



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** September 12, 2008 **REPORT NO.** PC-08-098

**ATTENTION:** **Planning Commission, Agenda of September 18, 2008**

**SUBJECT:** THE ACADEMY OF OUR LADY OF PEACE – PROJECT NO. 130619  
PROCESS FOUR

**REFERENCE:** Environmental Impact Report No. 130619  
RPO/CUP No. 92-0569 (Attachment 7)

**OWNER/  
APPLICANT:** The Academy of Our Lady of Peace, Owner (Attachment 10)  
BRG Consulting, Applicant

### SUMMARY

**Issue(s):** Should the Planning Commission approve the expansion and modification of the existing Academy of Our Lady of Peace high school, located at 4860 Oregon Street in the Greater North Park Community Plan area?

### Staff Recommendation:

1. **Certify** Environmental Impact Report No. 130619, **Adopt** the Mitigation Monitoring and Reporting Program, and **Adopt** the applicant's Findings and Statement of Overriding Considerations
2. **Approve** Planned Development Permit No. 450668, Site Development Permit No. 450706, Conditional Use Permit No. 450705, and Neighborhood Development Permit No. 590185.

**Community Planning Group Recommendation:** As of the writing of this staff report, the proposed project has not received a final recommendation from the North Park Planning Committee (NPPC). It is anticipated the NPPC will be meeting to provide a final recommendation on September 16, 2008. Staff will make every effort to provide the Planning Commission with the most updated community information possible.

The motion and vote to deny the proposed project from the August 25, 2008, Urban Design/Project Review Subcommittee of the NPPC has been attached to this report (Attachment 9).



**Environmental Review:** Environmental Impact Report No. 130619 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level of insignificance, most potential impacts identified in the environmental review process. The applicant has also provided their project's Findings and Statement of Overriding Consideration for significant and unmitigable impacts (Attachment 13).

**Fiscal Impact Statement:** No cost to the City. A deposit account funded by the applicant recovers all costs associated with the processing of the project application.

**Code Enforcement Impact:** Neighborhood Code Compliance does have an open violation case at this subject property, and a Civil Penalties Administrative Enforcement Order has been issued for these violations (Attachment 8). The remaining violations are related to the current enrollment of up to 750 students, where the current RPO/CUP Permit No. 92-0769 authorizes a maximum capacity of 640 students. The Administrative Hearing Officer for this Civil Penalties action has extended the compliance date for student reduction pending the outcome of the subject discretionary request. The applicant is currently in compliance with the terms of the Civil Penalties Administrative Enforcement Order.

**Housing Impact Statement:** The Greater North Park Community Plan designates the proposed project site for Open Space at Very-Low residential density (0 to 5 dwelling units per net residential acre) and Low Residential (5 to 10 dwelling units per net residential acre) (Attachment 2). The community plan further identifies this site as an existing Private Secondary school. The project which proposes the expansion of school-related facilities does not propose the creation of any additional housing units, but would result in the demolition of 3 existing single-family housing units, currently occupied by AOLP tenants.

## **BACKGROUND**

The Academy of Our Lady of Peace high school officially opened its current location in 1925 on the site of the former Van Druff residential estate. In the ensuing decades, the Academy of Our Lady of Peace (AOLP) has been an integral part of the North Park community while evolving into one of San Diego's most prestigious college preparatory schools. The high school now has an annual enrollment of approximately 750 students. The campus has been expanded over the years including six structures by 1927, an additional classroom in 1965, and a gymnasium/multi-purpose facility (Holy Family Event Center) in 1996. The current campus facility includes eight structures and two surface parking lots, in a primarily Mediterranean-style design. Three existing single-family structures adjacent to the property have been purchased by AOLP over the years and are proposed for demolition and incorporation into the modernized campus with this permit.

All structures and uses have been developed in conformance with the regulations in effect at the time, and a Conditional Use Permit/Resource Protection Permit was approved in 1994 (RPO/CUP 92-0769) for improvements associated with the "Holy Family Event Center." The school has exceeded the allowed enrollment as specified in RPO/CUP 920769, which has

resulted in the issuance of a Civil Penalties Administrative Enforcement Order by the City of San Diego (Attachment 8). In conjunction with the terms of that order, the school is processing this permit request. The proposed development is proposed to address the current and future operational and academic needs of the school.

## **DISCUSSION**

### **Project Description:**

The project site is located at 4860 Oregon Street, in the RS-1-7 and RS-1-1 Zones, the Transit Area Overlay Zone, within the Greater North Park Community Plan area (Attachment 3). The 23.28-acre site lies on the southern rim above Mission Valley, at the north edge of North Park. The site is nestled within a single-family residential area, and accessed via residential streets. The project area is comprised of several parcels, and while addressed at 4560 Oregon Street, actually has frontage on several streets: Collier Street, Oregon Street, Copley Avenue and Uvada Place all border the property the property (Attachment 1). Adams Avenue is a few blocks to the south, and I-805 is to the east.

The proposed project is a request for a Planned Development Permit, Site Development Permit, Conditional Use Permit and Neighborhood Development Permit to allow: a maximum annual enrollment of 750 students; demolition of three existing residential structures; construction of an approximately 21,059-square-foot, two-story classroom building; and construction of a new, two-level parking structure on the site. Renovation of the existing landscaping is also proposed, as well as the closing of Circle Drive.

The applicant has stated that their primary objective in proceeding with this “master plan” project is to modernize the Academy of Our Lady of Peace school and to allow the school to remain competitive in the current educational environment in San Diego. Recently opened parochial high schools in the area (Mater Dei in Chula Vista and Cathedral in Carmel Valley) offer state of the art facilities, and the ability to attract new students to AOLP has become a challenge. Even though the campus atmosphere is unique, facilities are important to parents. Currently, classrooms at the school are tucked into nooks, attics, closets, etc., in structures that were originally residences. While several classroom buildings were added over the years and the conversion of a former dormitory was accomplished, many current spaces used for classrooms are of inadequate size for normal education classroom functions.

### **Discretionary Actions Summarized:**

**Planned Development Permit:** A Planned Development Permit is required for the proposed deviations for height, setback and assignment of tandem parking spaces.

- a. A deviation to allow a maximum height of 39’-6” for the proposed new classroom building where a maximum of 30’-0” is permitted as follows: north chimney feature allowed at 39’-6” (elevation 429 feet); south chimney feature allowed at 34’-7” (elevation 429 feet); and tower fronting Collier Street allowed at 36’-0” (elevation 429 feet);

- b. A deviation for overall height on the classroom building to allow a maximum overall building height of 54'-0" where a maximum overall building height of 40'-0" (30-foot height limit + 10-foot differential) is permitted;
- c. A deviation to allow the provision of a maximum of seven (7) spaces in tandem configuration (for a total of 14 parking spaces) for use by students, in addition to the allowed use by employees; and
- d. A deviation to allow a street side setback of 8'-0" for the parking structure walls along Copley Avenue where a minimum setback of 10'-0" is required.

Site Development Permit: A Site Development Permit is required due to the presence of environmentally-sensitive lands in the form of steep slopes. The actual property ownership area has a large quantity of sensitive steep slopes 25% or greater (808,473 square feet). The new structures are proposed to encroach 944 square feet into these areas, which is minimal and permitted by the San Diego Municipal Code.

Conditional Use Permit: A Conditional Use Permit is required to increase the maximum student enrollment on this site from 640 students to 750 students. The current maximum student enrollment permitted is 640 students (per RPO/CUP 92-0769).

Neighborhood Development Permit: A Neighborhood Development Permit is required for the provision of tandem parking on the site.

### **Community Plan Analysis:**

The Housing Element of the Greater North Park Community Plan designates the approximate 24-acre site for Open Space at Very Low residential density (0 to 5 dwelling units per net residential acre) and Low Residential (5 to 10 dwelling units per net residential acre). The Community Facilities Element of the community plan further identifies the project site as an existing Private Secondary school. The proposed project consisting mainly of the expansion and construction of school-related facilities would implement the land use designations for the project site.

