



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: July 23, 2014 REPORT NO. HO-14-042  
ATTENTION: Hearing Officer  
SUBJECT: FOURTH AVENUE LOFTS  
PTS PROJECT NUMBER: 349132  
LOCATION: 2828, 2848 and 2870 Fourth Avenue  
APPLICANT: Keith Weibrecht, Lloyd Russell

### SUMMARY

Issue: Should the Hearing Officer approve a Site Development Permit to demolish three existing buildings and construct a four-story, mixed use building with 49, for rent, residential dwelling units (4 affordable units dedicated to very low income households), including commercial space on the ground floor, and subterranean parking located at 2828, 2848 and 2870 Fourth Avenue within the Uptown Community Plan area?

### Staff Recommendations -

1. CERTIFY Mitigated Negative Declaration (MND) No. 349132 and ADOPT the Mitigation Monitoring and Reporting Program (MMRP) and
2. APPROVE Site Development Permit No. 1221439

Community Planning Group Recommendation - On February 4, 2014, the Uptown Community Planning Group voted 6-5-1 to recommend approval of the project with no conditions (Attachment 9). The votes against the project were related to the affordable housing parking reductions allowed by the San Diego Municipal Code. The chair of the group is the abstention.

Environmental Review: Mitigated Negative Declaration No. 349132 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared for the project and will be implemented which will reduce any potential impacts identified in the environmental review process, to a level below significance.

## BACKGROUND

The 26,751 square foot project site is currently developed with three existing two-story buildings. The property is located at 2828, 2848 and 2870 Fourth Avenue, within the MCCPD-MR-800B, MCCPD-NP-1 and the RS-1-1 Zones, the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, FAA Part 77 Notification Area, Environmentally Sensitive Lands (ESL – steep hillsides and sensitive biological resources) within the Uptown Community Plan area (Attachments 1-3).

The site is adjacent to a two-story commercial building to the south, a 4-story multi-family residential building to the southwest, a 5-story residential building to the west, a one-story commercial building to the east and a 2-story commercial building with tuck-under parking to the north. This surrounding development varies in architecture and scale.

A Site Development Permit (SDP) is required because the project exceeds the dwelling unit threshold (pre-density bonus) identified within the San Diego Municipal Code (SDMC) Table 1512.02A. The SDP is also required for development on a site that contains Environmentally Sensitive Lands (ESL), and the project is seeking a deviation from a development regulation for an affordable housing project.

## DISCUSSION

### Project Description

The project proposes the demolition of three existing two-story buildings and the construction of a four-story, 65,901 square foot mixed use building with 49, for rent, residential dwelling units (4 affordable units dedicated to very low income households), including 2,239 square feet of commercial space on the ground floor, and subterranean parking located at 2828, 2848 and 2870 4th Avenue. The project will provide a total of 55 parking spaces (50 residential spaces and 5 commercial spaces). All development will occur in areas already developed with the existing buildings. No development will occur within Environmentally Sensitive Lands (ESL). The ESL is located in the western portion of the site, adjacent to the urban canyon. The proposed project will not encroach into ESL and will keep all development within the areas already disturbed/developed on the project site.

The project proposes a mixture of apartment styles: studio, one bedroom/one bathroom, and two bedroom/two bathroom. The following describes the proposed mixed use building by each floor.

**First Floor/Mezzanine:** The project proposes seven (7) one bedroom/one bathroom apartments, two (2) one bedroom/two bathroom apartments, and one (1) two bedroom/two bathroom apartments. All of the proposed apartments on the first floor have the bedrooms located on the mezzanine level. The first floor contains a total of ten (10) residential units. The commercial space is proposed on the first floor for a total of 2,239 square feet within four (4) separate

commercial units. Additionally, there is an outdoor patio and lawn area that provide a spa and fire pit.

Second Floor: The project proposes ten (10) studio apartments, three (3) one bedroom/one bathroom apartments, and four (4) two bedroom/two bathroom apartments, for a total of seventeen (17) residential units.

Third Floor: The project proposes six (6) one bedroom/one bathroom apartments and five (5) two bedroom/two bathroom apartments, for a total of eleven (11) residential units.

Fourth Floor: The project proposes seven (7) one bedroom/one bathroom apartments and four (4) two bedroom/two bathroom apartments, for a total of eleven (11) residential units.

The roof provides for the photovoltaic panels to assist in the overall energy use for the proposed mixed use building.

The project is being processed via the City's Affordable Housing Expedite Program and is requesting a density bonus. The project has a 36 pre-density bonus calculation for residential units based on the underlying zone. The project will be 11% affordable with 4 (four) affordable to very-low income households. This qualifies for a 35 percent density bonus and two incentives. The project utilizes the entire density bonus and will provide a total of 49 residential dwelling units. California Government Code (CGC) Section 65915 provides for a density bonus for affordable housing and for deviations granted as incentives for very-low income housing.

#### Affordable Housing Density Bonus, Development Incentives, and Development Deviation

California Government Code (CGC) Section 65915 stipulates that when an applicant seeks a density bonus for affordable housing, the City of San Diego shall grant up to three (3) incentives. This state law also includes a provision which states that "granting an incentive shall not require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval."

- **Density Bonus:**

In accordance with the provisions of CGC Section 65915, the project is utilizing density bonus that will provide 11 percent of the total units available to very-low income households.

In this instance, the applicant is requesting a 35 percent density increase (13 additional units) for a total of 49 units, when the underlying zone allows for a total density of 36 units. In exchange for increased density and development incentives, the applicant will provide 11 percent, 4 units with rents affordable to very-low income households (rents at 30% of 50% AMI). This level of affordability qualifies the project for a total of two development incentives.

- **Development Incentives:**

In accordance with the provisions of CGC Section 65915, the City must grant a development incentive, unless written adverse findings are made. In this instance, the applicant has requested two incentives related to Gross Floor Area (GFA) and maximum building height.

The incentive for GFA is requesting a maximum GFA of 65,901 square feet, where the underlying zone allows a maximum GFA of 51,956 square feet. Allowing the requested GFA incentive provides for additional rental units available to the neighborhood at market rates, which assists in the costs of providing the affordable housing units on site. The applicant's goal is to provide both market rate and affordable housing types that conform to the individual needs of the submarkets for which they providing housing, consistent with the existing neighborhood needs.

The incentive for maximum building height is requesting a 60 foot maximum for the portion of the site with the underlying zone, RS-1-1, which has a maximum of 30 feet. The NP-1 and MR800B already allow a maximum height of 60 feet. Allowing the requested incentive for building height would allow the applicant to provide increased density to assist in the overall cost of providing affordable housing on site.

- **Development Deviation:**

In accordance with SDMC section 143.0910, which provides for the approval of deviations to incentivize affordable housing, the applicant has requested one development deviation related to side yard setback requirements.

The deviation is requesting a zero (0) foot side yard setback where the underlying zones require a minimum of six (6) feet for the NP-1 and MR-800B zoned portions of the site, and a minimum of 7.5 feet for the RS-1-1 zoned portion of the site. This deviation is necessary to allow for a more efficient subterranean parking garage, without impacting adjacent properties. Additionally, this deviation would provide the required fire department aerial ladder access distance without removing the existing on-street parking spaces along Palm Street. If the project provided the minimum side yard setback, the aerial ladder access would be required along Fourth Avenue, with the entire curb length of project being red curbed to provide this distance to the fire department.

The Site Development Permit has been conditioned to require the applicant to demonstrate compliance with the provisions of applicable State and local density bonus law by entering into a written agreement with the San Diego Housing Commission that incorporates applicable affordability conditions.

Environmental Analysis:

A Mitigated Negative Declaration No. 349132 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. Implementation of the Mitigation, Monitoring and Reporting Program (MMRP) would reduce impacts to a level below significance in the following categories: historical resources and paleontological resources. The following mitigation measures are included in Mitigated Negative Declaration No. 349132 and summarized here.

Historical Resources - Archaeology

Specific mitigation measures would be implemented which would require archaeological monitoring during any grading or earth moving identified in the pre-construction meeting.

Paleontological Resources

Specific mitigation measures would be implemented which would require paleontological monitoring during any grading or earth moving identified in the pre-construction meeting.

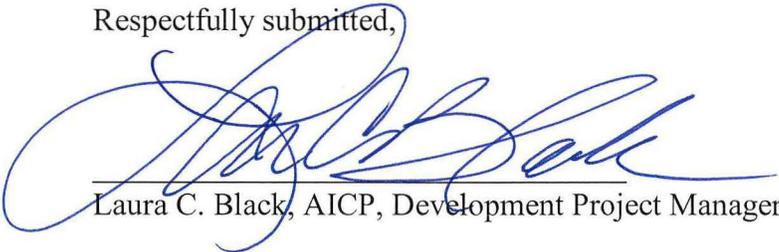
CONCLUSION

Staff has reviewed the application for the Site Development Permit and determined the project is consistent with the Uptown Community Plan and the City of San Diego Land Development Code. Staff recommends that the Hearing Officer approve the requested permit.

ALTERNATIVES

1. Approve Site Development Permit No. 1221439, with modifications.
2. Deny Site Development Permit No. 1221439, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



\_\_\_\_\_  
Laura C. Black, AICP, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map

4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Environmental Resolution with MMRP
8. Project Plans
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology
12. Notice of Public Hearing

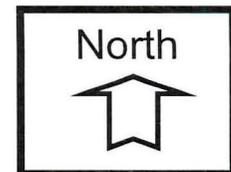


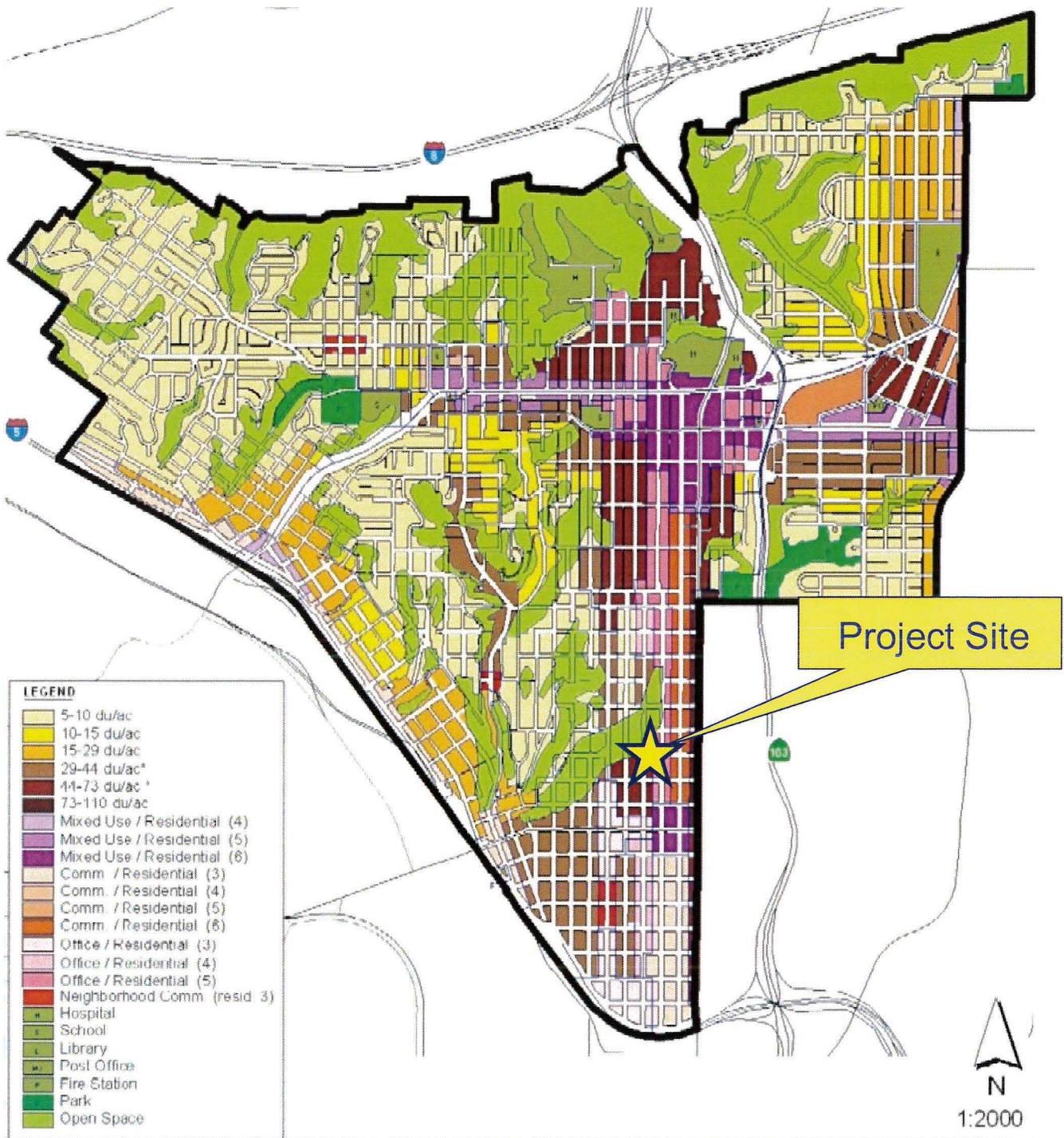
Project Site



### Aerial Photo

**FOURTH AVENUE LOFTS – 2828, 2848, 2870 Fourth Avenue**  
**PROJECT NO. 349132**





# Land Use Map

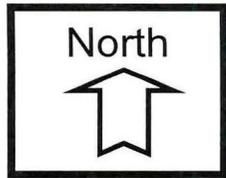
**FOURTH AVENUE LOFTS – 2828, 2848, 2870 Fourth Avenue**  
**PROJECT NO. 349132**





## Project Location Map

**FOURTH AVENUE LOFTS— 2828, 2848, 2870 Fourth Avenue**  
**PROJECT NO. 349132**



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Fourth Avenue Lofts	
<b>PROJECT DESCRIPTION:</b>	Demolish the three existing two-story buildings and construct a four-story, 65,901 square foot mixed use building with subterranean parking.	
<b>COMMUNITY PLAN AREA:</b>	Uptown	
<b>DISCRETIONARY ACTIONS:</b>	Site Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Office-Residential (Allows residential development of 73 dwelling units per acre)	
<b><u>ZONING INFORMATION:</u></b>		
<p><b>ZONE:</b> NP-1 (Neighborhood Professional zone within the Mid-Cities Planned District) / MR-800B (multi-family residential zone within the Mid-Cities Planned District) / RS-1-1 (A single family residential zone allowing 1 dwelling unit per 20,000 square feet of lot area)</p> <p><b>HEIGHT LIMIT:</b> 60-foot maximum height limit for the NP-1 and MR-800B zoned portion/ 30-foot maximum height limit for the RS-1-1 zoned portion/ proposed 28'6" max height</p> <p><b>LOT SIZE:</b> 26,751 square feet</p> <p><b>FRONT SETBACK:</b> 10 feet proposed</p> <p><b>SIDE SETBACK:</b> 0 feet (along Palm Street), 6 feet along south property line proposed</p> <p><b>REAR SETBACK:</b> 15 feet proposed</p> <p><b>PARKING:</b> 55 parking spaces required / 55 parking spaces provided</p>		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Office-Residential; RS-1-1	Commercial
<b>SOUTH:</b>	Office-Residential; MR-800B	Commercial
<b>EAST:</b>	Office-Residential; NP-1	Commercial
<b>WEST:</b>	Office-Residential; OP-1-1	Open Space / Urban Canyon and Residential
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	One deviation requested for side yard setback. Requesting zero foot setback, where six (6) feet is required.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On February 4, 2014, the Uptown Planners voted 6-5-1 to recommend approval of the project with no conditions. The votes against the project were based on the citywide regulations for reduced parking for affordable housing projects.	

Hearing Officer Resolution No. HO-XXXX  
Site Development Permit No. 1221439  
**FOURTH AVENUE LOFTS - PROJECT NO. – 349132 [MMRP]**

WHEREAS, Russell Lofts, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish the three existing two-story buildings and construction of a four-story, 65,901 square foot mixed use building with subterranean parking (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1221439 on portions of a 26,751 square foot site;

WHEREAS, the project site is located at 2828, 2848 and 2870 Fourth Avenue in the MCCPD-MR-800B, MCCPD-NP-1 and the RS-1-1 Zones, the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, FAA Part 77 Notification Area, Environmentally Sensitive Lands (ESL – steep hillsides and sensitive biological resources) of the Uptown Community Plan;

WHEREAS, the project site is legally described as Lot "A" and the North one-half of Lot "B", the north one-half of Lot "K" and all of Lot "L", Lot "I", the 90 feet of the South half of Lot "K" in Block 326 of Horton's Addition;

WHEREAS, on July 23, 2014, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1221439 pursuant to the Land Development Code of the City of San Diego;

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 July 23, 2014.

FINDINGS:

**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 proposed development is located in the Park West neighborhood of the Uptown Community Plan. The majority of the site is designated for Office/Residential with a maximum allowable residential density of 73 dwelling units per acre (du/ac). The Uptown Community Plan encourages a mixed-use project, incorporating residential use, but allows a project to be either office or residential. The northwestern portion of the site is designated for High Density Residential (44-73 du/ac) and a small portion of the northwestern most corner is designated for open space and allows residential use at a density of 1-2 du/ac.

The project proposes a mixed-use commercial/residential development at a density of approximately 60 dwelling units per acre (pre-density bonus units) or 81.4 du/ac (including density bonus units). The combination of land use designations and densities would allow approximately 60 du/ac or a total of 36 pre-density bonus units on this site. The project is therefore consistent with the prescribed uses and densities within the Uptown Community Plan.

The modernist architecture of the project incorporates stepbacks, articulated facades, variation of building material and texture, architectural projections, and landscape that creates visual interest and reduces perceived bulk and scale. Therefore, the proposed development will not adversely impact the Uptown Community Plan.

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

The project proposes to demolish three existing two-story buildings and construct a four-story, 65,901 square foot mixed use building with subterranean parking located on a 26,751 square foot site containing Environmentally Sensitive Lands (ESL) at 2828, 2848 and 2870 Fourth Avenue. The proposed development will not be detrimental to public health, safety, and welfare. Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) has been prepared which identifies mitigation measures to address potentially significant impacts to Biological Resources, Water Quality, Air Quality, and Noise. All potentially significant impacts will be mitigated to a level less than significant through implementation of the Mitigation and Monitoring Reporting Program (MMRP). In addition, the proposed project will obtain Building Permits to show that construction will comply with all applicable Building and Fire Code requirements. A modified brush management plan, in the form of reduced brush management zones and structural requirements of the building are being implemented as part of the project. The modified brush management plan allows for the proposed development to reduce overall impacts to the biological resources located further down the canyon slope.

In conclusion, the Site Development Permit and the associated exhibits include conditions of approval which have been determined by the City to be necessary to avoid adverse impacts to the health, safety and welfare of the public by assuring that development will occur in a manner depicted on approved plans, in accordance with applicable health and safety regulations/codes, and as approved by the decision making body.

**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 to demolish three existing two-story buildings and construct a four-story, 65,901 square foot mixed use building with subterranean parking located on a 26,751 square foot site containing Environmentally Sensitive Lands (ESL) at 2828, 2848 and 2870 Fourth Avenue. The proposed development complies with the relevant regulations of the Land Development Code. Conditions of approval require compliance with all relevant regulations of the City of San Diego effective for this site and incorporated into Site Development Permit No. 1221439.

The proposed development proposes one (1) deviation from the Land Development Code. This deviation is warranted primarily due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped (L-shaped) and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat. The proposed development is consistent with the Uptown Community Plan's overall community goal of maintaining and complementing the existing scale and architectural features of the surrounding community. The Uptown Community Plan consists of single-family residential uses,

apartments and condominiums, commercial and office uses, and is also dominated by two large hospitals: University of California, San Diego (UCSD) Medical Center and Mercy Hospital. The proposed development will contribute to the neighborhood's eclectic architectural character by featuring modernist architecture in a scale which complements the surrounding community.

A deviation is being requested for side yard setback. The proposed development is requesting a zero (0) foot side yard setback, along Palm Street, where six (6) feet is required. This deviation is warranted primarily due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped (L-shaped) and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat. The proposed sidewalk along Palm Street will be widened; therefore, the proposed building needs to be accessible to the fire department via ladder. The building located on the property line achieves the ladder access requirement for the fire department. Due to the project premise irregular shape, the amount of environmentally sensitive lands locations within the project premise, the proposed development is proposed as close to Palm Street and Fourth Avenue. The deviation is necessary to reduce impacts to Environmentally Sensitive Lands and provide the necessary distance of the building from the street for fire truck ladder access to the proposed building.

## **B. Supplemental Findings--Environmentally Sensitive Lands**

### **1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;**

The project proposes to demolish three existing two-story buildings and construct a four-story, 65,901 square foot mixed use building with subterranean parking on a 26,751 square foot site containing Environmentally Sensitive Lands (ESL) located at 2828, 2848 and 2870 Fourth Avenue. The project premise is physically suitable for the design and siting of the proposed development and the development will result in minimal disturbance to environmentally sensitive lands because the proposed development does not encroach into any ESL areas. While the project premise contains steep hillsides, the proposed development will be limited to areas of the site where the current three buildings are located, nearest to the public right-of-way. All proposed earthwork will occur beneath the existing developed area, and no development will occur down the slope along the western portion of the site. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

### **2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;**

The project proposes to demolish three existing two-story buildings and construct a four-story, 65,901 square foot mixed use building with subterranean parking on a 26,751 square foot site containing Environmentally Sensitive Lands (ESL) located at 2828, 2848 and 2870 Fourth Avenue. While the project premise contains steep hillsides, the proposed development will be limited to areas that have already been developed/disturbed. The new mixed use building will be sited in the area of the site that is previously developed/disturbed and is relatively flat. The soils report for the project outlines grading techniques which will be implemented so as to prevent undue risk from geologic, erosion hazards. There are no known geologic or flood hazards in the

area, and erosion will be minimized by directing flows to appropriate drainage areas including paved drives and streets. Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosion forces, flood hazards or fire hazards.

**3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;**

The project proposes to demolish three existing two-story buildings and construct a four-story, 65,901 square foot mixed use building with subterranean parking on a 26,751 square foot site containing Environmentally Sensitive Lands (ESL) located at 2828, 2848 and 2870 Fourth Avenue. While the project premise contains steep hillsides, the proposed development will be limited to areas that have already been developed/disturbed. The new mixed use building will be sited in the area of the site that is previously developed/disturbed and is relatively flat. The proposed development would not result in any direct impacts to sensitive biological habitat; therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent Environmentally Sensitive Lands.

**4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;**

The project proposes to demolish three existing two-story buildings and construct a four-story, 65,901 square foot mixed use building with subterranean parking on a 26,751 square foot site containing Environmentally Sensitive Lands (ESL) located at 2828, 2848 and 2870 Fourth Avenue. The proposed development is located within the Uptown Community Plan in an area designated as Office/Residential (High Intensity) with the surrounding sites developed with a two-story commercial building to the south, a 4-story multi-family residential building to the southwest, a 5-story residential building to the west, a one-story commercial building to the east and a 2-story commercial building with tuck-under parking to the north. The project site is not located within the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan, but there are environmentally sensitive lands located on and adjacent to the site on the western portion of the site and this portion of the adjacent site will not have any construction proposed.

**5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and**

The project proposes to demolish three existing two-story buildings and construct a four-story, 65,901 square foot mixed use building with subterranean parking on a 26,751 square foot site containing Environmentally Sensitive Lands (ESL) located at 2828, 2848 and 2870 Fourth Avenue. The proposed development is not located adjacent to public beaches or the shoreline. Nevertheless, the proposed development will construct necessary sewer and water facilities to serve the occupants. The proposed development will comply with all requirements of the State Water Resources Control Board and Municipal Storm Water Permit, Waste Discharge Requirements for Discharges of Storm Water Runoff Associate with Construction Activity. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

**6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

The project proposes to demolish three existing two-story buildings and construct a four-story, 65,901 square foot mixed use building with subterranean parking on a 26,751 square foot site containing Environmentally Sensitive Lands (ESL) located at 2828, 2848 and 2870 Fourth Avenue. Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) has been prepared which identifies mitigation measures to address potentially significant impacts to Historical and Paleontological Resources. All potentially significant impacts will be mitigated to a level less than significant through implementation of the Mitigation and Monitoring Reporting Program (MMRP). Implementation of the MMRP is reasonably related to the impacts created by the proposed development. Therefore, the nature and extent of the mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

**M. Supplemental Findings—Deviations for Affordable/In-Fill Housing Projects and Sustainable Buildings**

**1. The proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City, and/or the proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources, self-generation and other renewable technologies (e.g. photovoltaic, wind, and/or fuel cells) to generate electricity needed by the building and its occupants.**

The proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing photovoltaic panels to generate 50% of the electricity needs for the proposed mixed use building. The proposed building is designed with a flat roof to accommodate the installation of photovoltaic panels on the roofs to generate 50% of the electricity needs for the building.

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

The proposed development is consistent with the purpose of the underlying NP-1 and MR-800B (Mid-Cities Planned District Zones) and the RS-1-1 zone which provides regulations for the development of Neighborhood Professional, Multi-family Residential and Single family zone over a small portion of the project site. All three underlying zones promote neighborhood quality, character, and livability. The proposed development will consist of a four-story, 65,901 square foot mixed use building with subterranean parking on a 26,751 square foot site that is consistent with the underlying zone. The proposed development will be providing four (4) affordable housing units to very low income households (35% of 50% AMI). It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties. Therefore, this development is consistent with the purpose of the underlying zones for the project site.

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

The project proposes to demolish three existing two-story buildings and construct a four-story, 65,901 square foot mixed use building with subterranean parking located on a 26,751 square foot site containing Environmentally Sensitive Lands (ESL) at 2828, 2848 and 2870 Fourth Avenue. The proposed development complies with the relevant regulations of the Land Development Code. Conditions of approval require compliance with all relevant regulations of the City of San Diego effective for this site and incorporated into Site Development Permit No. 1221439.

The proposed development proposes one (1) deviation from the Land Development Code. This deviation is warranted primarily due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped (L-shaped) and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat. The proposed development is consistent with the Uptown Community Plan's overall community goal of maintaining and complementing the existing scale and architectural features of the surrounding community. The Uptown Community Plan consists of single-family residential uses, apartments and condominiums, commercial and office uses, and is also dominated by two large hospitals: University of California, San Diego (UCSD) Medical Center and Mercy Hospital. The proposed development will contribute to the neighborhood's eclectic architectural character by featuring modernist architecture in a scale which complements the surrounding community.

A deviation is being requested for side yard setback. The proposed development is requesting a zero (0) foot side yard setback, along Palm Street, where six (6) feet is required. This deviation is warranted primarily due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped (L-shaped) and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat. The proposed sidewalk along Palm Street will be widened; therefore, the proposed building needs to be accessible to the fire department via ladder. The building located on the property line achieves the ladder access requirement for the fire department. Due to the project premise irregular shape, the amount of environmentally sensitive lands locations within the project premise, the proposed development is proposed as close to Palm Street and Fourth Avenue. The deviation is necessary to reduce impacts to Environmentally Sensitive Lands and provide the necessary distance of the building from the street for fire truck ladder access to the proposed building.

