PURPOSES



SITE BOUNDARY WITH STEEP SLOPE ANALYSIS

$$1^\circ = 50'$$

PROJECT DETAILS & STREET SECTIONS

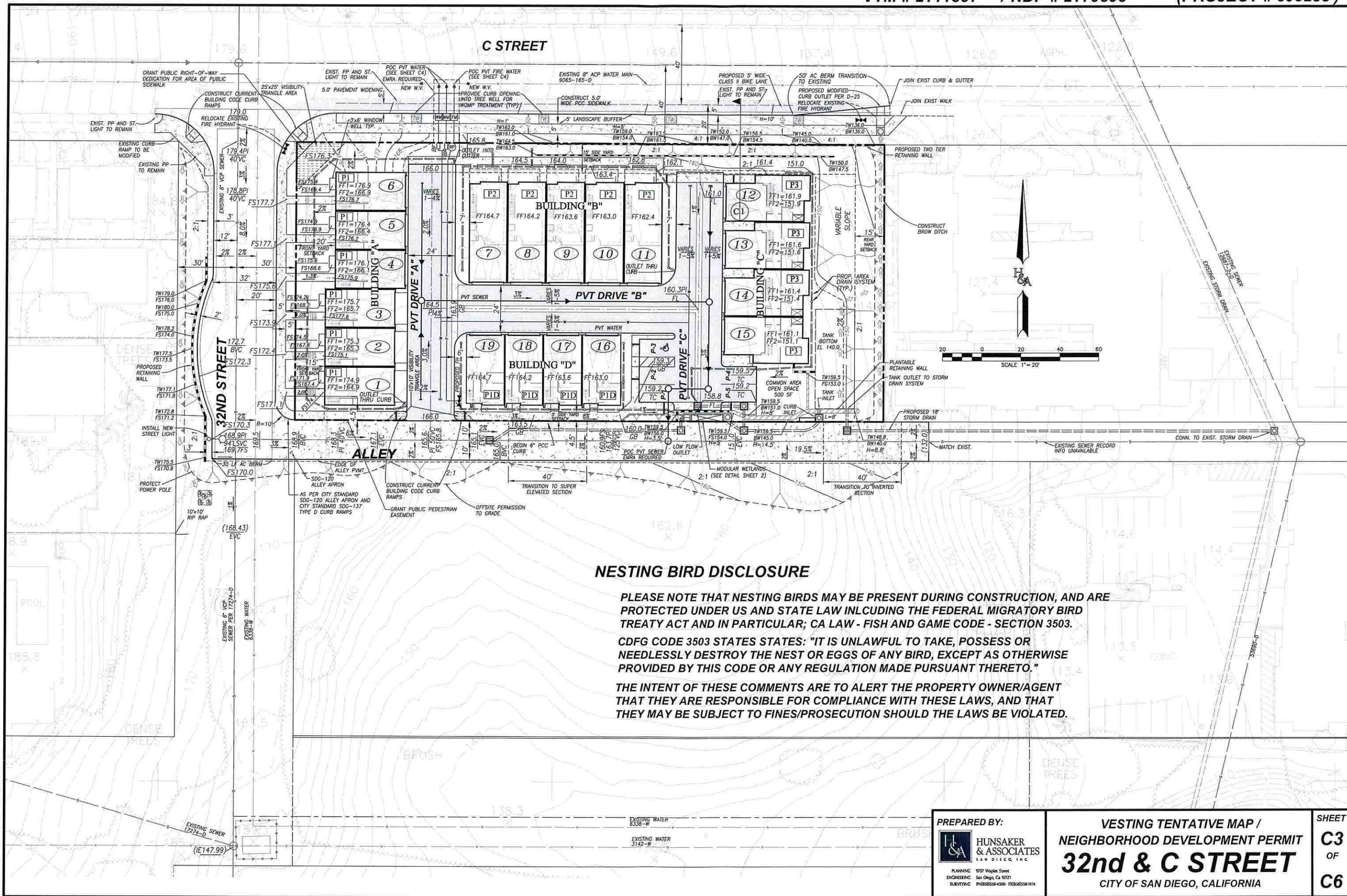
PREPARED BY:

 **HUNSAKER
& ASSOCIATES**
SAN DIEGO, INC.

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(619)558-4500 - FX(619)558-1414

VESTING TENTATIVE MAP /
NEIGHBORHOOD DEVELOPMENT PERMIT
32nd & C STREET
CITY OF SAN DIEGO, CALIFORNIA

SHEET
C2
OF
C6
I.O. 3471-0001



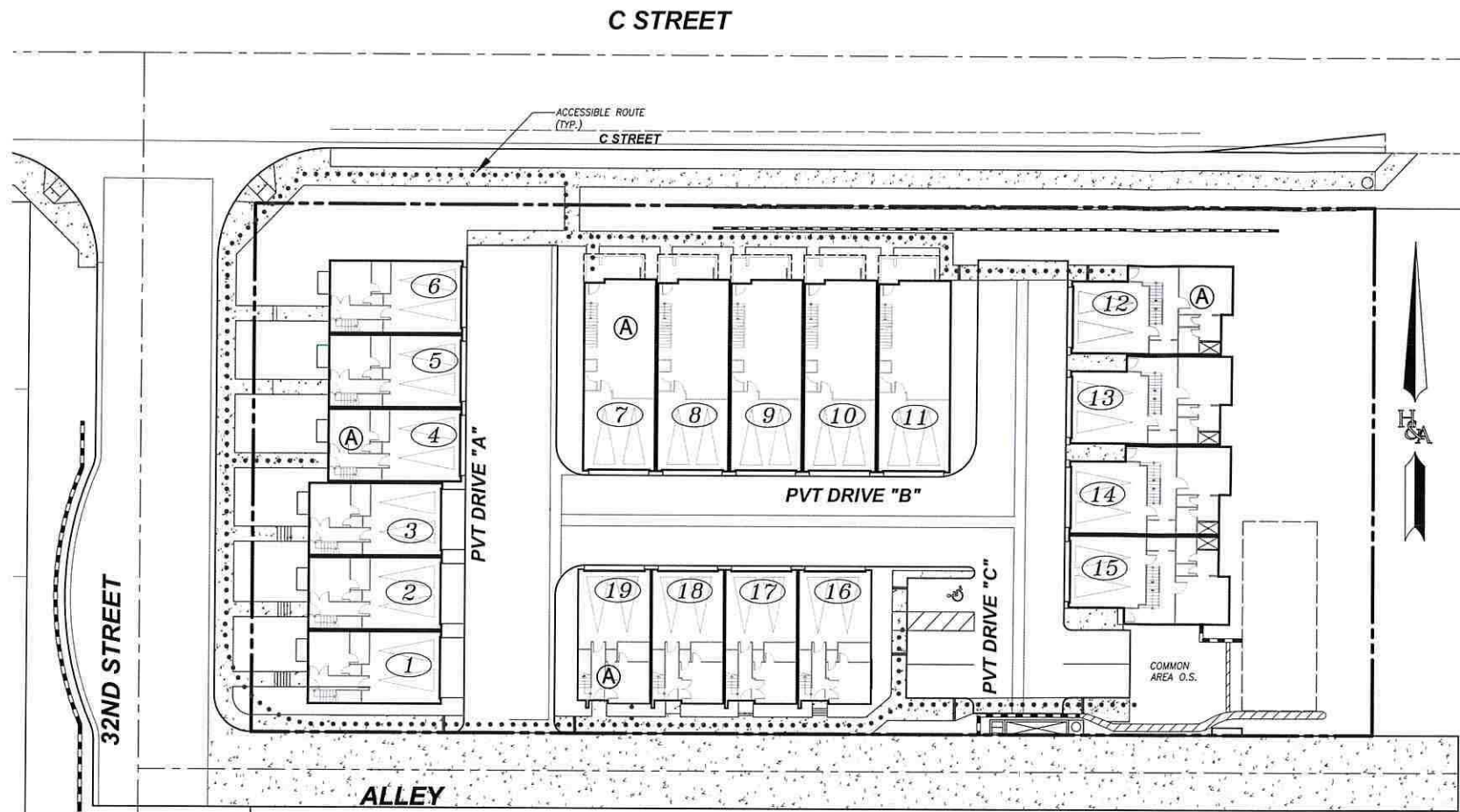
NESTING BIRD DISCLOSURE

PLEASE NOTE THAT NESTING BIRDS MAY BE PRESENT DURING CONSTRUCTION, AND ARE PROTECTED UNDER US AND STATE LAW INCLUDING THE FEDERAL MIGRATORY BIRD TREATY ACT AND IN PARTICULAR, CA LAW - FISH AND GAME CODE - SECTION 3503. CDFG CODE 3503 STATES STATES: "IT IS UNLAWFUL TO TAKE, POSSESS OR NEEDLESSLY DESTROY THE NEST OR EGGS OF ANY BIRD, EXCEPT AS OTHERWISE PROVIDED BY THIS CODE OR ANY REGULATION MADE PURSUANT THERETO." THE INTENT OF THESE COMMENTS ARE TO ALERT THE PROPERTY OWNER/AGENT THAT THEY ARE RESPONSIBLE FOR COMPLIANCE WITH THESE LAWS, AND THAT THEY MAY BE SUBJECT TO FINES/PROSECUTION SHOULD THE LAWS BE VIOLATED.

PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, CA 92121
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VESTING TENTATIVE MAP /
NEIGHBORHOOD DEVELOPMENT PERMIT
32nd & C STREET
CITY OF SAN DIEGO, CALIFORNIA

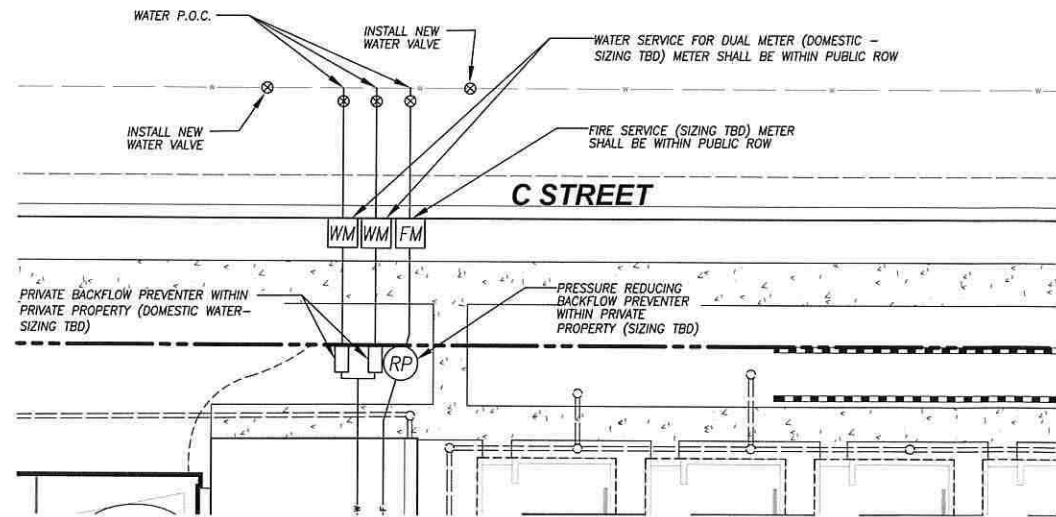
SHEET
C3
OF
C6



ACCESSIBLE ROUTE

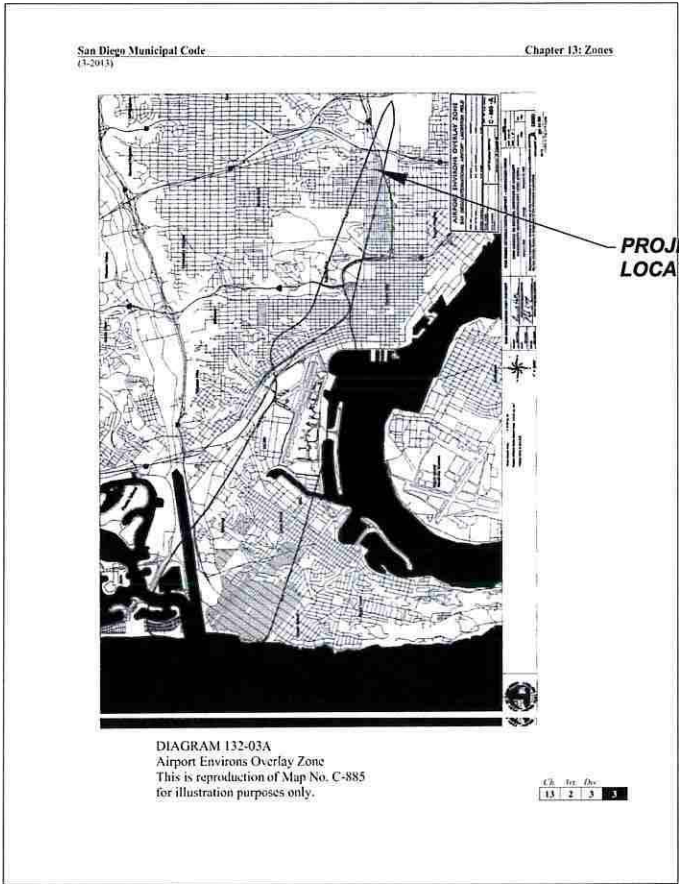
LEGEND:
ADAPTABLE/ACCESSIBLE UNIT
ACCESSIBLE ROUTE

SCALE: 1" = 20'
A
.....



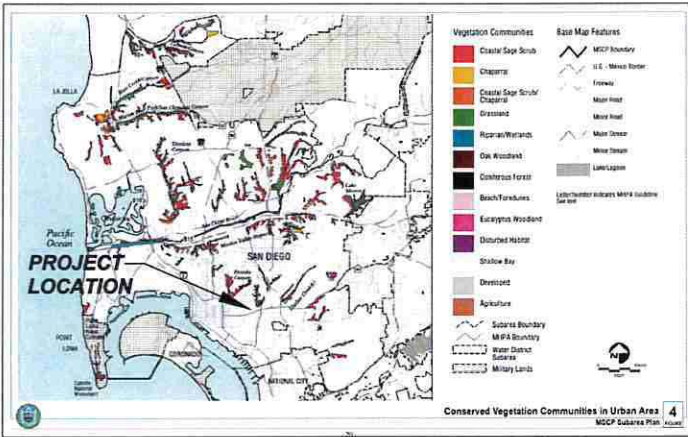
ENLARGEMENT DETAIL OF PROPOSED WATER SERVICE CONNECTIONS

SCALE: 1" = 10'



AIRPORT ENVIRONS OVERLAY ZONE

N.T.S.



MSCP SUBAREA PLAN

N.T.S.

PREPARED BY:



PLANNING: 9707 Wiggins Street
ENGINEERING: San Diego, CA 92121
SURVEYING: PH050558-4500 - FX050558-1114

VESTING TENTATIVE MAP /
NEIGHBORHOOD DEVELOPMENT PERMIT
32nd & C STREET
CITY OF SAN DIEGO, CALIFORNIA

SHEET
C4
OF
C6

LEGAL DESCRIPTION

PARCEL A: (PORTION OF APN: 539-563-01-00)

LOTS 13 THROUGH 24, IN BLOCK 124, OF CHOATE'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 167, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 20, 1886.

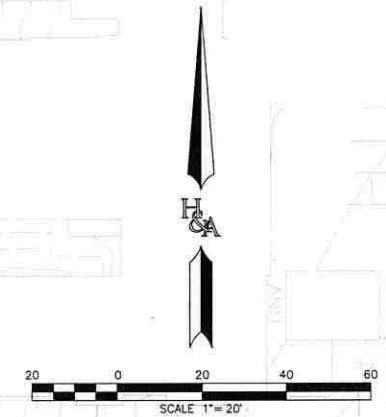
PARCEL B: (PORTION OF APN: 539-563-01-00)

FRACTIONAL LOT 24, IN BLOCK 124 OF E. W. MORSE'S SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 547, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1871.

EXISTING EASEMENTS

LEGEND

- INDICATES 2" IRON PIPE TO BE SET AT BOUNDARY CORNER.
- INDICATES EXISTING MONUMENTS



'C' STREET

MAP NO. 547

32ND STREET

UNNAMED ALLEY

BLOCK 124
MAP NO. 547

BROADWAY

EXISTING TOPOGRAPHY & BOUNDARY

PREPARED BY:

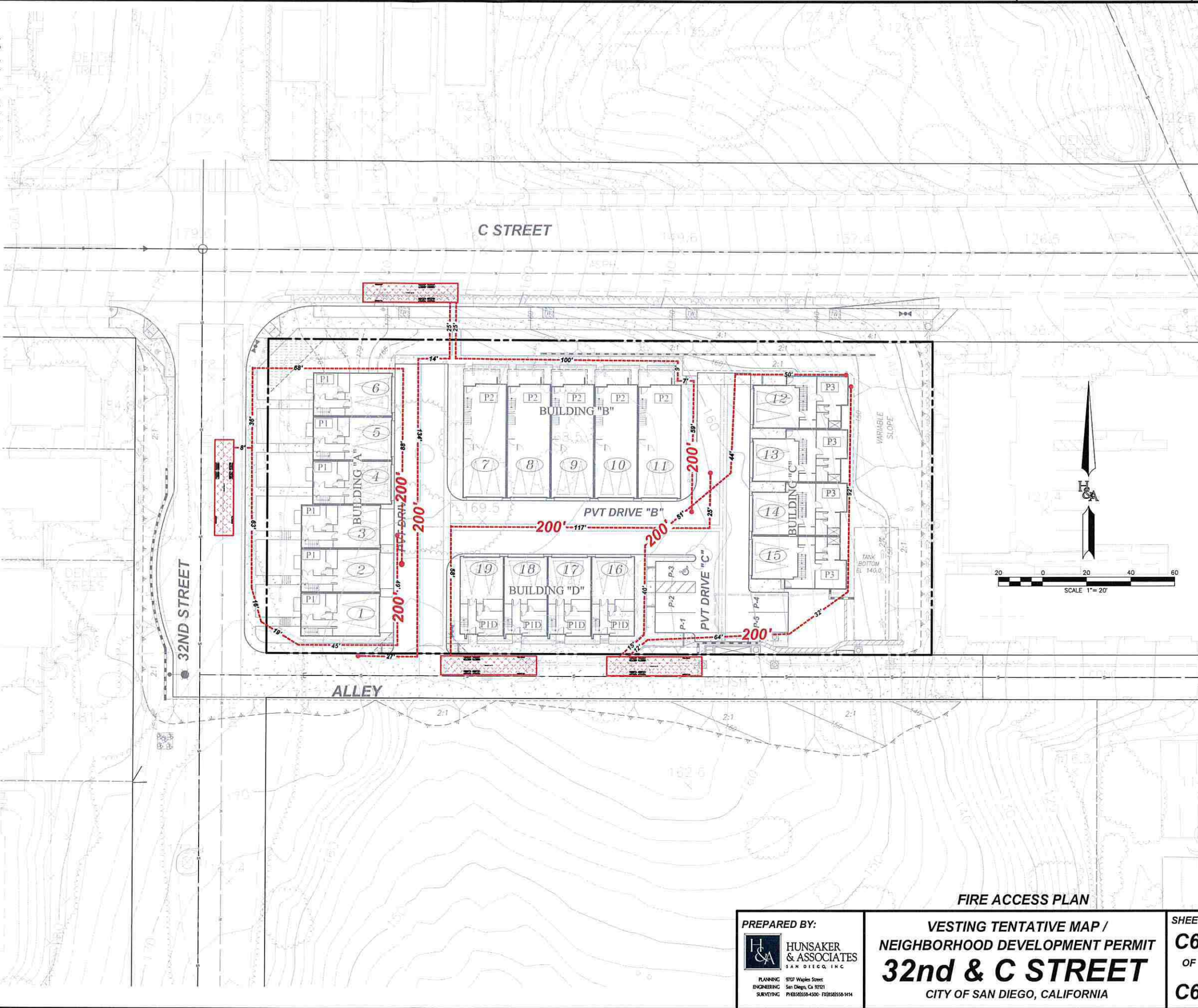
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING: 9707 Wiggins Street
ENGINEERING: San Diego, Ca 92121
SURVEYING: PH850558-4500 FAX850558-3414

VESTING TENTATIVE MAP /
NEIGHBORHOOD DEVELOPMENT PERMIT
32nd & C STREET
CITY OF SAN DIEGO, CALIFORNIA

SHEET
C5
OF
C6

FIRE NOTES

- 1. BUILDING ADDRESS NUMBERS WILL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 95.0209 AND UFC 901.4.4
- 2. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ ACCESS SIDE OF THE STRUCTURE. (UFC 901.4.4)
- 3. AN ILLUMINATED DIRECTORY, IN ACCORDANCE WITH FHPS POLICY 1-00-6 SHALL BE PROVIDED
- 4. 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.
- 5. ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC.
- 6. 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.



