THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: April 12, 2017 REPORT NO. HO-17-023

HEARING DATE: April 19, 2017

SUBJECT: TWENTY-EIGHT. Process Three Decision

PROJECT NUMBER: 456328

OWNER/APPLICANT: Metropolitan-SDPB Broadway, LLC.

SUMMARY

Issues: Should the Hearing Officer approve an application for the demolition of an existing four-unit apartment building and the construction of a 34-unit apartment building that includes three affordable units on a 0.361-acre site located at 2828-2834 Broadway in the Greater Golden Hill Community Plan area?

Staff Recommendations:

1. ADOPT Mitigated Negative Declaration No. 456328, and ADOPT the Mitigation Monitoring and Reporting Program; and

2. APPROVE Site Development Permit No. 1601233.

Community Planning Group Recommendation: On September 14, 2016, the Greater Golden Hill Planning Committee voted 10-2-1 to recommend approval of the project with the recommendation to include an interior stairway from the parking garage to the courtyard area for safety reasons (Attachment 10).

Environmental Review: Mitigated Negative Declaration No. 456328 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, which address potential impacts to Paleontological Resources. A Mitigation Monitoring and Reporting Program (MMRP) would be implemented with this project, which shall reduce the potential impacts to below a level of significance.

BACKGROUND

The 0.361-acre site is located at 2828-2834 Broadway, in the GH-600 zone of the Golden Hill Planned District within the Greater Golden Hill Community Plan area, the Residential Tandem Parking

Overlay Zone, and the Transit Area Overlay Zone. The project site is also located in the Airport Influence Area Review Area 1 for the San Diego International Airport (SDIA) as depicted in the adopted 2014 Airport Land Use Compatibility Plan. The project is located in the 60-65 decibel (dB) Community Noise Equivalent Level (CNEL) as depicted in the 2014 ALUCP, and within the Federal Aviation Administration Part 77 Notification area.

The site is 189 feet above sea level (ASL) at southeastern corner of the property along Broadway and changes to 180 feet ASL at the southwestern corner of the property. In addition, the site slopes up from public right-of-way by 13 feet within the first 20 feet of the property, and then has a gradual slope upward toward the northern property line along the alley (approximately a 19-foot differential). The site is located above the 100-year floodplain, and is not located within or adjacent to the City's Multiple Habitat Planning Area and does not contain any Environmentally Sensitive Lands as defined in San Diego Municipal Code (SDMC) Section 113.0103.

The site located at 2834 Broadway was previously graded and developed with a four-unit apartment building with an attached garage structure containing five parking spaces, which were constructed in 1950. The site located at 2828 Broadway was previously graded and developed with a single family dwelling unit. On April 17, 2015, this existing dwelling unit was demolished pursuant to Demolition Permit No. 1456566. Separate historical assessments were performed for both sites and determined that the properties and the associated structures would not be considered historically or architecturally significant in terms of architectural style, appearance, design, or construction associated with important persons or events in history. In addition, the properties do not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The subject property is immediately surrounded by a multi-family development to the west and east, and both a single family dwelling unit and multi-family development to the north and south. Land use designations for the areas adjacent to the site on the south and east are residential (high residential density of 44-77 dwelling units per acre), and are zoned GH-600, a multi-family residential zone. The land use designations for the properties immediately north are residential (medium-high residential density of 29-44 dwelling units per acre), and are zoned GH-1000. The land use designations for the properties immediately west are residential (medium-high residential density of 29-44 dwelling units per acre), and are zoned GH-600.

DISCUSSION

Community Plan and Zone Updates:

On December 1, 2016 (date of final passage), the City Council adopted an updated Greater Golden Hill Community Plan pursuant to Resolution No. R-310756, and a rezone of the properties within the community planning area to citywide zones pursuant to Ordinance No. O-20757 N.S. However, the project application was deemed complete on August 10, 2015, and the project is utilizing the Greater Golden Hill Community Plan and the Golden Hill Planned District regulations that were in effect at the time of the submittal.

Project Description:

The project proposes the demolition of an existing four-unit apartment building and construction of a three story, 34-unit apartment building. The project proposes three affordable housing (very low income) apartment units and 31 market rate apartment units. The project contains 20 one-bedroom apartment units and 14 studio apartment units. The project would typically be required to provide 34 parking space; however, site is located within a Transit Area Overlay Zone and qualifies for a 0.25-percent reduction for a total of 26 parking spaces in accordance with SDMC Section 143.0740(f)(1)(D). Though 26 parking spaces are required, the project provides for 30 parking spaces in a basement parking garage and two spaces within a covered parking area along the alley for a total of 32 parking spaces.

The GH-600 zoning designation provides for residential development and allows for one unit per 600 square feet of lot area. The Greater Golden Hill Community Plan allows high residential density of 44-77 dwelling units per acre. The proposed project site, occupying 0.361-acres, could accommodate 26 dwelling units based on the underlying zone and 15-26 dwelling units based on the community plan. However, the project will reserve three dwelling units, or 11 percent of the pre-bonus units, for very-low income households. Therefore, the project qualifies for a 35-percent density bonus, or 10 additional dwelling units (proposing six), and two incentives, in accordance with SDMC Chapter 14, Article 3, Division 7.

Development of the project requires a Process Three Site Development Permit (SDP) for residential development of more than 12 units within the Golden Hill Planned District and for deviations to the base zone regulations (see Deviations section below). Deviations within the Golden Hill Planned District may be granted through a Process Three SDP in accordance with SDMC Section 158.0206(a)(3). Because the project qualifies as an affordable housing project, the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

Project-Related Issues:

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. The project has been designed to have an energy budget that shows a 15-percent energy improvement to the Title 24, Part 6 Energy Budget. This energy demand reduction will be provided through a combination of on-site renewable energy generation (photovoltaic) and energy performance design elements. The project conserves water by using use low-flow fixtures/appliances and also accommodates for future installation of electric vehicle supply equipment in the parking garage to provide an electric vehicle charging station.

Airport Land Use Compatibility - On September 15, 2016, the San Diego County Regional Airport Authority, serving as the Airport Land Use Commission (ALUC), voted 7-0-2 on a determination that the project is conditionally consistent with the 2014 SDIA-ALUCP, pursuant to Resolution No. 2016-0013 (Attachment 6). The conditions outlined in the resolution have been included in the Permit (Attachment 8).

Development Incentive for Affordable Housing Density Bonus - The City allows for development incentives requested by the applicant, consistent with density bonus and as set forth in SDMC Section 143.0740. In accordance with SDMC Table 143-07B, the project would be allowed two incentives. The applicant is entitled to the concession or incentive, in the form of a deviation to the development regulations, unless the City makes a written finding of denial based on substantial evidence pursuant to SDMC Section 143.0740(c)(1) and Government Code Section 65915(d)(1). The applicant is requesting two affordable housing incentives, in the form of deviations, as follows:

1. Front Yard Setback - A deviation from the SDMC Section 158.0301(b)(2)(B) to reduce the required front yard setback to 17 feet for the southwestern portion of the building which is four stories tall, where a 24-foot setback is allowed at the fourth story pursuant to Table 158-03C.

2. Average Unit Size - A deviation from the SDMC Section 158.0301(b)(5)(B) to reduce the average unit size to 585.7 square feet, where the regulations allows an average unit size to be no less than 700 square feet.

The incentives have been reviewed relative to the proposed design of the project, the property configuration, the surrounding development, and the affordable housing density bonus regulations and guidelines. The project shall observe a minimum 17-foot front yard setback, consistent with the community plan and has been designed to address the physical environment, and would not adversely impact the public's health or safety. The incentives are consistent with the intent of the density bonus regulations. There is no substantial evidence pursuant to SDMC or the Government Code sections to deny the applicant's request for the incentive; therefore, staff recommends that the Planning Commission approve the incentive.

Deviations - An applicant may request deviations from the applicable development regulations pursuant to a Process Three Site Development Permit within the Golden Hill Planned District provided that findings can be made and the deviation results in a more desirable project. The applicant requests two deviations. The following are the requested deviations with justifications:

1. Diagonal Plan Dimension: A deviation from SDMC Section 158.0301(7) and Table 158-03G, to allow for a 114-foot 10-inch diagonal plan dimension, where the regulations allows a maximum 95-foot 8-inch diagonal plan dimension.

   Justification: The topography and the basement parking garage limits the ability to reduce the diagonal plan dimension. The project design incorporates defined vertical and horizontal offsets and other architectural features which serve to reduce the appearance of the building facades. In addition, the front façade along Broadway incorporates three separate building forms that reduces the bulk and scale of the structure, which meets the intent of the regulations.

2. Off-Setting Planes: A deviation from SDMC Section 158.0303(d) to reduce the number of off-setting planes to allow for architectural separation along the façade to comply with the intent of the regulation, where the regulations allows at least three separate building planes

for each 50-foot length of building elevation facing a street.

Justification: The off-setting planes requirement ensures that building elements will be broken up and variations will create architectural interest. Due to the topographical constraints and impacts to the livability of the units, the project does not meet all of the minimum off-setting planes requirements. However, the project has met the intent of the regulations through a combination of massing changes, color diversity, and by having defined vertical and horizontal off-setting planes and other architectural elements that provide shadows along the building facades.

Each of the requested deviations has been reviewed relative to the proposed design of the project, the property configuration, and the surrounding development. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization of the existing parcel for the creation of 34 residential apartment units. Other than the requested deviations, 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 SDMC.

Community Planning Group - On September 14, 2016, the Greater Golden Hill Planning Committee recommended approval of the project with the recommendation to include an interior stairway from the parking garage to the courtyard area for safety reasons. An evaluation of the request determined the recommendation not feasible. The incorporation of an interior stairway would require the removal of one parking space within the parking garage.

CONCLUSION:

With the approval of the requested deviations, 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 Greater Golden Hill Community Plan, the Golden Hill Planned District regulations, the SDMC, and the General Plan.

ALTERNATIVES

1. ADOPT Mitigated Negative Declaration No. 456328, and ADOPT the Mitigation Monitoring and Reporting Program; and APPROVE Site Development Permit No. 1601233, with modifications.

2. DO NOT ADOPT Mitigated Negative Declaration No. 456328, and DO NOT ADOPT the Mitigation Monitoring and Reporting Program; and DENY Site Development Permit No. 1601233, if the findings required to approve the project cannot be affirmed.

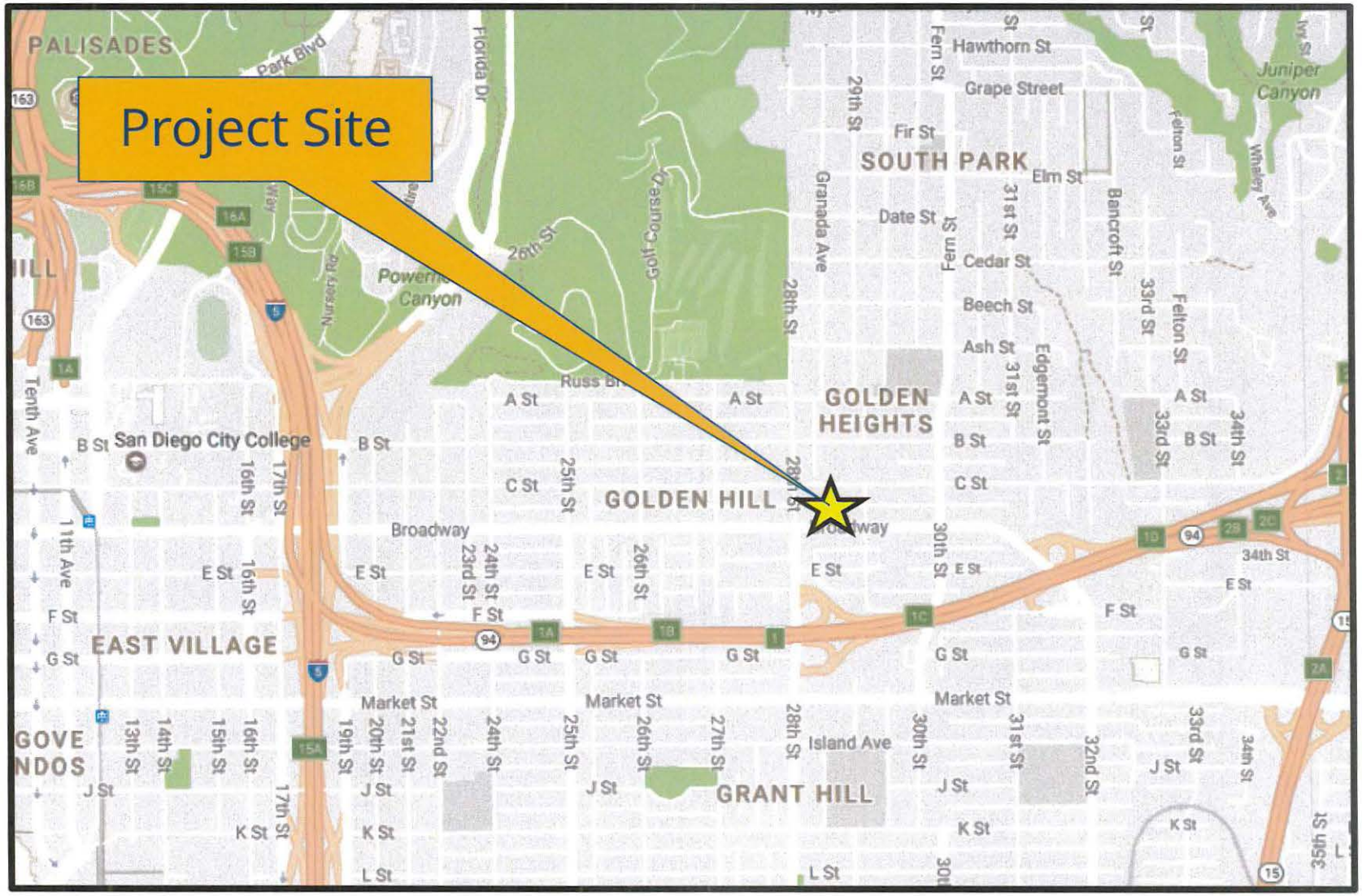
Respectfully submitted,

Jeffrey A. Peterson
Development Project Manager

Attachments:

1. Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Project Data Sheet
6. ALUCP Resolution No. 2016-0013
7. Draft SDP Resolution with Findings
8. Draft SDP Permit with Conditions
9. Environmental Resolution (MND)
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Plans

Internal Order No: 24006321

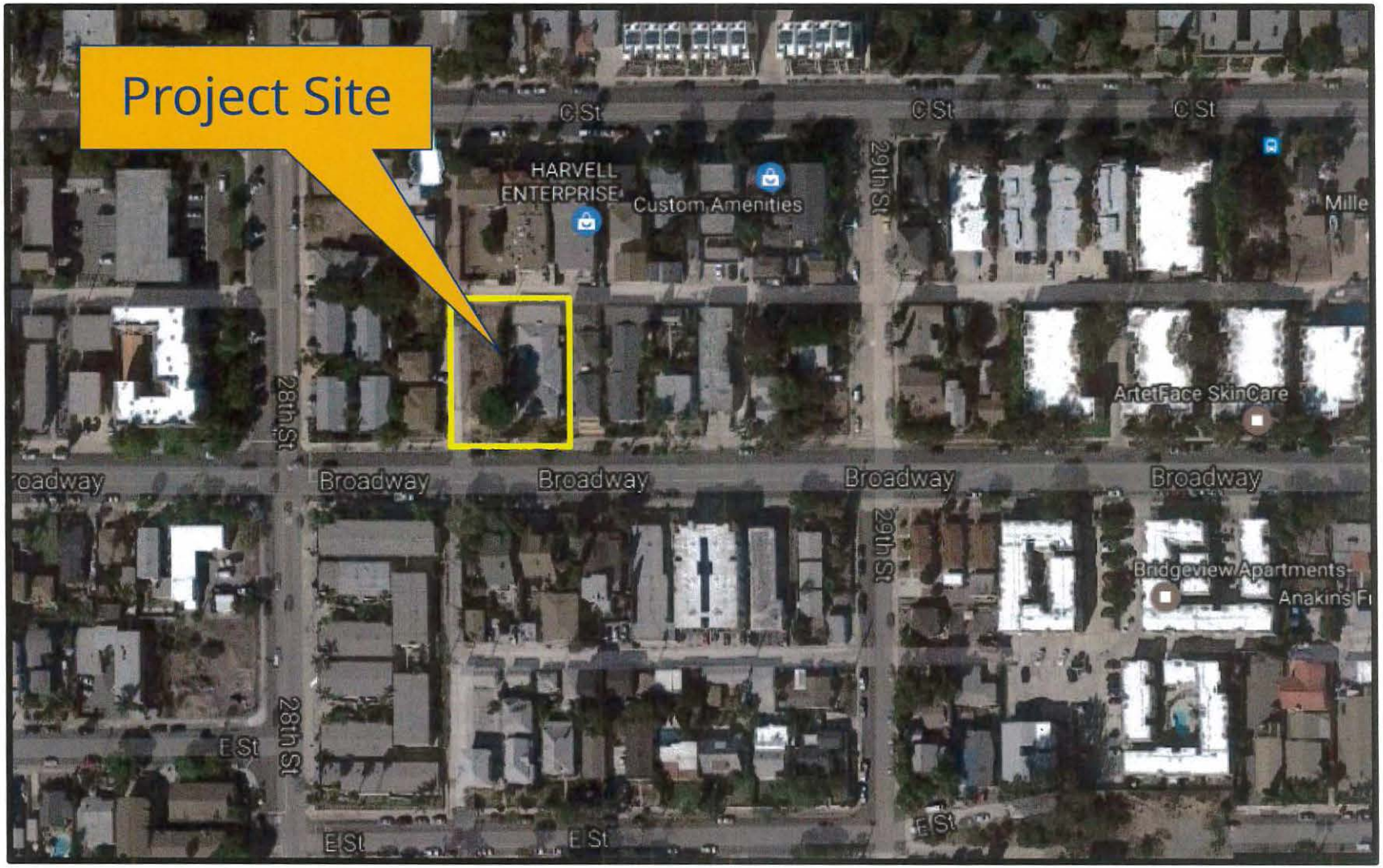


Location Map

Twenty-Eight-Project No. 456328
2828-2834 Broadway

North

ATTACHMENT 1



Aerial Photograph

Twenty-Eight-Project No. 456328
2828-2834 Broadway

North

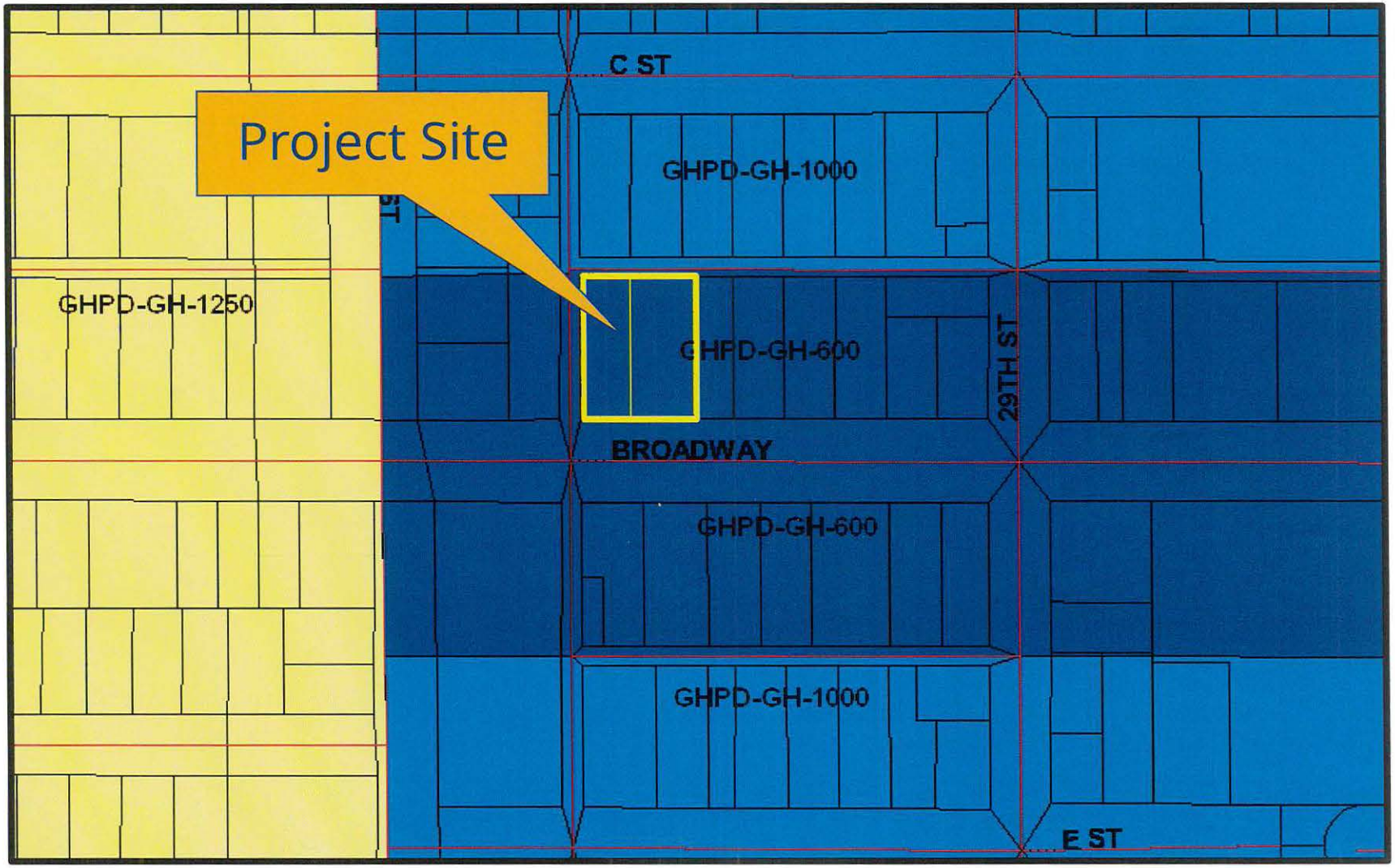
ATTACHMENT 2

Aerial Photograph (Enlarged view)

Twenty-Eight-Project No. 456328
2828-2834 Broadway

North

ATTACHMENT 2

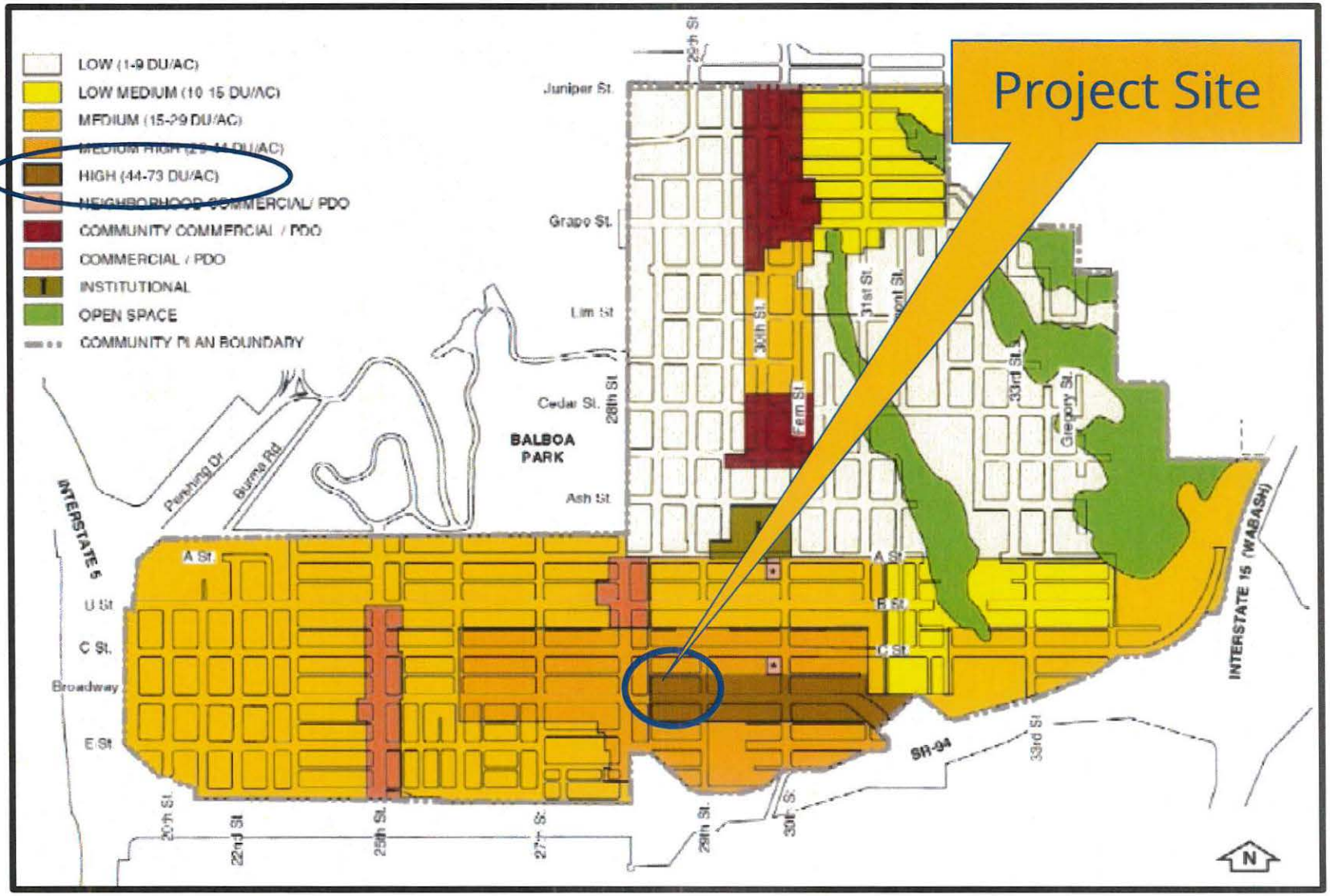


Zoning Map

Twenty-Eight-Project No. 456328
2828-2834 Broadway

North

ATTACHMENT 3



1988 Community Land Use Map

Twenty-Eight-Project No. 456328
2828-2834 Broadway

North

ATTACHMENT 4

PROJECT DATA SHEET		
PROJECT NAME:	Twenty-Eight–Project No. 456328	
PROJECT DESCRIPTION:	Demolition of an existing four unit apartment building and the construction of a 34 unit multi-family apartment building that includes three affordable units on a 0.361-acre site located at 2828-2834 Broadway.	
COMMUNITY PLAN AREA:	Greater Golden Hill	
DISCRETIONARY ACTIONS:	Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	High Residential density of 44-77 dwelling units per acre	
ZONING INFORMATION:		
ZONE:	GHPD-GH-600	
HEIGHT LIMIT:	50 Feet where a building is above enclosed parking	
LOT SIZE:	NA	
FLOOR AREA RATIO:	1.25	
LOT COVERAGE:	40-Percent	
FRONT SETBACK:	10 Feet	
SIDE SETBACK:	6 Feet	
STREETSIDE SETBACK:	NA	
REAR SETBACK:	1-Foot (with alley)	
PARKING:	26 Spaces (32 spaces proposed)	
ADJACENT PROPERTIES:	**LAND USE DESIGNATION & ZONE**	**EXISTING LAND USE**
NORTH:	Medium Residential, GHPD-GH-1000	Single Family Dwelling Unit and Multi-Family Residential
SOUTH:	High Residential, GHPD-GH-600	Single Family Dwelling Unit and Multi-Family Residential
EAST:	High Residential, GHPD-GH-600	Multi-Family Residential
WEST:	Medium Residential, GHPD-GH-1250	Multi-Family Residential
DEVIATIONS	Two incentive, in the form of a deviation for the front yard setback and average unit size, and two deviations for diagonal plan dimension and off-setting planes.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On September 14, 2016, the Greater Golden Hill Planning Committee voted 10-2-1 to recommend approval of the project with the recommendation to include an interior stairway from the parking garage to the courtyard area for safety reasons.	

RESOLUTION NO. 2016-0013 ALUC

A RESOLUTION OF THE AIRPORT LAND USE COMMISSION FOR SAN DIEGO COUNTY MAKING A DETERMINATION THAT THE PROPOSED PROJECT: CONSTRUCTION OF 34 ATTACHED RESIDENTIAL UNITS AT 2828-2834 BROADWAY, CITY OF SAN DIEGO, IS CONDITIONALLY CONSISTENT WITH THE SAN DIEGO INTERNATIONAL AIRPORT - AIRPORT LAND USE COMPATIBILITY PLAN

WHEREAS, the Board of the San Diego County Regional Airport Authority, acting in its capacity as the Airport Land Use Commission (ALUC) for San Diego County, pursuant to §21670.3 of the California Public Utilities Code, was requested by the City of San Diego to determine the consistency of a proposed project: Construction of 34 Attached Residential Units at 2828-2834 Broadway, City of San Diego, which is located within the Airport Influence Area (AIA) for the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP), adopted and amended in 2014; and

WHEREAS, the plans submitted to the ALUC for the proposed project indicate that it would involve the construction of 34 attached residential units; and

WHEREAS, the proposed project would be located within the 60-65 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, and the ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level; and

WHEREAS, the proposed project is located outside the SDIA Threshold Siting Surface (TSS) height restrictions and is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA); and

WHEREAS, the proposed project is located outside all Safety Zones; and

WHEREAS, the proposed project is located within the overflight notification area, and the ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC; and

WHEREAS, the ALUC has considered the information provided by staff, including information in the staff report and other relevant material regarding the project; and

WHEREAS, the ALUC has provided an opportunity for the City of San Diego and interested members of the public to present information regarding this matter.

NOW, THEREFORE, BE IT RESOLVED that the ALUC determines that the proposed project: Construction of 34 Attached Residential Units at 2828-2834 Broadway, City of San Diego, is conditionally consistent with the SDIA ALUCP, which was adopted in and amended in 2014, based upon the following facts and findings:

(1) The proposed project involves the construction of 34 attached residential units.

(2) The proposed project is located within the 60-65 dB CNEL noise contour. The ALUCP identifies residential uses located within the 60-65 dB CNEL noise contour as compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level.

(3) The proposed project is located outside the TSS. The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the FAA because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.

(4) The proposed project is located outside all Safety Zones.

(5) The proposed project is located within the overflight notification area. The ALUCP requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative method as approved by the ALUC. Therefore, as a condition of project approval, an overflight notification shall be recorded with the County Recorder or other alternative method as approved by the ALUC.

(6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the SDIA ALUCP.

BE IT FURTHER RESOLVED that the ALUC finds this determination is not a "project" as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065, and is not a "development" as defined by the California Coastal Act, Cal. Pub. Res. Code §30106.