**Mid-City Development Permit Findings – Section 1512.0204**

**A. Findings for all Process Three Mid-City Development Permits**

- 1. Conformance with Community Plan and Design Manuals. The proposed use and project design meet the purpose and intent of the Mid-City Communities Planned District (Section 1512.0101), and the following documents, as applicable to the site: the Mid-City Community Plan, the Greater North Park Community Plan, the State University Community Plan, the Uptown Community Plan, the Mid-City Design Plan (California State Polytechnic University, Pomona; Graduate studies in Landscape Architecture; June, 1983), Design Manual for the Normal Heights Demonstration Area**

**and the City Heights Demonstration Area (HCH Associates and Gary Coad; April, 1984), The Design Study for the Commercial Revitalization of El Cajon Boulevard (Land Studio, Rob Quigley, Kathleen McCormick), The North Park Design Study, Volume 1, Design Concept and Volume 2, Design Manual (The Jerde Partnership, Inc. and Lawrence Reed Moline, Ltd.), Sears Site Development Program (Gerald Gast and Williams-Kuebelbeck and Assoc.; 1987) and will not adversely affect the Greater North Park Community Plan, the Uptown Community Plan or the General Plan of the City of San Diego.**

The project proposes to demolish three existing two-story buildings and construct a four-story, 65,901 square foot mixed use building with subterranean parking on a 26,751 square foot site containing Environmentally Sensitive Lands (ESL) located at 2828, 2848 and 2870 Fourth Avenue. The proposed development is located in the Park West neighborhood of the Uptown Community Plan. The majority of the site is designated for Office/Residential with a maximum allowable residential density of 73 dwelling units per acre (du/ac). The Uptown Community Plan encourages a mixed-use project, incorporating residential use, but allows a project to be either office or residential. The northwestern portion of the site is designated for High Density Residential (44-73 du/ac) and a small portion of the northwestern most corner is designated for open space and allows residential use at a density of 1-2 du/ac.

The project proposes a mixed-use commercial/residential development at a density of approximately 60 dwelling units per acre (pre-density bonus units) or 81.4 du/ac (including density bonus units). The combination of land use designations and densities would allow approximately 60 du/ac or a total of 36 pre-density bonus units on this site. The project is therefore consistent with the prescribed uses and densities within the Uptown Community Plan. The modernist architecture of the project incorporates stepbacks, articulated facades, variation of building material and texture, architectural projections, and landscape that creates visual interest and reduces perceived bulk and scale. Therefore, the proposed development will not adversely impact the Uptown Community Plan and the proposed use and project design meet the purpose and intent of the Mid-City Communities Planned District, including all design manuals.

2. **Compatibility with surrounding development. The proposed development will be compatible with existing and planned land use on adjoining properties and will not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable.**

The project proposes to demolish three existing two-story buildings and construct a four-story, 65,901 square foot mixed use building with subterranean parking on a 26,751 square foot site containing Environmentally Sensitive Lands (ESL) located at 2828, 2848 and 2870 Fourth Avenue. The proposed development is similar in use, scale and size to adjacent 4-story multi-family properties. The aesthetic of the proposed development is inspired by the historically recognized Solomon Apartments located two blocks east. The facades of the building pick up cues from the northerly neighbor in regards to large stucco facades and picks up on cues from the southerly neighbor by incorporating dark wood siding as an accent material. The rhythm of windows match the scale of the Community building located on the southeast corner of Fourth Avenue and Olive Street. The overhang/eyebrow details

picks up cues from the American Heart Association building on the next block of Fourth Avenue. Therefore, the proposed development provides architectural harmony with the surrounding neighborhood and community.

- 3. No Detriment to Health, Safety and Welfare. The proposed use, 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 to demolish three existing two-story buildings and construct a four-story, 65,901 square foot mixed use building with subterranean parking located on a 26,751 square foot site containing Environmentally Sensitive Lands (ESL) at 2828, 2848 and 2870 Fourth Avenue. The proposed development will not be detrimental to public health, safety, and welfare. Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) has been prepared which identifies mitigation measures to address potentially significant impacts to Biological Resources, Water Quality, Air Quality, and Noise. All potentially significant impacts will be mitigated to a level less than significant through implementation of the Mitigation and Monitoring Reporting Program (MMRP). In addition, the proposed project will obtain Building Permits to show that construction will comply with all applicable Building and Fire Code requirements. A modified brush management plan, in the form of reduced brush management zones and structural requirements of the building are being implemented as part of the project. The modified brush management plan allows for the proposed development to reduce overall impacts to the biological resources located further down the canyon slope.

In conclusion, the Site Development Permit and the associated exhibits include conditions of approval which have been determined by the City to be necessary to avoid adverse impacts to the health, safety and welfare of the public by assuring that development will occur in a manner depicted on approved plans, in accordance with applicable health and safety regulations/codes, and as approved by the decision making body.

- 4. Adequate Public Facilities. For residential and mixed residential/commercial projects within the park-deficient neighborhoods shown on Map Number B-4104 that are not exempted by Section 1512.0203(b)(1)(A) or (B), the proposed development provides a minimum of 750 square feet of on-site usable recreational open space area per dwelling unit. The on-site usable recreational open space area shall not be located within any area of the site used for vehicle parking, or ingress and egress, and shall be configured to have a minimum of 10 feet in each dimension. The area will be landscaped and may also include hardscape and recreational facilities.**

The project proposes to demolish three existing two-story buildings and construct a four-story, 65,901 square foot mixed use building with subterranean parking on a 26,751 square foot site containing Environmentally Sensitive Lands (ESL) located at 2828, 2848 and 2870 Fourth Avenue. The project is not located within the park-deficient neighborhoods shown on Map Number B-4104.

- 5. Adequate Lighting. In the absence of a street light within 150 feet of the property, adequate neighborhood-serving security lighting consistent with the Municipal Code is provided on-site.**

The project proposes to demolish three existing two-story buildings and construct a four-story, 65,901 square foot mixed use building with subterranean parking on a 26,751 square foot site containing Environmentally Sensitive Lands (ESL) located at 2828, 2848 and 2870 Fourth Avenue. The proposed development has streetlights within 150 feet of the subject property.

**6. The proposed use will comply with the relevant regulations in the San Diego Municipal Code.**

The project proposes to demolish three existing two-story buildings and construct a four-story, 65,901 square foot mixed use building with subterranean parking located on a 26,751 square foot site containing Environmentally Sensitive Lands (ESL) at 2828, 2848 and 2870 Fourth Avenue. The proposed development complies with the relevant regulations of the Land Development Code. Conditions of approval require compliance with all relevant regulations of the City of San Diego effective for this site and incorporated into Site Development Permit No. 1221439.

The proposed development proposes one (1) deviation from the Land Development Code. This deviation is warranted primarily due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped (L-shaped) and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat. The proposed development is consistent with the Uptown Community Plan's overall community goal of maintaining and complementing the existing scale and architectural features of the surrounding community. The Uptown Community Plan consists of single-family residential uses, apartments and condominiums, commercial and office uses, and is also dominated by two large hospitals: University of California, San Diego (UCSD) Medical Center and Mercy Hospital. The proposed development will contribute to the neighborhood's eclectic architectural character by featuring modernist architecture in a scale which complements the surrounding community.

A deviation is being requested for side yard setback. The proposed development is requesting a zero (0) foot side yard setback, along Palm Street, where six (6) feet is required. This deviation is warranted primarily due to the unusual physical characteristics of the project premise which includes the fact that the project premise is irregularly shaped (L-shaped) and contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological habitat. The proposed sidewalk along Palm Street will be widened; therefore, the proposed building needs to be accessible to the fire department via ladder. The building located on the property line achieves the ladder access requirement for the fire department. Due to the project premise irregular shape, the amount of environmentally sensitive lands locations within the project premise, the proposed development is proposed as close to Palm Street and Fourth Avenue. The deviation is necessary to reduce impacts to Environmentally Sensitive Lands and provide the necessary distance of the building from the street for fire truck ladder access to the proposed building. Therefore, the proposed use will comply with the relevant regulations in the San Diego Municipal Code.

BE IT FURTHER RESOLVED that based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1221439, 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. 1221439, a copy of which is attached hereto and made a part hereof.

---

Laura C. Black, AICP  
Development Project Manager  
Development Services Department

Adopted on: July 23, 2014

Job Order No. 24004238

**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**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004238

SITE DEVELOPMENT PERMIT NO. 1221439  
**FOURTH AVENUE LOFTS - PROJECT NO. 349132 [MMRP]**  
 Hearing Officer

This Site Development Permit No. 1221439 is granted by the Hearing Officer of the City of San Diego to Russell Lofts, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504. The 26,751 square foot site is located at 2828, 2848 and 2870 Fourth Avenue in the MCCPD-MR-800B, MCCPD-NP-1 and the RS-1-1 Zones, the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, FAA Part 77 Notification Area, Environmentally Sensitive Lands (ESL – steep hillsides and sensitive biological resources) of the Uptown Community Plan. The project site is legally described as: Lot “A” and the North one-half of Lot “B”, the north one-half of Lot “K” and all of Lot “L”, Lot “I”, the 90 feet of the South half of Lot “K” in Block 326 of Horton’s Addition.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish the three existing two-story buildings and construction of a four-story, 65,901 square foot mixed use building with subterranean parking described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 23, 2014, on file in the Development Services Department.

The project shall include:

- a. Demolish the three existing two-story buildings;
- b. Construction of a four-story, 65,901 square foot mixed use building with 49 residential dwelling units (4 affordable units dedicated to very low income households), including 2,704 square feet of commercial space on the ground floor, and subterranean parking;
- c. A density bonus is being processed for the proposed residential dwelling units, pursuant to California Government Code (CGC) Section 65915, the based density for the project site is 36 residential units;

- d. A density bonus incentive, pursuant to California Government Code (CGC) Section 65915, for a maximum Gross Floor Area (GFA) of 65,901 square feet, where the underlying zone allows a maximum of 51,956 square feet;
- e. A density bonus incentive, pursuant to California Government Code (CGC) Section 65915, for a maximum building height of 60 feet, where the RS-1-1 zoned portion of the property allows a maximum building height of 30 feet;
- f. A deviation for side yard setback of 0 feet, where six (6) feet is required;
- g. Landscaping (planting, irrigation and landscape related improvements);
- h. Off-street parking; and
- i. 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 August 7, 2017.
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 sign and return the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the

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

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

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

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration (MND) No. 349132, 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. 349132, 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:

**Historical Resources**

**Paleontological Resources**

**AFFORDABLE HOUSING REQUIREMENTS:**

14. Prior to issuance of any building permit, Owner/Permittee shall demonstrate compliance with the provisions of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code [SDMC] [Affordable Housing Density Bonus Regulations], to the satisfaction of the San Diego Housing Commission. Owner/Permittee shall enter into a written agreement with the San Diego Housing Commission [Agreement] – drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust – that incorporates applicable affordability conditions consistent with the SDMC; specifically including that, in exchange for the City's approval of the Project, which contains a 35% density bonus (13 units in addition to what is permitted by the underlying zoning regulations), alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide four (4) units with rents of no more than 30% of 50% of Area Median Income (AMI), so as to be considered affordable to very low income households as defined in SDMC sections 113.0103 and 143.0720, for no fewer than 30 years.

15. Prior to issuance of any building permit, Owner/Permittee shall demonstrate compliance with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code [Inclusionary Affordable Housing Regulations], to the satisfaction of the San Diego Housing Commission. The Agreement referenced in Condition No. 14 of this permit shall also incorporate

the applicable affordability conditions consistent with the SDMC and the Inclusionary Affordable Housing Implementation & Monitoring Procedures Manual; specifically including that, in exchange for an exemption from the requirement to pay an Inclusionary Affordable Housing Fee and as consideration for the receipt of incentives or concessions pursuant to SDMC section 142.1303(f), which require the Owner/Permittee to enter into a contract to restrict rents, the Owner/Permittee shall provide four (4) units with rents of 30% of 65% of AMI, so as to be considered affordable to targeted rental households for years 31 through 55.

16. The Owner/Permittee shall record with the County Recorder of the County of San Diego the Agreement and the deed of trust in favor of the San Diego Housing Commission.

**AIRPORT REQUIREMENTS:**

17. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520

**ENGINEERING REQUIREMENTS:**

18. The project proposes to export 8,250 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"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the Public storm drain per approved Exhibit 'A', adjacent to the site on Palm Street, satisfactory to the City Engineer.

21. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private storm drain connection into the Public storm drain in the Palm Street Right-of-Way satisfactory of the City Engineer.

22. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct existing curb ramp at the northwest corner of Palm Street and Fourth Avenue, with current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with truncated domes, satisfactory to the City Engineer.

23. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 20 ft wide driveway, adjacent to the site on Palm Street, satisfactory to the City Engineer.

24. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to construct half-width street improvements including current City Standard pavement, curb, gutter and sidewalk, adjacent to the site on Palm Street, satisfactory to the City Engineer.
25. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to close the non-utilized driveway with current City Standard curb, gutter and sidewalk, adjacent to the site on Fourth Avenue, satisfactory to the City Engineer.
26. 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.
27. 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.
28. 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 Appendix E of the City's Storm Water Standards.
29. Prior to the issuance of any construction permit the Owner/Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.

**GEOLOGY REQUIREMENTS:**

30. 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 Development Services prior to the issuance of any construction permit.
31. 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 Development Services prior to exoneration of the bond and grading permit close-out.

**LANDSCAPE REQUIREMENTS:**

32. Complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted 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 Office of the Development Services Department.

33. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

34. An automatic, electrically controlled irrigation system with rain sensor shall be installed as shown on the plans and in accordance with the criteria and standards of the City of San Diego Landscape Ordinance section 142.0403 and the City of San Diego Land Development Manual Landscape Standards.

35. Prior to issuance of construction permits for public 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 take into account a 40 square-foot area around each tree, which is unencumbered by utilities. Driveways, drains, water and sewer laterals shall be designed so as not to prohibit the placement of Street Trees.

36. All required landscape shall be maintained in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

37. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards.

38. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or a Final Landscape Inspection.

**PLANNING/DESIGN REQUIREMENTS:**

39. 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.

40. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations.

41. 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 REQUIREMENT:**

42. No fewer than 50 residential parking spaces and 5 commercial parking spaces, for a total of 55 parking spaces (including 2 accessible 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:**

43. All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

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

45. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate above ground private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer. BFPD's are typically located 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.

46. Prior to the issuance of building occupancy, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer services and abandon (kill) any unused water and sewer service by plugging both ends in a manner satisfactory to the Public Utilities Director and the City Engineer.

47. No trees or shrubs exceeding three feet in height at maturity shall be installed within 5 feet of any water and 10 feet of any sewer and facilities.

**INFORMATION ONLY:**

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

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

APPROVED by the Hearing Officer of the City of San Diego on July 23, 2014 and Resolution No. HO-XXXX.

Site Development Permit No. 1221439  
Date of Approval: July 23, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

---

Laura C. Black, AICP  
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.

**Russell Lofts, LLC**  
Owner/Permittee

By \_\_\_\_\_  
Lloyd Russell  
Owner

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

RESOLUTION NUMBER HO-XXXX

**FOURTH AVENUE LOFTS - PROJECT NO. 349132 [MMRP]**

ADOPTED on July 23, 2014

WHEREAS, on January 6, 4014, Russell Lofts, LLC, submitted an application to Development Services Department for a Site Development Permit for the Fourth Avenue Lofts (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 July 23, 2014; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigation Negative Declaration No. 349132 (Declaration) 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, CA 92101.

BE IT FURTHER RESOLVED, that Development Services Department 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: \_\_\_\_\_  
Laura C. Black, AICP, Development Project Manager

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

**EXHIBIT A****MITIGATION MONITORING AND REPORTING PROGRAM****SITE DEVELOPMENT PERMIT****FOURTH AVENUE LOFTS - PROJECT NO. 349132**

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. 349132 shall be made conditions of Site Development Permit 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 archaeologist 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, applicant t is also required to call **RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 349132 and/or Environmental Document Number 349132, 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:

<b>DOCUMENT SUBMITTAL/INSPECTION CHECKLIST</b>		
<b>Issue Area</b>	<b>Document Submittal</b>	<b>Associated Inspection/Approvals/Notes</b>
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
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**

#### **HISTORICAL RESOURCES**

In order to avoid significant historical resources impacts, the following mitigation measures shall be implemented by the project applicant. Compliance with the mitigation measures shall be the responsibility of the applicant.

#### **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 Archaeological Monitoring and Native American 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 archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
  2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project.
  3. Prior to the start of work, the applicant must 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 (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
  2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
  3. The PI may submit a detailed letter to MMC requesting a reduction to the 1/4 mile radius.
- B. PI Shall Attend Precon Meetings
1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
    - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
  2. Identify Areas to be Monitored
    - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11x17) to MMC

- identifying the areas to be monitored including the delineation of grading/excavation limits.
- b. The AME 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 site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

### III. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
  1. The Archaeological Monitor shall be present full-time during grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Native American monitor shall determine the extent of their presence during construction related activities based on the AME and provide that information to the PI and MMC. **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 modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present.
  3. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
  1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert 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 and Native American monitor shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
    - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
    - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval 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, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

#### IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and the following procedures as set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

- A. Notification
  1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).
  2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
  1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
  2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
  3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American
  1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
  2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.

3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with the California Public Resource and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains shall be determined between the MLD and the PI, IF:
  - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR,
  - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner.
  - c. In order to protect these sites, the Landowner shall do one or more of the following:
    - (1) Record the site with the NAHC;
    - (2) Record an open space or conservation easement on the site;
    - (3) Record a document with the County.
  - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

D. If Human Remains are **NOT** Native American

1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner and the Museum of Man.

V. **Night and/or Weekend Work**

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.

2. The following procedures shall be followed.
  - a. No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.
  - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains.
  - 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 of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
  1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

## **VI. Post Construction**

- A. 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 Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
    - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
    - b. Recording Sites with State of California Department of Parks and Recreation  
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
  2. MMC shall return the Draft Monitoring Report to the PI 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 Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
  2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
  3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. **THIS WOULD ALSO REQUIRE THE INCLUSION OF ALL PRIOR ARCHAEOLOGICAL WORK CONDUCTED WHERE MATERIALS WERE COLLECTED IN 1996 AND 2003 BY BFS. REFER TO HISTORICAL RESOURCES (CULTURAL RESOURCES/CURATION AND FINAL REPORT PREPARATION OF PREVIOUS ARCHAEOLOGICAL WORK CONDUCTED MMRP CONIDTION).** This shall be completed in consultation with MMC and the Native American representative, as applicable.
  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 one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
  2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC, which includes the Acceptance Verification from the curation institution.

### **PALEONTOLOGICAL RESOURCES**

In order to avoid significant paleontological resources impacts, the following mitigation measures shall be implemented by the project applicant. Compliance with the mitigation measures shall be the responsibility of the applicant.

#### **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 (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
  1. In the event of a discovery, the 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**

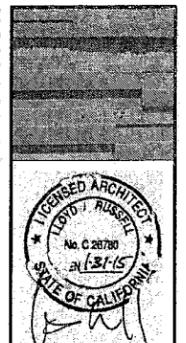
- A. If night and/or weekend work is included in the contract
  1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
  2. The following procedures shall be followed.
    - a. No Discoveries - In the event 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.
      1. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
      2. The PI shall submit revised Draft Monitoring Report to MMC for approval.
      3. MMC shall provide written verification to the PI of the approved report.
      4. 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.



ARCHITECT:  
LLOYD RUSSELL, AIA  
2421 INDIA STREET  
SAN DIEGO, CA 92101  
(p) 619-572-5741

# Fourth Avenue Lofts

4th and Palm Streets  
San Diego, CA 92103

Revision 1:
Revision 2:
Revision 3:
Revision 4:
Revision 5:
SCALE: AS NOTED
OWNER: Russell Lofts, LLC 2421 India Street San Diego, CA 92101
DATE 09 APRIL 2014
DRAWING SET Site Development Permit
SHEET TITLE <b>TITLE SHEET 1</b>
SHEET NUMBER <b>T1.1</b>

**DEVELOPMENT SUMMARY**

<b>ADDRESS</b>	2830, 2850, 2870 FOURTH AVE SAN DIEGO, CA 92103
<b>OWNER</b>	RUSSELL LOFTS, LLC MANAGING PARTNER: LLOYD RUSSELL, AIA 2425 INDIA ST SAN DIEGO, CA 92101
<b>ASSESSOR PARCEL NUMBERS</b>	452-666-0100, 452-666-0500, 452-666-0600
<b>LEGAL DESCRIPTION</b>	Lot "A" and the North one-half of lot "B", the north one-half of lot "K" and all of lot "L", Lot "I", the East 90 feet of lot "J" and the East 90 feet of the South half of Lot "K" in block 326 of Horton's Addition, in the City of San Diego, State of California, according to the map thereof on file in the Office of the County Recorder of San Diego County
<b>LOT AREA</b>	26,751 SQUARE FEET
<b>COMMUNITY PLAN</b>	UPTOWN COMMUNITY PLAN
<b>ZONING &amp; OVERLAY INFO</b>	NP-1, MR-800B, RS-1-1 UPTOWN COMMUNITY PLAN MID-CITY PLANNED DISTRICT TRANSIT AREA RESIDENTIAL TANDEM PARKING BRUSH MANAGEMENT
<b>EXISTING USE</b>	(3) 2-STORY OFFICE BUILDINGS
<b>PROPOSED USE</b>	RESIDENTIAL WITH GROUND LEVEL COMMERCIAL AND ONE LEVEL OF UNDERGROUND PARKING
<b>CONSTRUCTION TYPE</b>	TYPE VA
<b>OCCUPANCY TYPE</b>	RESIDENTIAL GROUP R-2 COMMERCIAL GROUP A-2, A-3, B, OR M PARKING GARAGE GROUP S-2
<b>HISTORIC DETERMINATION</b>	N/A - PER JEFFREY OAKLEY 12/13/12 PROJECT # 300732
<b>PRELIMINARY REVIEW</b>	PROJECT NO.: 328342 DEVELOPMENT PROJECT MANAGER: TIM DALY EMAIL: TDALY@SANDIEGO.GOV
<b>YEAR CONSTRUCTED OF EXISTING BUILDINGS</b>	2830 4TH AVE: 1950 2850 4TH AVE: 1955 2870 4TH AVE: 1952* *EARLIEST CONSTRUCTION RECORD, NOTICE OF COMPLETION CANNOT BE FOUND
<b>GEOLOGY HAZARD CATEGORY</b>	GEOLOGY HAZARD CATEGORY 52
<b>TOTAL LANDSCAPE AREA</b>	8,095 SQUARE FEET
<b>GOVERNING CODE</b>	2013 CALIFORNIA BUILDING CODE

**3D RENDERING**



**SCOPE OF WORK**

• SITE DEVELOPMENT PERMIT TO DEMOLISH EXISTING COMMERCIAL STRUCTURES, AND CONSTRUCT NEW 4-STORY AFFORDABLE HOUSING APARTMENT BUILDING WITH 49 UNITS AND COMMERCIAL SPACE IN THE MCCPD NP-1, MR-800B, AND RS-1-1 ZONES. SITE DEVELOPMENT PERMIT IS REQUIRED BECAUSE THE PROJECT EXCEEDS THE DWELLING UNIT THRESHOLD AND A PORTION OF THE SITE CONTAINS ENVIRONMENTALLY SENSITIVE LANDS.

• THE PROJECT ALSO PROPOSES PUBLIC IMPROVEMENTS ON PALM STREET AS CONCEPTUALLY ACCEPTED BY PRELIMINARY REVIEW FOLLOW-UP LETTER DATED 08 AUGUST 2013. (PROJECT NO 328342, INTERNAL ORDER NO 24003863, UPTOWN COMMUNITY PLAN)

**AFFORDABLE HOUSING INCENTIVES**

1. TO INCREASE ALLOWABLE GROSS FLOOR AREA FROM 51,956 SF TO 65,901 SF (SEE "AREA CALCULATIONS" THIS SHEET)
2. TO ALLOW A 60' HEIGHT LIMIT THROUGHOUT THE SITE

**DEVIATIONS REQUESTED WITH SITE DEVELOPMENT PERMIT**

• TO ALLOW A 0' SIDE YARD SETBACK ON PALM STREET DUE TO WIDENING OF SIDEWALK PER PUBLIC IMPROVEMENTS AS CONCEPTUALLY ACCEPTED BY PRELIMINARY REVIEW PROJECT NO. 328342 AND TO ACCOMMODATE AERIAL LADDER SETBACK REQUIREMENT

**BUILDING SUMMARY**

FLOOR	AREA BY FLOOR IN SQUARE FEET					TOTAL	BALCONY GROSS	BALCONY NET
	RESIDENTIAL	COMMERCIAL	LEASING OFFICE	PHANTOM FLOOR	CIRCULATION /SUPPORT			
1ST FLOOR (INC MEZZ)	9,341	2,239	465	11,612	1,484	25,111	2,372	481
2ND FLOOR	11,446				1,324	12,770	2,530	790
3RD FLOOR	11,052				1,587	12,639	2,458	368
4TH FLOOR	10,618				1,560	12,208	2,288	311
<b>TOTAL</b>	<b>42,457</b>	<b>2,239</b>	<b>465</b>	<b>11,612</b>	<b>5,955</b>	<b>62,728</b>	<b>9,648</b>	<b>1,926</b>

<b>PARKING LEVEL</b>	
UNDERGROUND PARKING (EXCLUDES AREA OPEN TO ABOVE)	17,534
PARKING NOT CONSIDERED UNDERGROUND PER SDMC 113.0234(a)(3) (INCLUDED IN TOTAL BUILDING GROSS FLOOR AREA)	1,247
OTHER UNDERGROUND AREA (INCLUDES AREA OPEN TO ABOVE)	1,081
<b>TOTAL</b>	<b>19,862</b>

<b>TOTAL BUILDING GROSS FLOOR AREA</b>	<b>65,901</b>
(INCLUDES NET BALCONY & NON-UNDERGROUND PARKING)	

**AREA CALCULATION**

Zone	Site Area	FAR	Allowable Area
NP-1	19,250	1.5	28,875
MR-800	2,568	1.25	3,234
RS-1-1	4,913	0.45	2,211
<b>Total Allowable Area by FAR</b>			<b>34,320</b>
Bonus for Underground Parking			17,384
Excludes area not considered underground per SDMC 113.0234(a)(3)			
Excludes 150 SF of Underground Garage in RS-1-1 Zone. See A2.0			
<b>Total Allowable Gross Floor Area</b>			<b>51,704</b>

<b>Total Proposed Gross Floor Area</b>	<b>65,901</b>
See "AFFORDABLE HOUSING INCENTIVES" this sheet	

**DENSITY CALCULATION**

Zone	Site Area	Density	Number of Units
NP-1	19,250	1.600	32.1
MR-800	2,568	1.600	4.3
RS-1-1	4,913	1:40,000	0.0
<b>Number of units allowed by right</b>			<b>36.4</b>

Density Bonus (per SDMC Table 143-07B)

10% very low income allows for a 32.5% Density Bonus  
 $36.4 \times 10\% = 3.64 = 4$  very low income units

**Total number of units allowed**  
 With Density Bonus:  $36.4 \times 1.325 = 48.23$

\*Also allows for additional incentives (rounds up) **49**  
 see "AFFORDABLE HOUSING INCENTIVES" this sheet

<b>Total number of units proposed</b>	<b>49</b>
45 Market Rate Units + 4 Very Low Income Units	

**PARKING CALCULATION**

Residential	type of unit	# of units	spaces per unit	total required
Studio		10	1.0	10
1 Bdrm		23	1.0	23
2 Bdrm		14	2.0	28
<b>Total</b>		<b>47</b>		<b>61</b>

Affordable Housing Density Bonus Regulations 143.0740(g)

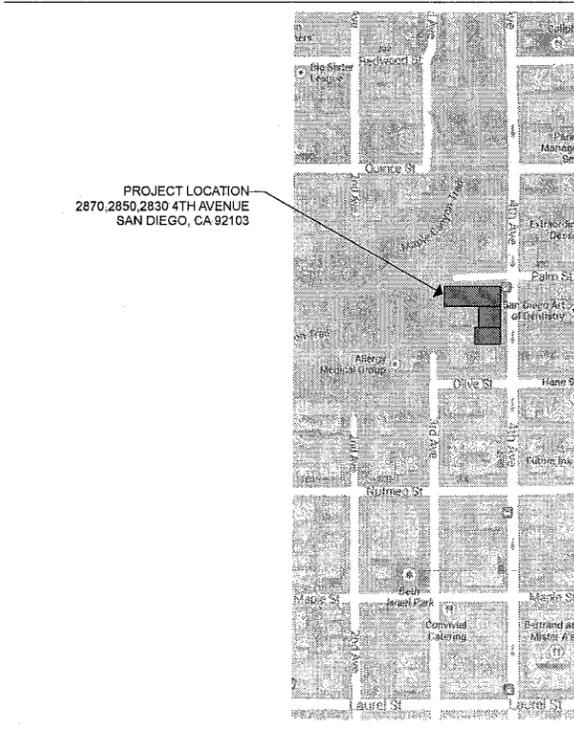
0.25 space reduction per unit **12.25**  
 0.25 space reduction per affordable unit **1.0**  
**Total Reduction** **13.25**

**Total Residential Parking Required** **50**  
**Total Residential Parking Provided** **50**  
 (including 1 van accessible and 9 tandem)

Commercial	Required per 1,000 SF:	Commercial Area:	Commercial use: Commercial Services
	2.1	2,239 SF	5
<b>Total Commercial Parking Required</b>			<b>5</b>
<b>Total Commercial Parking Provided</b>			<b>6</b>
(including 1 van accessible)			
<b>Total Offsite (Street) Parking Provided</b>			<b>10</b>
<b>Total Motorcycle Parking Required</b>			<b>6</b>
(0.1 per required vehicle space)			
<b>Total Motorcycle Parking Provided</b>			<b>6</b>

**VICINITY MAP**



**PROJECT TEAM**

**ARCHITECT:**  
LLOYD RUSSELL, AIA  
2421 INDIA STREET  
SAN DIEGO, CA 92101  
619-572-5741

**CIVIL ENGINEER:**  
PASCO LAURET SUTER  
535 N COAST HIGHWAY 101 SUITE A  
SOLANA BEACH, CA 92075  
858-259-8212

**STRUCTURAL ENGINEER:**  
DCI  
101 WEST BROADWAY, SUITE 1260  
SAN DIEGO, CA 92101  
619-234-0501

**MECHANICAL ELECTRICAL PLUMBING ENGINEER:**  
LEADING EDGE CONSULTING ENGINEERS  
6650 FLANDERS DRIVE, STE J  
SAN DIEGO, CA 92121  
858-450-0205

**LANDSCAPE AREA CALCULATION**

REQUIRED	REQUIREMENT	VALUE
STREET FRONTAGE LENGTH (SDMC 1512.0303, TABLE 1512-03D)	200.87 FT	20. FT
<b>STREET YARD AREA REQUIRED</b>		<b>4013.4 SF</b>
(SDMC 142.0404, TABLE 142-04C)	50%	
<b>PLANTING AREA REQUIRED</b>		<b>2006.7 SF</b>

PROPOSED	REQUIREMENT	VALUE
REMAINING YARD	40 SF (PER REQ'D TREE)	2
REQ'D TREES IN REMAINING YARD		
<b>REMAINING YARD AREA REQUIRED</b>		<b>80 SF</b>

PROPOSED	REQUIREMENT	VALUE
STREET YARD:	4,030 SF	
PLANTING AREA:	2,276 SF	
REMAINING YARD:	11,175 SF	

© LLOYD RUSSELL, AIA. ALL DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION FROM LLOYD RUSSELL, AIA.