FIRE ACCESS PLAN

PREPARED BY:



PLANNING 9707 Waples Street
ENGINEERING San Diego, CA 92121
SURVEYING PH: 619-595-4500 FAX: 619-595-1414

VESTING TENTATIVE MAP /
NEIGHBORHOOD DEVELOPMENT PERMIT
32nd & C STREET
CITY OF SAN DIEGO, CALIFORNIA

SHEET

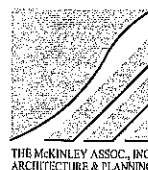
C6
OF
C6

W.O. 3471-0001

32nd & 'C'

City Mark

Architectural Submittal Package



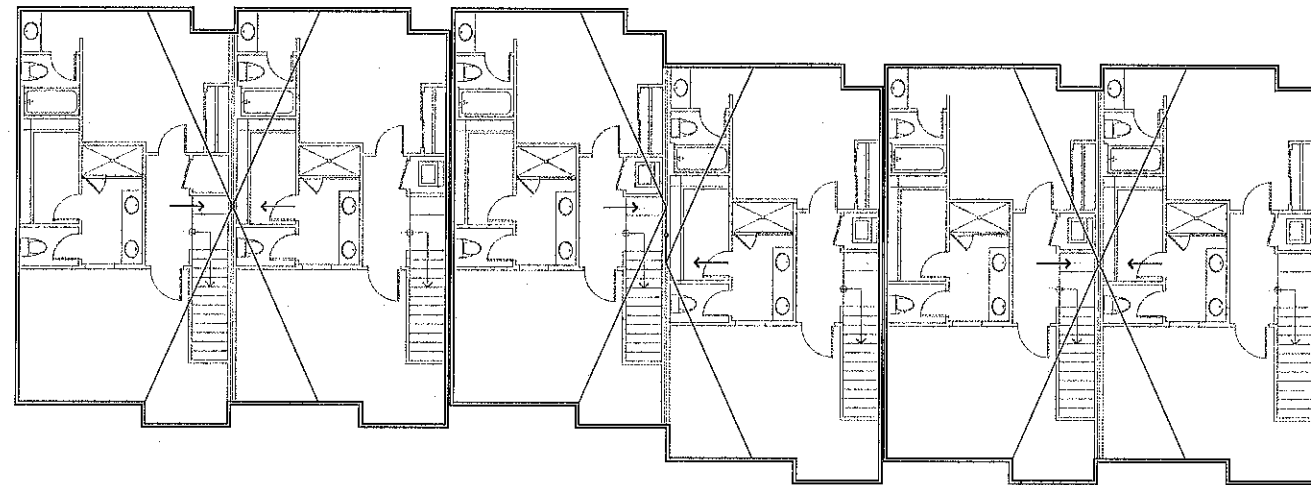
Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134

Project Address:
San Diego, CA
Project Name:
32nd and C Street

Sheet Title:
COVER SHEET

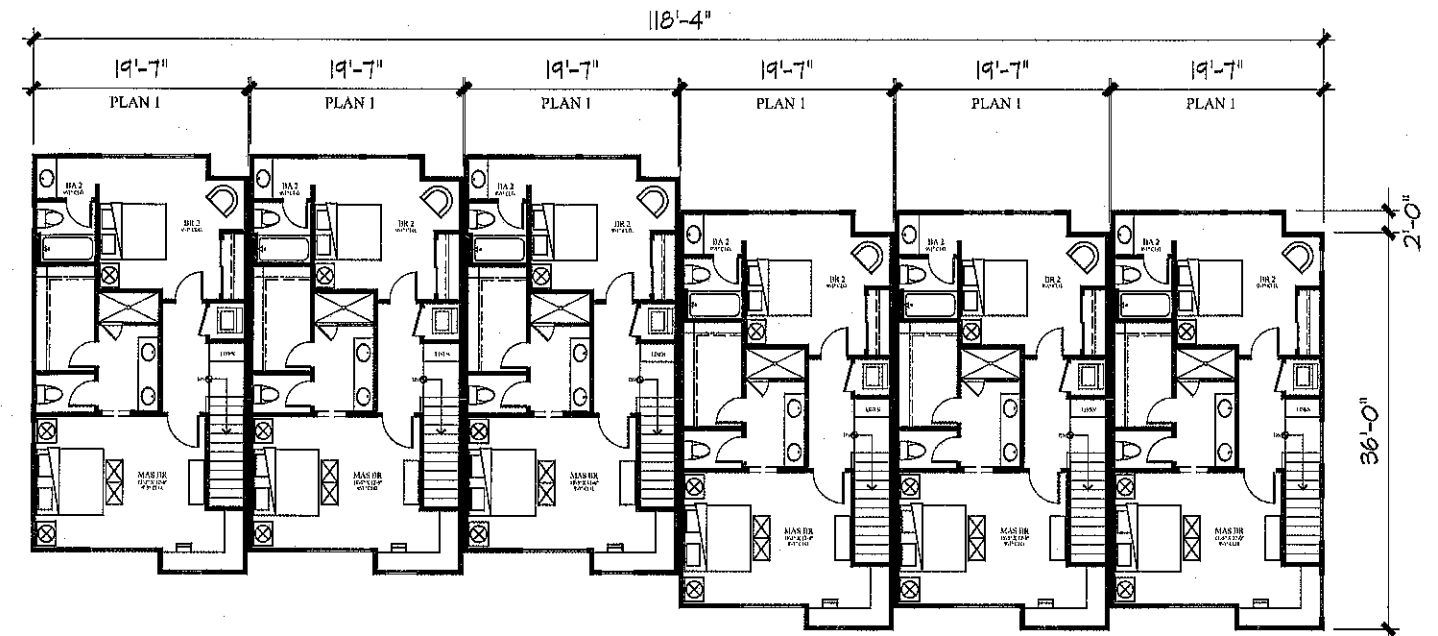
Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	August 9, 2018
Revision 1:	June 6, 2018

Original Date: January 18, 2018
Sheet 1 of 14
DEP#:



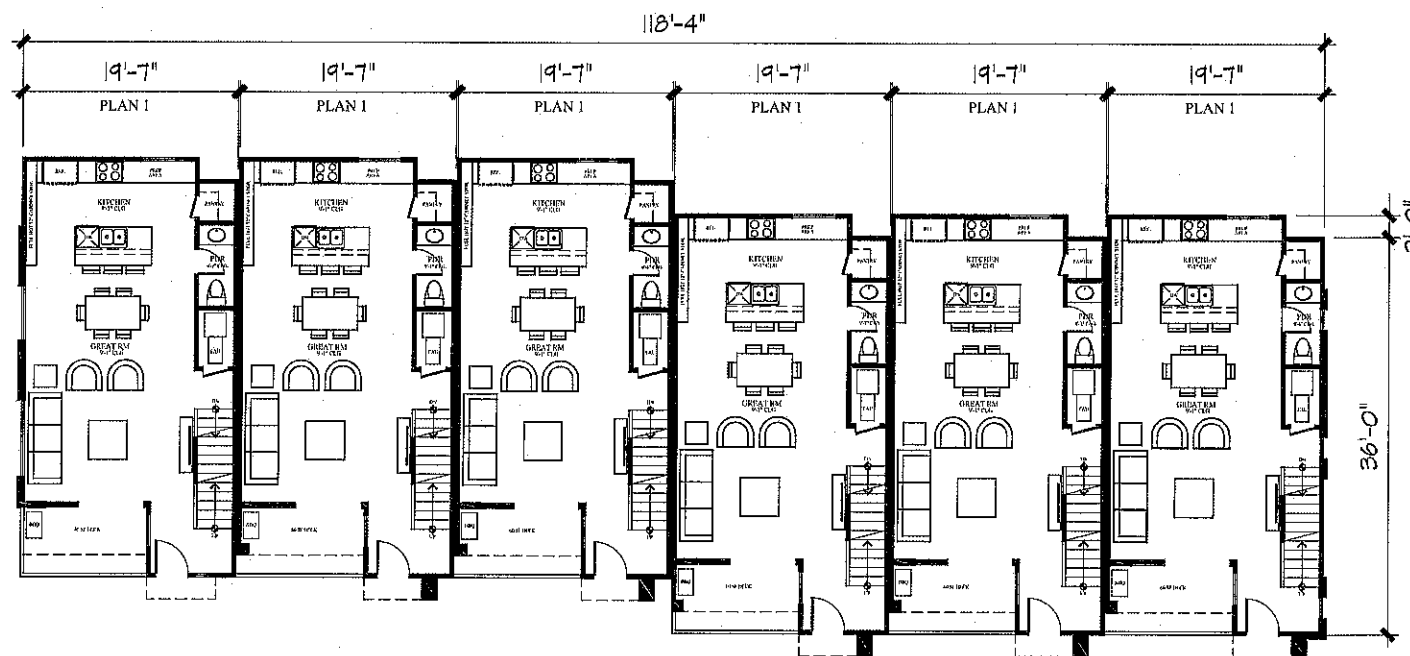
BUILDING 'A' ROOF PLAN

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



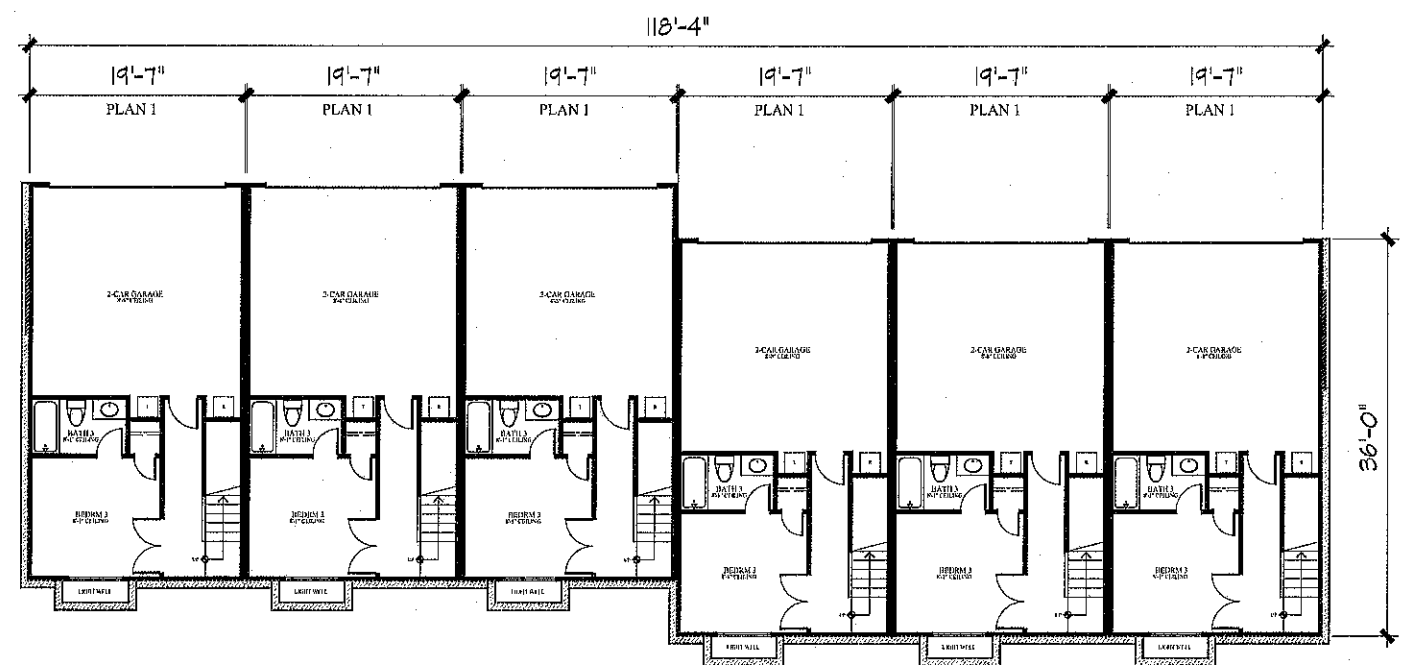
BUILDING 'A' THIRD FLOOR PLAN

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



BUILDING 'A' SECOND FLOOR PLAN

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

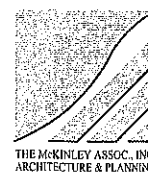


BUILDING 'A' FIRST FLOOR PLAN

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

32nd & 'C'
City Mark

SCALE: 1/4" = 1'-0"



Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134

Project Address:

San Diego, CA
Project Name:
32nd and C Street

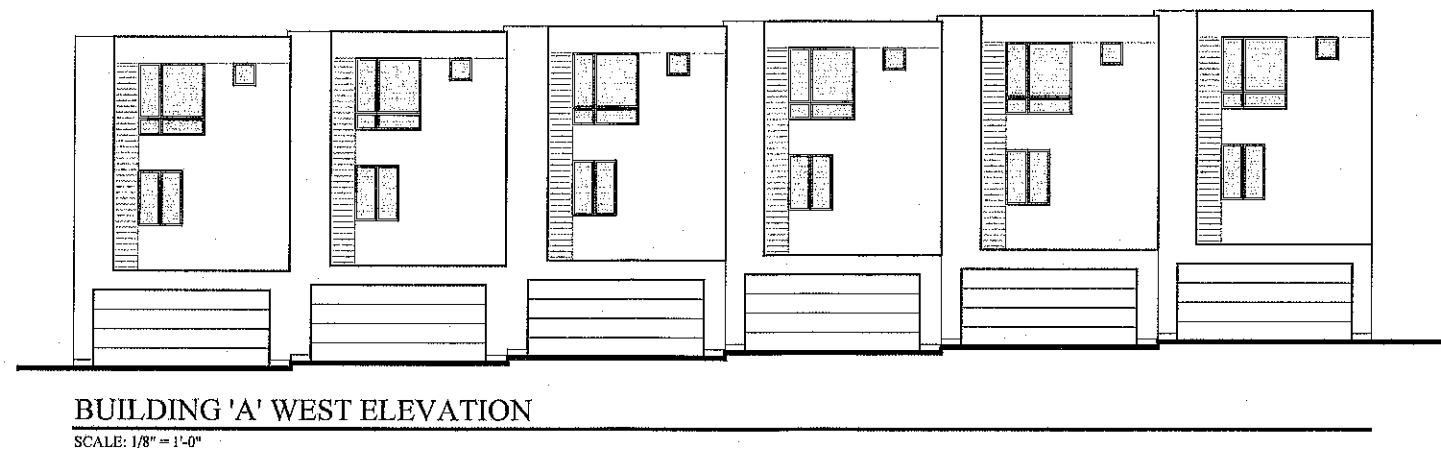
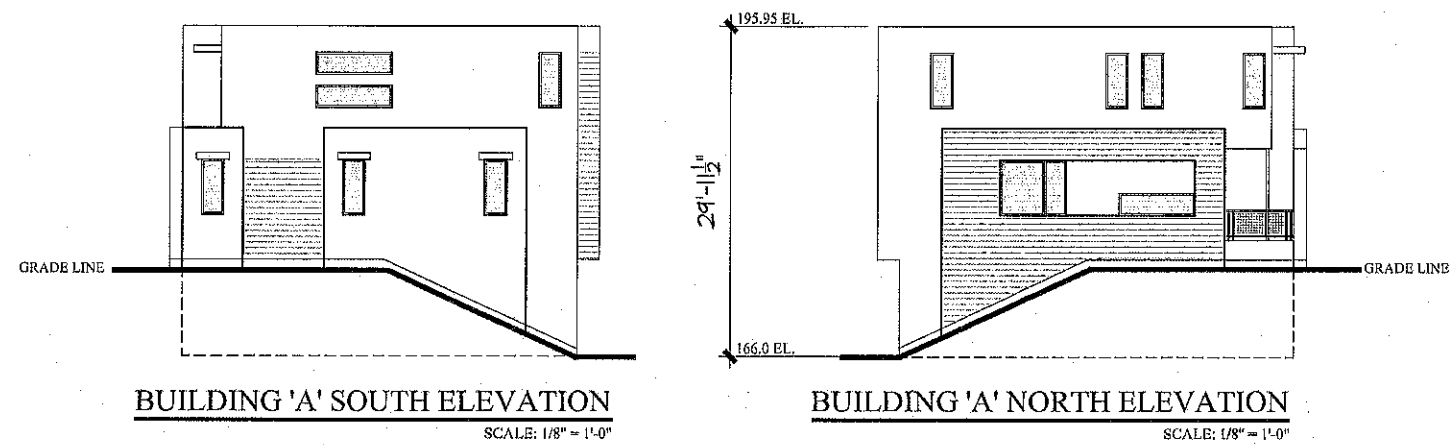
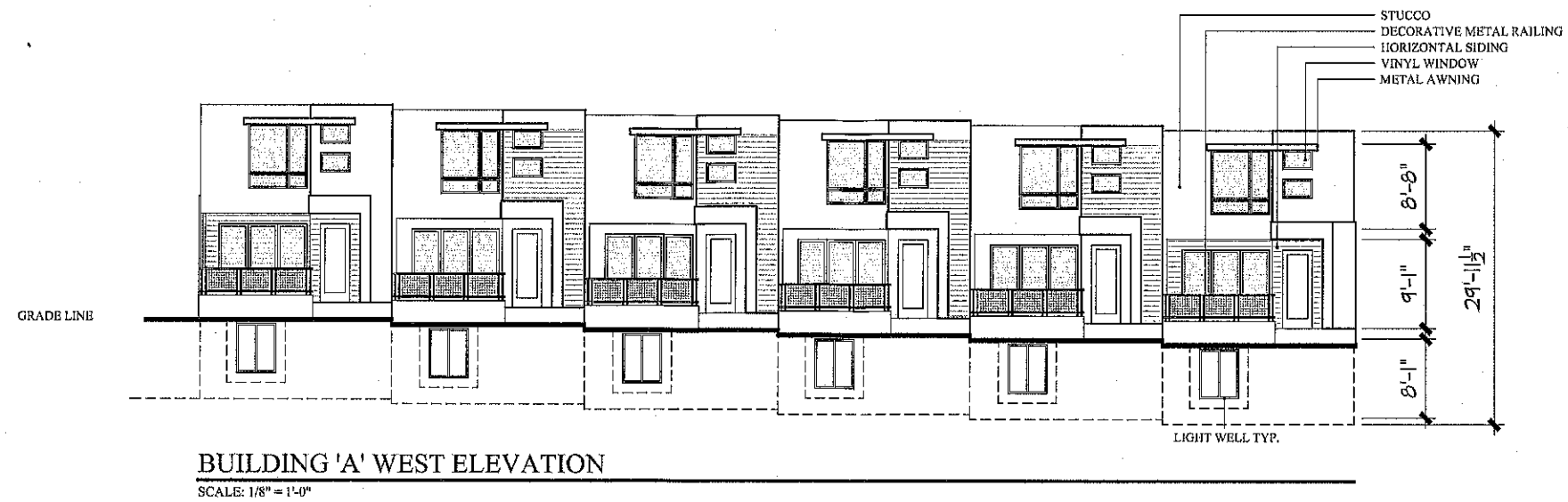
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1/8" Building Plans