PASSED, ADOPTED AND APPROVED by the ALUC for San Diego County at a regular meeting this 15th day of September, 2016, by the following vote:

AYES:	Commissioners:	Boling, Desmond, Gleason, Hubbs, Janney, Kersey, Robinson
NOES:	Commissioners:	None
ABSENT:	Commissioners:	Cox, Sessom

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE &
INFORMATION GOVERNANCE /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

HEARING OFFICER
RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 1601233
TWENTY-EIGHT - PROJECT NO. 456328 [MMRP]

WHEREAS, METROPOLITAN/SDPB BROADWAY, LLC, a California Limited Liability Company, Owner and Permittee, filed an application with the City of San Diego for a permit for the demolition of an existing four-unit apartment building and the construction of a 34-unit apartment building, which includes three affordable dwelling units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1601233), on portions of a 0.361-acre site;

WHEREAS, the project site is located at 2828-2834 Broadway, in the GH-600 zone of the Golden Hill Planned District within the Greater Golden Hill Community Plan area, the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and Council District 3. The project site is also located in the Airport Influence Area (AIA) Review Area 1 for the San Diego International Airport (SDIA) as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP). The project is located in the 60-65 decibel (dB) Community Noise Equivalent Level (CNEL) as depicted in the 2014 ALUCP, and within the Federal Aviation Administration Part 77 Notification area;

WHEREAS, the project site is legally described as Lots 33, 34, 35, 36 and the west one-half of Lot 37, in Block 64, of E.W. Morse's Subdivision of Pueblo Lot 1150, in the City of San Diego, County of San Diego, State of California, according to Map No. 547, filed in the Office of the County Recorder of San Diego County, December 30, 1871;

WHEREAS, on April 19, 2017, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1601233 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated April 19, 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.

The 0.361-acre site is located at 2828-2834 Broadway, in the GH-600 zone of the Golden Hill Planned District within the Greater Golden Hill Community Plan area. The project proposes the demolition of an existing four unit apartment building and construction of a three story, 34-unit apartment building. The project proposes three affordable housing (very low income) apartment units and 31 market rate apartment units. The project will

contain 20, one-bedroom apartment units and 14 studio apartment units, and provide 30 parking spaces in a basement parking garage and two spaces within a cover parking area along the alley. The zoning designation provides for residential development and allows for one unit per 600 square feet of lot area. The Greater Golden Hill Community Plan allows high residential density of 44-77 dwelling units per acre. The proposed project site, occupying 0.361-acres, could accommodate 26 dwelling units based on the underlying zone and 15-26 dwelling units based on the community plan. However, the project will reserve three dwelling units, or 11 percent of the pre-bonus units, for very-low income households. Therefore, the project qualifies for a 35-percent density bonus, or 10 additional dwelling units (proposing six), and two incentives, in accordance with San Diego Municipal Code (SDMC) Chapter 14, Article 3, Division 7.

The project includes concessions or incentives, in the form of deviations to the development regulations for the front yard setback and average unit size. Two deviations are requested as part of the development proposal that relate to diagonal plan dimension and off-setting planes. As proposed, the project would incorporate varying façade offsets, a combination of massing changes, color diversity, and by having defined vertical and horizontal off-setting planes and other architectural elements that provide shadows along the building facades. Notwithstanding these deviations, the project as proposed would be consistent with the policies of Greater Golden Hill Community Plan and the General Plan, and therefore would not adversely impact the applicable land use plans.

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

The project proposes the demolition of an existing four-unit apartment building and construction of a three story, 34-unit apartment building. The project proposes three affordable housing (very low income) apartment units and 31 market rate apartment units. The project will contain 20, one-bedroom apartment units and 14 studio apartment units, and provide 30 parking spaces in a basement parking garage and two spaces within a cover parking area along the alley.

Mitigated Negative Declaration (MND) No. 456328 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, which address potential impacts to Paleontological Resources. A Mitigation Monitoring and Reporting Program (MMRP) would be implemented with this project, which shall reduce the potential impacts to below a level of significance.

The project will be required to obtain building permits and a public improvement permit prior to the construction of the residential development. The building plans and public improvement plans will be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code, 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 SDMC in effect for this project. Such conditions are necessary to avoid adverse impacts upon the health, safety and general welfare of

persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in Site Development Permit No. 1601233, and other regulations and guidelines pertaining to the subject property per the SDMC. 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.

The project proposes the demolition of an existing four-unit apartment building and construction of a three story, 34-unit apartment building. The project proposes three affordable housing (very low income) apartment units and 31 market rate apartment units. The project will contain 20, one-bedroom apartment units and 14 studio apartment units, and provide 30 parking spaces in a basement parking garage and two spaces within a cover parking area along the alley.

The City allows for development incentives requested by the applicant, consistent with density bonus and as set forth in SDMC Section 143.0740. In accordance with SDMC Table 143-07B, the project would be allowed two incentives. The applicant is entitled to the concession or incentive, in the form of a deviation to the development regulations, unless the City makes a written finding of denial based on substantial evidence pursuant to SDMC Section 143.0740(c)(1) and Government Code Section 65915(d)(1). The applicant is requesting two affordable housing incentives, in the form of deviations, as follows:

1. Front Yard Setback - A deviation from the SDMC Section 158.0301(b)(2)(B) to reduce the required front yard setback to 17 feet for the southwestern portion of the building which is four stories tall, where a 24-foot setback is allowed at the fourth story pursuant to Table 158-03C.

2. Average Unit Size - A deviation from the SDMC Section 158.0301(b)(5)(B) to reduce the average unit size to 585.7 square feet, where the regulations allows an average unit size to be no less than 700 square feet.

The incentives have been reviewed relative to the proposed design of the project, the property configuration, the surrounding development, and the affordable housing density bonus regulations and guidelines. The project shall observe a minimum 17-foot front yard setback, is consistent with the community plan and has been designed to address the physical environment, and would not adversely impact the public's health or safety. The incentives are consistent with the intent of the density bonus regulations. There is no substantial evidence pursuant to SDMC or the Government Code sections to deny the applicant's request for the incentive; therefore, staff recommends that the Planning Commission approve the incentive.

An applicant may request deviations from the applicable development regulations pursuant to a Process Three Site Development Permit within the Golden Hill Planned District provided that findings can be made and the deviation results in a more desirable

project. The applicant requests two deviations. The following are the requested deviations with justifications:

1. Diagonal Plan Dimension: A deviation from SDMC Section 158.0301(7) and Table 158-03G, to allow for a 114-foot 10-inch diagonal plan dimension, where the regulations allows a maximum 95-foot 8-inch diagonal plan dimension.

Justification: The topography and the basement parking garage limits the ability to reduce the diagonal plan dimension. The project design incorporates defined vertical and horizontal offsets and other architectural features which serve to reduce the appearance of the building facades. In addition, the front façade along Broadway incorporates three separate building forms that reduces the bulk and scale of the structure, which meets the intent of the regulations.

2. Off-Setting Planes: A deviation from SDMC Section 158.0303(d) to reduce the number of off-setting planes to allow for architectural separation along the façade to comply with the intent of the regulation, where the regulations allows at least three separate building planes for each 50-foot length of building elevation facing a street.

Justification: The off-setting planes requirement ensures that building elements will be broken up and variations will create architectural interest. Due to the topographical constraints and impacts to the livability of the units, the project does not meet all of the minimum off-setting planes requirements. However, the project has met the intent of the regulations through a combination of massing changes, color diversity, and by having defined vertical and horizontal off-setting planes and other architectural elements that provide shadows along the building facades.

Each of the requested deviations has been reviewed relative to the proposed design of the project, the property configuration, and the surrounding development. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization of the existing parcel for the creation of 34 residential apartment units. Other than the requested deviations, 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 Land Development Code (LDC).

II. Golden Hill (PDO) -Section 158.0206(d)

1. The proposed project design meets the general purpose and intent of the Golden Hill Planned District Ordinance and will be compatible with the goals and objective of the Golden Hill Community Plan (1988), the City's Progress Guide and General Plan, the Golden Hill Planned District Design Criteria and Guidelines (as adopted by council with this ordinance) and the design studies listed in Section 158.0201 paragraph of the Municipal Code.

The 0.361-acre site is located at 2828-2834 Broadway, in the GH-600 zone of the Golden Hill Planned District within the Greater Golden Hill Community Plan area. The project proposes

the demolition of an existing four-unit apartment building and construction of a three story, 34-unit apartment building. The project proposes three affordable housing (very low income) apartment units and 31 market rate apartment units. The project will contain 20, one-bedroom apartment units and 14 studio apartment units, and provide 30 parking spaces in a basement parking garage and two spaces within a cover parking area along the alley. The zoning designation provides for residential development and allows for one-unit per 600 square feet of lot area. The Greater Golden Hill Community Plan allows high residential density of 44-77 dwelling units per acre. The proposed project site, occupying 0.361-acres, could accommodate 26 dwelling units based on the underlying zone and 15-26 dwelling units based on the community plan. However, the project will reserve three dwelling units, or 11 percent of the pre-bonus units, for very-low income households. Therefore, the project qualifies for a 35-percent density bonus, or 10 additional dwelling units (proposing six), and two incentives, in accordance with San Diego Municipal Code (SDMC) Chapter 14, Article 3, Division 7.

The project includes concessions or incentives, in the form of deviations to the development regulations for the front yard setback and average unit size. Two deviations are requested as part of the development proposal that relate to diagonal plan dimension and off-setting planes. As proposed, the project would incorporate varying façade offsets, a combination of massing changes, color diversity, and by having defined vertical and horizontal off-setting planes and other architectural elements that provide shadows along the building facades. Notwithstanding these deviations, the project as proposed would be consistent with the policies of Golden Hill Planned District Ordinance, the Greater Golden Hill Community Plan and the General Plan, and therefore, the proposed development meets the general purpose and intent of the Golden Hill Planned District Ordinance.

2. The proposed development will be compatible with existing and planned land uses on adjoining properties, will not constitute a disruptive element to the neighborhood or community, and will create architectural harmony with the preferred character of the neighborhood and surrounding community.

The 0.361-acre site is located at 2828-2834 Broadway, in the GH-600 zone of the Golden Hill Planned District within the Greater Golden Hill Community Plan area. The project proposes the demolition of an existing four-unit apartment building and construction of a three story, 34-unit apartment building. The project proposes three affordable housing (very low income) apartment units and 31 market rate apartment units.

The zoning designation provides for residential development and allows for one unit per 600 square feet of lot area. The Greater Golden Hill Community Plan allows high residential density of 44-77 dwelling units per acre. The proposed project site, occupying 0.361-acres, could accommodate 26 dwelling units based on the underlying zone and 15-26 dwelling units based on the community plan. However, the project will reserve three dwelling units, or 11 percent of the pre-bonus units, for very-low income households. Therefore, the project qualifies for a 35-percent density bonus, or 10 additional dwelling units (proposing six), and two incentives, in accordance with SDMC Chapter 14, Article 3, Division 7.

The subject property is immediately surrounded by a multi-family development to the west and east, and both a single family dwelling unit and multi-family development to the north and south. Land use designations for the areas adjacent to the site on the south and east are residential (high residential density of 44-77 dwelling units per acre), and are zoned GH-600, a multi-family residential zone. The land use designations for the properties immediately north are residential (medium-high residential density of 29-44 dwelling units per acre), and are zoned GH-1000. The land use designations for the properties immediately west are residential (medium-high residential density of 29-44 dwelling units per acre), and are zoned GH-600. As proposed, the project would incorporate varying façade offsets, a combination of massing changes, color diversity, and by having defined vertical and horizontal off-setting planes and other architectural elements that provide shadows along the building facades. Therefore, the proposed development has been designed to be compatible with existing and planned land uses on adjoining properties and to be in architectural harmony with the preferred character of the neighborhood and surrounding community. It will not constitute a disruptive element to the neighborhood or community.

3. The proposed development, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

The project proposes the demolition of an existing four-unit apartment building and construction of a three story, 34-unit apartment building. The project proposes three affordable housing (very low income) apartment units and 31 market rate apartment units. The project will contain 20, one-bedroom apartment units and 14 studio apartment units, and provide 30 parking spaces in a basement parking garage and two spaces within a cover parking area along the alley.

MND No. 456328 has been prepared for the project in accordance with CEQA Guidelines, which address potential impacts to Paleontological Resources. A MMRP would be implemented with this project, which shall reduce the potential impacts to below a level of significance.

The project will be required to obtain building permits and a public improvement permit prior to the construction of the residential development. The building plans and public improvement plans will be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code, 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 SDMC in effect for this project. Such conditions are necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in Site Development Permit No. 1601233, and other regulations and guidelines pertaining to the subject property per the SDMC. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare of persons residing or working in the area, and would not adversely affect other property in the vicinity.

4. The proposed development complies with all other relevant regulations in the City of San Diego Municipal Code in effect for this site.

The project proposes the demolition of an existing four-unit apartment building and construction of a three story, 34 unit apartment building. The project proposes three affordable housing (very low income) apartment units and 31 market rate apartment units. The project will contain 20, one-bedroom apartment units and 14 studio apartment units, and provide 30 parking spaces in a basement parking garage and two spaces within a cover parking area along the alley.

The City allows for development incentives requested by the applicant, consistent with density bonus and as set forth in SDMC Section 143.0740. In accordance with SDMC Table 143-07B, the project would be allowed two incentives. The applicant is entitled to the concession or incentive, in the form of a deviation to the development regulations, unless the City makes a written finding of denial based on substantial evidence pursuant to SDMC Section 143.0740(c)(1) and Government Code Section 65915(d)(1). The applicant is requesting two affordable housing incentives, in the form of deviations, as follows:

1. Front Yard Setback - A deviation from the SDMC Section 158.0301(b)(2)(B) to reduce the required front yard setback to 17 feet for the southwestern portion of the building which is four stories tall, where a 24-foot setback is allowed at the fourth story pursuant to Table 158-03C.

2. Average Unit Size - A deviation from the SDMC Section 158.0301(b)(5)(B) to reduce the average unit size to 585.7 square feet, where the regulations allows an average unit size to be no less than 700 square feet.

The incentives has been reviewed relative to the proposed design of the project, the property configuration, the surrounding development, and the affordable housing density bonus regulations and guidelines. The project shall observe a minimum 17-foot front yard setback and is consistent with the community plan and has been designed to address the physical environment, and would not adversely impact the public's health or safety. The incentive is consistent with the intent of the density bonus regulations. There is no substantial evidence pursuant to SDMC or the Government Code sections to deny the applicant's request for the incentive; therefore, staff recommends that the Planning Commission approve the incentive.

An applicant may request deviations from the applicable development regulations pursuant to a Process Three Site Development Permit within the Golden Hill Planned District provided that findings can be made and the deviation results in a more desirable project. The applicant requests two deviations. The following are the requested deviations with justifications:

1. Diagonal Plan Dimension: A deviation from SDMC Section 158.0301(7) and Table 158-03G, to allow for a 114-foot 10-inch diagonal plan dimension, where the regulations allows a maximum 95-foot 8-inch diagonal plan dimension.

Justification: The topography and the basement parking garage limits the ability to reduce the diagonal plan dimension. The project design incorporates defined vertical and horizontal offsets and other architectural features which serve to reduce the appearance of the building facades. In addition, the front façade along Broadway incorporates three separate building forms that reduces the bulk and scale of the structure, which meets the intent of the regulations.

2. Off-Setting Planes: A deviation from SDMC Section 158.0303(d) to reduce the number of off-setting planes to allow for architectural separation along the façade to comply with the intent of the regulation, where the regulations allows at least three separate building planes for each 50-foot length of building elevation facing a street.

Justification: The off-setting planes requirement ensures that building elements will be broken up and variations will create architectural interest. Due to the topographical constraints and impacts to the livability of the units, the project does not meet all of the minimum off-setting planes requirements. However, the project has met the intent of the regulations through a combination of massing changes, color diversity, and by having defined vertical and horizontal off-setting planes and other architectural elements that provide shadows along the building facades.

Each of the requested deviations has been reviewed relative to the proposed design of the project, the property configuration, and the surrounding development. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization of the existing parcel for the creation of 34 residential apartment units. Other than the requested deviations, 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 SDMC.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1601233 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. 1601233, a copy of which is attached hereto and made a part hereof.

_____

Jeffrey A. Peterson
Development Project Manager
Development Services Department

Adopted on: April 19, 2017

Internal Order No. 24006321

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: 24006321 SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1601233
TWENTY-EIGHT - PROJECT NO. 456328 [MMRP]
HEARING OFFICER

This Site Development Permit No. 1601233 is granted by the Hearing Officer of the City of San Diego to METROPOLITAN/SDPB BROADWAY, LLC, a California Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0504. The 0.361-acre site is located at 2828-2834 Broadway, in the GH-600 zone of the Golden Hill Planned District within the Greater Golden Hill Community Plan area, the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and Council District 3. The project site is also located in the Airport Influence Area (AIA) Review Area 1 for the San Diego International Airport (SDIA) as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP). The project is located in the 60-65 decibel (dB) Community Noise Equivalent Level (CNEL) as depicted in the 2014 ALUCP, and within the Federal Aviation Administration Part 77 Notification area. The project site is legally described as Lots 33, 34, 35, 36 and the west one-half of Lot 37, in Block 64, of E.W. Morse's Subdivision of Pueblo Lot 1150, in the City of San Diego, County of San Diego, State of California, according to Map No. 547, filed in the Office of the County Recorder of San Diego County, December 30, 1871.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the demolition of an existing four-unit apartment building and the construction of a 34-unit apartment building, which includes three affordable housing (very low income) apartment units; described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 19, 2017, on file in the Development Services Department.

The project shall include:

a. Demolition of an existing four-unit apartment building and the construction of a 34-unit apartment building. The project will reserve three affordable housing apartment units, or 11 percent of the pre-bonus units, for very-low income households. The project qualifies for a 35 percent density bonus, or 10 additional dwelling units (proposing six), and two incentives, in accordance with SDMC Chapter 14, Article 3, Division 7;

b. Development Incentive for Affordable Housing Density Bonus:

1) Front Yard Setback- A deviation from the SDMC Section 158.0301(b)(2)(B) to reduce the required front yard (southwestern) setback to 17 feet. The building is four stories tall and under Table 158-03C requires a 24-foot setback at the fourth level;

2) Average Unit Size: A deviation from the SDMC Section 158.0301(b)(5)(B) to reduce the average unit size to 585.7 square feet, where the regulations allows an average unit size to be no less than 700 square feet;

c. Deviations to the SDMC:

1) Diagonal Plan Dimension: A deviation from SDMC Section 158.0301(7) and Table 158-03G, to allow for a 114-foot 10-inch diagonal plan dimension, where the regulations requires a maximum 95-foot 8-inch diagonal plan dimension;

2) Off-Setting Planes: A deviation from SDMC Section 158.0303(d) to reduce the number of off-setting planes to allow for architectural separation along the façade to comply with the intent of the regulation, where the regulations allows at least three separate building planes for each 50-foot length of building elevation facing a street;

d. Landscaping (planting, irrigation and landscape related improvements);

e. Off-street parking;

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by May 3, 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.

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" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

12. The mitigation measures specified in the MMRP and outlined in MITIGATED NEGATIVE DECLARATION NO. 456328, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in MITIGATED NEGATIVE DECLARATION NO. 456328, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Paleontological Resources

CLIMATE ACTION PLAN (CAP) REQUIREMENTS:

14. 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."

15. 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:

16. Prior to receiving the first residential building permit, Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary

Affordable Housing Regulations") by performing one of the following, at the Owner's/Permittee's sole election, as and to the extent permitted by applicable law.

a. Payment to the City of San Diego of the full Inclusionary Affordable Housing Fee based upon the aggregate square footage of all residential units in the project, on terms set forth within the Inclusionary Affordable Housing Regulations; or

b. Provide evidence to the San Diego Housing Commission, in the form of executed Exemption Agreements and Public Entity Agreements, as referenced with Part IV of the Inclusionary Affordable Housing Implementation & Monitoring Procedures Manual ("Procedures Manual") approved by the City Council of the City of San Diego, demonstrating that the Owner/Permittee is exempt from the payment of the Inclusionary Affordable Housing Fee based upon San Diego Municipal Code Section 142.1303(f) because the Owner/Permittee is receiving specific regulatory incentives and/or concessions from a public agency that result in identifiable, financially sufficient, and actual project cost reductions, including but not limited to expedited permit processing provided through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program and/or the approval of a deviation, waiver or reduction of development standards or regulations ("development incentives") and because the Owner/Permittee is voluntarily restricting rental units in exchange for such development incentives, as provided for within Part IV of the Procedures Manual; or

b. Provide evidence to the San Diego Housing Commission, in the form of executed Exemption Agreements and Public Entity Agreements, as referenced with Part IV of the Inclusionary Affordable Housing Implementation & Monitoring Procedures Manual ("Procedures Manual") approved by the City Council of the City of San Diego, demonstrating that the Owner/Permittee is exempt from the payment of the Inclusionary Affordable Housing Fee based upon San Diego Municipal Code Section 142.1303(g) because the Owner/Permittee is voluntarily pursuing and receiving tax credits, multifamily housing bonds, below market interest rate government agency loans, and/or grants to facilitate the construction of the development.

AIRPORT REQUIREMENTS:

17. Prior to the issuance of any building permits, the Owner/Permittee shall assure that all structures shall be sound attenuated to 45 decibel (dB) Community Noise Equivalent Level interior noise level.

GEOLOGY REQUIREMENTS:

18. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

19. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-

graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

ENGINEERING REQUIREMENTS:

20. The project proposes to export 6,300 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

22. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing curb ramp at the northeast corner of Broadway and the Alley, with current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with Detectable/Tactile Warning Tile, satisfactory to the City Engineer.

23. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the damaged portions of the sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving any contractor's stamp, adjacent to the site on Broadway, satisfactory to the City Engineer.

24. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.

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

26. 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.

27. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

28. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance

to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.

29. 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.

30. 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.'

31. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC 142.0403(b)(5).

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

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

PLANNING/DESIGN REQUIREMENTS:

34. 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.

35. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

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

37. 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:

38. No fewer than 26 parking spaces (32 spaces proposed), 3 motorcycle spaces, and 14 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:

39. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s)[BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

40. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

41. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral and install new sewer lateral(s) which must be located outside of any driveway or vehicular use area.

42. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.

43. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.

44. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check

45. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten (10) feet of any sewer facilities or within five (5) feet of any water facilities.

INFORMATION ONLY:

- This property is located in the Overflight Area for the Airport Land Use Compatibility Plan for San Diego International Airport. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to an airport and aircraft operations (for example, noise, vibration, overflights or odors). Individual sensitivities to those annoyances can vary from person to person. The San Diego County Regional Airport Authority may be contacted for information regarding hours of operation, master plans, and other relevant information regarding airport operations. The Federal Aviation Administration has sole and exclusive regulatory authority over the operation of aircraft.

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

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

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

APPROVED by the Hearing Officer of the City of San Diego on April 19, 2017, and Resolution No. _____.

Permit Type/PTS Approval No.: SDP No. 1601233
Date: April 19, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____

Jeffrey A. Peterson
Development Project Manager

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

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

METROPOLITAN/SDPB BROADWAY, LLC,
a California Limited Liability Company
Owner/Permittee

By _____
Print Name:
Title:

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

RESOLUTION NO._____
ADOPTED ON _____
MITIGATED NEGATIVE DECLARATION NO. 1601233
TWENTY-EIGHT - PROJECT NO. 456328 [MMRP]
HEARING OFFICER

WHEREAS, on November 16, 2015, METROPOLITAN/SDPB BROADWAY, LLC, a California Limited Liability Company, Owner and Permittee, submitted an application to the Development Services Department for a Site Development Permit for the Twenty-Eight Project; and

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

WHEREAS, the issue was heard by the Hearing Officer on April19, 2017; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 456328 prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

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

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA92101 or City Clerk, 202 C Street, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that Development Services Staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By: _____
Jeffrey A. Peterson
Development Project Manager
Development Services Department

Attachment: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM
SITE DEVELOPMENT PERMIT NO. 1601233
TWENTY-EIGHT - PROJECT NO. 456328

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No.456328 shall be made conditions of Site Development Permit No. 1601233 as may be further described below.

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

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

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

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

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

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

5. **SURETY AND COST RECOVERY –** The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II
Post Plan Check (After permit issuance/Prior to start of construction)

1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and

City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Qualified Paleontological Monitor

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

CONTACT INFORMATION:

a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**

b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) #456328 and /or Environmental Document # 456328, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

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

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

Not Applicable

4. MONITORING EXHIBITS

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

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

measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. OTHER SUBMITTALS AND INSPECTIONS:

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

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST

Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Paleontology	Paleontology Reports	Paleontology Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

A. Entitlements Plan Check
   1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD
   1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
   2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
   3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search
   1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter

from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
   a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
   Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
   a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
   b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day

of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process
   1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
   2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
   3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance
   1. The PI shall evaluate the significance of the resource.
      a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
      b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
      c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
      d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract
   1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
   2. The following procedures shall be followed.
      a. No Discoveries
         In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via fax by 8AM on the next business day.
      b. Discoveries
         All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
      c. Potentially Significant Discoveries
         If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.

d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night work becomes necessary during the course of construction
   1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
   2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

V. Post Construction

A. Preparation and Submittal of Draft Monitoring Report
   1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
      a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
      b. Recording Sites with the San Diego Natural History Museum
      The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
   2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
   3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
   4. MMC shall provide written verification to the PI of the approved report.
   5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

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

C. Curation of fossil remains: Deed of Gift and Acceptance Verification
   1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
   2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)
   1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.

2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

Greater Golden Hill Planning Committee
9-14-16
6:30 PM
Golden Hill Community Recreation Center
www.sandiego.gov/planning/community/cpg
Please see agenda on website listed above for any attached information

Call to Order **6:32

Attendance:

Name	Present	Absent
Richard Santini	x	
Cheryl Brierton	x	
Sabrina DiMinico	x	
David Swarens	x	
Andrew Zakarian		x
Richard Baldwin	x	
Mike Burkart		x
Melissa Serocki	x	
Victoria Curran	x	
Janice Davis	x	
Susan Bugbee	x	
Joe Coneglio		x
Melinda Lee	x	
Kathy Van Denheuvel	x	
Saad Hirmez	x	

Governmental Officials Absent
Community Police Officer – Kevin Vasquez {619.674.7268 or kvasquez@pd.sandiego.gov}
53rd Congressional District – Mark Zambon {619.280.5353 or Mark.Zambon@mail.house.gov}
53rd Congressional District – Ashley Campbell 619.280.5353 or
Ashley.campbell@mail.house.gov

Government Officials Present and CPC Report(s)
Additions and/or Deletions to Agenda – Deletion "Bancroft Street Residences". Review and comment on proposed two single unit development. Project #458558. West side of Bancroft St, south of Ash (vacant site)

Approval of Minutes of August 10, 2016 – Brierton move to approve; Santini seconded; 8 – yes, 0-no, 3-abstain

Governmental Reports

- 39th Senate District – Joyce Temporal {619.645.3133 or joyce.temporal@sen.ca.gov} Bills passed that will help military to families to move in a timely manner in order to enroll in school; another bill for text book transparency to make universities be transparent about text book costs so that students can make better decisions about choosing classes to reduce college debt; legislatures are here in their district offices in case anyone wants to call them; handed out brochure on property tax postponement; senator block ends his term in November, they are in transition but they can forward any ideas to the new senator, Toni Atkins. Not sure if she is moving downtown but she will let us know once she knows
- City Planner –Bernard Turgeon 619.533.6575 or bturgeon@sandiego.gov; Historic board recommended to City Council today that the historic element of the community plan update be approved; Additional COW training on approving development projects – 9/20 at 6:00, downtown
- Council District 3 -Adrian Granda {619.236.6633 or agranda@sandiego.gov} – handed out newsletter; Todd's time left in office is 83 days; proud to serve District 3; changes to the parking configurations in the Gaslamp which was proposed by business association to have no parking on 5th Ave pedestrian corridor; Gloria accepted $1billion grant for the midcoast corridor – trolley expansion from Old Town to UTC; new bike lanes striped on 26th and Pershing; Brierton asked if he had an update on our rep for the Balboa Park committee

Non Agenda Public Comment
Michael Gruby (in absentia) - suggests street and sidewalk suggests repairs be done as part of 30th street pipeline project. See Letter from Gruby in Appendix below
Kate Callen – SoNo alliance – non-profit to get residents involved in community planning groups and empowered to make decisions; inaugural meeting Lafayette Hotel Thursday, October 11th at Lafayette Hotel 6:00-8:30pm
Gerry Ray – Buona Forchetta/Kindred very loud one night; on 8/31- saw yellow convertible going very fast, called city hall said they don't qualify to get a speed test but she thinks that's not right

Action Items:

1) **Impact Fee Study.** Indicate a priority list of facilities where the community would like to see their DIF funds spent. Frank January. Report from ad hoc IFS subcommittee
    - Van Denheuvel – provided recommendations from the sub-committee meeting and handed out draft Appendix B – The DIF priority list (attached). Attendees at subcommittee meeting were Van Denheuvel and Joe Coneglio;

asked that Board move pocket parks into high priority from medium and move the fire station off Home Ave to low priority – the fire station was included in our div study even though it wasn't included in the Community plan. January said the fire station was a late addition and it would be in the revised community plan. They said 20% of the fire station would serve the canyons on the east end of our

- Brierton – moved to approve the priority list developed by our subcommittee with the change that the local fire station be moved from medium priority to high priority; doesn't think pocket parks should be moved up because they will require so much money they will deplete our div fund; Serocki proposed that we use the div funds for things that will never get funding and should be highest priorities like parkland acquisition and development and pocket parks ; Brierton withdrew motion and resubmitted motion to approve the list the sub-committee put together;
- **Committee Recommendation:** Baldwin agreed that parkland acquisition and development and pocket parks should be high priority; Baldwin proposed motion to approve draft Appendix B – The DIF priority list but increase P-15, P-10, P-11 to high priority, seconded by Hirmez; unanimous (12 – yes) with 1 abstention

2) **"Twenty-Eight- SDP" Review and comment on 34 unit apartment project at 2828-2834 Broadway.** This is an "affordable housing expedite" program. **Project #456328**; Pauly DeBartolo from DeBartolo & Rimanic Design Studio presented plan; while it is not in the current plan, they purposely left room for the developer to make a staircase going from garage so right now they are asking for 32 parking spots but that will change to 34 if the developer doesn't do staircase; mix of 1-bed and studio units; asking the city to approve setback requirements to be waived on one corner and decrease minimum unit size from 7oo sq feet to 585.7 sq feet;

Santini presented sub-committees feedback which met on 8/31/16; Attendees of the subcommittee meeting: Brierton, Lori Gowrie; Stephanie Hartman, Laura Mays, Pauly DeBartolo, Saad Hiermez, Richard Santini, Tershia d'Elgin, Ed Gin, Bill Hedenkamp, Ivan Rimanic – good use of space, residents can use roof deck; however, the building is very high and the houses on the eastside and asks that developers ask the people if they are concerned about losing their view and sunlight; Kathryn Willet neighbor on one of the adjacent properties was more concerned traffic on the street and traffic lights and access from garage to apartments; Brierton thinks it looks like Soviet Architecture but they made fewer parking spaces than people who will live there and the way they were able to do that is b/c City council thinks it's on a transit corridor but there is no transportation to Golden Hill Elementary and there will be ; she is disappointed in the city's irresponsibility of jamming these development projects on us without giving sufficient attention to the infill strategy and the impact it will have on the residents; Swarens corrected Brierton that this is an affordable housing structure so it's bound by state law not city law and they are building less than they could have under that law. Brierton said the city could control it through traffic ordinances but they don't ; Serocki noted the front lot is twice as long as what we outline in the community plan as fine grain; Brierton cited recent attack in UTC of a woman who was trying to open security gate with groceries could you make the front area at the top of the stairs less recessed but De Bartolo cited they need to follow city code to have a

landing; Davis asked if parking was tandem (DeBartolo acknowledged it was not tandem even though they could have); Rammy Cortez resident this is a project geared to studios or one bedrooms so it won't really attract that many families and impact traffic significantly **Committee Recommendation:** Baldwin made motion to approve with the recommendation to include interior stairway from parking garage to courtyard area for safety reasons ; Santini seconded motion
10- yes, 2 opposed; 1 abstention

3) **Community Plan Update, Environmental Impact Report**; Bernie Turgeon, City Planning. asking for recommendations from planning committee for next week's meeting is on Thurs, 9/22 at 202 C st. 12th Floor; Serocki concerned about landuse map on page 20 has divergent land use and zoning regulations ; Brierton moves to reject Environmental Impact report inadequate traffic planning, inadequate parks, and inadequate fire protection for increased density; **Committee Recommendation: Baldwin** proposed a motion to recommend to approve the June 2016 community plan draft: certify the final program environmental impact report and adopt findings, approve a resolution amending the golden hill community plan and amending the general plan, approve an ordinance amending the land development code to repeal chapter 15, Article 8, and to approve an ordinance rezoning land within the Greater Golden Hill planning area consistent with the Golden Hill community plan ; Lee seconded it (11-approved, 1-no , 1-abstain)

4) **Fill Vacancy on GGHCPC- board action**. John Kroll has expressed interest in being on the board and he meets the requirements. **Committee Recommendation:** Brierton moves that John Kroll be appointed to the GGHPC; seconded by Bugbee seconded; 10-yes, 3-abstentions

Information Item
1) Preliminary presentation of project to redevelop the **Miller's Market site at 30th and "C" Street; Project #468207**; William Hedenkamp architect; 40 units; Santini presented subcommittee comments; While the committee was generally supportive of the concept, there were concerns about bulk, scale, lot consolidation, architectural style and increased traffic in that area with another development/expansion project already in progress right across the street.