SUSTAINABLE, CLEAN, AND GREEN BUILDING TECHNIQUES

**PLANNING**  
 TRANSIT ORIENTED DEVELOPMENT  
 URBAN INFILL/COMPACT GROWTH  
 REDUCTION OF IMPERVIOUS SURFACES  
 PERMANENT BMPs MANAGE WATERSHEDS  
 REDUCED WATER RUN-OFF WITH BIO SWALES

**LANDSCAPING**  
 APPROPRIATE BRUSH MANAGEMENT ZONES PROTECT OPEN SPACE  
 DROUGHT TOLERANT LANDSCAPING  
 NATIVE PLANTINGS NEAR OPEN SPACE

**BUILDING**  
 CONSTRUCTION BMPs PROTECT WATERSHEDS AND EROSION  
 RECYCLING OF DEMOLITION AND CONSTRUCTION WASTE  
 PERMANENT RECYCLING PROGRAMS  
 COOL ROOF  
 RENEWABLE ENERGY GENERATION-ROOFTOP PVs  
 NATURAL DAYLIGHTING  
 NATURAL CROSS VENTILATION  
 ENERGY EFFICIENT LIGHTING, MECH, AND ELECT. SYSTEMS  
 WATER EFFICIENT SYSTEMS

PROJECT NOTES

1. HISTORICAL RESOURCES MONITORING TO BE PROVIDED DURING ALL GRADING ACTIVITIES IN ORDER TO ENSURE THAT NO IMPACTS TO SENSITIVE ARCHAEOLOGICAL RESOURCES WOULD RESULT

FAA PROFESSIONAL CERTIFICATION

"I, Lloyd Russell, 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."



HISTORICAL RESOURCES ACKNOWLEDGEMENT

"I, Lloyd Russell, OWNER, WILL IMPLEMENT THE SPECIFIC HISTORICAL RESOURCES (ARCHAEOLOGY) MITIGATION, MONITORING AND REPORTING PROGRAM."

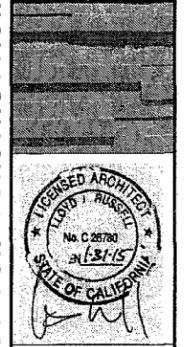
PALEONTOLOGICAL RESOURCES ACKNOWLEDGEMENT

"I, Lloyd Russell, OWNER, WILL IMPLEMENT THE SPECIFIC PALEONTOLOGICAL RESOURCES MITIGATION, MONITORING AND REPORTING PROGRAM."

SHEET INDEX

SHEET	TITLE
T1.1	TITLE SHEET 1
T1.2	TITLE SHEET 2
C.1	PRELIMINARY ENGINEERED SITE PLAN
L1.1	LANDSCAPE & BRUSH MANAGEMENT PLAN
L1.1a	(stamped by Ron Carter)
L1.2	LANDSCAPE & BRUSH MANAGEMENT NOTES
L1.2a	(stamped by Ron Carter)
F1.1	FIRE ACCESS PLAN
F1.1a	(stamped by Ron Carter)
A1.1	SITE PLAN
A2.0	PARKING LEVEL PLAN
A2.1	1ST FLOOR PLAN
A2.2	MEZZANINE LEVEL PLAN
A2.3	2ND FLOOR PLAN
A2.4	3RD FLOOR PLAN
A2.5	4TH FLOOR PLAN
A2.6	ROOF PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A4.1	BUILDING SECTIONS
A4.2	BUILDING SECTIONS

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION



ARCHITECT:  
 LLOYD RUSSELL, AIA  
 2421 INDIA STREET  
 SAN DIEGO, CA 92101  
 [p] 619-572-5741

**Fourth Avenue Lofts**  
 4th and Palm Streets  
 San Diego, CA 92103

Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	
Revision 5:	
SCALE:	AS NOTED
OWNER:	Russell Lofts, LLC 2421 India Street San Diego, CA 92101
DATE:	09 APRIL 2014
DRAWING SET:	Site Development Permit
SHEET TITLE:	TITLE SHEET 2
SHEET NUMBER:	T1.2

© LLOYD RUSSELL, ALL DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT EXPRESSED WRITTEN PERMISSION FROM LLOYD RUSSELL, AIA. DATE PRINTED: 4/04 8:34AM

# FOURTH AVENUE AND PALM STREET PRELIMINARY GRADING PLAN

### GRADING TABULATIONS:

TOTAL AMOUNT OF SITE TO BE GRADED: 25,560 SF  
 AREA 95% OF TOTAL SITE 26,900 SF  
 AMOUNT OF CUT: 8,250 CY  
 MAX. DEPTH OF CUT: 14.5'  
 AMOUNT OF FILL: 50 CY  
 MAX. DEPTH OF FILL:  
 MAX. HEIGHT OF CUT SLOPE: 3:1  
 MAX. HEIGHT OF FILL SLOPE: 2:1  
 AMOUNT OF EXPORTED SOIL: 8,250 CY  
 2 RETAINING WALLS: LENGTHS - 60' & 130'  
 MAX. WALL HEIGHT: 3.5'

### STORMWATER NOTES:

- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY OF SAN DIEGO STORMWATER STANDARDS.

### SEWER LATERAL NOTE:

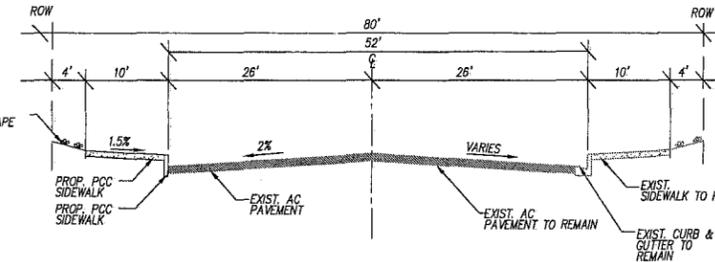
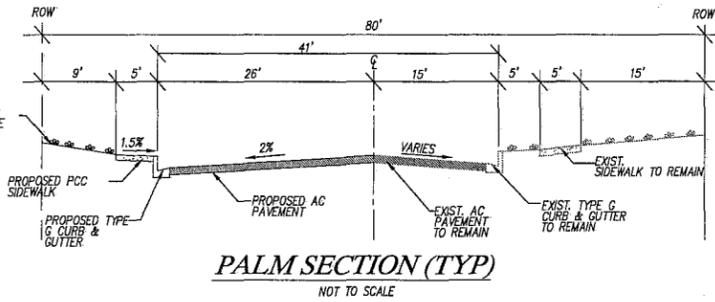
UTILIZATION OF EXISTING SEWER LATERAL IS AT SOLE RISK AND RESPONSIBILITY OF THE DEVELOPER TO ENSURE THE LATERAL IS FUNCTIONAL AND CONNECTED TO A PUBLIC SEWER FACILITY. PRIOR TO CONNECTING TO ANY EXISTING SEWER LATERAL, THE LATERAL SHALL BE INSPECTED USING A CLOSED CIRCUIT TELEVISION (CCTV) BY A LICENSED PLUMBING CONTRACTOR TO VERIFY THE LATERAL IS IN GOOD WORKING CONDITION AND FREE OF ALL DEBRIS.

### GENERAL NOTES:

- PRIOR TO THE ISSUANCE OF AN CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF AN CONSTRUCTION PERMIT THE OWNER/PERMITEE SUBDIVIDER SHALL INCORPORATE AND SHOW THE TYPE AND LOCATION OF ALL POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) ON THE FINAL CONSTRUCTION DRAWINGS, CONSISTENT WITH THE APPROVED WATER QUALITY TECHNICAL REPORT.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE WATER QUALITY TECHNICAL REPORT WILL BE SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER.
- THIS PLAN FOR PRELIMINARY CIVIL AND DRAINAGE PURPOSES ONLY. NOT FOR CONSTRUCTION. FINAL GRADING PLAN TO BE SUBMITTED TO CITY OF SAN DIEGO PRIOR TO CONSTRUCTION.
- ROOF DRAINS SHALL BE CONNECTED TO PRIVATE DRAIN SYSTEM AND ROUTED THROUGH BMP AREA BEFORE LEAVING THE SITE.
- LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ALL UTILITY LOCATIONS SHALL BE VERIFIED BY CONTRACTOR BY POT HOLING PRIOR TO CONSTRUCTION.
- NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT.
- AN EMRA WILL BE REQUIRED TO CONNECT THE PRIVATE 12" STORM DRAIN LINE TO THE PUBLIC STORM DRAIN SYSTEM.
- THE PROJECT HAS BEEN DESIGNED TO PREVENT ANY INCREASE IN STORM WATER DISCHARGE VOLUMES OR VELOCITY TO ADJACENT, OFFSITE CITY-OWNED OPEN SPACE. NO DRAINAGE STRUCTURES ARE PROPOSED OR PERMITTED IN THE OFFSITE CITY-OWNED OPEN SPACE, AND ANY STORM WATER FLOW FROM ON-SITE TO OFFSITE CITY OWNED OPEN SPACE MUST OCCUR AT NON-CRODIBLE VELOCITIES.
- ADEQUATE SIGHT VISIBILITY FOR VEHICLES EXITING THE PROPOSED PARKING STRUCTURE SHALL BE PROVIDED BY MAKING THE REQUIRED VISIBILITY AREAS VISUALLY OPEN TO INDICATE TO MOTORISTS LEAVING THE PARKING STRUCTURE THE PRESENCE OR ABSENCE OF A MOVING OR STATIONARY VEHICLE AND/OR PEDESTRIAN IN THE RIGHT-OF-WAY.

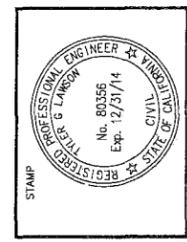
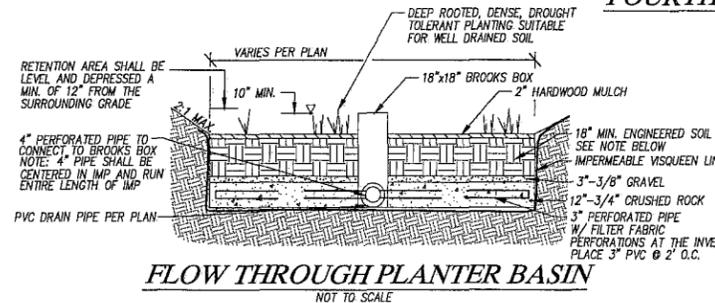
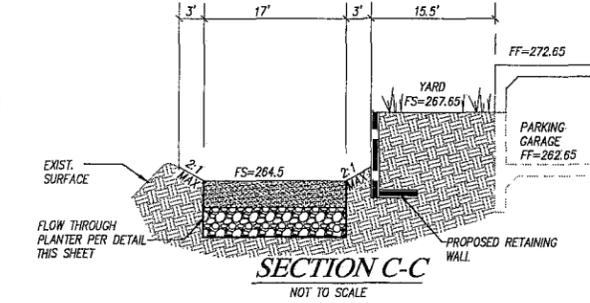
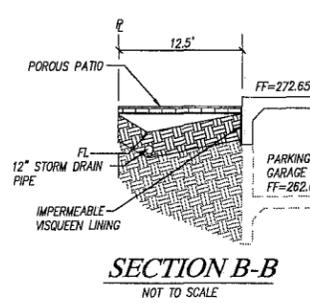
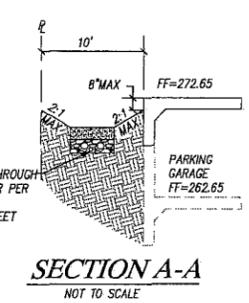
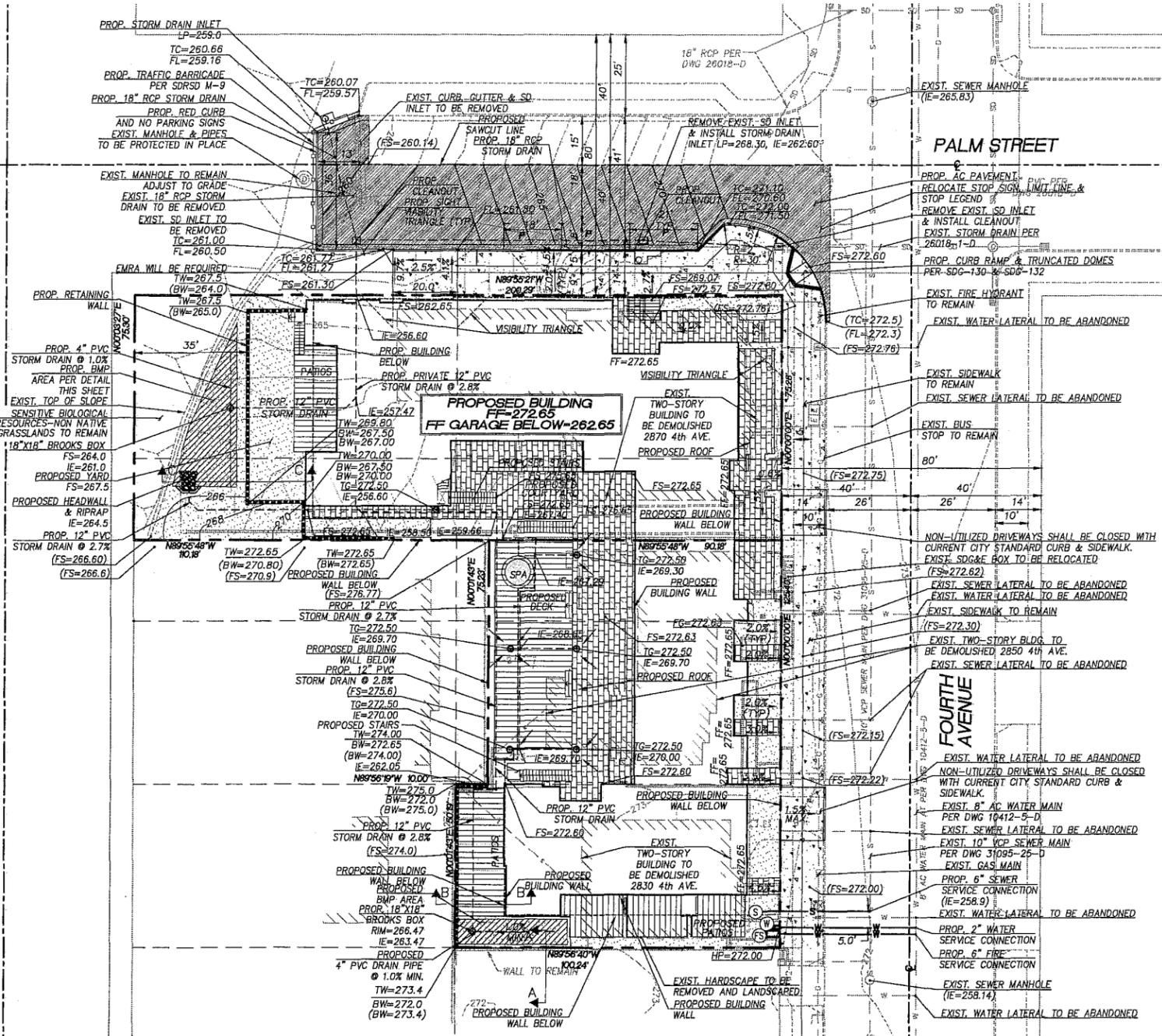
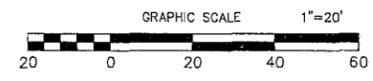
### LEGEND:

- SURVEY BOUNDARY
- CENTERLINE
- ADJOINING PROPERTY LINE
- PROPOSED 2" WATER SERVICE
- PROPOSED 6" FIRE SERVICE
- PROPOSED 4" SEWER LATERAL
- PROPOSED SAWCUT LINE
- PROPOSED STORM DRAIN
- PROPOSED AREA DRAINS
- PROPOSED CLEANOUT PER SDSRD D-9
- PROPOSED HEADWALL PER SDSRD D-34
- PROPOSED RIPRAP PER SDSRD D-40
- PROPOSED 6" CURB & GUTTER PER SDSRD G-2
- PROPOSED CURB INLET PER SDSRD D-2
- PROPOSED BUILDING AT FIRST FLOOR
- PROPOSED CONTOURS
- PROPOSED TRAFFIC BARRICADE PER SDSRD M-9
- PROPOSED SITE VISIBILITY TRIANGLE
- PROPOSED PCC SIDEWALK PER SDG-155
- PROPOSED IMPERVIOUS AREA
- PROPOSED PATIO
- PROPOSED LANDSCAPED AREA
- PROPOSED BMP AREA
- PROPOSED RETAINING WALL
- PROPOSED FENCE PER ARCH. PLANS
- EXISTING CONTOUR LINE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN MANHOLE



### SURVEY INFORMATION

TOPO SOURCE: METROPOLITAN MAPPING  
 DATE: 2/10/13  
 MSL DATUM: NGVD 29  
 BENCHMARK: CITY OF SAN DIEGO VERTICAL CONTROL BOOK, 4TH AVE. & QUINCE ST.  
 NORTHING: 208  
 EASTING: 1720  
 ELEVATION: 275.03'



STAMP  
 CONSULTANT

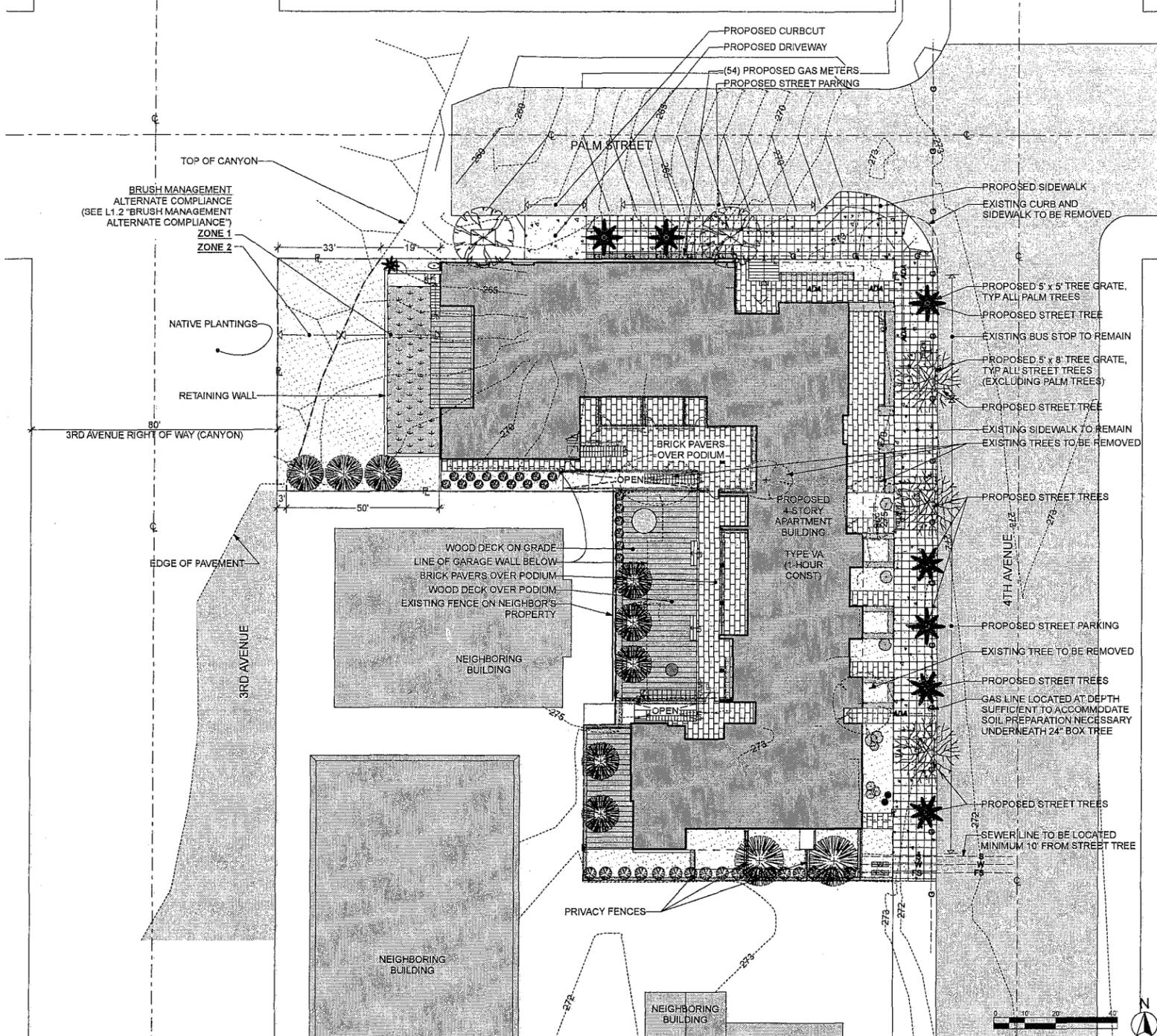
PROJECT  
**FOURTH AVE.**  
 4TH AND PALM STREETS  
 San Diego, CA 92103

NO.	DESCRIPTION	DATE
1	PRELIMINARY REVIEW	6/07/13
2	PRELIMINARY REVIEW	9/23/13
3	PRELIMINARY REVIEW	3/7/14
4	PRELIMINARY REVIEW	4/2/14

SHEET TITLE  
**PRELIMINARY ENGINEERED SITE PLAN**

Owner Approval:  
 Plancheck Submitted: 3/7/14  
 Issued for Bid:  
 Final Approval:  
 Project No.: 2054

Scale: SHEET NUMBER  
 Drawn by:  
 Checked by:  
 Date: **C.1**



1 Landscape / Brush Management Plan  
SCALE: 1" = 20'

BASIS OF ELEVATIONS  
CITY OF SAN DIEGO VERTICAL CONTROL BENCH MARK  
LOCATION: NORTHEAST CORNER, 4TH AVE & QUINCE STREET  
DESCRIPTION: BRASS PLUG, TOP OF CURB (NEBP)  
ELEVATION: 275.03 FEET  
DATUM: NGVD 29

**KEY**

--- 275 ---	EXISTING 1' CONTOUR LINE	[Pattern]	WOOD DECKING
--- 275 ---	PROPOSED 1' CONTOUR LINE	[Pattern]	BRICK PAVERS
---	PROPERTY LINE	[Pattern]	CONCRETE PAVING
---	SETBACK LINE	[Pattern]	CONCRETE PAVING WITH SCORING
--- G ---	GAS LINE	[Pattern]	PERMEABLE LANDSCAPING (GROUND COVER, AS DESCRIBED IN PLANT LEGEND)
--- FS ---	FIRE SERVICE LINE	[Symbol]	ELECTRICAL TRANSFORMER
--- W ---	WATER SUPPLY LINE	[Symbol]	WATER METER
--- S ---	SEWER LINE	[Symbol]	FIRE SERVICE WATER METER
--- ADA ---	ACCESSIBLE ROUTE	[Symbol]	GAS METERS
[Symbol]	TREE GRATE		

**PLANT LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	MATURE HEIGHT / SPREAD	STREET YARD QTY	POINTS	REMAINING YARD QTY	POINTS
--------	----------------	-------------	-----------------	------------------------	-----------------	--------	--------------------	--------