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Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
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Revision 3:	
Revision 2:	August 9, 2018
Revision 1:	June 6, 2018

Original Date: January 18, 2018

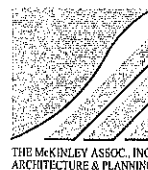
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DEP#:



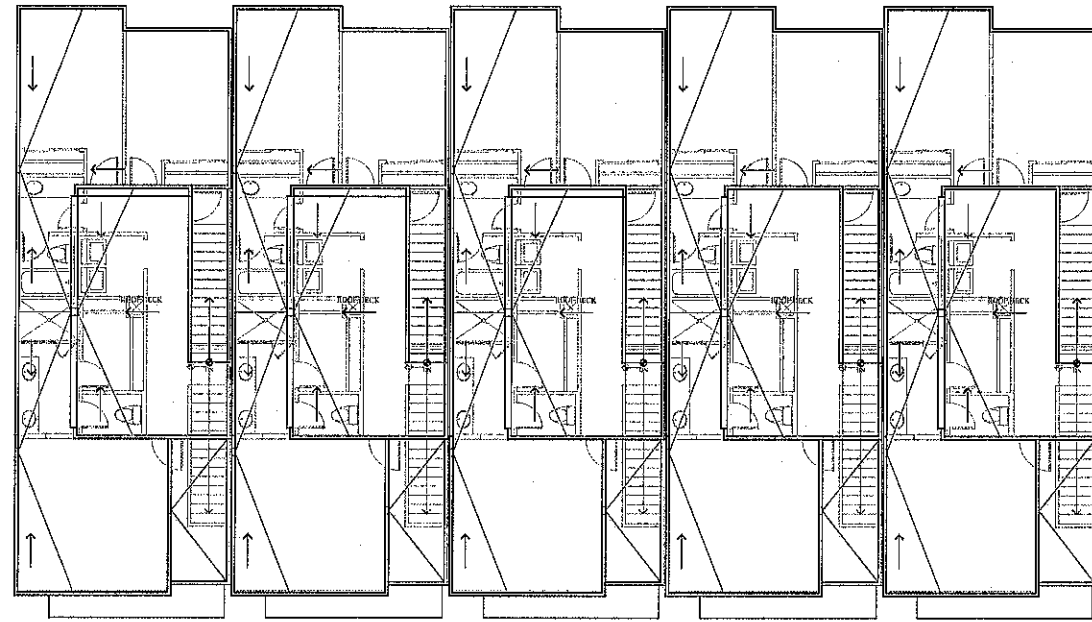
32nd & 'C'
City Mark

SCALE: 1/4" = 1'-0"



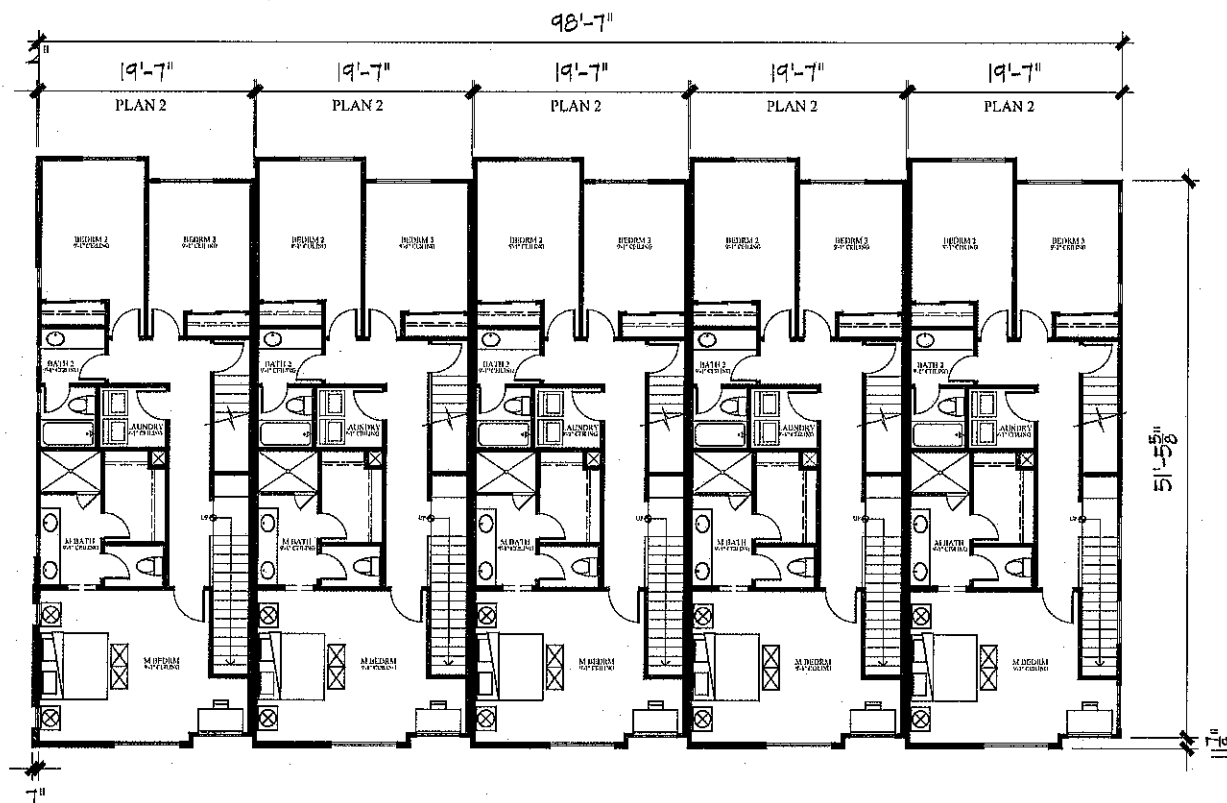
Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134
Project Address:
San Diego, CA
Project Name:
32nd and C Street
Sheet Title:
1/8" Building Elevations

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	August 9, 2018
Revision 2:	June 6, 2018
Revision 1:	
Original Date:	January 18, 2018
Sheet	3 of 14
DEP#:	



BUILDING 'B' ROOF PLAN

SCALE: 1/8" = 1'-0" ALL ROOF SLOPES 1/4" = 1'-0"



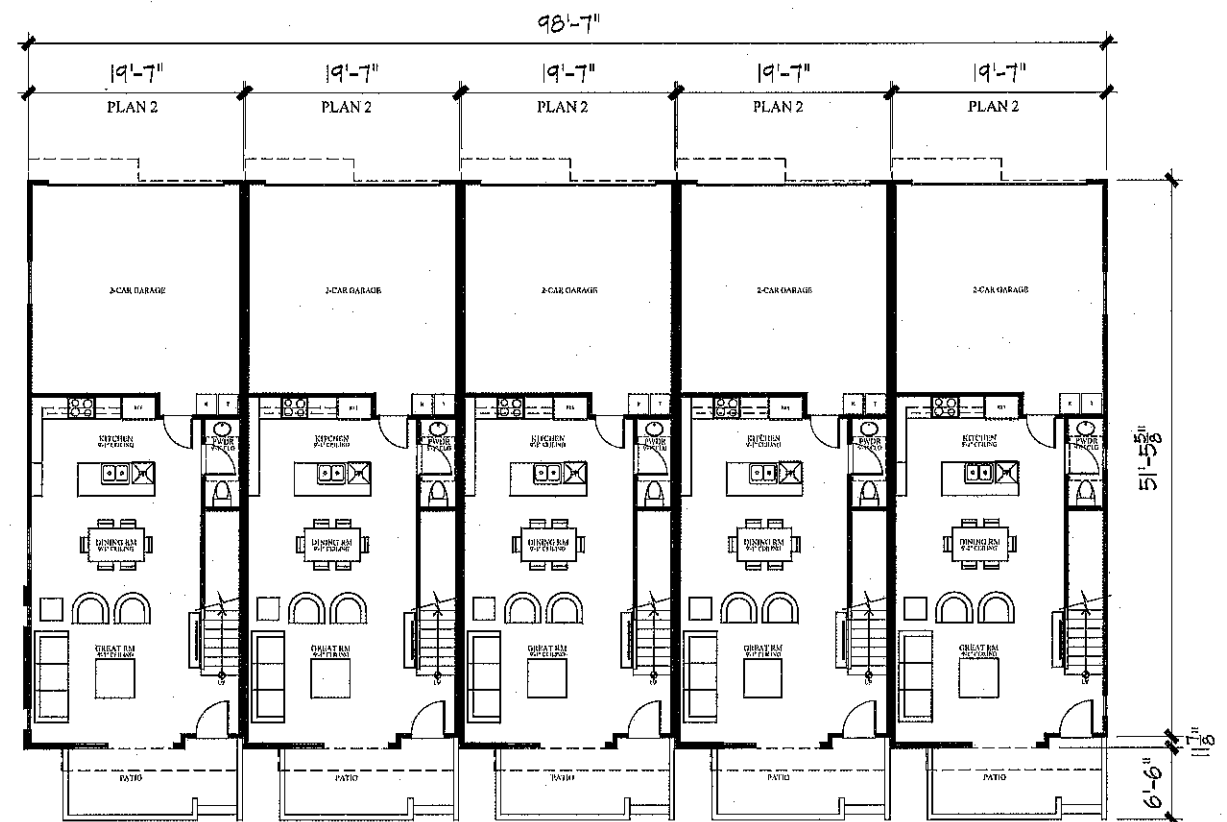
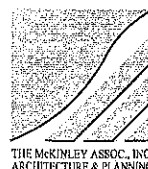
BUILDING 'B' SECOND FLOOR PLAN

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



32nd & 'C'
City Mark

SCALE: 1/4" = 1'-0"



BUILDING 'B' FIRST FLOOR PLAN

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



Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134

Project Address:

San Diego, CA
Project Name:
32nd and C Street

Sheet Title:
1/8" Building Plans

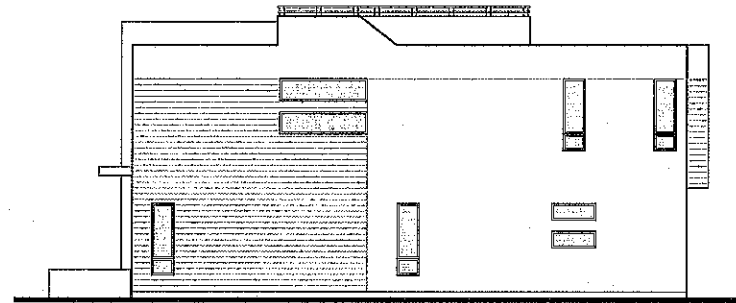
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Revision 4:	
Revision 3:	
Revision 2:	
Revision 1:	

Original Date: January 18, 2018
Sheet 4 of 14
DEP#:



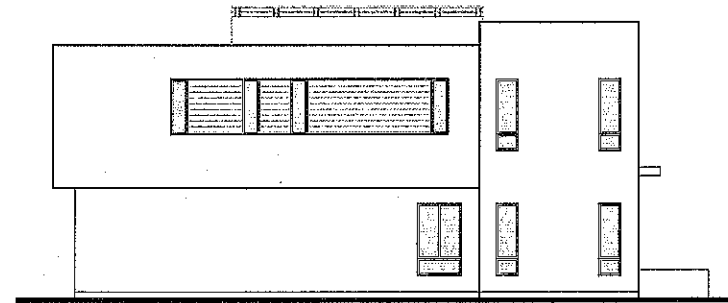
BUILDING 'B' NORTH ELEVATION

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



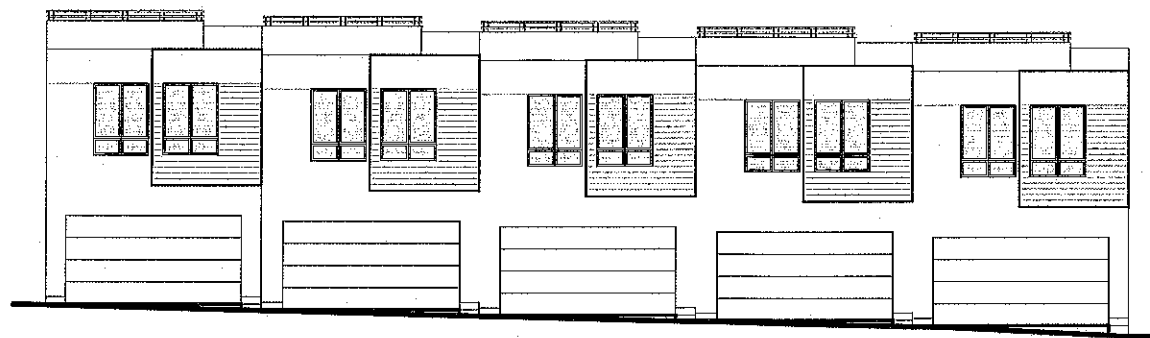
BUILDING 'B' WEST ELEVATION

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



BUILDING 'B' EAST ELEVATION

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

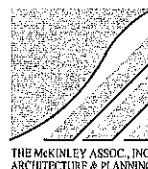


BUILDING 'B' SOUTH ELEVATION

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

32nd & 'C'
City Mark

SCALE: 1/4" = 1'-0"



Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134

Project Address:

San Diego, CA
Project Name:
32nd and C Street

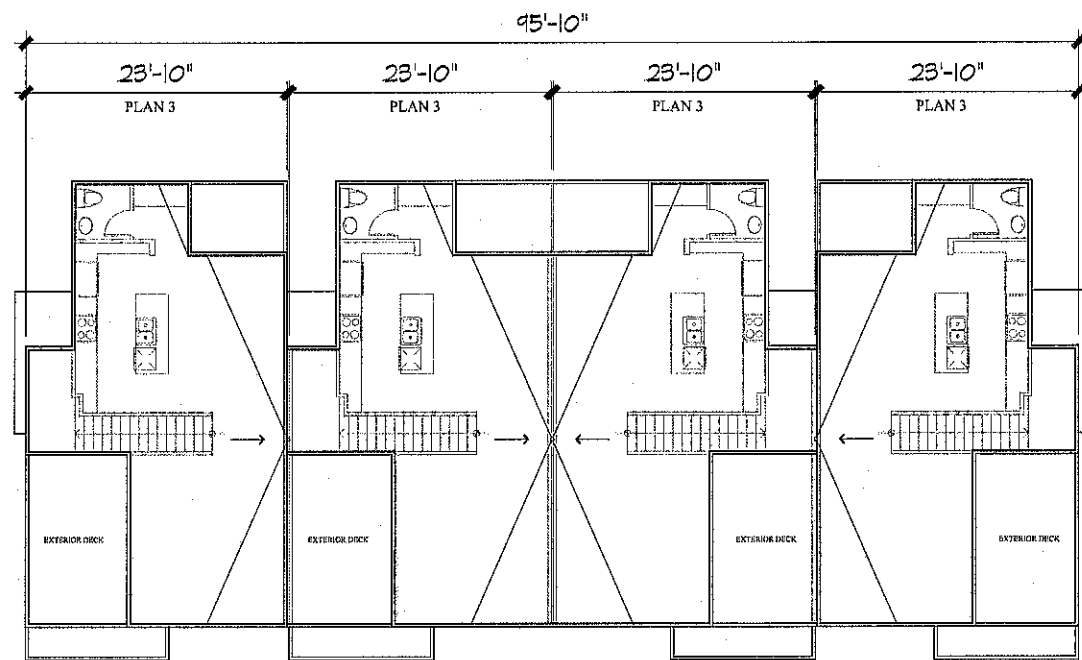
Sheet Title:
1/8" Building Elevations

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Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	August 9, 2018
Revision 1:	June 6, 2018