While several members spoke appreciatively about the character of the design, others felt it was too monolithic and uniform, and resembled designs familiar from "Orange County strip malls" rather than reflecting the character of our historic Golden Hill community.

It was suggested that the project form might be more successful if the buildings were less uniform in design and color, and were not (physically) linked by architectural elements. Some members felt that it could be improved to better match the generally fine grain scale of our Golden Hill community and the character defining historic development patterns and styles

Meeting adjourned 8:45pm

Appendix

From: Michael Gruby <michael@gruby.com>
Subject: 30th ST Pipeline & Sidewalks
Date: September 5, 2016 at 7:40:11 PM PDT
To: ToddGloria@sandiego.gov, kevinfaulconer@sandiego.gov
Cc: georgea@sandiego.gov, ecyoung@sandiego.gov, fbarraza@sandiego.gov,jly@sandiego.gov, kjohnston@sandiego.gov, ktillquist@sandiego.gov,herreraj@sandiego.gov, andersonm@sandiego.gov, ngudino@sandiego.gov,cgustafson@sandiego.gov, spuetz@sandiego.gov, fmonroig@sandiego.gov,mhansen@sandiego.gov, mawbrey@sandiego.gov, mporras@sandiego.gov,scowan@sandiego.gov, tlundy@sandiego.gov, TSW Street Service <street_service@sandiego.gov>, engineering@sandiego.gov, purchasing@sandiego.gov,water@sandiego.gov

This letter was sent to Todd Gloria on May 4, 2016. I will send it to Chris Ward, Todd's replacement.

Dear Councilman Gloria:

The 30th Street Pipeline Project is budgeted for construction from mid 2017 through 2018. The streets and neighborhoods will be significantly impacted as the work moves through. Since this is a Public Works Department Project it does not include sidewalk repairs. This is the perfect opportunity for the Streets Department to coordinate sidewalk repairs for the same time period to save costs and minimize community disruption.

A Sidewalk Assessment for the city was completed last year so I would expect that all the data is available to create a budget for the South Park portion of the work, and to put it into next years fiscal budget. I have done my own conceptual analysis to give some order of magnitude to the cost. It is minuscule compared to the $12M for the pipeline.

I counted 95 locations where roots from trees in the parkway have significantly damaged the sidewalk along the pipeline route from Laurel to Ash Streets. If one assumes about 75 square feet of sidewalk replacement for each location, there are approximately 7,000 square feet to replace. Using $25 per square foot replacement cost, the ballpark budget would be $175,000.

I urge you to put this in the budget, and am requesting all South Park residents to send you an email voicing their support.

Respectfully,

Michael B. Gruby, PE
1912 Fern Street

ADDED
Safe sidewalks is only one element of a neighborhood. Appealing sidewalks add to the ambiance of a "walking community" and bring pride in our surroundings so we want to bring friends to visit, shop and eat. This is a game plan where businesses and residents can rally come together. The South Park Business Group and the Greater Golden Hill Planning

Committee have resources we don't have. They get the attention of our representatives every month at their meetings. Please get this on your agendas.

TIMING IS CRITICAL TO SUCCESS: I think the sidewalk repairs and the pipeline should be BID as one package. This puts all of the coordination on one contractor whose best interest will be efficiency and potentially least disruptive to the community.

SEND YOUR EMAILS TO everyone in the header of this email.

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

Ownership Disclosure Statement

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

Project Title
TWENTY EIGHT

Project No. *For City Use Only*
456328

Project Address:
2828 AND 2834 BROADWAY CA 92109

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

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

Additional pages attached ☒ Yes ☐ No

Name of Individual (type or print):
☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: Fax No:
Signature : Date:

Name of Individual (type or print):
☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: Fax No:
Signature : Date:

Name of Individual (type or print):
☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: Fax No:
Signature : Date:

Name of Individual (type or print):
☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address:
City/State/Zip:
Phone No: Fax No:
Signature : Date:

ATTACHMENT 11

Project Title:

Project No. (For City Use Only) 456328

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):
METROPOLITAN / 5TH & BROADWAY LLC.
☒ Owner ☐ Tenant/Lessee
Street Address:
C/O THE GREENWALD COMPANY
City/State/Zip: 2924 CANON STREET
SAN DIEGO, CA 92106
Phone No: 619-224-6700 Fax No: 619-224-6709
Name of Corporate Officer/Partner (type or print):
BENNET GREENWALD
Title (type or print):
MANAGER
Signature: Date: 11-5-15

Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature : Date:

Supplement for Project No. 456328

Members of the Metropolitan/SDPB Broadway LLC

1. Members of the LLC: Metropolitan Structures, LP and SDPB Holdings, LLC

    - Metropolitan Structures, LP: Herbert Greenwald and Bennet Greenwald
    - SDPB Holdings LLC: Michael Donovan

2. Managers of the LLC: Bennet Greenwald and Michael Donovan.

SITE DEVELOPMENT PERMIT
34 MULTI-FAMILY FAMILY APARTMENTS
2828-2834 BROADWAY, SAN DIEGO CA 92102

SITE DEVELOPMENT PERMIT TO CONSTRUCT THIRTY-FOUR (34) MULTI-FAMILY-FAMILY APARTMENTS ON 15,750 SQUARE FOOT SITE LOCATED AT 2828-2834 BROADWAY, SAN DIEGO, CA, 92102, OF WHICH 3 WILL BE AFFORDABLE (VERY LOW INCOME) HOUSING APARTMENTS (10% PRE-BONUS UNITS) & 31 WILL BE MARKET RATE APARTMENTS.

THE 34 MULTI-FAMILY DWELLINGS CONSIST OF TWENTY (20) ONE- BEDROOM APARTMENTS AND FOURTEEN (14) STUDIO APARTMENTS, LOCATED OVER 3 LEVELS ABOVE GRADE AND BASEMENT PARKING.

30 PARKING SPACES ARE PROPOSED IN THE BASEMENT AND 2 ON-GRADE PARKING SPACES ARE PROPOSED OF THE ALLEY (1)

SCOPE OF WORKS INCLUDES DEMOLITION OF SINGLE STORY APARTMENT BUILDING CONSISTING OF 4 DWELLING UNITS.

INCENTIVE REQUESTS:

1. : FRONT YARD SETBACK - DEVIATION FROM *SDMC SECTION 158.0301(b)(2)(B)*

THE SOUTH-WEST PORTION OF THE BUILDING FACING BROADWAY IS 4 STORIES IN HEIGHT, WHICH UNDER TABLE 158-03C REQUIRES 24-FEET FRONT SETBACK TO LEVEL 4. INCENTIVE IS REQUESTED TO HAVE THIS SETBACK REDUCED TO 16-FEET.

2. : MINIMUM AVERAGE UNIT SIZE - DEVIATION FROM *SDMC 158.0301(b)(5)(B)* (1)

SECTION 158.0301 (b)(5)(B) REQUIRES THAT THE MINIMUM AVERAGE UNIT SIZE PER PROJECT SHALL BE NO LESS THAN 700 SQ.FT
INCENTIVE #2 REQUESTS THAT THE MINIMUM AVERAGE UNITS SIZE BE REDUCED.
THE PROPOSED AVERAGE UNIT SIZE IS 585.7 SQ.FT.

DEVIATIONS:

1. : DIAGONAL PLAN DIMENSION - DEVIATION FROM *SDMC 158.0301(b)(7)*

TABLE 158-03G REQUIRES THE MAXIMUM DIAGONAL PLAN DIMENSION TO BE 85% OF THE LOT WIDTH, BEING 95.69'.
INCENTIVE #1 REQUESTS THAT THE MAXIMUM DIAGONAL PLAN DIMENSION BE ALLOWED TO EXCEED THE REQUIREMENT.
THE PROPOSED DIAGONAL PLAN DIMENSION IS 114.8'.

2. : OFFSETTING PLANE REQUIREMENT - DEVIATION FROM *SDMC 158.0301(d)* (1)

SDMC 158.0303(d) REQUIRES AT LEAST 3 SEPARATE BUILDING PLANES, DISTINGUISHED BY AN AVERAGE HORIZONTAL DIFFERENCE OF 3 FEET IN DEPTH AND 6 FEET IN WIDTH IN THE PARTICULAR PROPORTIONS OUTLINED IN THE CODE, THE PROPOSED SCHEME DOES NOT MEET THE PARTICULAR NUMERICAL REQUIREMENT, BUT IT DOES MEET THE INTENT, WITH THE FRONT ELEVATION (FACING BROADWAY) BEING DISTINCTLY BROKEN UP INTO 3 SMALLER FORMS BROKEN UP WITH 2 STAIRS AND CIRCULATION BALCONIES WITH THE SIDE (ALLEY) ELEVATION BEING BROKEN UP BOTH VERTICALLY WITH FRAMED DECKS AND HORIZONTALLY WITH THE THIRD STOREY STEPPED BACK AND CAPPED WITH A HORIZONTAL FLAT TRELLIS (1)

A. PROJECT TITLE

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 33 AND 34, IN BLOCK 64, OF E.W.MORSE'S SUBDIVISION OF PUEBLO LOT 1150, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO.547, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1871.

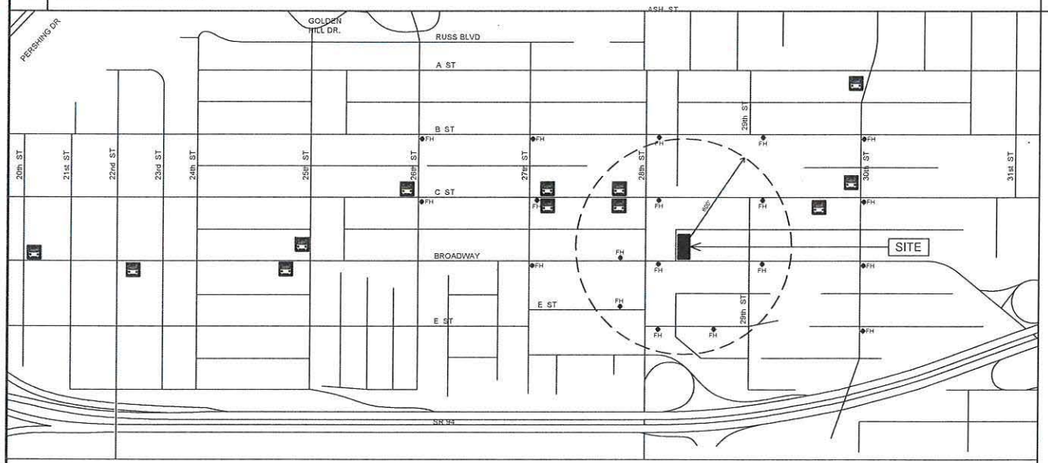
APN: 539-522-26-00

PARCEL 2:

LOTS 35 AND 36 AND THE WEST ONE-HALF OF LOT 37, IN BLOCK 64, OF E.W.MORSE'S SUBDIVISION OF PUEBLO LOT 1150, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO.547, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1871.

APN: 539-522-25-00

B. LEGAL DESCRIPTION



BUS STOP
(LOCATIONS ARE APPROXIMATE, DETERMINED FROM MTS MAP AND GOOGLE EARTH)

FH FIRE HYDRANT
(LOCATIONS ARE APPROXIMATE, DETERMINED FROM GOOGLE EARTH)

C. VICINITY MAP & FIRE HYDRANT LOCATIONS - NOT TO SCALE

D. RENDERINGS

"I _____ DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15 (A) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED."

E. FAA SELF-CERTIFICATION

ARCHITECTURAL		DE BARTOLO RIMANIC DESIGN STUDIO,
01	A1.00	TITLE SHEET
02	A1.01	CALCULATIONS
03	A1.01 (2)	OFFSETTING PLANES REQUIREMENTS\
04	A1.01 (3)	FIRE ACCESS PLAN
05	A1.02	PHOTOGRAPHIC SURVEY
06	A1.03	SITE PLAN
07	A1.04	BASEMENT PLAN
08	A1.05	LEVEL 1 PLAN
09	A1.06	LEVEL 2 PLAN
10	A1.07	LEVEL 3 PLAN
11	A1.08	ROOF PLAN
12	A1.09	ELEVATIONS - WEST & SOUTH
13	A1.10	ELEVATIONS - EAST & NORTH
14	A1.11	SECTIONS A-A & B-B
15	A1.12	SECTIONS C-C & D-D
16	A1.13	MATERIALS
LANDSCAPING		McCULLOUGH LANDSCAPE ARCHITECTURE
17	L1.0	LANDSCAPE SITE PLAN - LEVEL 1
18	L1.1	LANDSCAPE SITE PLAN - COURTYARD/ROOF PLAN
19	L1.2	LANDSCAPE CALCULATIONS
20	L1.3	LANDSCAPE CALCULATIONS
SURVEY		RAY SPEARS & ASSOCIATES, INC,
21	C-1109	TOPOGRAPHY MAP
CIVIL		K & S ENGINEERING, INC,
22	C1	TOPOGRAPHIC SHEET
23	C2	GRADING SHEET / GARAGE FLOOR
24	C3	GRADING SHEET / FIRST FLOOR
25	C4	BMP SHEET

G. SHEET INDEX

CLIMATE CHANGE AND SUSTAINABLE GOALS AND POLICIES PROPOSED:

1. SUSTAINABLE OR "GREEN BUILDING" TECHNIQUES INCLUDING:

a. CROSS VENTILATION AND SOME FORM OF SUN SHADING TO ALL DWELLING UNITS.
b. SOLAR PHOTOVOLTAIC PANELS ADDED TO THE ROOF FOR ON-SITE RENEWABLE ENERGY GENERATION.
c. LARGE LOW-E GLAZING/WINDOW PANELS TO REDUCE DEPENDENCY ON LIGHTING.
d. USE OF ENERGY EFFICIENT HVAC AND LIGHTING.
e. USE HIGH R-VALUE INSULATION
f. LOW FLOW PLUMBING FIXTURES AND IRRIGATION

2. AVOID CONTAMINATION BY CARCINOGENS, VOLATILE ORGANIC COMPOUNDS, FUNGI, MOLDS, BACTERIA AND OTHER KNOW TOXINS:

a. ELIMINATE USE OF CHLOROFLUOROCARBON-BASED REFRIGERANTS.
b. USE OF LOW-EMITTING ADHESIVES, PAINTS, COATINGS, CARPET SYSTEMS, COMPOSITE WOOD, AGRI-FIBER PRODUCTS AND OTHERS.

3. REFUSE AREA TO FACILITATE RECYCLING OF WASTE GENERATED BY BUILDING OCCUPANTS.

a. RECYCLABLE COLLECTION AREA THAT SERVES THE ENTIRE BUILDING, WITH ROOM FOR SEPARATION, COLLECTION AND STORAGE OF PAPER, GLASS, PLASTIC, METALS AND YARD WASTE.

4. TRANSPORTATION

a. ELECTRIC CHARGING STATION
b. BICYCLE STORAGE FACILITIES
c. HIGH DENSITY FULLY UTILIZED ALONG THE ALREADY EXISTING MTS BUS TRANSIT ROUTES.

5. SUSTAINABLE LANDSCAPE DESIGN AND MAINTENANCE

a. DROUGHT TOLERANT TREES.
b. STRATEGICALLY LOCATED DECIDUOUS TREES ON THE SOUTH AND WEST FRONTAGES TO PROVIDE SHADING AND REDUCED HEAT LOAD IN SUMMER AND SUN PENETRATION AND HEAT GAIN IN WINTER.
c. IMPLEMENT HIGH EFFICIENCY IRRIGATION AND RECYCLE SITE WATER TO REDUCE THE USE OF POTABLE WATER FOR IRRIGATION.

H. GENERAL PLAN - CONSERVATION ELEMENT

LOT SIZE:	15,750 S.F.
BASE ZONE:	GH-600
OVERLAYS:	AIRPORT INFLUENCE AREA (AIA) AIRPORT LAND USE COMPATIBILITY 60-65 CNEL - NOISE RESIDENTIAL TANDEM PARKING TRANSIT AREA GEOLOGICAL HAZARD CATEGORY: 52
EXISTING USE:	VACANT & R-2 RESIDENTIAL APARTMENTS CONSISTING OF 4 DWELLING UNITS (TO BE DEMOLISHED).
BUILT:	1950
PROPOSED USE:	R-2 (RESIDENTIAL APARTMENTS)
NO. OF STORIES:	3
HEIGHT:	50 ft WHERE A BUILDING IS ABOVE ENCLOSED PARKING ALLOWED
TYPE OF CONSTRUCTION:	TYPE V-A FULLY SPRINKLERED PER NFPA 13D
STREET YARD:	20' X STREET FRONTAGE (112.58') 2251.6 SF, REQUIRED 2775.0 SF, PROVIDED (1)
FRONT YARD SETBACK:	10 FEET REQUIRED, INCLUDING ADDITIONAL 7' ABOVE 2ND FLOOR. 16 FEET PROPOSED (PER FIRE DEPARTMENT REQUIREMENT FOR AERIAL ACCESS) 24 FEET PROPOSED @ SOUTH-WEST PORTION LEVEL 3 (SEE INCENTIVE 1)
SIDE YARD SETBACK:	6 FEET REQUIRED, INCLUDING ADDITIONAL 3' ABOVE 2ND FLOOR 6 FEET AT LEVEL 1 PROPOSED 9 FEET AT LEVELS 2 & 3 PROPOSED
REAR YARD SETBACK:	1 FEET REQUIRED, INCLUDING ADDITIONAL 7' ABOVE SECOND FLOOR. 7 FEET AT LEVEL 1 PROPOSED 8 FEET AT LEVELS 2 & 3 PROPOSED
STREET YARD SETBACK:	6 FEET REQUIRED 6 FEET PROVIDED
FAR:	1.25 (19,687.5 SF) PLUS 25% OF ENCLOSED PARKING (2,821.25 SF.) 22,508.75 SF. ALLOWED 22,488.00 SF. PROPOSED (SEE 1/A1.01 FOR CALCULATION)
LOT COVERAGE:	40% MAX. ALLOWED ENCLOSED PARKING IS NOT INCLUDED IN THE CALCULATION OF FAR AND COVERAGE (SEE 7/A1.01 FOR CALCULATION)
PROPOSED:	14 X STUDIOS APARTMENTS 20 X 1-BED APARTMENTS 34 TOTAL (2)
CAR PARKING:	PARKING IS CALCULATED IN ACCORDANCE WITH DEVELOPMENT INCENTIVES FOR AFFORDABLE HOUSING DENSITY BONUS PROJECTS SECTION 14.3.7.13(I)(2) 14 X STUDIOS REQUIRE ONE (1) ONSITE PARKING SPACE 20 X 1-BEDS REQUIRE ONE (1) ONSITE PARKING SPACE 34 PARKING SPACES REQUIRED PARKING REDUCED BY 0.25 SPACES PER UNIT FOR PROJECTS WITHIN A TRANSIT AREA PER SDMC 143.0740(I)(1)(D) 26 PARKING SPACES REQUIRED 32 SPACES PROVIDED
MOTORCYCLES:	IN ACCORDANCE WITH TABLE 142-05C 34 X 0.1 SPACES (FOR 1-BEDS OR STUDIOS OVER 400 SQ.FT.) 3.4 SPACES REQUIRED. 3.0 SPACES PROVIDED.
BICYCLES:	IN ACCORDANCE WITH TABLE 142-05C 34 X 0.4 SPACES (FOR 1-BED OR STUDIOS OVER 400 SQ.FT.) 13.6 SPACES REQUIRED 14.0 SPACES PROVIDED (1)
NOISE:	NOISE ATTENUATION TO BE PROVIDED TO ENSURE INTERIOR NOISE LEVEL OF 45 dB CNEL FOR ALL HABITABLE ROOMS.

APARTMENT MATRIX:

	STUDIO 559 S.F.	STUDIO LOFT 559 S.F.	STUDIO 569 S.F.	STUDIO LOFT 569 S.F.	1 BED 600 S.F.	1 BED 602 S.F.	1 BED LOFT 602 S.F.	TOTAL UNITS PER FLOOR
LEVEL 3	4	4	1	1	2			12
LEVEL 2			1	1	2	4	4	12
LEVEL 1			1	1	2	3	3	10
TOTAL	4	4	3	3	6	7	7	34
	STUDIO				1 BED			
	14				20			
	34 UNITS TOTAL							

MIN. AVERAGE UNIT SIZE REQUIRED = 700.0 SQ.FT.
MIN. AVERAGE UNIT SIZE PROVIDED = 585.7 SQ.FT.
(SEE INCENTIVE #2 ON COVER SHEET A1.00)

I. ZONING DATA

Notes:

All ideas, arrangements, drawings and plans set forth on this sheet are the original work product of, owned by and are the property of dbrds and use of this said work product is limited to a specified project of the purchaser, and for the construction of one building, any use, reuse or disclosure of said plans, reproductions, ideas, designs and/or arrangements, other than by dbrds, is strictly prohibited by law without the written permission of dbrds. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify, and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown these drawings.

PROJECT TEAM

OWNER:
METROPOLITIAN/SDPB BROADWAY, LLC
2929 CANON STREET, SUITE 'A'
SAN DIEGO, CA 92106
PHONE: (619) 540-0467
CONTACT: MIKE DONOVAN
EMAIL: mdolaf@gmail.com

DESIGN:
DE BARTOLO + RIMANIC DESIGN STUDIO
363 5TH AVE, SUITE 203
SAN DIEGO, CA 92101
PHONE: (858) 220 5262
CONTACT: PAULY DE BARTOLO
EMAIL: pauly@dbrds.com

SURVEY
SPEARS & ASSOCIATES, INC.
475 PRODUCTION STREET,
SAN MARCOS, CA 92078
PHONE: (760) 736-2040
CONTACT: RAY SPEARS
EMAIL: Rspear@spearinc.net

LANDSCAPE ARCHITECT
McCULLOUGH LANDSCAPE ARCHITECTURE
703 16TH STREET, SUITE 100
SAN DIEGO CA 92101
PHONE: (619) 296-3150
CONTACT: DAVID McCULLOUGH
EMAIL: David@mlasd.com

CIVIL ENGINEER
K & S ENGINEERING, INC.
7801 MISSION CENTER COURT, SUITE 100
SAN DIEGO, CA 92108
PHONE: (619) 295-5565
CONTACT: HOSSEIN ZORROMODI
EMAIL: h-zorromodi@ks-engr.com

N

REVISION:

11.08.2016 SDP - CYCLE ISSUE 3	IR
10.11.2016 SDP - CYCLE ISSUE 2	IR
07.12.2016 SDP - CYCLE ISSUE 1	IR
02.16.2016 SITE DEVELOPMENT SUBMITTAL	IR
11.12.2015 COMPLETENESS CHECK	IR

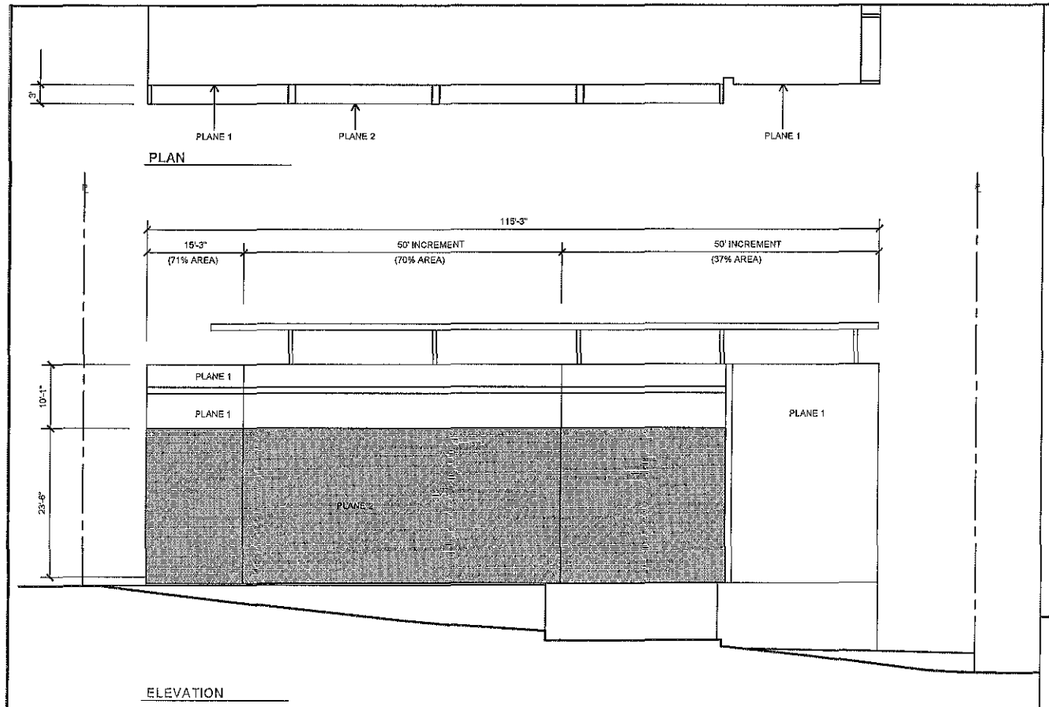
DRAWING TITLE:
TITLE SHEET

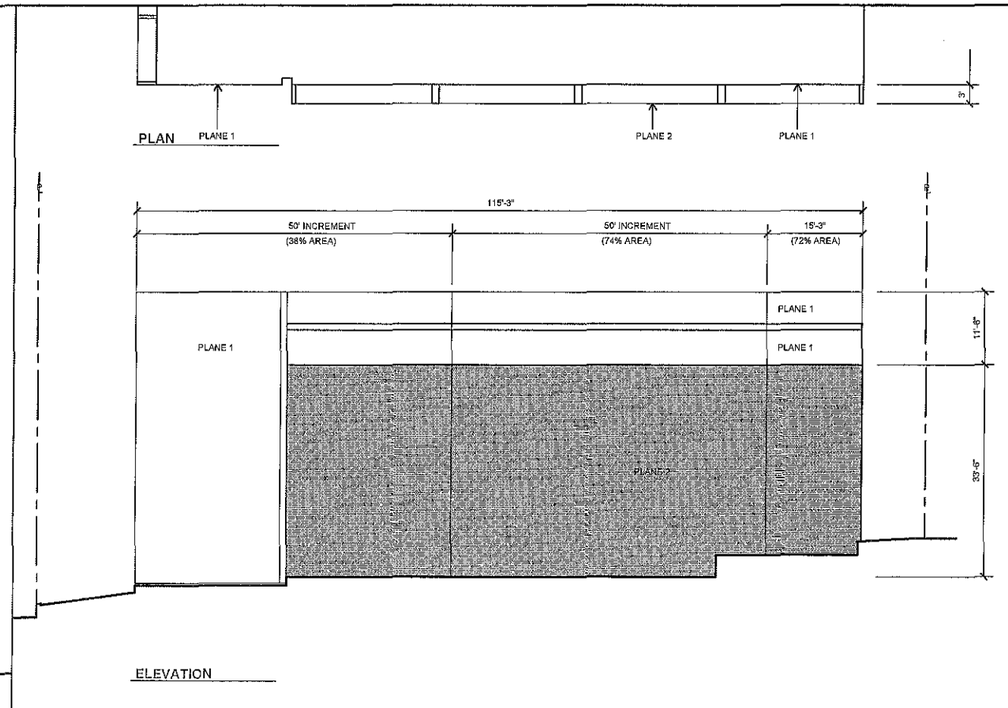
PROJECT:
PROPOSED MULTI-FAMILY APARTMENTS
2828-2834 BROADWAY
SAN DIEGO, CA 92102

PROJECT NO:	15025
DATE:	AUGUST 2015
DRAWN BY:	IR
SCALE:	NO SCALE
SHEET NO:	A0.00

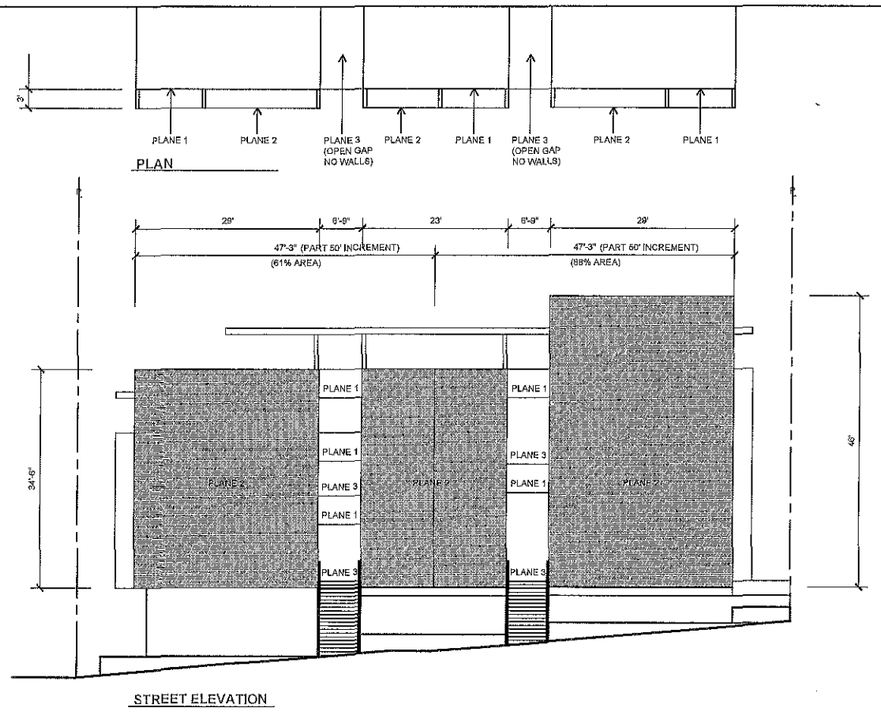
SDP SUBMITTAL CYCLE ISSUE 3 - 11.08.2016

ATTACHMENT 12





2. OFFSETTING PLANE REQUIREMENT INTERIOR SIDE (WEST ELEVATION)



1. OFFSETTING PLANE REQUIREMENT STREET (SOUTH ELEVATION)

3. OFFSETTING PLANE REQUIREMENT INTERIOR SIDE (EAST ELEVATION)

DEVIATION #2:

SDMC 158.0303(d) OFFSETTING PLANE REQUIREMENT

(1) THERE SHALL BE AT LEAST 3 SEPARATE BUILDING PLANES FOR EACH 50-FOOT LENGTH OF BUILDING ELEVATION FACING A STREET.