The proposed project would meet the objectives in the Urban Design Element of the community plan for ensuring that new buildings are in character and to scale with their neighborhood and to implement recommendations for articulating surface elevations to reduce building size. The proposed 2-story classroom building would incorporate tile roofing similar to the existing school facility as well as residences along the adjacent neighborhood streets; use similar exterior building colors that would be consistent with the existing buildings within the school site; and include the use of offsetting planes, windows, awnings, wrought iron grillwork and accents in addition to chimneys and tower elements to add surface articulation to the building facades. In addition to the architectural features and elements incorporated within the new classroom and park structure, trees and landscaping would be utilized to transition the proposed structures with existing, adjacent development.

The proposed parking structure would be designed as a 2-level structure with one level below grade. From the ground level the proposed facility would maintain its appearance as a surface parking lot. The surface lot would be screened with a decorative wall that includes wrought iron

fencing and pilasters and would include landscaping along Copley Avenue and Uvada Place. The proposed parking structure would include architectural treatments, such as Spanish tile, wrought iron fencing, railings, and arched features that would be consistent with the design of the existing school and complement the existing character of the neighborhood.

An objective of the Open Space Element of the community plan is to preserve remaining undeveloped canyons and hillsides as important features of visual open space and community definition. The proposed project would meet this objective by limiting encroachment into the hillside and concentrating new campus development onto existing developed areas. Expansion of the proposed campus would take place primarily on developed properties currently owned by the school. The proposed classroom building would occupy an area located at the southwest portion of the site that is currently developed with an existing parking lot and a single-family residence. The 2-level parking structure proposed for the northeastern portion of the project site would occupy the area of an existing parking lot and two existing single-family residence.

Deviations associated with the proposed project include deviations for street side setbacks along Copley Avenue, for building height associated with the proposed classroom building, and tandem parking requirements. The project proposes an 8-foot setback where 10 feet is required along Copley Avenue. Such a deviation would allow the new decorative screen wall for the proposed parking structure to match the existing, decorative campus wall, where an 8-foot setback already exists along Copley Avenue. The wall would include stucco pilasters, wrought iron railing, and corner elements that would include recessed arches, wrought iron gates, and red tile roofs and awnings. Additionally, views of the wall along Copley Avenue and Uvada Place would be buffered with accent shrubs, palm trees and 24-inch and 36-inch box street trees along the street frontage. With the addition of street trees, landscaping, and the incorporation of decorative and articulating features of the proposed wall, the associated deviation would not adversely impact the goals, objectives and of the community plan.

The proposed project would include deviations in height ranging from 34 to 43.5 feet where 30 feet is required. Predominantly, the height deviations are a result of tower and chimney features that add variation to the roof line. To offset building height, the community plan recommends incorporating design measures to reduce the bulk and scale of new development. As designed, the proposed classroom would include the use of offsetting planes, windows, awnings, wrought iron grillwork and accents in addition to chimneys and tower elements to add surface articulation to the building facades. Landscaping in the form of 10 to 15-foot tall Podocarpus hedges and 24-inch box street trees would be planted along the western elevation of the proposed classroom to screen the building from the adjacent residence and diminish the buildings apparent height.

Additionally, a condition to reduce the height of the building through design modifications has been included in the proposed project's permit (Condition 57) to address the 43.5-foot height deviation located in the far northwest corner of the building, where the building height is measured along the slope. As a result of the incorporation of these measures and the condition addressing the northwest corner of the proposed classroom building, the height deviations associated with this project would not adversely impact the goals, objectives, and recommendations of the community plan.

According to the project's Environmental Impact Report (EIR) the proposal to demolish two

architecturally significant structures conflicts with the community plan's objectives for preserving the architectural variety of Greater North Park and preserving and restoring unique historic structures with the community. Although the loss of these structures is considered significant and unmitigable as stated in the EIR, the impact is project specific. The two structures proposed for demolition are of the Spanish Eclectic style and are not considered contributing structures to a potential historic district nor would their loss adversely impact any identified historic districts within the community where architectural variety and unique historic structures are preserved. The Greater North Park Community does contain two existing historic neighborhood districts, Shirley Ann Place and Burlingame, which contain architecturally significant structures including those of the Spanish Eclectic architectural style. Although the proposed loss is considered significant, the elimination of the residential structures would allow the classroom building and parking structure to be located on developed areas within the project site and limit encroachment into adjacent Open Space and preserve other undeveloped portions of the project site.

### **Environmental Analysis:**

The Environmental Impact Report (EIR) analyzed the environmental impacts of the proposed AOLP Project. Implementation of the proposed Mitigation, Monitoring and Reporting Program (MMRP) would reduce, to a level of insignificance, most potential impacts identified in the environmental review process. The applicant has also provided their project's Findings and Statement of Overriding Consideration for significant and unmitigable impacts. The proposed project would result in direct project-level significant, unmitigated impacts to historical resources, land use, and transportation/circulation/parking (parking). Implementation of the proposed MMRP would reduce impacts to below a level of significance in the following categories: aesthetics/neighborhood character; biological resources; geology/soils/ historical resources (archaeological and historic); hydrology/water quality; land use; noise; paleontological resources; utilities; transportation/circulation/parking; and human health/public safety/hazardous materials.

#### **Significant Unmitigated Impact: Historical Resources**

The existing residences located at 2544 Collier Avenue and 2746 Copley Avenue have been determined to be locally significant historical resources. The buildings are considered to be architecturally significant as examples of the Spanish Eclectic style of architecture and meet the City of San Diego's Significance Criterion "C" (U.S. Department of the Interior, 1986:1). The proposed project would involve demolition of these buildings in order to accommodate the proposed classroom building and parking structure. The demolition of these locally significant historic buildings is considered a significant impact. Mitigation Measure H-2, which requires the preparation of historical documentation for both properties, would reduce the impact to the extent feasible; however, the impact would remain significant. As proposed, impacts to these structures cannot be avoided if the project is implemented.

The Board of Directors of The Academy of Our Lady of Peace adopted a solution of financial hardship pertaining to a religious exemption of AOLP property from designation as a local historical resource pursuant to Government Section 37361. Therefore, 2544 Collier Avenue and 2746 Copley Avenue properties are not, or would not be, listed in the City's or other historical register; however, disclosure of the impacts is required under CEQA.

### Significant Unmitigated Impact: Land Use

The proposed project is consistent with, and implements a majority of the community plan goals and policies relative to the community facilities element, cultural and heritage resources element, and urban design element. The EIR discusses the inclusion of a request for deficient parking (to provide 94 spaces where 104 spaces are required onsite). After the publication of the EIR, the project was modified to eliminate this deviation request since all 104 required parking spaces have now been provided on the project site. Therefore, the project conforms with the Greater North Park Community Plan's objective to provide adequate off-street parking in residential and community areas.

However, the proposed elimination of the two historic buildings at 2544 Collier Avenue and 2746 Copley Avenue (as described above) conflicts with the Greater North Park Community Plan's objectives to "*Preserve the architectural variety and residential character of Greater North Park,*" and to, "*Preserve and restore unique or historic structures within the community.*" These impacts are considered unmitigable and can only be reduced or avoided by changing the project. The alternatives identified in the EIR could avoid or further reduce these impacts. As described in Section 5.6 Land Use of the EIR, implementation of the proposed project would also require approval of height deviations for the proposed classroom building, and setback deviations for the parking structure; however, approval of these deviations would not represent a significant land use impact as discussed further under Section 5.6 Land Use of the EIR.

### Significant Unmitigated Impact: Transportation/Circulation/Parking - ADDRESSED:

As mentioned above, the EIR discusses the inclusion of a request for deficient parking (to provide 94 spaces where 104 spaces are required onsite). After the publication of the EIR, the project was modified to eliminate this deviation request since all 104 required parking spaces have now been provided on the project site. Therefore, the project conforms with the Greater North Park Community Plan's objective to provide adequate off-street parking in residential and community areas.

### Mitigation, Monitoring and Reporting Program (MMRP)

In an effort to reduce or avoid those direct impacts identified as potentially significant with implementation of the proposed project, the following areas of concern would be included in the MMRP: aesthetics/neighborhood character; biological resources; geology/soils/ historical resources (archaeological and historic); hydrology/water quality; land use; noise; paleontological resources; utilities; and human health/public safety/hazardous materials. For these subject areas, mitigation would be included to reduce the direct impacts to a level below significance.