Original Date: January 18, 2018

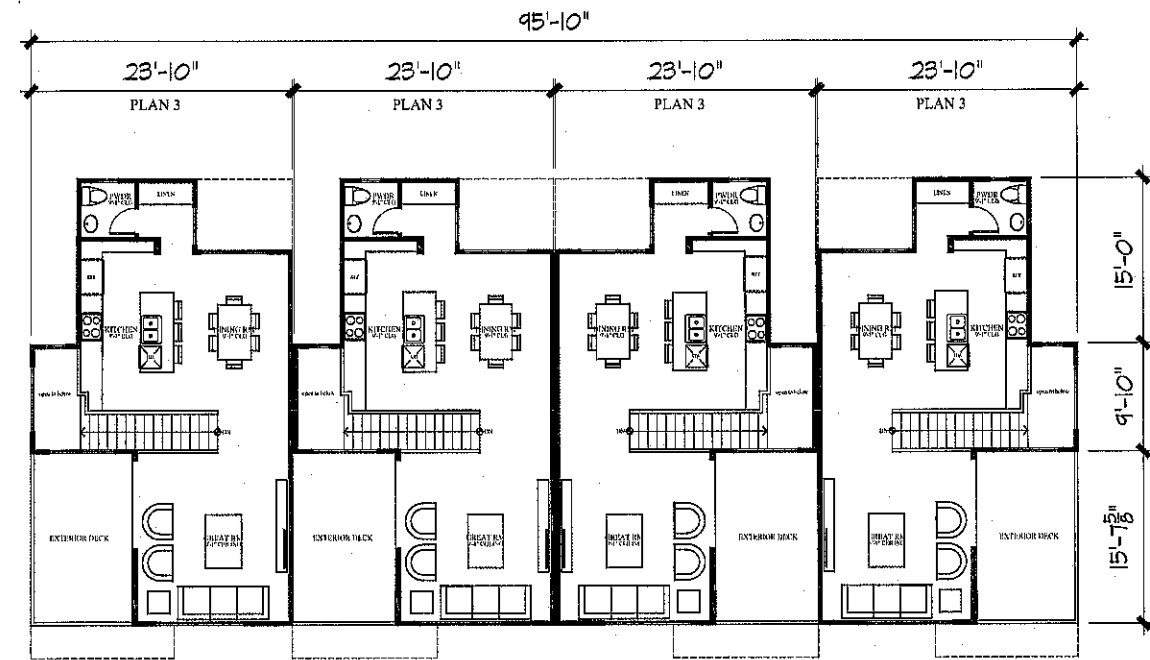
Sheet 5 of 14

DEP#:



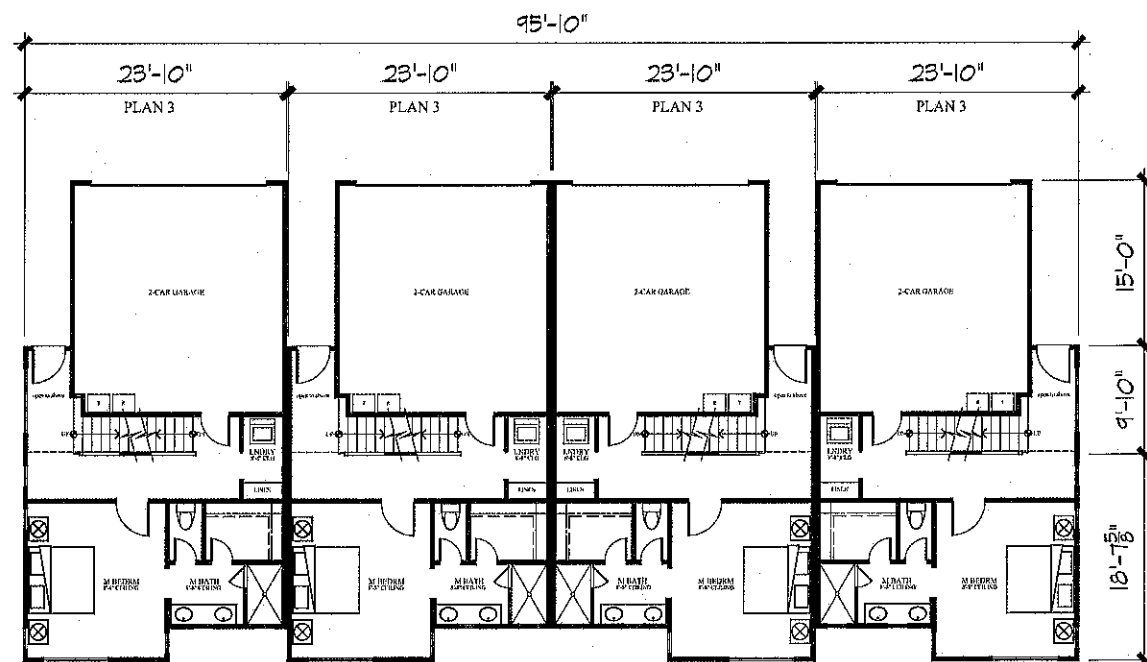
BUILDING 'C' ROOF PLAN

SCALE: 1/8" = 1'-0" ALL ROOF SLOPES 1/4" = 1'-0"



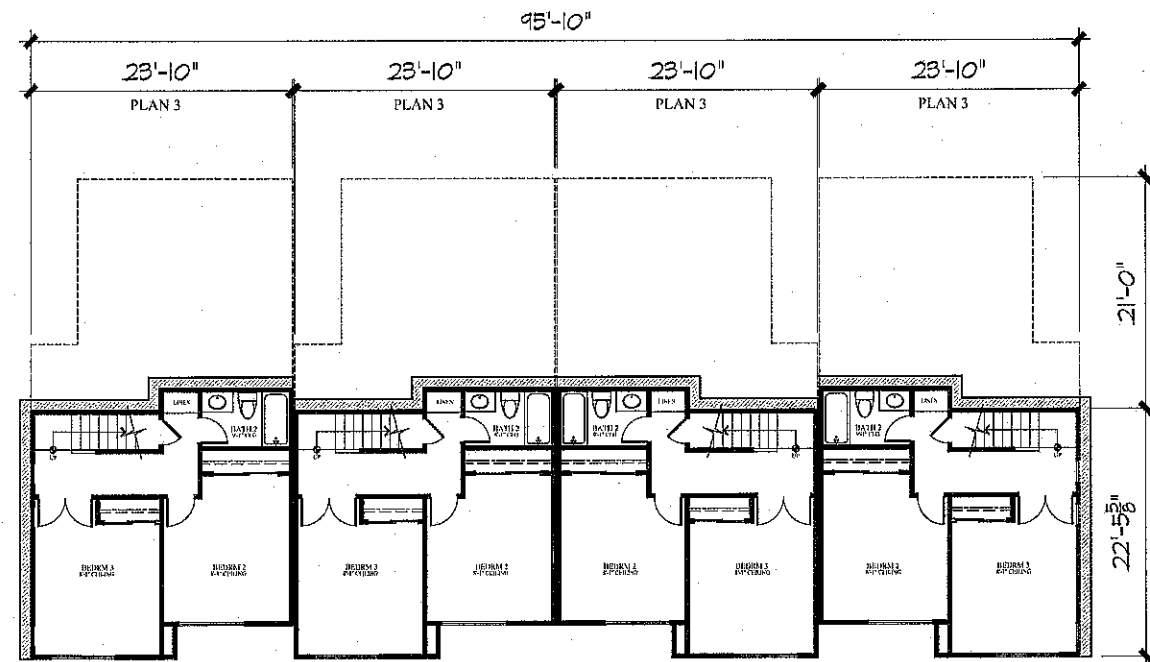
BUILDING 'C' THIRD FLOOR PLAN

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



BUILDING 'C' SECOND FLOOR PLAN

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



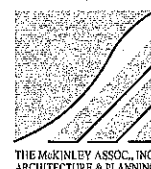
BUILDING 'C' FIRST FLOOR PLAN

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



32nd & 'C'
City Mark

SCALE: 1/4" = 1'-0"



Prepared By:

Name: 1818 First Avenue
Address: San Diego, California 92101
Phone #: (619) 238-1134

Project Address:

San Diego, CA

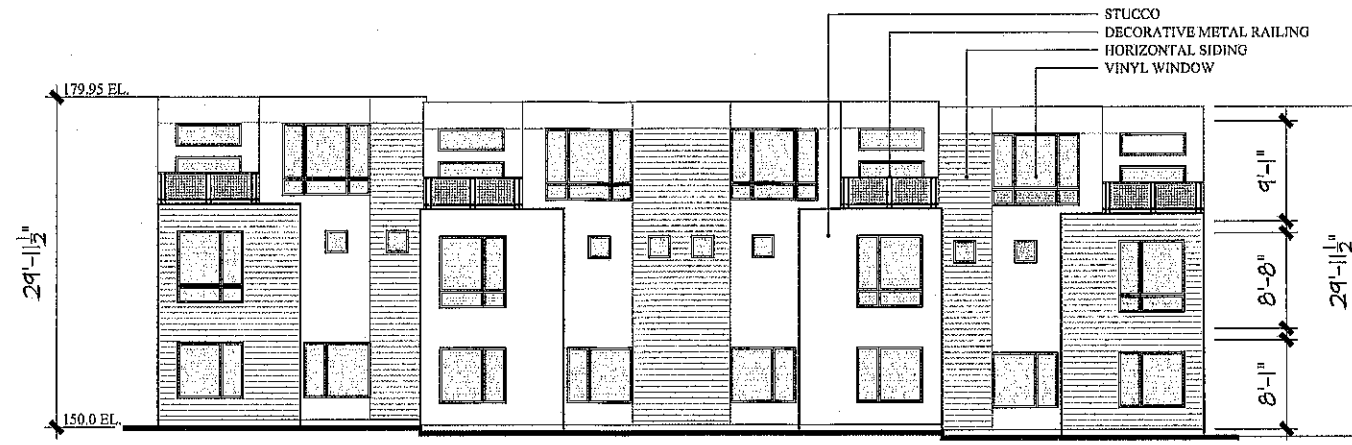
Project Name:
32nd and C Street

Sheet Title:

1/8" Building Plans

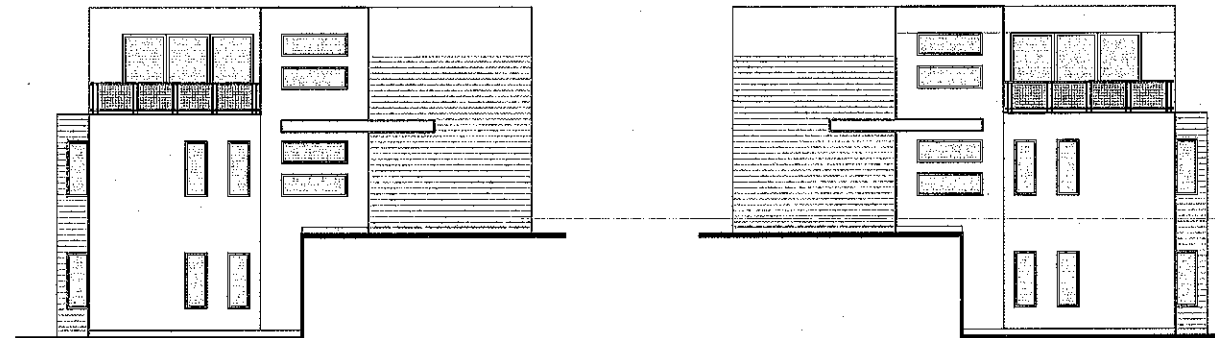
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Revision 2:	
Revision 1:	

Original Date: January 18, 2018
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BUILDING 'C' EAST ELEVATION

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

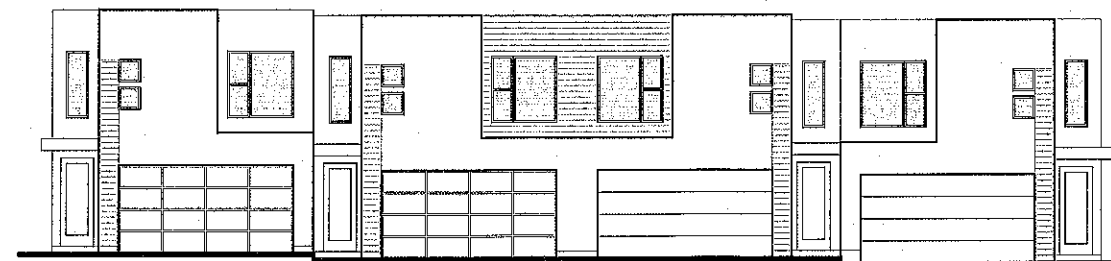


BUILDING 'C' NORTH ELEVATION

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

BUILDING 'C' SOUTH ELEVATION

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



BUILDING 'C' WEST ELEVATION

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

32nd & 'C'
City Mark

SCALE: 1/4" = 1'-0"



Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134

Project Address:

San Diego, CA
Project Name:
32nd and C Street

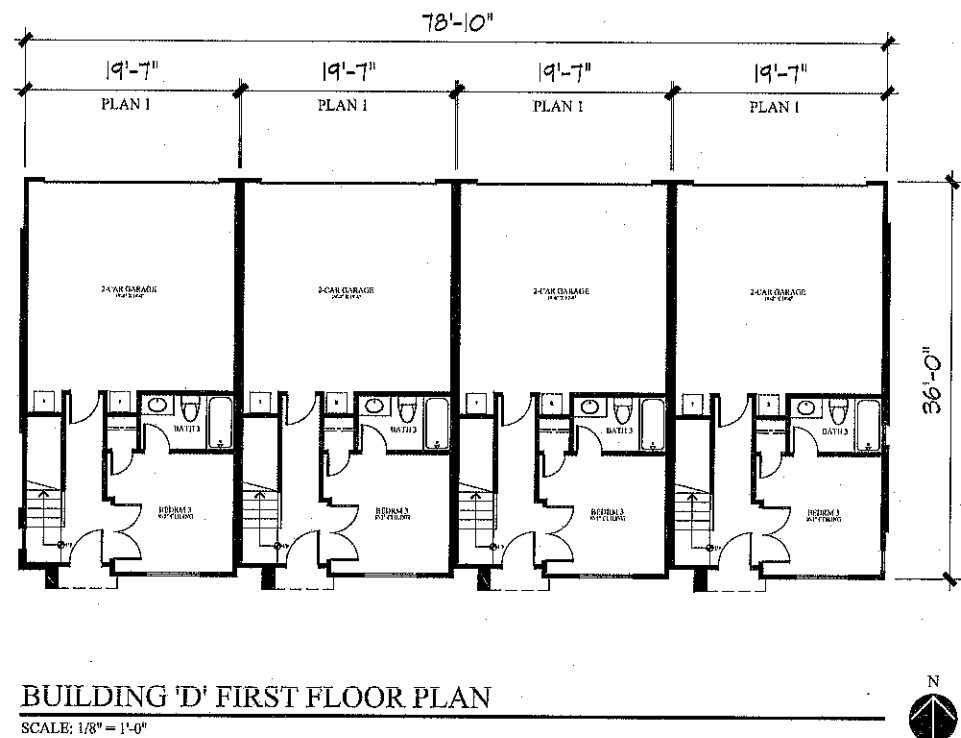
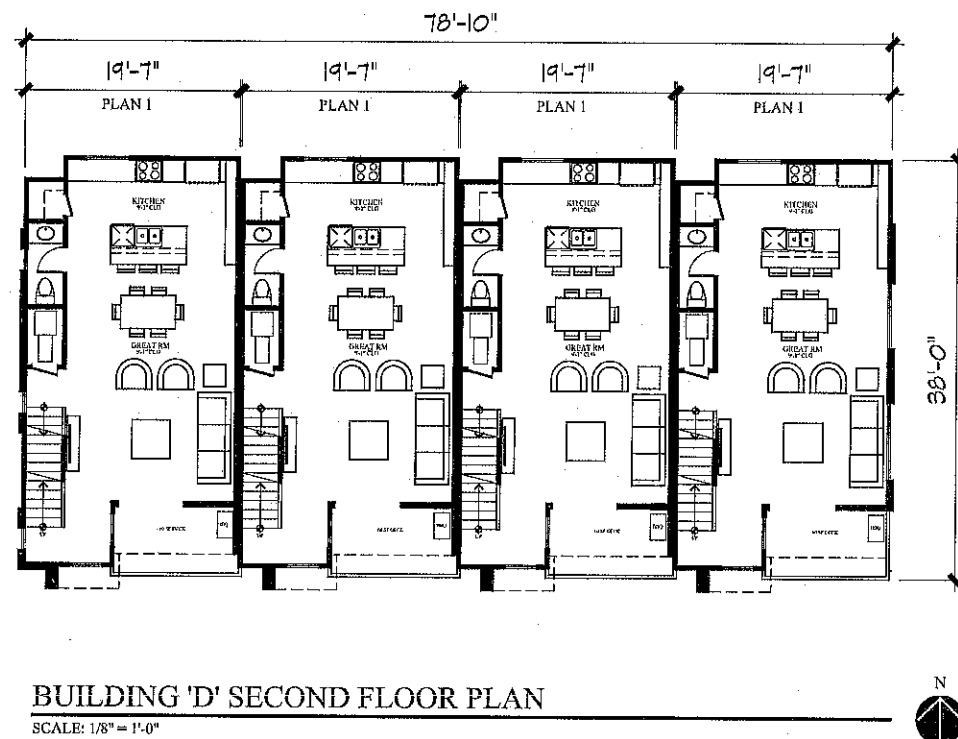
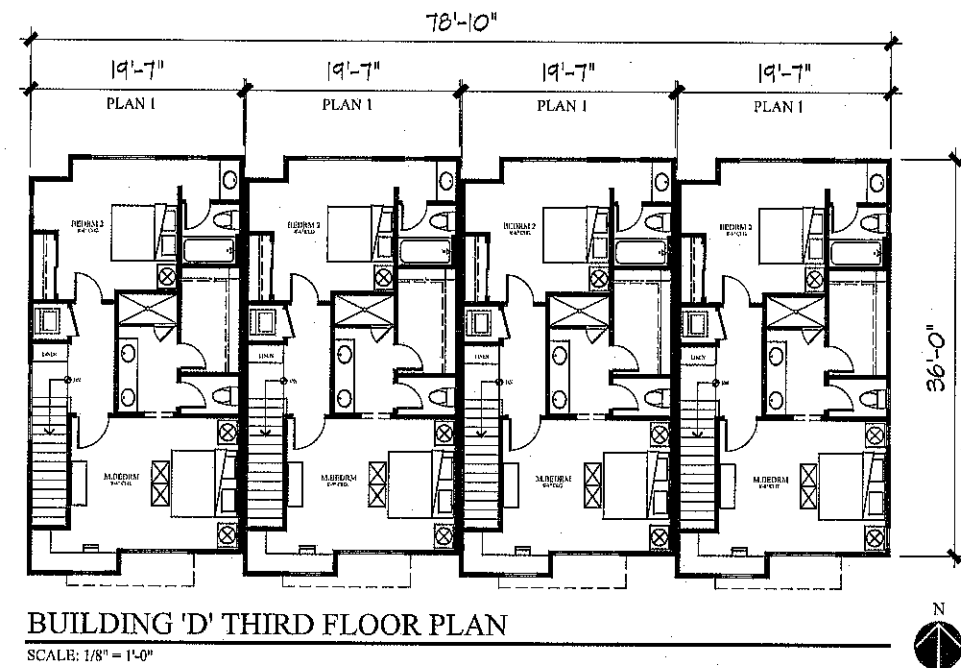
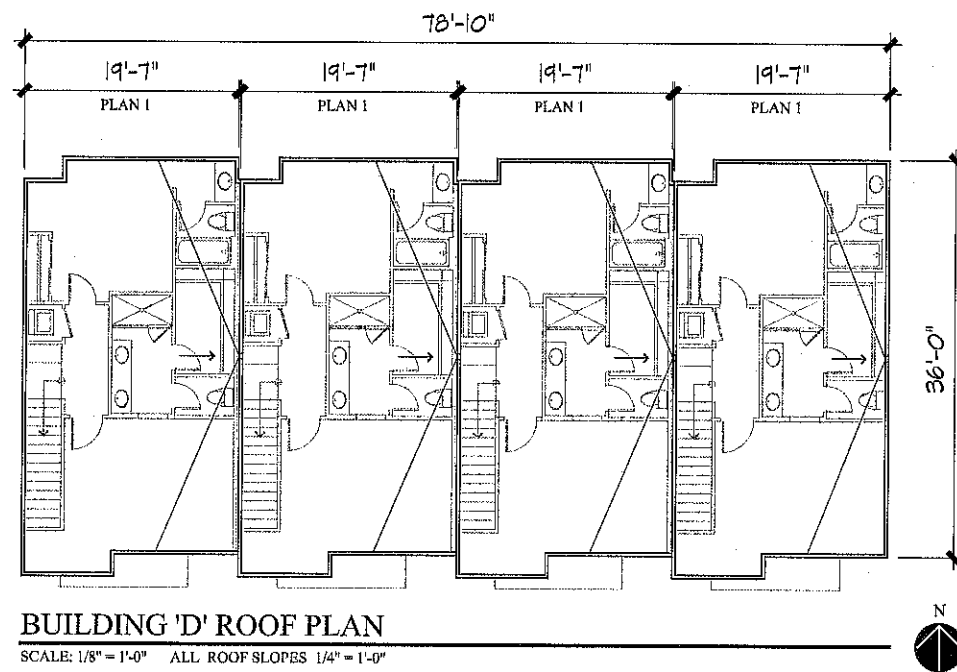
Sheet Title:
1/8" Building Elevations