FOR EACH INTERIOR SIDE BUILDING ELEVATION, THERE SHALL BE AT LEAST ONE AND ONE-HALF SEPARATE BUILDING PLANES FOR EACH 50-FOOT LENGTH OF BUILDING ELEVATION.

(2) A SEPARATE BUILDING PLAN IS DISTINGUISHED BY AN AVERAGE HORIZONTAL DIFFERENCE OF 3 FEET IN DEPTH, MEASURED PERPENDICULAR TO THE SUBJECT PLANE, BY 6 FEET IN WIDTH.

(3) THE PROPORTIONS OF THE 3 BUILDING PLANES ALONG EACH ELEVATION SHALL MEET THE CRITERIA AS INDICATED IN TABLE 158-03L.

- 50' INCREMENT MINIMUM AREA = 20%
- BUILDING ELEVATION AREA MAX. AREA = 60%

Notes:

All ideas, arrangements, drawings and plans set forth on this sheet are the original work product of, owned by and are the property of dbrda and use of this said work product is limited to a specified project of the purchaser, and for the construction of one building, any use, reuse or disclosure of said plans, reproductions, ideas, designs and/or arrangements, other than by dbrda, is strictly prohibited by law without the written permission of dbrda. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify, and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown these drawings.

PROJECT TEAM

OWNER:
METROPOLITAN/SDPB BROADWAY, LLC
2929 CANON STREET, SUITE 'A'
SAN DIEGO, CA 92106
PHONE: (619) 540-0457
CONTACT: MIKE DONOVAN
EMAIL: mdolaf@gmail.com

DESIGN:
DE BARTOLO + RIMANIC DESIGN STUDIO
363 5TH AVE, SUITE 203
SAN DIEGO, CA 92101
PHONE: (858) 220-5282
CONTACT: PAULY DE BARTOLO
EMAIL: pauly@dbrda.com

SURVEY
SPEARS & ASSOCIATES, INC.
475 PRODUCTION STREET,
SAN MARCOS, CA 92078
PHONE: (760) 738-2040
CONTACT: RAY SPEARS
EMAIL: Rspear@spearinc.net

LANDSCAPE ARCHITECT
McCULLOUGH LANDSCAPE ARCHITECTURE
703 16TH STREET, SUITE 100
SAN DIEGO CA 92101
PHONE: (619) 295-3150
CONTACT: DAVID McCULLOUGH
EMAIL: David@mlasd.com

CIVIL ENGINEER
K & S ENGINEERING, INC.
7801 MISSION CENTER COURT, SUITE 100
SAN DIEGO, CA 92108
PHONE: (619) 296-6565
CONTACT: HOSSEIN ZORROMODI
EMAIL: h-zorromodi@ks-engr.com

REVISION:

11.08.2016 SDP - CYCLE ISSUE 3	IR
10.11.2016 SDP - CYCLE ISSUE 2	IR
07.12.2016 SDP - CYCLE ISSUE 1	IR
02.16.2016 SITE DEVELOPMENT SUBMITTAL	IR
11.12.2015 COMPLETENESS CHECK	IR

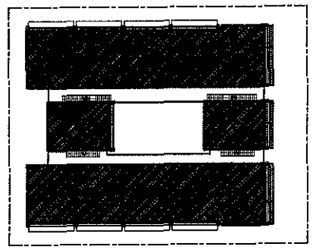
DRAWING TITLE:
OFFSETTING PLANES REQUIREMENT

PROJECT:
PROPOSED MULTI-FAMILY APARTMENTS
2828-2834 BROADWAY
SAN DIEGO, CA 92102

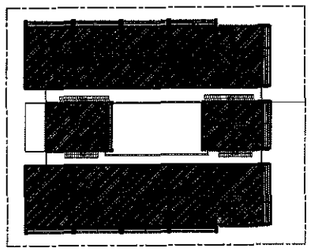
PROJECT NO:	15025
DATE:	AUGUST 2015
DRAWN BY:	IR
SCALE:	3/32" = 1'-0"
SHEET NO:	A1.01(2)

SDP SUBMITTAL CYCLE ISSUE 3 - 11.08.2016

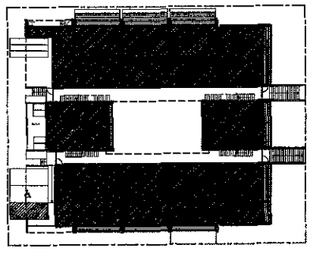
ATTACHMENT 12



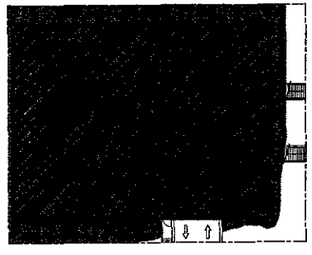
LEVEL 3: 7484 sf.



LEVEL 2: 7864 sf.



LEVEL 1: 7140 sf.



BASEMENT: 11285 sf. (EXCLUDED FROM FAR CALCULATION)

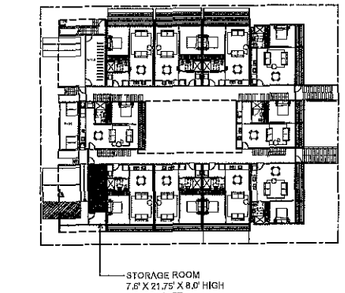
ENCLOSED PARKING AS DEFINED IN SECTION 158.0104 IS NOT INCLUDED IN THE CALCULATION OF FAR AND COVERAGE

FOR ANY PROJECT WITH A DENSITY GREATER THAN ONE DWELLING UNIT PER 1,000 SQUARE FEET OF LOT AREA, A FAR BONUS SHALL BE PROVIDED EQUIVALENT TO 25 PERCENT OF THE ENCLOSED PARKING AND SHALL BE EXCLUDED FROM THE COVERAGE CALCULATION.

FAR PROPOSED:

BASEMENT:	11,285.0 S.F (EXCLUDED)
LEVEL 1:	7,140 S.F.
LEVEL 2:	7,864.0 S.F.
LEVEL 3:	7,484.0 S.F.
TOTAL:	22,488.0 S.F.
FAR ALLOWED:	1.25 PLUS 25% BONUS 19,687.5 S.F. + 2,821.25 S.F.
	22,508.75 S.F.

1. FAR CALCULATION



REQUIRED:
LOT FRONTAGE 112.58' X 20' = 2251.6 sf.

PROVIDED:
2775.0 sf.

A STREET YARD SHALL BE PROVIDED AT A MIN. AREA CALCULATED BY MULTIPLYING THE LOT FRONTAGE BY 20 FEET.

5. STREET YARD AREA

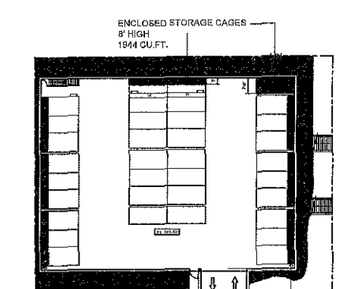


TABLE 158-03G

85% OF STREET FRONTAGE
85% X 112.58' = 95.69' REQUIRED
114.8' PROVIDED
(SEE DEVIATION #1 ON COVER PAGE A1.00)

4. DIAGONAL PLAN DIMENSION

STORAGE ROOM
7.6' X 21.75' X 8.0' HIGH
= 1320 CU.FT.

ENCLOSED STORAGE CAGES
8' HIGH
1944 CU.FT.

METAL LOCKER CAGES WALL MOUNTED
8.0' X 3.0' X 3.0' HIGH = 72 CU.FT. (TYP.)
72 CU.FT. X 18 = 1296 CU.FT.

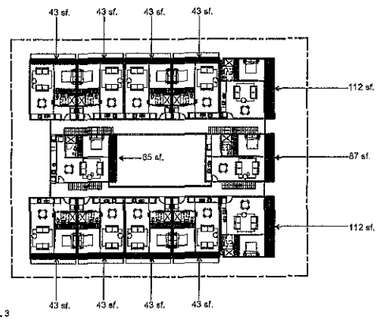
A MINIMUM OF 100 CUBIC FEET OF SECURED STORAGE SPACE, ACCESSIBLE FROM A COMMON CIRCULATION AREA OR GARAGE AND NOT PART OF A HABITABLE AREA SHALL BE PROVIDED PER DWELLING UNIT.

34 DWELLING UNITS X 100 CU.FT.
3400 CU.FT. STORAGE REQUIRED.
4560 CU.FT. STORAGE PROVIDED.

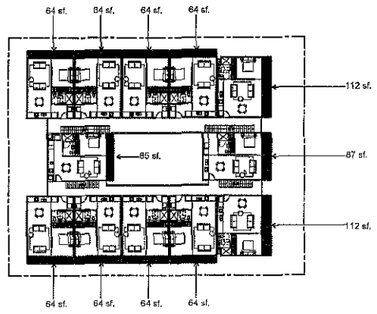
- 1320 CU.FT. LEVEL 1
- 1944 CU.FT. BASEMENT
- 1296 CU.FT. BASEMENT

- 4560 CU.FT. TOTAL PROVIDED

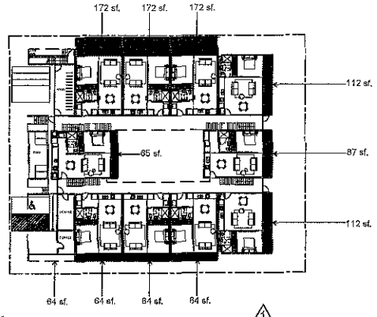
2. STORAGE CALCULATION



LEVEL 3



LEVEL 2

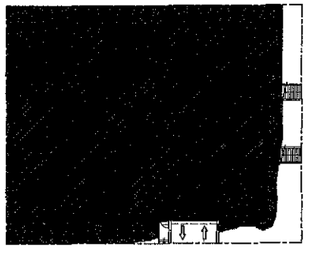


LEVEL 1

TOTAL PRIVATE OPEN SPACE (BALCONIES) = 2756 sf.

AVERAGE FOR 34 DWELLING UNITS = 81.0 sf.

6. PRIVATE EXTERIOR USABLE AREA



FOR ANY PROJECT WITH A DENSITY GREATER THAN ONE DWELLING UNIT PER 1,000 SQUARE FEET OF LOT AREA, A FAR BONUS SHALL BE PROVIDED EQUIVALENT TO 25 PERCENT OF THE ENCLOSED PARKING AND SHALL BE EXCLUDED FROM THE COVERAGE CALCULATION.

ENCLOSED PARKING AS DEFINED IN SECTION 158.0104 IS NOT INCLUDED IN THE CALCULATION OF FAR AND COVERAGE

3. SITE COVERAGE

Notes:

All ideas, arrangements, drawings and plans set forth on this sheet are the original work product of, owned by and are the property of dbrds and use of this said work product is limited to a specified project of the purchaser, and for the construction of one building, any use, reuse or disclosure of said plans, reproductions, ideas, designs and/or arrangements, other than by dbrds, is strictly prohibited by law without the written permission of dbrds. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify, and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown these drawings.

PROJECT TEAM

OWNER:
METROPOLITAN/SDPB BROADWAY, LLC
2925 CANON STREET, SUITE 'A'
SAN DIEGO, CA 92106
PHONE: (619) 540-0467
CONTACT: MIKE DONOVAN
EMAIL: mdolaf@gmail.com

DESIGN:
DE BARTOLO + RIMANIC DESIGN STUDIO
363 5TH AVE, SUITE 203
SAN DIEGO, CA 92101
PHONE: (858) 220 5062
CONTACT: PAULY DE BARTOLO
EMAIL: pauly@dbrds.com

SURVEY
SPEARS & ASSOCIATES, INC.
475 PRODUCTION STREET,
SAN MARCOS, CA 92078
PHONE: (760) 736-2040
CONTACT: RAY SPEARS
EMAIL: Rspear@spearsinc.net

LANDSCAPE ARCHITECT
McCULLOUGH LANDSCAPE ARCHITECTURE
703 16TH STREET, SUITE 100
SAN DIEGO CA 92101
PHONE: (619) 295-3150
CONTACT: DAVID McCULLOUGH
EMAIL: David@mlasd.com

CIVIL ENGINEER
K & S ENGINEERING, INC.
7801 MISSION CENTER COURT, SUITE 100
SAN DIEGO, CA 92108
PHONE: (619) 296-5565
CONTACT: HOSSEIN ZORROMODI
EMAIL: h-zorromodi@ks-engr.com

N

REVISION:

11.08.2016 SDP - CYCLE ISSUE 3	IR
10.11.2016 SDP - CYCLE ISSUE 2	IR
07.12.2016 SDP - CYCLE ISSUE 1	IR
02.16.2016 SITE DEVELOPMENT SUBMITTAL	IR
11.12.2015 COMPLETENESS CHECK	IR

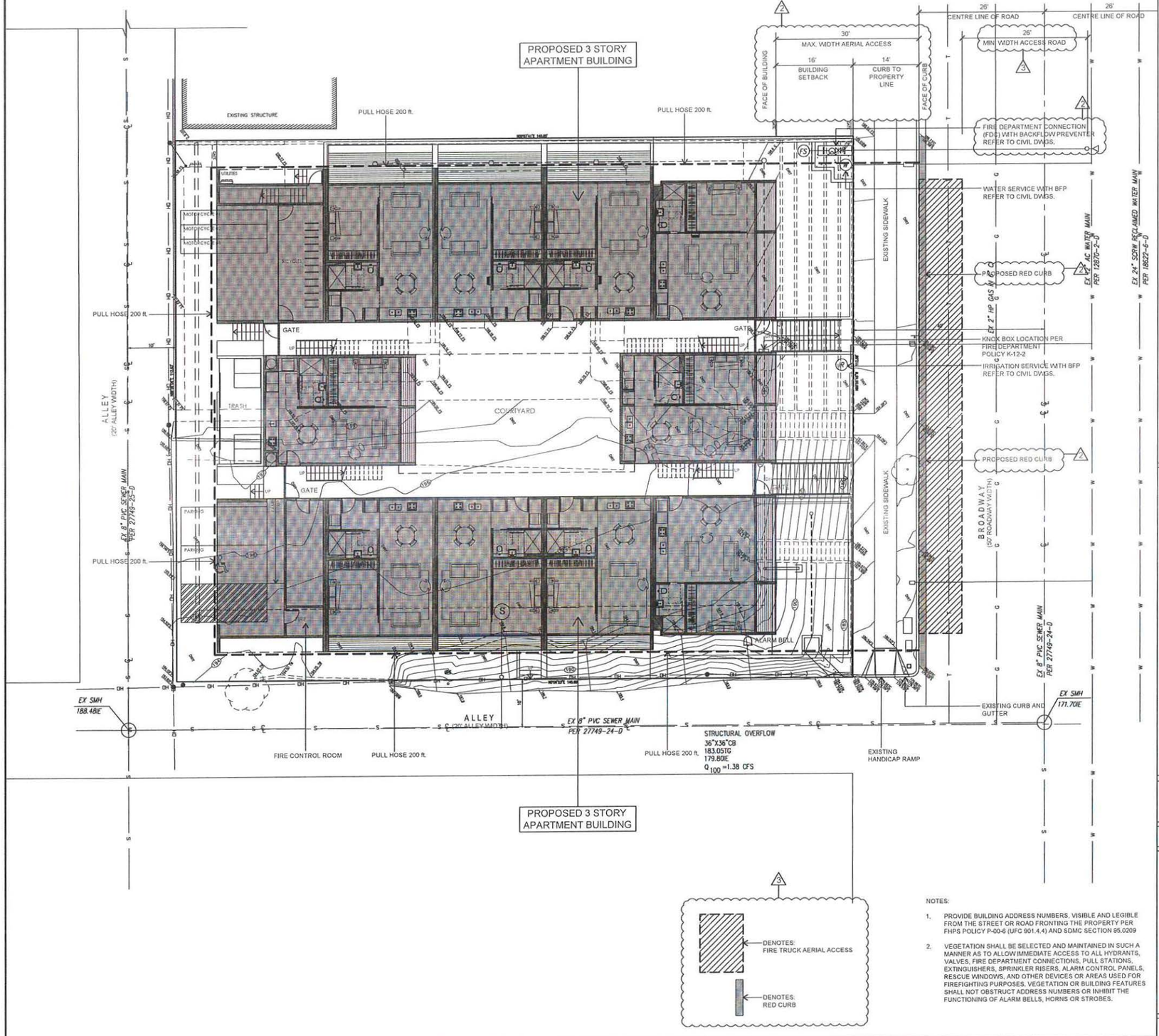
DRAWING TITLE:
CALCULATIONS

PROJECT:
PROPOSED MULTI-FAMILY APARTMENTS
2828-2834 BROADWAY
SAN DIEGO, CA 92102

PROJECT NO:	15025
DATE:	AUGUST 2015
DRAWN BY:	IR
SCALE:	1/8" = 1'-0"
SHEET NO:	A1.01

SDP SUBMITTAL.CYCLE ISSUE 3 - 11.08.2016

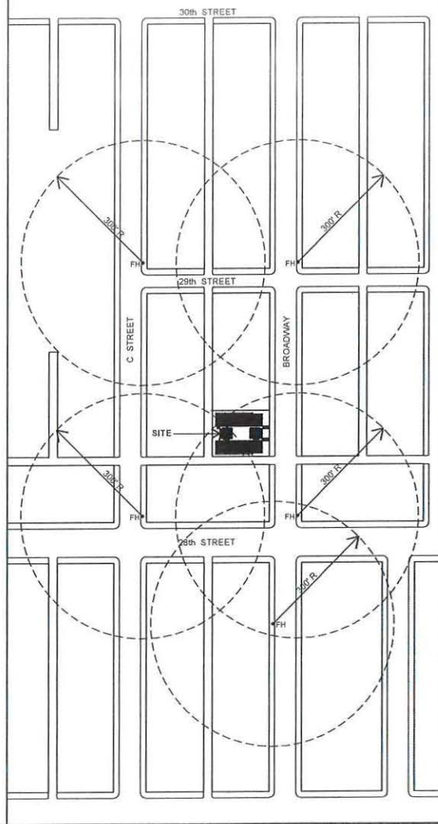
ATTACHMENT 12



NOTES:

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4) AND SDMC SECTION 95.0209
2. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.

1. FIRE ACCESS PLAN



2. FIRE HYDRANT (FH) LOCATIONS

Notes:

All ideas, arrangements, drawings and plans set forth on this sheet are the original work product of, owned by and are the property of dbrds and use of this said work product is limited to a specified project of the purchaser, and for the construction of one building, any use, reuse or disclosure of said plans, reproductions, ideas, designs and/or arrangements, other than by dbrds, is strictly prohibited by law without the written permission of dbrds. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify, and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown these drawings.

PROJECT TEAM

OWNER:
METROPOLITIAN/SDPB BROADWAY, LLC
2929 CANON STREET, SUITE 'A'
SAN DIEGO, CA 92106
PHONE: (619) 540-0467
CONTACT: MIKE DONOVAN
EMAIL: mdolaf@gmail.com

DESIGN:
DE BARTOLO + RIMANIC DESIGN STUDIO
363 5TH AVE, SUITE 203
SAN DIEGO, CA 92101
PHONE: (858) 220 5262
CONTACT: PAULY DE BARTOLO
EMAIL: pauly@dbrds.com

SURVEY
SPEARS & ASSOCIATES, INC.
475 PRODUCTION STREET,
SAN MARCOS, CA 92078
PHONE: (760) 736-2040
CONTACT: RAY SPEARS
EMAIL: Rspear@speariinc.net

LANDSCAPE ARCHITECT
McCULLOUGH LANDSCAPE ARCHITECTURE
703 16TH STREET, SUITE 100
SAN DIEGO CA 92101
PHONE: (619) 298-3150
CONTACT: DAVID McCULLOUGH
EMAIL: David@mlasd.com

CIVIL ENGINEER
K & S ENGINEERING, INC.
7801 MISSION CENTER COURT, SUITE 100
SAN DIEGO, CA 92108
PHONE: (619) 296-5565
CONTACT: HOSSEIN ZORROMODI
EMAIL: h-zorromodi@ks-engr.com

N

REVISION:

11.08.2016 SDP - CYCLE ISSUE 3	IR
10.11.2016 SDP - CYCLE ISSUE 2	IR
07.12.2016 SDP - CYCLE ISSUE 1	IR
02.16.2016 SITE DEVELOPMENT SUBMITTAL	IR
11.12.2015 COMPLETENESS CHECK	IR

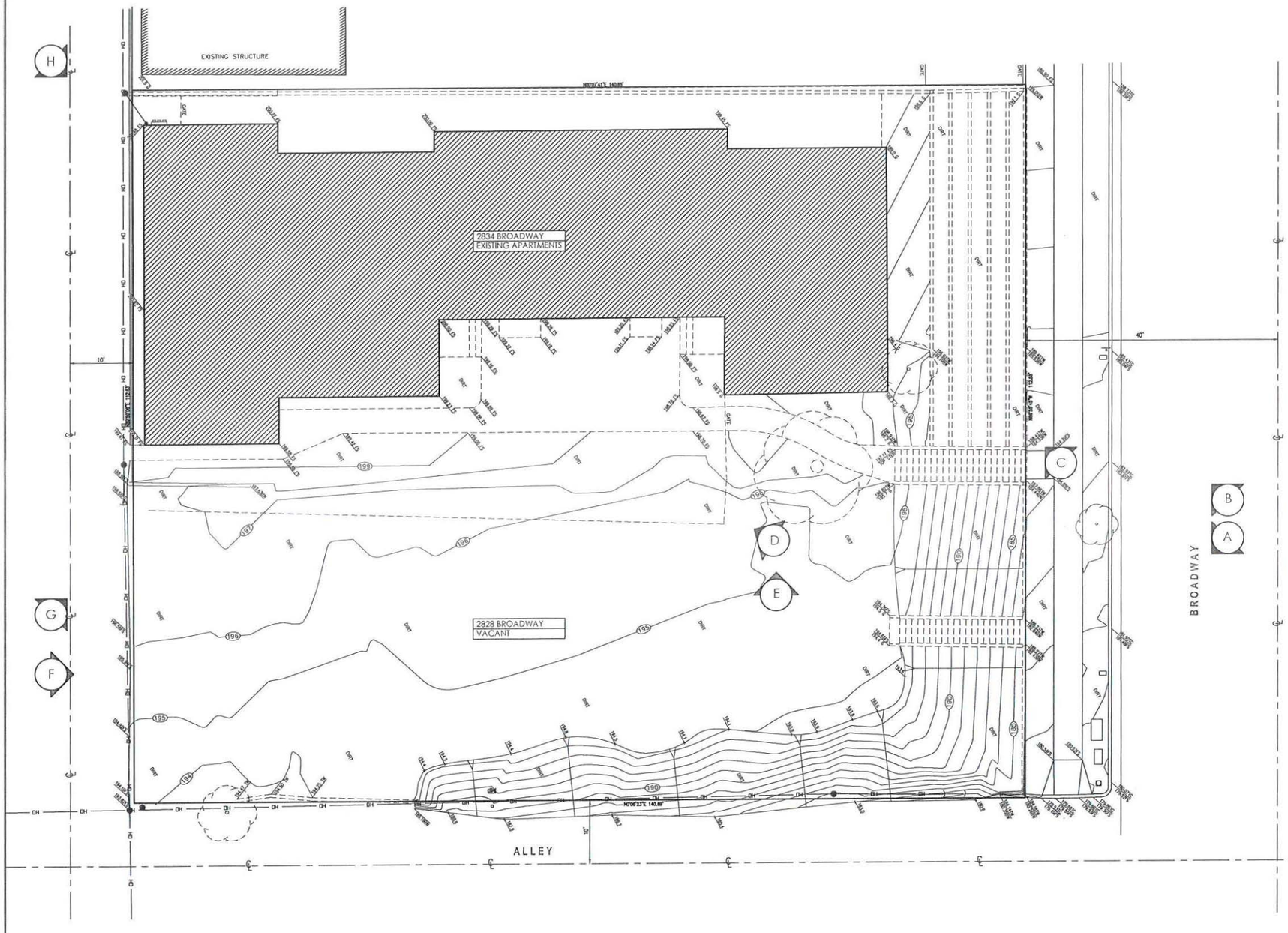
DRAWING TITLE:
FIRE ACCESS PLAN

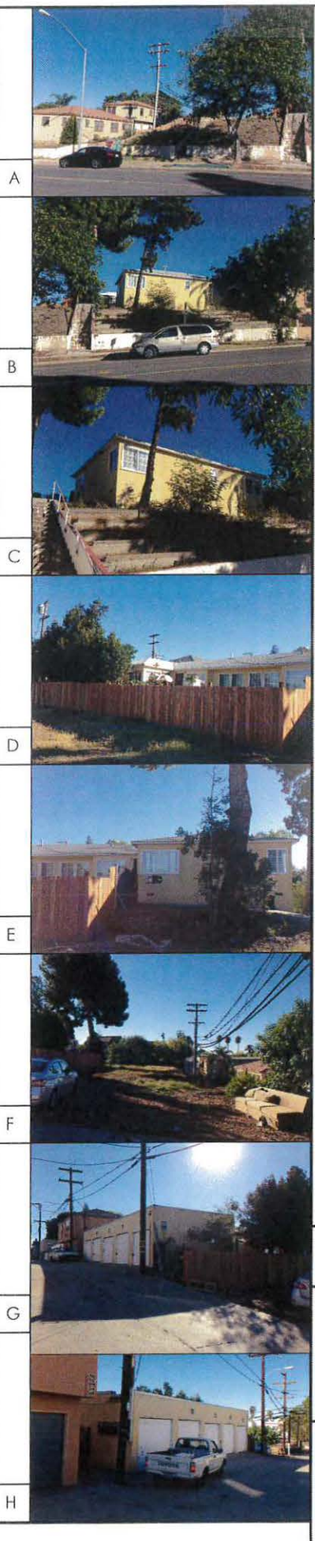
PROJECT:
PROPOSED MULTI-FAMILY APARTMENTS
2828-2834 BROADWAY
SAN DIEGO, CA 92102

PROJECT NO:	15025
DATE:	AUGUST 2015
DRAWN BY:	IR
SCALE:	1:10
SHEET NO:	A1.01(3)

SDP SUBMITTAL CYCLE ISSUE 3 - 11.08.2016

ATTACHMENT 12





Notes:

All ideas, arrangements, drawings and plans set forth on this sheet are the original work product of, owned by and are the property of dbrds and use of this said work product is limited to a specified project of the purchaser, and for the construction of one building, any use, reuse or disclosure of said plans, reproductions, ideas, designs and/or arrangements, other than by dbrds, is strictly prohibited by law without the written permission of dbrds. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify, and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown these drawings.