### Alternatives

Project alternatives have been analyzed in the EIR, some of which would completely eliminate all of the significant impacts of the project. However, selection of these project alternatives would not meet the project objectives to modernize and expand the on-site campus facilities. Further discussion in greater detail is provided in the final Environmental Impact Report.

## **Neighborhood Code Compliance – Violation Case**

Neighborhood Code Compliance does have an open violation case at this subject property, and a Civil Penalties Administrative Enforcement Order has been issued for these violations. The remaining violations are related to the current enrollment of up to 750 students, where the current RPO/CUP Permit No. 92-0769 authorizes a maximum capacity of 640 students. The Administrative Hearing Officer for this Civil Penalties action has extended the compliance date for student reduction pending the outcome of the subject discretionary request. The applicant is currently in compliance with the terms of the Civil Penalties Administrative Enforcement Order.

In accordance with the San Diego Municipal Code, the applicant may submit a project request for consideration, and has done so. Should the subject request be denied, the applicant would be required to bring the property into conformance with the existing approved RPO/CUP Permit No. 92-0769, as specified by the Civil Penalties Administrative Enforcement Order, following the exhaustion of any appeal rights. Should the subject request be approved, the site would be in conformance with Municipal Code regulations.

### **Project-Related Issues:**

Community Participation: As of the writing of this staff report, the proposed project has not received a final recommendation from the North Park Planning Committee (NPPC). It is anticipated the NPPC will be meeting to provide a final recommendation on September 16, 2008. Staff will make every effort to provide the Planning Commission with the most updated community information possible.

The Chair of the Urban Design/Project Review Subcommittee, Judi O'Boyle, provided the following statement for this report: "Attached is the motion and vote from the August 25, 2008, Urban Design/Project Review Subcommittee. The subcommittee voted to deny the project and the CUP amendment by a vote of 6-3-0. Because this is a controversial item, it will also go before the full NPPC on September 16th as an action item (rather than consent). We would like the subcommittee vote to be recorded as public record since the time before the Planning Commission is nearing. In addition, we will forward the NPPC to you as soon as it is available."

The motion and vote from the August 25, 2008, Urban Design/Project Review Subcommittee are attached to this report (Attachment 9).

### **Community Concerns:**

This project is the subject of intense community interest. The EIR elicited many comments and concerns from the community. Please reference that document for details of the information provided up to this point. In the interest of brevity, the following issue items which have arisen repeatedly are summarized below:

#### **Enrollment and Parking:**

The current maximum student enrollment permitted is 640 students (per RPO/CUP 92-0769). This permit also limited the amount of staff to 46 people. Since RPO/CUP 92-0769 was

approved, the San Diego Municipal Code regulations have been changed (effective January 2000). These changes address conditional use permits for educational facilities, and the associated parking requirements for these uses. In the current regulations, the calculation used for parking determination includes a percentage anticipated for staff for high school uses based on the amount of students. Accordingly, the proposed project no longer includes a limitation on staff, as the prior RPO/CUP 92-0769 permit was conditioned; that condition was made based on the code requirements at the time of approval that had a parking calculation for staff and a parking calculation for students.

Based on the San Diego Municipal Code regulations, a total of 104 off-street parking spaces are required for the proposed 750 students. Although the EIR indicates a significant unmitigated impact will occur due to deficient parking, the project has actually been modified to provide all 104 required parking spaces on the project site, through the inclusion of tandem and valet parking spaces. The deviation for parking deficiency has been eliminated.

In addition, a Parking Management Plan has been required to address operational concerns and special events in the neighborhood (Condition 53). This Plan limits the amount of people onsite at any one time to a maximum of 300 people, which the 104 parking spaces can accommodate. Other events may occur onsite, provided off-site parking and a shuttle service have been secured at least 30 days prior to the event. The applicant has indicated they will be modifying their current special event procedures to have more staggering of hours to avoid this necessity as much as possible.

In addition to the above requirements, a condition has been included which will limit the amount of enrolled students who drive to school, based on State of California regulations regarding driving ages (Condition 54).

These conditions imposed on this permit will assist in alleviating parking concerns in the neighborhood.

#### **Demolition of Historic Structures:**

As fully discussed within the EIR, the applicant proposes to demolish three existing residential structures; two of which have been determined to be locally significant based on their architectural features. The applicant has considered adaptive reuse of these structures, but based on classroom size requirements and library facility requirements, has determined these are not viable options. Accordingly, this situation has resulted in a significant unmitigated impact. The decisionmaker will be required to make a Statement of Overriding Considerations in order to grant this request.

#### **Conclusion:**

Staff has determined the proposed Academy of Our Lady of Peace project complies with the applicable sections of the Municipal Code and adopted City Council policies. Staff has determined the required findings would support the decision to approve the proposed project's Planned Development Permit, Site Development Permit and Conditional Use Permit (Attachment 6). An Environmental Impact Report has been prepared for this project and the

mitigation required would reduce any potentially significant impact to a level below significance. Findings and Statement of Overriding Consideration must be made to certify the Environmental Impact Report for potential impacts which are direct, cumulative and unmitigated.

**ALTERNATIVES**

1. **Approve** Planned Development Permit No. 450668, Site Development Permit No. 450706, Conditional Use Permit No. 450705, and Neighborhood Development Permit No. 590185, **with modifications.**
2. **Deny** Planned Development Permit No. 450668, Site Development Permit No. 450706, Conditional Use Permit No. 450705, and Neighborhood Development Permit No. 590185, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake  
Program Manager  
Development Services Department



Michelle Sokolowski, Project Manager  
Development Services Department

WESTLAKE:MS

Attachments:

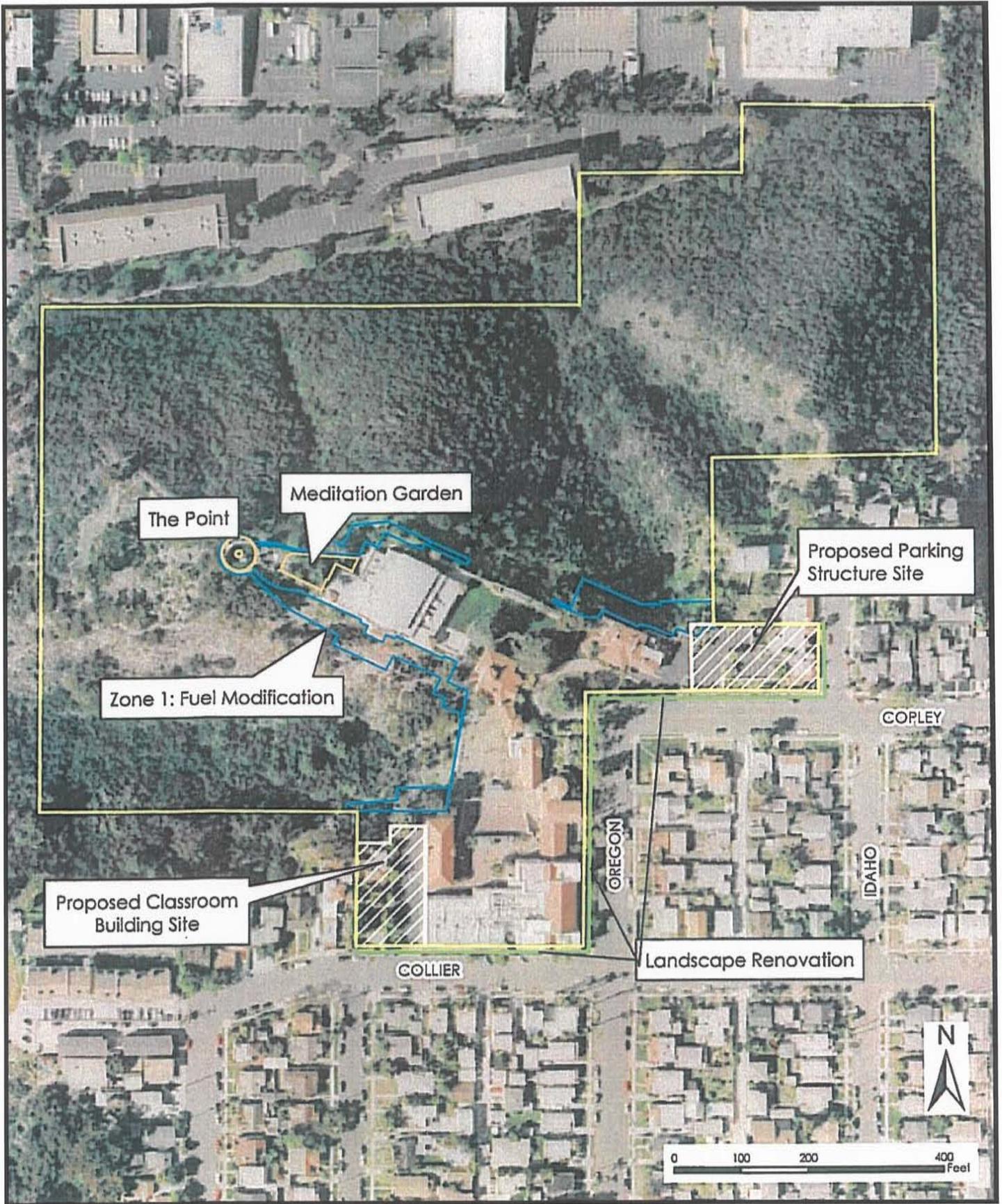
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plans
6. Draft Permit and Resolution with Findings
7. Copy of Recorded RPO/CUP 92-0769
8. Civil Penalties Administrative Enforcement Order
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology
12. Site Photos
  - a. Area of Proposed Classroom (called "Project A" on Photos)
  - b. Area of Proposed Parking Structure (called "Project B" on Photos)
13. Draft Candidate Findings of Fact and Statement of Overriding Considerations regarding EIR No. 130619



