



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 8, 2017 REPORT NO. HO-17-006

HEARING DATE: February 15, 2017

SUBJECT: KEELER COURT APARTMENTS. Process Three Decision

PROJECT NUMBER: [514520](#)

OWNER/APPLICANT: Kalmia Street Housing Associates, LP and Community Housing Works, A California Nonprofit Corporation, G.G./Jennifer Ayala

SUMMARY:

Issue: Should the Hearing Officer approve the construction of a 71-unit apartment complex located at 1290 Keeler Court in the Southeaster San Diego Community Plan area?

Staff Recommendation: APPROVE Site Development Permit No. 1864392.

Community Planning Group Recommendation: On January 23, 2017 the Southeastern San Diego Project Review Committee met with the applicant to discuss the project. The Committee unanimously agreed to move the project forward to the Monday, February 13, 2017 full board meeting of Southeastern San Diego Community Planning Group for a recommendation.

Environmental Review – The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Project). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 26, 2017 and the opportunity to appeal that determination ended February 10, 2017.

BACKGROUND

The 1.59-acre site is located at 1290 Keeler Court within the RM-2-5 zone within the South Crest Neighborhood of the Southeastern San Diego Community Plan area. The Community Plan designates the site as Medium Density Residential permitting 15-29 dwelling units per acre (du/ac). The combined parcel land use density would allow for 47 dwelling units. However the project qualifies, and has petitioned for increased residential density since the project will be providing eight very low income affordable units. San Diego Municipal Code section 143.0710 allows increased residential density to developers who guarantee that a portion of their residential development will be available to moderate income, low income, very low income, or senior households. Because the

project is providing 15 percent of the pre-density bonus units (47) as affordable, the project qualifies for a 50 percent density increase for a maximum of 71 dwelling units on the project site ($47 \times 0.5 = 23.5$ rounds up to 24 additional units).

In 2015 the Southeastern Community Plan was updated and re-designated the site for residential purposes allowing for the proposed project's development. The site is currently vacant. A previous residential development on site was completely demolished and only the graded pad remains. The property is bounded to the east and north by single and multi-family dwellings units, to the west is a public park, and to the south across Alpha Street is commercial development containing a pharmacy, auto part store, restaurants, and markets.

DISCUSSION

Project Description

The project proposes the development of a 71-unit, 78,939-square-foot, four-story multi-family affordable housing project with 86 at-grade parking spaces. Of the 86 "at grade" parking spaces, 45 will be covered or partially covered adjacent to Alpha Street and Keeler Court. The development will be constructed as one structure with an enclosed corridor connecting north and south wings. The development includes 10 studios averaging 570 square feet, 20 one-bedroom units with an average size of 620 square feet, 19 two-bedroom units averaging 830 square feet, and 22 three-bedroom units with an average size of 1,101 square feet. The project will provide eight on-site affordable units for very-low income households (rents at 30 percent of 50 percent Annual Medium Income) for a period of 55 years.

The project proposes a four-story development with a maximum building height of 46 feet. The project includes associated hardscape and landscaping improvements and public improvements along Keeler Court and Alpha Street. Development features include a play area for children, garden area, courtyards, terraces, and balconies.

The project will be GreenPoint certified by providing domestic solar hot water, photovoltaic, and strategic storm water management as some of the sustainable features. GreenPoint is a program of the California non-profit Build It Green organization which offers support and programs to help developers build and retrofit greener homes.

Building materials include smooth white stucco on the upper floors. A contrast accent color is proposed at every balcony and along the ground level base. The building opens up to a private courtyards providing unobstructed views west towards Southcrest Community Park and Downtown San Diego. These courtyard spaces offer areas for seating, dining, and gathering, and also includes active areas for children. The landscape surrounding these gathering areas has water efficient plantings that vary in style and texture.

Vehicular access area would be from both Keeler Court and Alpha Street. The project would be required to provide a minimum of 67 parking spaces in accordance with the Affordable Housing Density Bonus Regulations of the Land Development Code (LDC)). However, the project will be providing 86 on-site parking spaces, four motorcycle spaces, and 27 bicycles parking stalls.

Development of the project requires a Site Development Permit for a residential development exceeding 11 units within the RM-2-5 zone pursuant to LDC Section 126.0502(b)(4) and Table 126-05A.

Project-Related Issues:

Development Incentives for Affordable Housing Density Bonus - The City is required to process incentives requested by the applicant, consistent with State Density Bonus Law and as set forth in LDC Section 143.0740. The project is proposing eight affordable housing apartment for very-low income households. In accordance with LDC Table 143-07B, the project would be allowed five (5) incentives. The applicant is entitled to the concessions or incentives, in the form of deviations to the development regulations, unless the City makes a written finding of denial based on substantial evidence pursuant to LDC Section 143.0740(d)(1) and Government Code Section 65915(d)(1).

The applicant is requesting four (4) affordable housing incentives, in the form of deviations, as follows:

1. Height: Structure height deviation to allow the proposed building to observe a plumb line height of 48.5-feet, where a maximum of 40-feet is permitted by the RM-2-5 zone, as shown on Exhibit A.
2. Building encroachment along Alpha Street: A portion of the residential structure will encroach into the front yard setback by a maximum of 10 feet (average encroachment is five feet, 3-inches). The RM-2-5 zone requires a 20-foot setback along Alpha Street.
3. Parking area encroachment along Alpha Street: The parking area will encroach into the front yard setback by a maximum of 10 feet. The RM-2-5 zone requires a 20-foot setback along Alpha Street;
4. Personal Storage Area for RM Zone: A 240 cubic-foot personal storage unit is required for each dwelling unit pursuant to LDC Section 131.0454. Storage areas will not be provided with each unit but storage area options will be provided along the exterior of the units and within the exterior near the parking areas.

The incentives are consistent with the intent of the State's Density Bonus Law. It has been determined that there is no substantial evidence pursuant to LDC Section 143.0740(d)(1) or Government Code Section 65915(d)(1) to deny the applicant's request for the incentives.

The project has been designed to address the physical environment and would not adversely impact the public's health or safety. The proposed provides a multi-family development that is consistent with code requirements for multi-family development with exception of height, side yard setback, and storage requirements. The height incentive does not encroach into any view corridors and is limited to the elevator overrun, solar array, and fall protections allowing. This incentive assists the project with minimizing requested encroachments into the street and side yard setbacks and allows for larger on-site, centralized common indoor and outdoor areas for active and passive area for residents. The requested setback encroachment incentive into the Alpha Street setback results in a compatible design with existing, auto-oriented commercial development on the south side of Alpha

Street and to the west of the site also along Alpha Street. The encroachment is limited in area (an average of five feet three inches along a 110-foot length on the street side setback) and assists the project with providing a greater setback from single-family residences along the north side of the property, providing 48 feet instead of the required 22 feet three inches. In addition, this encroachment allows the project to provide a greater setback along the western edge of the site, preventing larger and taller walls along the Southcrest Community Park edge therefore providing a transition from the park to the development. The encroachments will also provide covered parking and aid in screening the "at-grade parking." The personal storage incentive results in unit plan designs that maximize living space and exterior access for light and air. Alternative safe, secure storage will be provided for residents within the project.

Climate Action Plan (CAP) Consistency- A CAP Consistency Checklist was prepared by the applicant and the project was determined to be in conformance with the CAP. CAP Implementation Strategies include a combination of roofing materials with solar reflection and thermal emittance and "green" building techniques. Energy demand reductions will be provided through a combination of on-site renewable energy generation (proposed photovoltaic) and energy performance design elements. The project conserves water by using low-flow fixtures/appliances and will install landscape with native/adaptive drought-tolerant species. The proposed project would include a total of 86 parking spaces and commits to supplying three percent of those parking spaces with electric vehicle charging devices.

General Plan/Community Plan Analysis:

The project includes 15 percent of the pre-bonus units as affordable units designated for very low household incomes. The project qualifies for a 50 percent density bonus allowance and four development incentives which would allow 71 units on the site. The 47 pre-density bonus units are equal to a density of 29 dwelling units per acre, which is within the density range prescribed in the Southeastern San Diego Community Plan. The proposed development is consistent with Community Plan Policy P-LU-22 to promote the production of very-low and low income affordable housing in all residential designation

Goals and recommendations of the Southeastern San Diego Community Plan include sensitive building transitions in existing neighborhoods, the incorporation of non-contiguous sidewalks with street trees along Alpha Street, and the development of larger sized affordable units.

The project is meeting the aforementioned goals of the Southeastern San Diego Community Plan by meeting the density requirement, incorporating sensitive building transition design by providing by a 48-foot side setback from the single story residences to the north, providing non-contiguous sidewalks consistent with the abutting property to the west with consistent street trees, and providing affordable housing suitable for families.

Conclusion:

With the approval of the requested incentives, the proposed project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted Southeastern San Diego Community Plan, Land Development Code, and the General Plan.

ALTERNATIVES

1. Approve Site Development Permit No. 1864392 with modifications or;
2. Deny Site Development Permit No. 1864392, if the findings required to approve the project cannot be affirmed.

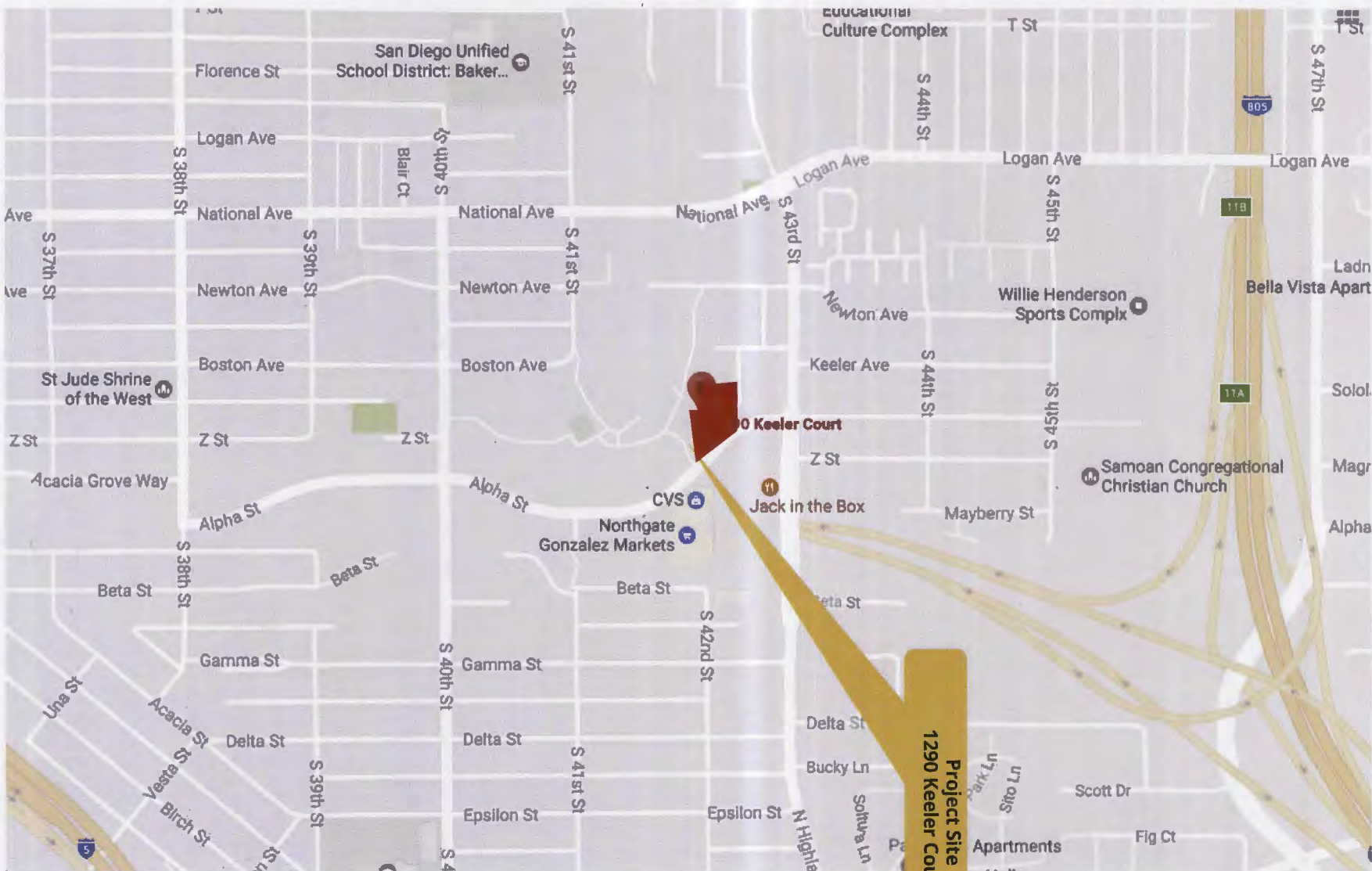
Respectfully submitted,



William Zounes,
Development Project Manager

Attachments:

1. Project Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Project Data Sheet
6. Draft Resolution with Findings
7. Draft Permit with Conditions
8. Ownership Disclosure Statement
9. Project Plans



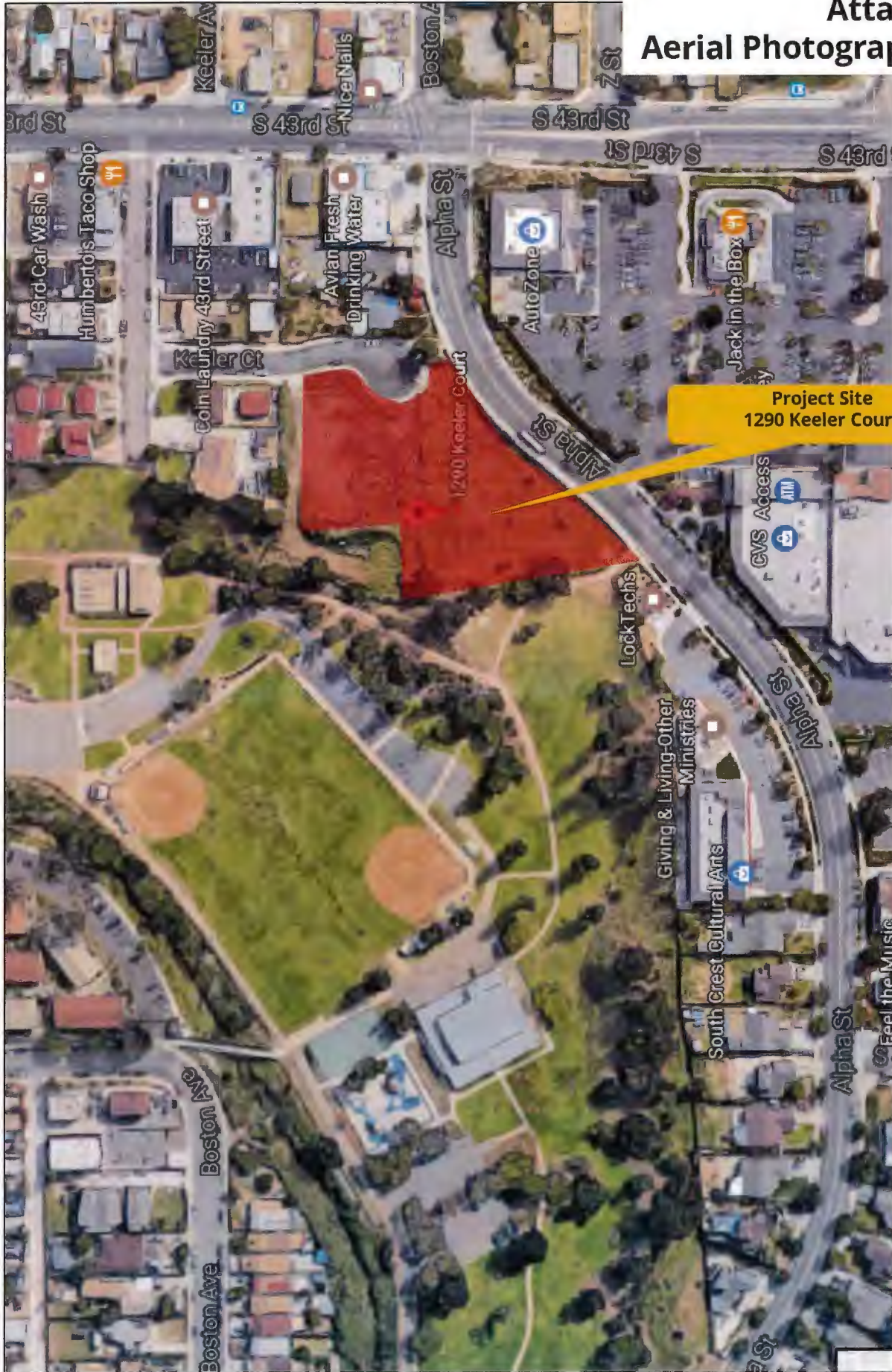
Attachment 1 Project Location Map



Project Location Map
Keller Court Apartments Project No. 461765
1290 Keeler Court

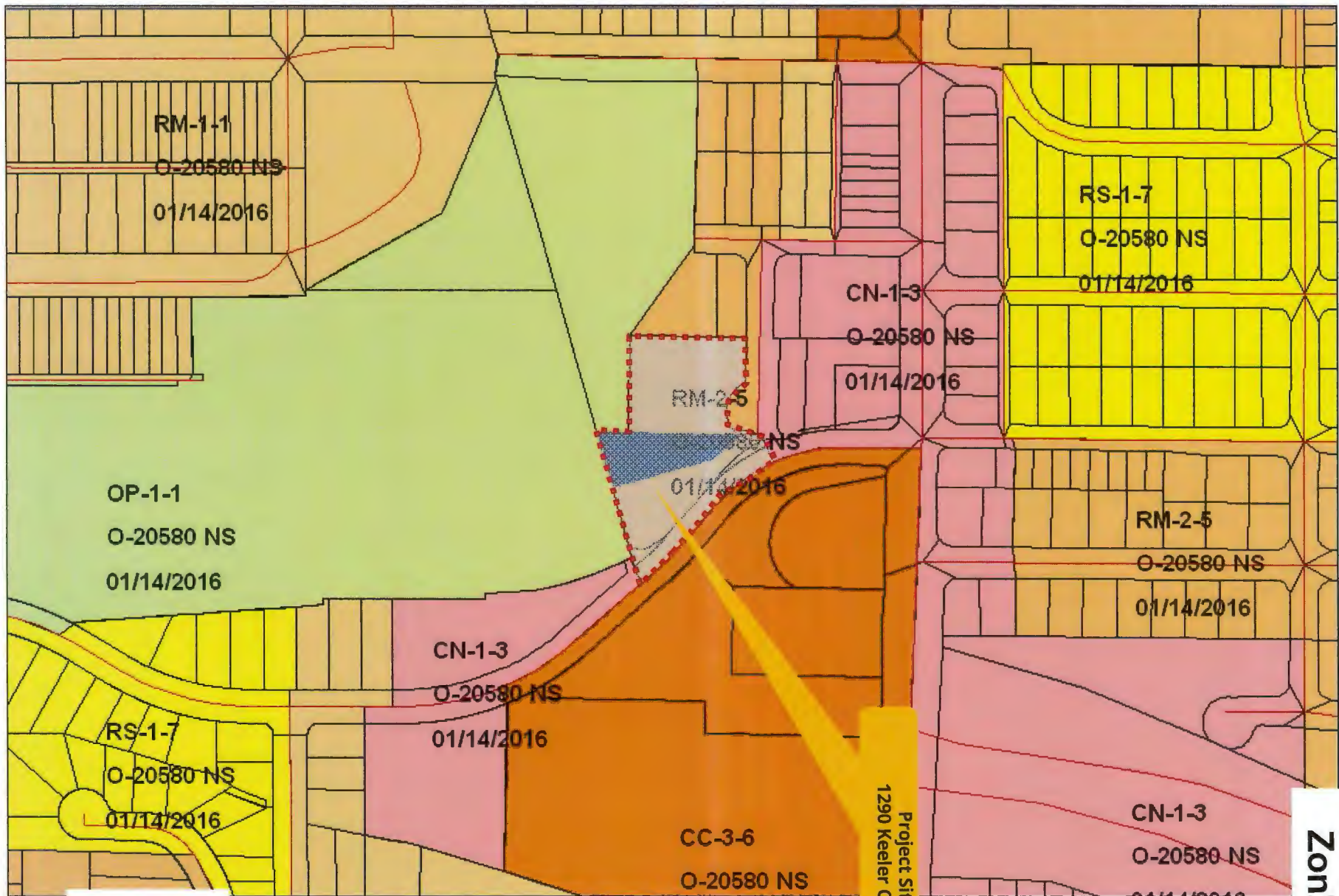


Attachment 2
Aerial Photograph of Site



Aerial Photograph (Birds Eye)
Keller Court Apartments Project No. 461765
1290 Keeler Court





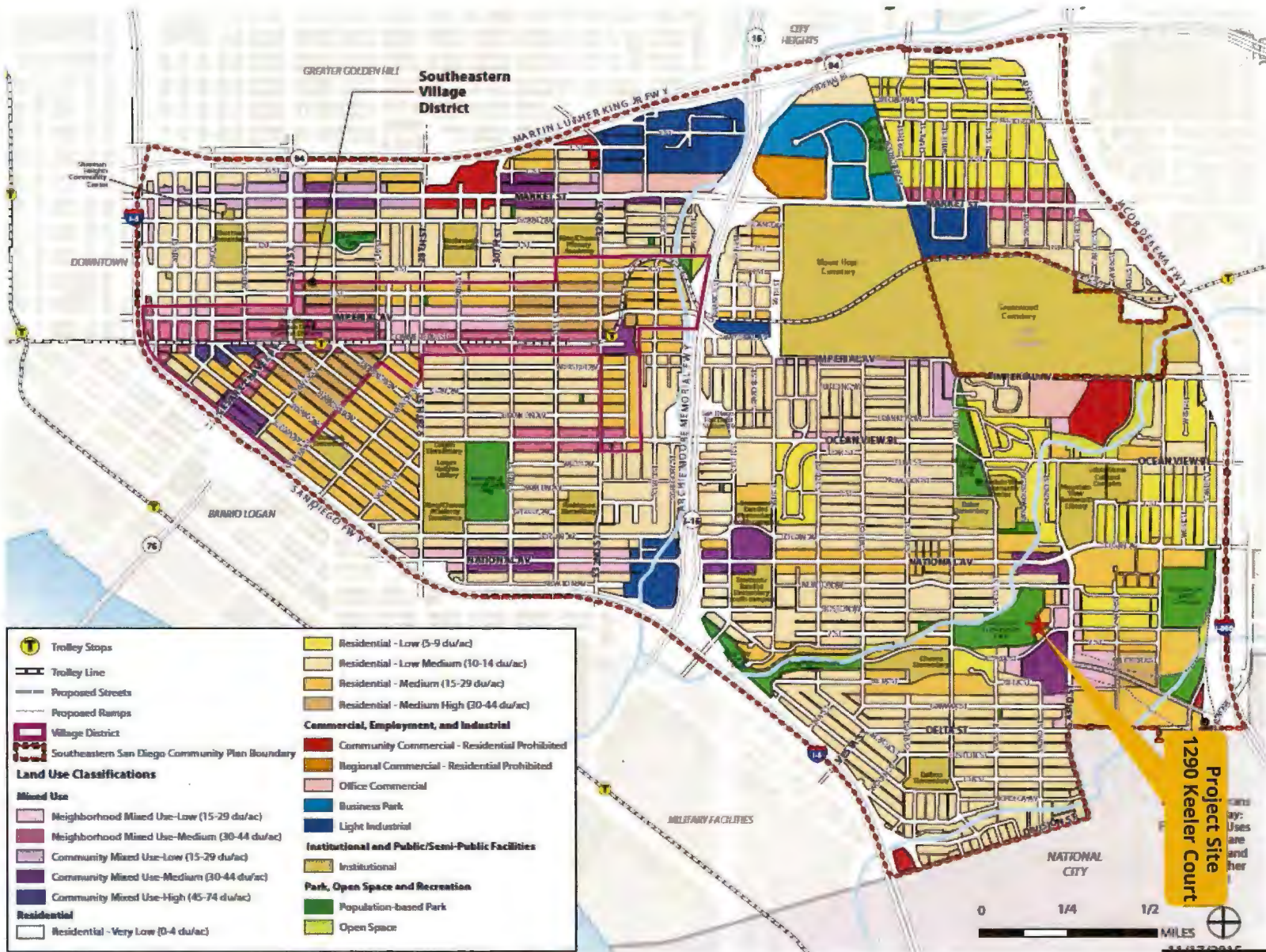
Project Zoning Map

Keller Court Apartments Project No. 461765
1290 Keeler Court



Attachment 3
Zoning Map

Attachment 4 Community Plan Land Use Map



Southeastern San Diego Community Plan
Keller Court Apartments Project No. 461765
1290 Keeler Court

PROJECT DATA SHEET		
PROJECT NAME:	Keller Court Apartments	
PROJECT DESCRIPTION:	The development of a 71-unit, 78,939-square-foot, four-story multi-family building with affordable housing.	
COMMUNITY PLAN AREA:	Southeastern San Diego	
DISCRETIONARY ACTIONS:	Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<p align="center"><u>ZONING INFORMATION:</u></p> <p>ZONE: RM-2-5</p> <p>HEIGHT LIMIT: 40 feet</p> <p>LOT SIZE: 1.59-acres</p> <p>FLOOR AREA RATIO: 1.35</p> <p>FRONT SETBACK: 15/20 feet</p> <p>SIDE SETBACK: 5 feet</p> <p>STREETSIDE SETBACK: 10 feet</p> <p>REAR SETBACK: 15 feet</p> <p>PARKING: 67 required, providing 86</p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, RM-1-1	Multi and single family homes, community park
SOUTH:	Commercial CC-3-6	Retail shopping center
EAST:	Office Commercial, CN-1-13	Multi and single family homes
WEST:	Population Based Park, OP-1-1	Southcrest Community Park
DEVIATIONS OR VARIANCES REQUESTED:	The applicant is requesting four (4) affordable housing incentives, in the form of deviations for height, setbacks, and personal storage	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On January 23, 2017 the Southeastern San Diego Project Review Committee met with the applicant to discuss the project. The Committee unanimously agreed to move the project forward to the Monday, February 13, 2017 full board meeting of Southeastern San Diego Community Planning Group for a recommendation.	

Attachment 6
Draft Resolution with Findings

HEARING OFFICER
RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 1864392
KEELER COURT APARTMENTS PROJECT NO. 514520

WHEREAS, KALMIA STREET HOUSING ASSOCIATES, LP and COMMUNITY HOUSING WORKS, A CALIFORNIA NONPROFIT CORPORATION, G.P. OWNERS, Owner/Permittee, filed an application with the City of San Diego for to the construction of a 71-unit, four-story multi-family housing development containing eight affordable units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1864392, on portions of a 1.59-acre site;

WHEREAS, the project site is located at 1290 Keeler Court within the RM-2-5 zone of the Southeastern San Diego Community Plan Area;

WHEREAS, the project site is legally described as Parcel 1: Parcel A, of Parcel Map No. 781, in the City of San Diego, County, April 11, 1972 as instrument No. 89074, of official records. Parcel 2: Parcel B of Parcel Map No. 781, in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County April 11, 1972; Parcel 3: All that portion of Lot 24 of Caruther's Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 27, filed in the office of the County Recorder of San Diego County, October 1, 1880;

WHEREAS, on February 15, 2017, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1864392 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on January 26, 2017 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332 (In-Fill Development Project) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated February 15, 2017

FINDINGS:

I. Site Development Permit - Section §126.0504

A. Findings for all Site Development Permits

- 1. The proposed development will not adversely affect the applicable land use plan;**

Attachment 6

Draft Resolution with Findings

The project proposes 71 multi-family dwelling units including eight affordable units on a 1.59-acre site located at 1290 Keeler Court within the RM-2-5 zone of the within the South Crest Neighborhood of the Southeastern San Diego Community Plan area. The community plan designates the site as Medium Density Residential Permitting 15-29 dwelling units per acre (du/ac).

The project includes 15 percent of the units as affordable units designated for very low household incomes (rents at 30 percent of 50 percent Annual Medium Income). The project qualifies for a 50 percent density bonus allowance which would allow 71 units on the site. The 47 pre-density bonus units are equal to a density of 29 dwelling units per acre, which is within the density range prescribed in the Southeastern San Diego Community Plan. The proposed development is consistent with Community Plan Policy P-LU-22 to promote the production of very-low and low income affordable housing in all residential designations.