**TREES**

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	MATURE HEIGHT / SPREAD	STREET YARD QTY	POINTS	REMAINING YARD QTY	POINTS
[Symbol]	SYAGRUS ROMANZOFFIANA	QUEEN PALM	FEATHER PALM	30' / 10'	5	0	0	0
					0 POINTS PER DESIGNATED STREET TREE			
[Symbol]	JACARANDA MIMOSIFOLIA	NO COMMON NAME	BROAD-HEADED EVERGREEN	25' / 45'	3	0	0	0
					0 POINTS PER REQUIRED STREET TREE			
[Symbol]	SYAGRUS ROMANZOFFIANA	QUEEN PALM	FEATHER PALM	30' / 10'	2	0	0	0
					0 POINTS PER DESIGNATED STREET TREE			
[Symbol]	ARBUS V. MARINA	NO COMMON NAME	BROAD-HEADED EVERGREEN	25' / 25'	2	0	0	0
[Symbol]	OLEA SWAN HILL	FRUITLESS OLIVE	BROAD-HEADED EVERGREEN	25' / 35'	2	0	0	0
					0 POINTS PER REQUIRED STREET TREE			
<b>REMAINING YARD TREES 24" BOX MINIMUM SIZE</b>								
[Symbol]	LAGERSTROEMIA SPP.	CRAPE MYTLE	SCULPTURAL ACCENT	25' / 25'	0	0	8	160
[Symbol]	LEPTOSPERMUM LAEVIGATUM	AUSTRALIAN TEA TREE	SCULPTURAL ACCENT	25' / 25'	0	0	0	0
[Symbol]	TIPUANA TIPU	TIPU TREE	BROAD-HEADED EVERGREEN	30' / 30'	0	0	0	0
					20 POINTS PER 24" BOX TREE (REMAINING YARD)			
<b>STREET YARD TREES 36" BOX MINIMUM SIZE</b>								
[Symbol]	LAGERSTROEMIA SPP.	CRAPE MYTLE	SCULPTURAL ACCENT	25' / 25'	2	100	0	0
[Symbol]	LEPTOSPERMUM LAEVIGATUM	AUSTRALIAN TEA TREE	SCULPTURAL ACCENT	25' / 25'	2	100	0	0
[Symbol]	TIPUANA TIPU	TIPU TREE	BROAD-HEADED EVERGREEN	30' / 30'	0	0	0	0
					50 POINTS PER 36" BOX TREE (STREET YARD)			
					TOTAL PROPOSED = 100			
					REQUIRED = 100			

**SHRUBS**

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	MATURE HEIGHT / SPREAD	STREET YARD QTY	POINTS	REMAINING YARD QTY	POINTS
[Symbol]	AGAVE SPP.	AGAVE	LARGE SUCCULENT	3' / 3'	2	20	0	0
					10 POINTS PER 15 GALLON			
[Symbol]	BUXUS VARIETIES	JAPANESE BOXWOOD	ARCHITECTURAL HEDGE	30" / 30"	63	126	186	372
					2 POINTS PER 5 GALLON			
[Symbol]	CESTRUM NOCTURNUM	NIGHT BLOOMING JASMINE	FRAGRANT VINE (VINE)		0	0	1	10
					10 POINTS PER 15 GALLON			
[Symbol]	CORDYLINE AUSTRALIS	RED GRASS PALM	THEME SHRUB	16' / 8'	12	120	12	120
					10 POINTS PER 15 GALLON			
[Symbol]	FICUS PUMILA	CREeping FIG	WALL COVER	TRAIN TO WALL	0	0	21	42
					2 POINTS PER 5 GALLON			
[Symbol]	PACHYPODIUM LAMEREI	MADAGASCAR PALM	ACCENT PALM	4' / 3'	0	0	1	40
					6 POINTS PER FOOT OF BROWN TRUNK HEIGHT			
[Symbol]	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	GREEN SCREEN	TRAIN TO FENCE	18	36	18	36
					2 POINTS PER 5 GALLON			
[Symbol]	YUCCA SPP.	YUCCA	ROSEATE ACCENT	3' / 3'	7	14	0	0
					2 POINTS PER 5 GALLON			
					TOTAL PROPOSED = 316			
					REQUIRED = 100			

**GROUND COVER**

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	MATURE HEIGHT / SPREAD	STREET YARD QTY	POINTS	REMAINING YARD QTY	POINTS
[Symbol]	CAREX D. VULSA	BERKELEY HEDGE	WALKABLE GROUND COVER		0	0	0	0
[Symbol]	CAREX PANSA	DUNE SEDGE	WALKABLE GROUND COVER		0	0	0	0
					INERT GROUND COVERS SUCH AS BARK MULCH AND/OR DECORATIVE ROCK WILL ALSO BE USED			

SEE SHEET L1.2 FOR LANDSCAPE POINTS CALCULATION

**BRUSH MANAGEMENT ZONE DEPTH**

ZONE	DEPTH
1	ALTERNATE COMPLIANCE (SEE SHEET L1.2 "BRUSH MANAGEMENT ALTERNATE COMPLIANCE")
2	ALTERNATE COMPLIANCE (SEE SHEET L1.2 "BRUSH MANAGEMENT ALTERNATE COMPLIANCE")

**MINIMUM TREE SEPARATION DISTANCE - TABLE 142-04E**

IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE	DISTANCE
TRAFFIC SIGNAL, STOP SIGN	- 20'
UNDERGROUND UTILITY LINES (EXCEPT SEWER)	- 5'
SEWER LINES	- 10'
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC)	- 10'
DRIVEWAYS	- 10'
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	- 25'

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

LLOYD RUSSELL, AIA  
2421 INDIA STREET  
SAN DIEGO, CA 92101  
(P) 619-572-5741

ARCHITECT:

LLOYD RUSSELL, AIA  
2421 INDIA STREET  
SAN DIEGO, CA 92101  
(P) 619-572-5741

No. C 26780  
L1.1-15  
STATE OF CALIFORNIA

Revision 1:  
Revision 2:  
Revision 3:  
Revision 4:  
Revision 5:  
SCALE: AS NOTED  
OWNER:  
Russell Lofts, LLC  
2421 India Street  
San Diego, CA 92101  
DATE  
09 APRIL 2014  
DRAWING SET  
Site Development  
Permit  
SHEET TITLE  
LANDSCAPE & BRUSH  
MANAGEMENT  
PLAN  
SHEET NUMBER  
L1.1

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	MATURE HEIGHT / SPREAD	STREET YARD	REMAINING YARD	POINTS	POINTS
<b>T R E E S</b>								
<b>4TH AVENUE STREET TREE 10" BTH MINIMUM SIZE</b>								
★	SYAGRUS ROMANZOFFIANA	QUEEN PALM	FEATHER PALM	30' / 10'			5	0
						0 POINTS PER DESIGNATED STREET TREE		
<b>4TH AVENUE STREET TREE 15 GALLON</b>								
★	JACARANDA MIMOSIFOLIA	NO COMMON NAME	BROAD-HEADED EVERGREEN	25' / 45'			3	0
						0 POINTS PER REQUIRED STREET TREE		
<b>PALM AVENUE STREET TREE 10" BTH MINIMUM SIZE</b>								
★	SYAGRUS ROMANZOFFIANA	QUEEN PALM	FEATHER PALM	30' / 10'			2	0
						0 POINTS PER DESIGNATED STREET TREE		
<b>PALM AVENUE STREET TREE 24" BOX MINIMUM SIZE</b>								
★	ARBUTUS MARINA	NO COMMON NAME	BROAD-HEADED EVERGREEN	25' / 25'			2	0
★	OLEA SWAN HILL	FRUITLESS OLIVE	BROAD-HEADED EVERGREEN	25' / 35'			2	0
						0 POINTS PER REQUIRED STREET TREE		
<b>ADDITIONAL TREES 24" BOX MINIMUM SIZE</b>								
★	LAGERSTROEMIA SPP.	CRAPPE MYTLE	SCULPTURAL ACCENT	25' / 25'			2	100
★	LEPTOSPERMUM LAEVIGATUM	AUSTRALIAN TEA TREE	SCULPTURAL ACCENT	25' / 25'			2	100
★	TIPUANA TIPU	TIPU TREE	BROAD-HEADED EVERGREEN	30' / 30'			8	160
						50 POINTS PER 36" BOX TREE (STREET YARD), 20 POINTS PER 24" BOX TREE (REMAINING YARD)		
						TOTAL PROPOSED = 100		
						REQUIRED = 100		
<b>S H R U B S</b>								
<b>50% 1 GALLON MINIMUM SIZE; 50% 5 GALLON MINIMUM SIZE</b>								
●	AGAVE SPP.	AGAVE	LARGE SUCCULENT	3' / 3'			2	20
						10 POINTS PER 15 GALLON		
●	BUXUS VARIETIES	JAPANESE BOXWOOD	ARCHITECTURAL HEDGE	30' / 30"			63	126
						2 POINTS PER 5 GALLON		
●	GESTRUM NOCTURNUM	NIGHT BLOOMING JASMINE	FRAGRANT VINE (VINE)				0	0
						10 POINTS PER 15 GALLON		
●	CORDYLINA AUSTRALIS	RED GRASS PALM	THEME SHRUB	15' / 8'			12	120
						10 POINTS PER 15 GALLON		
●	FICUS PUMILA	CREeping FIG	WALL COVER	TRAIN TO WALL			0	0
						2 POINTS PER 5 GALLON		
★	PACHYPODIUM LAMEREI	MADAGASCAR PALM	ACCENT PALM	4' / 3'			0	0
						5 POINTS PER FOOT OF BROWN TRUNK HEIGHT		
●	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	GREEN SCREEN	TRAIN TO FENCE			18	36
						2 POINTS PER 5 GALLON		
●	YUCCA SPP.	YUCCA	ROSEATE ACCENT	3' / 3'			7	14
						2 POINTS PER 5 GALLON		
						TOTAL PROPOSED = 316		
						REQUIRED = 100		
<b>G R O U N D C O V E R</b>								
<b>1 GALLON MINIMUM SIZE @ 12" O.C.</b>								
■	CAREX DIVULSA	BERKELEY HEDGE	WALKABLE GROUND COVER					
■	CAREX PANSA	DUNE SEDGE	WALKABLE GROUND COVER					
INERT GROUND COVERS SUCH AS BARK MULCH AND/OR DECORATIVE ROCK WILL ALSO BE USED								

BRUSH MANAGEMENT ZONE DEPTH

ZONE	DEPTH
1	ALTERNATE COMPLIANCE (SEE SHEET L1.2 "BRUSH MANAGEMENT ALTERNATE COMPLIANCE")
2	ALTERNATE COMPLIANCE (SEE SHEET L1.2 "BRUSH MANAGEMENT ALTERNATE COMPLIANCE")

MINIMUM TREE SEPARATION DISTANCE - TABLE 142-04E

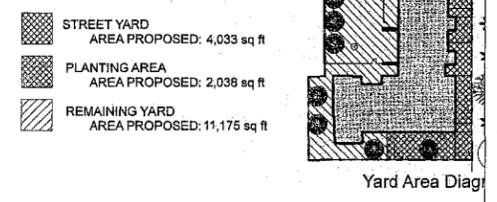
IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE	MINIMUM DISTANCE
TRAFFIC SIGNAL, STOP SIGN	20'
UNDERGROUND UTILITY LINES (EXCEPT SEWER)	5'
SEWER LINES	10'
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC)	10'
DRIVEWAYS	10'
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25'

LANDSCAPE AREA CALCULATION

STREET FRONTAGE LENGTH	200.67 FT
(SDMC 1512.0303) TABLE 1512-03D	20 FT
STREET YARD AREA REQUIRED	4013.4 SF
(SDMC 142.0404) TABLE 142-04C	50%
PLANTING AREA REQUIRED	2006.7 SF
REMAINING YARD	40 SF (PER REQ'D TREE)
REQ'D TREES IN REMAINING YARD	2
REMAINING YARD AREA REQUIRED	80 SF

LANDSCAPE POINTS CALC.

REQ. STREET YARD AREA	4013.4 SF
(SDMC 142.0404) TABLE 142-04C	0.05 POINTS
SHRUB POINTS REQUIRED	200.7 POINTS
SDMC 142.0405 (a)(1)	50%
TREE POINTS REQUIRED	100.3 POINTS
EXAMPLE:	
2 36" BOX PROPOSED TREE @ 150	100.0 POINTS
REMAINING YARD	60 POINTS/BUILDING (1 BUILDING)
SDMC 142.0405 (a)(1)	50%
TREE POINTS REQUIRED	30.0 POINTS
24" BOX PROPOSED TREE @ 20	20.0 POINTS
15 GALLON PROPOSED TREE @ 10	10.0 POINTS
	30.0 POINTS



THIS SHEET, L1.1a, IS A SCANNED REPRODUCTION OF L1.1 SHIPPED BY RON CARTER ON 19 FEBRUARY 2014 APPROVING BRUSH MANAGEMENT ALTERNATE COMPLIANCE. SEE SHEET L1.1 FOR CURRENT UPDATED LANDSCAPE & BRUSH MANAGEMENT PLAN.

NOTE: PER SDMC 143.0142(d), ALL DISTURBED PORTIONS OF THE SITE THAT CONTAIN STEEP HILLSIDES SHALL BE REVEGETATED OR RESTORED IN ACCORDANCE WITH THE LANDSCAPE REGULATIONS IN CHAPTER 14, USING PLANTS FROM APPENDIX I OF THE COMMUNITY PLAN.

BRUSH MANAGEMENT ALTERNATE COMPLIANCE (SEE L1.2 "BRUSH MANAGEMENT ALTERNATE COMPLIANCE")

ZONE 1  
ZONE 2

NATIVE PLANTINGS

RETAINING WALL

3RD AVENUE RIGHT OF WAY (CANYON)

EDGE OF PAVEMENT

WOOD DECK ON GRADE  
LINE OF GARAGE WALL BELOW  
BRICK PAVERS OVER PODIUM  
WOOD DECK OVER PODIUM  
EXISTING FENCE ON NEIGHBOR'S PROPERTY

NEIGHBORING BUILDING

NEIGHBORING BUILDING

NEIGHBORING BUILDING

PRIVACY FENCES

NOTE: JACARANDAS SHALL BE PLANTED IN 40" TREE GRATES W/ NO DIMENSION LESS THAN 5"

A 24" BOX CANOPY TREE SHALL BE PLACED WITHIN 30' OF A PARKING SPACE

PALM TREES SHALL BE SPACED EVERY 20' W/ A MIN. BROWN TRUNK HT. OF 10'



1 Landscape / Brush Management Plan  
SCALE: 1" = 20'

KEY

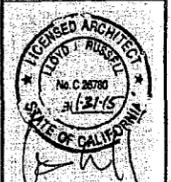
- 275 --- EXISTING 1' CONTOUR LINE
- 275 --- PROPOSED 1' CONTOUR LINE
- --- PROPERTY LINE
- --- SETBACK LINE
- G --- GAS LINE
- FS --- FIRE SERVICE LINE
- W --- WATER SUPPLY LINE
- S --- SEWER LINE
- ADA --- ACCESSIBLE ROUTE
- ⊠ ELECTRICAL TRANSFORMER
- ⊠ WATER METER
- ⊠ FIRE SERVICE WATER METER
- ⊠ GAS METERS
- WOOD DECKING
- BRICK PAVERS
- CONCRETE PAVING
- PERMEABLE LANDSCAPING

BASIS OF ELEVATIONS  
CITY OF SAN DIEGO VERTICAL CONTROL BENCH MARK  
LOCATION: NORTHEAST CORNER, 4TH AVE & QUINCE STREET  
DESCRIPTION: BRASS PLUG, TOP OF CURB (NEBP)  
ELEVATION: 275.03 FEET  
DATUM: NGVD 29

Development Services  
Site Plan Review & Inspection  
Ron Carter Date 2/19/14

Inspections Required  
See these items on  
Inspection Record Card  
Dual Inspected Perms Req  
Call (619) 448-5440 to  
schedule inspection  
for Mod. Brush Mgt.

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION



ARCHITECT:  
LLOYD RUSSELL, AIA  
2421 INDIA STREET  
SAN DIEGO, CA 92101  
p) 619-572-5741

# Fourth Avenue Lofts

4th and Palm Streets  
San Diego, CA 92103

Revision 1:  
Revision 2:  
Revision 3:  
Revision 4:  
Revision 5:  
SCALE: AS NOTED  
OWNER:  
Russell Lofts, LLC  
2421 India Street  
San Diego, CA 92101

DATE  
18 December 2013  
DRAWING SET  
Site Development  
Permit  
SHEET TITLE

LANDSCAPE & BRUSH MANAGEMENT PLAN

SHEET NUMBER  
L1.1a

© LLOYD RUSSELL, AIA. ALL DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION FROM LLOYD RUSSELL, AIA.

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION



ARCHITECT:  
LLOYD RUSSELL, AIA  
2421 INDIA STREET  
SAN DIEGO, CA 92101  
[p] 619-572-5741

# Fourth Avenue Lofts

4th and Palm Streets  
San Diego, CA 92103

Revision 1:  
Revision 2:  
Revision 3:  
Revision 4:  
Revision 5:  
SCALE: AS NOTED  
OWNER:

Russell Lofts, LLC  
2421 India Street  
San Diego, CA 92101

DATE  
09 APRIL 2014

DRAWING SET  
Site Development  
Permit

SHEET TITLE  
**LANDSCAPE &  
BRUSH  
MANAGEMENT  
NOTES**

SHEET NUMBER  
**L1.2**

© LLOYD RUSSELL, AIA. ALL DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION FROM LLOYD RUSSELL, AIA. DATE PRINTED: 4/7/14 8:54 AM

**BRUSH MANAGEMENT NOTES**

**ZONE ONE REQUIREMENTS:**

- (1) THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN FLAMMABLE VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
- (2) ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURE THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALL, AND NON-HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION.
- (3) PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
- (4) TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
- (5) PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
  - (A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR
  - (B) WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY LESS THAN 24 INCHES.
- (6) ZONE ONE IRRIGATION OVER SPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
- (7) ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.

**ZONE TWO REQUIREMENTS:**

- (1) THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, FLAMMABLE VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF THE UNDISTURBED VEGETATION.
- (2) NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
- (3) WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 18 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF SIX INCHES.
- (4) WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE CUT AND CLEARED SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
- (5) THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO AREA IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:
  - (A) ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE OR NATURALIZED, LOW-FUEL, AND FIRE-RESISTIVE. NO NONNATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
  - (B) NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF FIRE-RESISTANT NATIVE TREES MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES.
  - (C) ALL NEW ZONE TWO PLANTINGS SHALL BE TEMPORARILY IRRIGATED UNTIL ESTABLISHED. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO. ONLY LOW-FLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVER SPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
  - (D) WHERE ZONE TWO IS BEING REVEGETATED AS REQUIRED OF SECTION 142.0411(a), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.
- (6) ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING ANY TEMPORARY IRRIGATION SYSTEM.
- (7) BMZ 2 WIDTH IS ONLY REDUCED BELOW 35' WHEN AN EXTENDED BMZ 1 OF 79' IS PROVIDED; THIS MODIFICATION TO THE BRUSH MANAGEMENT REGULATIONS (142.0412) IS ALTERNATIVE COMPLIANCE BY THE APPROVAL OF THE FIRE CHIEF (142.0412(f)).

**BRUSH MANAGEMENT DESIGN METHOD**

ZONE 1 WIDTH (PER TABLE 142-04H) RESULTS IN A 35' SETBACK FACING MAPLE CANYON TO THE WEST. IN ACCORDANCE WITH SECTION 142.0412(f), THE PROJECT REQUESTS 'ALTERNATIVE COMPLIANCE' FOR BRUSH MANAGEMENT BY MEETING CONDITIONS (1),(2), & (3) AND BY COMPENSATING FOR THE LACK OF FULL BRUSH MANAGEMENT IN ZONE 2 WITH FIRE-RATED CONSTRUCTION METHODS OF THE BUILDING STRUCTURE. THE FIRE-RESCUE DEPARTMENT WILL IDENTIFY THE REQUIRED FIRE PROTECTION BASED UPON THE STRUCTURE'S PROXIMITY TO NATIVE OR NATURALIZED VEGETATION AND EXTENT OF THE FUEL LOAD.

ZONE 1 SHALL NOT CONTAIN ANY HABITABLE STRUCTURES OR OTHER COMBUSTIBLE CONSTRUCTION THAT COULD TRANSMIT FIRE TO HABITABLE STRUCTURES. THE AREA WILL CONSIST OF PAVEMENT, ROCKS, DECOMPOSED GRANITE OR SIMILAR COVERING, AS WELL AS ORNAMENTAL PLANTING WITH A MAXIMUM GRADE OF 4:1. PLANTS WILL BE LOW-FUEL AND FIRE RESISTIVE, PRIMARILY LOW-GROWING, WITH A HEIGHT LESS THAN 4 FEET. TREES SHALL BE LOCATED AWAY FROM STRUCTURES WITH A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY. PERMANENT IRRIGATION WILL BE PROVIDED IN ZONE 1 AND WILL BE DESIGNED TO NOT ALLOW OVERSPRAY AND RUNOFF TO OCCUR. LOW PRESSURE IRRIGATION LINES AND LOW VOLUME EMITTERS WILL BE USED AND AREAS WILL BE PLANTED ACCORDING TO HYDROZONES WITH SIMILAR WATER REQUIREMENTS. WITH PREFERENCE TOWARDS NATIVE OR NATURALIZED PLANT MATERIAL THAT IS EASILY MAINTAINED AND CONSERVES WATER. ZONE 1 WILL BE MAINTAINED BY THE PROPERTY OWNER, WHICH WILL INCLUDE PRUNING AND THINNING OF PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS. FIRE SAFE LANDSCAPING WILL BE ACHIEVED THROUGH FUEL DISCONTINUITY.

**BRUSH MANAGEMENT NOTES**

**BRUSH MANAGEMENT MAINTENANCE**

REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. HOWEVER, FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE:  
ZONE 1: YEAR-ROUND MAINTENANCE  
ZONE 2: SEASONAL MAINTENANCE

**BRUSH MANAGEMENT ZONE 1**  
THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL WATERED AND ALL IRRIGATION WATER SHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE PIPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTING, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE EXCESSIVE FUEL, AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.

**BRUSH MANAGEMENT ZONE 2**  
SEASONAL MAINTENANCE IN THIS ZONE SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES AND SHRUBS. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HAND TOOLS SUCH AS HOES, AS THIS REMOVES VALUABLE SOIL. THE USE OF WEED TRIMMERS OR OTHER TOOL WHICH RETAIN SHORT STUBBLE THAT PROTECTS THE SOIL IS RECOMMENDED. NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE LIVE AND DEAD FUEL. ON SLOPES ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. REINSPECT AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GROUNDCOVERS (E.G. IVY) SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED, (GRASSES AND SOME ICE PLANTS). DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH.

**TENTATIVE MAP REGULATIONS**

1. IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS, AND WATER AND SEWER LATERALS HAVE BEEN DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE CITY MANAGER.
2. ALL APPROVED LANDSCAPE SHALL BE INSTALLED.
3. ALL REQUIRED LANDSCAPE INSPECTIONS SHALL BE PERFORMED BY THE DEVELOPMENT SERVICES DEPARTMENT.
4. A 'NO FEE STREET TREE PERMIT' SHALL BE OBTAINED PRIOR TO ANY TRANSFER OF OWNERSHIP OF THE PROPERTY. COPIES OF THESE APPROVED DOCUMENTS SHALL BE SUBMITTED TO THE CITY MANAGER.

**MAINTENANCE REQUIREMENTS**

ALL REQUIRED LANDSCAPE AND BRUSH MANAGEMENT AS SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A DISEASE, WEED, AND LITTER FREE CONDITION AT ALL TIMES CONSISTENT WITH THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS.

**LANDSCAPE NOTES**

1. NO EASEMENTS RECORDED FOR THIS PROPERTY
2. NO SURFACE VEHICULAR USE
3. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER
4. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT, OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT BE WRAPPED AROUND THE ROOT BALL.
5. STREET TREES WILL BE PLANTED BETWEEN THE CURB AND ABUTTING PROPERTY LINE. THE NUMBER OF REQUIRED STREET TREES SHALL BE CALCULATED AT THE RATE OF ONE 24" BOX TREE FOR EVERY 30' OF STREET FRONTAGE.
6. A WEATHER BASED AUTOMATIC ELECTRICALLY CONTROLLED DRIP AND/OR SUBSURFACE DRIP IRRIGATION SYSTEM SHALL BE INSTALLED
7. NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND NEW TREES IN THE PUBLIC RIGHT-OF-WAY TO DIRECT TREE ROOT GROWTH DOWNWARD AND AWAY FROM ADJACENT SIDEWALKS, CURBS, GUTTERS, DRIVEWAYS, AND OTHER PUBLIC IMPROVEMENTS (SDMC LANDSCAPE STANDARDS 1.7-2.02)
8. STREET TREES WILL HAVE CITY APPROVED TREE GRATES
9. JACARANDAS SHALL BE PLANTED IN 40" TREE GRATES WITH NO DIMENSION LESS THAN 5"
10. A 24" BOX CANOPY TREE SHALL BE PLACED WITHIN 30' OF A PARKING SPACE
11. PALM TREES SHALL BE SPACD EVERY 20' WITH A MINIMUM BROWN TRUNK HEIGHT OF 10'
12. PER SDMC 143.0142(d), ALL DISTURBED PORTIONS OF THE SITE THAT CONTAIN STEEP HILLSIDES SHALL BE REVEGETATED OR RESTORED IN ACCORDANCE WITH THE LANDSCAPE REGULATIONS IN CHAPTER 14, USING PLANTS FROM APPENDIX I OF THE COMMUNITY PLAN

**LANDSCAPE WATER REQUIREMENTS SUMMARY**

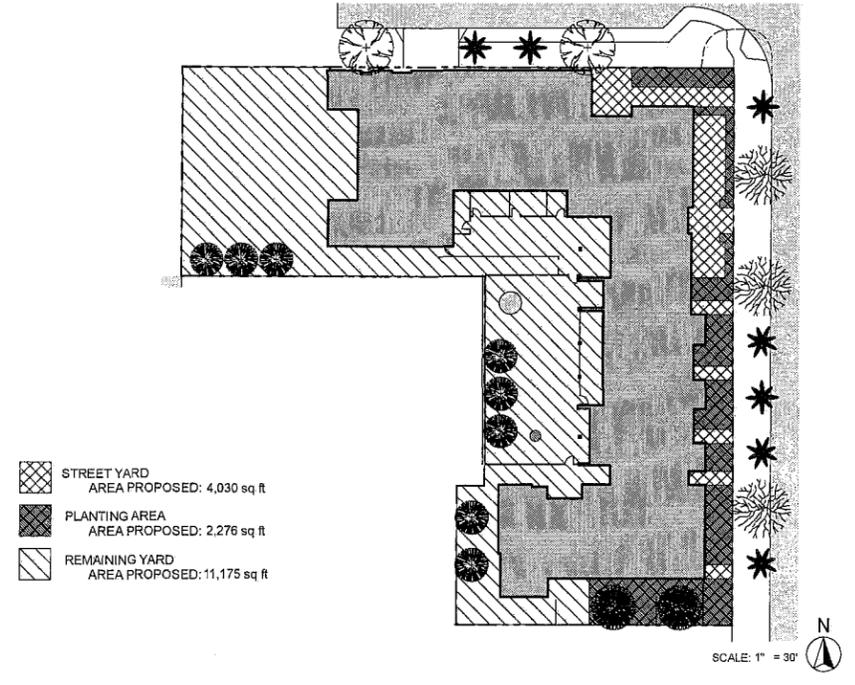
TOTAL LANDSCAPE AREA	8,095 SQUARE FEET
MAXIMUM ANNUAL WATER ALLOWANCE	165,121 GALLONS PER YEAR
ESTIMATED TOTAL WATER USE	152,941 GALLONS PER YEAR

\* SEE "LANDSCAPE WATER REQUIREMENTS WORKSHEET" FOR FURTHER DETAIL

**LANDSCAPE AREA CALCULATION**

STREET FRONTAGE LENGTH	200.67 FT
(SDMC 1512.0303, TABLE 1512-03D)	20 FT
STREET YARD AREA REQUIRED	4013.4 SF
(SDMC 142.0404, TABLE 142-04C)	50%
PLANTING AREA REQUIRED	2006.7 SF
REMAINING YARD	40 SF (PER REQ'D TREE)
REQ'D TREES IN REMAINING YARD	2
REMAINING YARD AREA REQUIRED	80 SF

**YARD AREA DIAGRAM**



**BRUSH MANAGEMENT ALTERNATE COMPLIANCE**

BECAUSE OF THE TYPE AND DENSITY OF BRUSH A REDUCED BRUSH MANAGEMENT ZONE, AS DESCRIBED ON L1.1 LANDSCAPE & BRUSH MANAGEMENT PLAN, IS ACCEPTABLE PROVIDED THAT ALL WINDOWS ON THE BUILDING FACADE ADJACENT TO THE BRUSH MANAGEMENT ZONE AND ANY WINDOWS WITHIN 10' OF THAT FACADE SHALL BE DUAL PANE TEMPERED WINDOWS.