## Aerial Photo

ACADEMY OF OUR LADY OF PEACE – 4860 OREGON STREET  
PROJECT NO. 130619



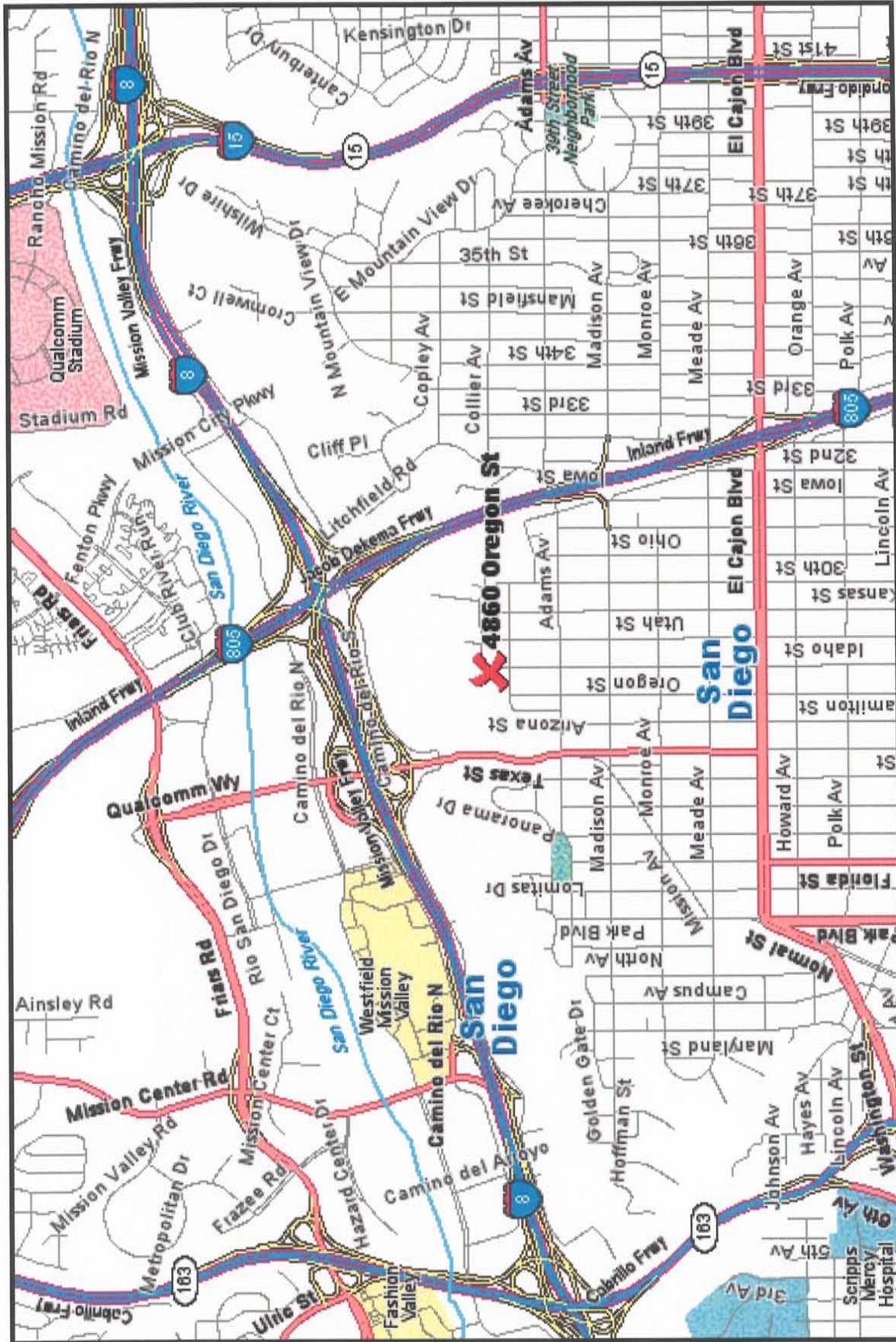


## Aerial Photo

**ACADEMY OF OUR LADY OF PEACE – 4860 OREGON STREET  
PROJECT NO. 130619**







## Project Location Map

ACADEMY OF OUR LADY OF PEACE – 4860 OREGON STREET  
PROJECT NO. 130619



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	The Academy of Our Lady of Peace – Project No. 130619	
<b>PROJECT DESCRIPTION:</b>	The operation of the existing Academy of Our Lady of Peace high school with no more than 750 students; demolition of three single-family structures; construction of a two-story classroom building; construction of a two-level parking structure; and landscape renovations	
<b>COMMUNITY PLAN AREA:</b>	Greater North Park Community Plan Area	
<b>DISCRETIONARY ACTIONS:</b>	Planned Development Permit; Site Development Permit; Conditional Use Permit (Amendment to RPO/CUP 92-0769)	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	The Greater North Park Community Plan designates the proposed project site for Very-Low (0 to 5 dwelling units per net residential acre), Low Residential (5 to 10 dwelling units per net residential), and Open Space. The community plan further identifies this site as an existing Private Secondary school.	
<b><u>ZONING INFORMATION:</u></b>		
<p><b>ZONE:</b> RS-1-1 and RS-1-7</p> <p><b>HEIGHT LIMIT:</b> 30-Foot maximum height limit</p> <p><b>LOT SIZE:</b> 40,000/5,000 square feet, minimum lot size.</p> <p><b>FLOOR AREA RATIO:</b> 0.45 maximum</p> <p><b>FRONT SETBACK:</b> 25'/15'</p> <p><b>SIDE SETBACK:</b> 10'/4'</p> <p><b>STREETSIDE SETBACK:</b> 10'/10'</p> <p><b>REAR SETBACK:</b> 25'/13'</p> <p><b>PARKING:</b> 104 spaces total required; 104 spaces total provided</p>		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential/Open Space; RS-1-1 and RS-1-7.	Canyon/open space and single-family residential
<b>SOUTH:</b>	Residential/Open Space; RS-1-1 and RS-1-7.	Mostly single-family residential with a small amount of canyon/open space on the southeastern portion.