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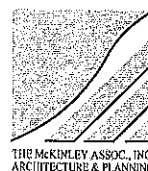
Original Date: January 18, 2018

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DEP#:



32nd & 'C'
 City Mark
 SCALE: 1/4" = 1'-0"



Prepared By:
 Name: The McKinley Associates, Inc.
 Address: 1618 First Avenue
 San Diego, California 92101
 Phone #: (619) 238-1134
 Project Address:
 San Diego, CA
 32nd and C Street
 Project Name:
 1/8" Building Plans
 Sheet Title:

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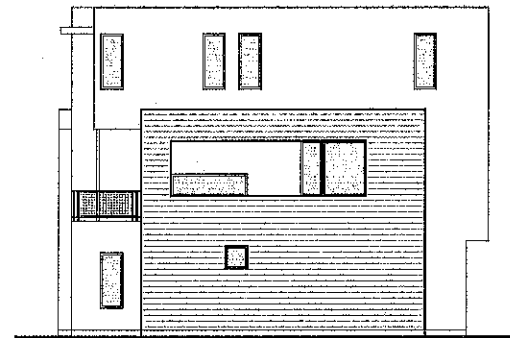
August 9, 2018
 June 6, 2018

Original Date: January 18, 2018
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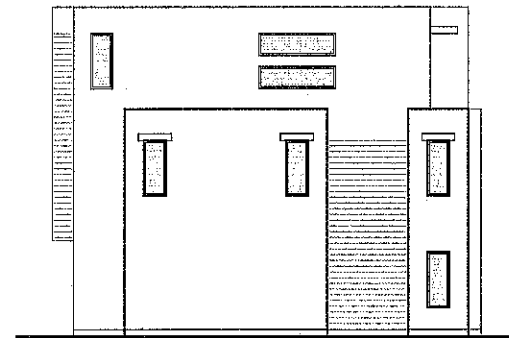
BUILDING 'D' SOUTH ELEVATION

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



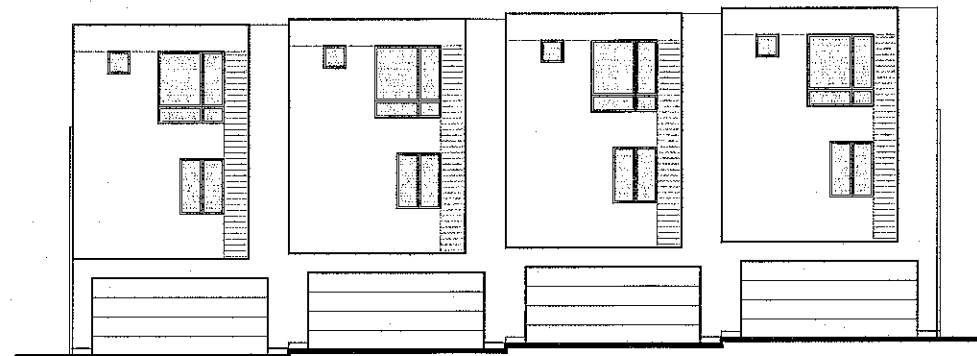
BUILDING 'D' EAST ELEVATION

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



BUILDING 'D' WEST ELEVATION

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



BUILDING 'D' NORTH ELEVATION

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

32nd & 'C'
City Mark

SCALE: 1/4" = 1'-0"



Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 235-1134

Project Address:

San Diego, CA
Project Name:
32nd and C Street

Sheet Title:
1/8" D Building Elevations

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5'-0"

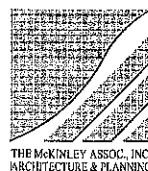
SITE SECTION AT THE FACE OF THE PROPOSED BUILDINGS FRONTING 'C' STREET

SCALE: 1/16" = 1'-0"

32nd & 'C'

CityMark

SCALE: 1/4" = 1'-0"



Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134

Project Address:

San Diego, CA
Project Name:
32nd and C Street

Sheet Title:
1/8" Building Plans

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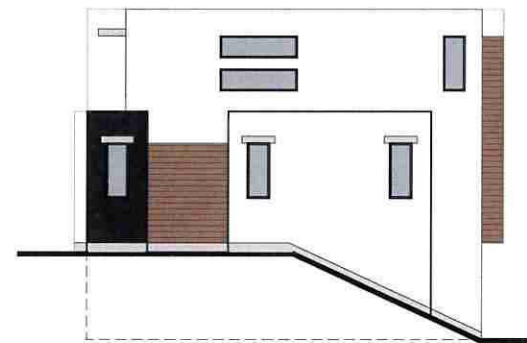
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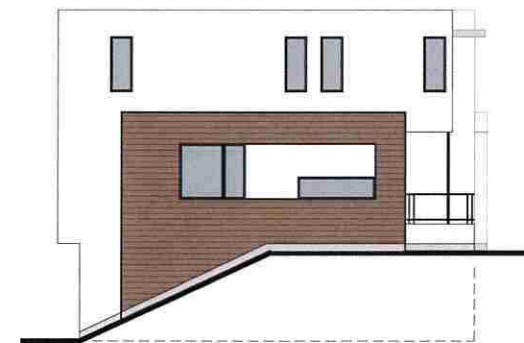
DEP#:



BUILDING 'A' WEST ELEVATION



BUILDING 'A' SOUTH ELEVATION



BUILDING 'A' NORTH ELEVATION

BUILDING A
COLOR SCHEME



PRIMARY PLASTER BODY
SW 8917 SHELL WHITE



SECONDARY PLASTER BODY
SW 6258 TRICORN BLACK



ACCENT PLASTER
SW 6388 GOLDEN FLEECE



UPPER LEVEL AWNING
SW 7015 REPOSE GRAY



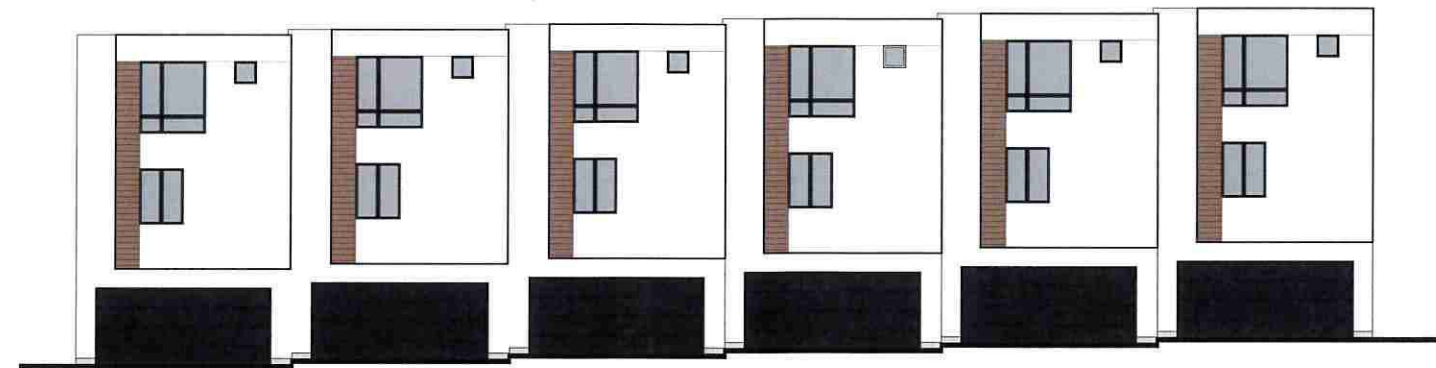
ENTRY LEVEL AWNING
SW 8917 SHELL WHITE



ENTRY DOOR
SW 6258 TRICORN BLACK



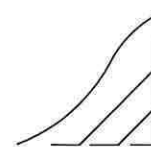
GARAGE DOOR
SW 6258 TRICORN BLACK



BUILDING 'A' WEST ELEVATION

32nd & 'C'
City Mark

SCALE: 1/4" = 1'-0"



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING
AUGUST 9, 2018

Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134

Project Address:
San Diego, CA
Project Name:
32nd and C Street

Sheet Title:
Colored Elevations

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Original Date: January 18, 2018
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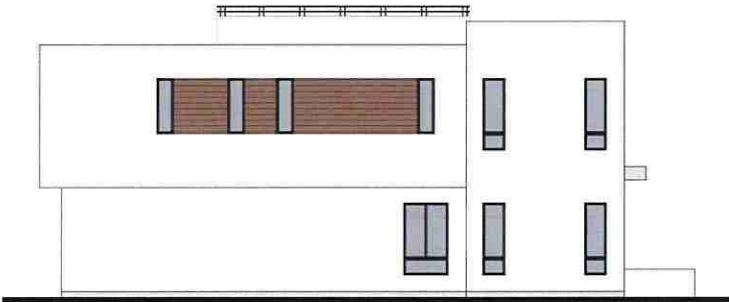
DEP#:



BUILDING 'B' NORTH ELEVATION



BUILDING 'B' WEST ELEVATION



BUILDING 'B' EAST ELEVATION

BUILDING B
COLOR SCHEME



HORIZONTAL SIDING
NORTHWEST FACTORY FINISH
CUSTOM COLOR STAIN

PRIMARY PLASTER BODY
SW 8917 SHELL WHITE



ACCENT PLASTER
SW 6258 TRICORN BLACK

ENTRY LEVEL AWNING
SW 8917 SHELL WHITE



ENTRY DOOR
SW 6258 TRICORN BLACK

GARAGE DOOR
SW 7015 RESPONSE GRAY



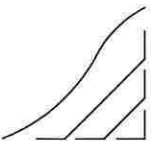
PATIO MASONRY WALL
RCP PRECISION BLOCK
STACKED BOND
ONYX



BUILDING 'B' SOUTH ELEVATION

32nd & 'C'
City Mark

SCALE: 1/4" = 1'-0"



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING
AUGUST 9, 2018

Prepared By:

Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134

Project Address:

San Diego, CA

Project Name:

32nd and C Street

Sheet Title:

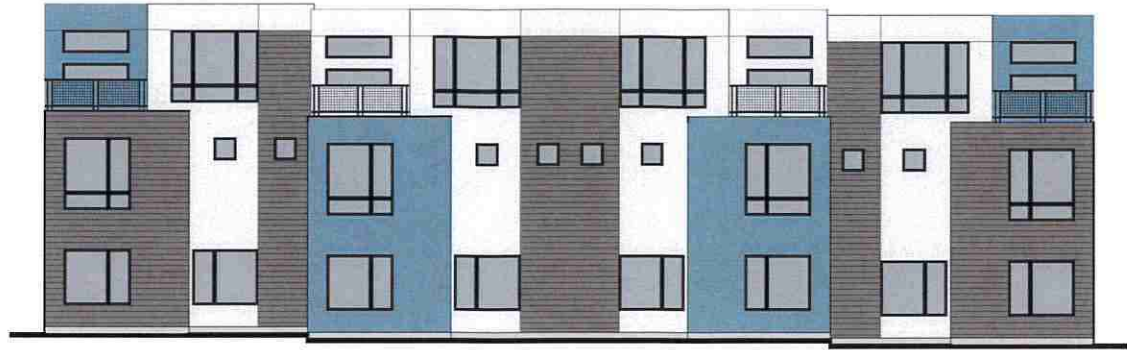
Colored Elevations

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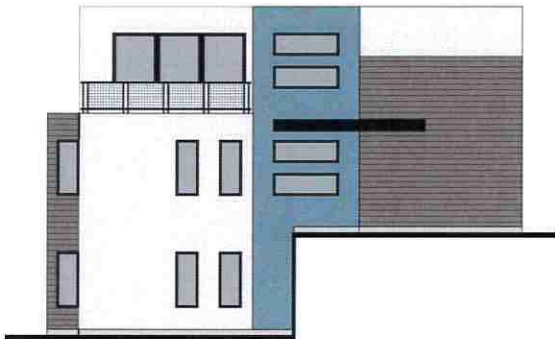
Original Date: January 18, 2018

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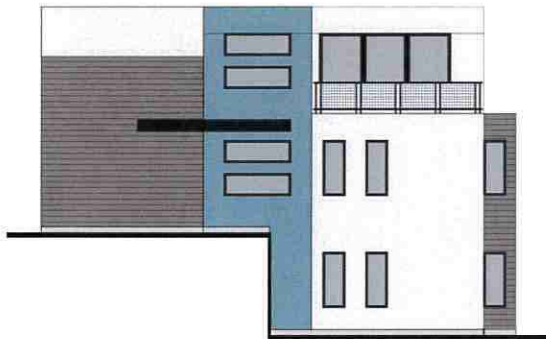
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BUILDING 'C' EAST ELEVATION



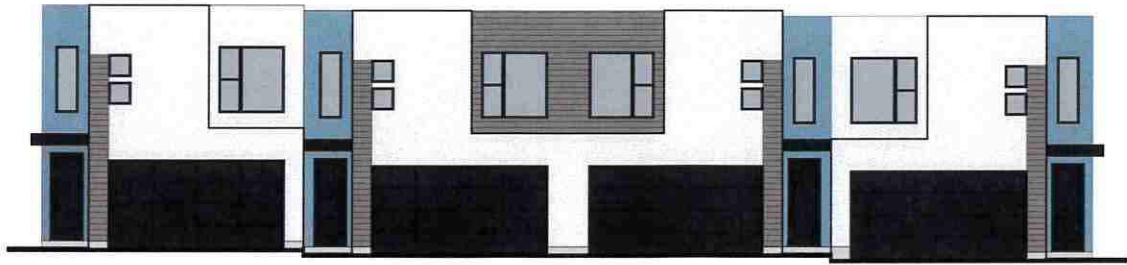
BUILDING 'C' NORTH ELEVATION



BUILDING 'C' SOUTH ELEVATION

BUILDING C
COLOR SCHEME

- HORIZONTAL SIDING
NORTHWEST FACTORY FINISH
TIMBER SERIES
ROCK CREEK
- PRIMARY PLASTER BODY
SW 7015 RESPONSE GRAY
- SECONDARY PLASTER BODY
SW 6249 STORM CLOUD
- ENTRY AWNING
SW 6258 TRICORN BLACK
- ENTRY DOOR
SW 6258 TRICORN BLACK
- GARAGE DOOR
SW 6258 TRICORN BLACK