Goals and recommendations of the Southeastern San Diego Community Plan include sensitive building transitions in existing neighborhoods, the incorporation of non-contiguous sidewalks with street trees along Alpha Street, and the development of larger sized affordable units. The project is incorporating sensitive building transition design by providing a 48-foot side setback from the single story residences to the north, providing non-contiguous sidewalks consistent with the abutting property to the west with street trees, and providing affordable housing suitable for families. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project would be required to obtain building permits and a public improvement permit prior to the construction of the mixed-use development. The building plans and public improvement plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code requirements, and development regulations. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the Land Development Code (LDC) in effect for this project. Such conditions include public utility installation, storm runoff restrictions, parking, non-contiguous sidewalks, and landscaping requirements. These conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in SDP No. 1864392, and other regulations and guidelines pertaining to the subject property per the LDC. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

Attachment 6

Draft Resolution with Findings

The City is required to process incentives requested by the applicant, consistent with State Density Bonus Law and as set forth in LDC Section 143.0740. The project is proposing eight affordable housing apartment for very-low income households. In accordance with LDC Table 143-07B, the project would be allowed five (5) incentives. The applicant is entitled to the concessions or incentives, in the form of deviations to the development regulations, unless the City makes a written finding of denial based on substantial evidence pursuant to LDC Section 143.0740(d)(1) and Government Code Section 65915(d)(1).

The applicant is requesting four (4) affordable housing incentives, in the form of deviations, as follows:

1. Height: Increase building height six feet above the maximum allowed in the RM-2-5 zone of 40 feet for a maximum total of 46 feet;
2. Building encroachment along Alpha Street: A portion of the residential structure will encroach into the front yard setback by a maximum of 10 feet (average encroachment is five feet, 3-inches). The RM-2-5 zone requires a 20-foot setback along Alpha Street.
3. Parking area encroachment along Alpha Street: The parking area will encroach into the front yard setback by a maximum of 10 feet. The RM-2-5 zone requires a 20-foot setback along Alpha Street;
4. Personal Storage Area for RM Zone: A 240 cubic-foot personal storage unit is required for each dwelling unit pursuant to LDC Section 131.0454. Storage areas will not be provided with each unit but storage area options will be provided along the exterior of the units and within the exterior near the parking areas.

The incentives are consistent with the intent of the State's Density Bonus Law. It has been determined that there is no substantial evidence pursuant to LDC Section 143.0740(d)(1) or Government Code Section 65915(d)(1) to deny the applicant's request for the incentives.

The project has been designed to address the physical environment and would not adversely impact the public's health or safety. The proposed provides a multi-family development that is consistent with code requirements for multi-family development with exception of height, side yard setback, and storage requirements. The height incentive does not encroach into any view corridors and is limited to the elevator overrun, solar array, and fall protections allowing. This incentive assists the project with minimizing requested encroachments into the street and side yard setbacks and allows for larger on-site, centralized common indoor and outdoor areas for active and passive area for residents. The requested setback encroachment incentive into the Alpha Street setback results in a compatible design with existing, auto oriented commercial development on the south side of Alpha Street and to the west of the site also along Alpha Street. The encroachment is limited in area (an average of five feet three inches along a 110 feet length on the street side setback) and assists the project with providing

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Draft Resolution with Findings

a greater setback from single-family residences along the north side of the property, providing 48 feet instead of the required 22 feet three inches. In addition, this encroachment allows the project to provide a greater setback along the western edge of the site, preventing larger and taller walls along the Southcrest Community Park edge. The encroachments will also provide covered parking and aid in screening the "at-grade parking". The personal storage incentive results in unit plan designs that maximize living space and exterior access for light and air. Alternative safe, secure storage will be provided for residents within the project. Other than the requested incentives, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the LDC.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1864392 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1864392, a copy of which is attached hereto and made a part hereof.

William Zounes
Development Project Manager
Development Services

Adopted on: February 15, 2017

IO#: 24007022

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: 24007022

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1864392
KEELER COURT APARTMENTS PROJECT NO. 514520
HEARING OFFICER

This Site Development Permit No. 1864392 is granted by the Hearing Officer of the City of San Diego to KALMIA STREET HOUSING ASSOCIATES, LP and COMMUNITY HOUSING WORKS, A CALIFORNIA NONPROFIT CORPORATION, G.P. OWNERS and Permittees, pursuant to San Diego Municipal Code [SDMC] Section 126.0502. The 1.59-acre site is located at 1290 Keeler Court within the RM-2-5 zone of the Southeastern San Diego Community Plan area. The project site is legally described as: Parcel 1: Parcel A, of Parcel Map No. 781, in the City of San Diego, County, April 11, 1972 as instrument No. 89074, of official records. Parcel 2: Parcel B of Parcel Map No. 781, in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County April 11, 1972; Parcel 3: All that portion of Lot 24 of Caruther's Addition, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 27, filed in the office of the County Recorder of San Diego County, October 1, 1880;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the construction of 71-unit, four-story multi-family housing development containing eight very low income affordable units, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 15, 2017, on file in the Development Services Department.

The project shall include:

- a. Construction of a 71-unit, 78,939-square-foot multi-family development to include eight very low income affordable housing apartment units with at-grade parking, outdoor courtyard, terraces, play area, and garden area;
- b. Development Incentives for Affordable Housing Density Bonus as follows:
 1. Height: Structure height deviation to allow the proposed building to observe a plumb line height of 48.5-feet, where a maximum of 40-feet is permitted by the RM-2-5 zone, as shown on Exhibit A.

Attachment 7
Draft Permit with Conditions

2. Building encroachment along Alpha Street: A portion of the residential structure will encroach into the front yard setback by a maximum of 10 feet (average encroachment of five feet, three inches).
 3. Parking area encroachment along Alpha Street: The parking area will encroach into the front yard setback by a maximum of 10 feet;
 4. Personal Storage Area: Storage areas will not be provided within each unit, but storage area options will be provided along the exterior of the units and near the parking areas.
- b. Landscaping (planting, irrigation and landscape related improvements);
 - c. Off-street parking;
 - d. Garden area, playground, courtyards and terraces; and
 - e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 2, 2020.
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.

Attachment 7
Draft Permit with Conditions

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

Attachment 7
Draft Permit with Conditions

conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

CLIMATE ACTION PLAN REQUIREMENTS:

11. The 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."

12. The Climate Action Plan strategies as identified on Exhibit "A" shall be enforced and implemented to the satisfaction of the Development Services Department.

AFFORDABLE HOUSING REQUIREMENTS:

13. Prior to issuance of any building permit associated with this Project, Owner/Permittee shall demonstrate compliance with the provisions of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code [SDMC] [Affordable Housing Density Bonus Regulations].

14. Prior to issuance of any building permit Owner/Permittee shall enter into a written agreement with the San Diego Housing Commission [Agreement], drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust that incorporates applicable affordability conditions consistent with the San Diego Municipal Code; specifically including that, in exchange for the City's approval of the Project, which contains a 50% density bonus (24 units in addition to what is permitted by the underlying zoning regulations) alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide 8 units with rents of no more than 30% of 50% of AMI, so as to be considered affordable to very-low income households, for no fewer than 55 years.

15. The Agreement referenced in the preceding paragraph will satisfy the requirements of SDMC section 143.1303(g) and therefore, exempt the Project from Chapter 14, Article 2, Division 13 of the San Diego Municipal Code [Inclusionary Affordable Housing Regulations].

ENGINEERING REQUIREMENTS:

16. The project proposes to export no material from the project site. Any excavated material that is 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.

Attachment 7
Draft Permit with Conditions

17. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
18. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
19. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the landscape, irrigation and private walks in the Keeler Court and Alpha Street Right-of-Way.
20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 20-foot-wide driveway, adjacent to the site on Alpha Street, satisfactory to the City Engineer.
21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 16-foot and 20-foot-wide driveway, adjacent to the site on Keeler Court, satisfactory to the City Engineer.
22. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the closure of all existing driveway curb cuts and replace with City Standard curb, gutter and sidewalk adjacent to the site on Keeler Court, satisfactory to the City Engineer.
23. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the replacement of all existing sidewalk with City Standard sidewalk, along the entire project frontage on Keeler Court and non-contiguous sidewalks along Alpha Street, satisfactory to the City Engineer.
24. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the replacement of all existing curb and gutter with City Standard curb and gutter, along the entire project frontage on Keeler Court and Alpha Street, satisfactory to the City Engineer.
25. 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.
26. 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.
27. 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.

Attachment 7
Draft Permit with Conditions

28. 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.

29. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

LANDSCAPE REQUIREMENTS:

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

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

32. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents 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 show, label, and dimension a 40 square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

33. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit a water budget in accordance with the Water Conservation Requirements per SDMC 142.0413, Table 142-04I, to be included with the construction documents. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operate as approved by the Development Services Department.

Attachment 7
Draft Permit with Conditions

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

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

36. Any required planting that dies within three (3) years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan.

PLANNING/DESIGN REQUIREMENTS:

37. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the approved written agreement with the San Diego Housing Commission [Agreement] that incorporates applicable affordability conditions consistent with the SDMC.

38. A topographical survey conforming to the provisions of the SDMC may be required if it is determined by the City, 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

39. 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:

40. No fewer than 67 parking spaces including 4 accessible spaces (86 parking spaces including 4 accessible spaces are proposed), 4 motorcycle spaces, and 27 bicycle spaces shall be maintained on the property at all times in the approximate locations shown on Exhibit "A." 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 Development Services Department.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

41. Prior to any building permit being issued the applicant is required to obtain an approved Sewer Study.

Attachment 7
Draft Permit with Conditions

42. Prior to the issuance of any construction permit, the Owner/Permittee or Subdivider shall assure by permit and bond sufficient funding for all water and sewer facility construction and/or abandonment recommended by the approved Study and/or required by the Public Utilities Department.

43. Prior to final occupancy, any existing public utility easement (water, sewer, or general) which will not be utilized must be vacated to the satisfaction of the City Engineer.

PARK AND RECREATION REQUIREMENTS:

44. The Owner/Permittee shall insure Park and Recreation Department review and approval of off-site construction documents prior to issuance of construction permits.

45. The Owner/Permittee must acquire a Right of Entry Permit from the Park and Recreation Department prior to entering City fee-owned property.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on February 15, 2017.

Attachment 7
Draft Permit with Conditions

Permit Type/PTS Approval No.: Site Development Permit No. 1864392
Date of Approval: February 15, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

William Zounes
Development Project Manager

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

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

Kalmia Street Housing Associates, LP
Owner/Permittee

By _____
Ann B. Wilson

Community Housing Works, a California
nonprofit corporation, G.P.
Owner/Permittee

By _____

Print Name:
Title:

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

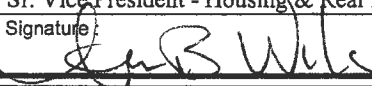
Project Title: Keeler Court	Project No. (For City Use Only)
---------------------------------------	--

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print): Kalmia Street Housing Associates, LP	Corporate/Partnership Name (type or print): Community HousingWorks, a Ca nonprofit corporation, G.P.
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: 2815 Camino del Rio South, Suite 350	Street Address: 2815 Camino del Rio South, Suite 350
City/State/Zip: San Diego, CA 92108	City/State/Zip: San Diego, CA 92108
Phone No: _____ Fax No: _____ (619) 282-6647	Phone No: _____ Fax No: _____ (619) 282-6647
Name of Corporate Officer/Partner (type or print): BY: Community HousingWorks, a Ca nonprofit corporation	Name of Corporate Officer/Partner (type or print): Anne B. Wilson
Title (type or print): ITS: General Partner	Title (type or print): Sr. Vice President - Housing & Real Estate Development
Signature : _____ Date: _____	Signature :  Date: 9/26/16

Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: _____ Fax No: _____	Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature : _____ Date: _____	Signature : _____ Date: _____

Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: _____ Fax No: _____	Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature : _____ Date: _____	Signature : _____ Date: _____

Keeler Court

KEELER COURT
SAN DIEGO, CA 92113

Project No: 16007.00

SITE DEVELOPMENT PERMIT RE-SUBMITTAL
01/03/2017



Owner
Community Housing Works
2815 Camino del Rio South, Suite 350,
San Diego, CA 92108
p.619.450.8711



Architect:
BNIM
797 J Street
San Diego, CA 92101
p.619.795.9920 f.616.783.1501

Civil Engineer:
Project Design Consultants
701 B Street, Suite 800
San Diego CA 92101
p.619.235.5427 f.619.234.0349

Structural Engineer:
DCI
101 W Broadway #1250
San Diego, CA 92101
p.619.400.1709

MEP Engineers:
FARD
3550 Camino del Rio North, Suite 204
San Diego, CA 92101
p.619.400.1709

Contractor
Highland
1750 Sixth Avenue
San Diego, CA 92101
p.619.400.1709



- I hereby acknowledge and certify that:
1. I am accountable for knowing and complying with the governing policies, regulations and submittal requirements applicable to this proposed development;
 2. I have performed reasonable research to determine the required approvals and decision process for the proposed project, and that failure to accurately identify an approval or decision process could significantly delay the permitting process;
 3. I have taken the Professional Certification for Development Permit Completeness Review training and am on the approved list for Professional Certification;
 4. Maintaining my Professional Certification for Development Permit Completeness Review privilege requires accurate submittals on a consistent basis;
 5. Submitting incomplete documents and plans on a consistent basis may result in the revocation of my Professional Certification for Development Permit Completeness Review;
 6. If required documents or plan content is missing, project review will be delayed; and
 7. This submittal package meets all of the minimum submittal requirements contained in Land Development Manual, Volume 1, Chapter 1, Section 4.

Responsible Certified Professional Name:
Signature: *W. H. H.* Date: 01/04/2017

2

PHOTO SITE SURVEY

SITE DEVELOPMENT PERMIT RE-SUBMITTAL

01/03/2017

DRAWING SET	DATE
SITE DEVELOPMENT PACKAGE	09/27/2016
SITE DEVELOPMENT SUBMITTAL	11/10/2016
SITE DEVELOPMENT RE-SUBMITTAL	01/03/2017



8 Interior View towards Keeler Ave



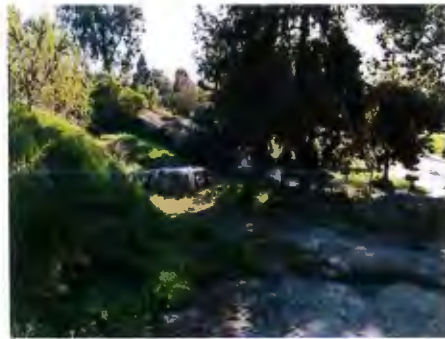
5 South Interior View towards Southcrest Park



2 View from Keeler Court - North



1 View From Alpha Street towards Site



7 North Interior View towards Southcrest Park



4 Interior view towards Alpha Street



6 Interior View towards Southcrest Park



3 View from Keeler Court - South



A Photo Survey Key Map

Keeler Court

KEELER COURT
SAN DIEGO, CA 92113

Project No: 16007.00

Owner,
Developer,
Applicant: Community Housing Works
2815 Camino del Rio
South, Suite 350, San
Diego, CA 92108
p.619.450.8711



Architect: BNIM
797 J ST, San Diego, CA 92101
p.619.795.9920 f.619.783.1501



Civil
Engineer: PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
p.619.235.6427 f.619.234.0349



3

OVERALL SITE PLAN

SITE DEVELOPMENT PERMIT RE-SUBMITTAL

01/03/2017

DRAWING SET

DATE

SITE DEVELOPMENT PACKAGE

09/27/2016

SITE DEVELOPMENT SUBMITTAL

11/10/2016

SITE DEVELOPMENT RE-SUBMITTAL

01/03/2017

Site Development General Notes

NOTE: 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 SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

NOTE: DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL STORM WATER CONSTRUCTION REQUIREMENTS OF THE STATE CONSTRUCTION GENERAL PERMIT, ORDER NO. 2009-0090WD, OR SUBSEQUENT ORDER, AND THE MUNICIPAL STORM WATER PERMIT, ORDER NO. 18-2013-0001, OR SUBSEQUENT ORDER, IN ACCORDANCE WITH ORDER NO. 2009-0090WD, 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.

NOTE: REFER TO SHEET 11 LANDSCAPE PLAN FOR TREE SEPARATION DISTANCES.

NOTE: THE VISIBILITY AREA IS A TRIANGULAR PORTION OF A PREMISES FORMED BY DRAWING ONE LINE PERPENDICULAR TO AND ONE LINE PARALLEL TO THE PROPERTY LINE OR PUBLIC RIGHT OF WAY FOR A SPECIFIED LENGTH AND ONE LINE DIAGONALLY JOINING THE OTHER TWO LINES, AS SHOWN IN DIAGRAM 113-02SS.

NOTE: ALL ACCESSIBLE PARKING SHALL COMPLY WITH SECTION 11B-502.

SETBACK DIAGRAM LEGEND

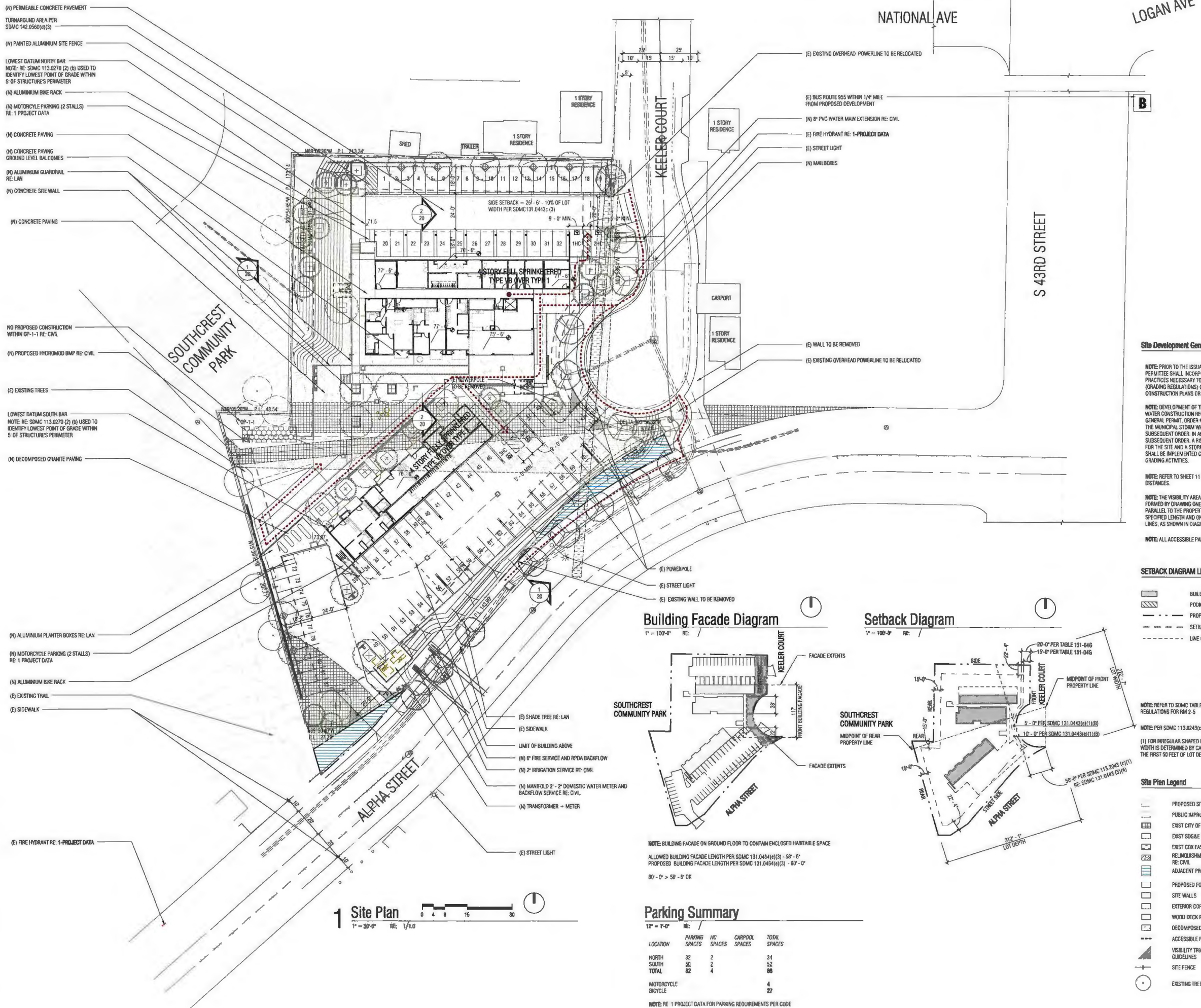
- BUILDING FOOTPRINT
- PAVEMENT ABOVE
- PROPERTY LINE
- SETBACK LINE
- LINE OF BUILDING ABOVE

NOTE: REFER TO SDMC TABLE 131-04E FOR DEVELOPMENT REGULATIONS FOR RM 2-5

NOTE: PER SDMC 113.0243(c)(1) LOT WIDTH FOR RESIDENTIAL LOTS (1) FOR IRREGULAR SHAPED LOTS, SUCH AS THE SHAPED LOTS, THE LOT WIDTH IS DETERMINED BY CALCULATING THE AVERAGE LOT WIDTH FOR THE FIRST 90 FEET OF LOT DEPTH

Site Plan Legend

- PROPOSED SITE LANDSCAPE AREA RE: LAN
- PUBLIC IMPROVEMENT LANDSCAPE AREA RE: LAN
- EXIST CITY OF SAN DIEGO EASEMENT RE: CIVIL
- EXIST SDG&E EASEMENT RE: CIVIL
- EXIST COX EASEMENT RE: CIVIL
- RELINQUISHMENT OF STREET ACCESS RIGHTS RE: CIVIL
- ADJACENT PROPERTY
- PROPOSED FOOTPRINT
- SITE WALLS
- EXTERIOR CORRIDOR + PATIOS
- WOOD DECK RE: LAN
- DECOMPOSED GRANITE RE: LAN
- ACCESSIBLE PATH OF TRAVEL
- VISIBILITY TRIANGLES PER SDMC GUIDELINES
- SITE FENCE
- EXISTING TREE RE: LAN



Keeler Court

KEELER COURT
SAN DIEGO, CA 92113

Project No: 16007.00

Owner, Developer, Applicant: **Community Housing Works**
2815 Camino del Rio South, Suite 350, San Diego, CA 92108

p.619.450.8711



Architect: **BNIM**
797 J ST, San Diego, CA 92101
p.619.795.9920 1.616.783.1501



Civil Engineer: **PROJECT DESIGN CONSULTANTS**
701 B STREET, SUITE 800
p.619.235.6427 1.619.234.0349



3.1

FIRE HYDRANTS AND ACCESS

SITE DEVELOPMENT PERMIT RE-SUBMITTAL

01/03/2017

DRAWING SET	DATE
SITE DEVELOPMENT PACKAGE	09/27/2016
SITE DEVELOPMENT SUBMITTAL	11/10/2016
SITE DEVELOPMENT RE-SUBMITTAL	01/03/2017

Keeler Court

KEELER COURT
SAN DIEGO, CA 92113

Project No: 16007.00

Owner, Developer, Applicant: Community Housing Works
2815 Camino del Rio South, Suite 350, San Diego, CA 92108

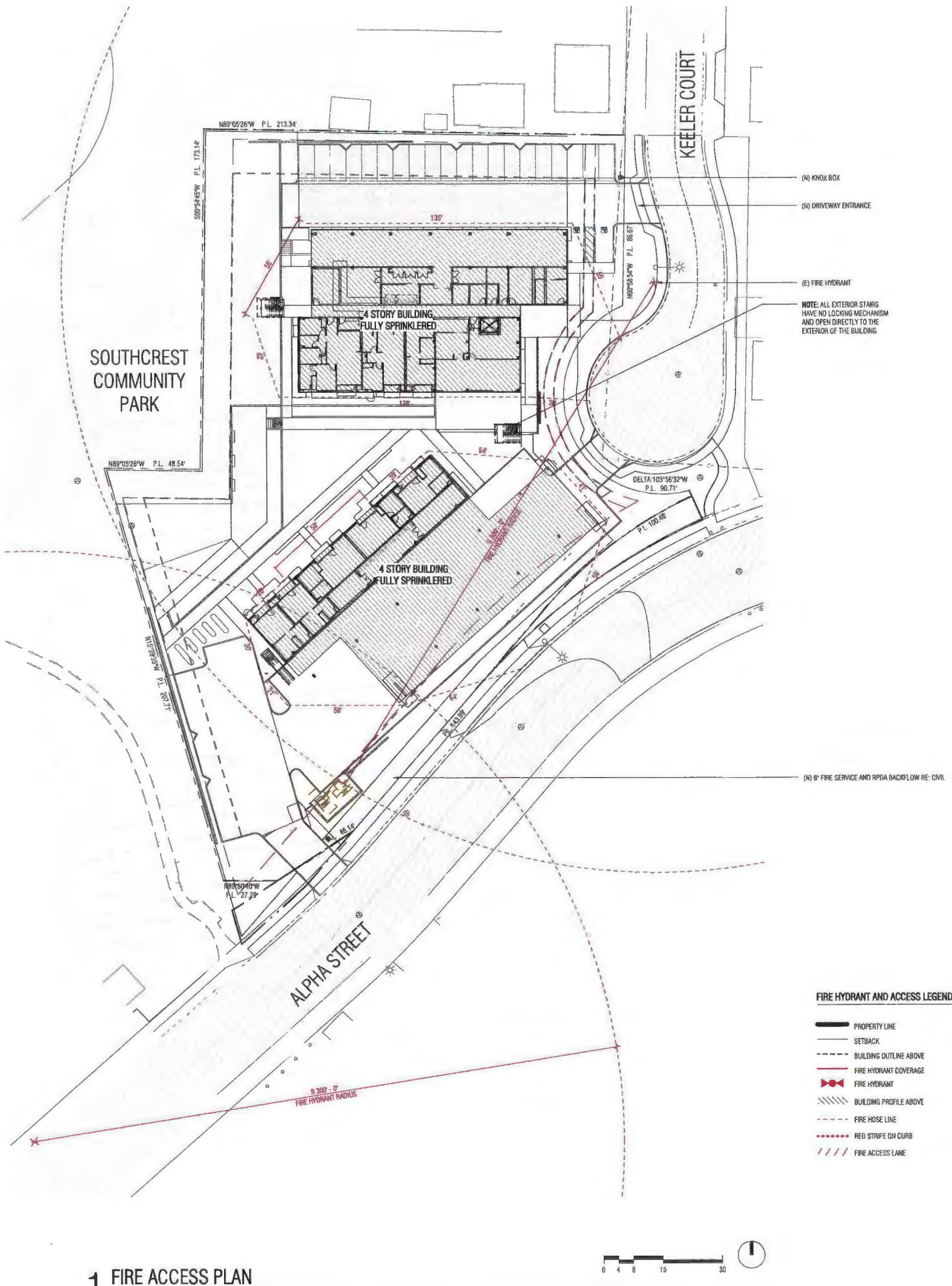
p.619.450.8711



Architect: BNIM
797 J ST, San Diego, CA 92101
p.619.795.9920 f.616.783.1501



Civil Engineer: PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
p.619.235.6427 f.619.234.0349



1 FIRE ACCESS PLAN
1" = 30'-0" NC 1/17

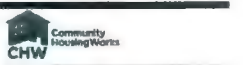
3.2
APPROVED
CONCEPTUAL
FIRE ACCESS
PLAN

SITE DEVELOPMENT PERMIT RE-SUBMITTAL

01/03/2017	DATE
DRAWING SET	
SITE DEVELOPMENT PACKAGE	09/27/2016
SITE DEVELOPMENT SUBMITTAL	11/10/2016
SITE DEVELOPMENT RE-SUBMITTAL	01/03/2017

BNIM

BNIM Architects 797 J Street, San Diego, CA 92101 p.619.795.9920	Architect
Highland Construction 1730 Blair Ave San Diego CA 92101 p.619.438.2900	Contractor
Project Design Consultants 701 B Street, Suite 800 San Diego CA 92101 p.619.235.6427	Civil
MEI 1001 W. Broadway, #1200, San Diego, CA 92101 p.619.433.5400	Structural
FARO 3500 Camino del Rio North, Suite 304 San Diego CA 92108 p.619.235.6322	MEP