PROJECT TEAM

OWNER:
METROPOLITIAN/SDPB BROADWAY, LLC
2929 CANON STREET, SUITE 'A'
SAN DIEGO, CA 92106
PHONE: (619) 540-0467
CONTACT: MIKE DONOVAN
EMAIL: mdolaf@gmail.com

DESIGN:
DE BARTOLO + RIMANIC DESIGN STUDIO
363 5TH AVE, SUITE 203
SAN DIEGO, CA 92101
PHONE: (858) 220 5262
CONTACT: PAULY DE BARTOLO
EMAIL: pauly@dbrds.com

SURVEY
SPEARS & ASSOCIATES, INC.
475 PRODUCTION STREET,
SAN MARCOS, CA 92078
PHONE: (760) 736-2040
CONTACT: RAY SPEARS
EMAIL: Rspear@spearinc.net

LANDSCAPE ARCHITECT
McCULLOUGH LANDSCAPE ARCHITECTURE
703 16TH STREET, SUITE 100
SAN DIEGO CA 92101
PHONE: (619) 296-3150
CONTACT: DAVID McCULLOUGH
EMAIL: David@mlasd.com

CIVIL ENGINEER
K & S ENGINEERING, INC.
7801 MISSION CENTER COURT, SUITE 100
SAN DIEGO, CA 92108
PHONE: (619) 295-5565
CONTACT: HOSSEIN ZORROMODI
EMAIL: hz-zorromodi@ks-engr.com

N

REVISION:

11.08.2016 SDP - CYCLE ISSUE 3	IR
10.11.2016 SDP - CYCLE ISSUE 2	IR
07.12.2016 SDP - CYCLE ISSUE 1	IR
02.16.2016 SITE DEVELOPMENT SUBMITTAL	IR
11.12.2015 COMPLETENESS CHECK	IR

DRAWING TITLE:
PHOTOGRAPHIC SURVEY

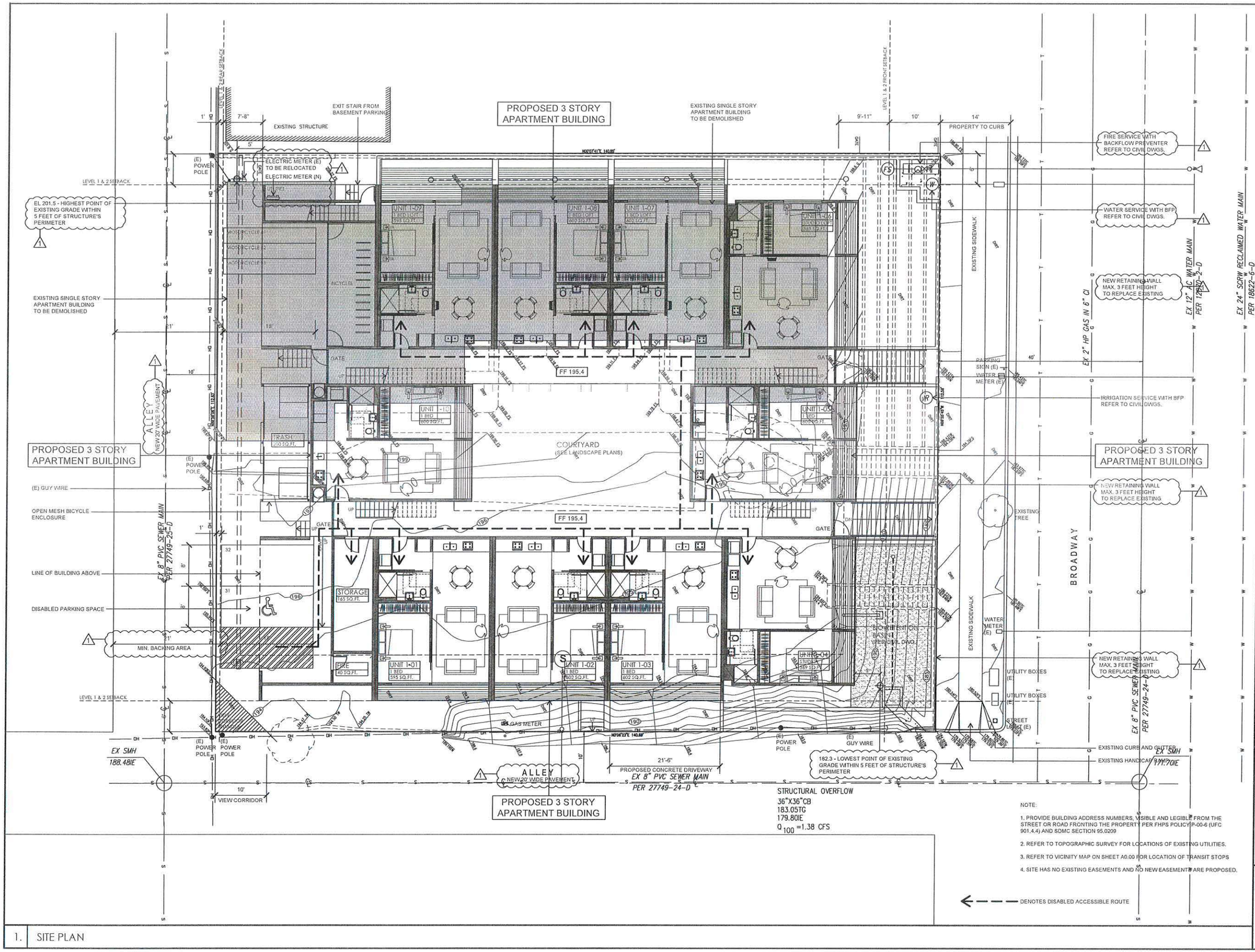
PROJECT:
PROPOSED MULTI-FAMILY APARTMENTS
2828-2834 BROADWAY
SAN DIEGO, CA 92102

PROJECT NO:	15025
DATE:	AUGUST 2015
DRAWN BY:	IR
SCALE:	1/8" = 1'-0"
SHEET NO:	A1.02

SDP SUBMITTAL CYCLE ISSUE 3 - 11.08.2016

ATTACHMENT 12

PHOTOGRAPHIC SURVEY - SITE PLAN



NOTE:

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4) AND SDMC SECTION 95.0209
2. REFER TO TOPOGRAPHIC SURVEY FOR LOCATIONS OF EXISTING UTILITIES.
3. REFER TO VICINITY MAP ON SHEET A0.00 FOR LOCATION OF TRANSIT STOPS
4. SITE HAS NO EXISTING EASEMENTS AND NO NEW EASEMENTS ARE PROPOSED.

DENOTES DISABLED ACCESSIBLE ROUTE

1. SITE PLAN

Notes:

All ideas, arrangements, drawings and plans set forth on this sheet are the original work product of, owned by and are the property of dbrds and use of this said work product is limited to a specified project of the purchaser, and for the construction of one building, any use, reuse or disclosure of said plans, reproductions, ideas, designs and/or arrangements, other than by dbrds, is strictly prohibited by law without the written permission of dbrds. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify, and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown these drawings.

PROJECT TEAM

OWNER:
METROPOLITIAN/SDPB BROADWAY, LLC
2929 CANON STREET, SUITE 'A'
SAN DIEGO, CA 92106
PHONE: (619) 540-0467
CONTACT: MIKE DONOVAN
EMAIL: mdolaf@gmail.com

DESIGN:
DE BARTOLO + RIMANIC DESIGN STUDIO
363 5TH AVE, SUITE 203
SAN DIEGO, CA 92101
PHONE: (858) 220 5262
CONTACT: PAULY DE BARTOLO
EMAIL: pauly@dbrds.com

SURVEY
SPEARS & ASSOCIATES, INC.
475 PRODUCTION STREET,
SAN MARCOS, CA 92078
PHONE: (760) 736-2040
CONTACT: RAY SPEARS
EMAIL: Rspear@spearinc.net

LANDSCAPE ARCHITECT
McCULLOUGH LANDSCAPE ARCHITECTURE
703 16TH STREET, SUITE 100
SAN DIEGO CA 92101
PHONE: (619) 236-3150
CONTACT: DAVID McCULLOUGH
EMAIL: David@mlasd.com

CIVIL ENGINEER
K & S ENGINEERING, INC.
7801 MISSION CENTER COURT, SUITE 100
SAN DIEGO, CA 92108
PHONE: (619) 295-5565
CONTACT: HOSSEIN ZORROMODI
EMAIL: h-zorromodi@ks-engr.com

REVISION:

11.08.2016 SDP - CYCLE ISSUE 3	IR
10.11.2016 SDP - CYCLE ISSUE 2	IR
07.12.2016 SDP - CYCLE ISSUE 1	IR
02.16.2016 SITE DEVELOPMENT SUBMITTAL	IR
11.12.2015 COMPLETENESS CHECK	IR

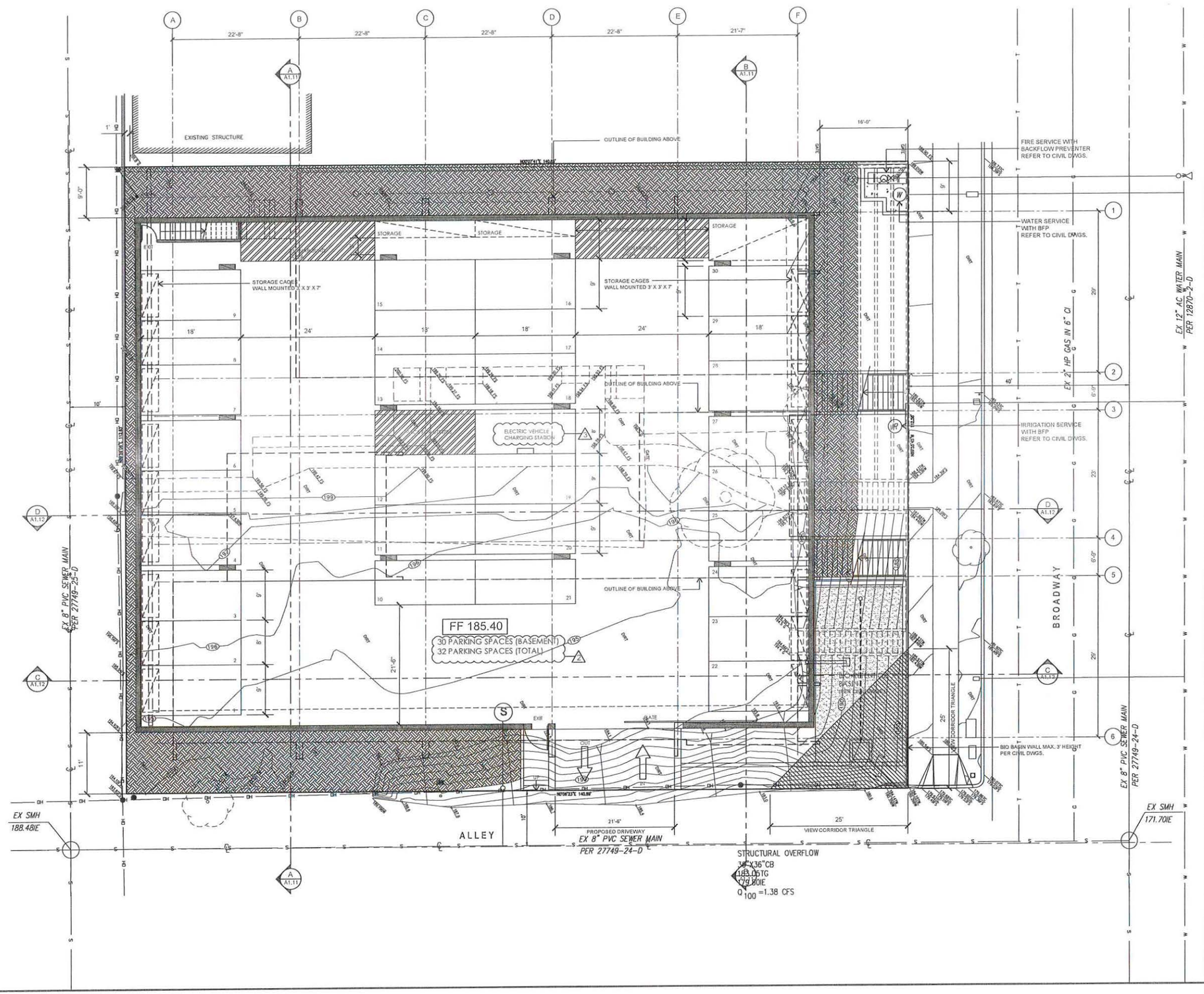
DRAWING TITLE:
SITE PLAN

PROJECT:
PROPOSED MULTI-FAMILY APARTMENTS
2828-2834 BROADWAY
SAN DIEGO, CA 92102

PROJECT NO:	15025
DATE:	AUGUST 2015
DRAWN BY:	IR
SCALE:	1/8" = 1'-0"
SHEET NO:	A1.03

SDP SUBMITTAL CYCLE ISSUE 3 - 11.08.2016

ATTACHMENT 12



1. BASEMENT PLAN

Notes:

All ideas, arrangements, drawings and plans set forth on this sheet are the original work product of, owned by and are the property of dbrds and use of this said work product is limited to a specified project of the purchaser, and for the construction of one building, any use, reuse or disclosure of said plans, reproductions, ideas, designs and/or arrangements, other than by dbrds, is strictly prohibited by law without the written permission of dbrds. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify, and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown these drawings.

PROJECT TEAM

OWNER:
MIDDOCAN/SDPB BROADWAY, LLC
2930 ASSISI STREET, SUITE 'A'
SAN DIEGO, CA 92106
PHONE: (619) 540-0467
CONTACT: MIKE DONOVAN
EMAIL: mdotaf@gmail.com

DESIGN:
DE BARTOLO + RIMANIC DESIGN STUDIO
363 5TH AVE, SUITE 203
SAN DIEGO, CA 92101
PHONE: (858) 220 5262
CONTACT: PAULY DE BARTOLO
EMAIL: pauly@dbrds.com

CIVIL ENGINEER
SPEARS & ASSOCIATES, INC.
475 PRODUCTION STREET,
SAN MARCOS, CA 92078
PHONE: (760) 736-2040
CONTACT: RAY SPEARS
EMAIL: Rapear@spearinc.net

LANDSCAPE ARCHITECT
McCULLOUGH LANDSCAPE ARCHITECTURE
703 16TH STREET, SUITE 100
SAN DIEGO CA 92101
PHONE: (619) 295-3150
CONTACT: DAVID McCULLOUGH
EMAIL: David@mlasd.com

CIVIL ENGINEER
K & S ENGINEERING, INC,
7801 MISSION CENTER COURT, SUITE 100
SAN DIEGO, CA 92108
PHONE: (619) 296-5565
CONTACT: HOSSEIN ZORROMODI
EMAIL: h-zorromodi@ks-engr. com

REVISION:

11.08.2016 SDP - CYCLE ISSUE 3	IR
10.11.2016 SDP - CYCLE ISSUE 2	IR
07.12.2016 SDP - CYCLE ISSUE 1	IR
02.16.2016 SITE DEVELOPMENT SUBMITTAL	IR
11.12.2015 COMPLETENESS CHECK	IR

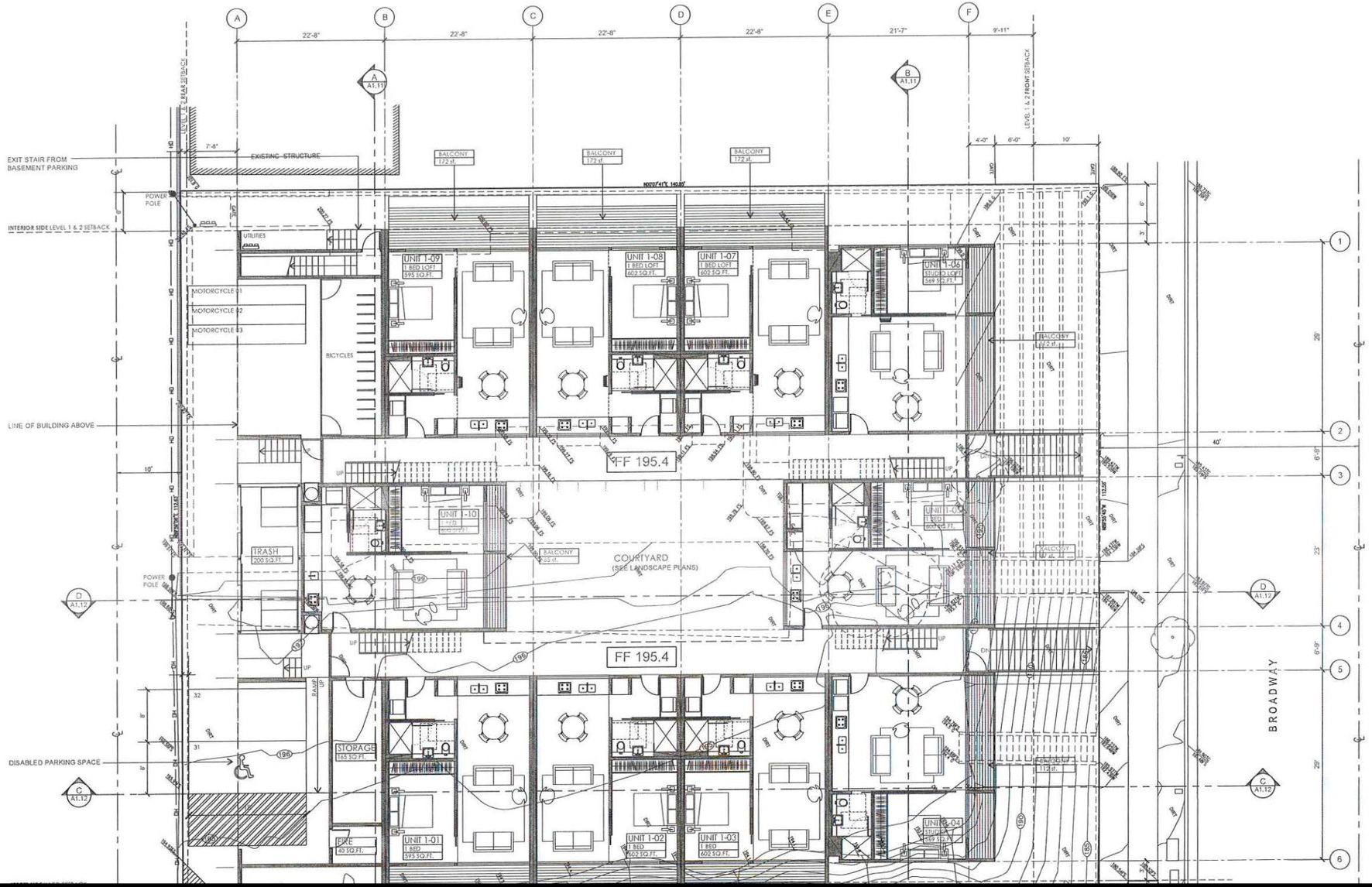
DRAWING TITLE:
BASEMENT PLAN

PROJECT:
PROPOSED MULTI-FAMILY APARTMENTS
2828-2834 BROADWAY
SAN DIEGO, CA 92102

PROJECT NO:	15025
DATE:	AUGUST 2015
DRAWN BY:	IR
SCALE:	1/8" = 1'-0"
SHEET NO:	A1.04

SDP SUBMITTAL CYCLE ISSUE 3 - 11.08.2016

ATTACHMENT 12



Notes:

All ideas, arrangements, drawings and plans set forth on this sheet are the original work product of, owned by and are the property of dbrds and use of this said work product is limited to a specified project of the purchaser, and for the construction of one building, any use, reuse or disclosure of said plans, reproductions, ideas, designs and/or arrangements, other than by dbrds, is strictly prohibited by law without the written permission of dbrds. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify, and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown these drawings.

PROJECT TEAM

OWNER:

METROPOLITAN/SDPB BROADWAY, LLC

2929 CANON STREET, SUITE 'A'
SAN DIEGO, CA 92106

PHONE: (619) 540-0467
CONTACT: MIKE DONOVAN
EMAIL: mdolaf@gmail.com

DESIGN:

DE BARTOLO + RIMANIC DESIGN STUDIO

363 5TH AVE, SUITE 203
SAN DIEGO, CA 92101

PHONE: (858) 220 5262
CONTACT: PAULY DE BARTOLO
EMAIL: pauly@dbrds.com

SURVEY

SPEARS & ASSOCIATES, INC.

475 PRODUCTION STREET,
SAN MARCOS, CA 92078

PHONE: (760) 736-2040
CONTACT: RAY SPEARS
EMAIL: Rspear@spearsinc.net

LANDSCAPE ARCHITECT

McCULLOUGH LANDSCAPE ARCHITECTURE

703 16TH STREET, SUITE 100
SAN DIEGO CA 92101

PHONE (619) 236-3150
CONTACT DAVID McCULLOUGH
EMAIL David@mlasd.com

CIVIL ENGINEER

K & S ENGINEERING, INC.

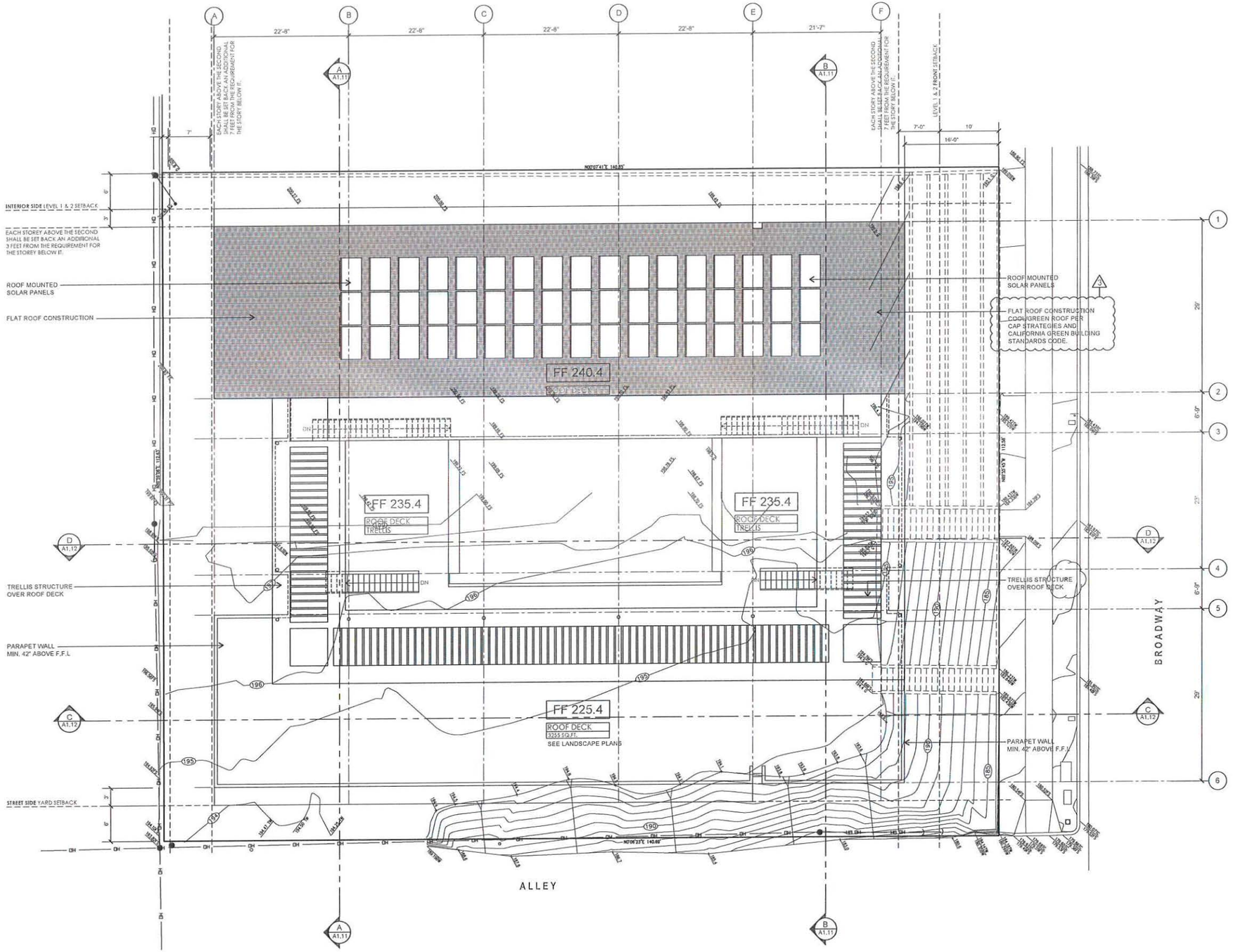
7801 MISSION CENTER COURT, SUITE 100
SAN DIEGO, CA 92108

PHONE: (619) 296-5555
CONTACT: HOSSEIN ZORROMODI
EMAIL: h-zorromodi@ks-engr.com

REVISION:

11.08.2016 SDP - CYCLE ISSUE 3	IR
10.11.2016 SDP - CYCLE ISSUE 2	IR
07.12.2016 SDP - CYCLE ISSUE 1	IR

11.08.2016 SDP - CYCLE ISSUE 3



ROOF PLAN

Notes:

All ideas, arrangements, drawings and plans set forth on this sheet are the original work product of, owned by and are the property of dbrds and use of this said work product is limited to a specified project of the purchaser, and for the construction of one building, any use, reuse or disclosure of said plans, reproductions, ideas, designs and/or arrangements, other than by dbrds, is strictly prohibited by law without the written permission of dbrds. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify, and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown these drawings.

PROJECT TEAM

OWNER:
METROPOLITIAN/SDPB BROADWAY, LLC
2929 CANON STREET, SUITE 'A'
SAN DIEGO, CA 92106
PHONE: (619) 540-0467
CONTACT: MIKE DONOVAN
EMAIL: mdolaf@gmail.com

DESIGN:
DE BARTOLO + RIMANIC DESIGN STUDIO
363 5TH AVE, SUITE 203
SAN DIEGO, CA 92101
PHONE: (858) 220 5262
CONTACT: PAULY DE BARTOLO
EMAIL: pauly@dbrds.com

SURVEY
SPEARS & ASSOCIATES, INC.
475 PRODUCTION STREET,
SAN MARCOS, CA 92078
PHONE: (760) 736-2040
CONTACT: RAY SPEARS
EMAIL: Rspear@spearinc.net

LANDSCAPE ARCHITECT
McCULLOUGH LANDSCAPE ARCHITECTURE
703 16TH STREET, SUITE 100
SAN DIEGO CA 92101
PHONE: (619) 296-3150
CONTACT: DAVID McCULLOUGH
EMAIL: David@mlasd.com

CIVIL ENGINEER
K & S ENGINEERING, INC.
7801 MISSION CENTER COURT, SUITE 100
SAN DIEGO, CA 92108
PHONE: (619) 296-5565
CONTACT: HOSSEIN ZORROMODI
EMAIL: h-zorromodi@ks-engr. com

N

REVISION:

11.08.2016 SDP - CYCLE ISSUE 3 IR
10.11.2016 SDP - CYCLE ISSUE 2 IR
07.12.2016 SDP - CYCLE ISSUE 1 IR
02.16.2016 SITE DEVELOPMENT SUBMITTAL IR
11.12.2015 COMPLETENESS CHECK IR

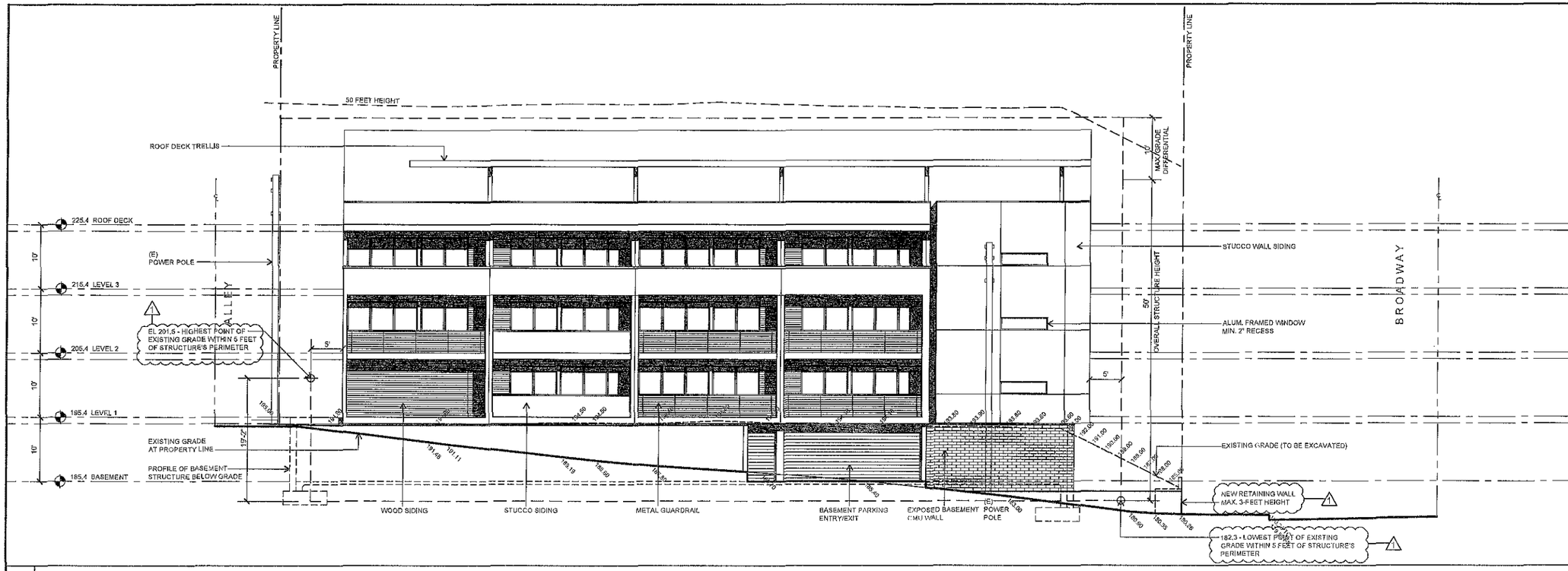
DRAWING TITLE:
ROOF PLAN

PROJECT:
PROPOSED MULTI-FAMILY APARTMENTS
2828-2834 BROADWAY
SAN DIEGO, CA 92102

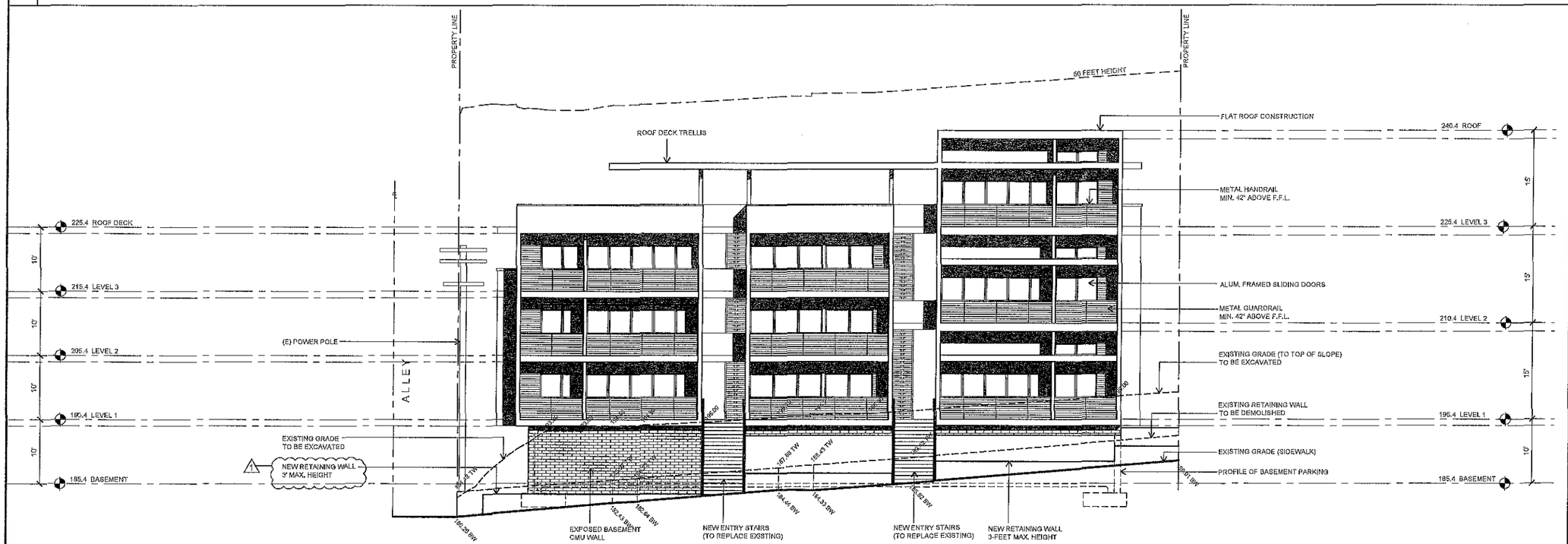
PROJECT NO:	15025
DATE:	AUGUST 2015
DRAWN BY:	IR
SCALE:	1/8" = 1'-0"
SHEET NO:	A1.08

SDP SUBMITTAL CYCLE ISSUE 3 - 11.08.2016

ATTACHMENT 12



1. WEST ELEVATION



2. SOUTH ELEVATION

Notes:

All ideas, arrangements, drawings and plans set forth on this sheet are the original work product of, owned by and are the property of dbrds and use of this said work product is limited to a specified project of the purchaser, and for the construction of one building, any use, reuse or disclosure of said plans, reproductions, ideas, designs and/or arrangements, other than by dbrds, is strictly prohibited by law without the written permission of dbrds. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify, and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown these drawings.