BUILDING 'C' WEST ELEVATION

32nd & 'C'
City Mark

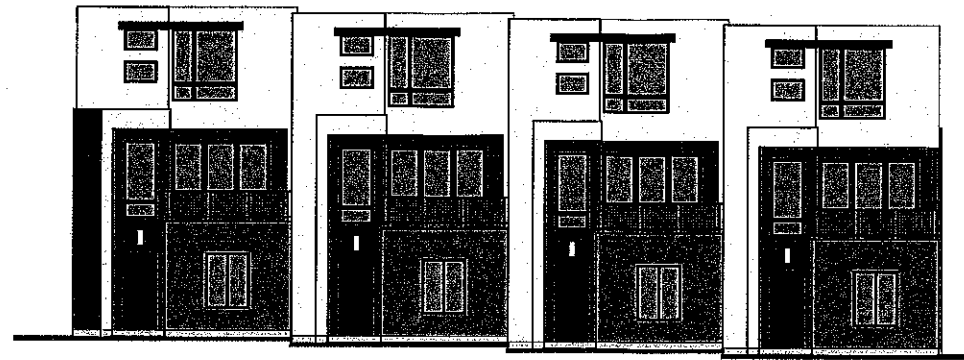
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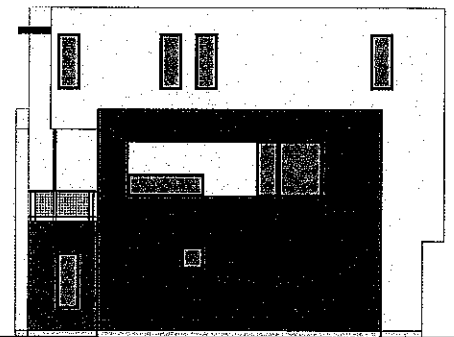
Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134
Project Address:
San Diego, CA
Project Name:
32nd and C Street
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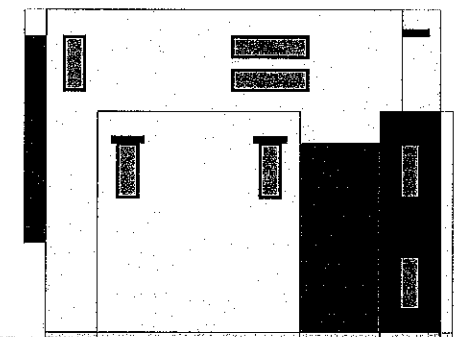
Original Date: January 18, 2018
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BUILDING 'D' SOUTH ELEVATION




BUILDING 'D' EAST ELEVATION





BUILDING 'D' WEST ELEVATION


BUILDING D COLOR SCHEME


 HORIZONTAL SIDING
NORTHWEST FACTORY FINISH
TIMBER SERIES
ROCK CREEK


 PRIMARY PLASTER BODY
SW 7015 REPOSE GRAY


 SECONDARY PLASTER BODY
SW 6214 UNDERSEAS

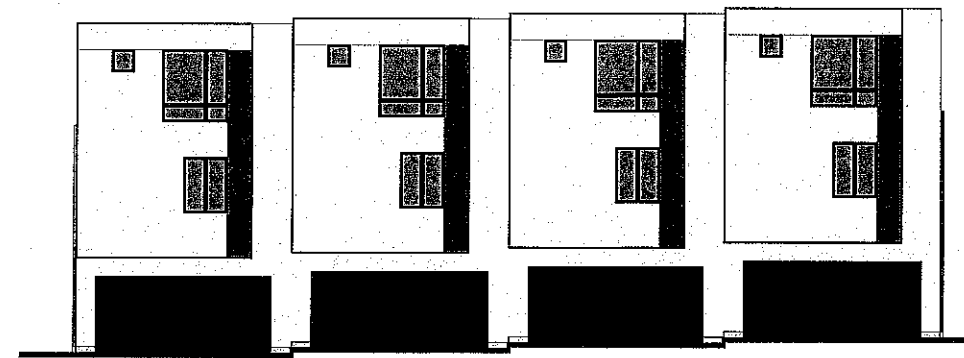
 ACCENT PLASTER
SW 6258 TRICORN BLACK

 UPPER LEVEL AWNING
SW 6258 TRICORN BLACK

 ENTRY LEVEL AWNING
SW 7015 REPOSE GRAY

 ENTRY DOOR
SW 6258 TRICORN BLACK

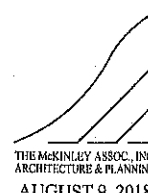
 GARAGE DOOR
SW 6258 TRICORN BLACK



BUILDING 'D' NORTH ELEVATION

32nd & 'C'
City Mark

SCALE: 1/4" = 1'-0"



Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134

Project Address:

San Diego, CA
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32nd and C Street

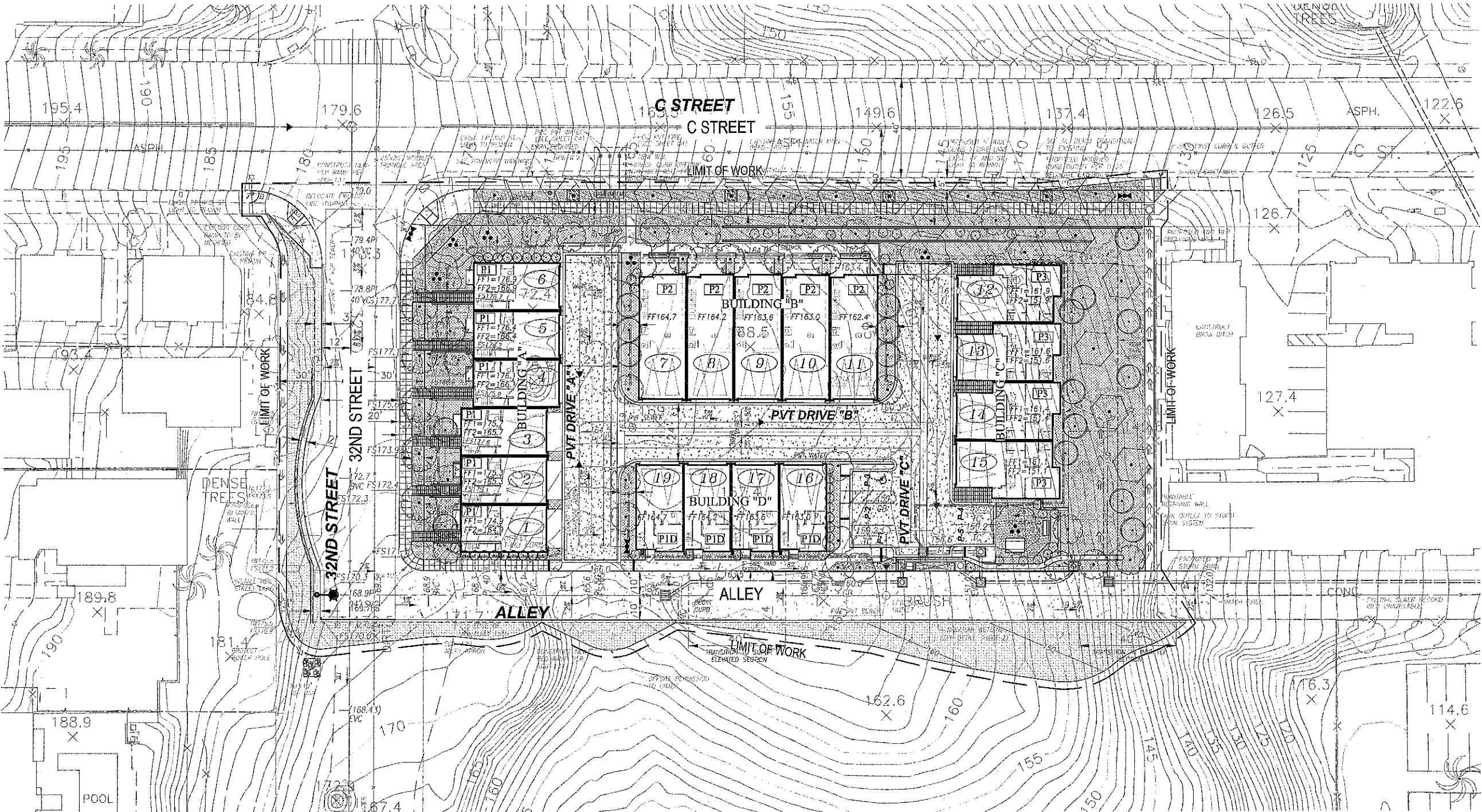
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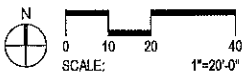
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DEP#:



OVERALL SITE PLAN

SITE PLAN LEGEND		
SYMBOL	PRODUCT	NOTES
	ASPHALTIC CONCRETE PAVING	REFER TO SHEET L2, L3
	CONCRETE ENTRY PAVING	REFER TO SHEET L2, L3
	DECOMPOSED GRANITE	REFER TO SHEET L2, L3
	PLANTER AREA	REFER TO SHEET L4, L6
	HYDROSEED AREA	REGRADED AREA TO RECEIVE HYDROSEED AND TEMPORARY IRRIGATION REFER TO SHEET L6



PREPARED BY:
mla-sd
DeBellaugh Architects, Inc.
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION, AND THE CITY OF SAN DIEGO'S STANDARD SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE, LATEST EDITION.

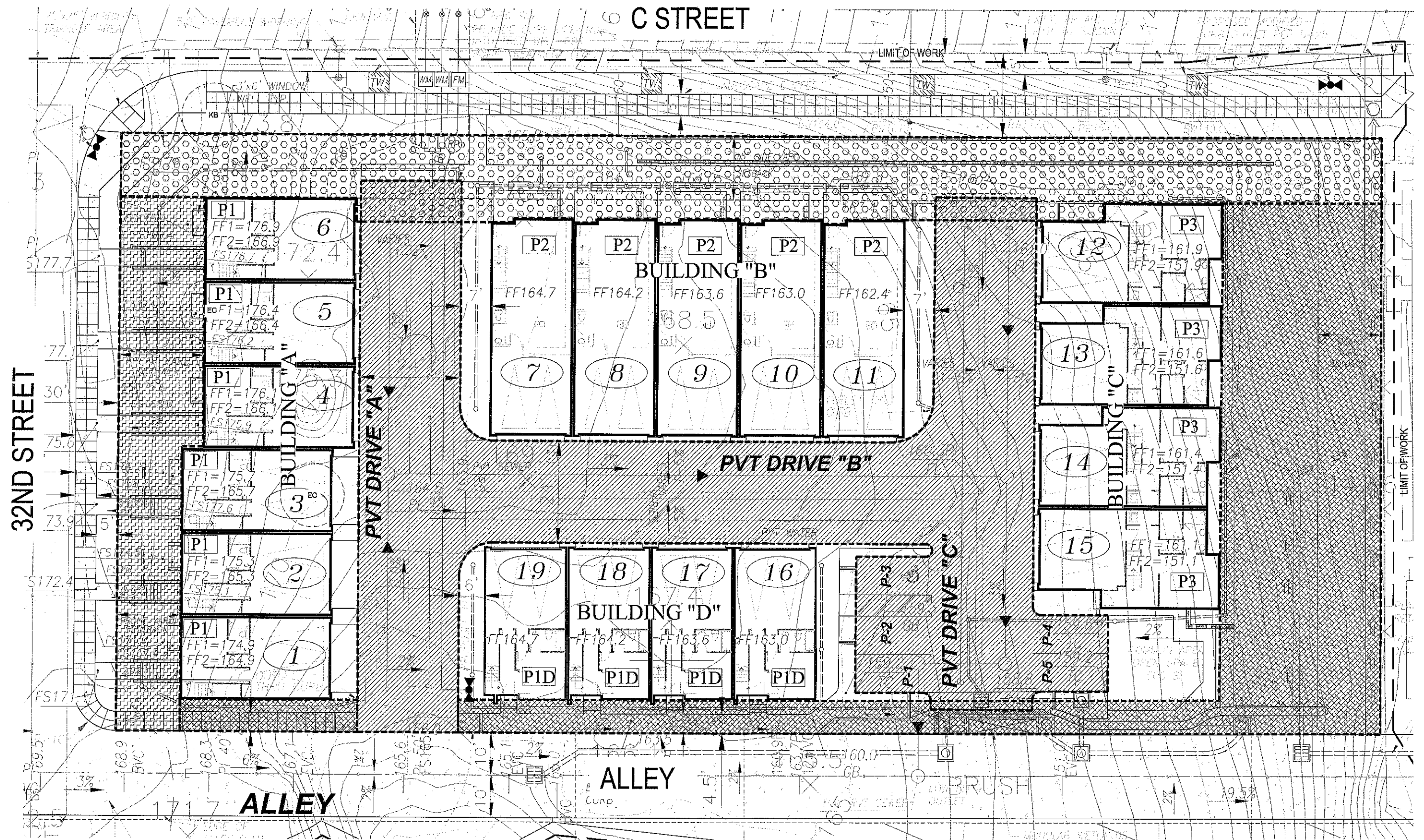
Revised Date: 08/13/18

**VESTING TENTATIVE MAP/
SITE DEVELOPMENT PLAN**

32nd & C STREET

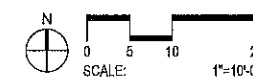
CITY OF SAN DIEGO, CALIFORNIA

SHEET
L0
OF
L6



LANDSCAPE CALCULATIONS

LANDSCAPE CALCULATIONS
 * SEE SHEET L3 FOR LANDSCAPE CALCULATIONS

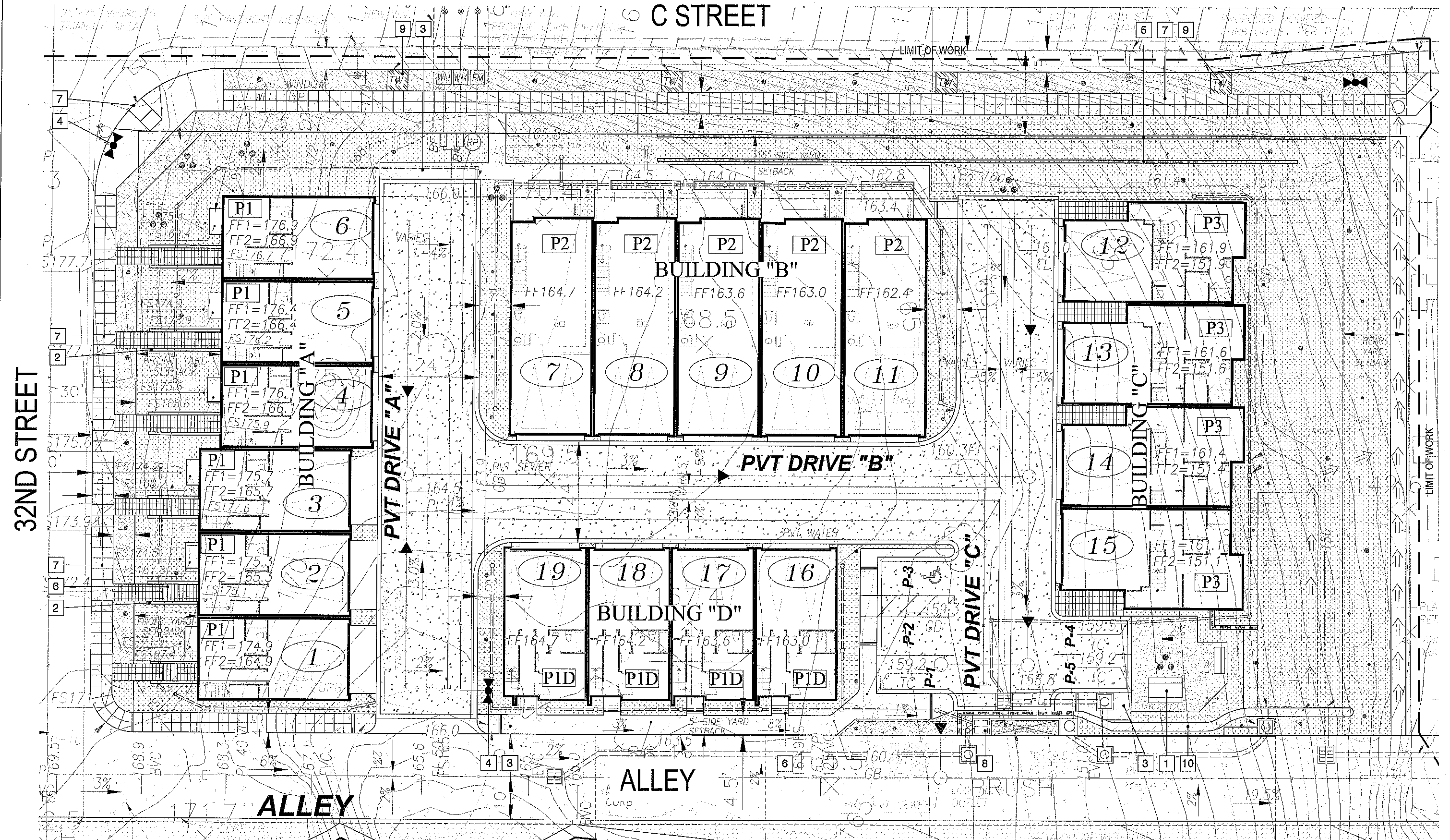


PREPARED BY:
ML&S
 Professional Landscaping & Irrigation, Inc.
 17100 San Diego Blvd., Suite 100
 San Diego, CA 92128
 (619) 594-1111

VESTING TENTATIVE MAP/
 SITE DEVELOPMENT PLAN
32nd & C STREET
 CITY OF SAN DIEGO, CALIFORNIA

Revised Date: 08/13/18

SHEET
L1
 OF
L6



CONCEPTUAL CONSTRUCTION PLAN

LANDSCAPE SITE PLAN LEGEND
* SEE SHEET L3 FOR SITE PLAN LEGEND AND NOTES



PREPARED BY:
ML&S
Dr. M. L. & S. Architects, Inc.
1111 Broadway, Suite 100
San Francisco, CA 94103
415.398.1111
www.ml&s.com

VESTING TENTATIVE MAP/
SITE DEVELOPMENT PLAN
32nd & C STREET
CITY OF SAN DIEGO, CALIFORNIA

Revised Date: 08/13/18

SHEET
L2
OF
L6

AREA CALCULATION LEGEND

SYMBOL	DESCRIPTION	AREA
	STREET YARD C STREET	5399 SQ. FT.
	STREET YARD 32ND STREET	2182 SQ. FT.
	VEHICULAR USE AREA	9669 SQ. FT.
	REMAINING YARD	6500 SQ. FT.

STREET TREE REQUIREMENTS

LENGTH OF STREET (C STREET): 310 LF
REQUIRED STREET TREES (24" BOX MIN.): 10
PROPOSED STREET TREES (24" BOX MIN.): 10

LENGTH OF STREET (32ND STREET): 160 LF
REQUIRED STREET TREES (24" BOX MIN.): 5
PROPOSED STREET TREES (24" BOX MIN.): 5

NOTE: STREET TREES COUNTED ALONG 32ND STREET ARE WITHIN 10 FEET OF THE PROPERTY LINE. PER CODE 142.0409

STREET YARD CALCULATIONS

STREET YARD (C STREET)
TOTAL AREA: 5399 SQ. FT.
PLANT AREA REQUIRED: 2700 SQ. FT.
PLANT AREA PROVIDED: 3730 SQ. FT.
PLANT POINTS REQUIRED: 270 PTS.
POINTS ACHIEVED WITH TREES: 350 PTS.