KEELER COURT

KEELER COURT
SAN DIEGO, CA 92113
Project No: 16007.00

SCHEMATIC DESIGN

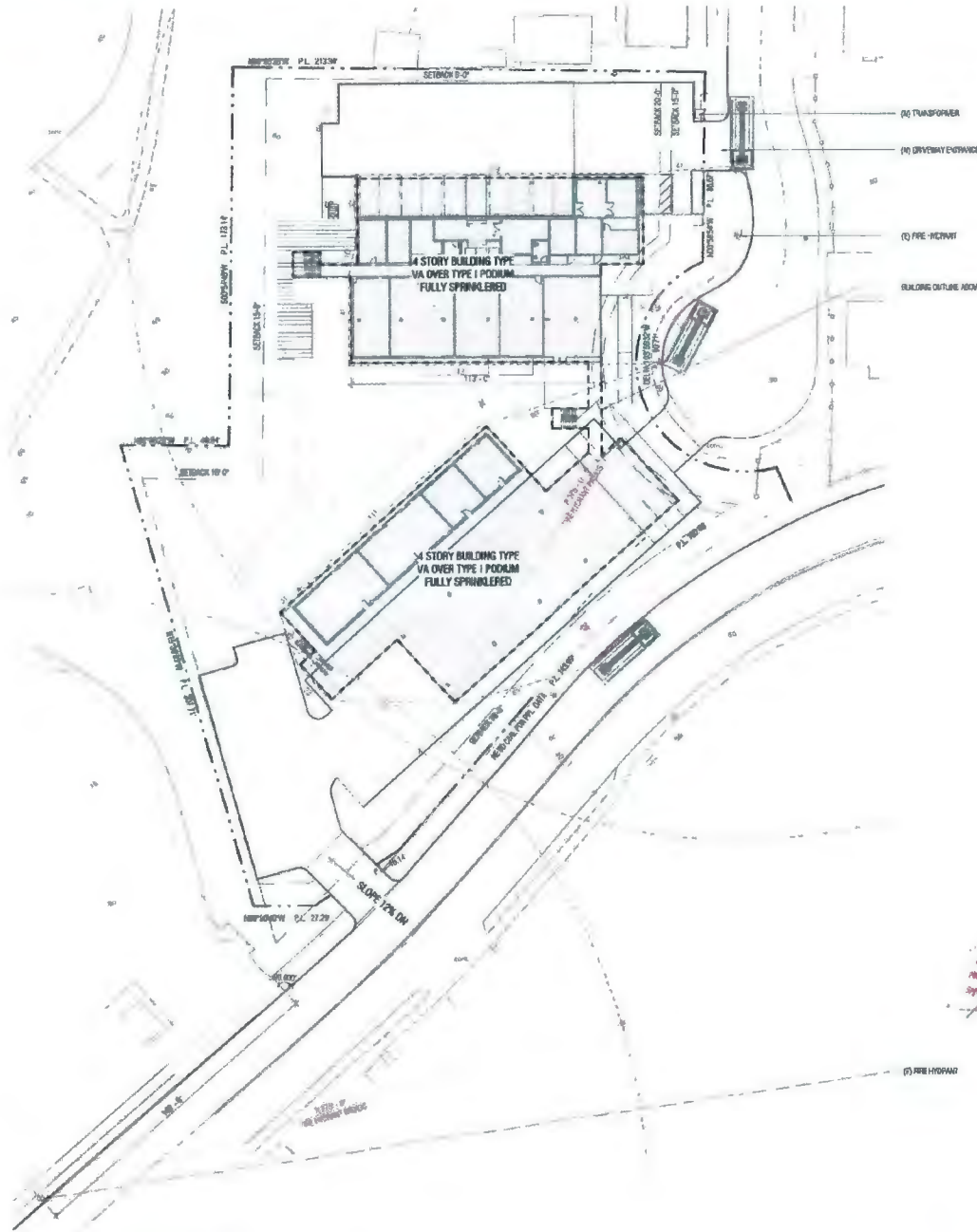
Issue: Issue Date

Rev #	Description	Date Issued
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PRELIMINARY
NOT FOR
CONSTRUCTION

FIRE HYDRANTS AND ACCESS
G003



San Diego Fire-Rescue
Fire Plan Review
Access/Water Station
Brandt, Dylana
Date: 9-7-16
conceptual

FIRE HYDRANT AND ACCESS LEGEND

- PROPERTY LINE
- SETBACK
- BUILDING OUTLINE ABOVE
- FIRE HYDRANT COVERAGE
- FIRE HYDRANT
- 100' DIA. PRIVATE ALLEY
- FIRE HOSE LANE
- RED STRIKE ON CLIP

1 FIRE HYDRANTS AND ACCESS PLAN REFER TO SHEET 3.1 FOR CURRENT BACKGROUNDS

Keeler Court

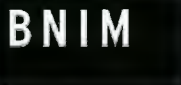
KEELER COURT
SAN DIEGO, CA 92113

Project No: 16007.00

Owner, Developer, Applicant: Community Housing Works
2815 Camino del Rio
South, Suite 350, San
Diego, CA 92108
p.619.450.8711



Architect: BNIM
797 J ST, San Diego, CA 92101
p.619.795.9920 f.619.783.1501



Civil Engineer: PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
p.619.235.6427 f.619.234.0349



SITE DEVELOPMENT PERMIT NO. 1864392

PTS# 514520

KEELER COURT

PROJECT TEAM

CIVIL ENGINEER:
PROJECT DESIGN CONSULTANTS
701 10TH STREET, SUITE 800
SAN DIEGO, CA 92101
(619) 235-6471

ARCHITECT:
BNIM ARCHITECTURE
797 J STREET
SAN DIEGO, CA 92101
(619) 795-9916

DEVELOPER/APPLICANT:
COMMUNITY HOUSING WORKS
1750 SIXTH AVENUE
SAN DIEGO, CA 92101
(619) 498-2900

EXISTING AND PROPOSED SITE USES:

EXISTING: VACANT LOT

PROPOSED: 71 UNIT MULTIFAMILY RESIDENTIAL BUILDING WITH 2 ONSITE SURFACE PARKING LOTS.

BULLET POINT NARRATIVE

- THE PROPOSED PROJECT INVOLVES CONSTRUCTION OF 71 UNIT MULTIFAMILY RESIDENTIAL BUILDING WITH 2 ONSITE SURFACE PARKING LOTS. THE SITE IS DESIGNATED FOR RESIDENTIAL DEVELOPMENT.
- THE BUILDING TYPE WILL BE A TYPE VA OVER TYPE I PODIUM FULLY SPRINKLER.
- RETAINING WALL HEIGHT: RETAINING WALLS ARE REQUIRED THROUGH OUT THE SITE; ALL RETAINING WALLS PROPOSED SHALL CONFORM TO THE APPLICABLE CITY STANDARDS. APPROXIMATE MAX WALL HEIGHT IS: 11.39'

GENERAL NOTES

- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
- 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.

EXISTING & PROPOSED ZONING:
RM-2-5

OCCUPANCY CLASSIFICATION:
R2 - RESIDENTIAL OCCUPANCY

TYPE OF CONSTRUCTION
TYPE VA - FIRE RESISTIVE CONSTRUCTION WITH 1-HOUR STRUCTURAL FRAME
TYPE I PODIUM - FULLY SPRINKLER

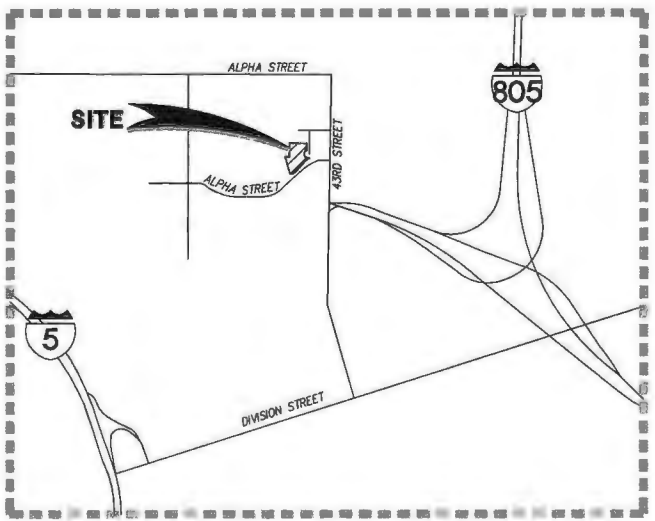
ASSESSORS' PARCEL NUMBER:
551-150-22; 551-273-04; 551-273-05;

SITE ADDRESS:
1290 KEELER COURT
SAN DIEGO, CA 92113

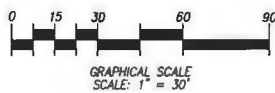
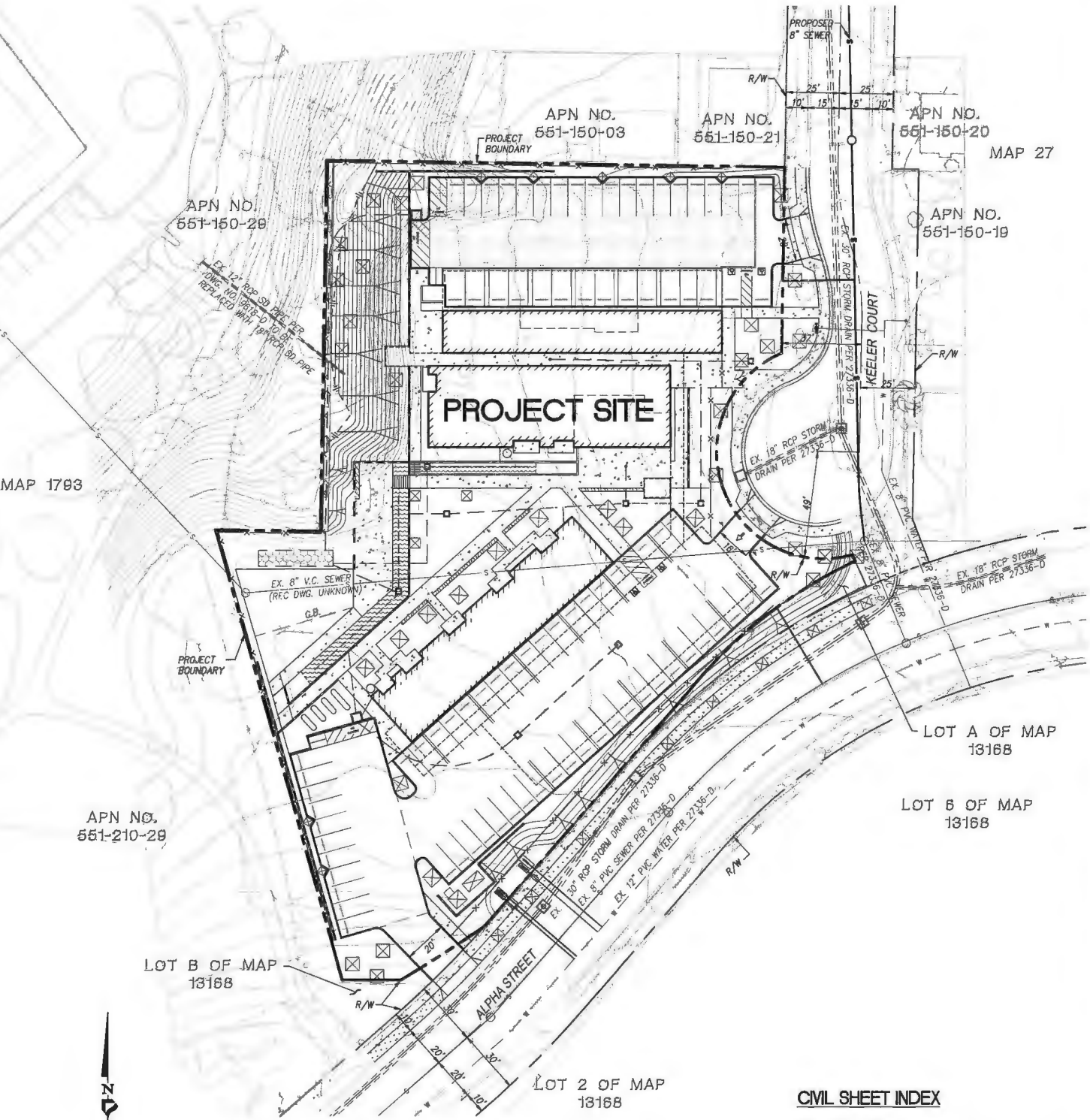
GROSS SITE AREA:
AREA = 1.59 ACRES

NOTE:
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 SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

NOTE:
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.



VICINITY MAP
NTS



CIVIL SHEET INDEX

CIVIL COVER SHEET	4
EASEMENT AND ENCUMBRANCES PLAN	5
EXISTING CONDITIONS TOPOGRAPHY PLAN	6
PROPOSED GRADING AND WATER QUALITY BMP PLAN	7
PROPOSED BMP DETAILS AND SECTIONS	7.1
PROPOSED GRADING SECTIONS	7.2
WET UTILITY PLAN	8

CIVIL COVER SHEET AND SITE PLAN

Site Development Permit Submittal	01/03/2017
DRAWING SET	DATE
SITE DEVELOPMENT PERMIT PACKAGE	09/27/2016
SITE DEVELOPMENT SUBMITTAL	11/10/2016
SITE DEVELOPMENT RESUBMITTAL	01/03/2017

Keeler Court

KEELER COURT
SAN DIEGO, CA 92113

Project No: 4179.00

Owner, Developer, Applicant: Community Housing Works
1750 Sixth Ave San Diego CA 92101
p.619.498.2900



Architect: BNIM
797 J ST, San Diego, CA 92101
p.619.735.9920 1.616.783.1501



CIVIL ENGINEER: PROJECT DESIGN CONSULTANTS
701 B ST, San Diego, CA 92101
p.619.235.6471 1.619.234.0349



5

EASEMENT AND ENCUMBRANCES PLAN

Site Development Permit Submittal
01/03/2017DRAWING SET
SITE DEVELOPMENT PERMIT PACKAGE
DATE
09/27/2016SITE DEVELOPMENT SUBMITTAL
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1750 Sixth Ave San
Diego CA 92101
p.619.498.2900Architect: BNIM
797 J St, San Diego, CA 92101
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BNIM

CIVIL
ENGINEER: PROJECT DESIGN CONSULTANTS
701 B ST, San Diego, CA 92101
p.619.295.6471 1.619.234.0349

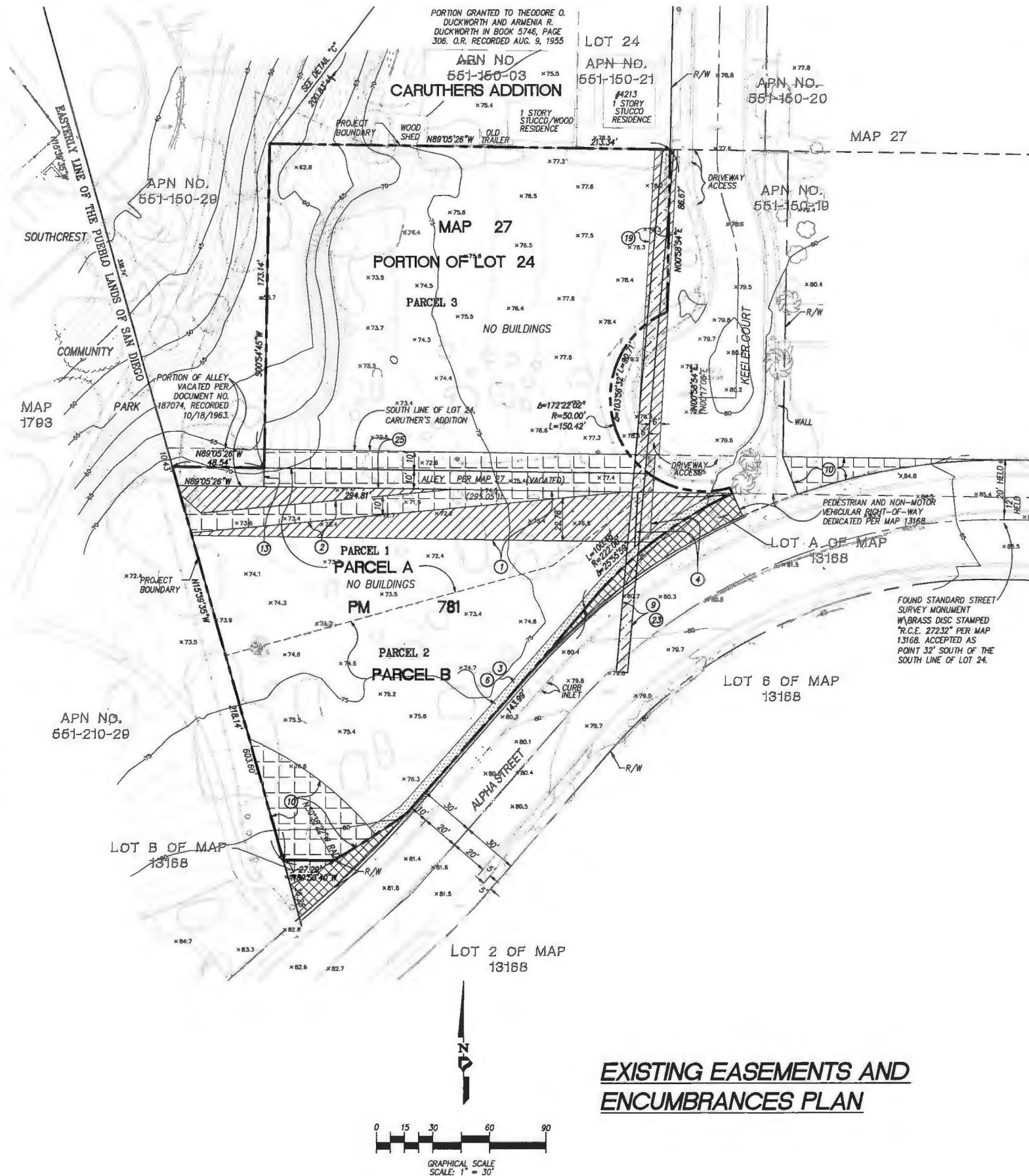
EASEMENTS/ENCUMBRANCES

THIS SURVEY IS BASED ON PRELIMINARY REPORT NO. 01180-172941 ISSUED BY STEWART TITLE DATED JULY 23, 2015. ENCUMBRANCE ITEMS SUCH AS TAXES, LIENS, FACTS, RIGHTS, DEEDS OF TRUST, AGREEMENTS, REQUIREMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND MATTERS APPEARING IN SAID POLICY AS ITEMS NO. A, B, C, 24, 32 - 38, HAVE BEEN REVIEWED AND ARE CONSIDERED NOT SURVEY RELATED AND HAVE NOT BEEN SHOWN HEREON. ITEM NO'S 12, 14, 20, 21, 24 & 26 HAVE BEEN INTENTIONALLY DELETED FROM THE ABOVE-MENTIONED TITLE REPORT.

- ① AN EASEMENT FOR ACCESS AND UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED AUGUST 10, 1926, IN BOOK 1221 AND PAGE 365, OF DEEDS.
- ② AN EASEMENT FOR PUBLIC SEWER AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION AS SET FORTH IN A DOCUMENT RECORDED JULY 16, 1959, IN BOOK 7774 AND PAGE 470, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND.
SAID MATTER AFFECTS: PARCEL 1.
- ③ THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM A PUBLIC STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT RECORDED APRIL 27, 1971 AS INSTR. # 83847, OF OFFICIAL RECORDS, WHICH AFFECTS THE HIGHWAY CONTIGUOUS THERETO.
SAID MATTER AFFECTS: PARCEL 2.
- ④ AN EASEMENT FOR ACCESS AND UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 13, 1971 AS INSTR. # 235764, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND.
- ⑤ THE FOLLOWING RECITAL CONTAINED ON PARCEL MAP NO. 781:
"IT IS THE INTENT TO GRANT A PRIVATE SEWER EASEMENT, IF REQUIRED, TO PARCEL "B" FROM PARCEL "A".
- ⑥ THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE PUBLIC STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED OR SEVERED BY THE MAP OF PARCEL MAP NO. 781, WHICH AFFECTS PARCEL 2.
- * ⑦ A COVENANT AND AGREEMENT, BUT OMITTING, EXCEPT TO THE EXTENT PERMITTED BY ANY APPLICABLE FEDERAL OR STATE LAW, COVENANTS OR RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, NATIONAL ORIGIN, HANDICAP, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME, DISABILITY, MEDICAL CONDITION, OR OTHER UNLAWFUL BASIS, UPON THE TERMS AND CONDITIONS THEREIN EXECUTED BY VIRGIL GORDON, IN FAVOR OF THE CITY OF SAN DIEGO, RECORDED JANUARY 29, 1979 AS INSTR. # 79-044267, OF OFFICIAL RECORDS.
AMONG OTHER THINGS, SAID DOCUMENT PROVIDES DECLARATION OF COVENANTS FOR PUBLIC IMPROVEMENTS.
SAID MATTER AFFECTS: PARCEL 2.
- * ⑧ THE FACT THAT SAID LAND LIES WITHIN THE BOUNDARIES OF THE SOUTHCREST REDEVELOPMENT PROJECT AREA AS DISCLOSED BY INSTRUMENT RECORDED APRIL 23, 1986 AS INSTR. # 86-158139 OF OFFICIAL RECORDS.
- ⑨ AN EASEMENT FOR AERIAL TELECOMMUNICATIONS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF COX CABLE SAN DIEGO, INC. AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 9, 1994 AS INSTR. # 1994-0537791, OF OFFICIAL RECORDS.
AFFECTS PARCEL 2.
- ⑩ EASEMENT AND PRIVILEGE OF PLACING, CONSTRUCTING, REPAIRING, REPLACING, MAINTAINING, USING AND OPERATING PUBLIC UTILITIES OF ANY KIND OR NATURE, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, AND STORM DRAIN, AND ALL NECESSARY AND PROPER FIXTURES AND EQUIPMENT FOR USE IN CONNECTION, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM AS RESERVED BY THE CITY OF SAN DIEGO, RECORDED SEPTEMBER 13, 1994 AS INSTR. # 1994-0546058, OF OFFICIAL RECORDS.
SAID MATTER AFFECTS: PARCEL 2.
- * ⑪ AN AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND THE OWNER, RECORDED OCTOBER 13, 1994 AS INSTR. # 1994-0602201 OF OFFICIAL RECORDS, RELATING TO THE INSTALLATION, MAINTENANCE AND REMOVAL OF LANDSCAPING AND IRRIGATION.
SAID AGREEMENT DOES NOT AFFECT THE SUBJECT PROPERTY AND THEREFOR HAS NOT BEEN PLOTTED HEREON.
- ⑫ AN EASEMENT FOR GENERAL UTILITY AND ACCESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CITY OF SAN DIEGO AS SET FORTH IN A DOCUMENT RECORDED JUNE 09, 2005 AS INSTR. # 2005-0484463, OF OFFICIAL RECORDS.
SAID MATTER AFFECTS: PARCEL 1.
- * ⑮ A DOCUMENT ENTITLED "AGREEMENT TO HOLD THE CITY HARMLESS", RECORDED MAY 9, 2006 AS INSTR. # 2006-0326313 OF OFFICIAL RECORDS.
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- * ⑮ AN AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND THE OWNER, RECORDED MAY 31, 2006 AS INSTR. # 2006-0382862 OF OFFICIAL RECORDS, RELATING TO THE INSTALLATION, MAINTENANCE AND REMOVAL OF PRIVATE 12" PVC STORM DRAIN, PRIVATE WALKWAY, PRIVATE KEYSTONE RETAINING WALL, PRIVATE SEWER LATERALS, PRIVATE SUB-DRAIN, PRIVATE WATER LINE, NON-STANDARD DRIVEWAY, LANDSCAPE AND IRRIGATION.
IMPROVEMENTS HAVE NOT BEEN BUILT AND THEREFOR, THIS ENCUMBRANCE HAS NOT BEEN PLOTTED.
- * ⑰ A DOCUMENT ENTITLED "STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT", RECORDED MAY 31, 2006 AS INSTR. # 2006-0382863 OF OFFICIAL RECORDS.
- * ⑱ THE FACT THAT SAID LAND LIES WITHIN THE BOUNDARIES OF THE SOUTHCREST REDEVELOPMENT PROJECT AS DISCLOSED BY INSTRUMENT RECORDED JUNE 11, 2007 AS FILE NO. 2007-0392306 OF OFFICIAL RECORDS.
- ⑲ AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 13, 1971 AS INSTR. # 235779, OF OFFICIAL RECORDS, AFFECTS A PORTION OF THE HEREIN DESCRIBED LAND.
- * ⑳ THE FACT THAT SAID LAND LIES WITHIN THE BOUNDARIES OF THE SOUTHCREST REDEVELOPMENT PROJECT AS DISCLOSED BY INSTRUMENT RECORDED APRIL 23, 1986 AS INSTR. # 86-158139 OF OFFICIAL RECORDS.
- * ㉑ A DOCUMENT ENTITLED "AGREEMENT TO HOLD THE CITY HARMLESS", RECORDED MAY 9, 2006 AS INSTR. # 2006-0326313 OF OFFICIAL RECORDS.
- * ㉒ A DOCUMENT ENTITLED "STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT", RECORDED MAY 31, 2006 AS INSTR. # 2006-0382863 OF OFFICIAL RECORDS.
- * ㉓ THE FACT THAT SAID LAND LIES WITHIN THE BOUNDARIES OF THE SOUTHCREST REDEVELOPMENT PROJECT AS DISCLOSED BY INSTRUMENT RECORDED JUNE 11, 2007 AS FILE NO. 2007-0392306 OF OFFICIAL RECORDS.
- * ㉔ THE FACT THAT SAID LAND LIES WITHIN THE BOUNDARIES OF THE CENTRAL IMPERIAL, GATEWAY CENTER WEST, MOUNT HOPE, AND SOUTHCREST REDEVELOPMENT PROJECT AREAS AS DISCLOSED BY INSTRUMENT RECORDED APRIL 19, 2011 AS INSTR. # 2011-0204427 OF OFFICIAL RECORDS.

NOTE
* THIS EASEMENT/ENCUMBRANCE IS NON-PLOTTABLE. ACCORDINGLY, IT IS NOT SHOWN GRAPHICALLY ON THIS EXHIBIT.

- EXIST. SD&GE EASEMENT
- * IF THERE ARE PRESENTLY NO ACTIVE SD&GE UTILITIES WITHIN THE EASEMENT, OR IF ALL EXISTING UTILITIES WILL BE RELOCATED, THEN THIS EASEMENT COULD BE "QUIT CLAIMED" BY THE UTILITY OWNER. A "DRY" UTILITY CONSULTANT MIGHT BE ABLE TO PROVIDE INFORMATION OR ANY EXISTING UTILITIES.
- EXIST. COX EASEMENT
- * IF THERE ARE PRESENTLY NO ACTIVE COX UTILITIES WITHIN THE EASEMENT, OR IF ALL EXISTING UTILITIES WILL BE RELOCATED, THEN THIS EASEMENT COULD BE "QUIT CLAIMED" BY THE UTILITY OWNER. A "DRY" UTILITY CONSULTANT MIGHT BE ABLE TO PROVIDE INFORMATION OR ANY EXISTING UTILITIES.
- EXIST. CITY OF SAN DIEGO EASEMENT
- * IF THERE ARE NO EXISTING UTILITIES, OR AFTER ANY EXISTING UTILITIES HAVE BEEN ABANDONED, THIS EASEMENT COULD BE VACATED VIA A MINISTERIAL MAPPING ACTION.
- CIVIC SAN DIEGO PROPERTY; OWNER IS IN THE PROCESS OF PROCURING THIS LOT FROM CIVIC SAN DIEGO AND INCORPORATE IT INTO THE FINAL PROJECT BOUNDARY.
- RELINQUISHMENT OF STREET ACCESS RIGHTS
- * RE-ESTABLISHMENT OF ACCESS RIGHTS TO THE ADJACENT PUBLIC STREET CAN OCCUR VIA AN APPLICATION AND MINISTERIAL REVIEW BY THE CITY.