**LANDSCAPE POINTS CALCULATION**

STREET YARD	REQUIRED STREET YARD AREA	4013.4 SF
(SDMC 142.0404, TABLE 142-04C)		0.05 POINTS
TOTAL PLANT POINTS REQUIRED		200.7 POINTS
(SDMC 142.0405 (a)(1))		50%
TREE POINTS REQUIRED		100.3 POINTS
REMAINING YARD	(SDMC 142.0404, TABLE 142-04C)	80 POINTS/BUILDING (1 BUILDING)
TOTAL PLANT POINTS REQUIRED		60.0 POINTS
(SDMC 142.0405 (a)(1))		50%
TREE POINTS REQUIRED		30.0 POINTS

**BRUSH MANAGEMENT NOTES**

ZONE ONE REQUIREMENTS:

- (1) THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN FLAMMABLE VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
- (2) ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURE THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALL, AND NON-HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION.
- (3) PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
- (4) TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
- (5) PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
  - (A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR
  - (B) WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY LESS THAN 24 INCHES.
- (6) ZONE ONE IRRIGATION OVER SPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
- (7) ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.

ZONE TWO REQUIREMENTS:

- (1) THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, FLAMMABLE VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF THE UNDISTURBED VEGETATION.
- (2) NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
- (3) WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 18 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF SIX INCHES.
- (4) WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE CUT AND CLEARED SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
- (5) THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO AREA IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:
  - (A) ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE OR NATURALIZED, LOW-FUEL, AND FIRE-RESISTIVE. NO NONNATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
  - (B) NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF FIRE-RESISTANT NATIVE TREES MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES.
  - (C) ALL NEW ZONE TWO PLANTINGS SHALL BE TEMPORARILY IRRIGATED UNTIL ESTABLISHED. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO. ONLY LOW-FLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVER SPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
  - (D) WHERE ZONE TWO IS BEING REVEGETATED AS REQUIRED OF SECTION 142.0411(a), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.
- (6) ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING ANY TEMPORARY IRRIGATION SYSTEM.
- (7) BMZ 2 WIDTH IS ONLY REDUCED BELOW 35' WHEN AN EXTENDED BMZ 1 OF 79' IS PROVIDED; THIS MODIFICATION TO THE BRUSH MANAGEMENT REGULATIONS (142.0412) IS ALTERNATIVE COMPLIANCE BY THE APPROVAL OF THE FIRE CHIEF (142.0412(i)).

**BRUSH MANAGEMENT NOTES**

BRUSH MANAGEMENT MAINTENANCE

REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. HOWEVER, FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE:  
 ZONE 1: YEAR-ROUND MAINTENANCE  
 ZONE 2: SEASONAL MAINTENANCE

BRUSH MANAGEMENT ZONE 1

THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL WATERED AND ALL IRRIGATION WATER SHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE PIPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTING, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE EXCESSIVE FUEL, AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.

BRUSH MANAGEMENT ZONE 2

SEASONAL MAINTENANCE IN THIS ZONE SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES AND SHRUBS. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HAND TOOLS SUCH AS HOES, AS THIS REMOVES VALUABLE SOIL. THE USE OF WEED TRIMMERS OR OTHER TOOL WHICH RETAIN SHORT STUBBLE THAT PROTECTS THE SOIL IS RECOMMENDED. NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE LIVE AND DEAD FUEL. ON SLOPES ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. REINSPECT AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GROUNDCOVERS (E.G. IVY) SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED, (GRASSES AND SOME ICE PLANTS), DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH.

TENTATIVE MAP REGULATIONS

1. IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS, AND WATER AND SEWER LATERALS HAVE BEEN DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE CITY MANAGER.
2. ALL APPROVED LANDSCAPE SHALL BE INSTALLED.
3. ALL REQUIRED LANDSCAPE INSPECTIONS SHALL BE PERFORMED BY THE DEVELOPMENT SERVICES DEPARTMENT.
4. A 'NO FEE STREET TREE PERMIT' SHALL BE OBTAINED PRIOR TO ANY TRANSFER OF OWNERSHIP OF THE PROPERTY. COPIES OF THESE APPROVED DOCUMENTS SHALL BE SUBMITTED TO THE CITY MANAGER.

MAINTENANCE REQUIREMENTS

ALL REQUIRED LANDSCAPE AND BRUSH MANAGEMENT AS SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A DISEASE, WEED, AND LITTER FREE CONDITION AT ALL TIMES CONSISTENT WITH THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS.

**BRUSH MANAGEMENT DESIGN METHOD**

ZONE 1 WIDTH (PER TABLE 142-04H) RESULTS IN A 35' SETBACK FACING MAPLE CANYON TO THE WEST. IN ACCORDANCE WITH SECTION 142.0412(i), THE PROJECT REQUESTS 'ALTERNATIVE COMPLIANCE' FOR BRUSH MANAGEMENT BY MEETING CONDITIONS (1),(2), & (3) AND BY COMPENSATING FOR THE LACK OF FULL BRUSH MANAGEMENT IN ZONE 2 WITH FIRE-RATED CONSTRUCTION METHODS OF THE BUILDING STRUCTURE. THE FIRE-RESCUE DEPARTMENT WILL IDENTIFY THE REQUIRED FIRE PROTECTION BASED UPON THE STRUCTURE'S PROXIMITY TO NATIVE OR NATURALIZED VEGETATION AND EXTENT OF THE FUEL LOAD.

ZONE 1 SHALL NOT CONTAIN ANY HABITABLE STRUCTURES OR OTHER COMBUSTIBLE CONSTRUCTION THAT COULD TRANSMIT FIRE TO HABITABLE STRUCTURES. THE AREA WILL CONSIST OF PAVEMENT, ROCKS, DECOMPOSED GRANITE OR SIMILAR COVERING, AS WELL AS ORNAMENTAL PLANTING WITH A MAXIMUM GRADE OF 4:1. PLANTS WILL BE LOW-FUEL AND FIRE RESISTIVE, PRIMARILY LOW-GROWING, WITH A HEIGHT LESS THAN 4 FEET. TREES SHALL BE LOCATED AWAY FROM STRUCTURES WITH A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY. PERMANENT IRRIGATION WILL BE PROVIDED IN ZONE 1 AND WILL BE DESIGNED TO NOT ALLOW OVERSPRAY AND RUNOFF TO OCCUR. LOW PRESSURE IRRIGATION LINES AND LOW VOLUME EMITTERS WILL BE USED AND AREAS WILL BE PLANTED ACCORDING TO HYDROZONES WITH SIMILAR WATER REQUIREMENTS, WITH PREFERENCE TOWARDS NATIVE OR NATURALIZED PLANT MATERIAL THAT IS EASILY MAINTAINED AND CONSERVES WATER. ZONE 1 WILL BE MAINTAINED BY THE PROPERTY OWNER, WHICH WILL INCLUDE PRUNING AND THINNING OF PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS. FIRE SAFE LANDSCAPING WILL BE ACHIEVED THROUGH FUEL DISCONTINUITY.

**BRUSH MANAGEMENT ALTERNATE COMPLIANCE**

BECAUSE OF THE TYPE AND DENSITY OF BRUSH A REDUCED BRUSH MANAGEMENT ZONE, AS DESCRIBED ON L1.1 LANDSCAPE & BRUSH MANAGEMENT PLAN, IS ACCEPTABLE PROVIDED THAT ALL WINDOWS ON THE BUILDING FACADE ADJACENT TO THE BRUSH MANAGEMENT ZONE AND ANY WINDOWS WITHIN 10' OF THAT FACADE SHALL BE DUAL PANE TEMPERED WINDOWS.

Development Services  
 Fire Plan Review & Inspection  
 Ron Carter Date 2/19/14  
 Inspections Required  
 See these items on  
 Inspection Record Card  
 Deck Isombed Panels Rev  
 Call (619) 446-5440 to  
 schedule inspection  
 for Mod Brush Mgt.

**LANDSCAPE NOTES**

- NO EASEMENTS RECORDED FOR THIS PROPERTY
- NO SURFACE VEHICULAR USE
- ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT, OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT BE WRAPPED AROUND THE ROOT BALL.
- STREET TREES WILL BE PLANTED BETWEEN THE CURB AND ABUTTING PROPERTY LINE. THE NUMBER OF REQUIRED STREET TREES SHALL BE CALCULATED AT THE RATE OF ONE 24" BOX TREE FOR EVERY 30' OF STREET FRONTAGE.
- A WEATHER-BASED AUTOMATIC ELECTRICALLY CONTROLLED DRIP AND/OR SUBSURFACE DRIP IRRIGATION SYSTEM SHALL BE INSTALLED
- NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND NEW TREES IN THE PUBLIC RIGHT-OF-WAY TO DIRECT TREE ROOT GROWTH DOWNWARD AND AWAY FROM ADJACENT SIDEWALKS, CURBS, GUTTERS, DRIVEWAYS, AND OTHER PUBLIC IMPROVEMENTS (SDMC LANDSCAPE STANDARDS 1.7-2.02)
- STREET TREES WILL HAVE CITY APPROVED TREE GRATES

**LANDSCAPE WATER REQUIREMENTS SUMMARY**

TOTAL LANDSCAPE AREA	8,095 SQUARE FEET
MAXIMUM ANNUAL WATER ALLOWANCE	165,121 GALLONS PER YEAR
ESTIMATED TOTAL WATER USE	162,941 GALLONS PER YEAR

• SEE "LANDSCAPE WATER REQUIREMENTS WORKSHEET" FOR FURTHER DETAIL

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION



ARCHITECT:

LLOYD RUSSELL, AIA  
 2421 INDIA STREET  
 SAN DIEGO, CA 92101  
 [p] 619-672-5741

**Fourth Avenue Lofts**  
 4th and Palm Streets  
 San Diego, CA 92103

- Revision 1:
- Revision 2:
- Revision 3:
- Revision 4:
- Revision 5:

SCALE: AS NOTED

OWNER:

Russell Lofts, LLC  
 2421 India Street  
 San Diego, CA 92101

DATE  
 18 December 2013

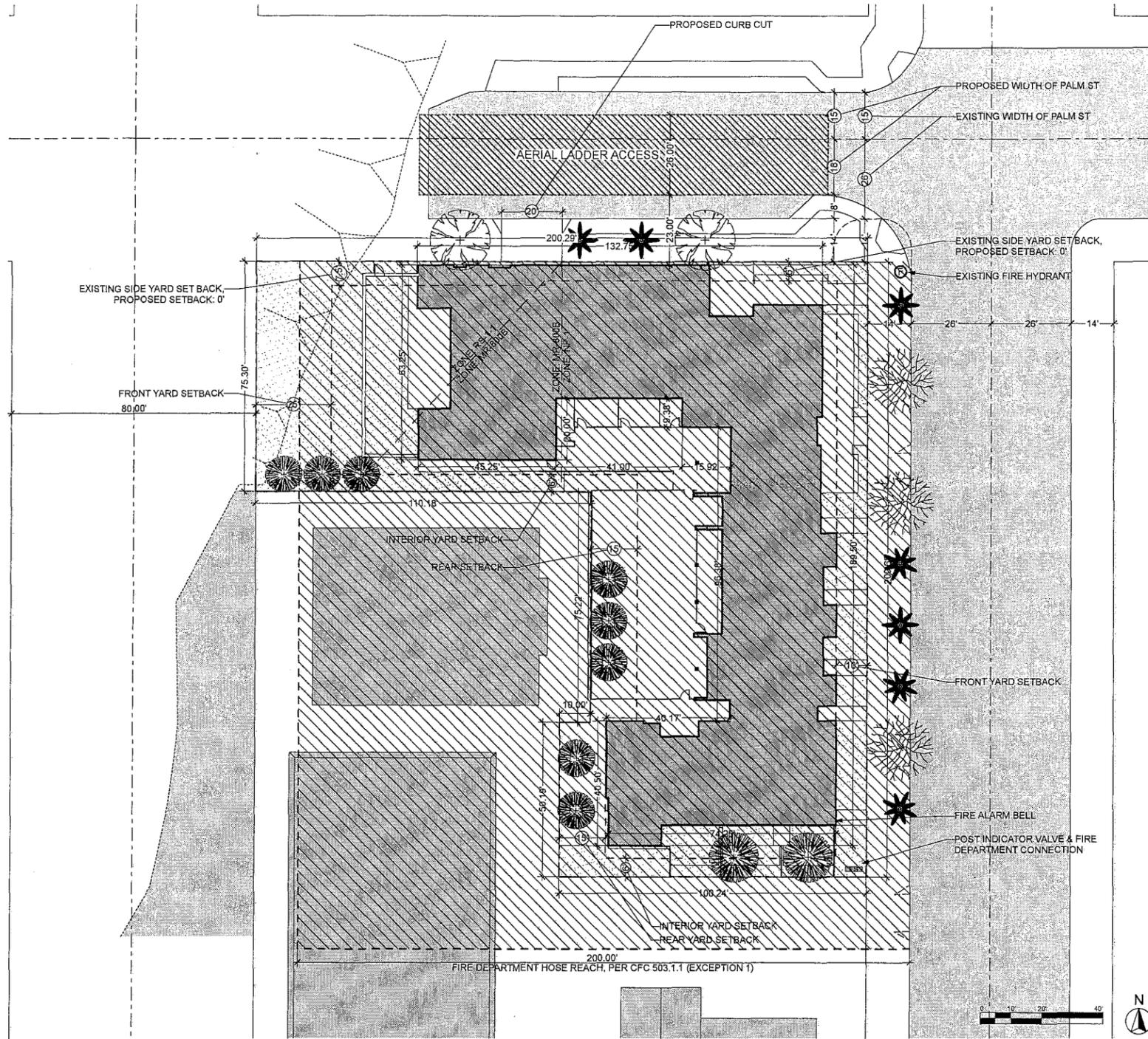
DRAWING SET  
 Site Development  
 Permit

SHEET TITLE  
**LANDSCAPE &  
 BRUSH  
 MANAGEMENT  
 NOTES**

SHEET NUMBER  
**L1.2a**

THIS SHEET, L1.2a, IS A SCANNED REPRODUCTION OF L1.2 STAMPED BY RON CARTER ON 18 FEBRUARY 2014 APPROVING BRUSH MANAGEMENT ALTERNATE COMPLIANCE. SEE SHEET L1.2 FOR CURRENT UPDATED LANDSCAPE & BRUSH MANAGEMENT NOTES.

LLOYD RUSSELL, AIA, ALL DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT EXPRESSED WRITTEN PERMISSION FROM LLOYD RUSSELL, AIA.



1 Fire Access Plan  
SCALE: 1" = 20'

FIRE DEPARTMENT NOTES

1. BRUSH MANAGEMENT ALTERNATE COMPLIANCE  
BECAUSE OF THE TYPE AND DENSITY OF BRUSH A REDUCED BRUSH MANAGEMENT ZONE, AS DESCRIBED ON L1.1 LANDSCAPE & BRUSH MANAGEMENT PLAN, IS ACCEPTABLE PROVIDED THAT ALL WINDOWS ON THE BUILDING FACADE ADJACENT TO THE BRUSH MANAGEMENT ZONE AND ANY WINDOWS WITHIN 10' OF THAT FACADE SHALL BE DUAL PANE TEMPERED WINDOWS.
2. NO NEW FIRE HYDRANTS PROPOSED
3. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B:C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR (CFC 1002, UFC STANDARD 10-1, CAL. CODE REGS., TIT. 19, 3.29)

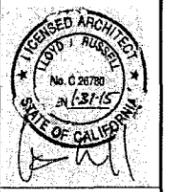
EXTENDED FIRE HYDRANT LOCATION MAP



PROJECT LOCATION  
2870,2850,2830 4TH AVENUE  
SAN DIEGO, CA 92103

EXISTING FIRE HYDRANT LOCATION (C)

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION



ARCHITECT:  
LLOYD RUSSELL, AIA  
2421 INDIA STREET  
SAN DIEGO, CA 92101  
(p) 619-572-5741

**Fourth Avenue Lofts**  
4th and Palm Streets  
San Diego, CA 92103

Revision 1:  
Revision 2:  
Revision 3:  
Revision 4:  
Revision 5:  
SCALE: AS NOTED  
OWNER:

Russell Lofts, LLC  
2421 India Street  
San Diego, CA 92101

DATE  
09 APRIL 2014

DRAWING SET  
Site Development  
Permit

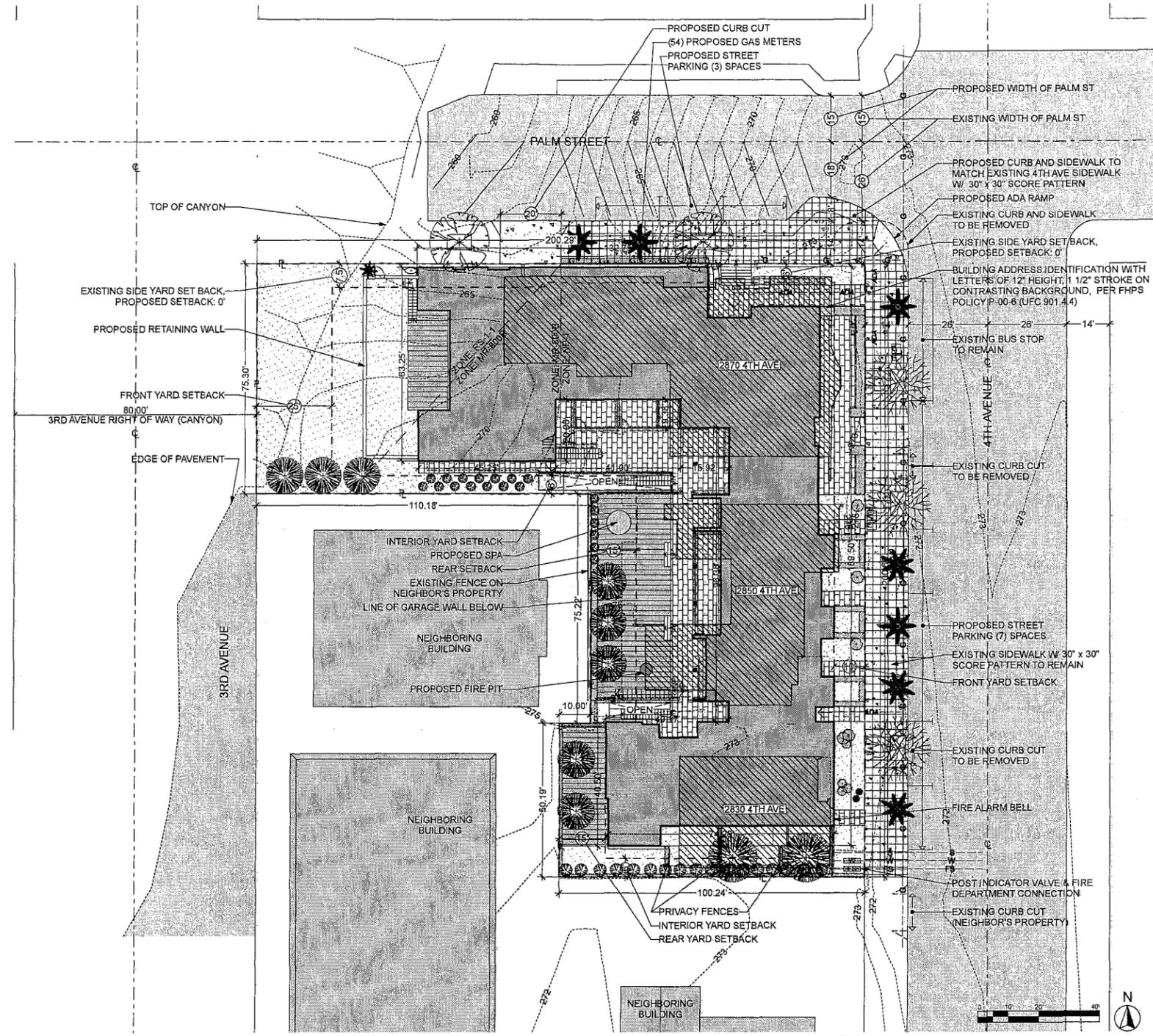
SHEET TITLE  
**FIRE ACCESS  
PLAN**

SHEET NUMBER  
**F1.1**

© LLOYD RUSSELL, AIA. ALL DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT EXPRESSED WRITTEN PERMISSION FROM LLOYD RUSSELL, AIA.

DATE PRINTED: 4/04 05:44 AM





1 Site Plan  
SCALE: 1" = 20'

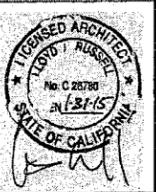
BASIS OF ELEVATIONS  
CITY OF SAN DIEGO VERTICAL CONTROL BENCH MARK  
LOCATION: NORTHEAST CORNER, 4TH AVE & QUINCE STREET  
DESCRIPTION: BRASS PLUG, TOP OF CURB (NEBP)  
ELEVATION: 275.03 FEET  
DATUM: NGVD 29

- KEY
- PROPOSED 4-STORY APARTMENT BUILDING
  - EXISTING NEIGHBORING BUILDING
  - EXISTING BUILDING TO BE DEMOLISHED
  - EXISTING 1' CONTOUR LINE
  - PROPOSED 1' CONTOUR LINE
  - PROPERTY LINE
  - SETBACK LINE
  - GAS LINE
  - FIRE SERVICE LINE
  - WATER SUPPLY LINE
  - SEWER LINE
  - ACCESSIBLE ROUTE
  - ELECTRICAL TRANSFORMER
  - WATER METER
  - FIRE SERVICE WATER METER
  - GAS METERS

EASEMENTS

NO KNOWN EASEMENTS RECORDED FOR THIS PROPERTY

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION



ARCHITECT:  
LLOYD RUSSELL, AIA  
2421 INDIA STREET  
SAN DIEGO, CA 92101  
[p] 619-572-5741

# Fourth Avenue Lofts

4th and Palm Streets  
San Diego, CA 92103

Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	
Revision 5:	
SCALE:	AS NOTED
OWNER:	Russell Lofts, LLC 2421 India Street San Diego, CA 92101
DATE:	09 APRIL 2014
DRAWING SET:	Site Development Permit
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	A1.1

© LLOYD RUSSELL, AIA. ALL DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT EXPRESSED WRITTEN PERMISSION FROM LLOYD RUSSELL, AIA. DATE PRINTED: 4/9/14 8:54 AM

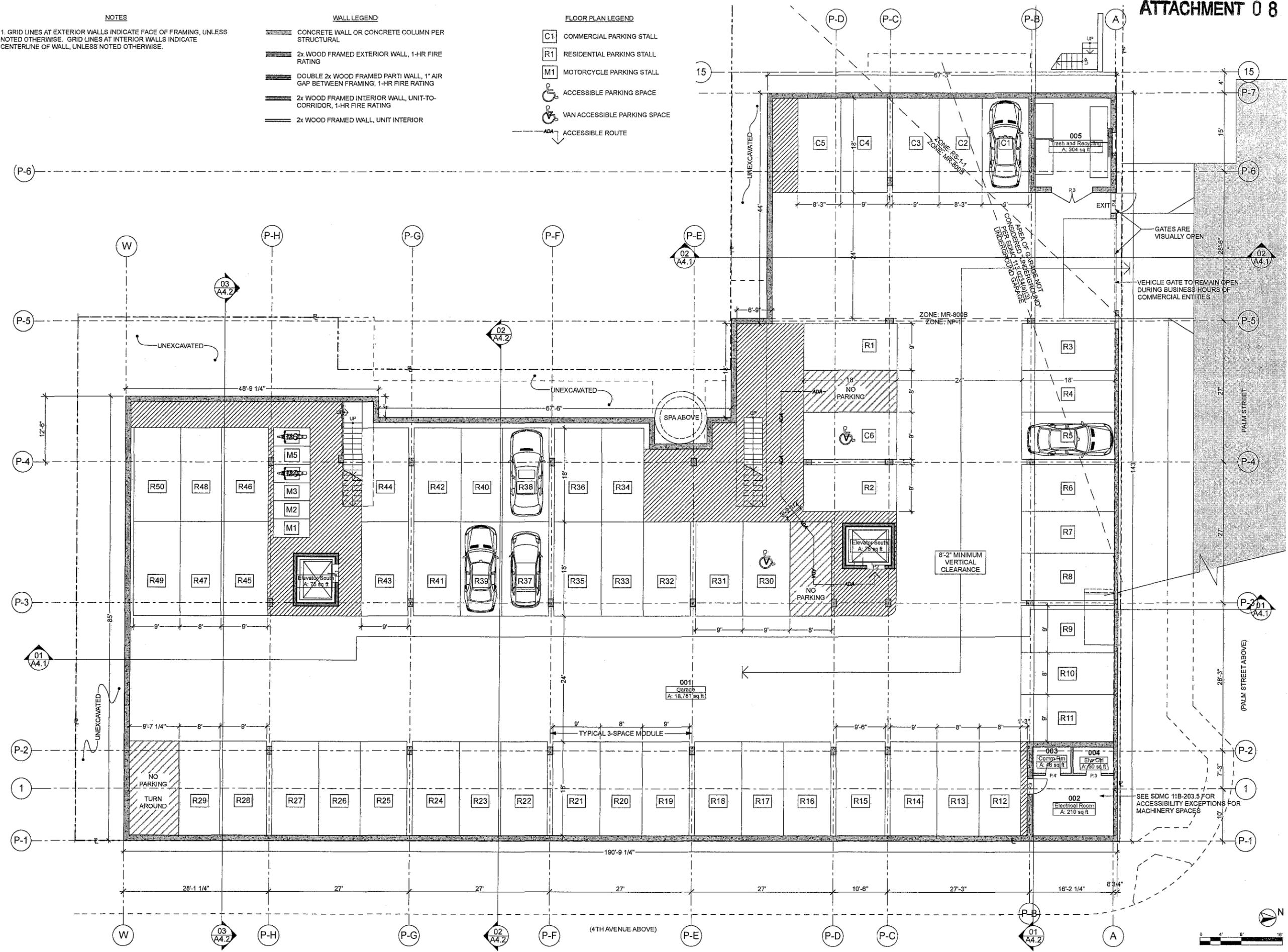
**NOTES**  
 1. GRID LINES AT EXTERIOR WALLS INDICATE FACE OF FRAMING, UNLESS NOTED OTHERWISE. GRID LINES AT INTERIOR WALLS INDICATE CENTERLINE OF WALL, UNLESS NOTED OTHERWISE.