VEHICULAR USE AREA
TOTAL AREA: 9669 SQ. FT.
PLANT AREA REQUIRED: 290 SQ. FT.
PLANT AREA PROVIDED: 1099 SQ. FT.
PLANT POINTS REQUIRED: 290 PTS.
PLANT POINTS PROVIDED: 290 PTS.
POINTS PROVIDED WITH TREES (AT LEAST HALF): 290 PTS.

STREET YARD CALCULATIONS

STREET YARD (32ND STREET)
TOTAL AREA: 1438 SQ. FT.
PLANT AREA REQUIRED: 719 SQ. FT.
PLANT AREA PROVIDED: 1438 SQ. FT.
PLANT POINTS REQUIRED: 72 PTS.
POINTS ACHIEVED WITH TREES: 120 PTS.

REMAINING YARD
TOTAL AREA: 6500 SQ. FT.
PLANT POINTS REQUIRED: 60PTS x 4 BUILDINGS = 240 PTS.
POINTS PROVIDED WITH TREES (AT LEAST HALF): 330 PTS.

NOTE: CALCULATIONS BASED OFF CITY OF SAN DIEGO CODE 142.0404-142.0407
SEE SHEET L4 AND L6 FOR PLANTING PLAN AND SIZES

EXISTING TREE LEGEND

	TAG	BOTANICAL/COMMON NAME	SIZE	REMARKS
	KB	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	10" CALIPER	TO BE REMOVED
	EC	EUCALYPTUS CAMALDULENSIS RED GUM EUCALYPTUS	12" CALIPER	TO BE REMOVED
	EC	EUCALYPTUS CAMALDULENSIS RED GUM EUCALYPTUS	12" CALIPER	TO BE REMOVED

NOTE: TRUNK CALIPER IS APPROX. IN INCHES (DIA. MEASURED AT 4' HEIGHT)

LANDSCAPE SITE PLAN LEGEND

TAG	DESCRIPTION
1	COMMUNAL AREA WITH LARGE ACCENT TREE AND SEATING
2	18" TO 5' HT. CMU CHEEK WALL W/ PRECAST CONCRETE CAP COLOR TO MATCH ARCHITECTURE
3	CONCRETE PAVING
4	FIRE HYDRANT PER CIVIL ENGINEER
5	RETAINING WALL PER CIVIL ENGINEER
6	CONCRETE STEPS
7	RIGHT OF WAY PAVING AND CURB RAMP PER CIVIL ENGINEER
8	MODULAR WETLANDS PER CIVIL ENGINEER REFER TO PLANTING PLAN FOR PROPOSED PLANTS
9	TREE WELL
10	PLANTABLE RETAINING WALL PER CIVIL ENGINEER SEE SHEET L6 FOR CANDIDATE PLANT PALETTE

GROUND COVER / HARDSCAPE

SYMBOL	PRODUCT	MANUFACTURER	SPEC.	NOTES
	ASPHALTIC CONCRETE PAVING	TBD	TBD	-
	CONCRETE ENTRY PAVING	TBD	TBD	-
	CONCRETE PAVING	-	FINISH: TBD	NATURAL GRAY
	DECOMPOSED GRANITE	-	TBD	STABILIZED
	PLANTER AREA	-	-	REFER TO SHEET L4, L6

OVERALL LANDSCAPE DESIGN STATEMENT:

- THE DESIGN OBJECTIVES RELATED TO LANDSCAPE ARCHITECTURE HAVE THE FOLLOWING PRIMARY GOALS:
- TO PROVIDE AN AESTHETICALLY PLEASING LANDSCAPE THAT ACCENTS THE BUILDING'S ARCHITECTURE AND ENHANCES THE SURROUNDING CHARACTER OF THE NEIGHBORHOOD.
 - TO PROVIDE FUNCTIONAL AND COMFORTABLE EXTERIOR SPACES FOR RESIDENCES OF THE DEVELOPMENT.
 - TO UTILIZE DROUGHT TOLERANT PLANT MATERIAL SUITED TO THE CITY OF SAN DIEGO CLIMATE AND TO PROVIDE A WATER CONSERVING IRRIGATION SYSTEM TO IRRIGATE SAID LANDSCAPE WITHOUT OVER-SPRAY AND WATER WASTE.
 - TO PROVIDE A DESIGN THAT SATISFIES THE CITY OF SAN DIEGO MUNICIPAL CODES AND ORDINANCES AS WELL AS A PROJECT THAT EMPHASIZES SAFETY IN THE BUILT ENVIRONMENT.

LANDSCAPE NOTE

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.

GOLDEN HILL COMMUNITY PLAN DESIGN OBJECTIVES:

THE DESIGN OBJECTIVES RELATED TO HOW LANDSCAPE ACHIEVES THE FOLLOWING GOALS FOR THE GHCP:

- "CANYONS, HILLSIDES AND OPEN SPACE" (UD-97): WE ARE UTILIZING LOW WATER CLIMATE APPROPRIATE LANDSCAPE WITH FIRE-RESISTANT CHARACTERISTICS WITHIN THE PROPOSED DESIGN. THERE IS ALSO THE USE OF NONINVASIVE PLANT SPECIES THAT HELP CREATE AN AESTHETICALLY PLEASING HILLSIDE LANDSCAPE.
- "ON-SITE OPEN SPACE AND LANDSCAPING" (UD-112): WE ARE UTILIZING PLANT MATERIAL TO HELP FRAME DRIVEWAYS AND ENTRIES. ADEQUATE LANDSCAPE IS ALSO PROPOSED TO SOFTEN BUILDING EDGES AND PROVIDE SHADE ALONG WALKWAYS. ACCENT TREES ARE PROPOSED ALONG THE STREET SCENE TO ENHANCE THE DEVELOPMENT AND WE ARE PROVIDING A 500 SQ. FT. OPEN SPACE FOR THE RESIDENCES.
- "GREEN BUILDING PRACTICES AND SUSTAINABILITY" (UD-114): IMPERVIOUS SURFACES HAVE BEEN MINIMIZED TO JUST MAIN PATHWAYS AND DRIVEWAYS. GROUND COVER AND TREES ARE PROPOSED AROUND BUILDING FACADES AND PATHWAYS TO ADD SHADE AND HELP COOL DOWN SURFACES.

LANDSCAPE CALCULATIONS AND LEGEND Revised Date: 08/13/18

PREPARED BY:

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VESTING TENTATIVE MAP/
SITE DEVELOPMENT PLAN

32nd & C STREET

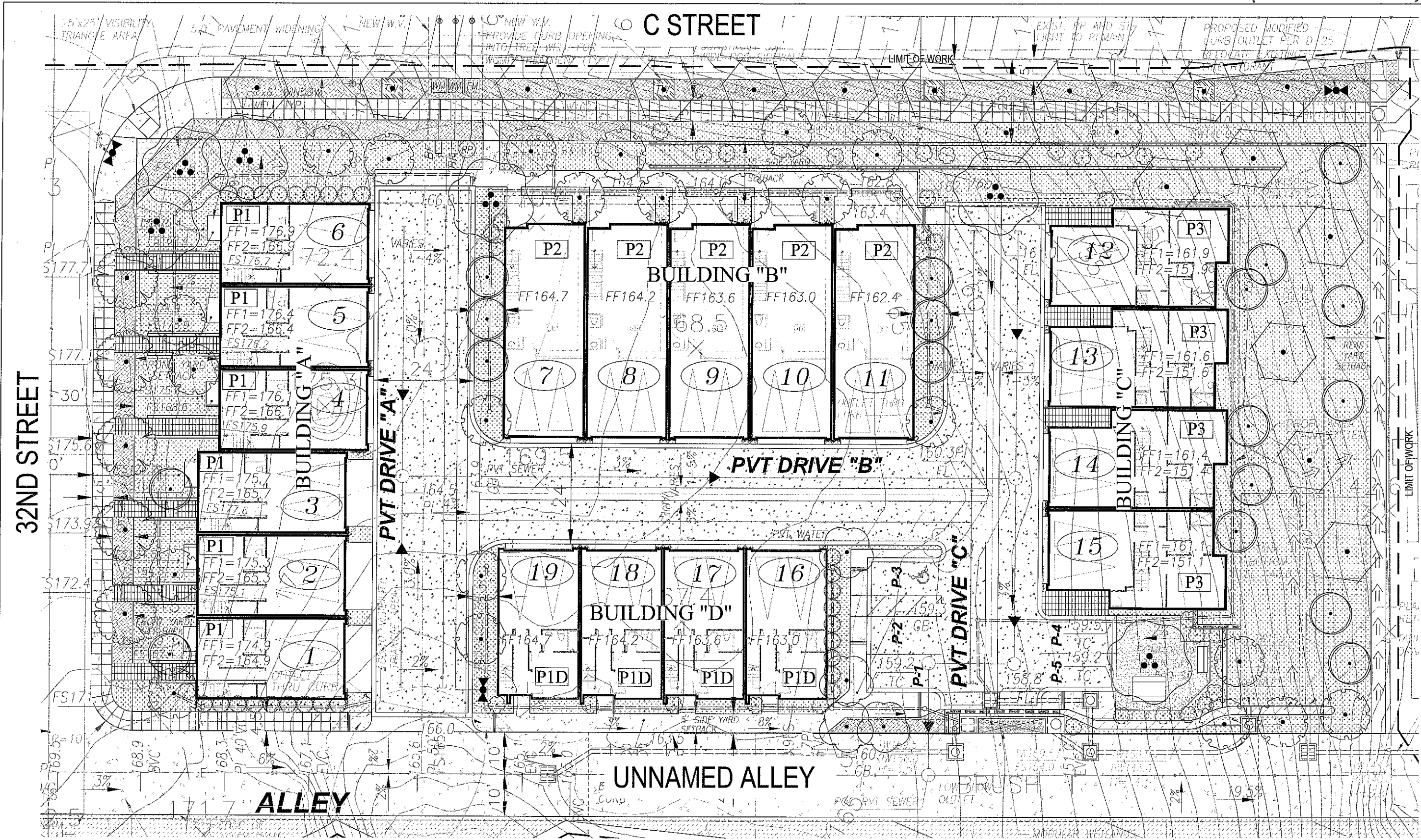
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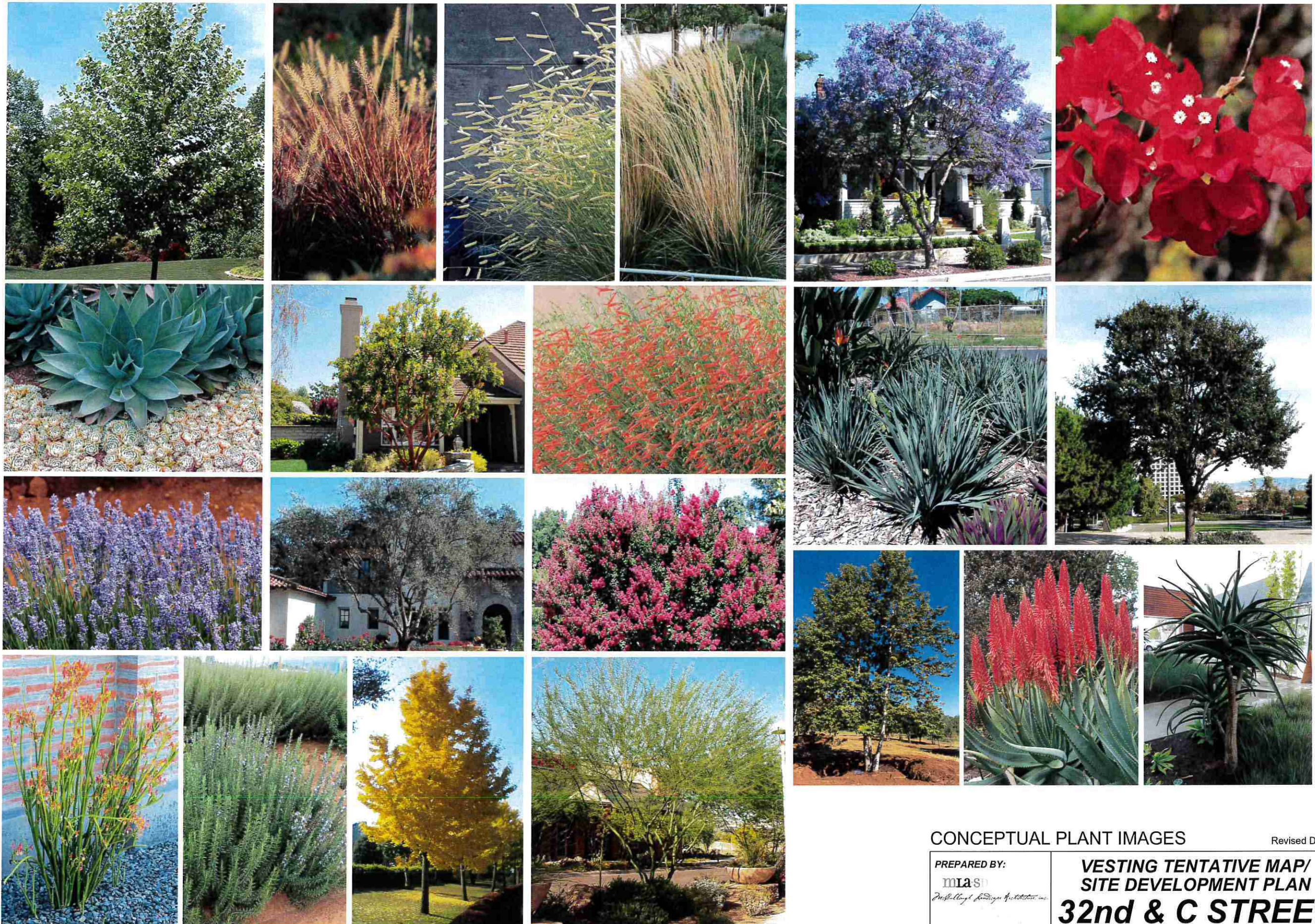
SHEET

L3

OF

L6





CONCEPTUAL PLANT IMAGES

Revised Date: 08/13/18

PREPARED BY:

mla's
multidisciplinary landscape architecture

**VESTING TENTATIVE MAP/
 SITE DEVELOPMENT PLAN
 32nd & C STREET
 CITY OF SAN DIEGO, CALIFORNIA**

SHEET
L5
 OF
L6

CANDIDATE PLANT MATERIAL

BOTANICAL NAME	COMMON NAME	FORM AND DIMENSIONS	SIZE	FUNCTION	QTY.	WATER REQ.
C STREET TREE						
AGONIS FLEXUOSA	PEPPERMINT WILLOW	15'-25'	24" BOX	EST	LOW	LOW
CALLISTEMON VIMINALIS	WEeping BOTTLE BRUSH	15'-30'	24" BOX	EST	LOW	LOW
GENERA PARVIFLORA	AUSTRALIAN WILLOW	15'-20'	24" BOX	EST	LOW	LOW
QUERCUS ILEX	HOLLY OAK	30'-50'	24" BOX	EST	LOW	LOW
ACACIA STENOPHYLLA	SHOESTRING ACACIA	10'-15'	24" BOX	EST	LOW	LOW
2ND STREET TREE						
ARBUSUS MARINA	MARINA STRAWBERRY TREE	25'-40'	24" BOX	EST	LOW	LOW
BRACHYCHITON ACERIFOLIUS	ILLAWARRA FLAME TREE	20'-30'	24" BOX	EST	LOW	LOW
GENERA PARVIFLORA	AUSTRALIAN WILLOW	15'-20'	24" BOX	EST	LOW	LOW
PISTACHIA CHINENSIS	CHINESE PISTACHE	20'-30'	24" BOX	EST	LOW	LOW
QUERCUS AGRIFOLIA	COAST LIVE OAK	20'-30'	24" BOX	EST	LOW	LOW
QUERCUS ILEX	HOLLY OAK	30'-50'	24" BOX	EST	LOW	LOW
ACCENT TREE						
UMBELLULARIA CALIFORNICA	SAY LAUREL	25'-40'	36" BOX	BHCT	LOW	LOW
METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS	20'-25'	36" BOX	BHCT	LOW	LOW
QUERCUS AGRIFOLIA	COAST LIVE OAK	20'-30'	36" BOX	BHCT	LOW	LOW
PROSOPIS CHILENSIS	CHILEAN MESQUITE	25'-30'	36" BOX	DAT	LOW	LOW
CHITALEA TASHMENTENSIS	PINK DAWN	15'-20'	36" BOX	DAT	LOW	LOW
CHALOPIS LINEARIS	DESERT WILLOW	12'-18'	36" BOX	DAT	LOW	LOW
TABESUA IMPETIGINOSA	PINK PIPE	20'-30'	36" BOX	DAT	MODERATE	MODERATE
OSPCIDIUM HYBRID 'DESERT MUSEUM'	PALM VERDE	12'-18'	36" BOX	DAT	MODERATE	MODERATE
BAUHINIA VARIEGATA	PURPLE ORCHID TREE	25'-30'	36" BOX	DAT	MODERATE	MODERATE
ULMUS PARVIFOLIA	CHINESE ELM	25'-30'	36" BOX	BHCT	MODERATE	MODERATE
KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	20'-25'	36" BOX	DAT	MODERATE	MODERATE
JACARANDA MINOSIFOLIA	JACARANDA	15'-30'	36" BOX	DAT	MODERATE	MODERATE
VERTICAL ACCENT TREE/SCREEN TREE						
LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	10'-15'	24" BOX	EST	LOW	LOW
HETEROMELES ARBUTIFOLIA	TOYON	8'-9'	24" BOX	EST	LOW	LOW
TRISTANTIA CONFERTA	BREXANE BOX	12'-15'	24" BOX	EST	MODERATE	MODERATE
LIRIODENDRON TULIPIFERA	TULIP TREE	25'-30'	24" BOX	DAT	MODERATE	MODERATE
MICHELIA CHAMPACA	MICHELIA	10'-15'	24" BOX	EST	MODERATE	MODERATE
ACACIA STENOPHYLLA	SHOESTRING ACACIA	10'-15'	24" BOX	EST	LOW	LOW
ACACIA BAUCINA	WILLOW ACACIA	15'-20'	24" BOX	EST	LOW	LOW
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	8'-9'	24" BOX	EST	MODERATE	MODERATE
ELABOCARPUS DECIPENS	JAPANESE BLUEBERRY	8'-9'	24" BOX	EST	MODERATE	MODERATE
HYMENOPHYLLUM FLAVUM	SHADE TREE	8'-10'	24" BOX	DAT	MODERATE	MODERATE
TABESUA IMPETIGINOSA	PINK PIPE	20'-25'	24" BOX	DAT	MODERATE	MODERATE
SMALL ACCENT TREE						
OYATHEA COOPERI	AUSTRALIAN TREE FERN	5'-7'	10" GAL	VAR/IT	MODERATE	MODERATE
DRACAENA SPP.	DRAGON TREE	3'-5'	10" GAL	VAR/IT	MODERATE	MODERATE
CORYDINE SPP.	CORYDINE	3'-5'	10" GAL	VAR/IT	MODERATE	MODERATE
CERIS OCCIDENTALIS 'FOREST PANSY'	EASTERN REDBUD	10'-12'	15" GAL	DAT	MODERATE	MODERATE
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	15'-20'	15" GAL	BHCT	MODERATE	MODERATE
MELALEUCA ARILLARIS	BRACELET HONEYMYRTLE	10'-20'	15" GAL	BHCT	MODERATE	MODERATE
ARBUSUS SPP.	STRAWBERRY TREE	10'-15'	15" GAL	BHCT	MODERATE	MODERATE
QUICKOBILOSA	QUICKOBILOSA	10'-15'	15" GAL	DAT	LOW	LOW
MANZANITA	MANZANITA	10'-12'	15" GAL	DAT	LOW	LOW
LAGENSTROEMIA SPP.	ORANGE MYRTLE	12'-15'	15" GAL	DAT	MODERATE	MODERATE
EDIBLE FRUIT/CITRUS TREE						
CITRUS SPP.	CITRUS	10'-12'	15" GAL	EAT	MODERATE	MODERATE
PIRUS SPP.	PEAR	10'-12'	15" GAL	EAT	MODERATE	MODERATE
ARBUSUS SPP.	STRAWBERRY TREE	10'-15'	15" GAL	EAT	MODERATE	MODERATE
FRUNUS SPP.	PLUM/APRICOT	10'-12'	15" GAL	EAT	MODERATE	MODERATE
MALUS SPP.	APPLE	10'-12'	15" GAL	EAT	MODERATE	MODERATE