6

EXISTING CONDITIONS, TOPOGRAPHY, AND STREET CROSS SECTIONS PLAN

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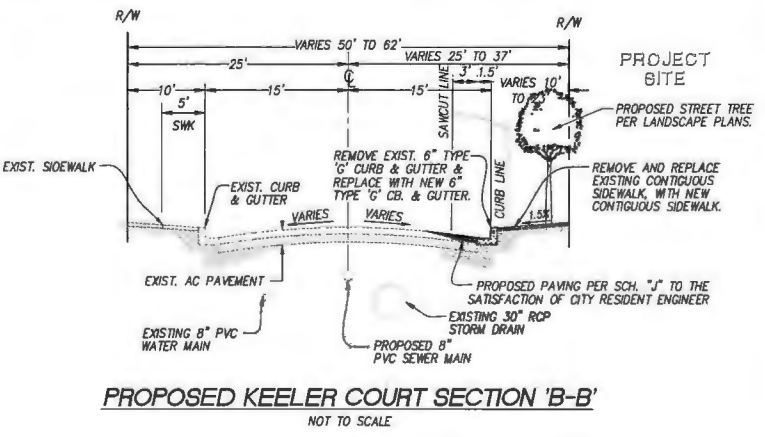
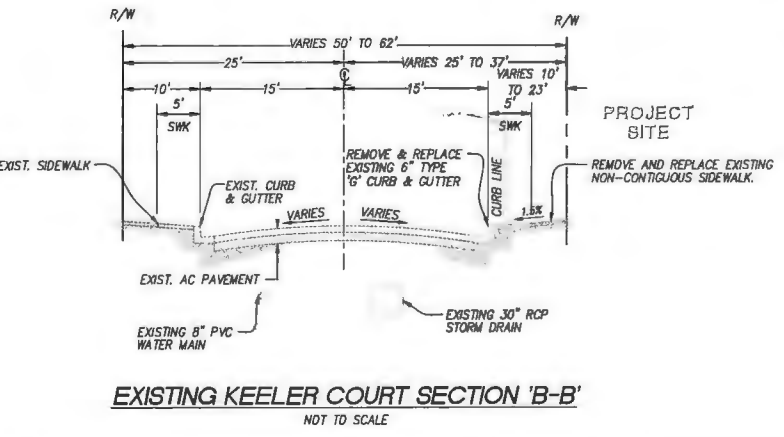
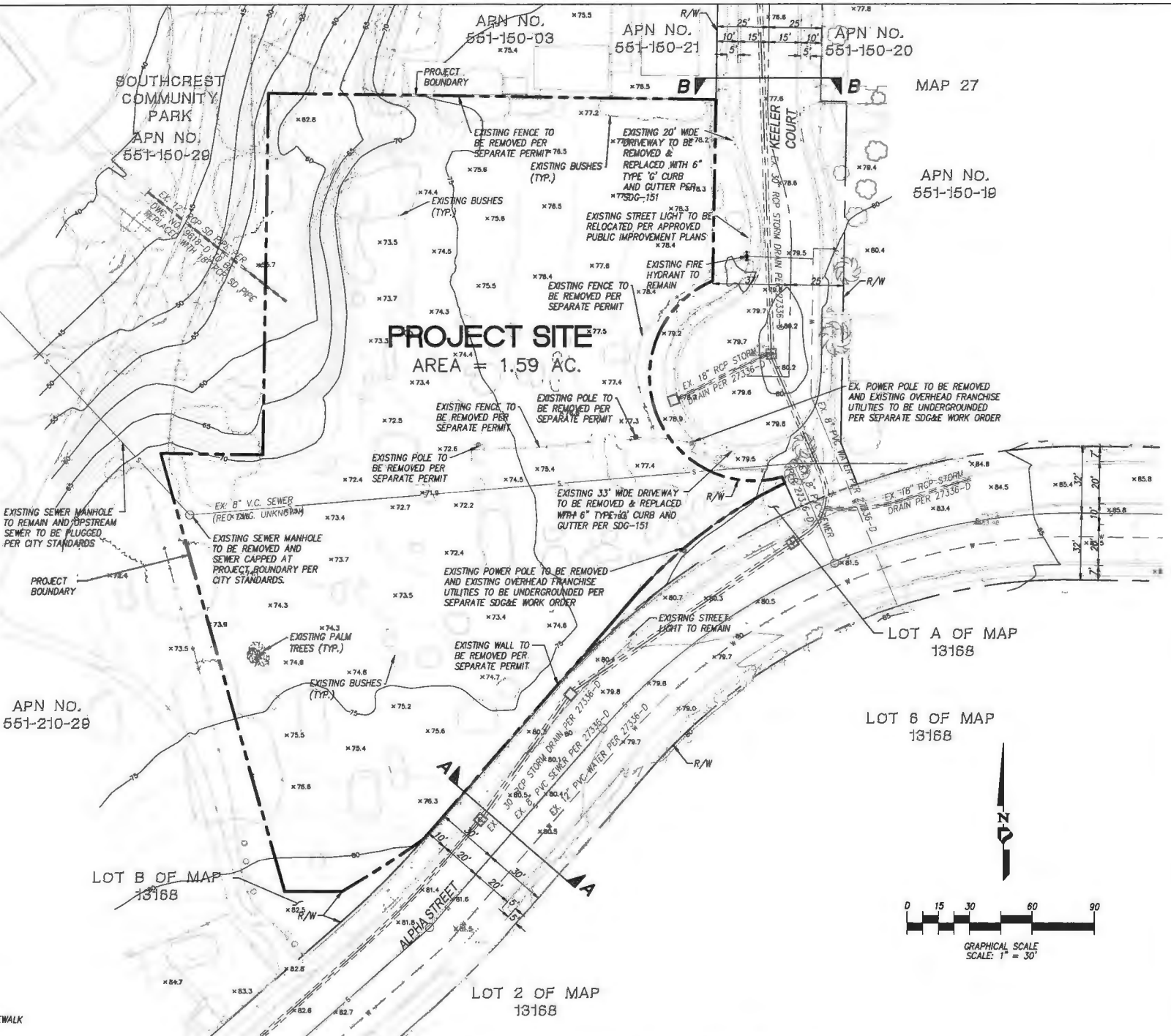
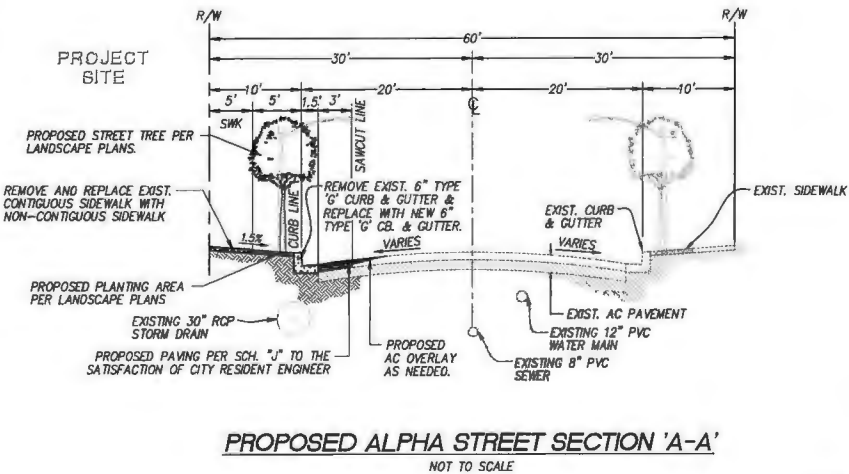
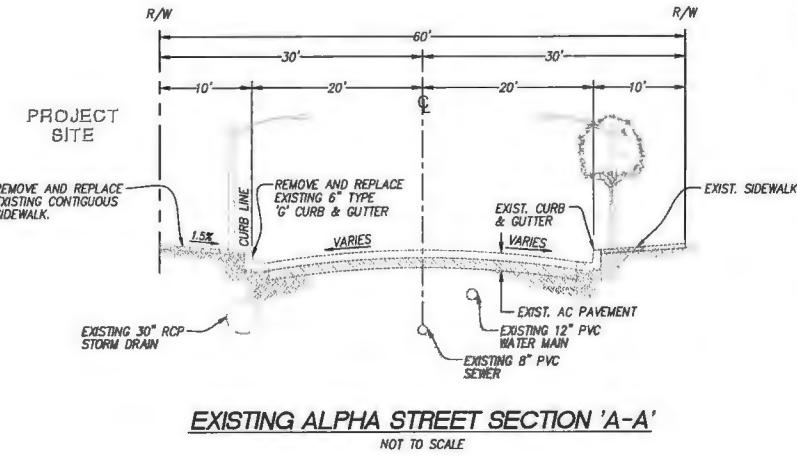


CIVIL ENGINEER: PROJECT DESIGN CONSULTANTS
701 B ST, San Diego, CA 92101
p.619.235.6471 1.619.234.0349



LEGEND

- EXISTING PROJECT BOUNDARY
- EXISTING R/W
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING CURB AND GUTTER
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- EXISTING STREETLIGHT
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING STORM DRAIN MANHOLE
- EXISTING TREES AND/OR BUSHES
- EXISTING CONCRETE SIDEWALK
- EXISTING ELEVATION CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING SURVEY MONUMENT ELEVATION
- EXISTING FENCE
- EXISTING POLE



7

PROPOSED GRADING AND WATER QUALITY BMP PLAN

Site Development Permit Submittal
01/03/2017

DRAWING SET
SITE DEVELOPMENT PERMIT PACKAGE

DATE
09/27/2016

SITE DEVELOPMENT SUBMITTAL

11/10/2016

SITE DEVELOPMENT RESUBMITTAL

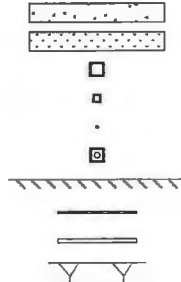
01/03/2017

LEGEND

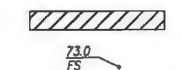
EXISTING PROJECT BOUNDARY
EXISTING R/W
EXISTING SEWER MAIN
EXISTING WATER MAIN
EXISTING CURB AND GUTTER
EXISTING FENCE
EXISTING SIGN
EXISTING FIRE HYDRANT
EXISTING STREETLIGHT
EXISTING SEWER MANHOLE
EXISTING WATER VALVE
EXISTING TREES AND/OR SHRUBS
EXISTING CONCRETE SIDEWALK
EXISTING FINISH SURFACE ELEVATIONS
PROPOSED CURB AND GUTTER
PROPOSED FINISH FLOOR
PROPOSED DRIVEWAY PER CITY STANDARDS



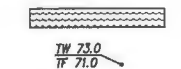
PROPOSED CONCRETE SIDEWALK
PROPOSED LANDSCAPING AREAS
PROPOSED CURB INLET
PROPOSED BROOK BOX
PROPOSED AREA DRAIN
PROPOSED STORM DRAIN CLEANOUT
PROPOSED BUILDING
PROPOSED RETAINING WALL
PROPOSED SEAT WALL
PROPOSED GRADING SLOPE



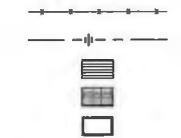
PROPOSED LIMITS OF OFFSITE GRADING FOR REPLACEMENT OF 12" RCP STORM DRAIN
PROPOSED GRADING ELEVATION



PROPOSED PARTIAL BIO-RETENTION INFILTRATION BMP
PROPOSED RETAINING WALL ELEVATION



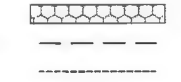
PROPOSED FENCE
PROPOSED DAYLIGHT GRADING LINE
PROPOSED STAIRS
PROPOSED PEDESTRIAN BRIDGE
PROPOSED EXTERNAL STAIRWELL



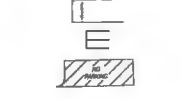
PROPOSED PERMEABLE CONCRETE PAVEMENT & BOARDER CURB OVER 12" OF COMPACTED GRAVEL



PROPOSED HYDROMOOD BMP AREA
SOLID WALLED STORM DRAIN PIPE CENTERLINE
LIMITS OF PROPOSED BUILDING ABOVE.



PROPOSED PARKING STALL W/ WHEEL STOP
PROPOSED MOTORCYCLE PARKING STALL
PROPOSED NO PARKING STRIPING. (FOR TURNAROUND AREA)



PROPOSED TREE AND ROOT BALL AREA
PROPOSED TYPE B BROW DITCH PER SDD-119



PROPOSED TYPE F CATCH BASIN



PROPOSED PAVEMENT TRAFFIC STRIPING FOR "ENTRANCE ONLY" DRIVEWAY OFF OF KEELER COURT CUL-DE-SAC



PROPOSED ONSITE "DO NOT ENTER" AND "WRONG WAY" TRAFFIC SIGN AT DRIVEWAY OFF OF KEELER COURT CUL-DE-SAC



APN NO.
551-210-29

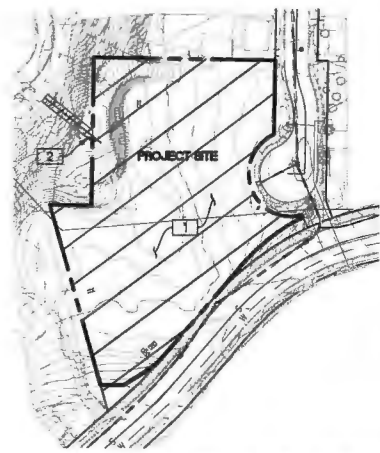
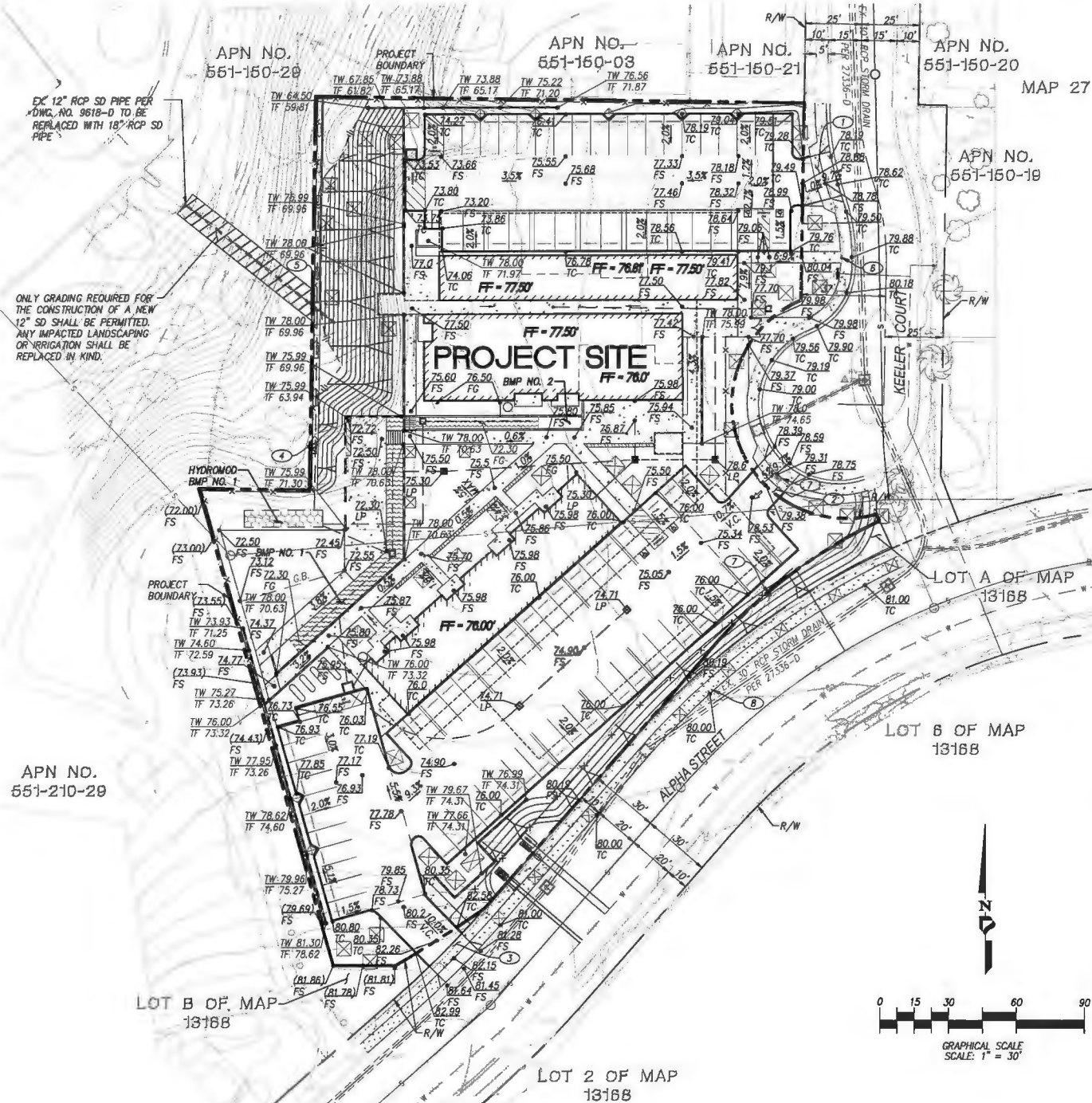
CONSTRUCTION NOTES:

- ① PROPOSED 20' WIDE DRIVEWAY PER SDC-159.
- ② PROPOSED 16' WIDE DRIVEWAY PER SDC-159.
- ③ PROPOSED 20' DRIVEWAY PER SDC-160.
- ④ PROPOSED TYPE "B" BROW DITCH PER SDD-106.
- ⑤ PROPOSED TYPE "F" CATCH BASIN PER SDD-119.
- ⑥ EXISTING STREET LIGHT TO BE RELOCATED PER APPROVED PUBLIC IMPROVEMENT PLANS.
- ⑦ EXISTING POWER POLE TO BE REMOVED AND OVERHEAD FRANCHISE UTILITIES TO BE UNDERGROUND PER SEPARATE SDC&E WORK ORDER.
- ⑧ EXISTING STREET LIGHT TO REMAIN

TOTAL GRADING QUANTITY

GRADED AREA: .137 AC MAX. CUT DEPTH .515 FT
CUT QUANTITIES: 1,470 CY MAX CUT SLOPE RATIO (2:1MAX) 2:1
FILL QUANTITIES: 2,983 CY MAX. FILL DEPTH 10.39 FT
IMPORT: 1513 CY MAX FILL SLOPE RATIO (2:1MAX) 2:1
QUANTITIES SHOWN ARE FOR ESTIMATION PURPOSES ONLY. QUANTITIES ARE GEOMETRIC ONLY AND DO NOT INCLUDE SHRINKAGE AND BULKING FACTORS.

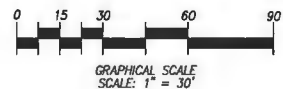
PROPOSED GRADING AND WATER QUALITY BMP PLAN



LIMITS OF PROPOSED GRADING

- ① ALL GRADING RELATED TO THE CONSTRUCTION OF THE PROPOSED ON-SITE DEVELOPMENT, INCLUDING REMEDIAL GRADING, WILL BE CONTAINED WITHIN THE PROJECT SITE
- ② OFF-SITE GRADING WILL BE LIMITED TO THE GRADING REQUIRED IN ORDER TO CONSTRUCT A NEW RCP STORM DRAIN WITHIN A PORTION OF THE SOUTHWEST COMMUNITY PARK. ANY IMPACTED EXISTING LANDSCAPING OR IRRIGATION SHALL BE REPLACED IN KIND.

NOTE:
THE PROPOSED DEVELOPMENT INTENDS TO OBTAIN OWNERSHIP OF REMNANT PARCELS FRONTING ALPHA STREET FROM CIVIC SAN DIEGO. THE PROPOSED DEVELOPMENT WILL APPLY FOR THE REINVESTMENT OF ACCESS RIGHTS ALONG ALPHA STREET PER SECTION 5 OF CHAPTER 1, VOLUME 1 OF THE CSD LAND DEVELOPMENT MANUAL.



TOPOGRAPHY

PROJECT DESIGN CONSULTANTS SURVEYS
701 "B" STREET, SUITE 800 SAN DIEGO, CA 92101
PHONE: (619) 235-6471
TOPOGRAPHY SHOWN IS BASED UPON AN AERIAL SURVEY BY PROJECT DESIGN CONSULTANTS, IN JULY, 2016.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS A.L.T.A. IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 GRID BEARING BETWEEN 1ST ORDER G.P.S. STATION NO. 174 AND 1ST ORDER G.P.S. STATION 176 PER ROS 14492.

I.E., SOUTH 59°45'29" EAST

DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE COMBINED SCALE FACTOR AT STATION NO. 176 IS 1.0000186. QUOTED BEARINGS FROM REFERENCE DEEDS/MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

BENCH MARK

CITY OF SAN DIEGO BRASS PLUG AT THE NORTHEAST CORNER OF 40TH STREET AND GAMMA STREET

ELEVATION: 85.357 M.S.L. DATUM (N.G.V.D. 29)

Keeler Court

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7.1

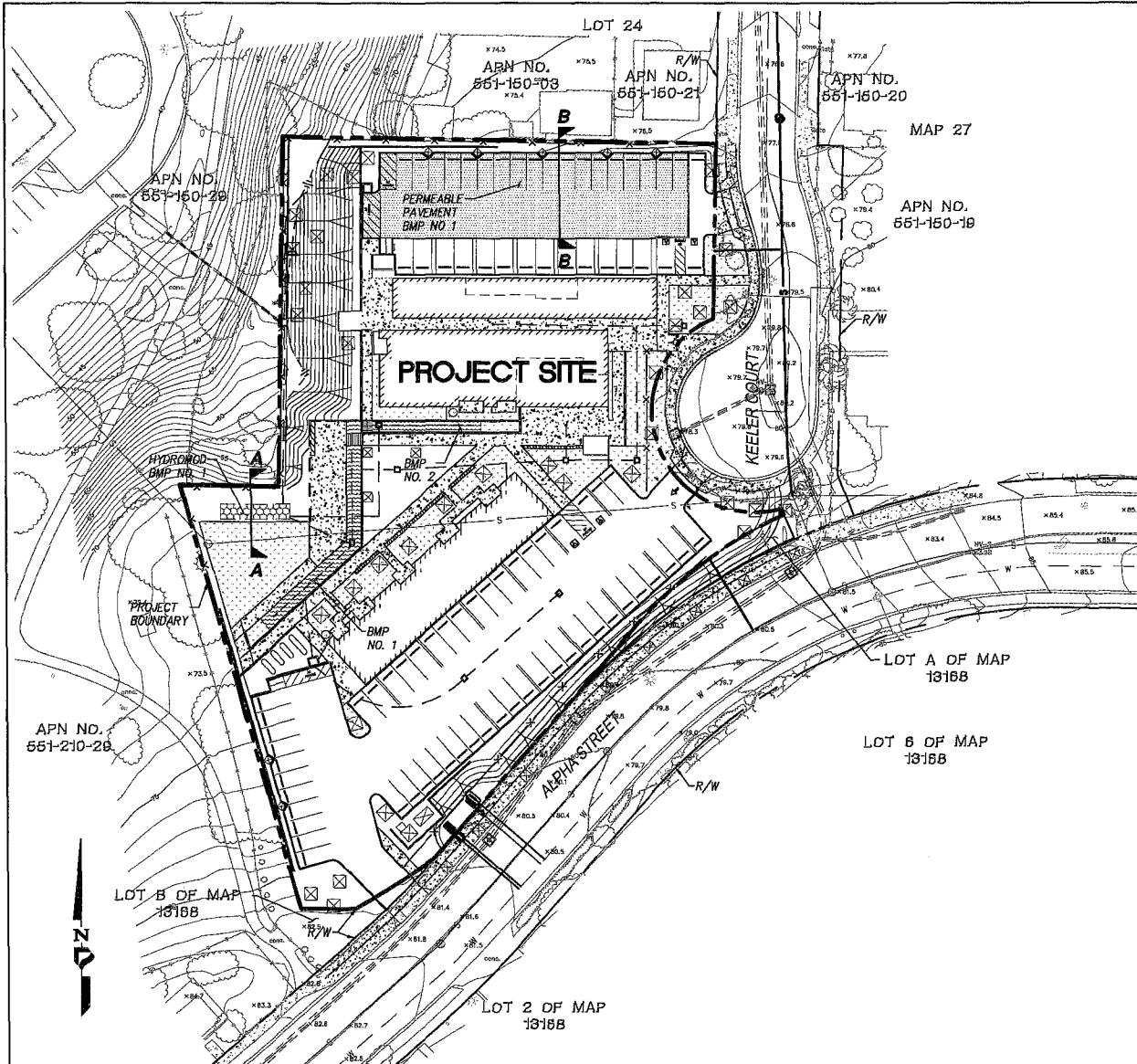
PROPOSED BMP
DETAILS AND
SECTIONSSite Development Permit Submittal
01/03/2017DRAWING SET
SITE DEVELOPMENT PERMIT PACKAGEDATE
09/27/2016

SITE DEVELOPMENT SUBMITTAL

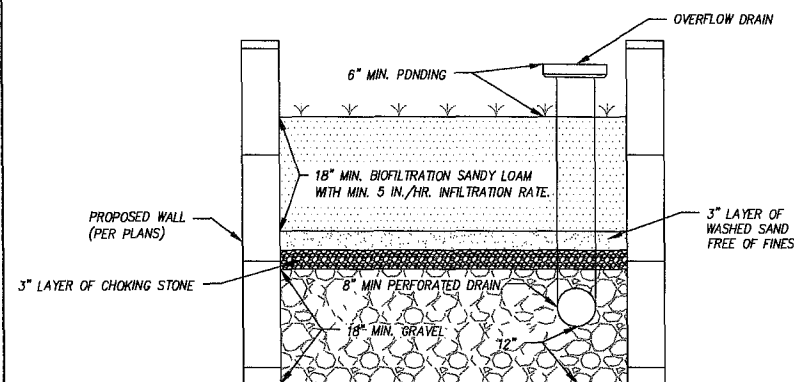
11/10/2016

SITE DEVELOPMENT RESUBMITTAL

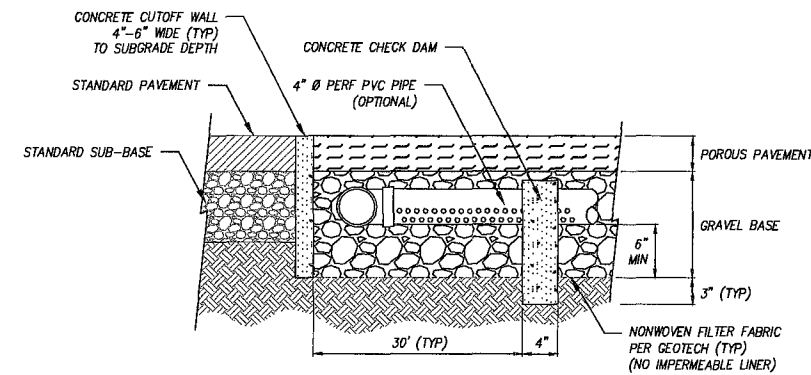
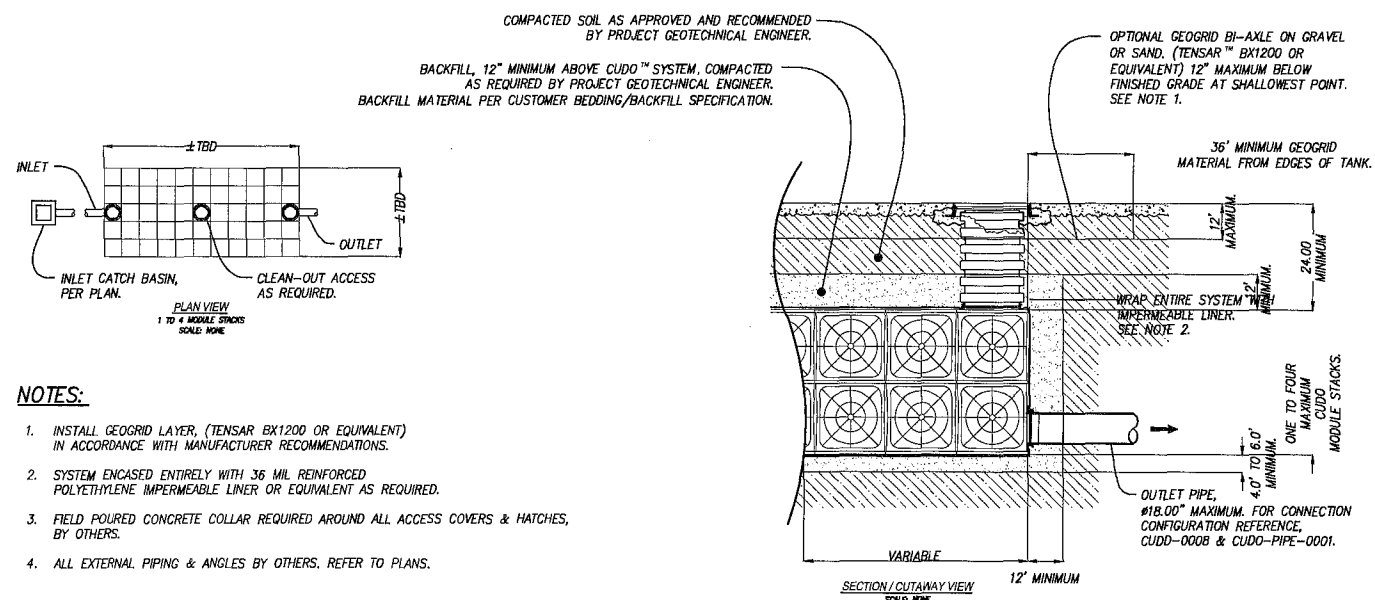
01/03/2017