**WALL LEGEND**

- CONCRETE WALL OR CONCRETE COLUMN PER STRUCTURAL
- 2x WOOD FRAMED EXTERIOR WALL, 1-HR FIRE RATING
- DOUBLE 2x WOOD FRAMED PARTI WALL, 1" AIR GAP BETWEEN FRAMING, 1-HR FIRE RATING
- 2x WOOD FRAMED INTERIOR WALL, UNIT-TO-CORRIDOR, 1-HR FIRE RATING
- 2x WOOD FRAMED WALL, UNIT INTERIOR

**FLOOR PLAN LEGEND**

- C1 COMMERCIAL PARKING STALL
- R1 RESIDENTIAL PARKING STALL
- M1 MOTORCYCLE PARKING STALL
- ACCESSIBLE PARKING SPACE
- VAN ACCESSIBLE PARKING SPACE
- ADA ACCESSIBLE ROUTE



FOR PERMITTING ONLY - NOT FOR CONSTRUCTION



ARCHITECT:  
 LLOYD RUSSELL, AIA  
 2421 INDIA STREET  
 SAN DIEGO, CA 92101  
 (P) 619-572-5741

# Fourth Avenue Lofts

4th and Palm Streets  
 San Diego, CA 92103

Revision 1:  
 Revision 2:  
 Revision 3:  
 Revision 4:  
 Revision 5:  
 SCALE: AS NOTED  
 OWNER:

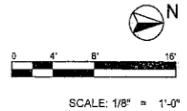
Russell Lofts, LLC  
 2421 India Street  
 San Diego, CA 92101

DATE  
 09 APRIL 2014

DRAWING SET  
 Site Development  
 Permit

SHEET TITLE  
**PARKING LEVEL  
 PLAN**

SHEET NUMBER  
**A2.0**



DATE PRINTED: 4/9/14 8:24 AM

NOTES

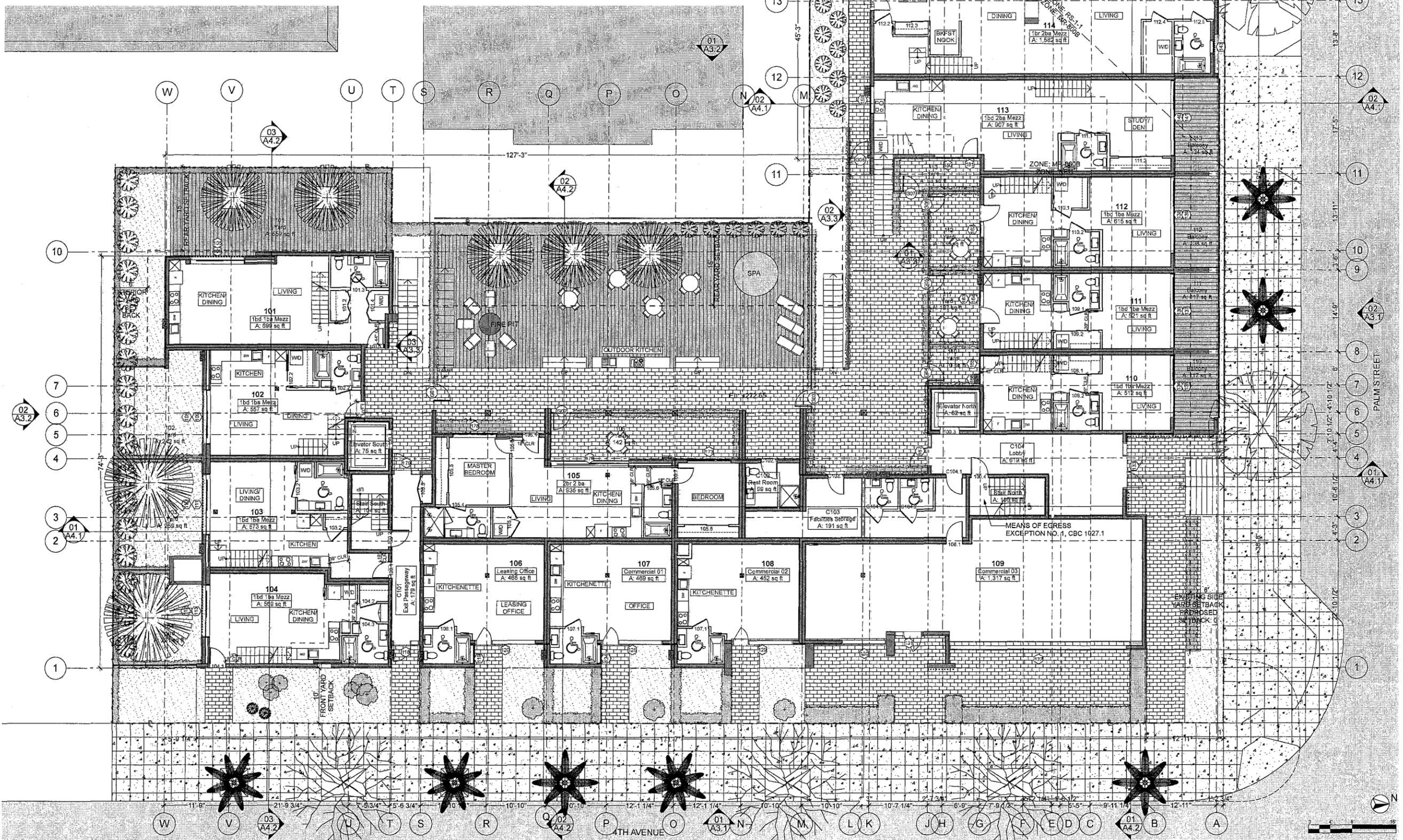
1. GRID LINES AT EXTERIOR WALLS INDICATE FACE OF FRAMING, UNLESS NOTED OTHERWISE. GRID LINES AT INTERIOR WALLS INDICATE CENTERLINE OF WALL, UNLESS NOTED OTHERWISE.

WALL LEGEND

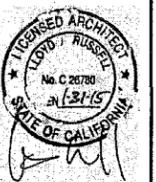
- CONCRETE WALL OR CONCRETE COLUMN PER STRUCTURAL
- 2x WOOD FRAMED EXTERIOR WALL, 1-HR FIRE RATING
- DOUBLE 2x WOOD FRAMED PARTI WALL, 1" AIR GAP BETWEEN FRAMING, 1-HR FIRE RATING
- 2x WOOD FRAMED INTERIOR WALL, UNIT-TO-CORRIDOR, 1-HR FIRE RATING
- 2x WOOD FRAMED WALL, UNIT INTERIOR

FLOOR PLAN LEGEND

- ACCESSIBLE BATHROOM (SEE A9.2 FOR DETAILS)
- POST PER STRUCTURAL
- ELECTRICAL PANEL
- TANKLESS WATER HEATER
- SHOWER VALVE AND HEAD



FOR PERMITTING ONLY - NOT FOR CONSTRUCTION



ARCHITECT:  
LLOYD RUSSELL, AIA  
2421 INDIA STREET  
SAN DIEGO, CA 92101  
(p) 619-572-5741

# Fourth Avenue Lofts

4th and Palm Streets  
San Diego, CA 92103

Revision 1:  
Revision 2:  
Revision 3:  
Revision 4:  
Revision 5:  
SCALE: AS NOTED  
OWNER:

Russell Lofts, LLC  
2421 India Street  
San Diego, CA 92101

DATE  
09 APRIL 2014

DRAWING SET  
Site Development  
Permit

SHEET TITLE  
**1ST FLOOR  
PLAN**

SHEET NUMBER  
**A2.1**

DATE PRINTED: 4/9/14 9:54 AM

NOTES

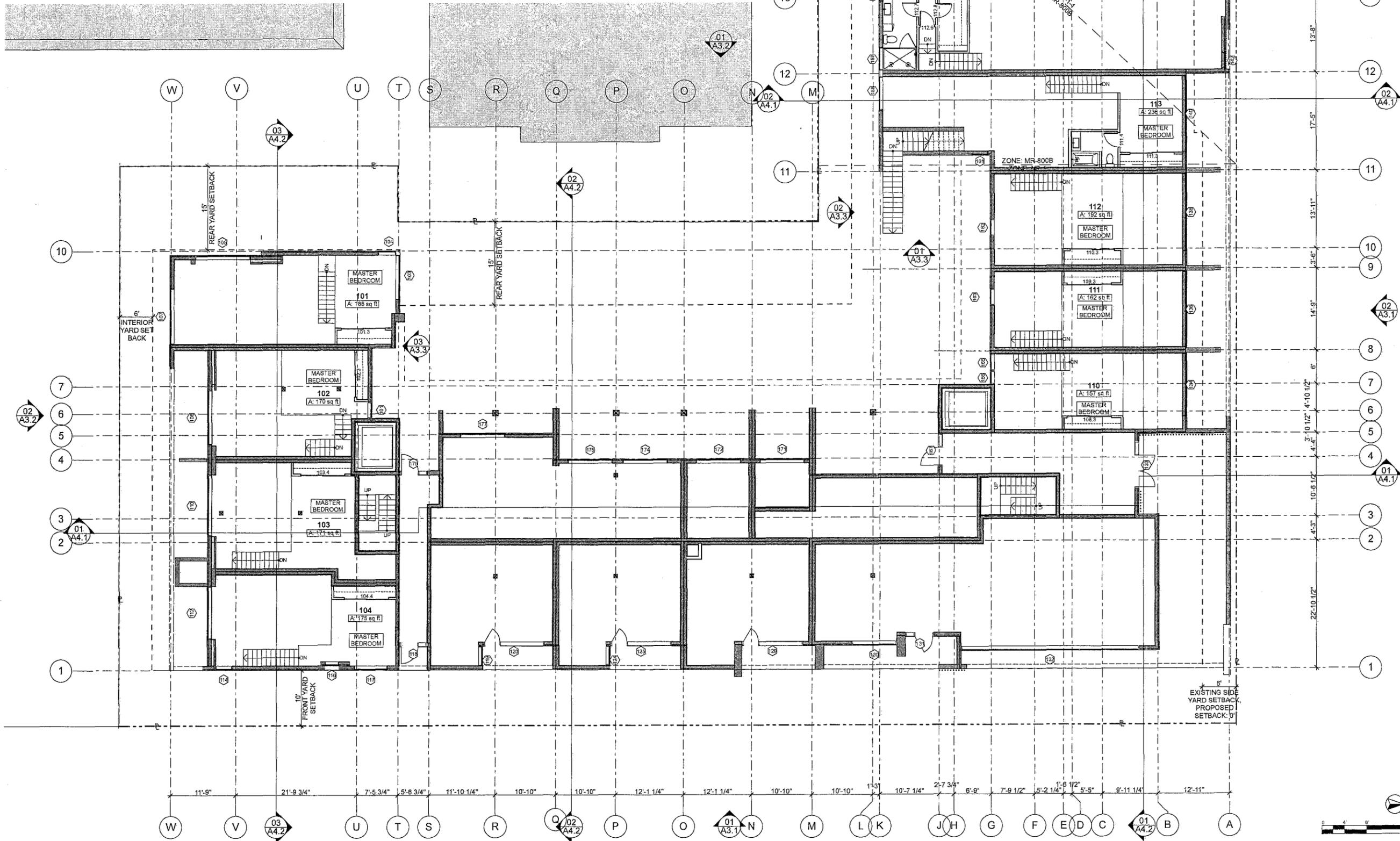
1. GRID LINES AT EXTERIOR WALLS INDICATE FACE OF FRAMING, UNLESS NOTED OTHERWISE. GRID LINES AT INTERIOR WALLS INDICATE CENTERLINE OF WALL, UNLESS NOTED OTHERWISE.

WALL LEGEND

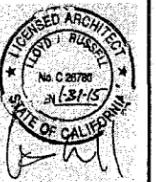
- CONCRETE WALL OR CONCRETE COLUMN PER STRUCTURAL
- 2x WOOD FRAMED EXTERIOR WALL, 1-HR FIRE RATING
- DOUBLE 2x WOOD FRAMED PARTI WALL, 1" AIR GAP BETWEEN FRAMING, 1-HR FIRE RATING
- 2x WOOD FRAMED INTERIOR WALL, UNIT-TO-CORRIDOR, 1-HR FIRE RATING
- 2x WOOD FRAMED WALL, UNIT INTERIOR

FLOOR PLAN LEGEND

- ACCESSIBLE BATHROOM (SEE A9.2 FOR DETAILS)
- POST PER STRUCTURAL
- ELECTRICAL PANEL
- TANKLESS WATER HEATER
- SHOWER VALVE AND HEAD



FOR PERMITTING ONLY - NOT FOR CONSTRUCTION



ARCHITECT:  
LLOYD RUSSELL, AIA  
2421 INDIA STREET  
SAN DIEGO, CA 92101  
(p) 619-572-5741

**Fourth Avenue Lofts**  
4th and Palm Streets  
San Diego, CA 92103

Revision 1:  
Revision 2:  
Revision 3:  
Revision 4:  
Revision 5:  
SCALE: AS NOTED  
OWNER:

Russell Lofts, LLC  
2421 India Street  
San Diego, CA 92101

DATE  
09 APRIL 2014

DRAWING SET  
Site Development  
Permit

SHEET TITLE  
**MEZZANINE  
LEVEL PLAN**

SHEET NUMBER  
**A2.2**

© LLOYD RUSSELL, AIA. ALL DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT EXPRESSED WRITTEN PERMISSION FROM LLOYD RUSSELL, AIA. DATE PRINTED: 4/9/14 8:54 AM

NOTES

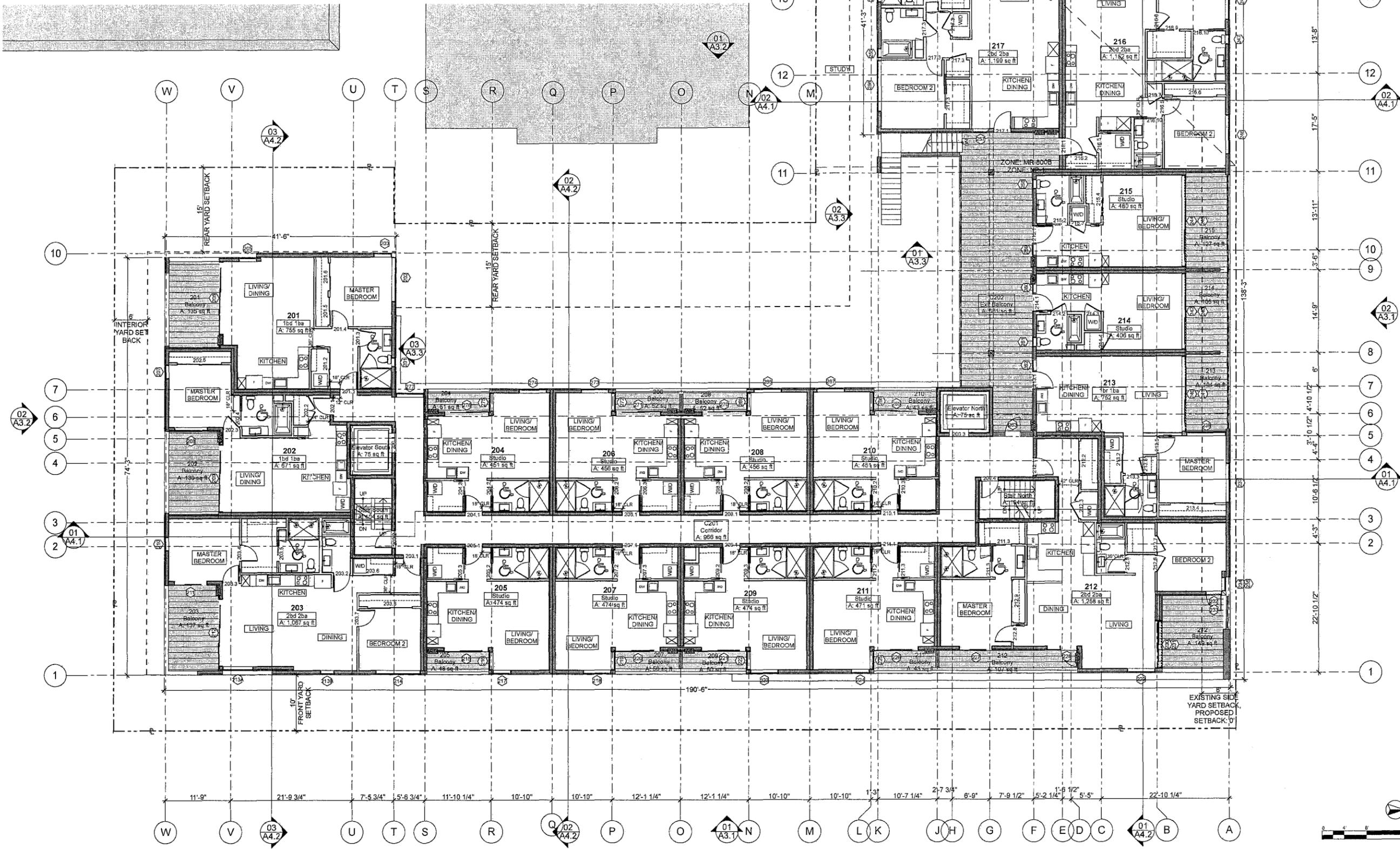
1. GRID LINES AT EXTERIOR WALLS INDICATE FACE OF FRAMING, UNLESS NOTED OTHERWISE. GRID LINES AT INTERIOR WALLS INDICATE CENTERLINE OF WALL, UNLESS NOTED OTHERWISE.

WALL LEGEND

- CONCRETE WALL OR CONCRETE COLUMN PER STRUCTURAL
- 2x WOOD FRAMED EXTERIOR WALL, 1-HR FIRE RATING
- DOUBLE 2x WOOD FRAMED PARTI WALL, 1" AIR GAP BETWEEN FRAMING, 1-HR FIRE RATING
- 2x WOOD FRAMED INTERIOR WALL, UNIT-TO-CORRIDOR, 1-HR FIRE RATING
- 2x WOOD FRAMED WALL, UNIT INTERIOR

FLOOR PLAN LEGEND

- ACCESSIBLE BATHROOM (SEE A9.2 FOR DETAILS)
- POST PER STRUCTURAL
- ELECTRICAL PANEL
- TANKLESS WATER HEATER
- SHOWER VALVE AND HEAD



FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

ARCHITECT:  
LLOYD RUSSELL, AIA  
2421 INDIA STREET  
SAN DIEGO, CA 92101  
(p) 619-572-5741

## Fourth Avenue Lofts

4th and Palm Streets  
San Diego, CA 92103

Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	
Revision 5:	
SCALE:	AS NOTED
OWNER:	
	Russell Lofts, LLC 2421 India Street San Diego, CA 92101
DATE	09 APRIL 2014
DRAWING SET	Site Development Permit
SHEET TITLE	
	<b>2ND FLOOR PLAN</b>
SHEET NUMBER	<b>A2.3</b>

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

NOTES

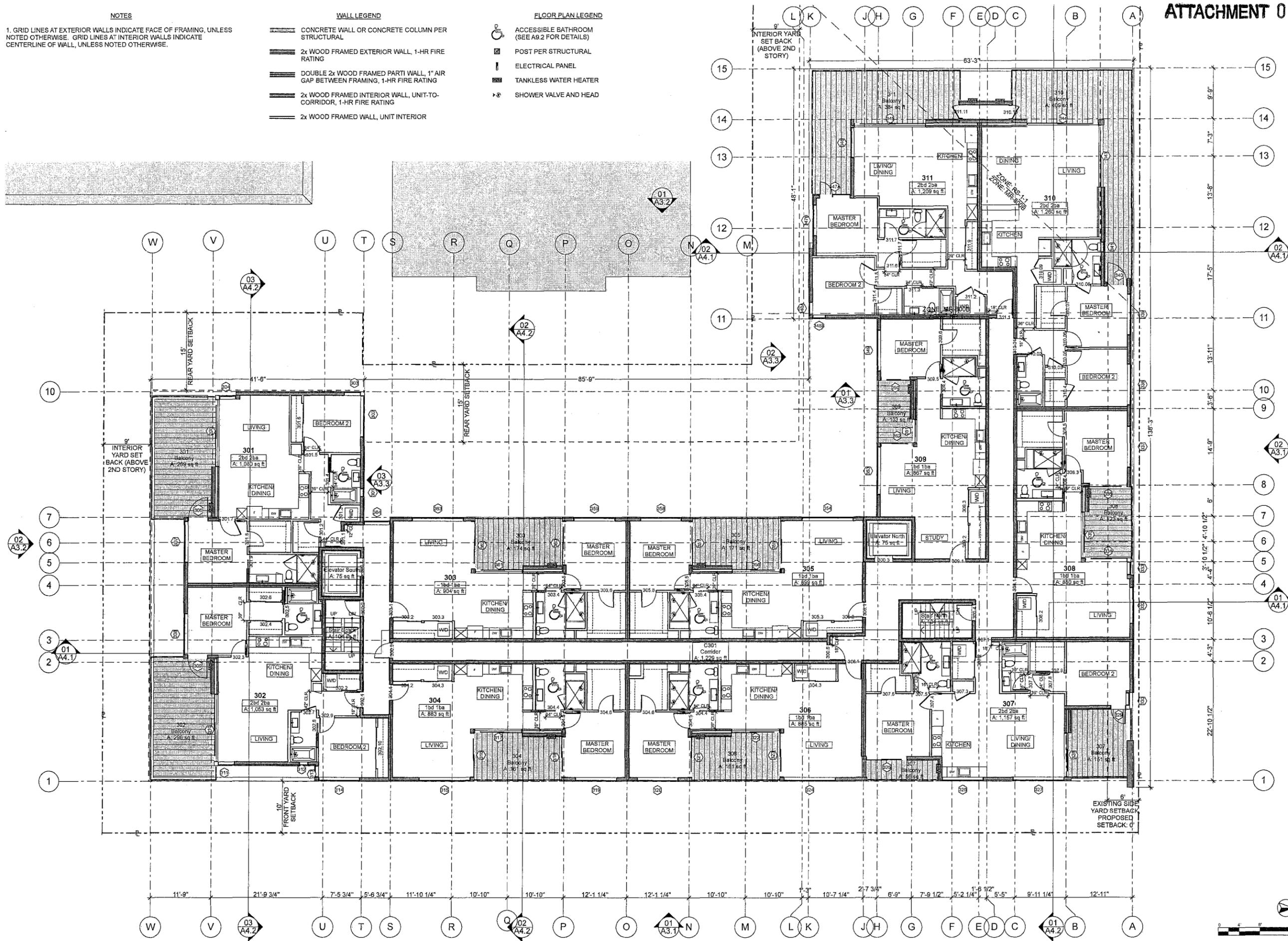
1. GRID LINES AT EXTERIOR WALLS INDICATE FACE OF FRAMING, UNLESS NOTED OTHERWISE. GRID LINES AT INTERIOR WALLS INDICATE CENTERLINE OF WALL, UNLESS NOTED OTHERWISE.

WALL LEGEND

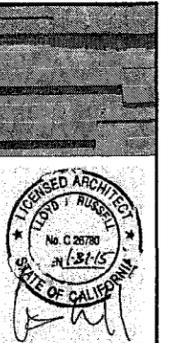
- CONCRETE WALL OR CONCRETE COLUMN PER STRUCTURAL
- 2x WOOD FRAMED EXTERIOR WALL, 1-HR FIRE RATING
- DOUBLE 2x WOOD FRAMED PARTI WALL, 1" AIR GAP BETWEEN FRAMING, 1-HR FIRE RATING
- 2x WOOD FRAMED INTERIOR WALL, UNIT-TO-CORRIDOR, 1-HR FIRE RATING
- 2x WOOD FRAMED WALL, UNIT INTERIOR

FLOOR PLAN LEGEND

- ACCESSIBLE BATHROOM (SEE A9.2 FOR DETAILS)
- POST PER STRUCTURAL
- ELECTRICAL PANEL
- TANKLESS WATER HEATER
- SHOWER VALVE AND HEAD



FOR PERMITTING ONLY - NOT FOR CONSTRUCTION



ARCHITECT:  
LLOYD RUSSELL, AIA  
2421 INDIA STREET  
SAN DIEGO, CA 92101  
(p) 619-572-5741

# Fourth Avenue Lofts

4th and Palm Streets  
San Diego, CA 92103

Revision 1:  
Revision 2:  
Revision 3:  
Revision 4:  
Revision 5:  
SCALE: AS NOTED  
OWNER:

Russell Lofts, LLC  
2421 India Street  
San Diego, CA 92101

DATE  
09 APRIL 2014

DRAWING SET  
Site Development  
Permit

SHEET TITLE

3RD FLOOR  
PLAN

SHEET NUMBER

A2.4



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

DATE PRINTED: 4/24/14 9:47 AM

NOTES

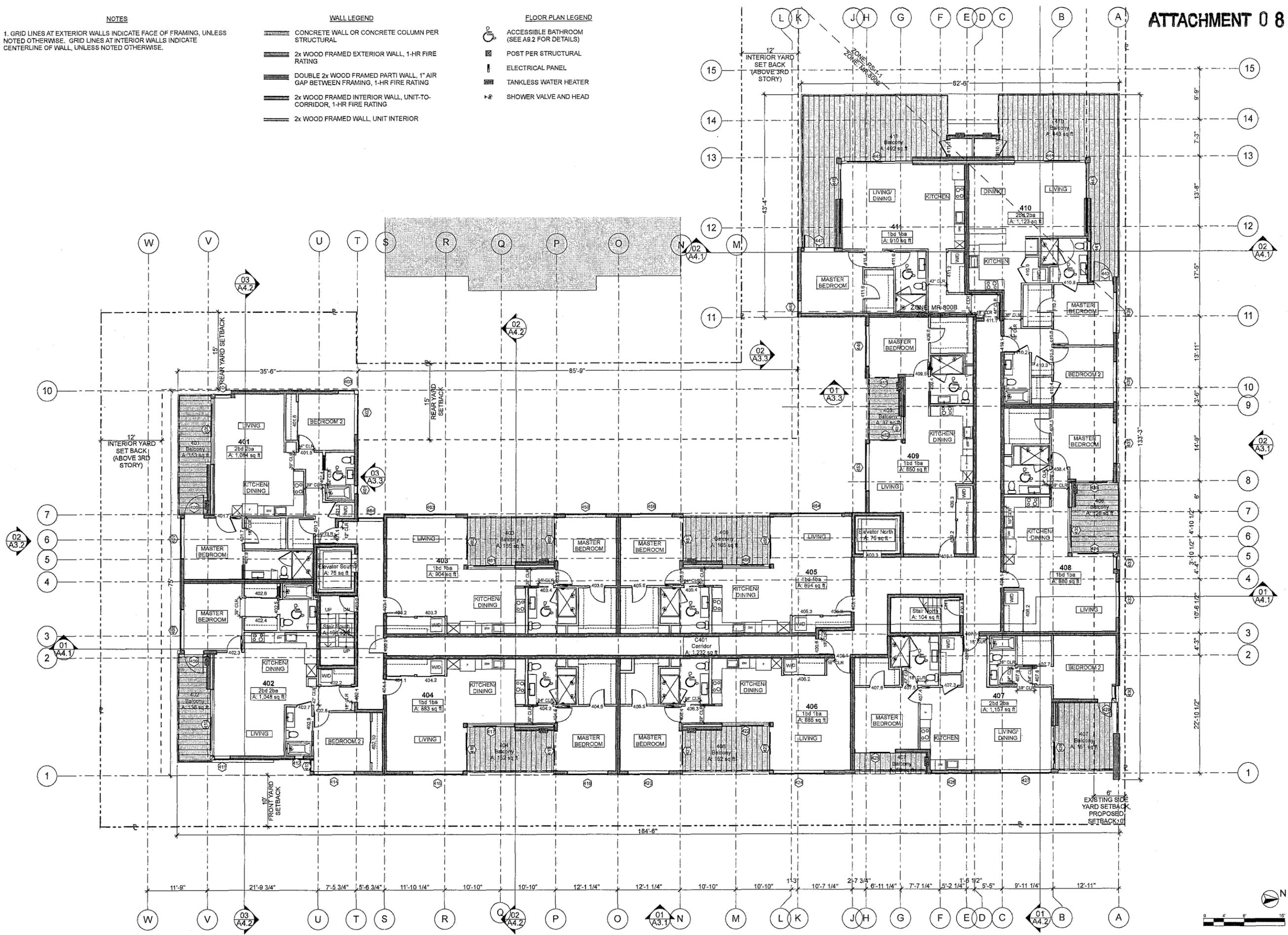
1. GRID LINES AT EXTERIOR WALLS INDICATE FACE OF FRAMING, UNLESS NOTED OTHERWISE. GRID LINES AT INTERIOR WALLS INDICATE CENTERLINE OF WALL, UNLESS NOTED OTHERWISE.