PROJECT TEAM

OWNER:

METROPOLITIAN/SDPB BROADWAY, LLC

2909 CANON STREET, SUITE 'A'
SAN DIEGO, CA 92106

PHONE: (619) 540-0467
CONTACT: MIKE DONOVAN
EMAIL: mdolaf@gmail.com

DESIGN:

DE BARTOLO + RIMANIC DESIGN STUDIO

353 5TH AVE, SUITE 203
SAN DIEGO, CA 92101

PHONE: (858) 220 5262
CONTACT: PAULY DE BARTOLO
EMAIL: pauly@dbrds.com

SURVEY

SPEARS & ASSOCIATES, INC.

475 PRODUCTION STREET,
SAN MARCOS, CA 92078

PHONE: (760) 738-2040
CONTACT: RAY SPEARS
EMAIL: Rspear@spearsinc.net

LANDSCAPE ARCHITECT

McCULLOUGH LANDSCAPE ARCHITECTURE

703 16TH STREET, SUITE 100
SAN DIEGO CA 92101

PHONE: (619) 299-3150
CONTACT: DAVID McCULLOUGH
EMAIL: David@mlasd.com

CIVIL ENGINEER

K & S ENGINEERING, INC.

7801 MISSION CENTER COURT, SUITE 100
SAN DIEGO, CA 92108

PHONE: (619) 296-5565
CONTACT: HOSSEIN ZORROMODI
EMAIL: h-zorromodi@ks-engr. com

REVISION:

11.08.2016 SDP - CYCLE ISSUE 3	IR
10.11.2016 SDP - CYCLE ISSUE 2	IR
07.12.2016 SDP - CYCLE ISSUE 1	IR
02.16.2016 SITE DEVELOPMENT SUBMITTAL	IR
11.12.2015 COMPLETENESS CHECK	IR

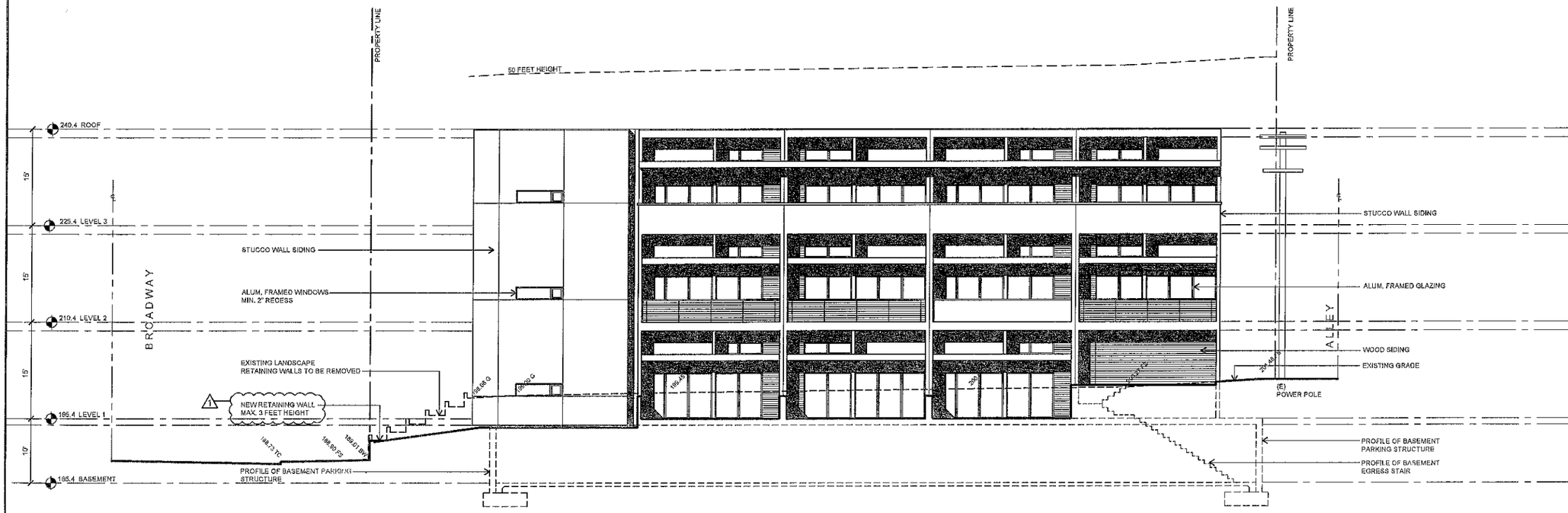
DRAWING TITLE:
WEST & SOUTH ELEVATIONS

PROJECT:
PROPOSED MULTI-FAMILY APARTMENTS
2828-2834 BROADWAY
SAN DIEGO, CA 92102

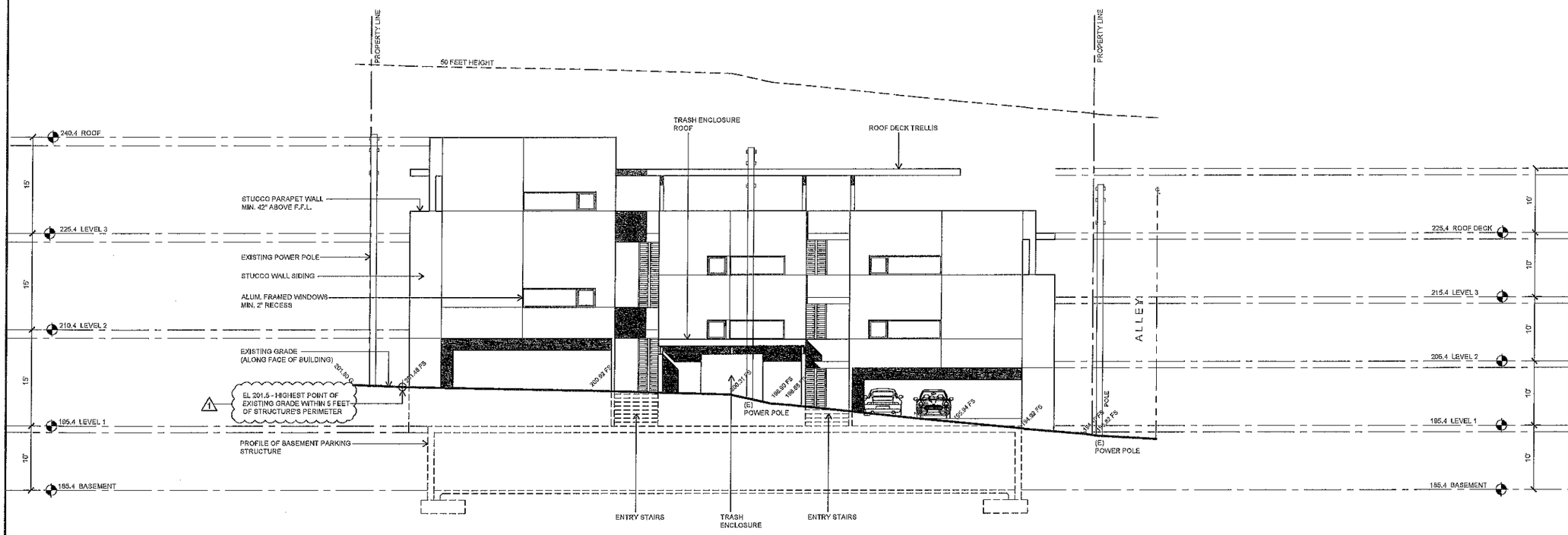
PROJECT NO:	15025
DATE:	AUGUST 2015
DRAWN BY:	IR
SCALE:	1/8" = 1'-0"
SHEET NO:	A1.06

SDP SUBMITTAL CYCLE ISSUE 3 - 11.08.2016

ATTACHMENT 12



1. EAST ELEVATION



2. NORTH ELEVATION

Notes:

All ideas, arrangements, drawings and plans set forth on this sheet are the original work product of, owned by and are the property of dbrds and use of this said work product is limited to a specified project of the purchaser, and for the construction of one building, any use, reuse or disclosure of said plans, reproductions, ideas, designs and/or arrangements, other than by dbrds, is strictly prohibited by law without the written permission of dbrds. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify, and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown these drawings.

PROJECT TEAM

OWNER:
METROPOLITAN/SDPB BROADWAY, LLC
2929 CANON STREET, SUITE 'A'
SAN DIEGO, CA 92106
PHONE: (619) 540-0457
CONTACT: MIKE DONOVAN
EMAIL: mdotsf@gmail.com

DESIGN:
DE BARTOLO + RINAMO DESIGN STUDIO
363 6TH AVE, SUITE 203
SAN DIEGO, CA 92101
PHONE: (858) 220 5262
CONTACT: PAULY DE BARTOLO
EMAIL: pauly@dbrds.com

SURVEY
SPEARS & ASSOCIATES, INC.
475 PRODUCTION STREET,
SAN MARCOS, CA 92078
PHONE: (760) 736-2040
CONTACT: RAY SPEARS
EMAIL: Rspear@spearinc.net

LANDSCAPE ARCHITECT
McCULLOUGH LANDSCAPE ARCHITECTURE
703 16TH STREET, SUITE 100
SAN DIEGO CA 92101
PHONE: (619) 269-3150
CONTACT: DAVID McCULLOUGH
EMAIL: David@mlasd.com

CIVIL ENGINEER
K & S ENGINEERING, INC.
7801 MISSION CENTER COURT, SUITE 100
SAN DIEGO, CA 92108
PHONE: (619) 296-5995
CONTACT: HOSSEIN ZORROMODI
EMAIL: h-zorromodi@ks-engr.com

REVISION:

11.08.2016 SDP - CYCLE ISSUE 3	IR
10.11.2016 SDP - CYCLE ISSUE 2	IR
07.12.2016 SDP - CYCLE ISSUE 1	IR
02.16.2016 SITE DEVELOPMENT SUBMITTAL	IR
11.12.2015 COMPLETENESS CHECK	IR

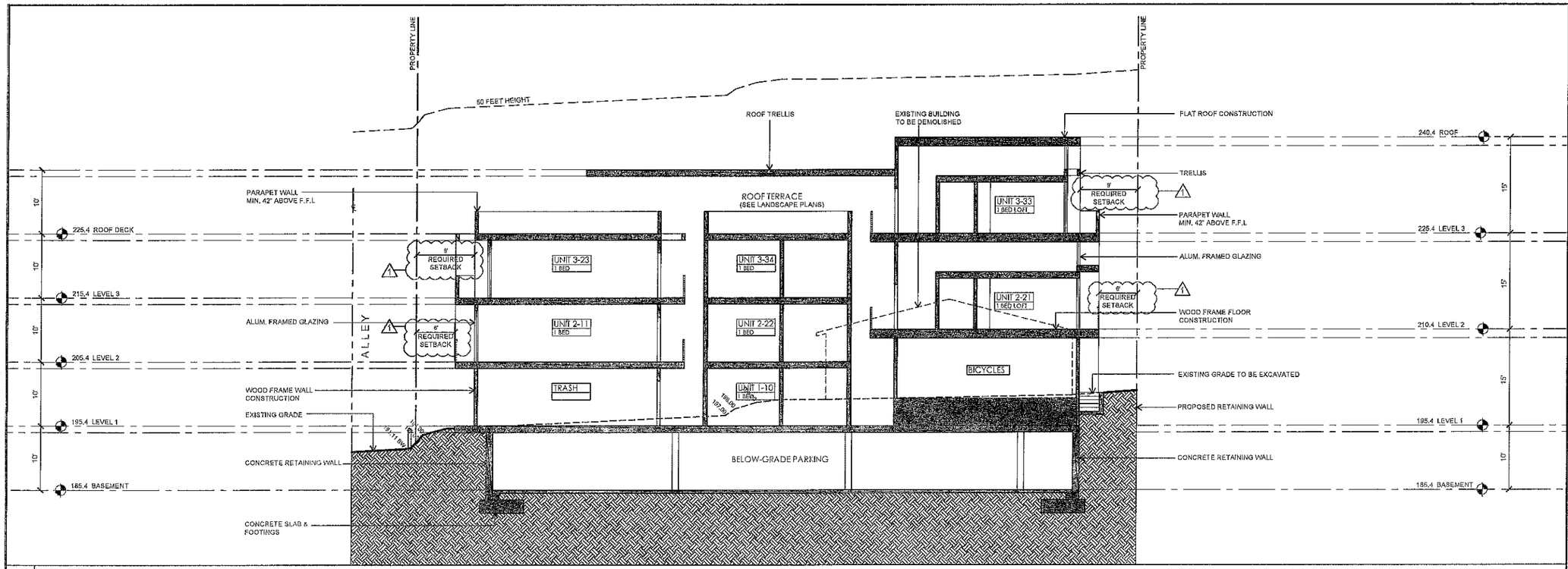
DRAWING TITLE:
EAST & NORTH
ELEVATIONS

PROJECT:
PROPOSED MULTI-FAMILY
APARTMENTS
2828-2834 BROADWAY
SAN DIEGO, CA 92102

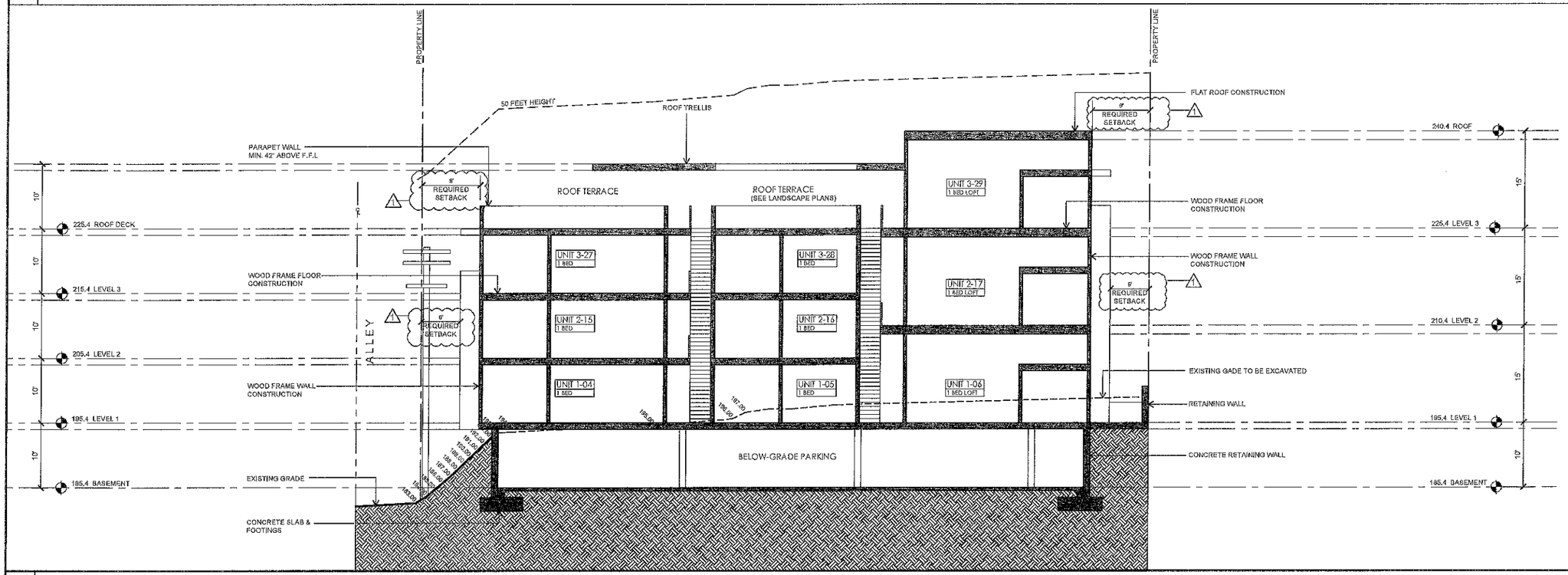
PROJECT NO:	15025
DATE:	AUGUST 2015
DRAWN BY:	IR
SCALE:	1/8" = 1'-0"
SHEET NO:	A1.10

SDP SUBMITTAL CYCLE ISSUE 3 - 11.08.2016

ATTACHMENT 12



1. SECTION A-A



2. SECTION B-B

Notes:

All ideas, arrangements, drawings and plans set forth on this sheet are the original work product of, owned by and are the property of dbrds and use of this said work product is limited to a specified project of the purchaser, and for the construction of one building, any use, reuse or disclosure of said plans, reproductions, ideas, designs and/or arrangements, other than by dbrds, is strictly prohibited by law without the written permission of dbrds. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify, and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown those drawings.

PROJECT TEAM

OWNER:
METROPOLITAN/SDPB BROADWAY, LLC
2929 CANON STREET, SUITE 'A'
SAN DIEGO, CA 92106
PHONE: (619) 540-0467
CONTACT: MIKE DONOVAN
EMAIL: mdolat@gmail.com

DESIGN:
DB BARTOLO + RIMANIC DESIGN STUDIO
353 5TH AVE, SUITE 203
SAN DIEGO, CA 92101
PHONE: (858) 220 5282
CONTACT: PAULY DB BARTOLO
EMAIL: pauly@dbrds.com

SURVEY
SPEARS & ASSOCIATES, INC.
475 PRODUCTION STREET,
SAN MARCOS, CA 92078
PHONE: (760) 736-2040
CONTACT: RAY SPEARS
EMAIL: Rspear@spearsinc.net

LANDSCAPE ARCHITECT
McCULLOUGH LANDSCAPE ARCHITECTURE
703 16TH STREET, SUITE 100
SAN DIEGO CA 92101
PHONE: (619) 299-3150
CONTACT: DAVID McCULLOUGH
EMAIL: David@mlasd.com

CIVIL ENGINEER
K & S ENGINEERING, INC.
7801 MISSION CENTER COURT, SUITE 100
SAN DIEGO, CA 92108
PHONE: (619) 296-5555
CONTACT: HOSSEIN ZORROMODI
EMAIL: h-zorromodi@ks-engr. com

REVISION:

11.08.2016 SDP - CYCLE ISSUE 3	IR
10.11.2016 SDP - CYCLE ISSUE 2	IR
07.12.2016 SDP - CYCLE ISSUE 1	IR
02.16.2016 SITE DEVELOPMENT SUBMITTAL	IR
11.12.2015 COMPLETENESS CHECK	IR

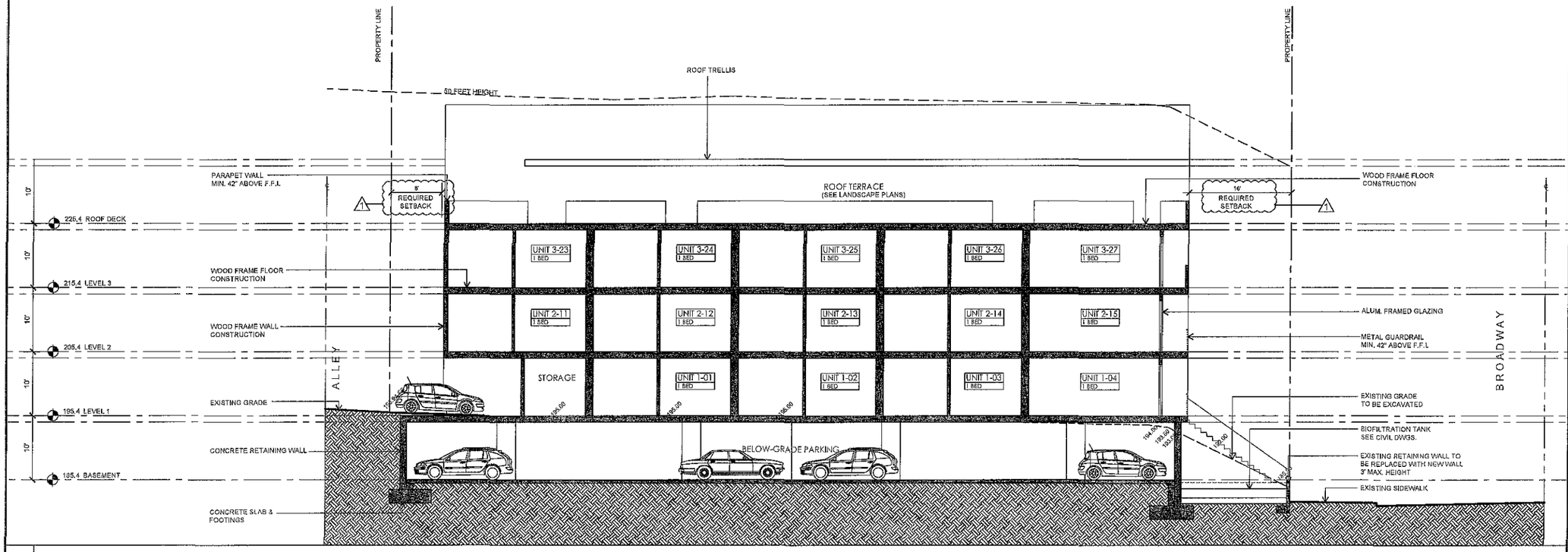
DRAWING TITLE:
SECTIONS A-A & B-B

PROJECT:
PROPOSED MULTI-FAMILY APARTMENTS
2828-2834 BROADWAY
SAN DIEGO, CA 92102

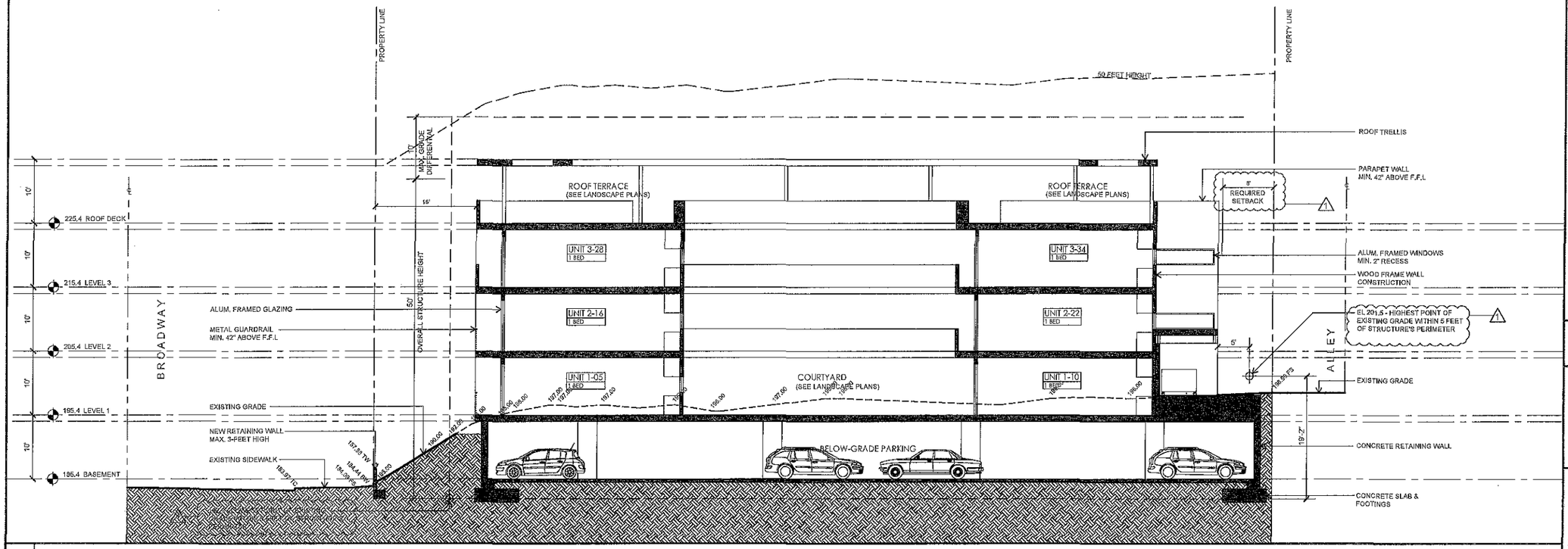
PROJECT NO:	15025
DATE:	AUGUST 2015
DRAWN BY:	IR
SCALE:	1/8" = 1'-0"
SHEET NO:	A1.11

SDP SUBMITTAL CYCLE ISSUE 3 - 11.08.2016

ATTACHMENT 12



1. SECTION C-C



2. SECTION D-D

NOTES:
All ideas, arrangements, drawings, and plans set forth on this sheet are the original work product of, owned by and are the property of dbsrs and use of this said work product is limited to a specified project of the purchaser, and for the construction of one building, any use, reuse or disclosure of said plans, reproductions, ideas, designs and/or arrangements, other than by dbsrs, is strictly prohibited by law without the written permission of dbsrs. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify, and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown these drawings.

PROJECT TEAM

OWNER:
METROPOLITAN/SDPB BROADWAY, LLC
2929 CAMON STREET, SUITE 'A'
SAN DIEGO, CA 92108
PHONE: (619) 540-0467
CONTACT: MIKE DONOVAN
EMAIL: mdolaf@gmail.com

DESIGN:
DE BARTOLO + RIMANIC DESIGN STUDIO
363 5TH AVE, SUITE 203
SAN DIEGO, CA 92101
PHONE: (858) 220 5282
CONTACT: PAULY DE BARTOLO
EMAIL: pauly@dbrds.com

SURVEY
SPEARS & ASSOCIATES, INC.
475 PRODUCTION STREET,
SAN MARCOS, CA 92078
PHONE: (760) 738-2040
CONTACT: RAY SPEARS
EMAIL: Rspear@spearinc.net

LANDSCAPE ARCHITECT
McCULLOUGH LANDSCAPE ARCHITECTURE
703 16TH STREET, SUITE 100
SAN DIEGO CA 92101
PHONE: (619) 299-3150
CONTACT: DAVID McCULLOUGH
EMAIL: David@mlasd.com

CIVIL ENGINEER
K & S ENGINEERING, INC.
7501 MISSION CENTER COURT, SUITE 100
SAN DIEGO, CA 92108
PHONE: (619) 296-5565
CONTACT: HOSSEIN ZORROMODI
EMAIL: h-zorromodi@ks-engr.com

REVISION:

11.08.2016 SDP - CYCLE ISSUE 3	IR
10.11.2016 SDP - CYCLE ISSUE 2	IR
07.12.2016 SDP - CYCLE ISSUE 1	IR
02.16.2016 SITE DEVELOPMENT SUBMITTAL	IR
11.12.2015 COMPLETENESS CHECK	IR

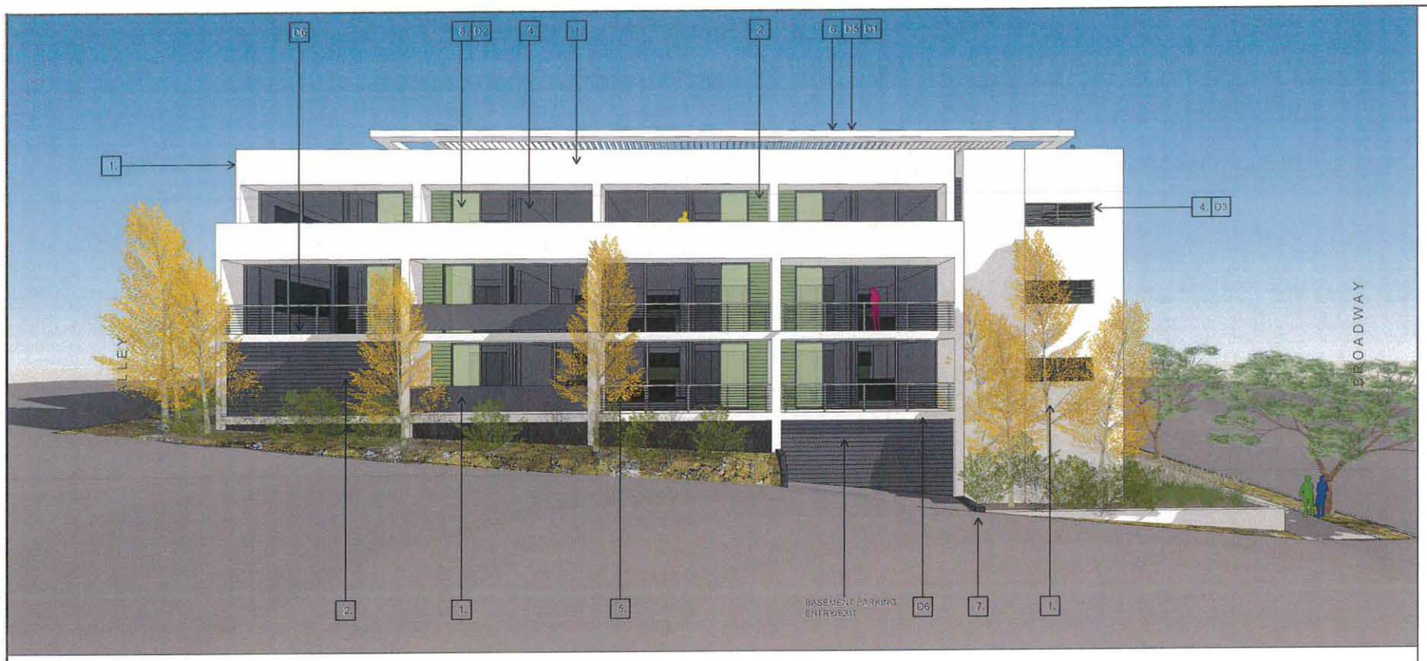
DRAWING TITLE:
SECTIONS C-C & D-D

PROJECT:
PROPOSED MULTI-FAMILY APARTMENTS
2828-2834 BROADWAY
SAN DIEGO, CA 92102

PROJECT NO:	15025
DATE:	AUGUST 2015
DRAWN BY:	IR
SCALE:	1/8" = 1'-0"
SHEET NO:	A1.12

SDP SUBMITTAL CYCLE ISSUE 3 - 11.08.2016

ATTACHMENT 12



1. WEST ELEVATION - view from Alley

2. SOUTH ELEVATION - view from Broadway

FINISHES LEGEND

1. STUCCO WALL SIDING (WHITE & FEATURE COLOR)
2. WOOD WALL SIDING
3. not used
4. ALUMINUM FRAMED GLASS DOORS & WINDOW (GREY)
5. METAL RAILING
6. TRELLIS/PERGOLA ROOF (STUCCO FINISH)
7. CMU BLOCK WALL
8. COLORED GLASS (GREEN)

C FINISHES LEGEND

DESIGN REQUIREMENTS 158.0301(c)

1. DESIGNED IN ACCORDANCE WITH THE FOLLOWING PROVISIONS:

(A). WINDOWS SHALL MAINTAIN A CONSISTENT DESIGN CHARACTER THROUGHOUT THE PROJECT.....

ALUMINUM FRAMED WINDOWS PROPOSED ON ALL ELEVATIONS.