**BMP DETAIL AND SECTION MAP**

SCALE: 1" = 40'

**GENERIC BMP NO. 1 SECTION**

BMP AREAS AND VOLUMES		
BMP	TOTAL AREA (SQ FT)	TOTAL VOLUME (CU FT)
NO. 1	810	N/A
NO. 2	300	N/A
HYDROMOD NO. 1	260	960
PERMEABLE PAVEMENT	5733	2484

**PERMEABLE PAVEMENT DETAIL: SECTION B-B****BMP DETENTION DETAIL: SECTION A-A****Keeler Court**KEELER COURT
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7.2

PROPOSED GRADING
CROSS SECTIONS &
PLANSite Development Permit Submittal
01/03/2017DRAWING SET
SITE DEVELOPMENT PERMIT PACKAGE

SITE DEVELOPMENT SUBMITTAL

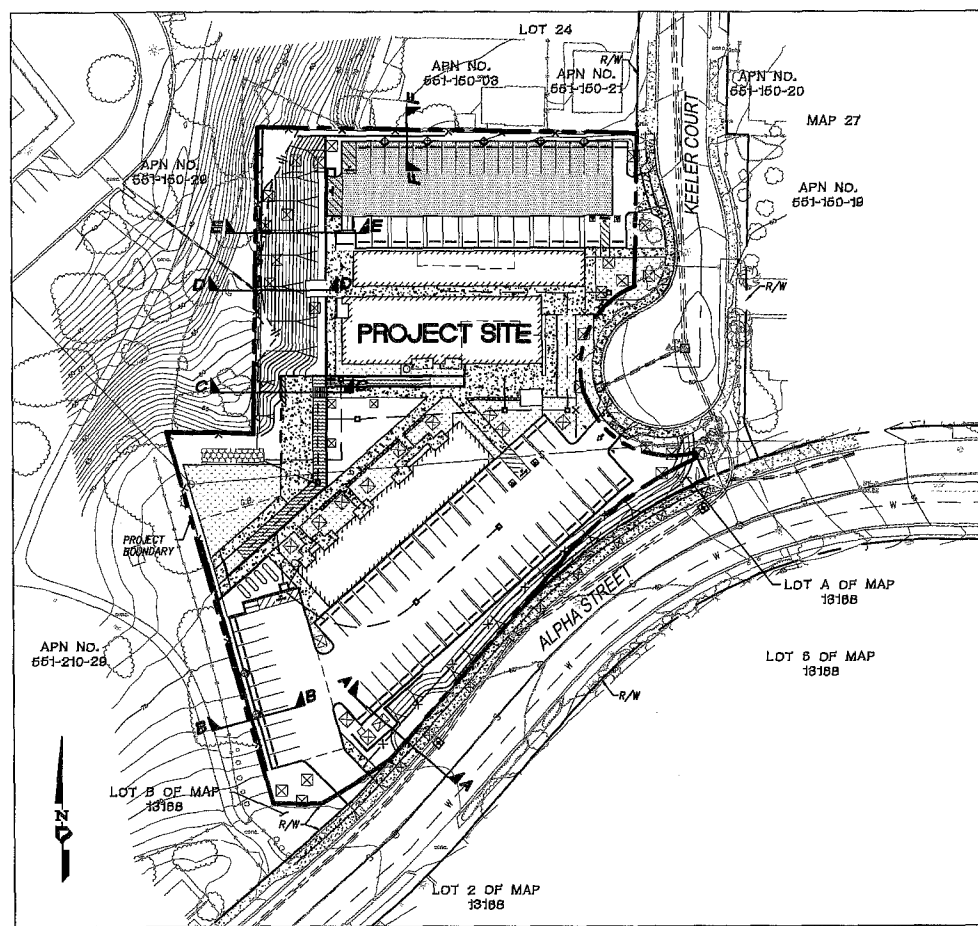
SITE DEVELOPMENT RESUBMITTAL

DATE

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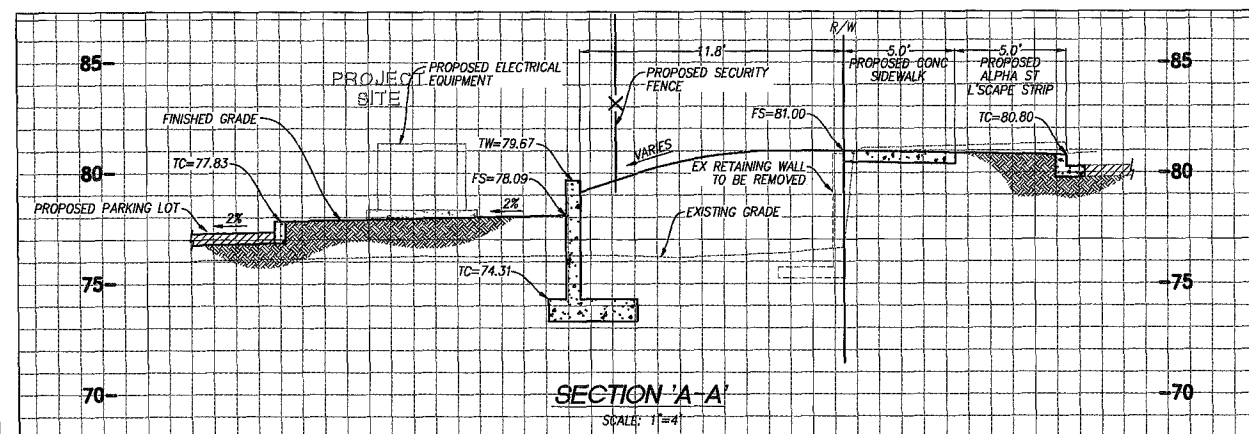
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01/03/2017



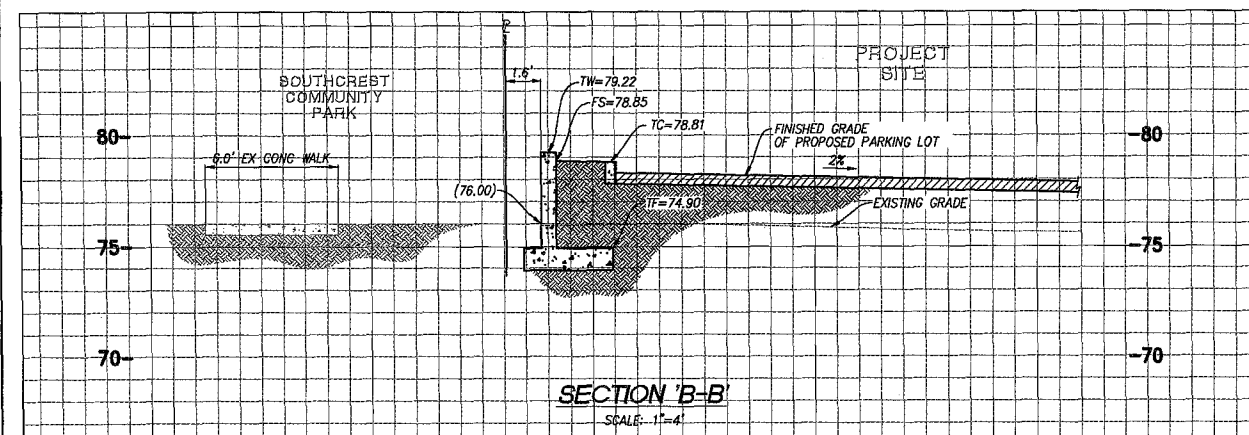
GRADING SECTION KEY MAP

SCALE: 1"=50'



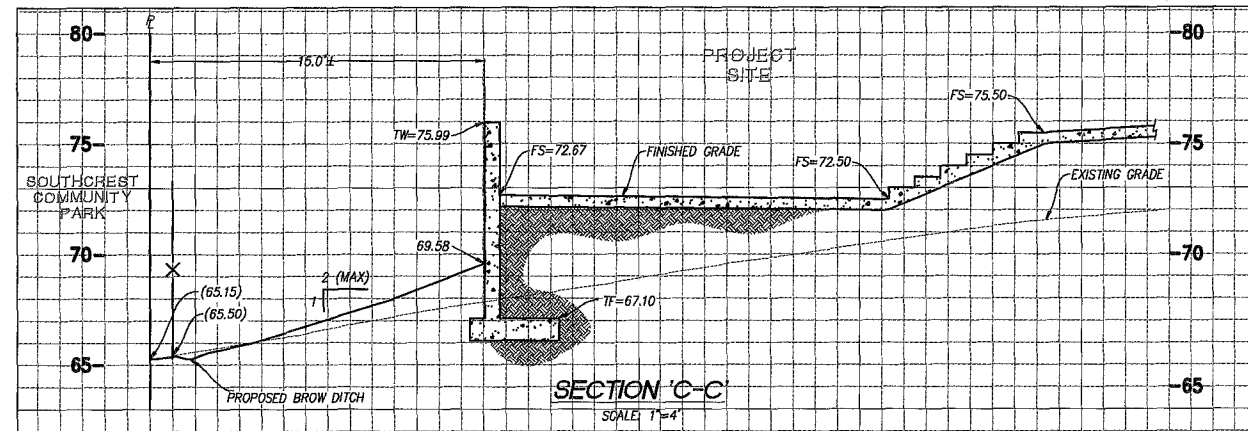
SECTION 'A-A'

SCALE: 1"=4'



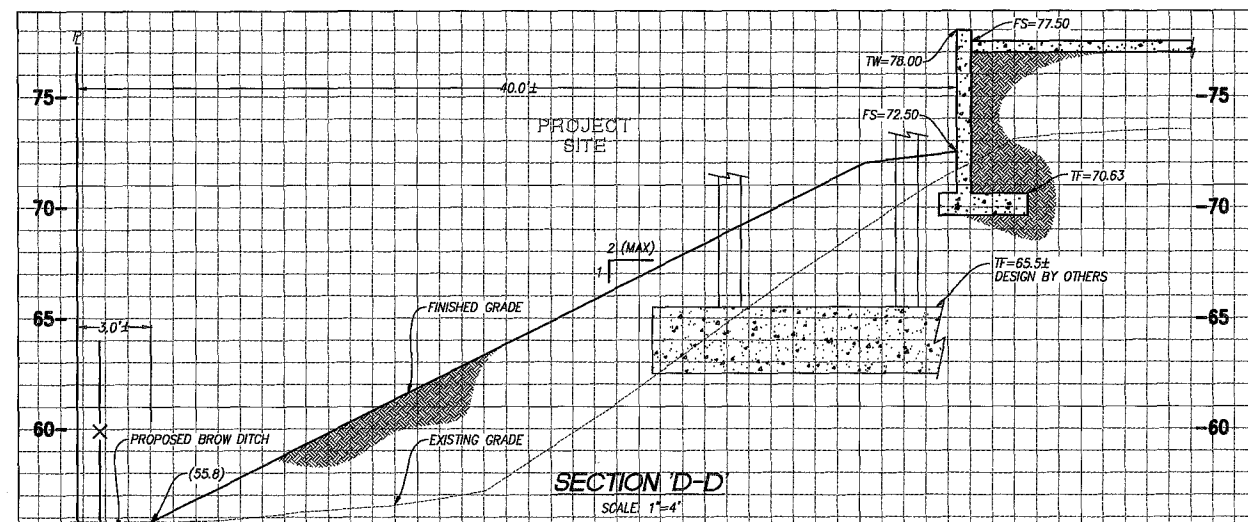
SECTION 'B-B'

SCALE: 1"=4'



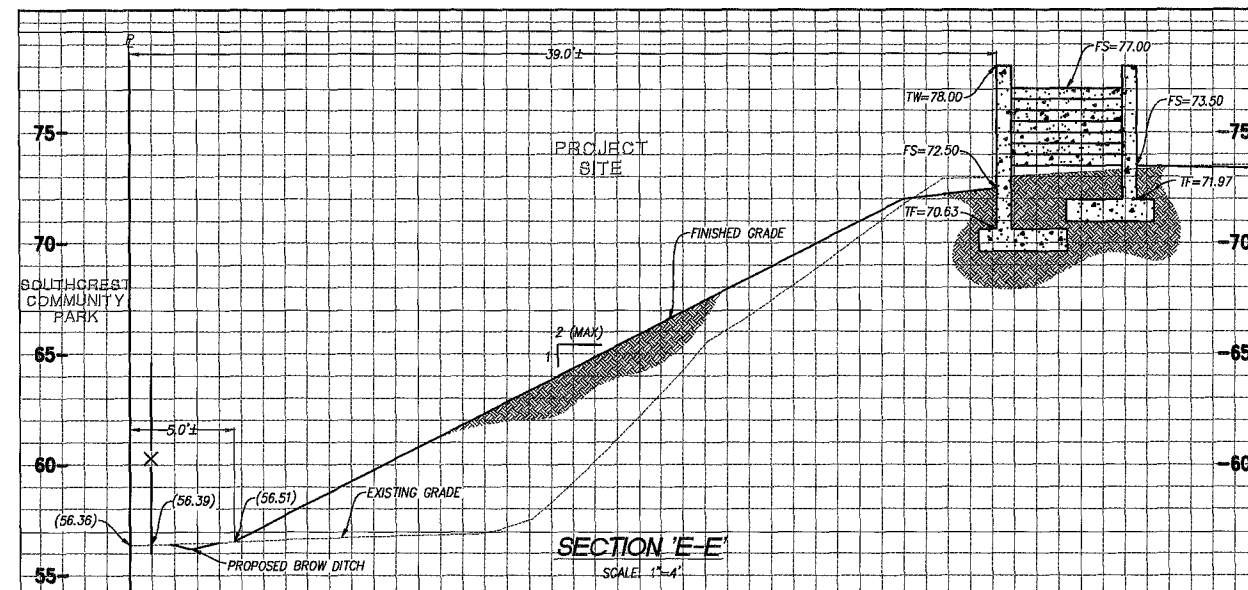
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SCALE: 1"=4'



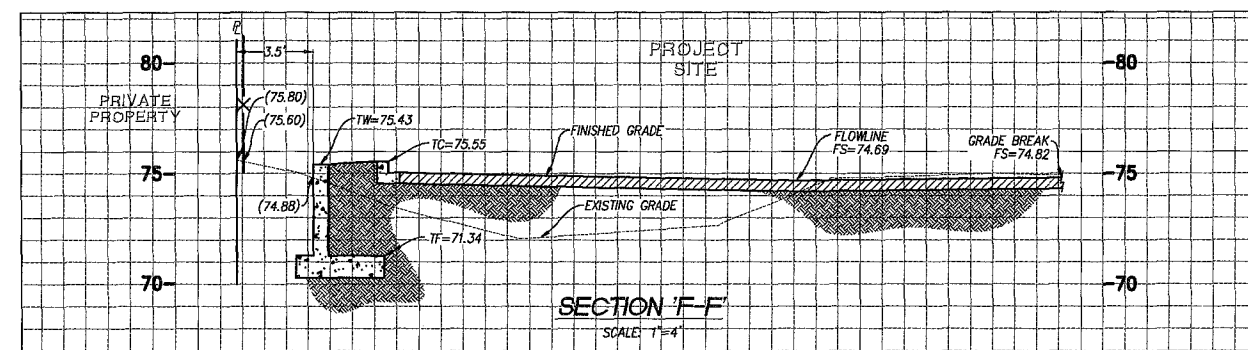
SECTION 'D-D'

SCALE: 1"=4'



SECTION 'E-E'

SCALE: 1"=4'



SECTION 'F-F'

SCALE: 1"=4'

Keeler Court

KEELER COURT
SAN DIEGO, CA 92113

Project No: 4179.00

Owner,
Developer,
Applicant: Community Housing Works
1750 Sixth Ave San
Diego CA 92101
p.619.498.2900



Architect: BNIM
797 J St, San Diego, CA 92101
p.619.795.9920 f.616.783.1501



CIVIL
ENGINEER: PROJECT DESIGN CONSULTANTS
701 B St, San Diego, CA 92101
p.619.235.6471 f.619.234.0349



8

WET UTILITY PLAN

Site Development Permit Submittal
01/03/2017

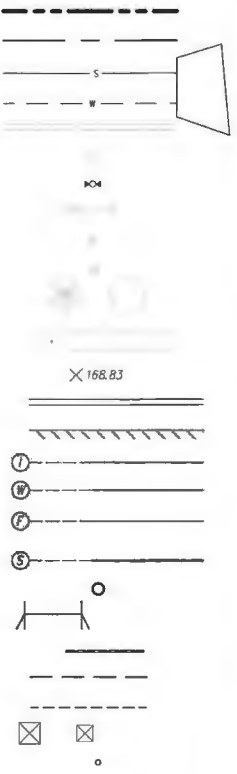
DRAWING SET	DATE
SITE DEVELOPMENT PERMIT PACKAGE	09/27/2016
SITE DEVELOPMENT SUBMITTAL	11/10/2016
SITE DEVELOPMENT RESUBMITTAL	01/03/2017

CONSTRUCTION NOTES:

1. PROPOSED ON-SITE 8" OR 12" DIAMETER HDPE STORM DRAIN PIPE
2. PROPOSED BROOKS BOX CATCHBASIN
3. PROPOSED PERMEABLE CONCRETE PAVEMENT BMP
4. PROPOSED TYPE F CLEANOUT PER SDD-119
5. PROPOSED TYPE B INLET PER SDD-116
6. PROPOSED HYDROMOD BMP
7. PROPOSED PARTIAL BIO-RETENTION INFILTRATION BMP
8. PROPOSED TYPE B BROW DITCH PER SDD-108
9. LIMIT OF PROPOSED BUILDING OVERHANG
10. EXISTING FIRE HYDRANT

LEGEND

- EXISTING PROJECT BOUNDARY
EXISTING R/W
EXISTING SEWER MAIN
EXISTING WATER MAIN
EXISTING CURB AND GUTTER
EXISTING SIGN
EXISTING FIRE HYDRANT
EXISTING STREETLIGHT
EXISTING SEWER MANHOLE
EXISTING WATER VALVES
EXISTING TREES AND/OR SHRUBS
EXISTING CONCRETE SIDEWALK
EXISTING SPOT ELEVATIONS
PROPOSED CURB AND GUTTER
PROPOSED BUILDING LIMITS
PROPOSED IRRIGATION SERVICE PER CITY STANDARDS
PROPOSED DOMESTIC WATER SERVICE PER CITY STANDARDS
PROPOSED FIRE SERVICE PER CITY STANDARDS, WITH RPDA (REDUCED PRESSURE DETECTOR ASSEMBLY)
PROPOSED SEWER LATERAL PER CITY STANDARDS
PROPOSED SEWER MANHOLE
PROPOSED DRIVEWAY PER CITY STANDARDS
PROPOSED RETAINING WALL
STORM DRAIN PIPE CENTERLINE
PERFORATED STORM DRAIN PIPE CENTERLINE
PROPOSED TREE AND ROOT BALL AREA
PROPOSED AREA DRAIN



Keeler Court

KEELER COURT
SAN DIEGO, CA 92113

Project No: 4179.00

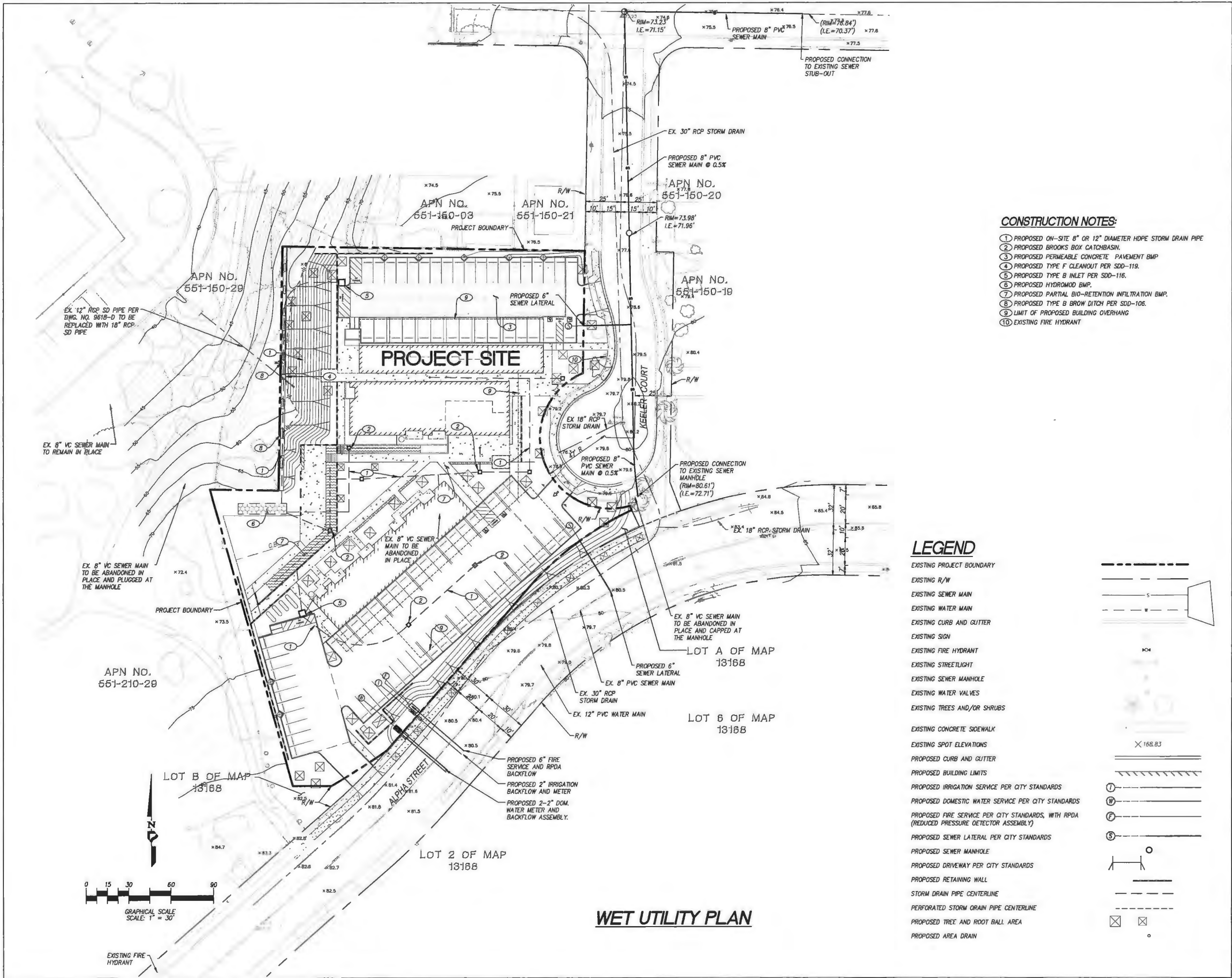
Owner,
Developer,
Applicant: Community Housing Works
1750 Sixth Ave San
Diego CA 92101
p.619.498.2900