WALL LEGEND

- CONCRETE WALL OR CONCRETE COLUMN PER STRUCTURAL
- 2x WOOD FRAMED EXTERIOR WALL, 1-HR FIRE RATING
- DOUBLE 2x WOOD FRAMED PARTI WALL, 1" AIR GAP BETWEEN FRAMING, 1-HR FIRE RATING
- 2x WOOD FRAMED INTERIOR WALL, UNIT-TO-CORRIDOR, 1-HR FIRE RATING
- 2x WOOD FRAMED WALL, UNIT INTERIOR

FLOOR PLAN LEGEND

- ACCESSIBLE BATHROOM (SEE A9.2 FOR DETAILS)
- POST PER STRUCTURAL
- ELECTRICAL PANEL
- TANKLESS WATER HEATER
- SHOWER VALVE AND HEAD



FOR PERMITTING ONLY - NOT FOR CONSTRUCTION



ARCHITECT:  
LLOYD RUSSELL, AIA  
2421 INDIA STREET  
SAN DIEGO, CA 92101  
(p) 619-572-5741

# Fourth Avenue Lofts

4th and Palm Streets  
San Diego, CA 92103

Revision 1:  
Revision 2:  
Revision 3:  
Revision 4:  
Revision 5:  
SCALE: AS NOTED  
OWNER:

Russell Lofts, LLC  
2421 India Street  
San Diego, CA 92101

DATE  
09 APRIL 2014

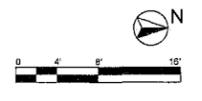
DRAWING SET  
Site Development  
Permit

SHEET TITLE

4TH FLOOR  
PLAN

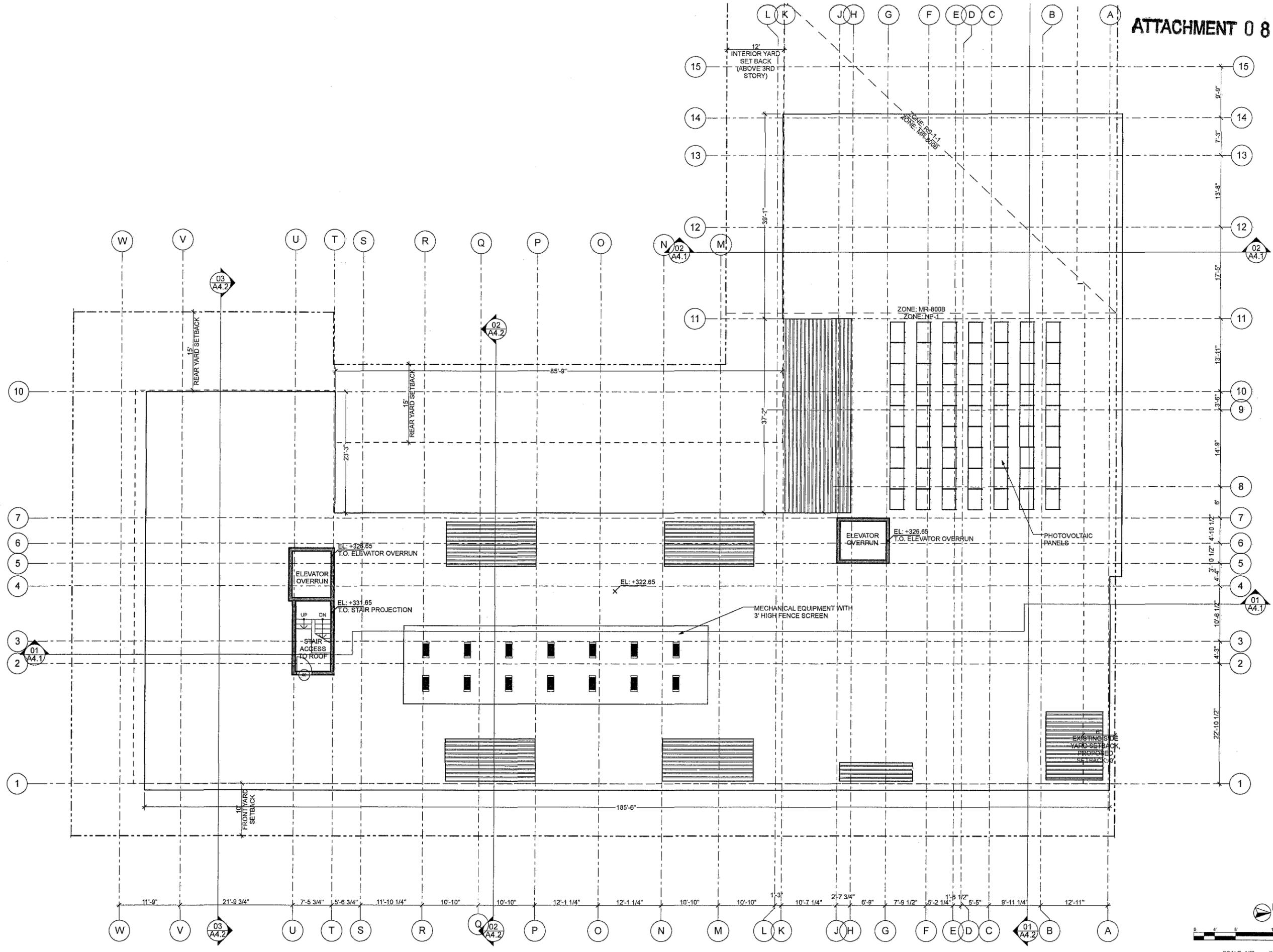
SHEET NUMBER

A2.5



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

© LLOYD RUSSELL, AIA. ALL DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT EXPRESSED WRITTEN PERMISSION FROM LLOYD RUSSELL, AIA.



FOR PERMITTING ONLY - NOT FOR CONSTRUCTION



ARCHITECT:  
LLOYD RUSSELL, AIA  
2421 INDIA STREET  
SAN DIEGO, CA 92101  
(p) 619-572-5741

# Fourth Avenue Lofts

4th and Palm Streets  
San Diego, CA 92103

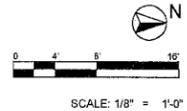
Revision 1:  
Revision 2:  
Revision 3:  
Revision 4:  
Revision 5:  
SCALE: AS NOTED  
OWNER:  
Russell Lofts, LLC  
2421 India Street  
San Diego, CA 92101

DATE  
09 APRIL 2014

DRAWING SET  
Site Development  
Permit

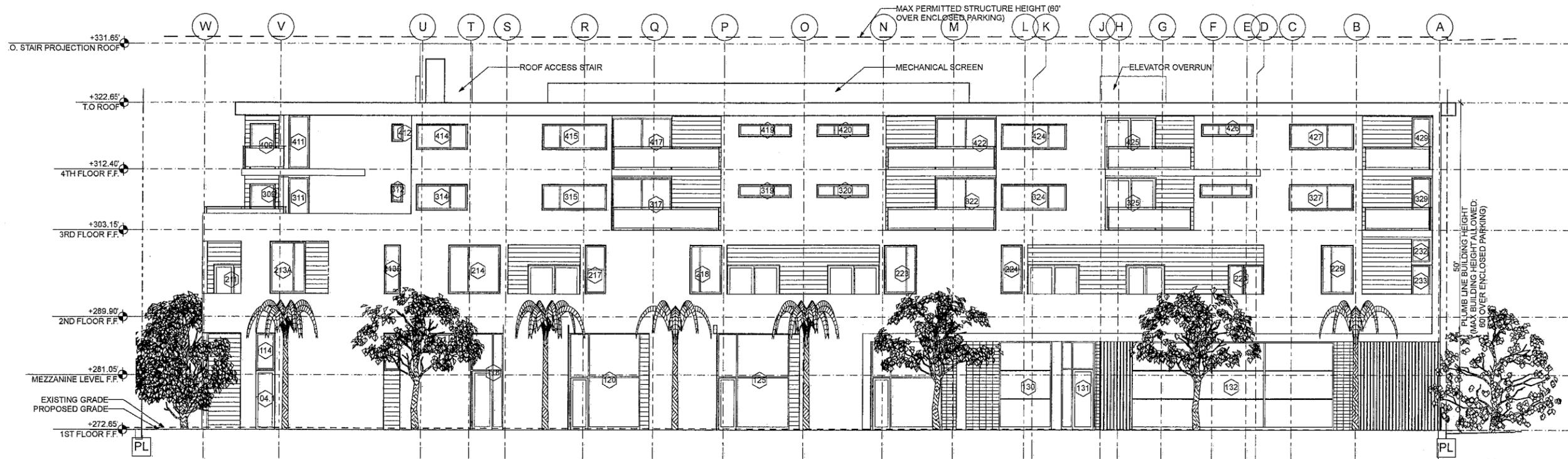
SHEET TITLE  
**ROOF PLAN**

SHEET NUMBER  
**A2.6**

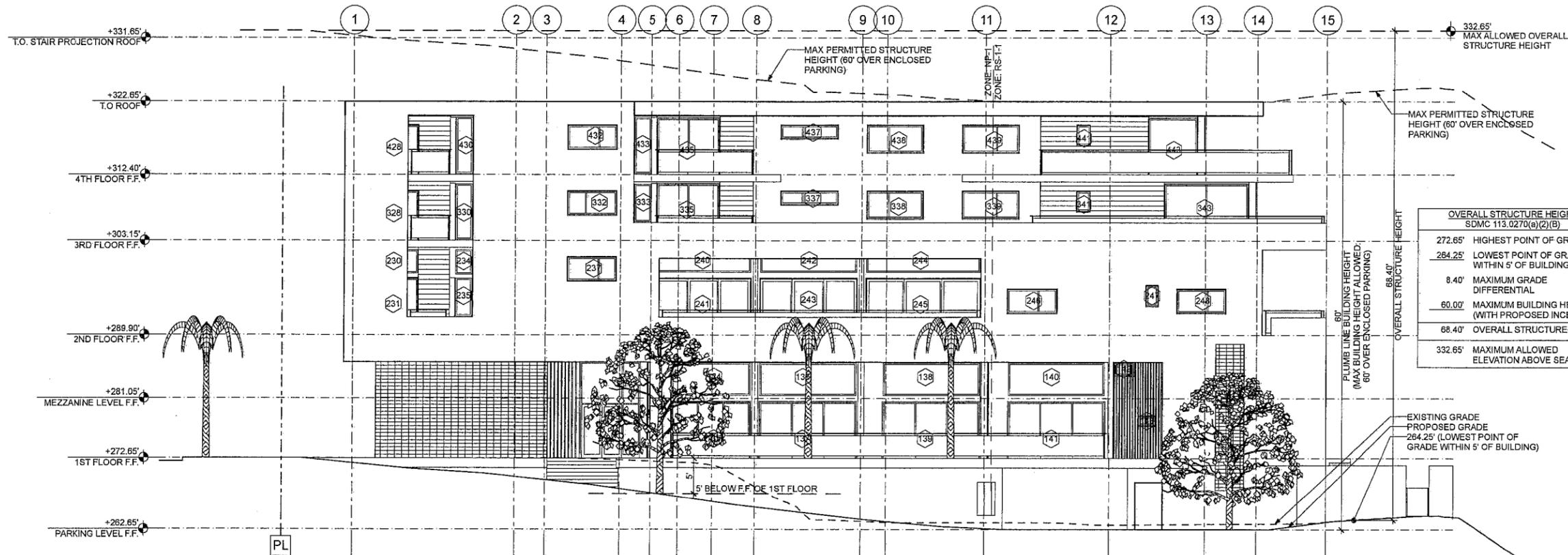


SCALE: 1/8" = 1'-0"

© LLOYD RUSSELL, AIA. ALL DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT EXPRESSED WRITTEN PERMISSION FROM LLOYD RUSSELL, AIA. DATE PRINTED: 4/9/14 9:54 AM



01 East Elevation (4th Ave)  
SCALE: 1/8" = 1'-0"



02 North Elevation (Palm Street)  
SCALE: 1/8" = 1'-0"

OVERALL STRUCTURE HEIGHT SDMC 113.0270(a)(2)(B)	
272.65'	HIGHEST POINT OF GRADE
264.25'	LOWEST POINT OF GRADE WITHIN 5' OF BUILDING
8.40'	MAXIMUM GRADE DIFFERENTIAL
60.00'	MAXIMUM BUILDING HEIGHT (WITH PROPOSED INCENTIVE)
68.40'	OVERALL STRUCTURE HEIGHT
332.65'	MAXIMUM ALLOWED ELEVATION ABOVE SEA LEVEL

EXISTING GRADE  
PROPOSED GRADE  
264.25' (LOWEST POINT OF  
GRADE WITHIN 5' OF BUILDING)

BASIS OF ELEVATIONS  
CITY OF SAN DIEGO VERTICAL CONTROL BENCH MARK  
LOCATION: NORTHEAST CORNER, 4TH AVE & GUINCE STREET  
DESCRIPTION: BRASS PLUG, TOP OF CURB (NEBP)  
ELEVATION: 275.03 FEET  
DATUM: NGVD 29

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION



ARCHITECT:  
LLOYD RUSSELL, AIA  
2421 INDIA STREET  
SAN DIEGO, CA 92101  
(p) 619-572-5741

# Fourth Avenue Lofts

4th and Palm Streets  
San Diego, CA 92103

Revision 1:  
Revision 2:  
Revision 3:  
Revision 4:  
Revision 5:  
SCALE: AS NOTED  
OWNER:  
Russell Lofts, LLC  
2421 India Street  
San Diego, CA 92101

DATE  
09 APRIL 2014

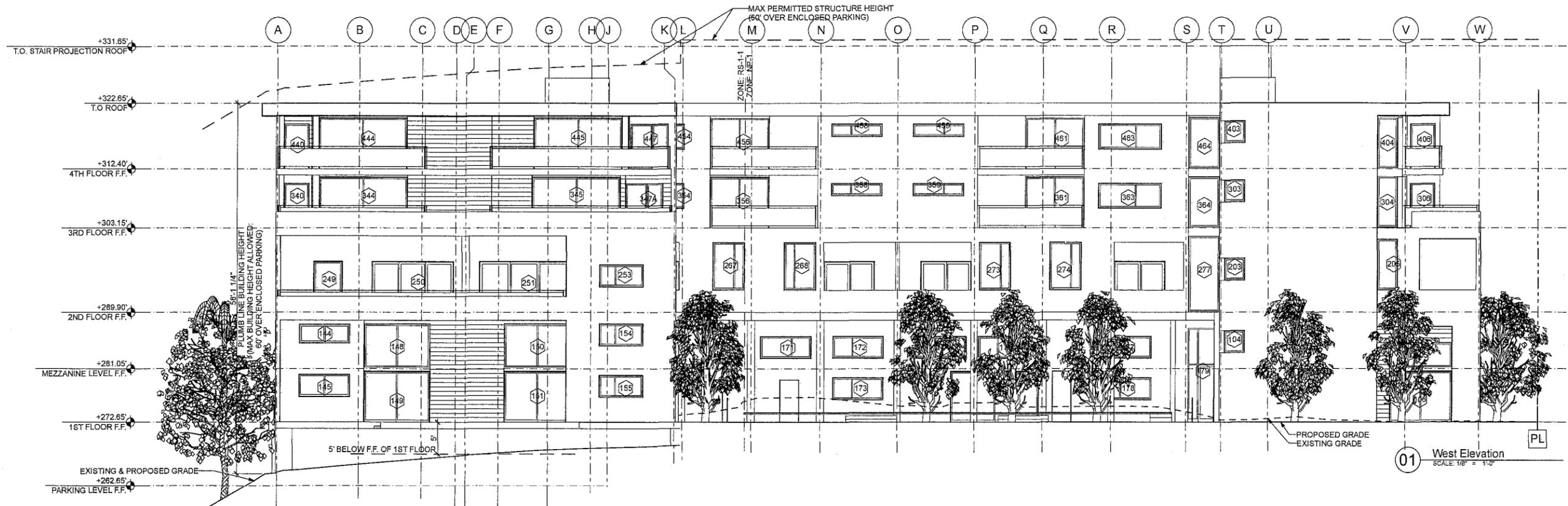
DRAWING SET  
Site Development  
Permit

SHEET TITLE

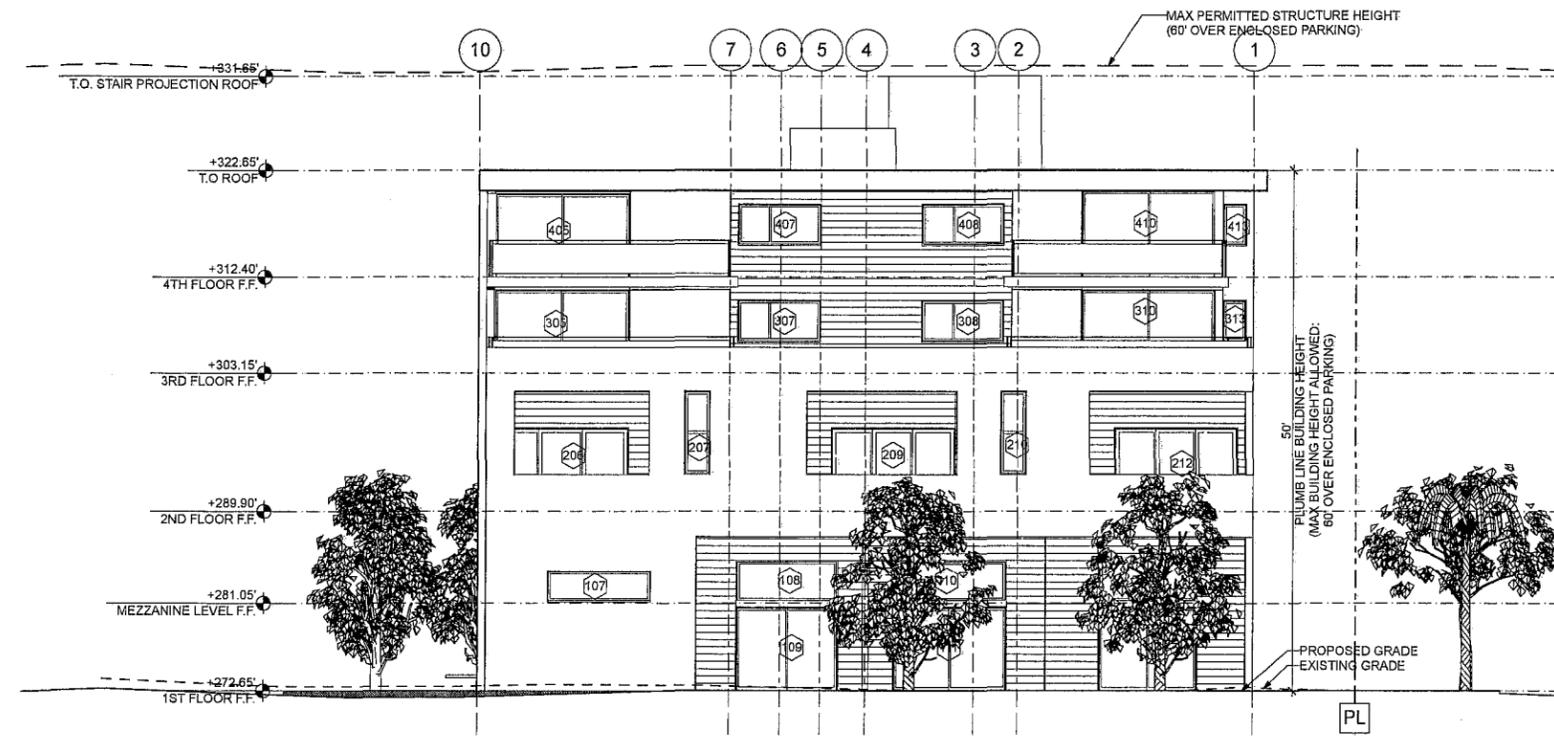
ELEVATIONS

SHEET NUMBER  
**A3.1**

DATE PRINTED: 4/14/14 9:54 AM



01 West Elevation  
SCALE: 1/8" = 1'-0"



02 South Elevation  
SCALE: 1/8" = 1'-0"

BASIS OF ELEVATIONS  
CITY OF SAN DIEGO VERTICAL CONTROL BENCH MARK  
LOCATION: NORTHEAST CORNER, 4TH AVE & QUINCE STREET  
DESCRIPTION: BRASS PLUG, TOP OF CURB (NEBP)  
ELEVATION: 275.03 FEET  
DATUM: NGVD 29

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION



ARCHITECT:  
LLOYD RUSSELL, AIA  
2421 INDIA STREET  
SAN DIEGO, CA 92101  
[p] 619-572-5741

# Fourth Avenue Lofts

4th and Palm Streets  
San Diego, CA 92103

Revision 1:
Revision 2:
Revision 3:
Revision 4:
Revision 5:
SCALE: AS NOTED
OWNER:

Russell Lofts, LLC  
2421 India Street  
San Diego, CA 92101

DATE  
09 APRIL 2014

DRAWING SET  
Site Development  
Permit

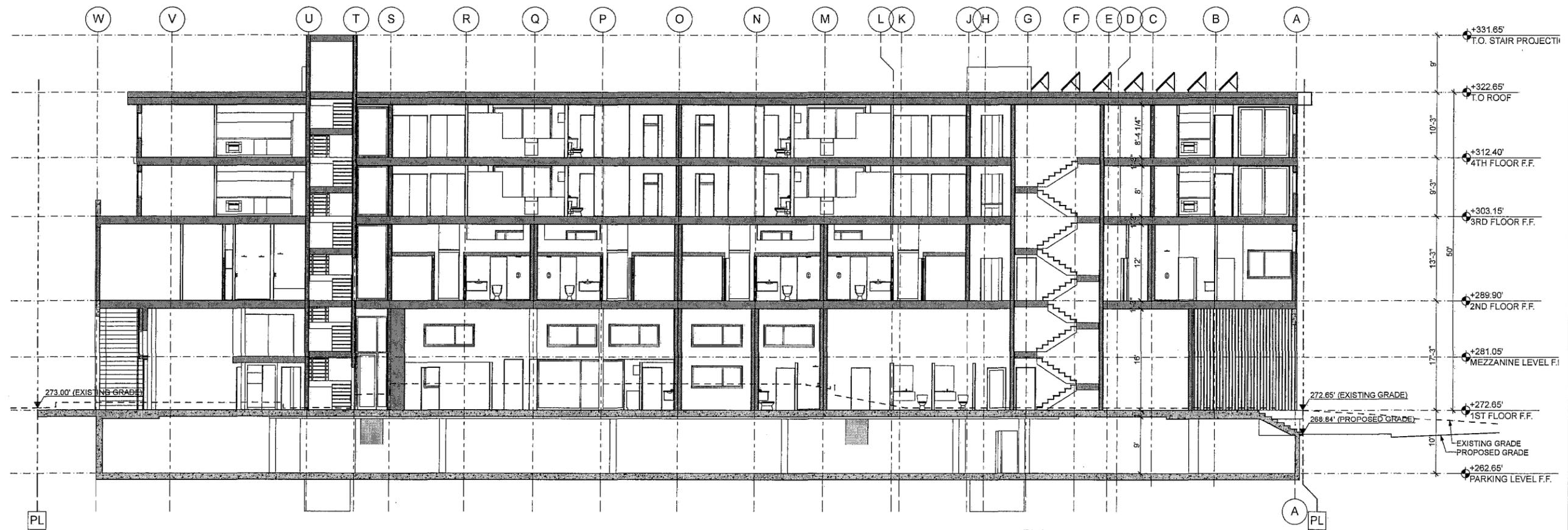
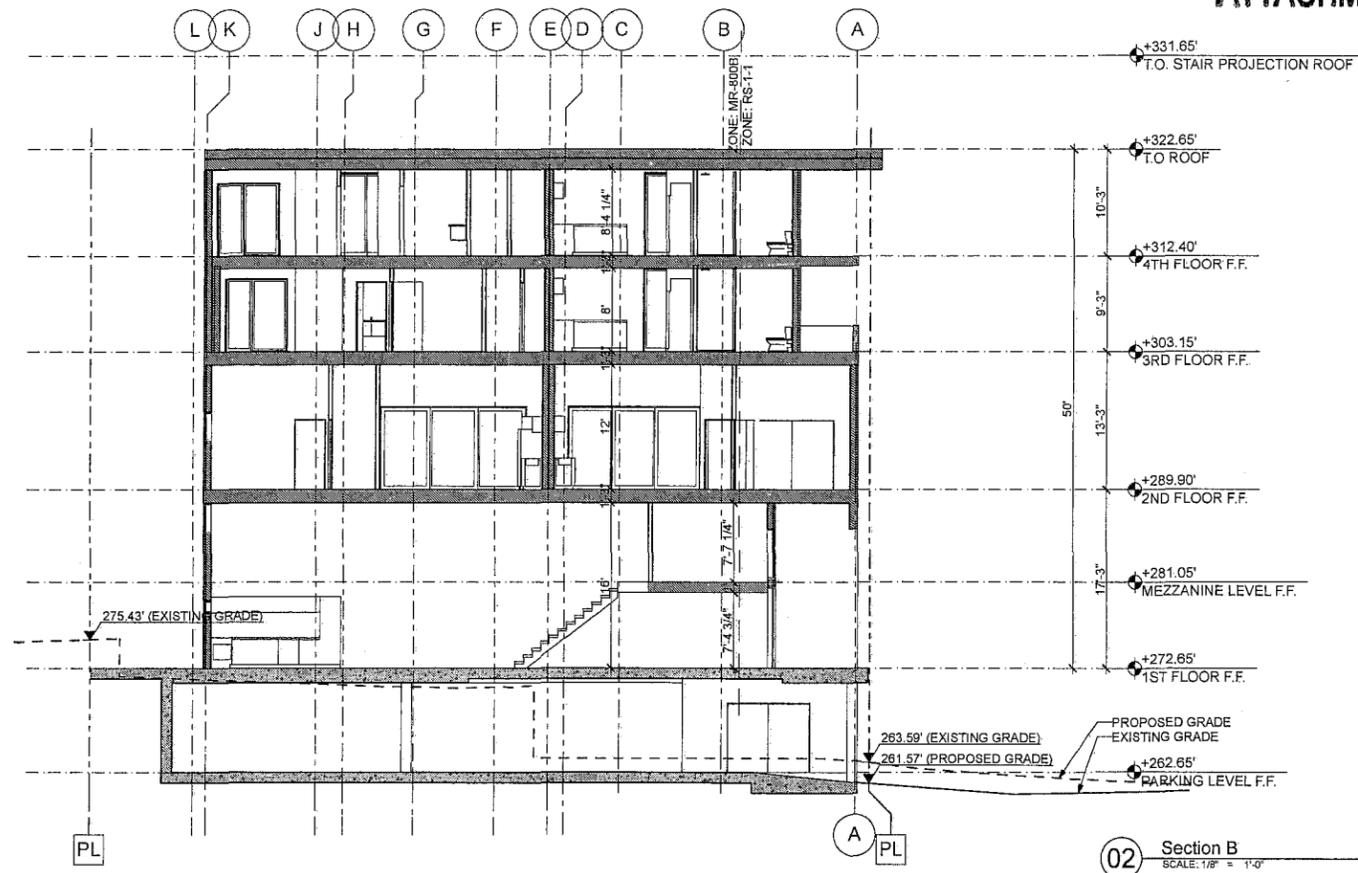
SHEET TITLE