(B). SILVER ALUMINUM WINDOW FRAMES SHALL NOT BE PERMITTED ON ANY WINDOW.

WINDOW FRAMES PROPOSED WILL BE EXTRUDED ALUMINUM MEMBERS WITH GRAY ANODIZED FINISHES.

(C). THERE SHALL BE NO MORE THAN TWO TYPES OF WALL SIDING MATERIALS USED THROUGHOUT A PROJECT.

STUCCO AND WOOD SIDING ARE THE 2 TYPES OF WALL SIDING PROPOSED.

DESIGN REQUIREMENTS 158.0301(c)(2)

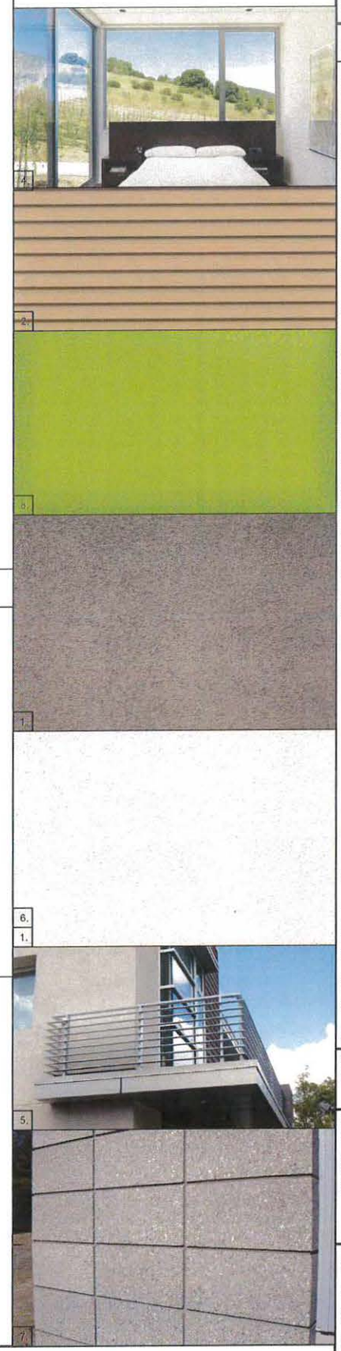
ARCHITECTURAL STYLE PROPOSED IS (D) CONTEMPORARY STYLE

(i) MANDATORY FEATURE PROPOSED IS STUCCO

(ii) SIX OF THE FOLLOWING:

- D1 - FLAT ROOF WITH OVERHANGING EAVES
- D2 - USED OF COLORED GLASS
- D3 - WINDOWS ON ALL STREET ELEVATIONS TO BE RECESSED AT LEAST 2-INCHES
- D4 - A MINIMUM OF ONE CLERESTORY WINDOW FOR EVERY TWO DWELLING UNITS
- D5 - A PROJECTING PERGOLA, A MINIMUM OF 24-SQUARE FEET IN AREA
- D6 - BELTCOURSE MATCHING FRIEZE AT EACH STORY LEVEL ON EACH ELEVATION FACING A STREET

D DESIGN REQUIREMENTS



Notes:

All ideas, arrangements, drawings and plans set forth on this sheet are the original work product of, owned by and are the property of dbrds and use of this said work product is limited to a specified project of the purchaser, and for the construction of one building, any use, reuse or disclosure of said plans, reproductions, ideas, designs and/or arrangements, other than by dbrds, is strictly prohibited by law without the written permission of dbrds. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify, and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown these drawings.

PROJECT TEAM

OWNER:
METROPOLITAN/SDPB BROADWAY, LLC
2929 CANON STREET, SUITE 'A'
SAN DIEGO, CA 92106
PHONE: (619) 540-0467
CONTACT: MIKE DONOVAN
EMAIL: mdolaf@gmail.com

DESIGN:
DE BARTOLO + RIMANIC DESIGN STUDIO
363 5TH AVE, SUITE 203
SAN DIEGO, CA 92101
PHONE: (858) 220 5262
CONTACT: PAULY DE BARTOLO
EMAIL: pauly@dbrds.com

SURVEY
SPEARS & ASSOCIATES, INC.
475 PRODUCTION STREET,
SAN MARCOS, CA 92078
PHONE: (760) 736-2040
CONTACT: RAY SPEARS
EMAIL: Rspear@spearinc.net

LANDSCAPE ARCHITECT
McCULLOUGH LANDSCAPE ARCHITECTURE
703 16TH STREET, SUITE 100
SAN DIEGO CA 92101
PHONE: (619) 295-3150
CONTACT: DAVID McCULLOUGH
EMAIL: David@mlasd.com

CIVIL ENGINEER
K & S ENGINEERING, INC.
7801 MISSION CENTER COURT, SUITE 100
SAN DIEGO, CA 92108
PHONE: (619) 296-5565
CONTACT: HOSSEIN ZORROMODI
EMAIL: h-zorromodi@ks-engr. com

REVISION:

11.08.2016 SDP - CYCLE ISSUE 3	IR
10.11.2016 SDP - CYCLE ISSUE 2	IR
07.12.2016 SDP - CYCLE ISSUE 1	IR
02.16.2016 SITE DEVELOPMENT SUBMITTAL	IR
11.12.2015 COMPLETENESS CHECK	IR

DRAWING TITLE:
EXTERIOR MATERIALS

PROJECT:
PROPOSED MULTI-FAMILY APARTMENTS
2828-2834 BROADWAY
SAN DIEGO, CA 92102

PROJECT NO:	15025
DATE:	AUGUST 2015
DRAWN BY:	IR
SCALE:	NO SCALE
SHEET NO:	A1.13

SDP SUBMITTAL CYCLE ISSUE 3 - 11.08.2016

ATTACHMENT 12

SITE PLAN LEGEND:

1. PROPOSED ENTRY STEPS
2. PROPOSED CURB AND GUTTER
3. EXISTING UTILITIES TO REMAIN
4. PROPOSED ADA CURB RAMP
5. PROPOSED CONCRETE GARAGE ENTRY
6. PROPOSED SIDEWALK TO MATCH HISTORIC S.D.
7. PROPOSED 36" BOX JACARANDA MIMOSIFOLIA
8. PROPOSED 24" BOX ACCENT TREE (UNLESS OTHERWISE NOTED)
   SEE CANDIDATE PLANT PALETTE (SHT. L1.03)
9. PROPOSED BUILDING OVERHANG (COVER OVER V.U.A.)
10. PROPOSED DROUGHT TOLERANT SHRUBS (SEE CANDIDATE PLANT PALETTE (SHT. L1.03)
11. PROPOSED PARKING LOT
12. PROPOSED BIO RETENTION BASIN
13. PROPOSED WATER METER
14. PROPOSED BACKFLOW DEVICES
15. PROPOSED RETAINING WALLS PER CIVIL ENG.
16. EXISTING POWER POLE, TO REMAIN
17. EXISTING OVERHEAD POWER LINE, TO REMAIN
18. BIO-RETENTION AREA SOIL AT TREES SHALL BE 3' MIN. DEPTH

HARDSCAPE/GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION	QTY.	NOTES
	LOW GROWING SHRUBS	910 SF	SEE CANDIDATE PLANT PALETTE SHT. L1.03
	MEDIUM GROWING SHRUBS	1785 SF	SEE CANDIDATE PLANT PALETTE SHT. L1.03
	HIGH GROWING SHRUBS	620 SF	SEE CANDIDATE PLANT PALETTE SHT. L1.03
	NATURAL GRAY CONCRETE WITH A BROOM FINISH		

EXISTING TREE LEGEND

TAG	BOTANICAL/COMMON NAME	SIZE	REMARKS
1	CUPANIOPSIS ANACARDIOIDES CARROTWOOD	8" CALIPER	TO BE REMOVED
2	PINUS PINEA ITALIAN STONE PINE	14" CALIPER	TO BE REMOVED
3	PINUS SPP. PINE	8" CALIPER	TO BE REMOVED
4	CUPANIOPSIS ANACARDIOIDES CARROTWOOD	8" CALIPER	TO BE REMOVED
5	PHOENIX RECLINATA SENEGAL DATE PALM	18" CALIPER	TO BE REMOVED

PLANTING NOTES:

ALL PLANTS IN THE PUBLIC RIGHTS-OF-WAYS, OPEN SPACES AND FRONT YARD AREAS SHALL BE PROVIDED PURSUANT TO THE GOLDEN HILLS COMMUNITY PLAN, URBAN DESIGN OBJECTIVES
EXTENSIVE TREE PLANTINGS SHALL BE PROVIDED ALONG MAJOR AND COLLECTOR STREETS TO PRESERVE AND ENHANCE THE VISUAL QUALITY OF PUBLIC STREETS AND PROVIDE A STRONG ELEMENT OF CONTINUITY AS FUTURE DEVELOPMENT AND REDEVELOPMENT OCCURS. WHERE FEASIBLE.
TREES MAY BE MAINTAINED WITHIN THE BIORETENTION BASIN WITH AN INCREASE IN THE SOIL DEPTH.

N

0 8 16 24 feet
SCALE: 1/8" = 1'- 0"

L1.0 LANDSCAPE PLAN - LEVEL 1

Notes:
All ideas, arrangements, drawings and plans set forth on this sheet are the original work product of, owned by and are the property of dbrds and use of this said work product is limited to a specified project of the purchaser, and for the construction of one building, any use, reuse or disclosure of said plans, reproductions, ideas, designs and/or arrangements, other than by dbrds, is strictly prohibited by law without the written permission of dbrds. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify, and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown these drawings.

PROJECT TEAM

OWNER:
MIKE DONOVAN
255 CASS STREET
SAN DIEGO, CA 92109
PHONE: (619) 540-0467
CONTACT: MIKE DONOVAN
EMAIL: mdolaf@gmail.com

DESIGN:
DE BARTOLO + RIMANIC DESIGN STUDIO
363 5TH AVE, SUITE 203
SAN DIEGO, CA 92101
PHONE: (858) 220 5262
CONTACT: PAULY DE BARTOLO
EMAIL: pauly@dbrds.com

CIVIL ENGINEER
SPEARS & ASSOCIATES, INC.
475 PRODUCTION STREET,
SAN MARCOS, CA 92078
PHONE: (760) 736-2040
CONTACT: RAY SPEARS
EMAIL: Rspear@spearinc.net

LANDSCAPE ARCHITECT
McCULLOUGH LANDSCAPE ARCHITECTURE
703 16TH STREET, SUITE 102
SAN DIEGO CA 92101
PHONE: (619) 296-3150
CONTACT: DAVID McCULLOUGH
EMAIL: David@mlasd.com

REVISION:

09.19.2016 AGENCY SUBMITTAL	IR
07.07.2016 AGENCY SUBMITTAL	IR
10.12.2015 AGENCY SUBMITTAL	IR
08.10.2015 PRELIMINARY	IR

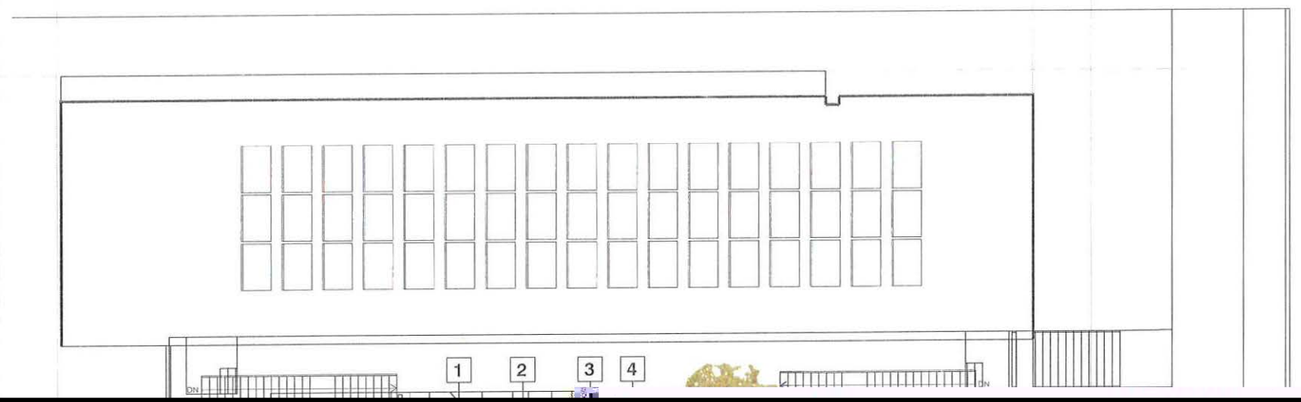
DRAWING TITLE:

PROJECT:
PROPOSED MULTI-FAMILY APARTMENTS
2828-2834 BROADWAY
SAN DIEGO, CA 92102

PROJECT NO:	15025
DATE:	SEPTEMBER 2015
DRAWN BY:	EVT
SCALE:	AS NOTED
SHEET NO:	L1.0

AGENCY SUBMITTAL - 09.19.2016

ATTACHMENT 12



SITE PLAN LEGEND:

1. PROPOSED 24" BOX ACCENT TREE
   SEE CANDIDATE PLANT PALETTE (SHT. L1.03)
2. PROPOSED BENCH SEATING
3. PROPOSED COMPOSITE WOOD DECKING
4. PROPOSED DROUGHT TOLERANT SHRUBS
   (SEE CANDIDATE PLANT PALETTE (SHT. L1.03)
5. PROPOSED BBQ COUNTER
6. PROPOSED VIEW DECK
7. PROPOSED SHADE CANOPY
8. PROPOSED 24" BOX ACCENT TREE
   SEE CANDIDATE PLANT PALETTE (SHT. L1.03)
9. PROPOSED PLANTER CONTAINER (SEE SECTION 'B' BELOW)
10. PROPOSED ROOF TERRACE FURNITURE

HARDSCAPE/GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION	QTY.	NOTES
	LOW GROWING SHRUBS	730 SF	SEE CANDIDATE PLANT PALETTE SHT. L1.03
	COMPOSITE WOOD DECKING		

Notes:

All ideas, arrangements, drawings and plans set forth on this sheet are the original work product of, owned by and are the property of dbrds and use of this said work product is limited to a specified project of the purchaser, and for the construction of one building, any use, reuse or disclosure of said plans, reproductions, ideas, designs and/or arrangements, other than by dbrds, is strictly prohibited by law without the written permission of dbrds. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify, and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown these drawings.

PROJECT TEAM

OWNER:

MIKE DONOVAN

255 CASS STREET
SAN DIEGO, CA 92109

PHONE: (619) 540-0467
CONTACT: MIKE DONOVAN
EMAIL: mdolaf@gmail.com

DESIGN:

DE BARTOLO + RIMANIC DESIGN STUDIO

363 5TH AVE, SUITE 203
SAN DIEGO, CA 92101

PHONE: (858) 220 5262
CONTACT: PAULY DE BARTOLO
EMAIL: pauly@dbrds.com

CIVIL ENGINEER

SPEARS & ASSOCIATES, INC.

475 PRODUCTION STREET,

CANDIDATE PLANT MATERIAL

SYMBOL	BOTANICAL NAME	DESCRIPTION	SIZE	QTY.
TREES:				
	PROJECT STREET TREE			4
	JACARANDA MIMOSIFOLIA	(25'-40' SPREAD)	36" BOX	
	PROJECT THEME TREES			15
	PINUS CANARIENSIS HYMENOSPORUM FLAVUM CEDRUS DEODORA BRACHYCHITON POPULNEUS ULMUS PARVIFOLIA TABEBUIA IPE ALBIZIA JULIBRISSIN ARBUTUS 'MARINA' CERCIS OCCIDENTALIS PLATANUS MEXICANA GINKGO BILOBA	(25'-40' SPREAD)	24" BOX (UNLESS OTHERWISE NOTED)	4 (CONTAINER)
SHRUBS/VINES & GROUND COVERS:	LOW GROWING DROUGHT TOLERANT SHRUBS			1942
	AGAVE SPP.	12-24" HT., 24-48" O.C.	50%-1 GAL. 50%-5 GAL.	
	GREVILLEA NOELLII	24-36" HT., 24" O.C.	50%-1 GAL. 50%-5 GAL.	
	AGAPANTHUS AFRICANUS 'PETER PAN'	8-12" HT., 12" O.C.	50%-1 GAL. 50%-5 GAL.	
	LOMANDRA LONGIFOLIA	24-36" HT., 24" O.C.	50%-1 GAL. 50%-5 GAL.	
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	18" HT., 18" O.C.	50%-1 GAL. 50%-5 GAL.	
	ANIGOZANTHOS SPP.	24" HT., 18" O.C.	50%-1 GAL. 50%-5 GAL.	
	LAVANDULA SPP.	12-24" HT., 18" O.C.	50%-1 GAL. 50%-5 GAL.	
	TRACHELOSPERMUM JASMINIODES	12" HT., 12" O.C.	50%-1 GAL. 50%-5 GAL.	
	MYOPORUM PARVIFOLIUM	8" HT., 12" O.C.	50%-1 GAL. 50%-5 GAL.	
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	10-12" HT., 12" O.C.	50%-1 GAL. 50%-5 GAL.	
	ALOE SPP.	10-24" HT., 12-18" O.C.	50%-1 GAL. 50%-5 GAL.	
	CAREX TESTACEA	12-24" HT., 18" O.C.	50%-1 GAL. 50%-5 GAL.	
	CAREX FLACCA	<12" HT., 10" O.C.	50%-1 GAL. 50%-5 GAL.	
	NASSELLA TENUISSIMA	12-24" HT., 24" O.C.	50%-1 GAL. 50%-5 GAL.	
	FESTUCA RUBRA	12" HT., 12" O.C.	50%-1 GAL. 50%-5 GAL.	
	MEDIUM GROWING DROUGHT TOLERANT SHRUBS			520
	ROSMARINUS SPP.	18" HT., 18" O.C.	50%-1 GAL. 50%-5 GAL.	
	RUSSELIA EQUISETIFORMIS	24" HT., 24" O.C.	50%-1 GAL. 50%-5 GAL.	
	SALVIA GREGII	18" HT., 18" O.C.	50%-1 GAL. 50%-5 GAL.	
	SALVIA LEUCOPHYLLA	30" HT., 30" O.C.	50%-1 GAL. 50%-5 GAL.	
	STRELITZIA REGINAE	48" HT., 48" O.C.	50%-1 GAL. 50%-5 GAL.	
	ROSA SPP.	36" HT., 36" O.C.	50%-1 GAL. 50%-5 GAL.	
	PHORMIUM TENAX SPP.	36-48" HT., 24" O.C.	50%-1 GAL. 50%-5 GAL.	
	MISCANTHUS SPP.	24-48" HT., 24-48" O.C.	50%-1 GAL. 50%-5 GAL.	
	MUHLENBERGIA RIGENS	48-60" HT., 48" O.C.	50%-1 GAL. 50%-5 GAL.	
	HESPERALOE PARVIFLORA	36-48" HT., 36" O.C.	50%-1 GAL. 50%-5 GAL.	
	HIGH GROWING DROUGHT TOLERANT SHRUBS			120
	RHAPHIOLEPIS UMBELLATA 'MINOR'	36-48" HT., 30" O.C.	50%-1 GAL. 50%-5 GAL.	
	CUPHEA HYSSOPIFOLIA	12" HT., 12" O.C.	50%-1 GAL. 50%-5 GAL.	
	GREVILLEA NOELLII	24-36" HT., 24" O.C.	50%-1 GAL. 50%-5 GAL.	
	GREVILLEA ROSMARIFOLIA	30" HT., 30" O.C.	50%-1 GAL. 50%-5 GAL.	
	BAMBUSA OLDHAMII	10'-25' HT., 8' O.C.	50%-1 GAL. 50%-5 GAL.	
	EUGENIA UNIFLORA	10'-25' HT., 6' O.C.	50%-1 GAL. 50%-5 GAL.	
	GREWIA OCCIDENTALIS	30" HT., 30" O.C.	50%-1 GAL. 50%-5 GAL.	
	MISCANTHUS SINENSIS	48" HT., 48" O.C.	50%-1 GAL. 50%-5 GAL.	
	POLYGALA X DALMAISIANA	48" HT., 48" O.C.	50%-1 GAL. 50%-5 GAL.	
	PROTEA CYNAROIDES	48" HT., 48" O.C.	50%-1 GAL. 50%-5 GAL.	
	RHAPHIOLEPIS 'MAJESTIC BEAUTY'	48" HT., 48" O.C.	50%-1 GAL. 50%-5 GAL.	
	WESTRINGIA FRUTICOSA	48" HT., 48" O.C.	50%-1 GAL. 50%-5 GAL.	
	BRUGMANSIA SANGUINEA	48" HT., 48" O.C.	50%-1 GAL. 50%-5 GAL.	
	CEANOTHUS 'JOYCE COULTER'	48" HT., 48" O.C.	50%-1 GAL. 50%-5 GAL.	
	ECHIUM FASTUOSUM	48" HT., 48" O.C.	50%-1 GAL. 50%-5 GAL.	
	ESCALLONIA FRADESII	48" HT., 48" O.C.	50%-1 GAL. 50%-5 GAL.	
	ABELIA GRANDIFLORA	48" HT., 48" O.C.	50%-1 GAL. 50%-5 GAL.	
	LIGUSTRUM JAPONICUM 'TEXANUM'	48-60" HT., 48" O.C.	50%-1 GAL. 50%-5 GAL.	
	FICUS NITIDA	10' + HT., 60" O.C.	50%-1 GAL. 50%-5 GAL.	
	PITTOSPORUM TENUIFOLIUM	10-20' HT., 72" O.C.	50%-1 GAL. 50%-5 GAL.	

WATER CONSERVATION STATEMENT

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

1. THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND WILL INCORPORATE LOW VOLUME SPRAY EMITTERS AND CONVENTIONAL LOW ANGLE SPRAY HEADS. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEGREGATED TO ALLOW FOR THE SYSTEM OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.
2. TURF WILL BE RESTRICTED TO HIGHLY VISIBLE STREET FRONT AREAS AND/OR AREAS WHICH MAY RECEIVE SIGNIFICANT AMOUNTS OF USE AND ENJOYMENT BY THE GUESTS. THE SPECIFIED TURF WILL HAVE RELATIVELY LOW WATER AND MAINTENANCE REQUIREMENTS.
3. PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST, AND WEST EXPOSURES.
4. SOIL WILL BE AMENDED AND PREPARED TO PROVIDE HEALTHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTER BEDS WILL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONES.
5. AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER S. IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.
6. AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER 8. IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.

MAINTENANCE RESPONSIBILITY

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOME OWNER'S/APPARTMENT ASSOCIATION. LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOME OWNERS/APPARTMENT ASSOCIATION. LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THIS PERMIT.

PUBLIC RIGHT OF WAY

ANY EXISTING CONCRETE STAMPS ON EXISTING R.O.W. CONCRETE SHALL BE PRESERVED IN PLACE.

GENERAL NOTE

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE LANDSCAPE TECHNICAL MANUAL AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

EXISTING TREE MAINTENANCE NOTE

CARE SHALL BE USED DURING THE DEMOLITION AND CONSTRUCTION PROCESS TO ENSURE THAT EXISTING TREES TO REMAIN ARE PROPERLY MAINTAINED. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION FENCING AROUND EACH EXISTING TREE TO REMAIN. TREES SHALL BE PROPERLY IRRIGATED KEPT IN A HEALTHY GROWTH CONDITION.

LONGTERM MAINTENANCE

ALL REQUIRED LANDSCAPE AREAS TO BE MAINTAINED BY OWNER. THE LANDSCAPED AREAS SHALL BE MAINTAINED FREE OFF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. LANDSCAPE AS PART OF THE PROJECT SHALL BE MAINTAINED AND IRRIGATED FOR THE LIFE OF THE PERMIT.

ROOT BARRIER NOTE

ROOT BARRIERS SHALL BE A LONG-TERM ROOT CONTROL BARRIER SYSTEM CONSISTING OF TWENTY-FOUR (24) INCH HEIGHT MOLDED RECYCLED PLASTIC PANELS WITH A THICKNESS OF .080-INCHES. PANELS SHALL BE FORMED WITH FOUR (4), NINE-SIXTEENTHS (9/16) INCH, INTEGRAL EXTERNAL RIBS PER PANEL. THE PANELS SHALL BE CONNECTED WITH A LOCKING STRIP AS SPECIFIED BY THE ROOT BARRIER MANUFACTURER.

ROOT BARRIER SHALL BE BY BUMBLEBEE, ROOT SOLUTION, AND CENTURY OR APPROVED EQUAL. A ROOT CONTROL BARRIER SHALL BE PROVIDED FOR EACH TREE TO AVOID POSSIBLE ROOT DAMAGE TO SIDEWALKS, SURROUNDING BUILDINGS, AND OTHER ELEMENTS OF THE PUBLIC RIGHT-OF-WAY OR SURROUNDING BUILDINGS. ROOT CONTROL BARRIERS SHALL BE INSTALLED AT THE EDGE OF PAVING OR BUILDING, NOT AROUND THE ROOTBALL.

DISTURBED AREA NOTE

ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY RE-VEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL (142.0411(A)).

INVASIVE PLANT NOTE

ALL EXISTING, INVASIVE PLANT SPECIES, INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS, SHALL BE COMPLETELY REMOVED FROM THE PREMISES WHEN THE COMBINATION OF SPECIES, TYPE, LOCATION, AND SURROUNDING ENVIRONMENTAL CONDITIONS PROVIDES A MEANS FOR THE SPECIES TO INVADE OTHER AREAS OF NATIVE PLANT MATERIAL THAT ARE ON OR OFF OF THE PREMISES.

UTILITY SCREENING

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

PLANT MATERIAL NEAR SEWER LINES

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

MULCHING NOTE

ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUNDCOVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.

ADDITIONAL NOTES

ALL LANDSCAPE AND IRRIGATION SHALL COMPLY WITH THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS; THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS; AND ALL OTHER CITY AND REGIONAL STANDARDS.

1. ALL LANDSCAPE AREAS NOT CONTAINING TREES SHALL HAVE A MINIMUM FINISHED DIMENSION OF 3 FEET (WIDTH) MEASURED FROM THE INSIDE FACE OF PAVEMENT.
2. EACH TREE SHALL BE PLANTED IN AN AIR AND WATER PERMEABLE PLANTING AREA OF AT LEAST 40 SQUARE FEET WITH A MINIMUM FINISHED DIMENSION (WIDTH) OF 5 FEET MEASURED FROM THE INSIDE FACE OF PAVEMENT. THE PLANTING AREA SHALL BE UNENCUMBERED BY UTILITIES.
3. ALL IRRIGATION DESIGN AND INSTALLATION SHALL CONFORM WITH THE LANDSCAPE STANDARDS. IT IS THE RESPONSIBILITY OF THE DESIGNER TO BE FAMILIAR WITH AND IMPLEMENT THE LANDSCAPE STANDARDS.
4. ANY CHANGES TO THE SITE AND/OR LANDSCAPE PLANS SHALL BE SUBMITTED TO THE CITY LANDSCAPE PLANNER FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING.
5. ANY DISCREPANCY OR CONFLICTS IN DIMENSIONS, LANDSCAPE AREA OR MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE CITY LANDSCAPE PLANNER, THE OWNERS, AND THE DESIGNER/ ARCHITECT PRIOR TO INSTALLATION.
6. TREES REQUIRED BY THIS DIVISION SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL-DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET WITHIN 8 YEARS OF PLANTING.
7. THE IRRIGATION SYSTEM SHALL BE INSTALLED WITH A RAIN SHUT-OFF DEVICE.
8. GRADED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/TACKIFIER AS NEEDED BETWEEN APRIL 2ND AND AUGUST 31ST FOR DUST/EROSION CONTROL WITH SUBSEQUENT APPLICATION OF THE HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1ST. AND APRIL 1ST. SUPPLEMENTAL MANUAL IRRIGATION WILL BE IMPLEMENTED IF DEEMED NECESSARY BY THE PROJECT BIOLOGIST AND/OR THE DEVELOPMENT SERVICES DEPARTMENT AND MAY INCLUDE HAND WATERING OR UTILIZATION OF A WATER TRUCK. IF USED, SUPPLEMENTAL WATERING FREQUENCIES WOULD MIMIC NATURAL RAINFALL CYCLES.

MINIMUM TREE SEPARATION DISTANCE

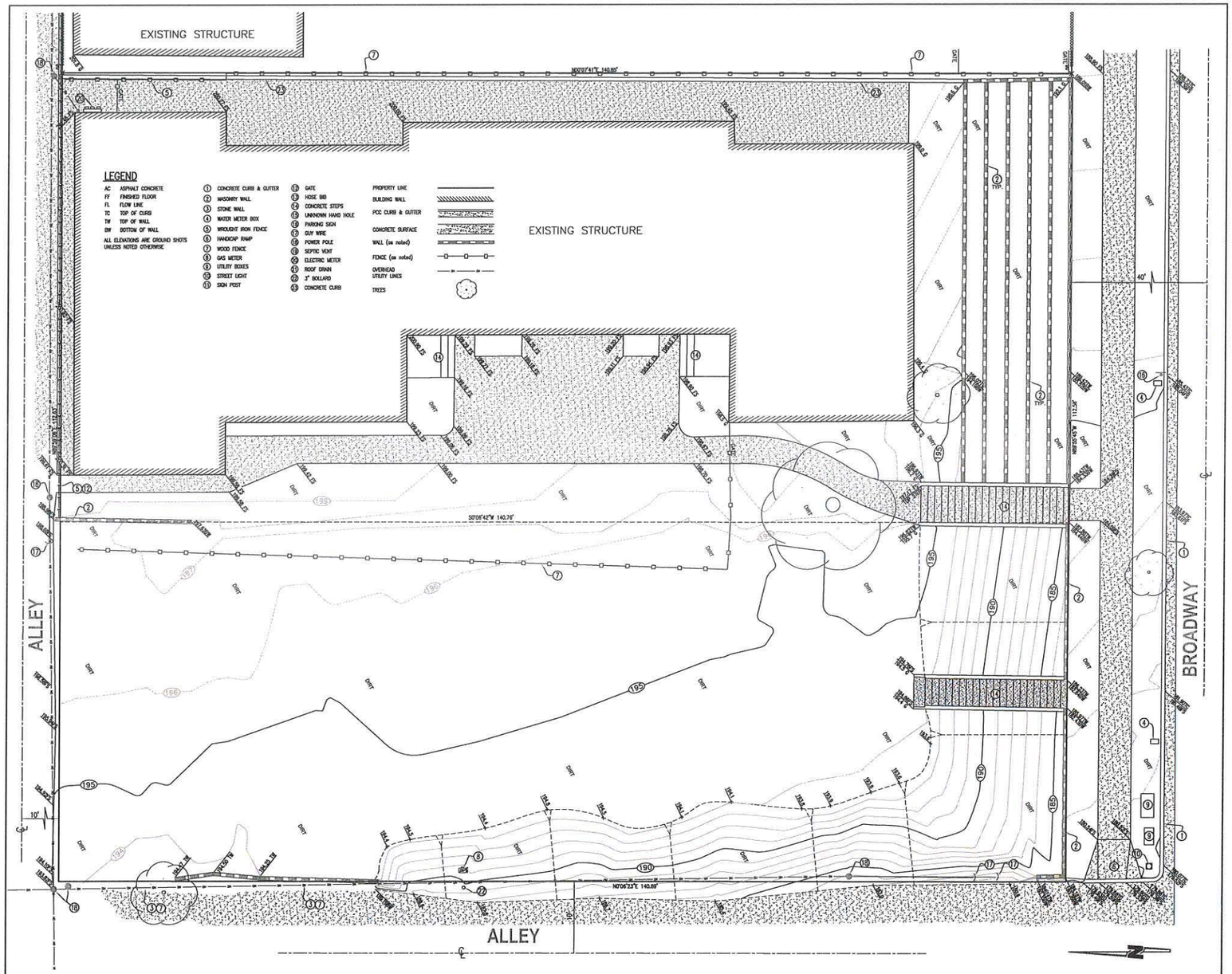
IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN)	20 FEET
UNDERGROUND UTILITY LINES	5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25 FEET
SEWER LINES	10 FEET

CONTRACTOR SHALL REPAIR AND REPLACE ALL EXISTING LANDSCAPE, IRRIGATION, AND ANY EXISTING IMPROVEMENTS DISPLACED OR DAMAGED AS A RESULT OF PERFORMING THE WORK OF THIS CONTRACT AT NO ADDITIONAL COST TO THE OWNER. EXISTING LANDSCAPE AND IRRIGATION SHALL BE EXTENDED IN-KIND INTO AREAS LEFT VACANT BY DEMOLITION AT NO ADDITIONAL COST TO THE OWNER.