Architect: BNIM
797 J ST, San Diego, CA 92101
p.619.795.9920 f.619.783.1501












































CIVIL ENGINEER: PROJECT DESIGN CONSULTANTS
701 B ST, San Diego, CA 92101
p.619.235.6471 f.619.234.0349

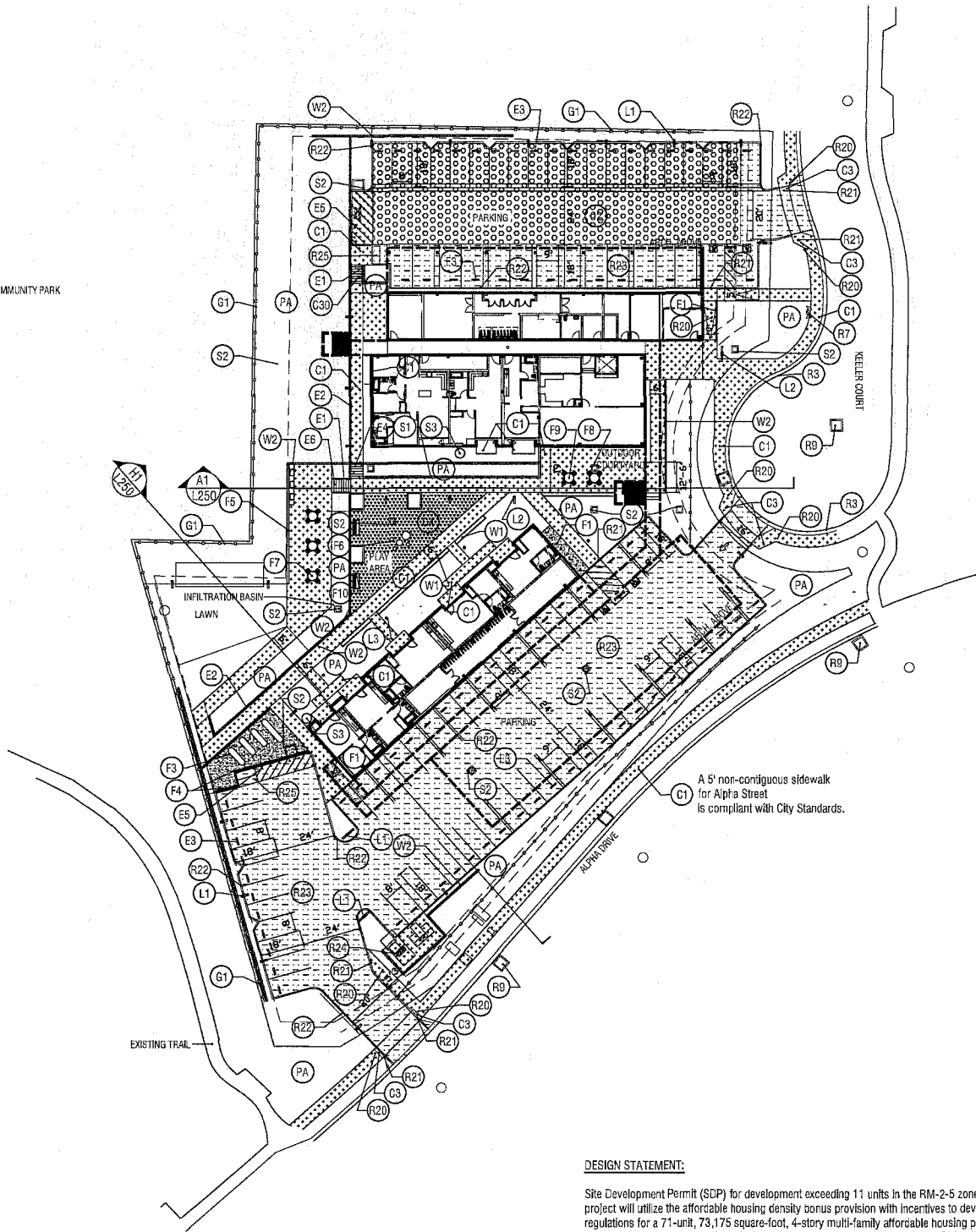


WET UTILITY PLAN

HARDSCAPE & PRODUCTS SCHEDULE

SYMBOL	#	ITEM	DESCRIPTION	MANUF./SUPPLIER
PAVING				
	C1	C.I.P. REINFORCED CONCRETE PAVING	NATURAL GRAY, TOPCAST, 4" THICK	TOPCAST BY W.R. GRACE & CO.
	C2	PERMEABLE CONCRETE PAVEMENT	POROUS PAVEMENT, BMP OVER 12" GRAVEL (RE: CIVIL)	
	C3	TRUNCATED DOME PAVING	CONCRETE UNIT PAVER, ULTRA FACE, CHARCOAL	
	C4	PLAYGROUND PROTECTIVE SURFACING	POURED IN PLACE, COLOR TBD (SPEC. 321516)	
	C20	EXPANSION JOINT - 3/8"		
	C21	SAW CUT SCORELINE - 1/4"		
	C22	CONSTRUCTION JOINT		
	C30	C.I.P. CONCRETE STEPS - 6" RISER	C.I.P. CONCRETE, TOPCAST	TOPCAST BY W.R. GRACE & CO.
SITE ELEMENTS				
	E1	HANDRAIL	GALVANIZED STEEL TO MATCH ARCHITECTURE	
	E2	HANDRAIL/GUARDRAIL	GALVANIZED STEEL TO MATCH ARCHITECTURE	
	E3	WHEEL STOP	PRECAST CONCRETE, 36" L, NATURAL	
	E4	STEEL BRIDGE		
	E5	FIXED SECURITY BOLLARD	RE: ARCH, A420, METAL STEP WITH PRECAST TREAD	
	E6	METAL STEPS - 6" RISER	RE: ARCH, A420, METAL STEP WITH PRECAST TREAD	
WALLS				
	W1	C.I.P. CONCRETE SEAT/PLANTER WALL - 18" WIDTH, 18" HEIGHT	C.I.P. CONCRETE, PLAIN GRAY, SANDBLAST FINISH	
	W2	C.I.P. CONCRETE RETAINING/PLANTER WALL - 8" WIDTH	C.I.P. CONCRETE, PLAIN GRAY, SANDBLAST FINISH	
GATES/FENCING				
	G1	SECURITY FENCE - 6' TALL	DECORATIVE ALUMINUM FENCE WITH POWDER COAT FINISH (RE: ARCH)	
	G2	SECURITY GATE - 6' TALL (PEDESTRIAN)	DECORATIVE ALUMINUM GATE WITH POWDER COAT FINISH (RE: ARCH)	
	G3	SECURITY GATE - 6' TALL (VEHICULAR)	DECORATIVE AUTOMATED SLIDING GATE WITH POWDER COAT FINISH (RE: ARCH)	
SITE FURNISHINGS				
	F1	BIKE RACK - SD MUNICIPAL CODE 156.0313(a)(4)	CAPITOL BIKE RACK, ALUMINUM TEXTURE, POWDERCOAT FINISH SURFACE MOUNT PER MANUFACTURER'S INSTRUCTIONS	FORMS + SURFACES
	F2	WASTE RECEPTACLE	DISPATCH	FORMS & SURFACES
	F3	COMMUNITY GARDEN PLANTERS	CORRUGATED STEEL GARDEN PLANTERS, ZINCALUME STEEL WITH COLORBOND COATING	GREEN STATE GARDENER (www.greenstategardener.com)
	F4	FREESTANDING HORIZONTAL GREENSCREEN	STEEL FREESTANDING PANELS, SIZE/LENGTH VARIES PER PLAN	MONICHOUS ECO MESH (www.monichous.com)
	F5	BUILT-IN GAS GRILLS	AOG T SERIES, 30PBT, STAINLESS STEEL BUILT-IN GAS GRILL, 30" X 18"	AMERICAN OUTDOOR GRILL (www.americanoutdoorgrill.com)
	F6	RUBBERIZED PLAY SPHERES	LARGE, MEDIUM, & SMALL SIZES	
	F7	TANGENT TABLE ENSEMBLE	ENSEMBLES TO INCLUDE SOLERIS SUNSHADE	FORMS & SURFACES
	F8	AVIVO CHAIRS		FORMS & SURFACES
	F9	COLUMN TABLE	24" DIA.	FORMS & SURFACES
	F10	VECTOR SEATING	6' BENCH	FORMS & SURFACES
SITE LIGHTING				
	L1	POLE MOUNTED LUMINAIRE - 28"	1-ARM AND 2-ARM ALUMINUM SILVER GREY FINISH, 28" TALL POLE, REFER TO ELECTRICAL	HESS
	L2	POLE MOUNTED LUMINAIRE - 15"	1-ARM AND 2-ARM ALUMINUM SILVER GREY FINISH, 15" TALL POLE, REFER TO ELECTRICAL	HESS
	L3	BOLLARD LUMINAIRE - 37.4"	ALUMINUM SILVER GREY FINISH, 37.4" TALL, REFER TO ELECTRICAL	HESS
DRAINAGE				
	S1	18" WIDE CONCRETE RUNNEL		
	S2	AREA DRAIN INLET	REFER TO CIVIL	
	S3	4" DIA. RAIN WATER CISTERN	STAINLESS STEEL 4" DIA. TANK	
OTHER				
	R1	EXISTING CONCRETE PAVING		
	R2	EXISTING CONCRETE STAIR		
	R3	EXISTING CURB		
	R4	EXISTING CONCRETE WALL		
	R7	EXISTING FIRE HYDRANT		
	R8	EXISTING VALVE BOX		
	R9	EXISTING AREA DRAIN		
	R10	EXISTING MANHOLE		
	R11	EXISTING STORM DRAIN INLET	REFER TO CIVIL DWGS	
	R20	ACCESSIBLE PEDESTRIAN RAMP	REFER TO CIVIL DWGS	
	R21	FLUSH CONCRETE CURB AND GUTTER	REFER TO CIVIL DWGS	
	R22	6" CONCRETE CURB AND GUTTER	REFER TO CIVIL DWGS	
	R23	ASPHALT PAVING	REFER TO CIVIL DWGS	
	R24	SITE TRANSFORMER	REFER TO ELECTRICAL DWGS	
	R25	MOTORCYCLE PARKING SPACE	SD MUNICIPAL CODE - 156.0313(a)(3)	
	PA	PLANTING AREA		

SOUTHCREST COMMUNITY PARK



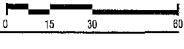
DESIGN STATEMENT:

Site Development Permit (SDP) for development exceeding 11 units in the RM-2-5 zone. The project will utilize the affordable housing density bonus provision with incentives to development regulations for a 71-unit, 73,175 square-foot, 4-story multi-family affordable housing project with 87 at-grade parking spaces. The site is located at 1280 Keeler Court within the RM-2-5 zone of the Southeastern San Diego Community Plan Area.

The landscape development for the Keeler Court site focuses on providing various outdoor spaces throughout the site, all of which take advantage of views out over the valley below. These spaces include an outdoor courtyard, a kids play area, overlook terraces, a lawn area for active recreation and a community garden area.

Refer to sheet 1 for project incentives.

1 Materials Site Plan
1" = 30'-0"



9

MATERIALS SITE PLAN

SITE DEVELOPMENT PERMIT SUBMITTAL
01/03/2017

DRAWING SET	DATE
SITE DEVELOPMENT PACKAGE	09/27/2016
SITE DEVELOPMENT SUBMITTAL	11/10/2016
SITE DEVELOPMENT RE-SUBMITTAL	01/03/2017

Keeler Court

KEELER COURT
SAN DIEGO, CA 92113

Project No: 16007.00

Owner,
Developer,
Applicant: Community Housing Works
1750 Sixth Ave
San Diego CA 92101
p.619.488.2900



Architect: BNIM
797 J ST, San Diego, CA 92101
p.619.795.9920 f.619.783.1501



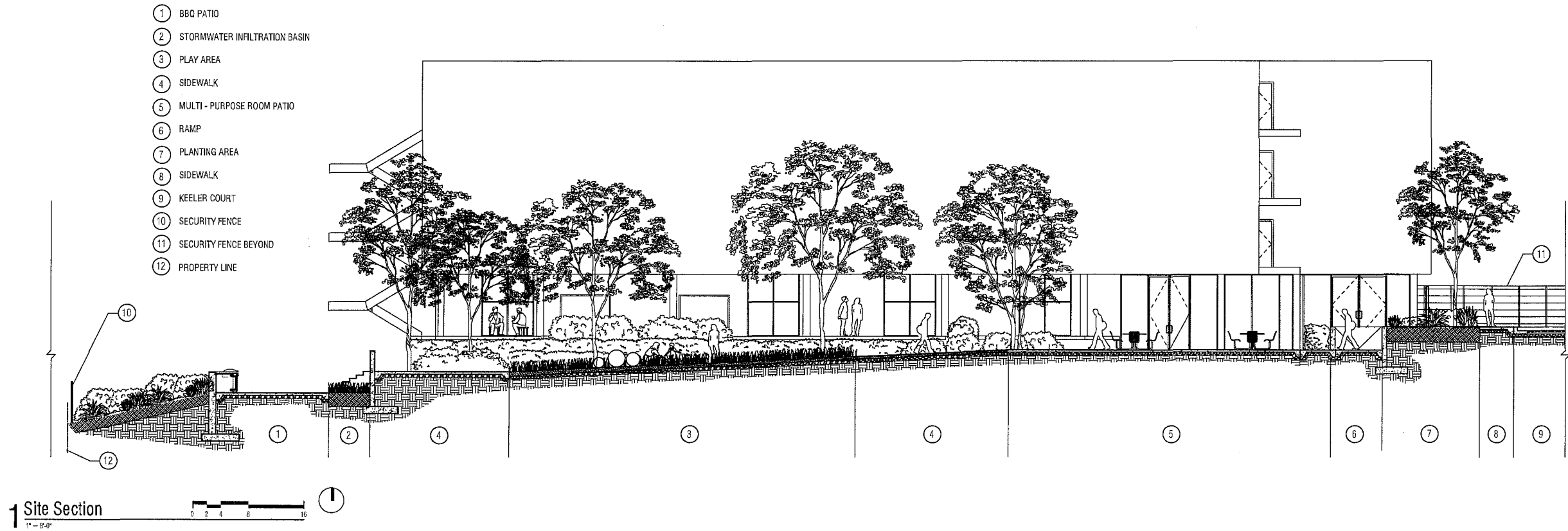
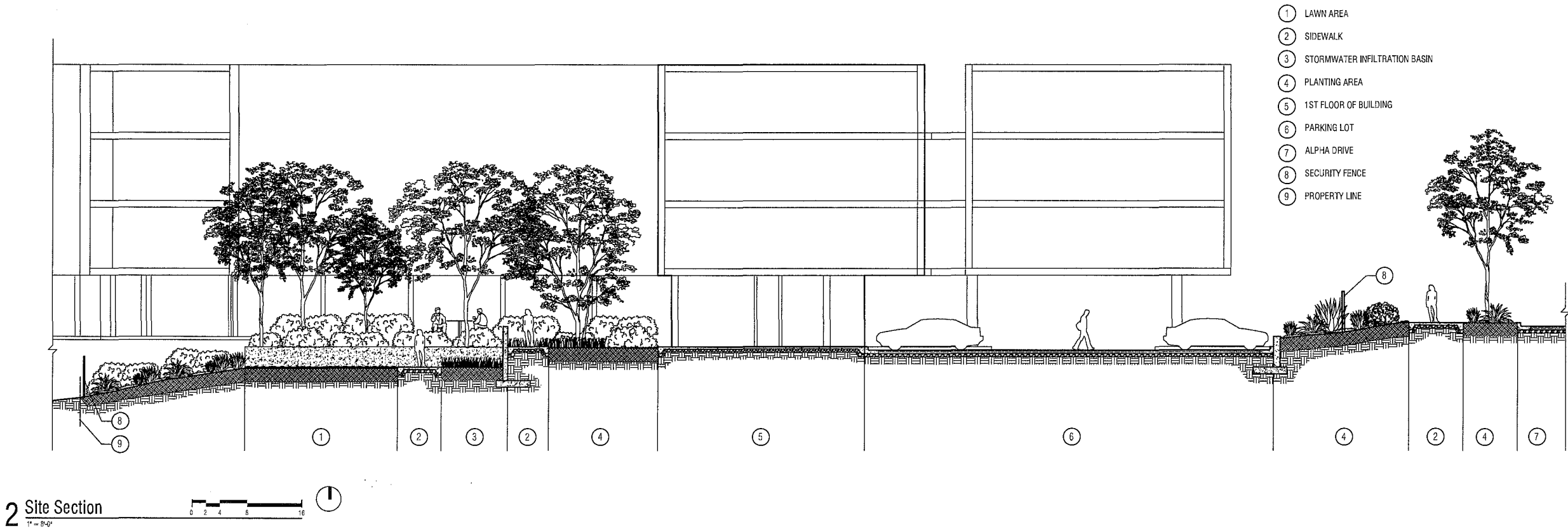
Civil
Engineer: PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
p.619.235.6427 f.619.234.0349



SITE SECTIONS

SITE DEVELOPMENT PERMIT SUBMITTAL
01/03/2017

DRAWING SET	DATE
SITE DEVELOPMENT PACKAGE	09/27/2016
SITE DEVELOPMENT SUBMITTAL	11/10/2016
SITE DEVELOPMENT RE-SUBMITTAL	01/03/2017



Keeler Court

KEELER COURT
SAN DIEGO, CA 92113

Project No: 16007.00

Owner,
Developer,
Applicant: Community Housing Works
1750 Sixth Ave San
Diego CA 92101
p.619.498.2900



Architect: BNIM
797 J St., San Diego, CA 92101
p.619.795.9920 f.619.783.1501



Civil
Engineer: PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
p.619.235.6427 f.619.234.0349



11

LANDSCAPE PLAN

SITE DEVELOPMENT PERMIT SUBMITTAL
01/03/2017

DRAWING SET	DATE
SITE DEVELOPMENT PACKAGE	09/27/2016
SITE DEVELOPMENT SUBMITTAL	11/10/2016
SITE DEVELOPMENT RE-SUBMITTAL	01/03/2017

Keeler Court

KEELER COURT
SAN DIEGO, CA 92113

Project No: 16007.00

Owner,
Developer,
Applicant: Community Housing Works
1750 Sixth Ave San
Diego CA 92101
p.619.498.2900



Architect: BNIM
797 J ST, San Diego, CA 92101
p.619.795.9920 f.619.763.1501



Civil
Engineer: PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
p.619.235.6427 f.619.234.0349



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	CAL	HT	HT / SPREAD	FORM / FUNCTION	POINT VALUE	POINTS PROVIDED
	MID-TO-SHEDDED ORNAMENTAL TREE <i>Cercidiphyllum thomense</i> / Thornless Palo Verde <i>Prosopis juliflora</i> / Thornless Honey Mesquite	BOX	30" BOX	21	25-30' HT. / 25-30' W.	HORIZONTAL BRANCHING, ORNAMENTAL SPECIES	50	1,050
	SHADE TREE / SD Multi-Species Code 142.0409(a)(1)-(2) <i>Carya cordallana</i> / Western Redcoat Multi-Tier <i>Coffea arabica</i> / Australian Yellow <i>Platanus racemosa</i> / California Sycamore Multi-Tier <i>Quercus agrifolia</i> / Coast Live Oak <i>Quercus virginiana</i> / Southern Live Oak	BOX	48" BOX	24	20-50' HT. / 15-40' W.	LARGE, BROAD SHADE CANOPY, ENCLOSURE AND PRIVACY	100	2,400
	STREET TREES - SOUTHEASTERN SAN DIEGO COMMUNITY PLAN <i>Fraxinus chinensis</i> / Chinese Pistache	BOX	48" BOX	9	30-40' HT. / 20-30' W.	VASE SHAPED STREET TREE	N/A	
	EXISTING TREE TO REMAIN		5" CAL	3		NATIVE	300	900
	EXISTING TREE TO BE REMOVED		5-14" CAL	12		NON-NATIVE	N/A	
	BOTANICAL NAME / COMMON NAME	QTY	SPACING	QTY	HT. / SPREAD	FORM / FUNCTION		4,350 = TREE TOTAL
	COMMUNITY GARDEN	By Owner		229 sf			N/A	
	LAWN / Cynodon Dactylon	sf		1,745 sf			N/A	
	HYDROSEED MIX	sf		5,999 sf			N/A	
	MIXED PERENNIALS <i>Coreopsis grandiflora</i> / Yellow Coreopsis <i>Echinacea purpurea</i> / Purple Coneflower <i>Hebe x exoniifolia</i> / Island Blue Hebe <i>Malva sylvestris</i> / Mallow <i>Minuartia acutifolia</i> / Slender Monkey Flower <i>Penstemon heterophyllus</i> / Beard Tongue <i>Salvia mellifera</i> / Blue Sage <i>Solidago canadensis</i> / California Goldenrod	1 gal	12" c.c.	943	1-3' HT. / 1-4' W.	SEASONAL INTEREST AND COLOR, GRASS-LIKE FORM AND TEXTURE, GROUND COVER	1	943
	INFILTRATION BASIN <i>Arenaria californica</i> / Yellow Marica <i>Artemisia californica</i> / California Sagebrush <i>Artemisia douglasiana</i> / Muirwort <i>Antennaria dioica</i> / Tall San Diego <i>Carex stipitata</i> / Swamp Sedge <i>Festuca microstachya</i> / Small Fescue <i>Juncus acutis</i> / Spike Rush <i>Oenothera elaeagnifolia</i> / Evening Primrose <i>Silene pulchra</i> / Purple Needle Grass	1 gal	12" c.c.	1,277	1-3' HT. / 1-4' W.	SEASONAL INTEREST AND COLOR, GRASS-LIKE FORM AND TEXTURE, GROUND COVER	1	1,277
	MIXED SHRUBS 1 <i>Yucca puberula</i> / Twisted Yucca <i>Yucca wislizenii</i> / Chugwater Yucca	1 gal - 70% 10 gal - 30%	12" c.c. 30" c.c.	937	6-10' HT. / 2-4' W.	DESERT-LIKE SPECIES, UNIQUE ACCENT	1 2	937 502
	MIXED SHRUBS 2 <i>Acrostichum aureum</i> / Bay Mangrove <i>Chenopodium leptophyllum</i> / Oak Rush <i>Eriogonum fasciculatum</i> / Common Buckwheat <i>Hesperaloe parviflora</i> / Desert <i>Rhus integrifolia</i> / Lantana Berry	1 gal - 70% 10 gal - 30%	12" c.c. 30" c.c.	2,157	3-10' HT. / 2-15' W.	MEDIUM SIZE SHRUBS, USEFUL AS A SCREEN FOR PRIVACY, AS AN ACCENT OR SPECIES, OR IN MASS PLANTINGS	1 2	1,510 1,294
	MIXED SHRUBS 3 <i>Mahoea laevis</i> / Laurel Sumac <i>Ptelea corymbosa</i> / Long Lined Yellow Wood	1 gal - 70% 10 gal - 30%	12" c.c. 30" c.c.	2,599	25-40' HT. / 15-20' W.	LARGE SIZE SHRUBS, USED AS A FILTER ON THE WEST SLOPE AND FOR EROSION CONTROL	1 2	1,919 1,590
								9,621 = SHRUB TOTAL

NOTES:

Minimum Tree Separation Distance:
Traffic signals / stop signs - 20 feet
Underground utility lines - 5 feet (10' for sewer) (per SDMC 142.0409)
Above ground utility structures - 10 feet (per SDMC 142.0409)
Driveway (entries) - 10 feet
Intersections (Intersecting curb lines of two streets) - 25 feet
Buildings - 6 feet (per SDMC 142.0405)
Parking Spaces - 1 tree within 30 feet of each parking space (per SDMC 142.0406)

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

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

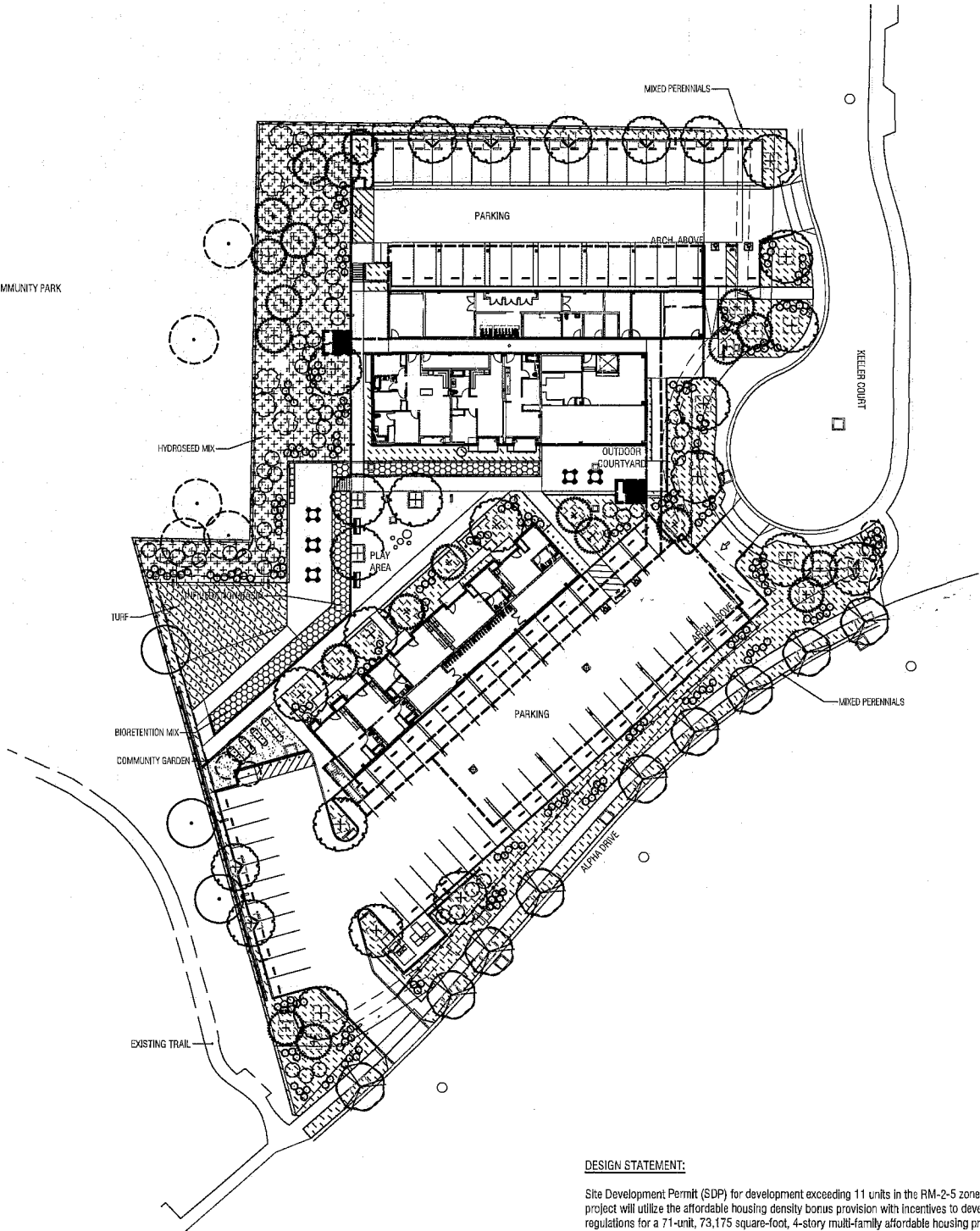
Maintenance: All required landscape areas shall be maintained by Community Housing Works. Landscape and irrigation areas in the public right-of-way shall be maintained by Community Housing Works. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.

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

Mulch: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring revegetation per SDMC 142.0411.



SOUTHCREST COMMUNITY PARK



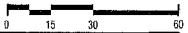
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Refer to sheet 1 for project incentives.

1 Landscape Plan
1" = 30'-0"



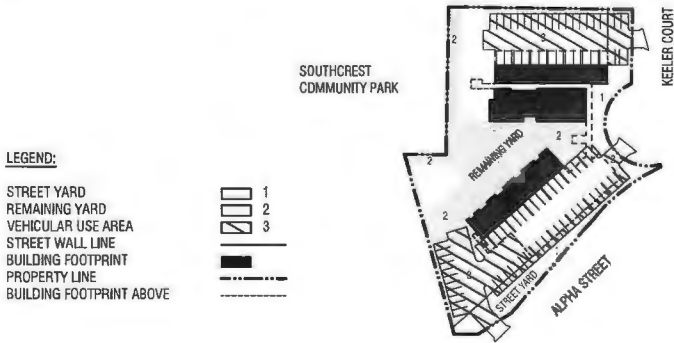
11.1

LANDSCAPE CALCULATIONS

SITE DEVELOPMENT PERMIT SUBMITTAL	
01/03/2017	
DRAWING SET	DATE
SITE DEVELOPMENT PACKAGE	09/27/2016
SITE DEVELOPMENT SUBMITTAL	11/10/2016
SITE DEVELOPMENT RE-SUBMITTAL	01/03/2017

AREA:	QUANTITY:	LANDSCAPE AREA:	PERCENTAGE:
STREET YARD	17,919 SF	11,456 SF	63.93%
STREET YARD TREES	27	1,080 SF	
REMAINING YARD	17,343 SF	8,905 SF	51.35%
REMAINING YARD TREES	27	1,080 SF	
VEHICULAR USE AREA	26,316 SF	17,169 SF	65.24%
LAWN AREA	1,785 SF		7.75%
TOTAL LANDSCAPE AREA		22,521 SF	
OPEN SPACE COMPLIANCE PER SDMC 131.0456. (71 UNITS X 25 SF = 1775 SF)			

3 Landscape Calculations



2 Yard Diagram

City of San Diego
Development Services
1222 First Ave. MS-501
San Diego, CA 92101-4151
(619) 448-5000

Landscape Calculations Worksheet
Vehicular Use Areas (VUA)

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

One tree (minimum 24 inch box size) is required within 30 ft. of each parking space. (If palm trees are used, top of palm trunk height is required within 15 ft. of each parking space.)

VEHICULAR USE AREA (<6,000 sq ft) [142.0406 - 142.0407]

Planting Area Required: provide 40 sq. ft. per tree (with no dimension less than 5 ft.)

Plant Points Required	Plant Points Provided	Excess Points Provided
Total VUA sq. ft. x 0.05 =	points	points

Points achieved through trees (at least half) = points

VEHICULAR USE AREA (2-6,000 sq ft) [142.0408 - 142.0407]

Required Planting Area	Planting Area Provided	Excess Area Provided
VUA inside Street Yard 17,794 sq. ft. x 0.05 = 890 sq. ft.	17,169 sq. ft.	16,278 sq. ft.
VUA outside Street Yard 8,532 sq. ft. x 0.03 = 256 sq. ft.	5,352 sq. ft.	5,096 sq. ft.

Required Plant Points	Plant Points Provided	Points provided with trees (at least half)
VUA inside Street Yard 17,794 sq. ft. x 0.05 = 890 points	2,955 points	1,800 points
VUA outside Street Yard 8,532 sq. ft. x 0.03 = 256 points	1,417 points	400 points

TEMPORARY VEHICULAR USE AREA [142.0409]

Required Planting Area	Planting Area Provided
Length of Public Right-of-Way adjacent to VUA 532 ft. x 3 ft. = 1,596 sq. ft.	11,808 sq. ft.

• Provide planting area between Public Right-of-Way and VUA.
• Plant with evergreen shrubs.
• Shrubs must achieve a minimum height of 30" within 2 years of installation over at least 50% of the required planting area.

ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS

If any of the requirements of Landscape Regulations, Section 142.0406(a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Colors represent, this information is available in alternative formats for persons with disabilities.
DS-6 (03-08)

1B Vehicular Use Areas Worksheet

City of San Diego
Development Services
1222 First Ave. MS-501
San Diego, CA 92101-4151
(619) 448-5000

Landscape Calculations Worksheet
Multiple Dwelling Unit Development in All Zoned

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

One tree (minimum 24 inch box size) is required within 30 ft. of each parking space. (If palm trees are used, top of palm trunk height is required within 15 ft. of each parking space.)

VEHICULAR USE AREA (<6,000 sq ft) [142.0406 - 142.0407]

Planting Area Required: provide 40 sq. ft. per tree (with no dimension less than 5 ft.)