<b>EAST:</b>	Residential/Open Space; RS-1-1 and RS-1-7.	Mostly canyon open space, with a small amount of single-family residential southwestern portion.
<b>WEST:</b>	Residential/Open Space; RS-1-1 and RS-1-7.	Mostly single-family residential, abutting canyon/open space on the northeastern portion.
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	<ol style="list-style-type: none"> <li>1. A deviation to allow a maximum height of 39'-6" for the proposed new classroom building where a maximum of 30'-0" is permitted as follows: north chimney feature allowed at 39'-6" (elevation 429 feet); south chimney feature allowed at 34'-7" (elevation 429 feet); and tower fronting Collier Street allowed at 36'-0" (elevation 429 feet);</li> <li>2. A deviation for overall height on the classroom building to allow a maximum overall building height of 54'-0" where a maximum overall building height of 40'-0" (30-foot height limit + 10-foot differential) is permitted;</li> <li>3. A deviation to allow the provision of a maximum of seven (7) spaces in tandem configuration (for a total of 14 parking spaces) for use by students, in addition to the allowed use by employees; and</li> <li>4. A deviation to allow a street side setback of 8'-0" for the parking structure walls along Copley Avenue where a minimum setback of 10'-0" is required.</li> </ol>	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	<p>As of the writing of this staff report, the proposed project has not received a final recommendation from the North Park Planning Committee (NPPC). It is anticipated the NPPC will be meeting to provide a final recommendation on September 16, 2008. Staff will make every effort to provide the Planning Commission with the most updated community information possible.</p> <p>On August 25, 2008, the Urban Design/Project Review Subcommittee of the NPPC voted to deny the proposed project.</p>	



# ACADEMY OF OUR LADY OF PEACE

A COLLEGE PREPARATORY ALL GIRL CATHOLIC HIGH SCHOOL

4860 OREGON STREET  
SAN DIEGO, CALIFORNIA 92116

CAMPUS MASTER PLAN  
PROJECT A: NEW CLASSROOM BUILDING  
PROJECT B: PARKING ADDITION



ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF MCARDLE ASSOCIATES, ARCHITECTS AND ARE INTENDED TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT OTHERWISE BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTS. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTS.

### SHEET INDEX:

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A2.1A	PROJECT A CLASSROOM BLDG FLOOR PLAN-FIRST FLOOR
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D-1	DEMOLITION SITE PLAN
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6-D	OVERALL PROPERTY SLOPE ANALYSIS
7-D	PROJECT SITE A SLOPE ANALYSIS
8-D	PROJECT SITE B SLOPE ANALYSIS
<b>LANDSCAPE</b>	
L-1	EXISTING CONDITIONS (1)
L-2	EXISTING CONDITIONS (2)
L-3	STREETSCAPE MASTER PLAN (1)
L-4	STREETSCAPE MASTER PLAN (2)
L-5	PROJECT 'A' LANDSCAPE CONCEPT PLAN
L-6	PROJECT 'A' PLANTING LEGEND & NOTES
L-7	PROJECT 'A' LANDSCAPE CALCULATIONS
L-8	PROJECT 'B' LANDSCAPE CONCEPT PLAN
L-9	PROJECT 'B' PLANTING LEGEND & NOTES
L-10	PROJECT 'B' LANDSCAPE CALCULATIONS
L-11	PROJECT 'B' ELEVATIONS
L-12	BRUSH MANAGEMENT PLAN
L-13	BRUSH MANAGEMENT PLAN
L-14	BRUSH MANAGEMENT NOTES

### LEGAL DESCRIPTION:

**PARCEL 1\***  
APN 488-140-02 & 488-250-18  
THE NORTH 150 FT OF VILLA LOTS 51, 52, & 53 AND ALL OF LOTS 57 THRU 44 AND THE WEST 50 FT OF VILLA LOT 50, IN UNIVERSITY HEIGHTS, SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO REFERRED PARTITION MAP OF THE EAST HALF OF PUEBLO LOT 1112, BEING MAP NO. 4871, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 20, 1909.

**LEGAL DESCRIPTION FROM PRELIMINARY TITLE REPORT DATED APRIL 24, 2007 INCORRECTLY OMTS ACQUISITION OF EASTERLY 50 FT OF VILLA LOT 50 ON OCTOBER 21, 1926 AS REFLECTED IN THE GRANT DEED.**

**PARCEL 2**  
APN 488-250-11  
VILLA LOT 55 OF UNIVERSITY HEIGHTS, CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO REFERRED PARTITION MAP OF THE EAST HALF OF PUEBLO LOT NO. 1110 BEING MAP NO. 4871, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 20, 1909.

**PARCEL 3**  
APN 488-250-12  
VILLA LOT 56 OF UNIVERSITY HEIGHTS, CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO REFERRED PARTITION MAP OF THE EAST HALF OF PUEBLO LOT NO. 1110 BEING MAP NO. 4871, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 20, 1909.

**PARCEL 4**  
APN 488-201-02  
THE SOUTH 55 FT OF LOTS 5 & 4 OF THE NORTH 15 FT OF THE SOUTH 66 FT OF THE WEST 24 FT OF LOT 3 IN BLOCK R OF UNIVERSITY HEIGHTS IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1064, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 20, 1909.

**PARCEL 5**  
APN 488-201-01  
LOTS 1 & 2 IN BLOCK R OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP MADE BY S.A. D'HEBECOURT IN BLOCK 8, PAGE 56, ET SEQ OF LIS PENDENS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

**PARCEL 6**  
APN 488-201-03  
LOTS 3, 4, 5, & 6 IN BLOCK R OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1064, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 3, 1909. EXCEPTING FROM SAID LOTS 4, 5, & 6 THE SOUTH 55 FT THEREOF, AND EXCEPTING FROM SAID LOT 3 THE SOUTH 55 FT THEREOF AND THE NORTH 15 FT OF THE SOUTH 66 FT OF THE WEST 24 FT OF SAID LOT 3.

**PARCEL 7**  
APN 488-201-04  
THE SOUTH 55 FT OF LOTS 3 & 4 IN BLOCK R OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1064, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

### DISCRETIONARY PERMITS AND APPROVALS:

CONDITIONAL USE PERMIT AMENDMENT TO CUP42-0764  
SITE DEVELOPMENT PERMIT  
PLANNED DEVELOPMENT PERMIT  
NEIGHBORHOOD DEVELOPMENT PERMIT

### PROPOSED REGULATORY DEVIATIONS

**PROJECT A**  
**PROPOSED CLASSROOM BUILDING HEIGHT DEVIATION**  
CLASSROOM BUILDING NW CORNER EXCEEDS HEIGHT LIMITATION BY 19.5 FT (elevation 422.50).  
TOWER FEATURE SHOWN ON SOUTH ELEVATION EXCEEDS THE 50 FT HEIGHT LIMIT BY APPROXIMATELY 6 FT (elevation 424.00).  
CHIMNEY FEATURE AT SOUTHERN END OF WEST ELEVATION EXCEEDS THE 50 FT HEIGHT LIMIT BY APPROXIMATELY 4 FT-7 INCHES (elevation 424.00).  
CHIMNEY FEATURE AT NORTHERN END OF WEST ELEVATION EXCEEDS THE 50 FT HEIGHT LIMIT BY APPROXIMATELY 4.5 FT (elevation 424.00).

**PROJECT B**  
1. TANDER PARKING FOR STAFF AND STUDENTS WHICH 50% SECTION 142.0895(b) LIMITS TO EMPLOYEES.  
2. THE COPLEY STREET SIDE SETBACK IS PARTIALLY ENCRAGED BY THE NEW PARKING LOT DECORATIVE SCREEN WALLS-WHICH MATCH THE EXISTING, DECORATIVE CAMPUS WALLS AND ARE AT 6 FT FROM THE PROPERTY LINE OR GREATER.  
THE SETBACK ENCRAGEMENT IS OFFSET BY THE DECORATIVE WALL ENHANCEMENTS, OPEN PARKING LOT LOW MASSING, THE ADDITIONAL LANDSCAPING, AND INCREASED SETBACKS CREATED BY THE RESIDENCES TO BE DEMOLISHED ALONG UVADA ST.

### OTHER PROJECT DATA:

PEDESTRIAN AND TRAFFIC CIRCULATION SYSTEM IS UNDER REVIEW AND WILL BE PROVIDED.

### PROPOSED USES:

PROJECT A: NEW CLASSROOM BUILDING GROSS 21,094 S.F.  
PROJECT B: 104 SPACES OF ON-CAMPUS PARKING.  
MASTER PLAN: COLLEGE PREPARATORY ALL GIRL CATHOLIC HIGH SCHOOL.