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o) = 46.5 Project Type = 0.55

Hydrozone # / Planting Description[1]	Plant Factor (PF)	Irrigation Method[3]	Irrigation Efficiency (IE)[4]	ETAF[2] (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[5]
Regular Landscape Areas							
Low water use planting, front slope	0.2	Drip	0.81	0.25	1872	462	13326
Low water use planting, R.O.W.	0.2	Drip	0.81	0.25	670	215	6193
Bio retention basin	0.2	Drip	0.81	0.45	558	251	7239
Interior rooftop courtyard	0.2	Drip	0.81	0.45	730	329	9471
Rooftop deck	0.2	Drip	0.81	0.25	40	10	285
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0



PLANS PREPARED BY:
SPEAR & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
475 PRODUCTION STREET, SAN MARCOS, CA 92078
PHONE (760) 736-2040 FAX (760) 736-4866
WWW.SPEARINC.NET

LEGAL DESCRIPTION
LOTS 33, 34, 35, 36, & W 1/2 LOT 37 BLOCK 64 OF E.W. MORSE'S SUBDIVISION, MAP NO. 547

APN: 538-522-25 & 26

BENCHMARK
CITY OF SAN DIEGO BM#5884,
S.E. CURB RETURN INTERSECTION OF BROADWAY & 29TH STREET

ELEVATION: 187.35
DATUM: NGVD 29

SURVEYOR'S CERTIFICATION
I, RAMON J. SPEAR, A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED DURING JULY 2015.

JULY 31, 2015
RAMON J. SPEAR, L.S. 8404 — DATE

LICENSED LAND SURVEYOR RAMON J. SPEAR No. 8404 STATE OF CALIFORNIA

REVISIONS

NO.	DESCRIPTION	DRAWN BY	DATE	APPROVED

NOTES

SHEET 1 OF 1

JOB NO. 15-190

DWG. NO. D-197

GRAPHIC SCALE: 1"=5'

5 2.5 0 5 10 15

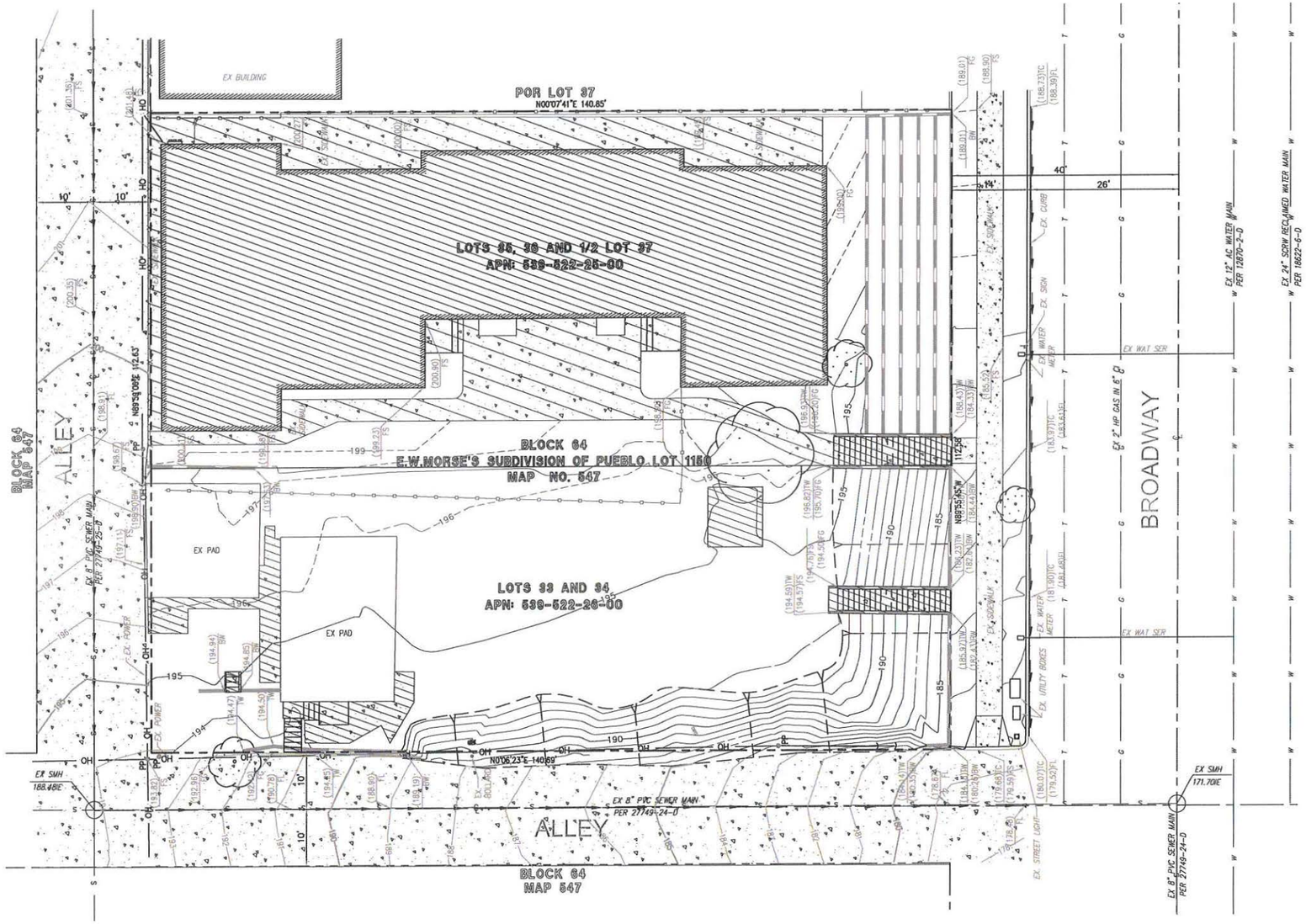
SCALE: 1" = 5'

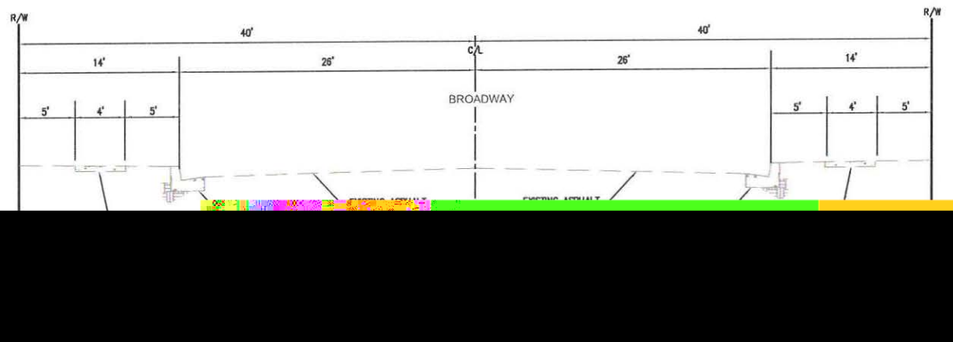
TOPOGRAPHIC SURVEY FOR:

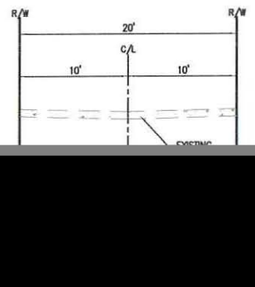
2828-2834 BROADWAY
SAN DIEGO, CA 92102

SPEAR & ASSOCIATES, INC., 475 PRODUCTION STREET, SAN MARCOS, CA 92078, (760) 736-2040, JOB NO. 15-190TS.DWG

ATTACHMENT 12







LEGEND

ITEM	STD	SYMBOL
CENTER LINE	-	
BOUNDARY	-	
CONTOUR	-	190
OVERHEAD UTILITY LINES	-	OH
TELEPHONE CABLE	-	T
WATER MAIN	-	W
SEWER MAIN	-	S
GAS MAIN	-	G
CONCRETE	-	
SLOPE	-	

SITE ADDRESS

2828-2834 BROADWAY
SAN DIEGO, CA 92102

ASSESSORS PARCEL NUMBER

539-522-25-00 & 539-522-26-00

LEGAL DESCRIPTION

LOTS 33-36 AND 1/2 LOT 37, BLK 64 E.W.MORSE'S SUBDIVISION OF PUEBLO LOT 1150 MAP NO. 547

BENCHMARK

CITY OF SAN DIEGO BENCHMARK: #3684
LOCATION: S.E. CURB RETURN INTERSECTION OF BROADWAY & 29TH STREET
ELEVATION: 187.35 DATUM: M.S.L.

LOT AREA

15,750 SF - 0.36 AC

TOPOGRAPHY SOURCE

FIELD SURVEY BY:
SPEAR & ASSOCIATES, INC. DATED 07/31/2015
475 PRODUCTION STREET, SAN MARCOS, CA 92078
PHONE (760) 736-2040 FAX (760) 736-4866
(619) 296-5565

0 5 10 20 30
GRAPHIC SCALE: 1" = 10'

REGISTERED PROFESSIONAL ENGINEER
HOSSEIN ZOROOFCHI
NO. 43235
EXP 3-31-18
CIVIL
STATE OF CALIFORNIA

K&S ENGINEERING, INC.
Planning . Engineering . Surveying
7801 Mission Center Court, Suite 300 San Diego, CA 92108
(619) 296-5565 Fax: (619) 296-5564

REVISION:

02.16.2016 SITE DEVELOPMENT SUBMITTAL	IR
11.12.2015 COMPLETENESS CHECK	IR

DRAWING TITLE:
TOPOGRAPHIC SHEET

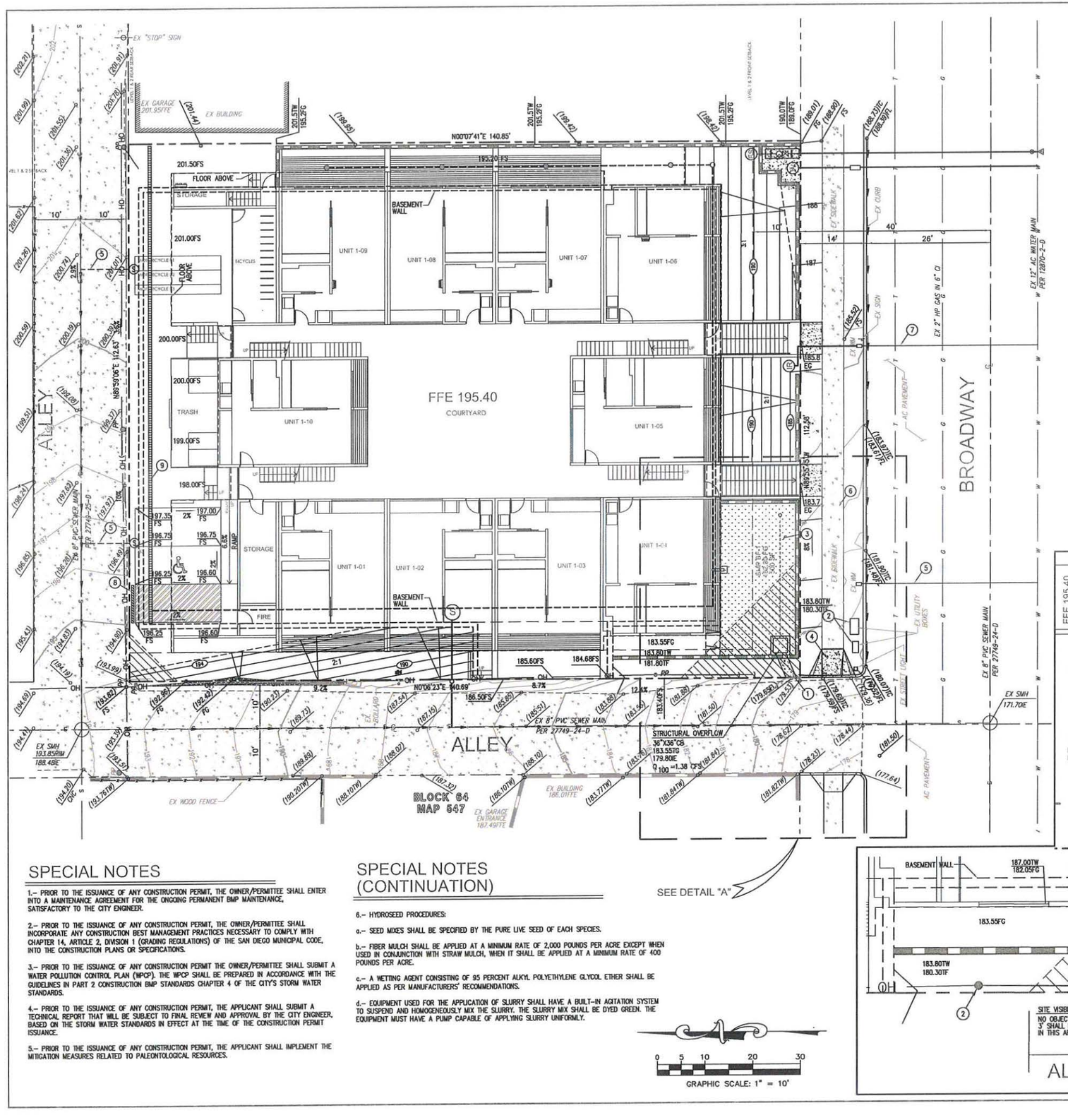
PROJECT:
PROPOSED MULTI-FAMILY APARTMENTS
2828-2834 BROADWAY
SAN DIEGO, CA 92102

PROJECT NO: KS 16-020

DEVELOPMENT PERMIT SUBMITTAL - 05.30.2016

W:\data-kw\PROJECTS-WV16-020 Golden Hill\Dwg\Conceptual\16-020GRD_C1-Topo.dwg 11/10/2016 11:41:53 AM PST

ATTACHMENT 12



LEGEND

ITEM	STD	SYMBOL
BIOFILTRATION (BIORETENTION W/ LINER AND UNDERDRAIN)	-	
CONCRETE SPLASH PAD (2'X2')	-	
RETAINING WALL	-	
BASEMENT WALL	-	
SLOPE	-	2:1
WATER SERVICE WITH BFP (SIZE TBD)	-	W
IRRIGATION SERVICE WITH BFP (SIZE TBD)	-	IR
FIRE SERVICE WITH FDC/BFP (SIZE TBD)	-	FS
SEWER LATERAL WITH TRAFFIC RATED CLEANOUT	-	S
DIRECTION OF FLOW	-	
CURB RAMP	SDG-130 SDG-136	
CONTOUR	-	190
SITE VISIBILITY TRIANGLE	-	

CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE SPLASH PAD 2'X2'
2. EXISTING UTILITIES PROTECT IN PLACE
3. CONSTRUCT BIOFILTRATION 9SEE DETAIL C-3)
4. CONSTRUCT CURB RAMP PER RSD SDG 130 & 136
5. EX WAT SER TO BE KILLED AT MAIN. EX SEWER LAT TO BE ABANDONED/CAPPED AT PL.
6. RECONSTRUCT THE DAMAGED PORTIONS OF SIDEWALK MAINTAINING EXISTING SIDEWALK SCORING PATTERN
7. EXISTING WATER SERV TO BE USED FOR IRRIGATION PURPOSES (SEE LEGEND)
8. CONSTRUCT 6" CURB
9. CONSTRUCT 6" TRENCH DRAIN

DISTURBED AREA

15,750 S.F. – 0.36 ACRES

SPECIAL NOTES

1.– 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.

2.– 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.

3.– PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

4.– 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.

5.– PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL IMPLEMENT THE MITIGATION MEASURES RELATED TO PALEONTOLOGICAL RESOURCES.

SPECIAL NOTES (CONTINUATION)

6.– HYDROSEED PROCEDURES:

a.– SEED MIXES SHALL BE SPECIFIED BY THE PURE LIVE SEED OF EACH SPECIES.

b.– FIBER MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2,000 POUNDS PER ACRE EXCEPT WHEN USED IN CONJUNCTION WITH STRAW MULCH, WHEN IT SHALL BE APPLIED AT A MINIMUM RATE OF 400 POUNDS PER ACRE.

c.– A WETTING AGENT CONSISTING OF 95 PERCENT ALKYL POLYETHYLENE GLYCOL ETHER SHALL BE APPLIED AS PER MANUFACTURERS' RECOMMENDATIONS.

d.– EQUIPMENT USED FOR THE APPLICATION OF SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUSPEND AND HOMOGENEOUSLY MIX THE SLURRY. THE SLURRY MIX SHALL BE DYED GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY.

K&S ENGINEERING, INC.
Planning · Engineering · Surveying
7801 Mission Center Court, Suite 100 San Diego, CA 92108
(619) 296-5565 Fax: (619) 296-5564

REVISION:

02.16.2016 SITE DEVELOPMENT SUBMITTAL IR

11.12.2015 COMPLETENESS CHECK IR

DRAWING TITLE:
GRADING SHEET
FIRST FLOOR

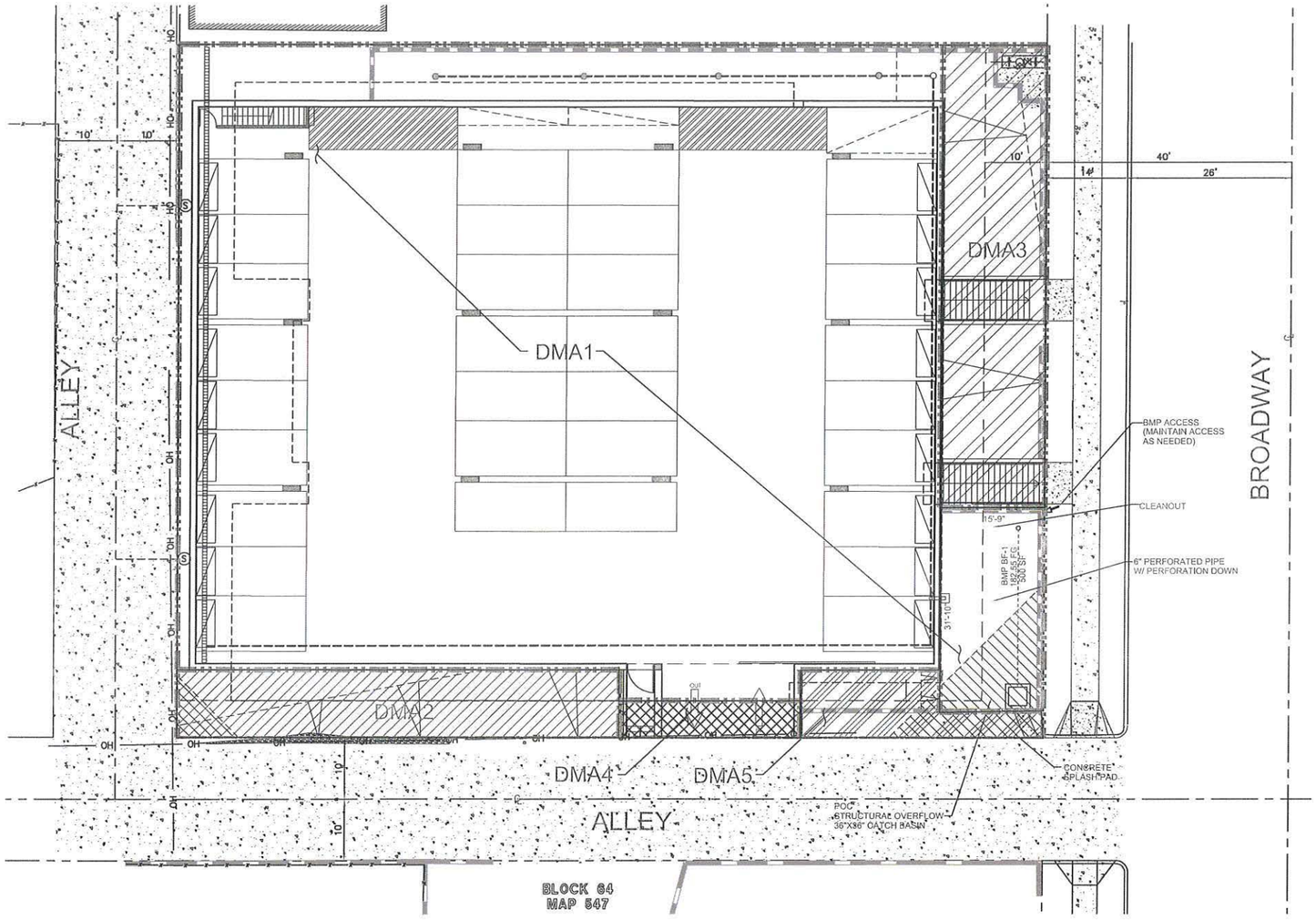
PROJECT:
PROPOSED MULTI-FAMILY APARTMENTS
2828-2834 BROADWAY
SAN DIEGO, CA 92102

PROJECT NO:	KS 16-020
DATE:	November 08, 2016
DRAWN BY:	NA
SCALE:	1" = 10'
SHEET NO:	C3

SITE DEVELOPMENT PERMIT SUBMITTAL - 05.30.2016

W:\data-m\PROJECTS-W\16-020 Golden Hill\Dwg\Conceptual\16-020GRD_C3-Grading 1st Floor.dwg 11/10/2016 11:46:25 AM PST

ATTACHMENT 12



LEGEND:

ITEM	SYMBOL
DRAINAGE MANAGEMENT AREA	
ACCESS FOR STRUCTURAL BMP INSPECTION AND MAINTENANCE	
BIOFILTRATION (BIORETENTION W/ LINER AND UNDERDRAIN)	
DRAINAGE DIRECTION	
DMA1	
DMA2	
DMA3	
DMA4	
DMA5	

BMP CATEGORY/TYPE

BIOFILTRATION BMP (BF-1) (W/ IMPERMEABLE LINER AND UNDERDRAIN)

STORM WATER QUALITY MANAGEMENT PLAN (SWQMP)

FOR – GOLDEN HILLS BROADWAY
DATE – MARCH 29, 2016
PREPARED BY – K&S ENGINEERING, INC.

MAINTENANCE AGREEMENT DOCUMENT

TBD

OPERATIONS AND MAINTENANCE PLAN

TBD

RESPONSIBLE PARTY INFORMATION

METROPOLITAN/SDPB BROADWAY, LLC
CONTACT NAME: MIKE DONOVAN

MEASURES TO ACCESS THE STRUCTURAL BMP

1. THE BMP MUST BE ACCESSIBLE TO EQUIPMENT NEEDED FOR MAINTENANCE. ACCESS REQUIREMENTS FOR MAINTENANCE WILL VARY WITH THE TYPE OF FACILITY SELECTED.

2. INFILTRATION BMPS, BIOFILTRATION BMPS AND MOST ABOVE-GROUND DETENTION BASINS AND SAND FILTERS WILL TYPICALLY REQUIRE ROUTINE LANDSCAPE MAINTENANCE USING THE SAME EQUIPMENT THAT IS USED FOR GENERAL LANDSCAPE MAINTENANCE. AT TIMES THESE BMPS MAY REQUIRE EXCAVATION OF CLOGGED MEDIA (E.G. BIORETENTION SOIL MEDIA, OR SAND FOR THE SAND FILTER), AND SHOULD BE ACCESSIBLE TO APPROPRIATE EQUIPMENT FOR EXCAVATION AND REMOVAL/REPLACEMENT OF MEDIA.

3. ABOVE-GROUND DETENTION BASINS SHOULD INCLUDE ACCESS RAMPS FOR TRUCKS TO ENTER THE BASIN TO BRING EQUIPMENT AND TO REMOVE MATERIALS.

4. UNDERGROUND BMPS SUCH AS DETENTION VAULTS, MEDIA FILTERS, OR GROSS POLLUTANT SEPARATORS USED AS FOREBAYS TO OTHER BMPS, TYPICALLY REQUIRE ACCESS FOR A VACTOR TRUCK TO REMOVE MATERIALS PROPRIETARY BMPS SUCH AS MEDIA FILTERS OR GROSS POLLUTANT SEPARATORS MAY REQUIRE ACCESS BY A FORKLIFT OR OTHER TRUCK FOR DELIVERY AND REMOVAL OF MEDIA CARTRIDGES OR OTHER INTERNAL COMPONENTS. ACCESS REQUIREMENTS MUST BE VERIFIED WITH THE MANUFACTURER OF PROPRIETARY BMPS.

5. VACTOR TRUCKS ARE LARGE, HEAVY, AND DIFFICULT TO MANEUVER. STRUCTURAL BMPS THAT ARE MAINTAINED BY VACTOR TRUCK MUST INCLUDE A LEVEL PAD ADJACENT TO THE STRUCTURAL BMP, PREFERABLY WITH NO VEGETATION OR IRRIGATION SYSTEM (OTHERWISE VEGETATION OR IRRIGATION SYSTEM MAY BE DESTROYED BY THE VACTOR TRUCK).

PLANTING NOTES:

NATIVE PLANTS RESILIENT TO VARIABLE FLOW, TOLERANT TO SUMMER DROUGHT AND SATURATED SOIL CONDITIONS. IE: THINGRASS, YERBA MANZA, MARSH BACCAHRIS, CALIFORNIA FIELD SEDGE, SAN DIEGO SEDGE, RUSTY SEDGE, SALT GRASS, MEXICAN RUSH, CALIFORNIA GREY RUSH, CANYON PRINCE WILD RYE, NEVIN'S BARBERRY, DEERGRASS AND LOW BULLRUSH, FULLY VEGETATE BOTTOM OF BASIN.

GROUNDWATER

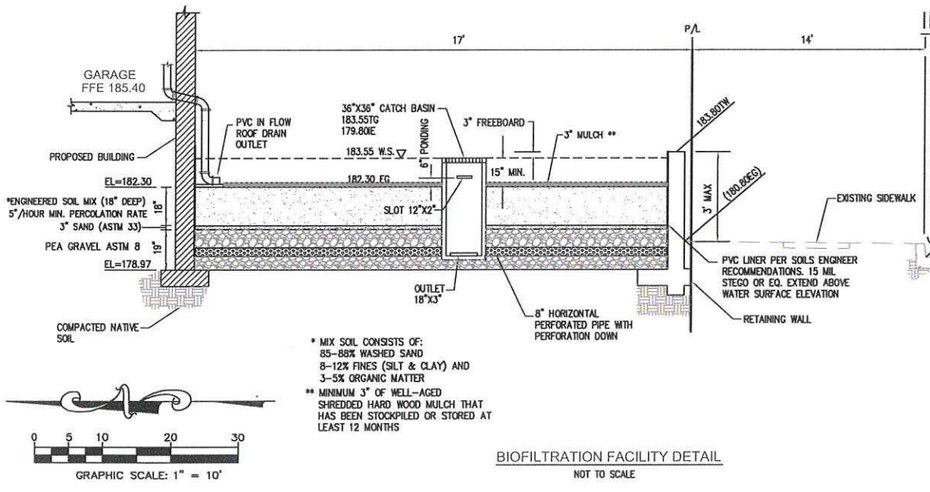
THERE IS NO UNDERGROUND WELLS NEAR THE SITE PER WATERBOARDS GAMA GEOTRACKER

WDID NO:

N/A

STORM WATER PRIORITY:

LOW



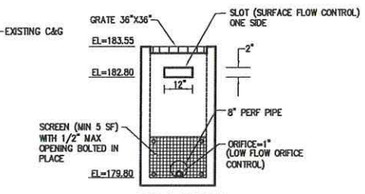
* MIX SOIL CONSISTS OF:
85-88% WASHED SAND
8-12% FINES (SILT & CLAY) AND
3-5% ORGANIC MATTER

** MINIMUM 3" OF WELL-AGED SHREDDED HARD WOOD MULCH THAT HAS BEEN STOCKPILED OR STORED AT LEAST 12 MONTHS

BIOFILTRATION FACILITY DETAIL
NOT TO SCALE

IMP AREA CALCULATION FACILITY (FOR WATER QUALITY ONLY)

LOW IMPACT DEVELOPMENT DESIGN (LID) SUMMARY TABLE		
DRAINAGE MANAGEMENT AREA (DMA)		BMP
DMA-1	13,292 SF	BIOFILTRATION BF-1
DMA-2	790 SF	SELF-TREATING (PERVIOUS)
DMA-3	1,274 SF	SELF-TREATING (PERVIOUS)
DMA-4	176 SF	DE MINIMIS
DMA-5	320 SF	SELF-TREATING (PERVIOUS)
TOTAL	15,852 SF	



LID 1 DETAIL
NOT TO SCALE

K&S ENGINEERING, INC.
Planning . Engineering . Surveying
7801 Mission Center Court, Suite 100 San Diego, CA 92108
(619) 296-5565 Fax: (619) 296-5564

REVISION:

02.16.2016 SITE DEVELOPMENT SUBMITTAL IR
11.12.2015 COMPLETENESS CHECK IR

DRAWING TITLE:
BMP SHEET

PROJECT:
PROPOSED MULTI-FAMILY APARTMENTS
2828-2834 BROADWAY
SAN DIEGO, CA 92102

PROJECT NO:	JN 16-020
DATE:	November 08, 2016
DRAWN BY:	NA
SCALE:	1" = 10'
SHEET NO:	C4

SITE DEVELOPMENT PERMIT SUBMITTAL - 05.30.2016

ATTACHMENT 12

W:\data-w\PROJECTS-W\16-020 Golden Hill\Dwg\Conceptual\16-020GRD_C4-BMP.dwg 11/10/2016 11:47:13 AM PST