Plant Points Required	Plant Points Provided	Excess Points Provided
Total VUA sq. ft. x 0.05 =	points	points

Points achieved through trees (at least half) = points

VEHICULAR USE AREA (2-6,000 sq ft) [142.0408 - 142.0407]

Required Planting Area	Planting Area Provided	Excess Area Provided
VUA inside Street Yard 17,794 sq. ft. x 0.05 = 890 sq. ft.	17,169 sq. ft.	16,278 sq. ft.
VUA outside Street Yard 8,532 sq. ft. x 0.03 = 256 sq. ft.	5,352 sq. ft.	5,096 sq. ft.

Required Plant Points	Plant Points Provided	Points provided with trees (at least half)
VUA inside Street Yard 17,794 sq. ft. x 0.05 = 890 points	2,955 points	1,800 points
VUA outside Street Yard 8,532 sq. ft. x 0.03 = 256 points	1,417 points	400 points

TEMPORARY VEHICULAR USE AREA [142.0409]

Required Planting Area	Planting Area Provided
Length of Public Right-of-Way adjacent to VUA 532 ft. x 3 ft. = 1,596 sq. ft.	11,808 sq. ft.

• Provide planting area between Public Right-of-Way and VUA.
• Plant with evergreen shrubs.
• Shrubs must achieve a minimum height of 30" within 2 years of installation over at least 50% of the required planting area.

ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS

If any of the requirements of Landscape Regulations, Section 142.0406(a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.

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Colors represent, this information is available in alternative formats for persons with disabilities.
DS-6 (03-08)

1A Landscape Calculations Worksheet

Keeler Court

KEELER COURT
SAN DIEGO, CA 92113

Project No: 16007.00

Owner,
Developer,
Applicant: Community Housing Works
1750 Sixth Ave San
Diego CA 92101
p.619.498.2900



Architect: BNIM
797 J St., San Diego, CA 92101
p.619.795.9920 f.619.783.1501



Civil
Engineer: PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
p.619.235.6427 f.619.234.0349



GROUND FLOOR PLAN

SITE DEVELOPMENT PERMIT RE-SUBMITTAL

01/03/2017

DRAWING SET	DATE
SITE DEVELOPMENT PACKAGE	09/27/2016
SITE DEVELOPMENT SUBMITTAL	11/10/2016
SITE DEVELOPMENT RE-SUBMITTAL	01/03/2017

Keeler Court

KEELER COURT
SAN DIEGO, CA 92113

Project No: 16007.00

Owner,
Developer,
Applicant: Community Housing Works
2815 Camino del Rio
South, Suite 350, San
Diego, CA 92108

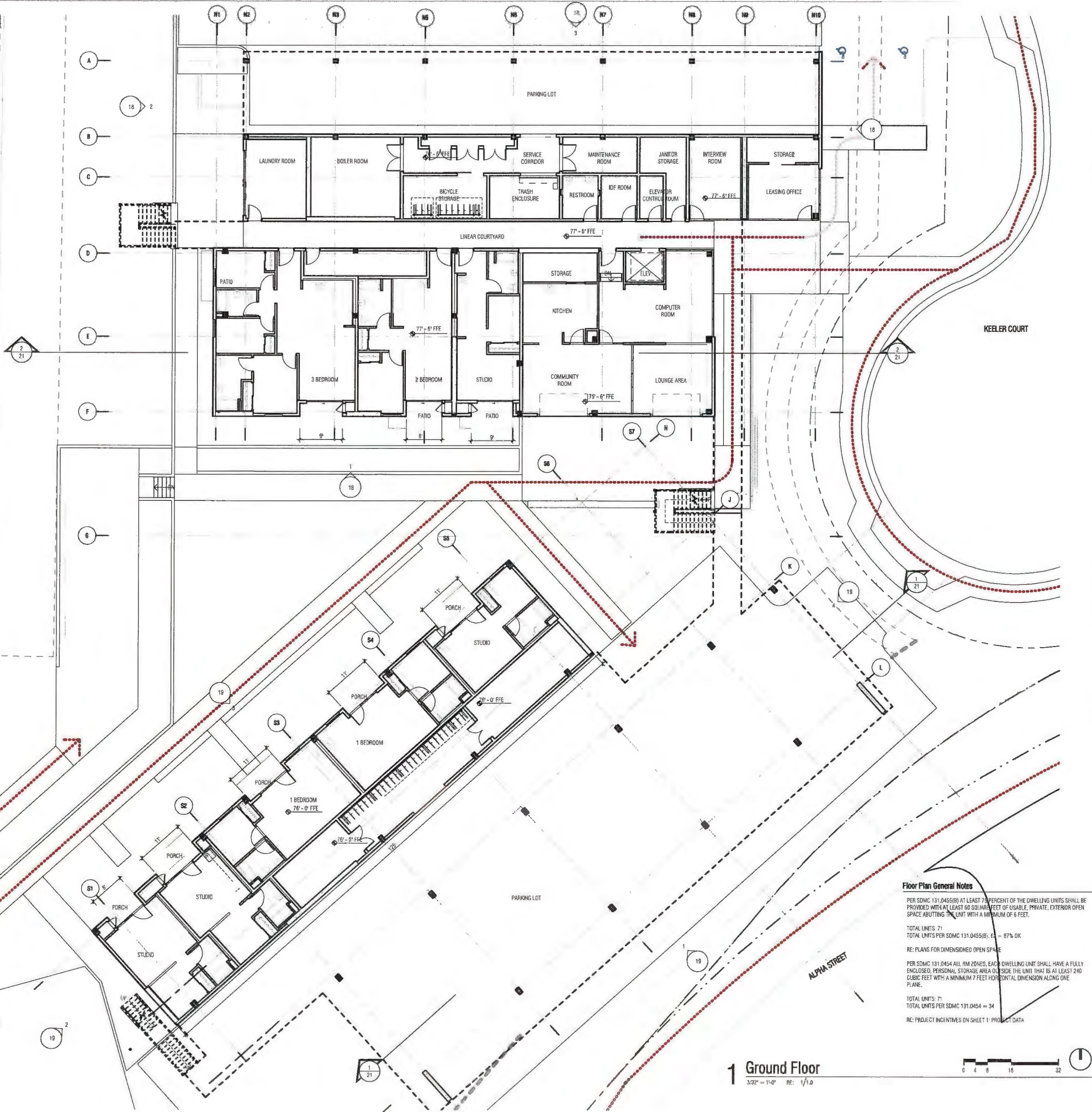
p.619.450.8711



Architect: BNIM
797 J ST, San Diego, CA 92101
p.619.795.9920 f.619.783.1501



Civil
Engineer: PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
p.619.235.6427 f.619.234.0349



13

LEVEL 2 FLOOR PLAN

SITE DEVELOPMENT PERMIT RE-SUBMITTAL	
01/03/2017	
DRAWING SET	DATE
SITE DEVELOPMENT PACKAGE	09/27/2016
SITE DEVELOPMENT SUBMITTAL	11/10/2016
SITE DEVELOPMENT RE-SUBMITTAL	01/03/2017

Keeler Court

KEELER COURT
SAN DIEGO, CA 92113

Project No: 16007.00

Owner,
Developer,
Applicant:

Community Housing Works
2815 Camino del Rio
South, Suite 350, San
Diego, CA 92108

p.619.450.8711



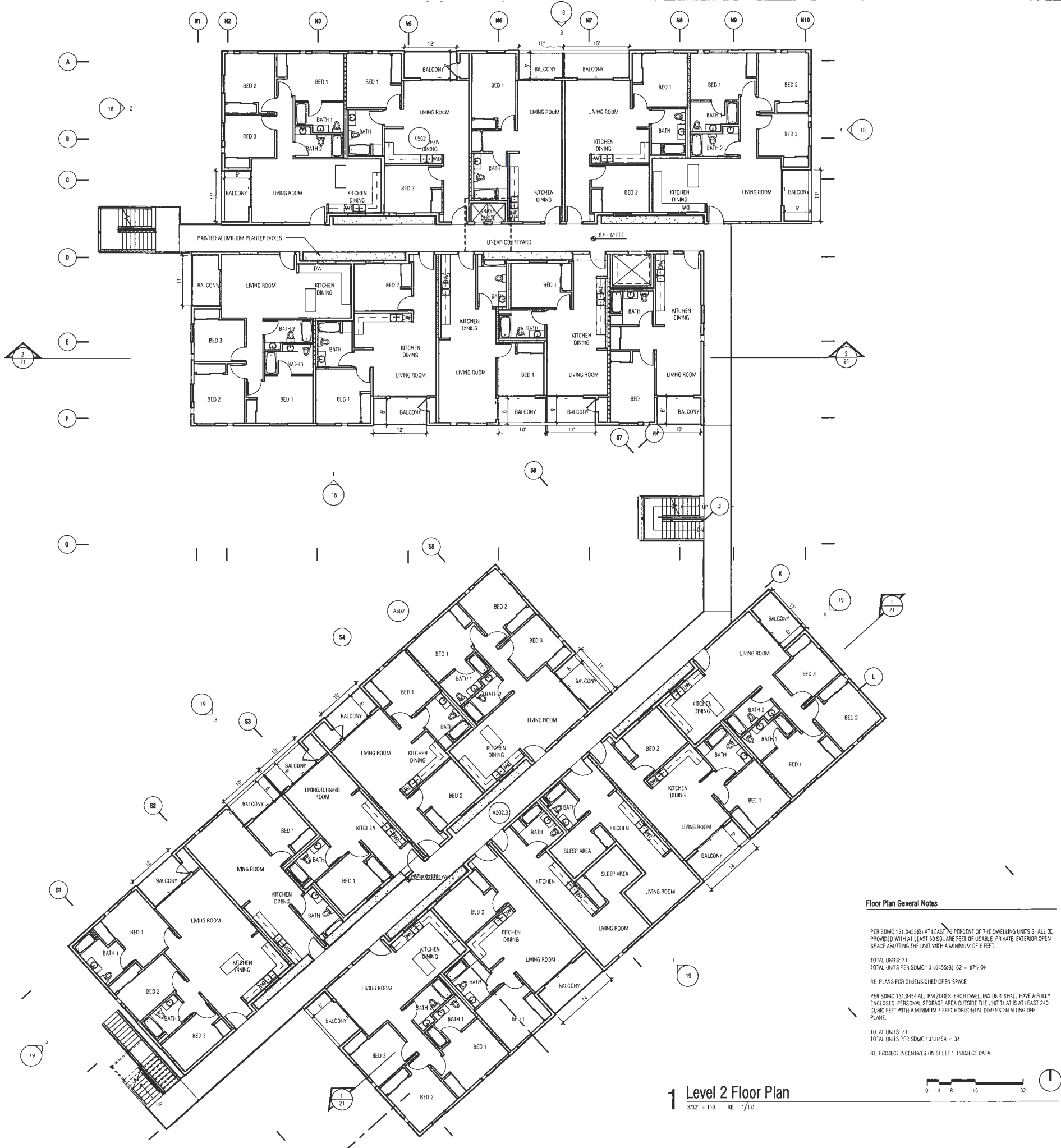
Architect:

BNIM
797 J St. San Diego, CA 92101
p.619.795.9920 f.616.783.7501



Civil
Engineer:

PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
p.619.235.6427 f.619.234.0349



LEVEL 3 FLOOR PLAN

SITE DEVELOPMENT PERMIT RE-SUBMITTAL
01/03/2017
DRAWING SET
SITE DEVELOPMENT PACKAGE
DATE
09/27/2016

Keeler Court

KEELER COURT
SAN DIEGO, CA 92113
Project No: 16007.00

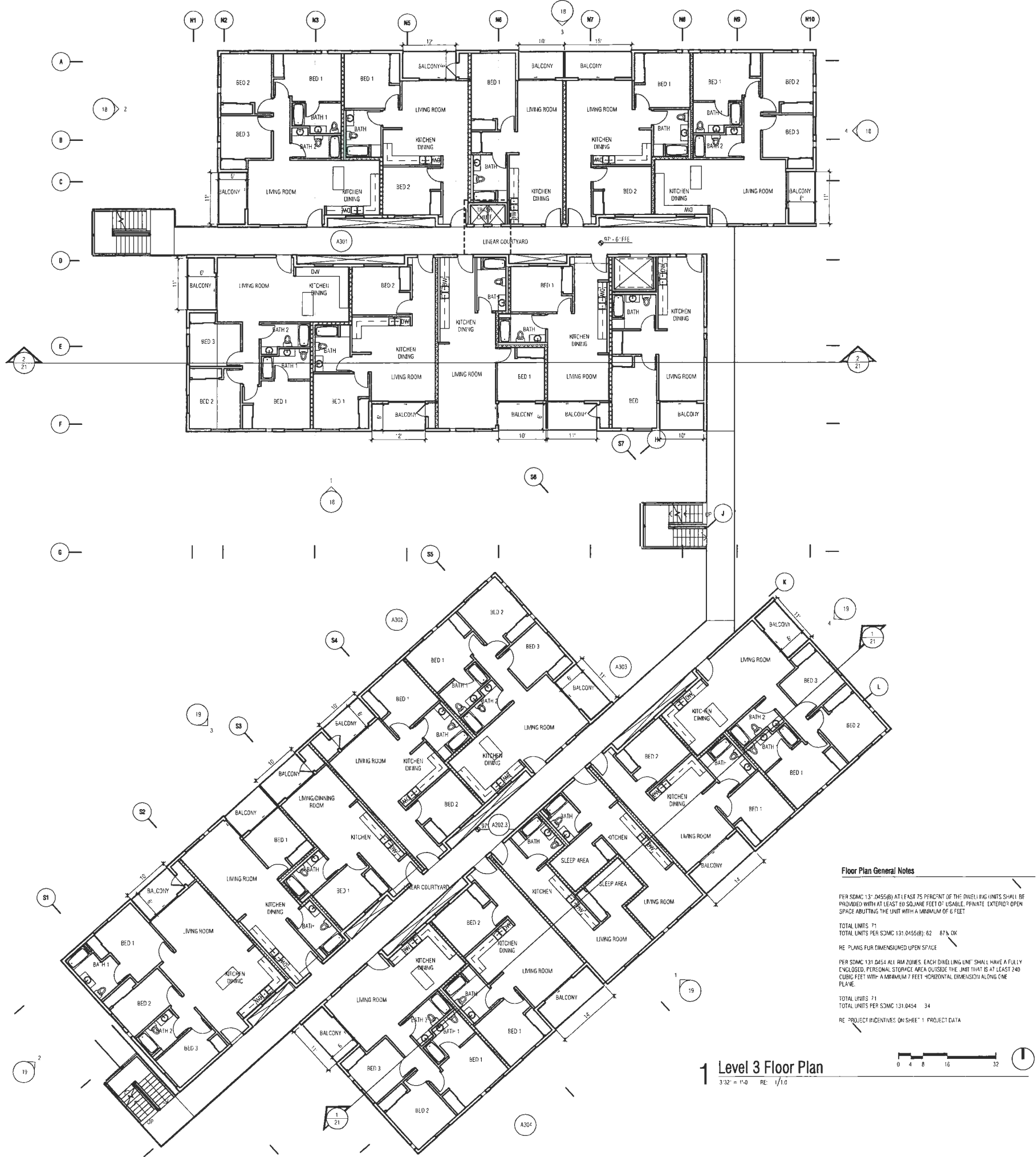
Owner,
Developer,
Applicant: Community Housing Works
2815 Camino del Rio
South, Suite 350, San
Diego, CA 92108



Architect: BNIM
797 J St., San Diego, CA 92101
p.619.795.9920 f.619.783.501



Civil
Engineer: PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
p.619.235.6427 f.619.234.0349



Floor Plan General Notes

PER SDMC 131.0455(B) AT LEAST 75 PERCENT OF THE DWELLING UNITS SHALL BE PROVIDED WITH AT LEAST 60 SQUARE FEET OF USABLE, PRIVATE EXTERIOR OPEN SPACE ADJUTING THE UNIT WITH A MINIMUM OF 6 FEET

TOTAL UNITS 71
TOTAL UNITS PER SDMC 131.0455(B) 62 87% OK

RE PLANS FOR DIMENSIONED OPEN SPACE

PER SDMC 131.0454 ALL RM ZONES, EACH DWELLING UNIT SHALL HAVE A FULLY ENCLOSED, PERSONAL STORAGE AREA OUTSIDE THE UNIT THAT IS AT LEAST 240 CUBIC FEET WITH A MINIMUM 7 FEET HORIZONTAL DIMENSION ALONG ONE PLANE

TOTAL UNITS 71
TOTAL UNITS PER SDMC 131.0454 34

RE PROJECT INCENTIVES ON SHEET 1 PROJECT DATA

1 Level 3 Floor Plan
3/32" = 1'-0" RE 1/10

15

LEVEL 4 FLOOR PLAN

SITE DEVELOPMENT PERMIT RE-SUBMITTAL

01/03/2017

DRAWING SET	DATE
SITE DEVELOPMENT PACKAGE	09/27/2016
SITE DEVELOPMENT SUBMITTAL	11/10/2016
SITE DEVELOPMENT RE-SUBMITTAL	01/03/2017

Keeler Court

KEELER COURT
SAN DIEGO, CA 92113

Project No: 16007.00

Owner, Developer, Applicant: Community Housing Works
2815 Camino del Rio South, Suite 350, San Diego, CA 92108

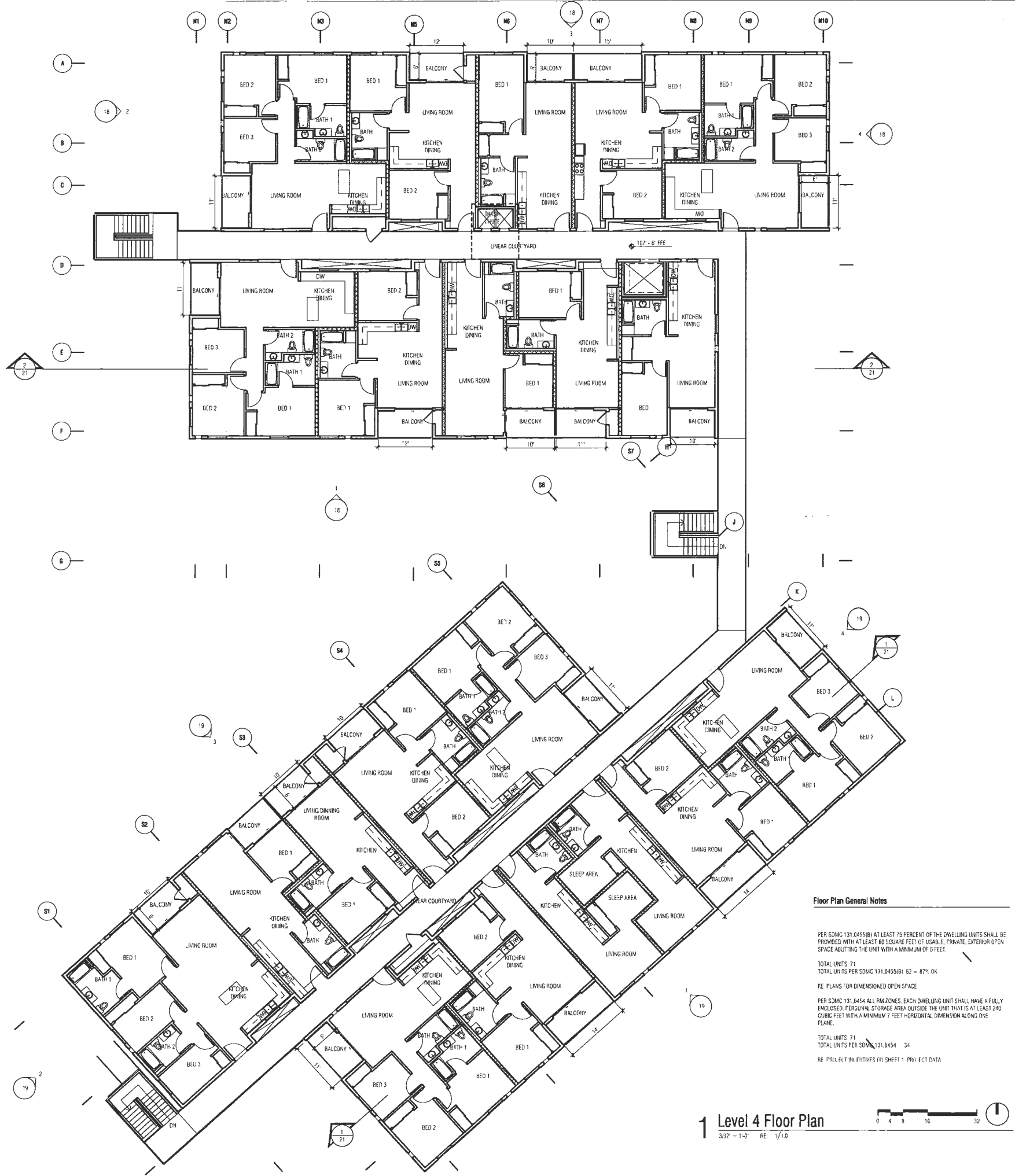
p.619.450.8711



Architect: BNIM
797 J St., San Diego, CA 92101
p.619.795.9920 1.619.783.1501



Civil Engineer: PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
p.619.235.6427 1.619.234.0349



Floor Plan General Notes

PER SDMC 131.0455(B) AT LEAST 75 PERCENT OF THE DWELLING UNITS SHALL BE PROVIDED WITH AT LEAST 60 SQUARE FEET OF USABLE, PRIVATE, EXTERIOR OPEN SPACE ADJUTTING THE UNIT WITH A MINIMUM OF 8 FEET.

TOTAL UNITS 71
TOTAL UNITS PER SDMC 131.0455(B) 62 = 87% OK

RE: PLANS FOR DIMENSIONED OPEN SPACE

PER SDMC 131.0454 ALL RM ZONES, EACH DWELLING UNIT SHALL HAVE A FULLY ENCLOSED, PERMANENT STORAGE AREA OUTSIDE THE UNIT THAT IS AT LEAST 240 CUBIC FEET WITH A MINIMUM 7 FEET HORIZONTAL DIMENSION ALONG ONE PLANE.

TOTAL UNITS 71
TOTAL UNITS PER SDMC 131.0454 34

RE: PROJECT FIN FINISHES (F) SHEET 1 PROJECT DATA

ROOF PLAN

SITE DEVELOPMENT PERMIT RE-SUBMITTAL	
01/03/2017	
DRAWING SET	DATE
SITE DEVELOPMENT PACKAGE	09/27/2016
SITE DEVELOPMENT SUBMITTAL	11/10/2016
SITE DEVELOPMENT RE-SUBMITTAL	01/03/2017

Keeler Court

KEELER COURT
SAN DIEGO, CA 92113

Project No: 16007.00

Owner, Developer, Applicant: Community Housing Works
2815 Camino del Rio South, Suite 350, San Diego, CA 92108

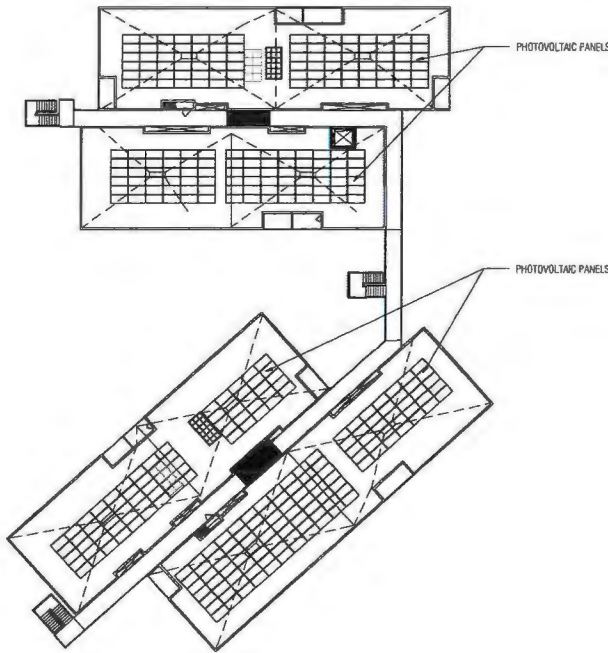
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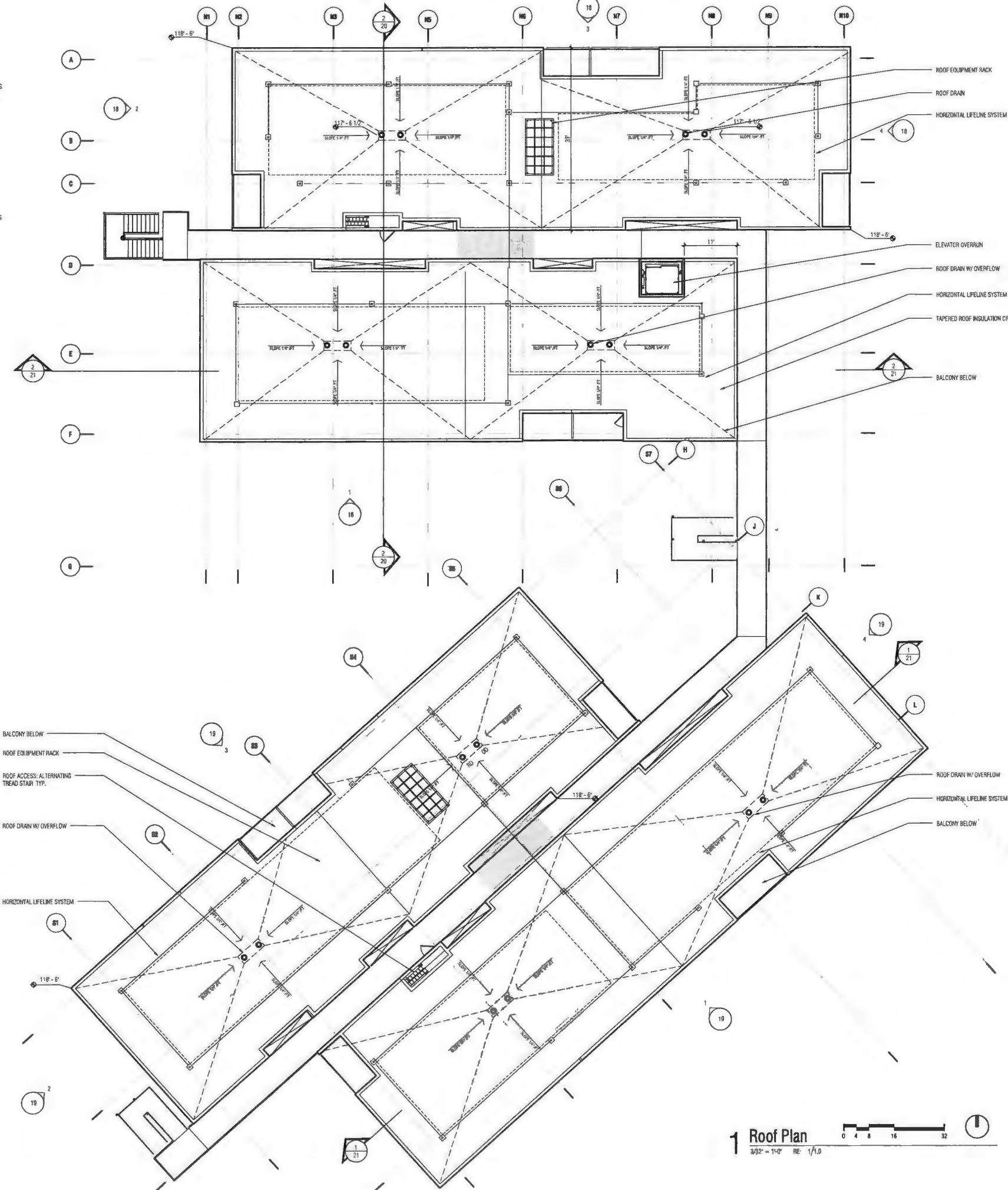
Architect: BNIM
797 J ST, San Diego, CA 92101
p.619.795.9920 f.619.783.1501



Civil Engineer: PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
p.619.235.6427 f.619.234.0349