BOTANICAL NAME	COMMON NAME	FORM AND DIMENSIONS	SIZE	FUNCTION	QTY.	WATER REQ.			
EVERGREEN SCREENING SHRUB									
FIGUS INDICA GREEN GEM	INDIAN LAUREL FIG	0'	10'-15'	15 GAL	ESS	LOW			
HETEROMELES ARBUTIFOLIA	TOYON	0'	5'	15 GAL	ESS	LOW			
RAMNUS CALIFORNICA	COFFEEBERRY	0'	4'-5'	15 GAL	ESS	LOW			
OYATHEA COOPERI	AUSTRALIAN TREE FERN	0'	3'-5'	15 GAL	ESS	LOW			
PRUNUS CAROLINA BRIGHT N TIGHT	LAUREL CHERRY	0'	10'-15'	15 GAL	ESS	LOW			
PITOSPORUM SILVER-HEEN	SILVER-SHEEN KOKIUM	0'	10'-15'	15 GAL	ESS	LOW			
DRACAENA SPP.	DRAGON PALM	0'	10'-15'	15 GAL	ESS	LOW			
LAURUS NOBILIS	SWEET BAY	0'	VARIES	15 GAL	ESS	LOW			
BAMBUSA ALPHONSE KARR	ALPHONSE KARR BAMBOO	VARIES	10'-15'	15 GAL	ESS	MODERATE			
MYRTICA CALIFORNICA	CALIFORNIA MYRTLE	0'	10'-15'	15 GAL	ESS	LOW			
EVERGREEN BORDER SHRUBS									
MISCANTHUS SPP.	MAIDEN HAIR GRASS	VARIES	VARIES	1 GAL to 5 GAL	ESS	MODERATE			
OLEA EUROPAEA MONTEA	LITTLE OLIVE	4'-5'	4'-5'	1 GAL to 5 GAL	ESS	LOW			
ARCTOSTAPHYLOS SPP.	MANZANITA	4'-5'	3'	1 GAL to 5 GAL	ESS	LOW			
PITOSPORUM SPP.	MOCK ORANGE	VARIES	VARIES	1 GAL to 5 GAL	ESS	MODERATE			
MELALEUCA NEOPHILA	PINK MELALEUCA	0'	0'-5'	1 GAL to 5 GAL	ESS	LOW			
RHAMNOLIPIDICA CLARA	CLARA INDIAN HAWTHORN	0'-5'	0'-5'	1 GAL to 5 GAL	ESS	LOW			
RAMNUS LUCIFOLIA	HOLLYLEAF REDBERRY	4'-5'	0'-5'	1 GAL	ESS	LOW			
STRELITZIA REGINAE	BIRD-OF-PARADISE	VARIES	VARIES	5 GAL	ESS	LOW			
LIGUSTRUM TEXANUM	TEXAS PRIVET	2'-3'	2'-3'	5 GAL	ESS	MODERATE			
BUXUS SPP.	BOXWOOD	18"-24"	2'	5 GAL	ESS	MODERATE			
EUCONYMUS SPP.	EUCONYMUS	18"-24"	2'	5 GAL	ESS	MODERATE			
GREVILLEA SPP.	GREVILLEA	2'-3'	2'-3'	5 GAL	ESS	LOW			
LEUCADENDRON SPP.	CONEBUSH	3'-4'	3'-4'	5 GAL	ESS	LOW			
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGIER	3'-4'	3'-4'	5 GAL	ESS	LOW			
HAKIA BIJAEOLIS	SWEET HAKIA	3'-4'	4'-5'	5 GAL	ESS	MODERATE			
WESTERNIA WYNABIE GEM	COAST ROSEMARY	3'-4'	4'-5'	5 GAL	ESS	LOW			
PRUNUS CAROLINIANA BRIGHT N TIGHT	CALIFORNIA LAUREL CHERRY	0'-5'	6'-10'	5 GAL	ESS	MODERATE			
MYRTUS COMMUNIS	TRUE MYRTLE	3'-5'	4'-5'	5 GAL	ESS	MODERATE			
SHRUBS/SUCCULENTS/AGAVES									
SALVIA SPP.	SAGE	2'-3'	3'	1 GAL	EAS	LOW			
ROSA CALIFORNICA	CALIFORNIA ROSE	18"-24"	2'-3'	1 GAL to 5 GAL	FAS	LOW			
PIRIONMUS SPP.	NEW ZEALAND FLAX	VARIES	VARIES	5 GAL	EAS	LOW			
DIANELLA SPP.	FLAX LILY	VARIES	VARIES	5 GAL	EAS	MODERATE			
LAVANDULA SPP.	LAVENDER	VARIES	VARIES	1 GAL to 5 GAL	EAS	LOW			
HESPERALOE PARVIFLORA	RED YUCCA	2'-3'	2'	5 GAL	EAS	LOW			
MULHBERGIA CAPILLARIS LENOX	PINK MULBERRY	3'-4'	3'-4'	5 GAL	EAS	LOW			
AGAVE ATTENUATA	FOXTAIL AGAVE	3'	2'-3'	1 GAL to 5 GAL	EAS	LOW			
AGAVE DESMETIANA	SMOOTH AGAVE	3'	2'	1 GAL to 5 GAL	EAS	LOW			
AGAVE AMERICANA	CENTURY PLANT	3'-4'	3'-5'	1 GAL to 5 GAL	EAS	LOW			
ROSMARINUS OFFICINALIS	ROSEMARY	3'	3'	1 GAL to 5 GAL	EAS	LOW			
ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	2'	2'	1 GAL to 5 GAL	EAS	LOW			
EUPHORBIA SPP.	EUPHORBIA	VARIES	VARIES	1 GAL to 5 GAL	EAS	LOW			
GREVILLEA SPP.	GREVILLEA	2'-3'	3'-4'	5 GAL	EAS	MODERATE			
DAYLILION LONGISSIMUM	MEXICAN GRASS TREE	3'-4'	3'-4'	5 GAL	EAS	LOW			
POLYSTICHUM MUNITUM	SWORD FERN	2'-3'	2'	1 GAL	EAS	MODERATE			
LOMANDRA LIME TOUGH	DWARF MAT RUSH	18"-24"	18"-24"	1 GAL	EAS	LOW			
ALOPE SPP.	ALOPE	VARIES	VARIES	1 GAL to 5 GAL	EAS	LOW			
CALAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS	2'-3'	3'-5'	1 GAL to 5 GAL	EAS	MODERATE			
ACCENT SHRUBS									
ALOPE GOLATH	GOLIATH ALOPE	4'-5'	5'-12'	15 GAL	EAS	LOW			
DRACAENA MARGINATA	MADAGASCAR DRAGON TREE	3'-5'	VARIES	15 GAL	FAS	MODERATE			
DRACAENA DRAGO	DRAGON TREE	15'-25'	15'-25'	15 GAL	FAS	LOW			
CORYDINE SPP.	CABBAGE PALM	VARIES	VARIES	5 GAL	EAS	MODERATE			
AGAVE SPP.	AGAVE	VARIES	VARIES	5 GAL to 15 GAL	EAS	LOW			
STRELITZIA JUNCEA	RUSHLEAF STRELITZIA	4'	4'-5'	15 GAL	EAS	LOW			
PEDILANTHUS BRACCAEUS	SLIPPER PLANT	3'-4'	4'-5'	15 GAL	EAS	LOW			
GROUND COVER									
OSTIUS SPP.	ROCK ROSE	VARIES	2'-3'	1 GAL to 5 GAL	EPGC	LOW			
BOUGAINVILLEA SPP.	BOUGAINVILLEA	VARIES	3'-5'	1 GAL to 5 GAL	EPGC	LOW			
FESTUCA OVINA GLAUCA	BLUE FESCUE GRASS	12"-18"	12"	1 GAL	EPGC	LOW			
SENECIO MANDALISDAE	BLUE CHALK STICKS	15"-24"	12"	1 GAL	EPGC	LOW			
BACCHARIS PIGEON POINT	DWARF COYOTE BUSH	15"-24"	12"	1 GAL	EPGC	LOW			
ECHEVERIA SPP.	HEN AND CHICKS	VARIES	VARIES	1 GAL	EPGC	LOW			
MYOPORUM PARVIFOLIUM	CREeping MYOPORUM	VARIES	12"	1 GAL	EPGC	LOW			
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	VARIES	12"-24"	1 GAL	EPGC	MODERATE			
LANTANA SPP.	LANTANA	VARIES	VARIES	1 GAL	EPGC	MODERATE			
ERIGERON HYPERICINUS	SANTA BARBARA DASY	VARIES	12"-24"	1 GAL	EPGC	MODERATE			
SENECIO SERPENS	BLUE CHALKSTICKS	12"	24"-36"	1 GAL	EPGC	LOW			
CAREX SPP.	SEDGE GRASS	VARIES	VARIES	1 GAL	ESS	LOW-MODERATE			
VINES									
FIGUS FUMILA	CREeping FIG	VARIES	CLIMBING	15 GAL	ESS	MODERATE			
LYSTOTOMA CALLISTEGOIDES	LYSTOTOMA TRUMPET VINE	VARIES	CLIMBING	15 GAL	EPV	MODERATE			
BOUGAINVILLEA SAN DIEGO RED	BOUGAINVILLEA	VARIES	CLIMBING	15 GAL	EPV	MODERATE			
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	VARIES	CLIMBING	15 GAL	EPV	MODERATE			
DISTICTIS BUCONATORIA	RED TRUMPET VINE	VARIES	CLIMBING	15 GAL	EPV	MODERATE			
MODULAR WETLAND SHRUBS									
MULHBERGIA CAPILLARIS	GULF MULHLYGRASS	30"-36"	24"-36"	1 GAL	LOW	LOW			
MULHBERGIA LINDHEIMERI	LINDHEIMER'S MULHLYGRASS	30"-36"	24"-48"	1 GAL	LOW	LOW			
CAREX PHYLLOPODIA	PALM SEDGE	15"-24"	15"-24"	1 GAL	LOW	LOW			
NASSELLA TENNISIMA	MEXICAN FEATHER GRASS	24"-36"	24"-36"	1 GAL	LOW	LOW			
GAURA LINDEHEIMERI	WHIRLING BUTTERFLIES	30"-36"	24"-48"	1 GAL	LOW	LOW			
YUCCA FILAMENTOSA	WEAKLEAF YUCCA	36"	36"-60"	1 GAL	LOW	LOW			
CAREX BROMIODES	BROME HUMMOCK SEDGE	12"	12"	1 GAL	LOW	LOW			
HYDROSEED									
*SEE S&S SEED MIX FOUND ON THIS SHEET									
PLANTABLE RETAINING WALL									
BOUGAINVILLEA SPP.	BOUGAINVILLEA	FLATS	FLATS	LOW	LOW	LOW			
ROSMARINUS OFFICINALIS PROSTRATUS	CREeping ROSEMARY	FLATS	FLATS	LOW	LOW	LOW			
FIGUS FUMILA	CREeping FIG	FLATS	FLATS	LOW	LOW	LOW			
FORM AND FUNCTION ABBREVIATIONS									
BHCT	BROAD HEADED CANOPY SHADE TREE	Improvement	Minimum Distance to Street Tree						
VAR	VERTICAL ACCENT PALM	Traffic signals (stop sign)	20 feet						
EST	EVERGREEN SCREEN TREE	Underground utility lines	5 feet						
ESS	EVERGREEN BORDER SHRUB	Above ground utility structures	10 feet						
EAS	VERTICAL EVERGREEN SCREENING SHRUB	Driveway (garage)	10 feet						
FAS	FLOWERING ACCENT SHRUB	Intersections (interlocking curb lines of two streets)	25 feet						
EPGC	EVERGREEN FLOWERING GROUND COVER	Sewer Lines	10 feet						
EPV	EVERGREEN FLOWERING VINE								
DAT	DECIDUOUS ACCENT TREE								
EAT	EDIBLE ACCENT TREE								

WATER CONSERVATION STATEMENT

IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHERN CALIFORNIA, THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO REDUCE THIS PROJECT'S DEMAND ON THE CITY OF SAN DIEGO'S AVAILABLE WATER SUPPLY:

THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND WILL INCORPORATE LOW VOLUME, LOW PRECIPITATION RATE SPRAY EMITTERS. A SUB-SURFACE DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEGREGATED TO ALLOW FOR THE SYSTEM OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE. WATER CONSERVING IRRIGATION DEVICES SUCH AS FLOW SENSORS, RAIN SHUT OFF DEVICES AND A WEATHER BASED (SMART) IRRIGATION CONTROLLERS SHALL BE USED. WEATHER DATA SHALL BE RECEIVED EITHER ON-SITE OR THROUGH THE CIMS NETWORK AND CONTROL WEATHER BASED IRRIGATION RUN TIME CHANGES.

TURF WILL BE RESTRICTED TO HIGHLY VISIBLE STREET FRONT AREAS AND/OR AREAS WHICH MAY RECEIVE SIGNIFICANT AMOUNTS OF USE AND ENJOYMENT BY THE GUESTS AND RESIDENTS (ALL TURF ON THIS PROJECT IS PROPOSED TO BE REAL TURF). PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST, AND WEST EXPOSURES. SOIL WILL BE AMENDED AND PREPARED TO PROVIDE HEALTHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTER BEDS WILL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONES.

AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.

THE ESTIMATED TOTAL WATER USE (ETWU) OF THE IRRIGATION SYSTEM WILL BE DESIGNED TO WORK WITHIN THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) FOR THE DEVELOPMENT. A FULL LANDSCAPE DOCUMENT PACKAGE, PER THE LANDSCAPE WATER CONSERVATION ORDINANCE WILL BE REQUIRED TO BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OR APPROVAL OF THE BUILDING PERMITS.

ROOT BARRIER NOTE

NON-Biodegradable ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES WITHIN 5' OF HARDSCAPE SURFACES.

MAINTENANCE RESPONSIBILITY

ALL REQUIRED LANDSCAPE AREAS INCLUDING LANDSCAPING AND PEDESTRIAN LIGHTING WITHIN THE PUBLIC SIDEWALK SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A 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 THIS PERMIT.

UTILITY SCREENING

ALL WATER, SEWER, AND GAS UTILITIES SHALL BE EFFECTIVELY SCREENED WITH PLANT MATERIAL AT THE TIME OF PLANT INSTALLATION.

PLANT MATERIAL NEAR SEWER LINES

NO TREE OR SHRUB EXCEEDING 3' IN HEIGHT SHALL BE PLANTED WITHIN 10' OF ANY PUBLIC SEWER FACILITIES.

MULCHING NOTE

ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMG 142.0411.

IRRIGATION STATEMENT

WHERE APPLICABLE DRIP IRRIGATION SHALL BE UTILIZED PER THE NEW MODEL WATER EFFICIENT LANDSCAPE ORDINANCE BY THE STATE OF CALIFORNIA WHICH PROHIBITS OVERHEAD SPRAY IRRIGATION IN CERTAIN LANDSCAPE CONDITIONS. IF THE STATE ORDINANCE IS MORE STRICT OR MORE DETAILED THAN THE CITY OF SAN DIEGO MUNICIPAL CODE WE SHALL FOLLOW THE STRICTER OF THE TWO PUBLICATIONS. THE USE OF AN ET BASED CONTROLLER AND FLOW SENSOR IS REQUIRED.

THE ESTIMATED TOTAL WATER USE (ETWU) OF THE IRRIGATION SYSTEM WILL BE DESIGNED TO WORK WITHIN THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) FOR THE DEVELOPMENT. A FULL LANDSCAPE DOCUMENT PACKAGE, PER THE LANDSCAPE WATER CONSERVATION ORDINANCE WILL BE REQUIRED TO BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

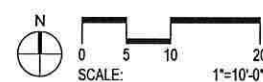
HYDROSEEDING PROCEDURES

(PER SAN DIEGO MUNICIPAL CODE LANDSCAPE STANDARDS 4.4)

- SEED MIXES SHALL BE SPECIFIED BY THE PURE LIVE SEED OF EACH SPECIES.
- FIBER MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2,000 POUNDS PER ACRE EXCEPT WHEN USED IN CONJUNCTION WITH STRAW MULCH, WHEN IT SHALL BE APPLIED AT A MINIMUM RATE OF 400 POUNDS PER ACRE.
- A WETTING AGENT CONSISTING OF 9



32nd & C Street Illustrative Site Plan



CITYMARK

H&A
HUNSAKER & ASSOCIATES

THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

McCullough
landscape architecture | environmental planning | urban design