### EXISTING USES:

PROJECT A: 21 SPACES ON-CAMPUS PARKING AND 1 SINGLE FAMILY RESIDENCE.  
PROJECT B: 50 SPACES ON-CAMPUS PARKING AND 2 SINGLE FAMILY RESIDENCES.  
MASTER PLAN: COLLEGE PREPARATORY ALL GIRL CATHOLIC HIGH SCHOOL FACILITY.

### EXISTING STRUCTURES / PLANNED TO BE REMOVED:

PROJECT A: ON-CAMPUS PARKING LOT WALLS AND 1 SINGLE FAMILY RESIDENCE.  
PROJECT B: ON-CAMPUS PARKING LOT WALLS AND 2 SINGLE FAMILY RESIDENCES.  
MASTER PLAN: SEE SHEET A11 CAMPUS BUILDING CHART.

### CODE DATA:

SEISMIC ZONE: 4  
THIS PROJECT SHALL COMPLY WITH 2001 CBC, 1997 UBC, 2000 UFG & UFG, 2002 NEC, AND 2009 CALIF. ENERGY EFF. STANDARDS (T-24)

### CONSTRUCTION TYPE/ OCCUPANCY PER CBC:

PROJECT A: CLASSROOM BUILDING	CLASSROOM BUILDING
TYPE OF CONSTRUCTION:	V-1 HR.
OCCUPANCY:	MIXED (A-1, A-2)
SPRINKLERED:	YES
PROJECT B: PARKING STRUCTURE	PARKING STRUCTURE
TYPE OF CONSTRUCTION:	IB-N/C
OCCUPANCY:	S-2
SPRINKLERED:	YES FOR BASEMENT LEVEL
CLASS 2 STANDPIPE FOR PRIMARY GRADE LEVEL.	

### ZONING:

PROJECT A: CLASSROOM BUILDING RS-1-1/ RS-1-1  
OVERLAY ZONES TRANSIT AREA/ BRUSH ZONE  
PROJECT B: PARKING STRUCTURE RS-1-1/ RS-1-1  
OVERLAY ZONES TRANSIT AREA/ BRUSH ZONE

### AREAS AND FAR:

(All areas shown are approximate)

CAMPUS AREA*	1,014,264 SF (23.26 ACRES)
EXISTING CAMPUS BUILDING AREA*	86,028 S.F.
PROPOSED NEW CLASSROOM BUILDING AREA *	21,094 SF
PROPOSED PARKING AREA *	44,566 SF
TOTAL APPROXIMATE BUILDING AREA*	156,482 SF
F.A.R.*	0.15

### PARKING CALCULATIONS

PER SAN DIEGO MUNICIPAL CODE TABLE 142-05F and PARKING ANALYSIS

PARKING REQ'D INSTITUTIONAL: 104 SPACES

CLASS	NUMBER	CLASS ROOMS*	RATE	PARKING	TRANSIT OVERLAY x 0.25
FRESHMEN	210	7	2/CLASS	14	12
SOPHOMORE					
JUNIOR					
SENIOR	840	NA	1/8 STUDENTS	105	42
TOTAL					104

\* 50 STUDENTS PER CLASSROOM

PROJECT OR AREA	EXISTING	PROPOSED	NET GAIN/LOSS
PROJECT A	21 SPACES	2 SPACES	-21 SPACES
PROJECT B	50 SPACES	102 SPACES	+56 SPACES
TOTAL	54 SPACES	104 SPACES	+50 SPACES
ON-STREET PARKING			
COPLEY STREET	8 SPACES	8 SPACES	-0 SPACES
COLLIER STREET	2 SPACES	2 SPACES	-0 SPACES
OREGON STREET	26 SPACES	24 SPACES	-2 SPACES

ACCESSIBLE PARKING REQUIRED.  
ACCESSIBLE PARKING PROVIDED.  
\* 1 VEH ACCESSIBLE SPACE REQUIRED AND 2 PROVIDED.

### PROJECT NARRATIVE

AN UPDATED MASTER PLAN FOR A 750-STUDENT ANNUAL ENROLLMENT, COLLEGE PREPARATORY ALL GIRL CATHOLIC HIGH SCHOOL, ON AN APPROXIMATELY 23.3 ACRE SITE IN THE NORTH PARK COMMUNITY OF THE CITY OF SAN DIEGO.

IMPROVEMENTS IN THIS UPDATE OF THE CAMPUS MASTER PLAN SHALL INCLUDE:

- PROJECT A: A TWO-STORY CLASSROOM BUILDING TO PROVIDE 2110 SQ.F. OF CLASSROOMS, SCIENCE LABORATORIES, ART STUDIOS, AND A LIBRARY/MEDIA CENTER. TWO ON-SITE SPACES.
- PROJECT B: A TWO-LEVEL PARKING FACILITY TO PROVIDE 102 ON-SITE SPACES IN ONE SUBTERRANEAN LEVEL AND ONE AT-GRADE LEVEL.
- RENOVATION OF THE EXISTING STREET FRONTAGE LANDSCAPING FOR THE ENTIRE CAMPUS.
- LANDSCAPE RENOVATION OF THE POINT AND THE MEDITATION GARDEN.

### PROJECT TEAM

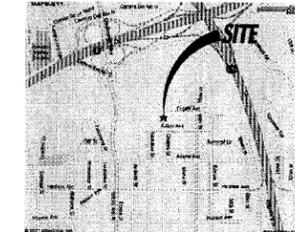
**OWNER:** ACADEMY OF OUR LADY OF PEACE  
CONTACT: ANAN MAHADEVAN  
4860 OREGON STREET  
SAN DIEGO, CALIFORNIA 92116  
619-291-2266 f  
619-291-2478

**ARCHITECT:** MCARDLE ASSOCIATES ARCHITECTS, INC.  
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**CIVIL ENGINEER:** CIVIL CONSULTING GROUP, INC.  
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M@CIVILCONSULTING.COM

**LANDSCAPE ARCHITECT:** ENVIRONS  
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1104 STATE STREET  
SAN DIEGO, CALIFORNIA 92101  
619-232-1001 f  
619-232-1008 f  
MARTY@ENVIRONS.US