2 Rooftop Solar Array
1/32" = 1'-0" RE 1/1.0



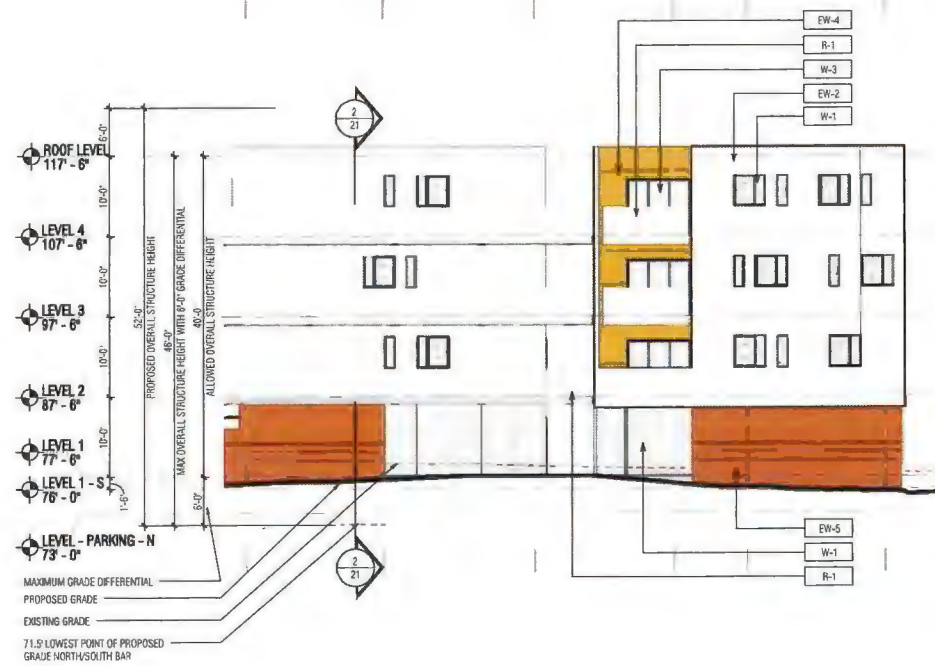
1 Roof Plan
3/32" = 1'-0" RE 1/1.0

18

BUILDING
ELEVATIONS -
NORTH BARSITE DEVELOPMENT PERMIT RE-SUBMITTAL
01/03/2017DRAWING SET
SITE DEVELOPMENT PACKAGE

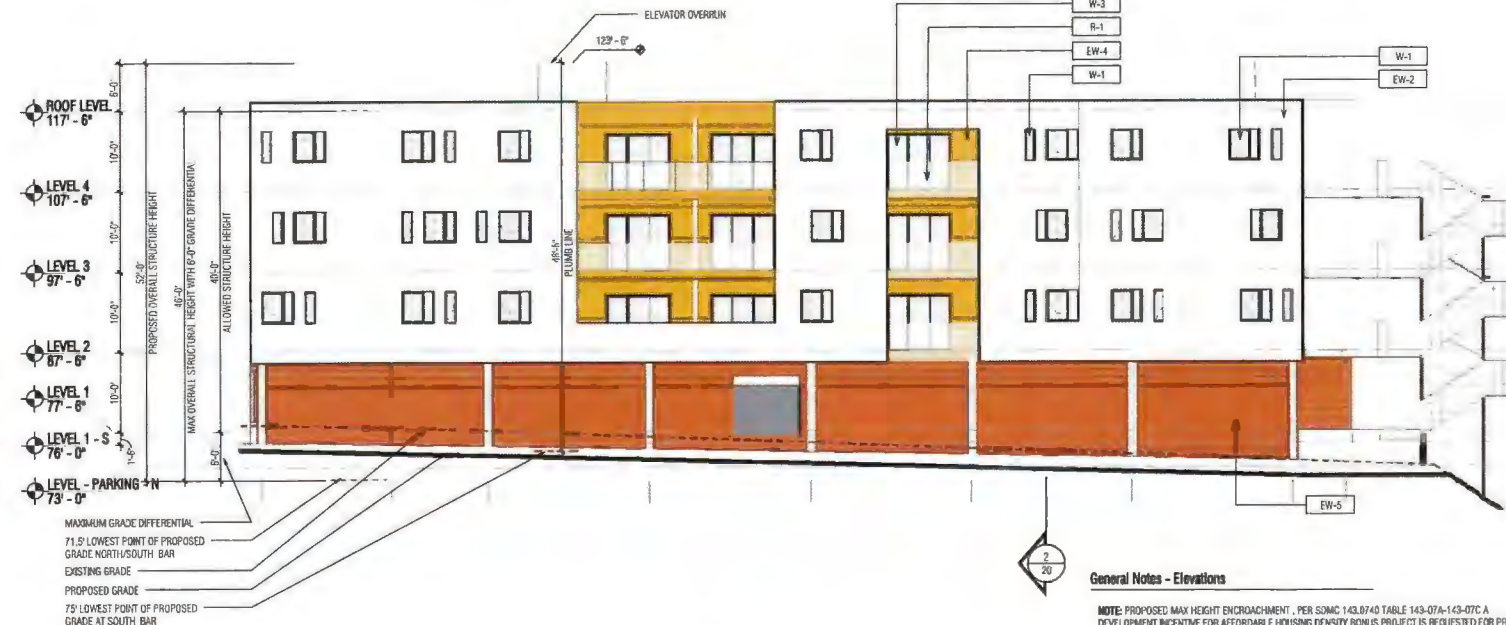
DATE

09/27/2016



4 North Bar - East Elevation

3/32" = 1'-0" RE: 1/12



3 North Bar - North Elevation

3/32" = 1'-0" RE: 1/12

General Notes - Elevations

NOTE: PROPOSED MAX HEIGHT ENCROACHMENT, PER SDMC 143.0740 TABLE 143-07A-143-07C A DEVELOPMENT INCENTIVE FOR AFFORDABLE HOUSING DENSITY BONUS PROJECT IS REQUESTED FOR PROPOSED HEIGHT ENCROACHMENT

NORTH BAR: 1' - 0" PROPOSED HEIGHT ENCROACHMENT
SOUTH BAR: 2' - 0" PROPOSED HEIGHT ENCROACHMENT

NOTE: REFER TO SDMC TABLE 131-040 FOR ALLOWED STRUCTURE HEIGHT FOR ZONE DESIGNATION RM 2-5

RE: 1' PROJECT DATA FOR PROPOSED DEVELOPMENT INCENTIVES

NOTE: RE: SDMC 113.0270(2)(B) OVERALL HEIGHT MEASUREMENT
THE OVERALL STRUCTURE HEIGHT IS MEASURED FROM THE LOWEST POINT OF EXISTING GRADE OR PROPOSED GRADE WITHIN 5 FEET OF THE STRUCTURE'S PERIMETER OR AT THE PROPERTY LINE, WHICHEVER IS CLOSER, TO THE HIGHEST POINT OF THE STRUCTURE, PROJECT HORIZONTALLY TO DIRECTLY ABOVE THE LOWEST POINT OF THE GRADE. THE OVERALL STRUCTURE HEIGHT SHALL NOT EXCEED THE MAXIMUM PERMITTED STRUCTURE HEIGHT OF THE APPLICABLE ZONE PLUS AN AMOUNT EQUAL TO EITHER THE MAXIMUM GRADE DIFFERENTIAL WITHIN THE STRUCTURE'S FOOTPRINT OR 10 FEET, WHICHEVER IS LESS.

NOTE: RE: SDMC 131.0464(h)(3) FOR LOTS GREATER THAN 50 FEET IN WIDTH, AT LEAST 50 PERCENT OF THE LENGTH OF THE BUILDING FACADE ON THE GROUND FLOOR MUST ENCLOSE HABITABLE AREA.

RE: SDMC 113.0210(a) FOR A CORNER LOT, THE BUILDING FACADE IS DETERMINED SEPARATELY FOR EACH STREET FRONTAGE.

KEELER COURT -
ALPHA STREET -

(B) FOR A PREMISES ABUTTING A CURVED PLANE USED FOR DETERMINING BUILDING FACADE IS AN IMAGINARY LINE CONNECTING THE INTERSECTIONS OF THE 2 SIDE PROPERTY LINES WITH THE PUBLIC RIGHT-OF-WAY



2 North Bar - West Elevation

3/32" = 1'-0" RE: 1/12



1 North Bar - South Elevation

3/32" = 1'-0" RE: 1/12

Elevation Legend

- CURTAIN WALL GLAZING (EW-1)
- SMOOTH ARCHITECTURAL STUCCO (EW-2)
- ACCENT WALL TYPE 1: SMOOTH ARCHITECTURAL STUCCO (EW-3)
- ACCENT WALL TYPE 2: PAINTED CEMENTITIOUS BOARD A (EW-4)
- ACCENT WALL TYPE 3: PAINTED CEMENTITIOUS BOARD B (EW-5)
- WINDOW TYPE 1: ALUMINUM FRAME (W-1)
- WINDOW TYPE 2: ALUMINUM FRAME (W-2)
- RAILING TYPE 1: PAINTED ALUMINUM CLADDING (R-1)
- FENCE: PAINTED ALUMINUM PERFORATED CLADDING (F-1)

Keeler Court

KEELER COURT
SAN DIEGO, CA 92113

Project No: 16007.00

Owner,
Developer,
Applicant:Community Housing Works
2815 Camino del Rio
South, Suite 350, San
Diego, CA 92108

Architect:

BNIM
797 J St, San Diego, CA 92101
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Engineer:PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
p.619.235.6427 f.619.234.0349

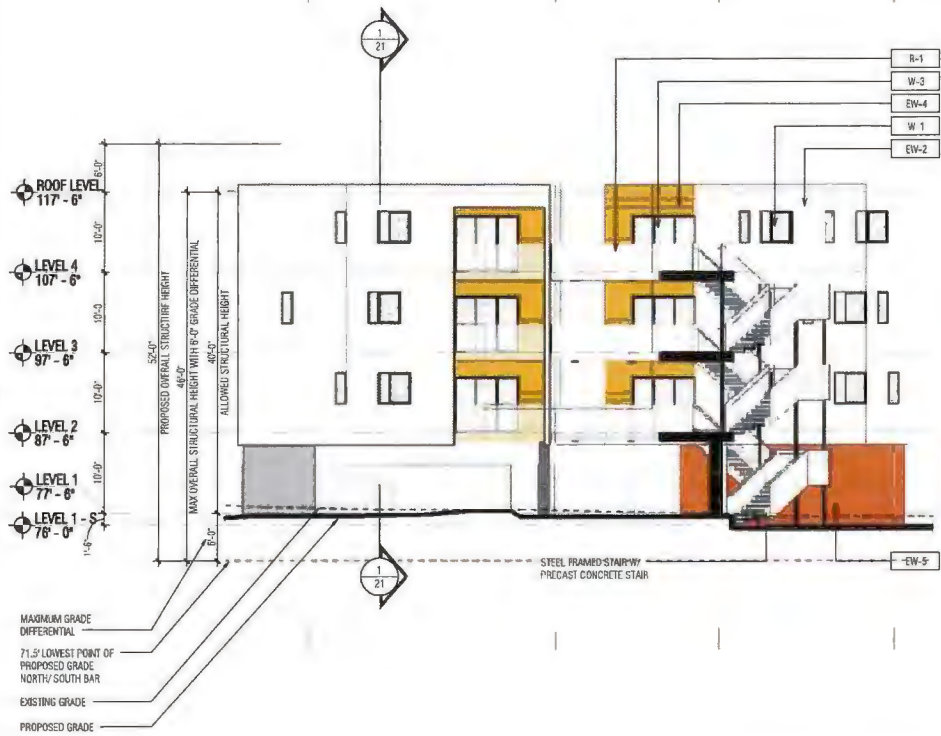
19

BUILDING ELEVATIONS - SOUTH BAR

SITE DEVELOPMENT PERMIT RE-SUBMITTAL

01/03/2017

DRAWING SET	DATE
SITE DEVELOPMENT PACKAGE	09/27/2016
SITE DEVELOPMENT SUBMITTAL	11/10/2016
SITE DEVELOPMENT RE-SUBMITTAL	01/03/2017



4 South Bar - East Elevation
3/32" = 1'-0" RE: 1/12



3 South Bar - North Elevation
3/32" = 1'-0" RE: 1/12

General Notes - Elevations

NOTE: PROPOSED MAX HEIGHT ENCROACHMENT, PER SDMC 143.0740 TABLE 143-074-143-074 A DEVELOPMENT INCENTIVE FOR AFFORDABLE HOUSING DENSITY BONUS PROJECT IS REQUESTED FOR PROPOSED HEIGHT ENCROACHMENT

NORTH BAR: 1' - 0" PROPOSED HEIGHT ENCROACHMENT

SOUTH BAR: 2' - 0" PROPOSED HEIGHT ENCROACHMENT

NOTE: REFER TO SDMC TABLE 131-046 FOR ALLOWED STRUCTURE HEIGHT FOR ZONE DESIGNATION RM 2-5

RE: 1 PROJECT DATA FOR PROPOSED DEVELOPMENT INCENTIVES

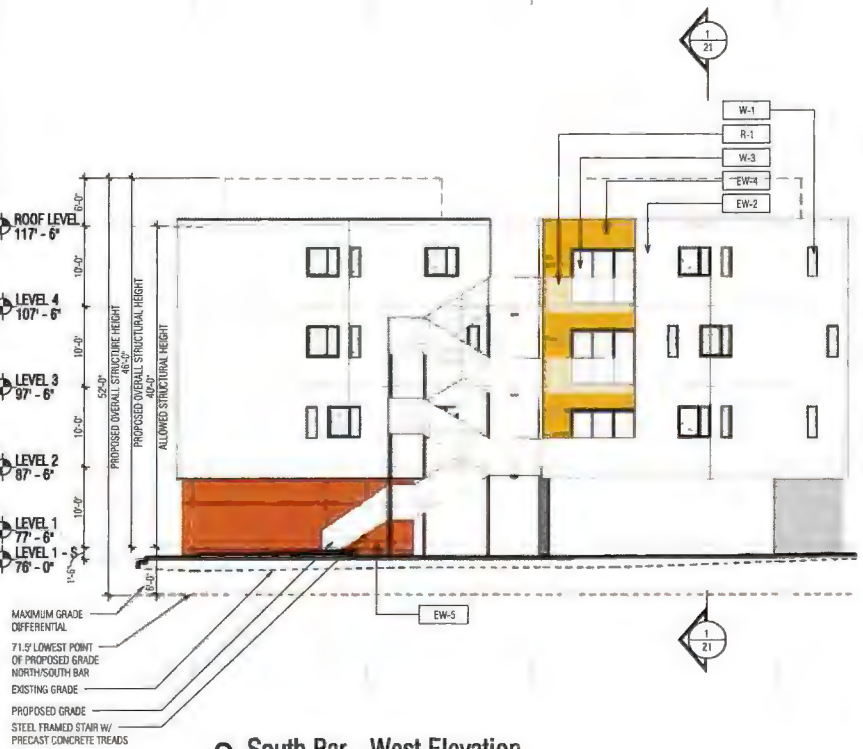
NOTE: RE: SDMC 113.0270(2)(b) OVERALL HEIGHT MEASUREMENT THE OVERALL STRUCTURE HEIGHT IS MEASURED FROM THE LOWEST POINT OF EXISTING GRADE OR PROPOSED GRADE WITHIN 5 FEET OF THE STRUCTURE'S PERIMETER OR AT THE PROPERTY LINE, WHICHEVER IS CLOSER, TO THE HIGHEST POINT OF THE STRUCTURE, PROJECT HORIZONTALLY TO DIRECTLY ABOVE THE LOWEST POINT OF THE GRADE, THE OVERALL STRUCTURE HEIGHT SHALL NOT EXCEED THE MAXIMUM PERMITTED STRUCTURE HEIGHT OF THE APPLICABLE ZONE PLUS AN AMOUNT EQUAL TO EITHER THE MAXIMUM GRADE DIFFERENTIAL WITHIN THE STRUCTURE'S FOOTPRINT OR 10 FEET, WHICHEVER IS LESS.

NOTE: RE: SDMC 131.0464(a)(2) FOR LOTS GREATER THAN 50 FEET IN WIDTH, AT LEAST 60 PERCENT OF THE LENGTH OF THE BUILDING FACADE ON THE GROUND FLOOR MUST ENCLOSE HABITABLE AREA.

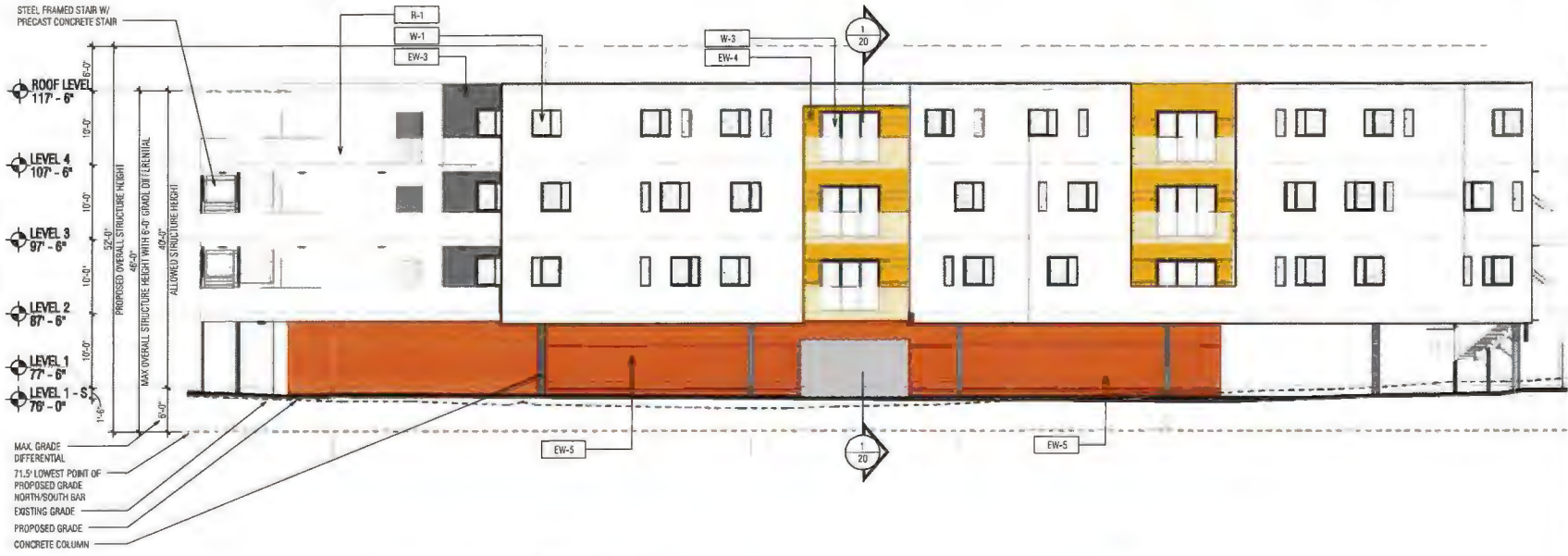
RE: SDMC 113.0270(4) FOR A CORNER LOT, THE BUILDING FACADE IS DETERMINED SEPARATELY FOR EACH STREET FRONTAGE.

KEELER COURT - ALPHA STREET -

(B) FOR A PREMISES ABUTTING A CURVED PLANE USED FOR DETERMINING BUILDING FACADE IS AN IMAGINARY LINE CONNECTING THE INTERSECTIONS OF THE 2 SIDE PROPERTY LINES WITH THE PUBLIC RIGHT-OF-WAY



2 South Bar - West Elevation
3/32" = 1'-0" RE: 1/12



1 South Bar - South Elevation
3/32" = 1'-0" RE: 1/12

Elevation Legend

- CURTAIN WALL GLAZING (EW-1)
- SMOOTH ARCHITECTURAL STUCCO (EW-2)
- ACCENT WALL TYPE 1, SMOOTH ARCHITECTURAL STUCCO (EW-3)
- ACCENT WALL TYPE 2, PAINTED CEMENTITIOUS BOARD A (EW-4)
- ACCENT WALL TYPE 3, PAINTED CEMENTITIOUS BOARD B (EW-5)
- WINDOW TYPE 1, ALUMINUM FRAME (W-1)
- WINDOW TYPE 2, ALUMINUM FRAME (W-2)
- RAILING TYPE 1 - PAINTED ALUMINUM CLADDING (R-1)
- FENCE - PAINTED ALUMINUM PERFORATED CLADDING (F-1)

Keeler Court

KEELER COURT
SAN DIEGO, CA 92113

Project No: 16007.00

Owner, Developer, Applicant: Community Housing Works
2815 Camino del Rio
South, Suite 350, San Diego, CA 92108
p.619.450.8711



Architect: BNIM
797 J ST, San Diego, CA 92101
p.619.235.6427 f.619.234.0349



Civil Engineer: PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
p.619.235.6427 f.619.234.0349



BUILDING SECTIONS

SITE DEVELOPMENT PERMIT RE-SUBMITTAL	
01/03/2017	
DRAWING SET	DATE
SITE DEVELOPMENT PACKAGE	09/27/2016
SITE DEVELOPMENT SUBMITTAL	11/10/2016
SITE DEVELOPMENT RE-SUBMITTAL	01/03/2017

Keeler Court

KEELER COURT
SAN DIEGO, CA 92113

Project No: 16007.00

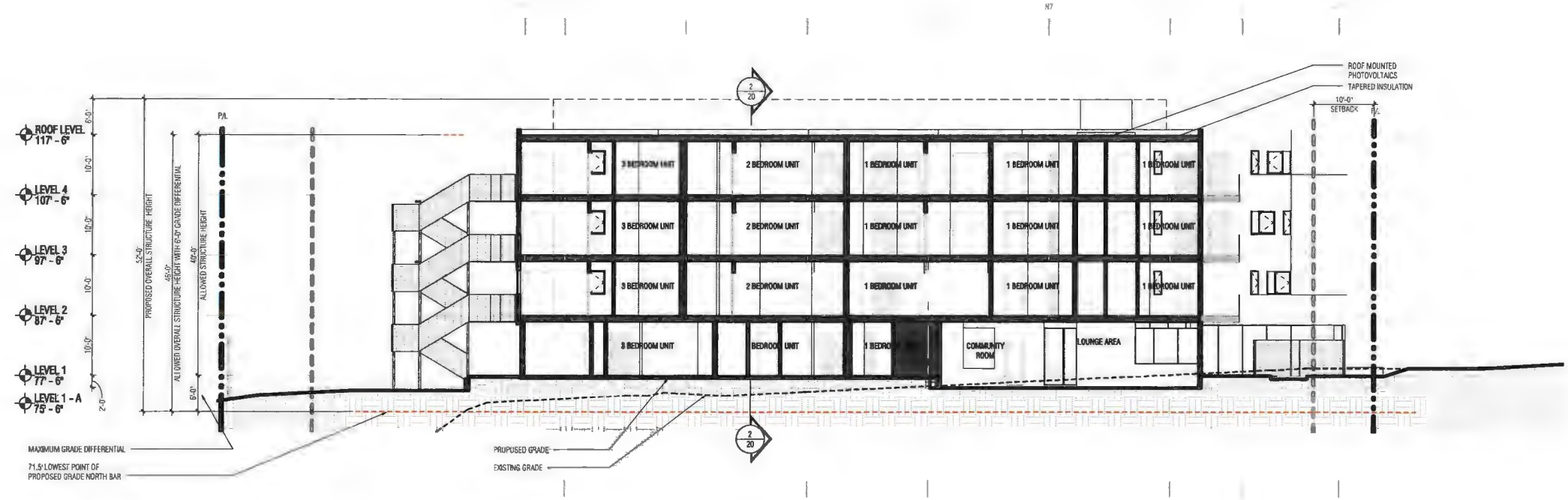
Owner, Developer, Applicant: Community Housing Works
2615 Camino del Rio South, Suite 350, San Diego, CA 92108
p.619.450.8711



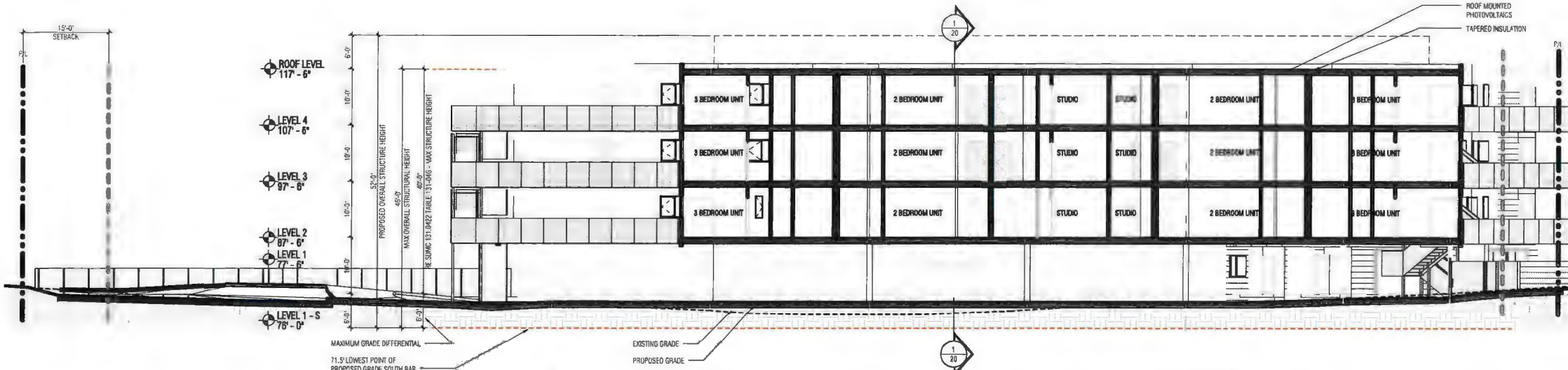
Architect: BNIM
797 J ST, San Diego, CA 92101
p.619.795.9920 f.619.783.1501



Civil Engineer: PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
p.619.235.6427 f.619.234.0349



2 Longitudinal Building Section - North Bar
3/32" = 1'-0" RE: 1/12



1 Longitudinal Building Section - South Bar
3/32" = 1'-0" RE: 1/12

General Notes - Elevations

NOTE: PROPOSED MAX HEIGHT ENCROACHMENT - PER SDMC 143.0740 TABLE 143-074-143-07C-A DEVELOPMENT INCENTIVE FOR AFFORDABLE HOUSING DENSITY BONUS PROJECT IS REQUESTED FOR PROPOSED HEIGHT ENCROACHMENT
NORTH BAR: 1'-0" PROPOSED HEIGHT ENCROACHMENT
SOUTH BAR: 2'-6" PROPOSED HEIGHT ENCROACHMENT

NOTE: REFER TO SDMC TABLE 131-046 FOR ALLOWED STRUCTURE HEIGHT FOR ZONE DESIGNATION RM 2-5

RE: 1 PROJECT DATA FOR PROPOSED DEVELOPMENT INCENTIVES

NOTE: RE: SDMC 113.0270(2)(B) OVERALL HEIGHT MEASUREMENT
THE OVERALL STRUCTURE HEIGHT IS MEASURED FROM THE LOWEST POINT OF EXISTING GRADE OR PROPOSED GRADE WITHIN 5 FEET OF THE STRUCTURE'S PERIMETER OR AT THE PROPERTY LINE, WHICHEVER IS CLOSER, TO THE HIGHEST POINT OF THE STRUCTURE, PROJECT HORIZONTALLY TO DIRECTLY ABOVE THE LOWEST POINT OF THE GRADE, THE OVERALL STRUCTURE HEIGHT SHALL NOT EXCEED THE MAXIMUM PERMITTED STRUCTURE HEIGHT OF THE APPLICABLE ZONE PLUS AN AMOUNT EQUAL TO EITHER THE MAXIMUM GRADE DIFFERENTIAL WITHIN THE STRUCTURE'S FOOTPRINT OR 10 FEET, WHICHEVER IS LESS.

NOTE: RE: SDMC 131.0464(1)(B) FOR LOTS GREATER THAN 50 FEET IN WIDTH, AT LEAST 50 PERCENT OF THE LENGTH OF THE BUILDING FACADE ON THE GROUND FLOOR MUST ENCLOSE HABITABLE AREA.

RE: SDMC 113.0216(6) FOR A CORNER LOT, THE BUILDING FACADE IS DETERMINED SEPARATELY FOR EACH STREET FRONTAGE.

KEELER COURT - ALPHA STREET -

(B) FOR A PREMISES ABUTTING A CURVED PLANE USED FOR DETERMINING BUILDING FACADE IS AN IMAGINARY LINE CONNECTING THE INTERSECTIONS OF THE 2 SIDE PROPERTY LINES WITH THE PUBLIC RIGHT-OF-WAY