ELEVATIONS

SHEET NUMBER

A3.2

© LLOYD RUSSELL, AIA. ALL DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT EXPRESSED WRITTEN PERMISSION FROM LLOYD RUSSELL, AIA. DATE PRINTED: 4/9/14 8:54 AM



**BASIS OF ELEVATIONS**  
 CITY OF SAN DIEGO VERTICAL CONTROL BENCH MARK  
 LOCATION: NORTHEAST CORNER, 4TH AVE & QUINCE STREET  
 DESCRIPTION: BRASS PLUG, TOP OF CURB (NEBP)  
 ELEVATION: 275.03 FEET  
 DATUM: NGVD 29

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

ARCHITECT:  
 LLOYD RUSSELL, AIA  
 2421 INDIA STREET  
 SAN DIEGO, CA 92101  
 [p] 619-572-5741

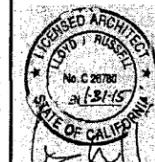
## Fourth Avenue Lofts

4th and Palm Streets  
 San Diego, CA 92103

Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	
Revision 5:	
SCALE:	AS NOTED
OWNER:	Russell Lofts, LLC 2421 India Street San Diego, CA 92101
DATE:	09 APRIL 2014
DRAWING SET:	Site Development Permit
SHEET TITLE:	<b>BUILDING SECTIONS</b>
SHEET NUMBER:	<b>A4.1</b>

DATE PRINTED: 4/9/14 9:54 AM

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION



ARCHITECT:  
LLOYD RUSSELL, AIA  
2421 INDIA STREET  
SAN DIEGO, CA 92101  
(p) 619-572-5741

# Fourth Avenue Lofts

4th and Palm Streets  
San Diego, CA 92103

Revision 1:
Revision 2:
Revision 3:
Revision 4:
Revision 5:

SCALE: AS NOTED

OWNER:  
Russell Lofts, LLC  
2421 India Street  
San Diego, CA 92101

DATE  
09 APRIL 2014

DRAWING SET  
Site Development  
Permit

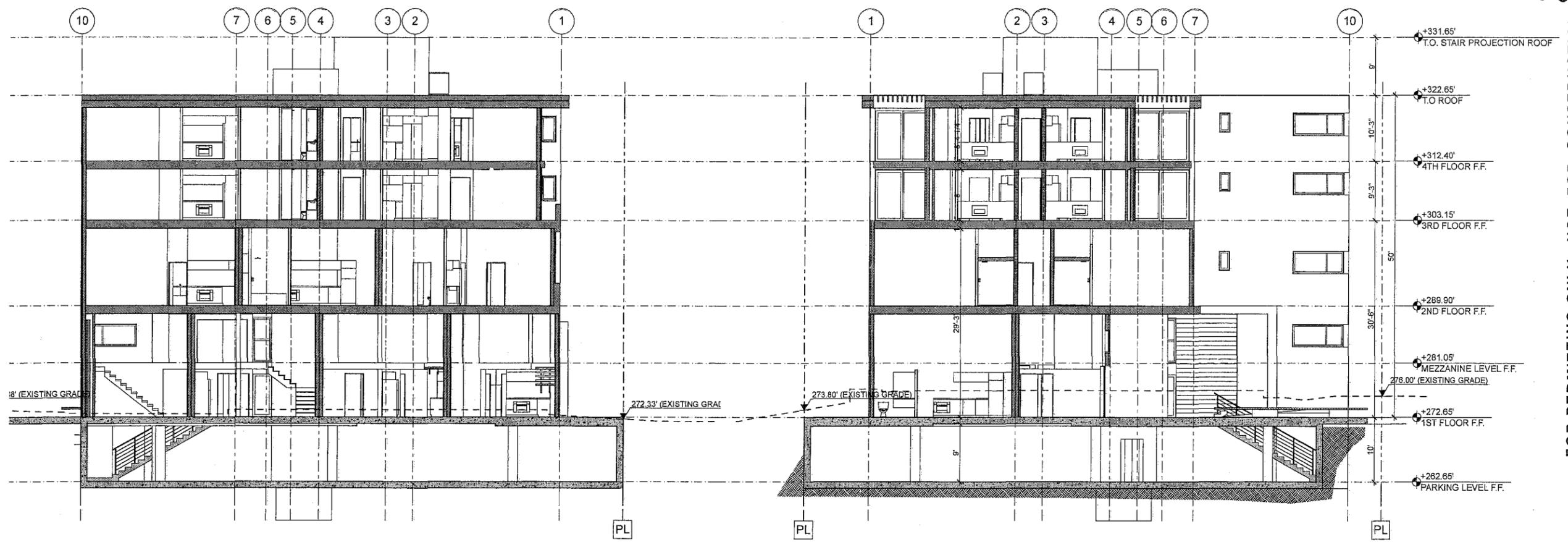
SHEET TITLE

**BUILDING SECTIONS**

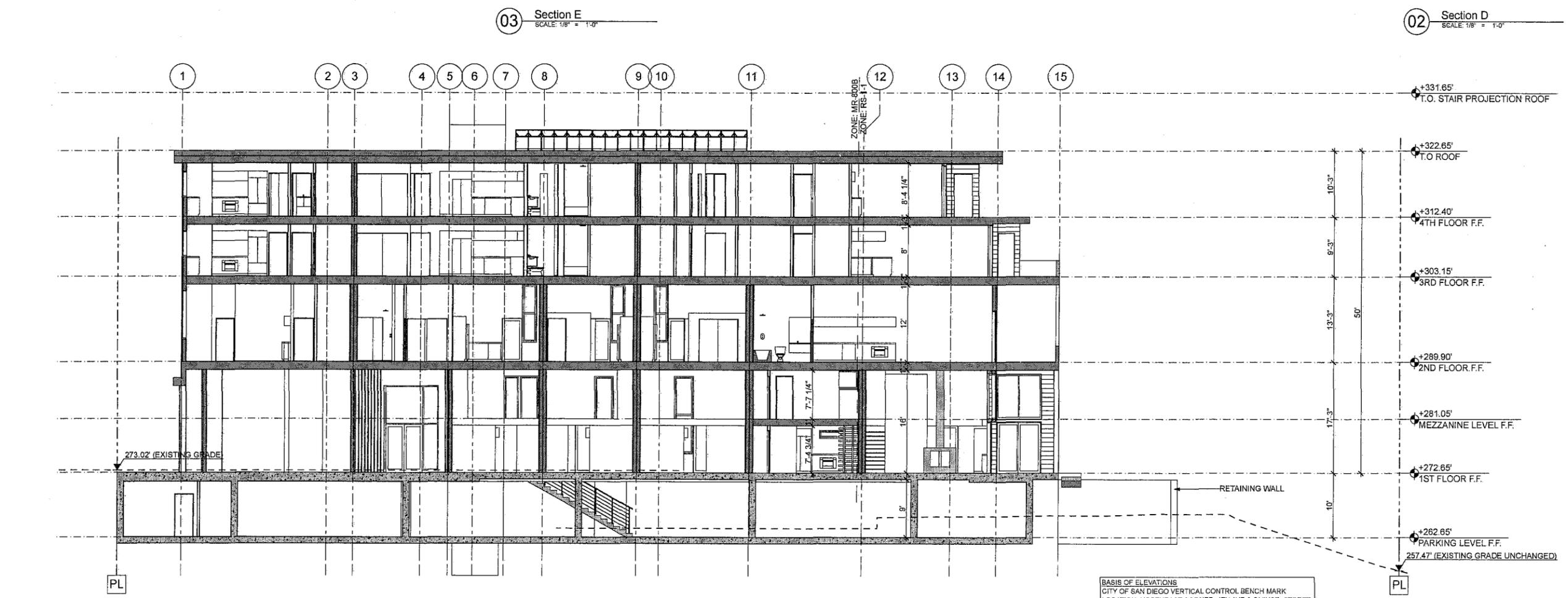
SHEET NUMBER

**A4.2**

DATE PRINTED: 4/9/14 8:54 AM



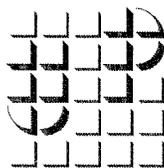
02 Section D  
SCALE: 1/8" = 1'-0"



01 Section C  
SCALE: 1/8" = 1'-0"

03 Section E  
SCALE: 1/8" = 1'-0"

**BASIS OF ELEVATIONS**  
CITY OF SAN DIEGO VERTICAL CONTROL BENCH MARK  
LOCATION: NORTHEAST CORNER, 4TH AVE & QUINCE STREET  
DESCRIPTION: BRASS PLUG, TOP OF CURB (NEBP)  
ELEVATION: 275.03 FEET  
DATUM: NGVD 29



**UPTOWN PLANNERS**  
Uptown Community Planning Group  
February 4, 2014  
MEETING MINUTES  
Meeting Place: Joyce Beers Community Center

Meeting called to order at 6:10 p.m. by Chair Leo Wilson.

Present: Ernie Bonn, Gary Bonner, Rhett Butler, Neil Ferrier, Tom Fox, Beth Jaworski (Vice-Chair), Jim Mellos [in at 7:00], Joe Naskar (Secretary), Janet O'Dea [out at 8:30], Jennifer Pesqueira, Ken Tablang, Leo Wilson (Chair), Chris Ward [in at 7:05], and Matt Winter [Out at 7:10].

Absent: Bob Daniel, Bob Grinchuk, and Tony Winney

CPU Committee Members: Roy Dahl, present; and Don Liddell present.

Marlon Pangilinan, City of San Diego Senior City Planner, was present.

Approximately 70+ members of the public were in attendance

**I. Board Meeting: Parliamentary Items/ Reports:**

**Introductions and Recognition of Quorum**

**Posted Announcement:** (1) The meeting is being recorded. (2) Please sign in on the sign sheet. If you plan or think you might want to run for the Uptown Planners in the March 2014 election, you are required to attend 3 meetings of the Uptown Planners per Uptown Planners Bylaws.

Chair Wilson made announcement about election rules and application to become candidate for March 2014 election. He also stated that the election would begin at 6 PM on March 4, 2014. 3 seats are being filled, voters may vote for up to 3 candidates.

Adoption of Agenda:

Motion to adopt agenda made by Vice-Chair Jaworski; seconded by Butler. Motion passed by vote of 11-0-1. Voting in favor: Jaworski, Butler, Bonn, Bonner, Ferrier, Fox, O'Dea, Naskar, Pesqueira, Tablang, and Winter. Voting against: None. Abstaining: Non-voting Chair Wilson.

**DRAFT**Approval of Minutes:

Motion to approve February 5, 2013 minutes made by Vice-Chair Jaworski; seconded by Bonn. Motion passed by vote of 11-0-1. Voting in favor: Jaworski, Bonn, Bonner, Butler, Ferrier, Fox, O'Dea, Naskar, Pesqueira, Tablang, and Winter. Voting against: None. Abstaining: Non-voting Chair Wilson.

Motion to approve March 5, 2013 minutes made by Bonn; seconded by Bonner. Motion passed by vote of 11-0-1. Voting in favor: Bonn, Bonner, Butler, Ferrier, Fox, Jaworski, O'Dea, Naskar, Pesqueira, Tablang, and Winter. Voting against: None. Abstaining: Non-voting Chair Wilson.

Motion to approve December 3, 2013 minutes made by Bonn; seconded by Jaworski. Motion passed by vote of 11-0-1. Voting in favor: Bonn, Jaworski, Bonner, Butler, Ferrier, Fox, O'Dea, Naskar, Pesqueira, Tablang, and Winter. Voting against: None. Abstaining: Non-voting Chair Wilson.

Motion to approve January 14, 2014 special meeting minutes made by Bonn; seconded by Bonner. Motion passed by vote of 11-0-1. Voting in favor: Bonn, Bonner, Butler, Ferrier, Fox, Jaworski, O'Dea, Naskar, Pesqueira, Tablang, and Winter. Voting against: None. Abstaining: Non-voting Chair Wilson.

Treasurer's Report:

Treasurer Fox reported that the account had a total of \$185.80.

Website Report:

Web Master Winney was not present to make report. Tablang asked about a status on Facebook page.

Chair/CPC Report:

None.

Formation of Election Committee:

Chair Wilson requested Don Liddell assist election committee. He then recommended secretary Naskar run the March 2014 election. Ken Tablang and Jennifer Pesqueira volunteered to be on the election committee. Motion to approve election committee made by Butler; seconded by Bonn. Motion passed by vote of 11-0-1. Voting in favor: Butler, Bonn, Bonner, Ferrier, Fox, Jaworski, O'Dea, Naskar, Pesqueira, Tablang, and Winter. Voting against: None. Abstaining: Non-voting Chair Wilson.

**II. Public Communication (Non-Agenda)**

Walt Chambers, Rich Gorin, and Ann Garwood made public comments.

**III. Representatives of Elected Officials:**

Toni Duran of State Assembly Member Atkins' office reported on the representative's work.

DRAFT

**IV. Consent Agenda: None****V. Informational Item:**

1. **PRESENTATION ABOUT CONSTRUCTION ON THE NORTH SIDE OF SAN DIEGO INTERNATIONAL AIRPORT** – San Diego County Regional Airport Authority -- The North Side project includes a Rental Car Center; Receiving and Distribution Center; and new FBO building; the project will result in a realignment of Washington Street adjacent to the airport.

Presentation made by Peggy Cooper and Bob Bolton from the Airport Authority regarding the Rental Car Center, and a construction status report.

Public comments were made by Jim Frost, Ann Garwood, plus 2 others.

(Mellos joins meeting at 7:00)

Board comments were made by Fox, Vice-Chair Jaworski, Chair Wilson, Naskar, Mellos, O'Dea, Tablang, and Bonn.

(Ward joins meeting at 7:05)

(Winter leaves meeting at 7:10)

**VI. Community Plan Update Committee: (Regular Meeting Recessed)**

1. **DRAFT LAND USE ELEMENT: HEIGHT/DENSITY RECOMMENDATIONS FOR UPTOWN** – Uptown Planners at its January 4, 2014 special meeting reaffirmed its previous recommendations regarding height/density in the Mission Hills and Bankers Hill/Park West communities, and passed a motion supporting retention of the 30-foot height limitation in Middletown. Consideration of height limits/density for Hillcrest, Hospital District and University Heights were continued until the February 4, 2014 meeting.

Committee members Roy Dahl and Don Liddell invited to join board at front of room.

Chair Wilson verified that the height recommendation was to be 65-foot mandatory height limit, above 65-foot is discretionary with Marlon Pangilinan.

Marlon Pangilinan gave a brief overview. Response to building heights is being analyzed and refined.

Public comments were made by: George Weidemeier (Med Complex), Ian Epley, Robin Madaffer (Scripps Mercy), Sharron Gehl, Johnathan Hale (HBA), Mike Brennan (HBA), Ben Baltic, Eddie Reynosa (HBA), Ron Baranov, Rich Gorin, Sam Krache (HBA), Walt Chambers, Tom Mullaney, Tim Gahagan, Ann Garwood (BHRG), Mat Wahlstrom, Hans Wangbichler, Nancy Moors (BHRG), Bob Martinez, Luke Terpstra (HTC), and Huan Wun.

DRAFT

DRAFT

Roy Dahl spoke about efforts made to find consensus in Hillcrest regarding height in the CPU. He acknowledged that one does not exist, and offered a compromise. His motion was:

*For the commercial areas in Hillcrest that were previously restricted by the IHO, the new Plan Update should incorporate the following restrictions:*

- (1) In the area West of Rt. 163 where density was previously reduced to 44du/ac, the limits recommend by the HTC of 50-foot Ministerial and 65-foot Discretionary should be included.*
- (2) In the area East of Rt. 163 with the higher density of 74 du/ac, an additional category of "Super Discretionary" should be added that would allow heights proposed by the HBA and others of 100-feet. The "Super Discretionary" review would apply to heights over 65-feet, and would include an enhanced discretionary review with additional items such as: (a) sun and shade study, (b) bulk and scale relative to surrounding buildings, (c) mitigation for adjacent property owners, (d) street width. The Ministerial limit would be 50-feet in this area.*

Chair Wilson restated the motion. Motion was seconded by Butler.

O'Dea offered an amendment which was not accepted.

Board comments were made by Naskar, and Bonner. Chair Wilson offered a friendly amendment that the Uptown Planners establish guidelines for the "Super Discretionary" category. Amendment accepted by Dahl.

Additional board comments made by Butler, Ward, O'Dea,

Motion passed by vote of 14-0-1. Voting in favor: Dahl, Butler, Bonn, Bonner, Ferrier, Fox, Jaworski, Liddell, Mellos, Naskar, O'Dea, Pesqueira, Tablang, and Ward. Voting against: None. Abstaining: Non-voting Chair Wilson.

Committee members Dahl and Liddell leave committee.

#### **CPU Committee adjourned at 8:05 PM - REGULAR MEETING RESUMES**

#### **VII. Potential Action Item: Planning**

- 1. PROPOSED DEAPPROPRIATION OF THE FOURTH AVENUE/QUINCE STREET BRIDGE & FOURTH, FIFTH AND NUTMEG PEDESTRIAN IMPROVEMENTS PROJECTS** – Bankers Hill/Park West -- Two SANDAG grants were obtained in 2009 to fund pedestrian improvements at the intersection of Fourth Avenue and the Quince Street Bridge, and Fourth Avenue/Fifth Avenue at Nutmeg Street. On January 15, 2014, the City Council Smart Growth & Land Use Committee voted 4-0 to continue a proposal to defund the grants, and transfer the monies into the Uptown Bicycle Corridor project, so that Uptown Planners could review the deappropriation proposal.

Public comments made by Mat Wahlstrom, Richard Ledford (SD Metro CDC), Walt Chambers, and Ben Baltic.

SANDAG representative Colleen Clementson, along with City of San Diego engineers Gary Pence and Hassan Yousef, provided an explanation of grants. The improvements in the grants are contained in the bike corridor programs; the thought was to incorporate the improvements into the larger bike corridor project.

DRAFT

DRAFT

Chair Wilson asked if the money could be ear-marked for the intersections as intended. Ms. Clementson stated a separate accounting was possible.

Board comments were made by Naskar, Jaworski, Fox, Bonn, and Butler.

Naskar made a motion that funds need to be used as intended and funds should be ear-marked; seconded by Pesqueira. Board discussion; motion withdrawn.

Motion made by Fox that the pedestrian improvements in Bankers Hill that were approved in the original grant authorization, be completed by SANDAG using available funding sources; and that the improvements incorporate: (1) provide improved safety and walkability for pedestrians and improved transit access; (2) construction of popouts at both the intersection of Fourth Avenue/Nutmeg Street and the intersection of Fifth Avenue/Nutmeg Street; (3) provide a larger area for waiting pedestrians; (4) reduce the crossing distances; (5) improve visibility at Fifth Avenue and Nutmeg Street (the grant application described crosswalk lighting to in-road and initiated by pedestrian push buttons located on the popouts and in the center median); and (6) install pedestrian signs at both intersections. Refer to diagrams.

Motion seconded by Bonner. Motion passed by a vote of 12-0-1. Voting in favor: Fox, Bonner, Bonn, Butler, Ferrier, Jaworski, Mellos, Naskar, O'Dea, Pesqueira, Tablang, and Ward. Voting against: None. Abstaining: Non-voting Chair Wilson.

(O'Dea leaves meeting at 8:30)

- 2. 2828, 2848 & 2870 FOURTH AVENUE SDP ('FOURTH AVENUE LOFTS') – Process Three – Affordable Housing Expedite Program -- Bankers Hill/Park West – Site Development Permit to demolish three existing commercial buildings and construct a 4-story, 64,744 sq. ft. building with 46 apartment units, including four affordable units, one commercial space & subterranean garage; NP-1, MR-800B, BS 1-1 zones.**

Lloyd Russell made a presentation for the project.

Public comment made by Lara Folgerman, Ben Baltic, Ian Epley, Hans Wangbichler, and Walt Chambers.

Board comments made by Tablang, Ward, Butler, Bonner, Bonn, Mellos, Fox, Jaworski, Naskar

Motion to support the project as presented made by Ferrier; seconded by Naskar. Motion passed by a vote of 6-5-1. Voting in Favor: Ferrier, Naskar, Fox, Jaworski, Pesqueira, and Ward. Voting against: Bonn, Bonner, Butler, Mellos, and Tablang. Abstaining: Non-voting Chair Wilson.

- 3. ARBOR DRIVE STREET VACATION (BETWEEN GOLDFINCH STREET & FALCON STREET) – Process Five – Mission Hills – Street Right-of-Way Vacation for a 10,000 sq. ft. undeveloped portion of Arbor Drive (formerly Stockton Street) to revert back to the underlying property owners (located between blocks 14 and 27 Map No. 334). The site is in the RS-1-1 Zone.**

Presentation by Karen Canale-Theakson, owner of property.

No public comments made. Board comments made by Bonner, Bonn, and Naskar.

DRAFT

**DRAFT**

Motion to support the project as presented made by Ferrier; seconded by Tablang. Motion passed by a vote of 9-2-1. Voting in Favor: Ferrier, Tablang, Butler Fox, Jaworski, Mellos, Naskar, Pesqueira, and Ward. Voting against: Bonn, and Bonner. Abstaining: Non-voting Chair Wilson.

- 4. 3200 BLOCK DOVE STREET NDP ("DOVE HOUSE NDP) – Process Two – Mission Hills – Neighborhood Development Permit to construct an approximately 3,400 sq. ft. single-family house with garage on a vacant 5,725 sq. ft. lot. The site is zoned RS-1-7.**

Roger Marr, owner, made a presentation.

No public comment made. Board comment made by Butler and Bonn.

Motion to support the project as presented made by Naskar; seconded by Jaworski. Motion passed by a vote of 10-1-1. Voting in Favor: Naskar, Jaworski, Bonner, Butler, Ferrier, Fox, Mellos, Pesqueira, and Ward. Voting against: Bonn. Abstaining: Non-voting Chair Wilson.

**VIII. Member Comments/Community Reports**

Uptown Regional Bike Corridor Project Advisory Committee - No Report

Aspire Center Advisory Committee - No Report

**IX. Adjournment:**

Motion to adjourn made by Naskar; seconded by Pesqueira. Motion passed by consent.

**X. NOTICE OF FUTURE MEETINGS**

Next meeting is March 4, 2014 at 6:00 p.m., at the Joyce Beers Center meeting facility on Vermont Street in the Uptown Shopping Center.

Meeting adjourned at approximately 9:25 PM.

Respectfully submitted,

Joe Naskar  
Secretary



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** \_\_\_\_\_ **Project No. For City Use Only**  
Fourth Avenue 349132

**Project Address:**  
2830, 2850 and 2870 Fourth Avenue, San Diego, CA 92103

**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: \_\_\_\_\_

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

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

**Legal Status (please check):**

Corporation 
  Limited Liability -or- 
  General) What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership

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

Corporate/Partnership Name (type or print):  
Russell Lofts, LLC

Owner  Tenant/Lessee

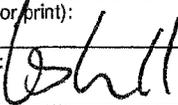
Street Address:  
2425 India Street

City/State/Zip:  
San Diego/CA/92101

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
(619)572-5741

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

Title (type or print):  
Partner

Signature:  Date: 11/18/13.

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: \_\_\_\_\_

DEVELOPMENT SERVICES  
**Project Chronology**  
**Fourth Avenue Lofts – Project No. 349132**

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time (Working Days)</b>	<b>Applicant Response (Working Days)</b>
01/06/2014	First Submittal	Project Deemed Complete		
01/31/2014	First Assessment Letter		18 days	
03/11/2014	Second Submittal			25 days
03/25/2014	Second Assessment Letter		10 days	
04/09/2014	Third Submittal			10 days
04/25/2014	Third Assessment Letter		12 days	
05/02/2014	Fourth Submittal			5 days
05/06/2014	Fourth Review Completed/ Reviews Complete		2 days	
06/06/2014	Environmental Determination –Draft MND-start of public review			
07/01/2014	Environmental Determination – Final MND date		17 days	
07/23/2014	Hearing Officer - Public Hearing		15 days	
<b>TOTAL STAFF TIME</b>		(Does not include City Holidays or City Furlough)	<b>74 days</b>	
<b>TOTAL APPLICANT TIME</b>		(Does not include City Holidays or City Furlough)		<b>35 days</b>
<b>TOTAL PROJECT RUNNING TIME</b>			<b>109 days = 3.6 months</b>	



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 9, 2014

# NOTICE OF PUBLIC HEARING

## HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

---

<b>DATE OF HEARING:</b>	July 23, 2014
<b>TIME OF HEARING:</b>	8:30 A.M.
<b>LOCATION OF HEARING:</b>	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
<b>PROJECT TYPE:</b>	Site Development Permit, Mitigated Negative Declaration Process Three
<b>PROJECT NO:</b>	<u>349132</u>
<b>PROJECT NAME:</b>	<u>FOURTH AVENUE LOFTS</u>
<b>APPLICANT:</b>	Keith Weibrecht, Lloyd Russell
<b>COMMUNITY PLAN AREA:</b>	Uptown
<b>COUNCIL DISTRICT:</b>	District 3
<b>CITY PROJECT MANAGER:</b>	Laura C. Black, Development Project Manager
<b>PHONE NUMBER/E-MAIL:</b>	(619) 236-6327 / lblack@sandiego.gov

---

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for the demolition of three existing two-story buildings and the construction of a four-story, 65,901 square foot mixed use building bldg with 49 residential dwelling units (4 affordable units dedicated to very low income households), including 2,704 square feet of commercial space on the ground floor, and subterranean parking located at 2828, 2848 and 2870 4th Avenue. The project will provide a total of 56 parking spaces. The 26,751 square foot site is located within the MCCPD-MR-800B, MCCPD-NP-1 and the RS-1-1 Zones, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, FAA Part 77 Notification Area, Environmentally Sensitive Lands (ESL – steep hillsides and sensitive biological resources) within the Uptown Community Plan area.

The project is being processed via the City's Affordable Housing Expedite Program and is requesting a density bonus. The project has a 36.4 pre-density bonus calculation for residential units based on the underlying zone. The project will be 10% affordable with 4 (four) affordable to very-low income households. This qualifies for a 35 percent density bonus and two incentives. The project utilizes the entire bonus and will provide a total of 49 dwelling units. The project will be consistent with Council Policy 600-27, the City's

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services) or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24004238