### VICINITY MAP:



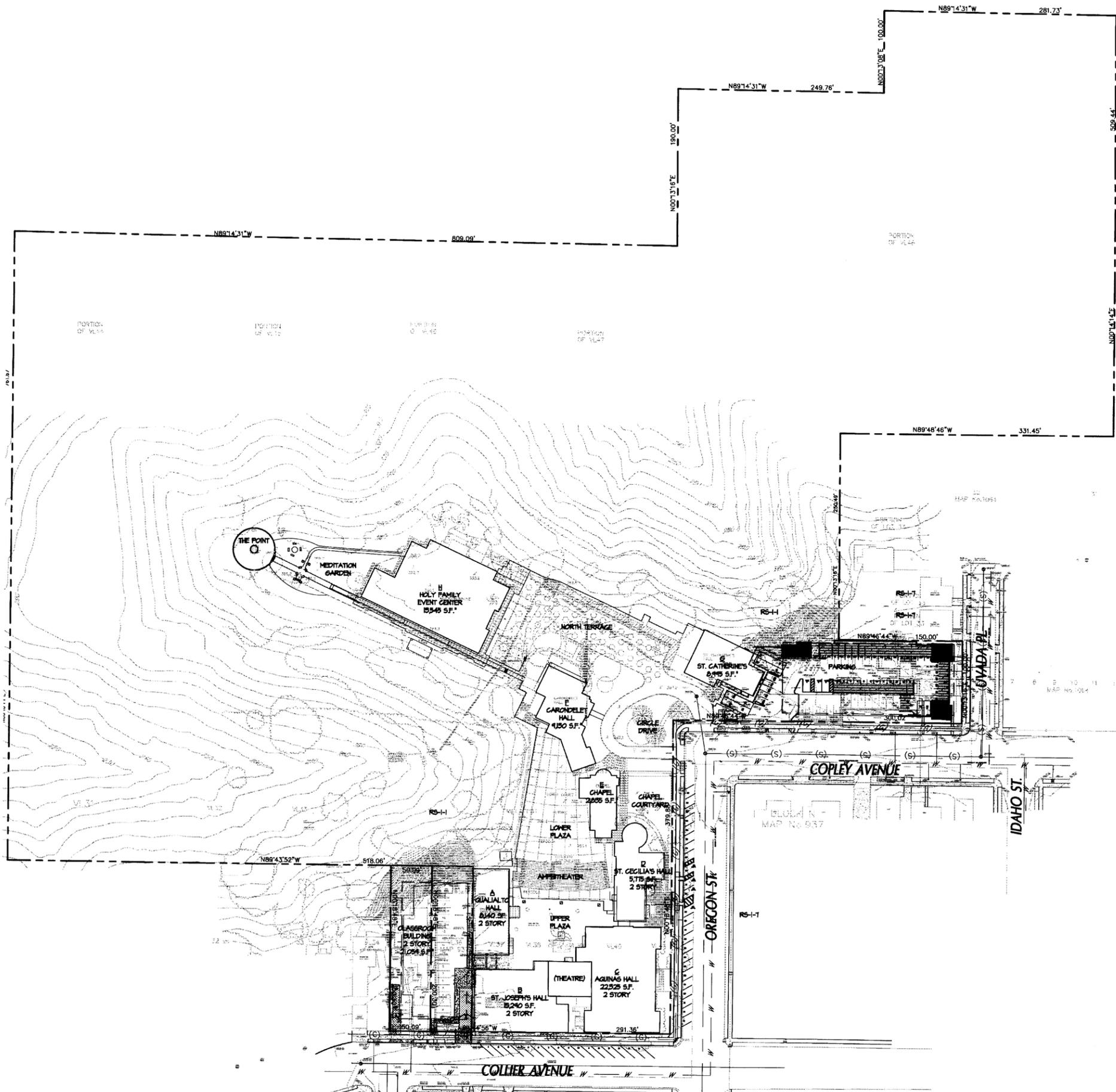
ACADEMY OF OUR LADY OF PEACE  
CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING  
4860 OREGON STREET  
SAN DIEGO, CALIFORNIA

Date:	9/11/07
Project:	AOLP
File:	AOJ
Revisions:	11/9/07
	07/19/07
	06/10/08
	09/14/08

Sheet Title:  
**TITLE SHEET**

Sheet Number:

**A0.1**



**PROJECT TEAM**  
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 CONTACT: DASAN MAHADEVAN  
 4860 OREGON STREET  
 SAN DIEGO, CA 92116  
 T614-241-2535 F614-241-2413

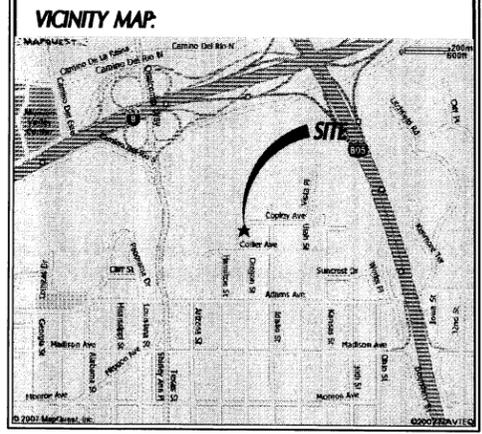
**ARCHITECT:**  
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 T760-431-7775 F760-431-7585

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**LANDSCAPE ARCHITECT:**  
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 SAN DIEGO, CA 92101  
 T614-232-1007 F614-232-1008

**CAMPUS BUILDING/  
 FACILITY CHART:**

BUILDING	YEAR CONSTRUCTED
BUILDING A (QUALIALTO HALL 8,140 S.F.)	1921
BUILDING B (ST. JOSEPH'S HALL 15,240 S.F.)	1965
BUILDING C (AGUINAS HALL 22,325 S.F.)	1921
BUILDING D (ST. CECILIA'S HALL 5,775 S.F.)	1920
BUILDING E (CHAPEL 2,835 S.F.)	1921
BUILDING F (CARONDELET HALL 4,130 S.F.)	1920
BUILDING G (ST. CATHERINE'S HALL 8,995 S.F.)	1920
BUILDING H (HOLY FAMILY EVENT CENTER 13,545 S.F.)	1996
THE POINT	1920
UPPER PLAZA	2002
LOWER PLAZA	2002
AMPHITHEATER	2002
CHAPEL COURTYARD	2002
NORTH TERRACE	1920
CIRCLE DRIVE	1920
MEDITATION GARDEN	2001
PROJECT A (CLASSROOM BUILDING 21,059 S.F.)	-
PROJECT B (PARKING AREA)	-



**LEGEND**

[Symbol]	CONCRETE PAVING - SEE NOTES FOR THICKNESS	[Symbol]	EXISTING LIGHT STANDARD
[Symbol]	STANDARD PARKING STALL 4'-0" X 10'	[Symbol]	EXISTING LIGHT STANDARD
[Symbol]	STANDARD PARKING STALL 4'X6' IN 2' O.H.	[Symbol]	EXISTING PUBLIC FIRE HYDRANT
[Symbol]	HANDICAP PARKING STALL, SEE DETAIL	[Symbol]	PROPOSED PRIVATE FIRE HYDRANT
[Symbol]	POST INDICATOR VALVE AND F.D.C.	[Symbol]	CATCH BASIN APPROX. LOCATION
[Symbol]	FIRE LANE	[Symbol]	WATER LINE - SEE CIVIL
[Symbol]	PROPERTY LINE	[Symbol]	GAS LINE - SEE CIVIL
[Symbol]	EXISTING CONTOURS	[Symbol]	SEWER LATERAL SEE CIVIL



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ACADEMY OF OUR LADY OF PEACE  
 CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING  
 MASTER SITE PLAN  
 4860 OREGON STREET  
 SAN DIEGO, CALIFORNIA

Date:	9/12/01
Project:	AOLP
File:	A11.dwg
Revisions:	1/13/01
	12/19/01
	06/10/08
	03/4/08

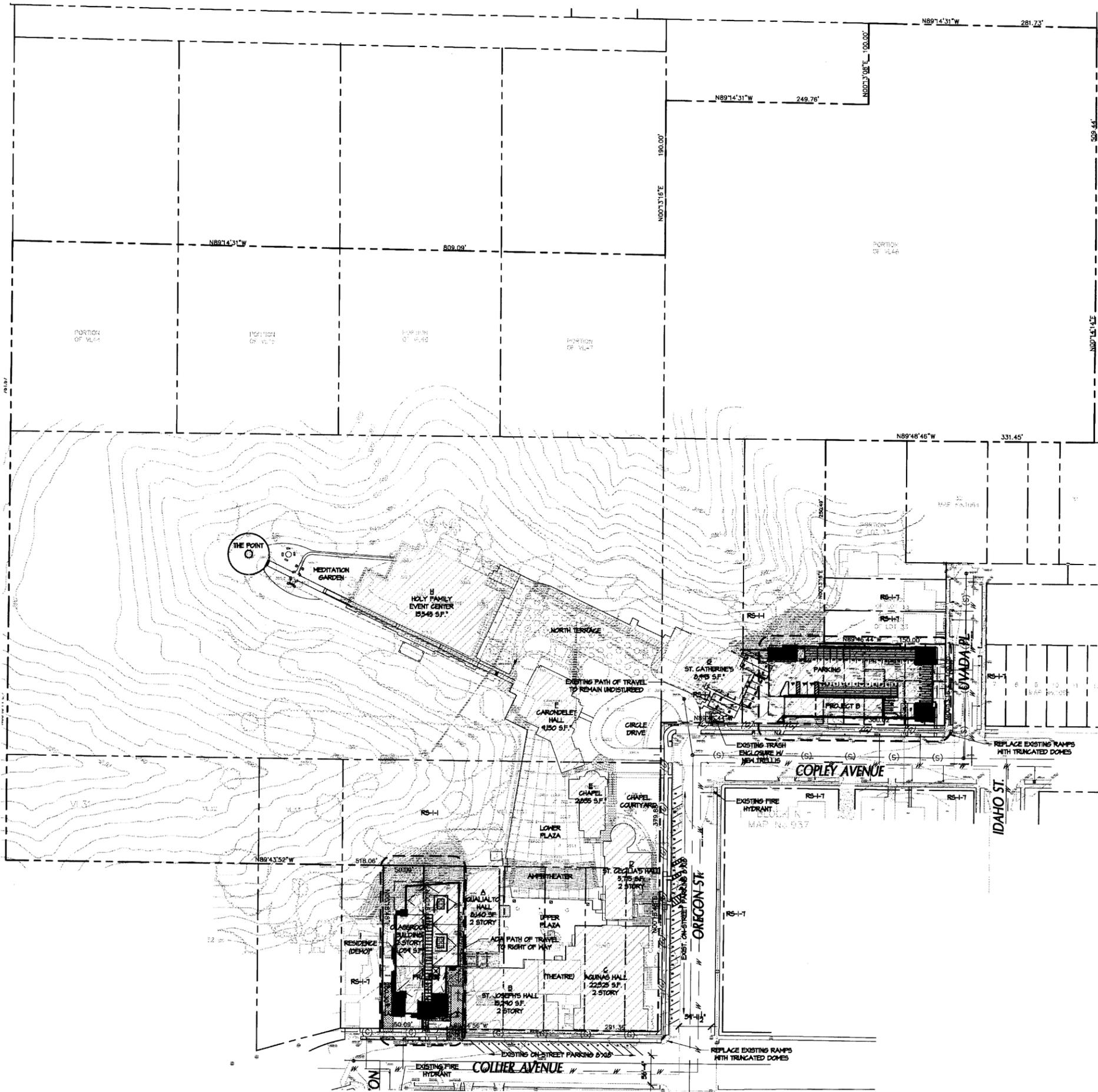
Sheet Title:  
**CAMPUS MASTER PLAN**  
 Sheet Number:

**1 CAMPUS MASTER PLAN**



**A11**

ATTACHMENT 5



**PROJECT TEAM**

**OWNER REPRESENTATIVE:**  
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 T619-297-2535 F619-297-2473

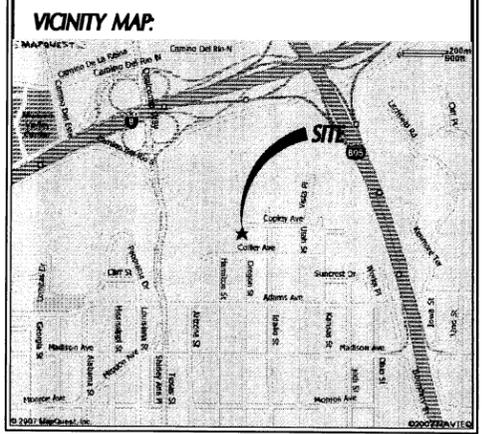
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**CAMPUS BUILDING/  
 FACILITY CHART:**

	YEAR CONSTRUCTED:
BUILDING A (QUALIALTO HALL 8,140 S.F.):	1921
BUILDING B (ST. JOSEPH'S HALL 15,240 S.F.):	1965
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AMPHITHEATER:	2002
CHAPEL COURTYARD:	2002
NORTH TERRACE:	1920
CIRCLE DRIVE:	1920
MEDITATION GARDEN:	2001
PROJECT A (CLASSROOM BUILDING 21,059 S.F.):	-
PROJECT B (PARKING AREA):	-



**LEGEND**

	CONCRETE PAVING - SEE 'C' DRIVES FOR THICKNESS		EXISTING LIGHT STANDARD
	STANDARD PARKING STALL 4'-0" X 10'		EXISTING LIGHT STANDARD
	STANDARD PARKING STALL 4'-0" X 20'		EXISTING PUBLIC FIRE HYDRANT
	HANDICAP PARKING STALL SEE DETAIL		PROPOSED PRIVATE FIRE HYDRANT
	POST INDICATOR VALVE AND F.D.C.		CATCH BASIN APPROX. LOCATION
	FIRE LANE		WATER LINE - SEE CIVIL
	PROPERTY LINE		GAS LINE - SEE CIVIL
	EXISTING CONTOURS		SEWER LATERAL SEE CIVIL



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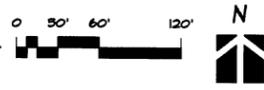
**ACADEMY OF OUR LADY OF PEACE  
 CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING  
 MASTER SITE PLAN  
 AND CIRCLE STREET  
 SAN DIEGO, CALIFORNIA**

Date:	9/12/07
Project:	ACL.P
File:	A11.dwg
Revisions:	1/15/07
	12/13/07
	06/10/08
	09/4/08

Sheet Title:  
**PROJECTS  
 A & B SITE PLAN**

Sheet Number:

**PROJECTS A & B SITE PLAN**



**A12**

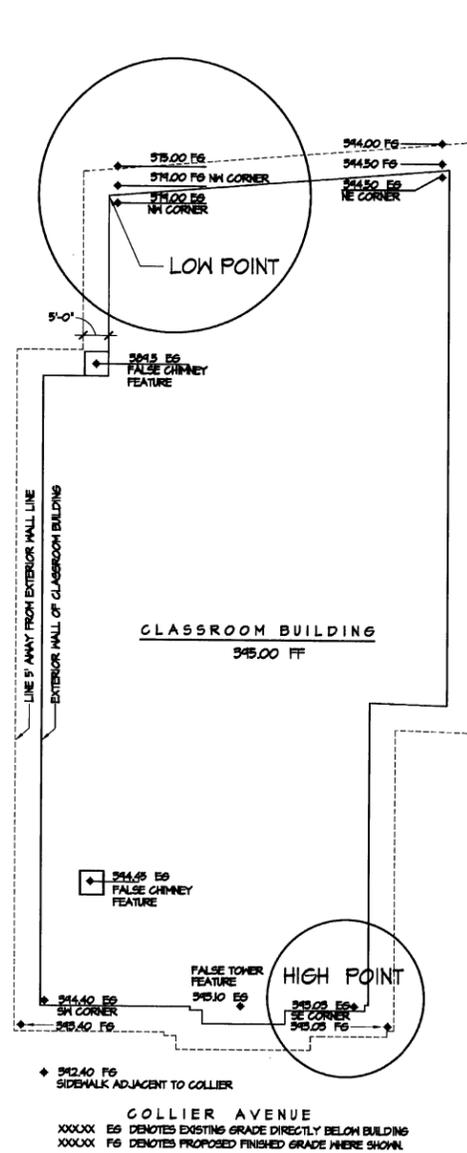
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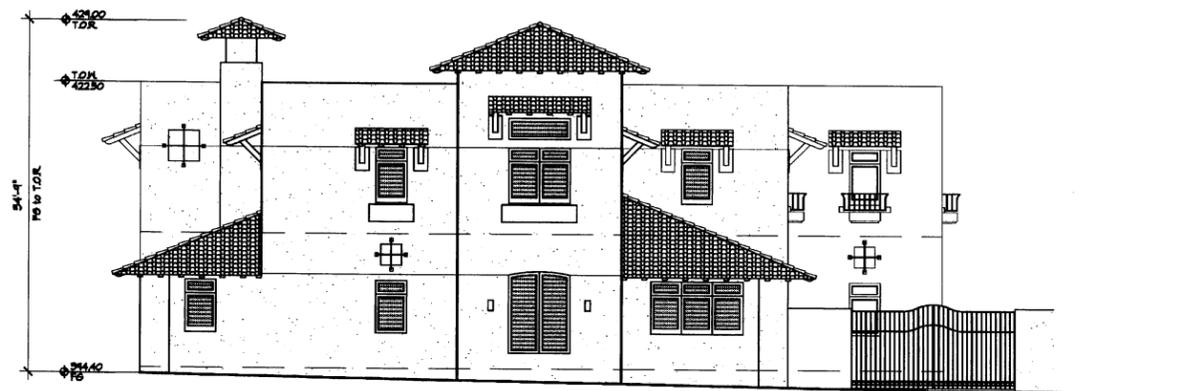
McArdle Associates Architects

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PMB 472 Suite #105  
La Costa, California 92099  
E: 619-431-7775 F: 619-431-7585

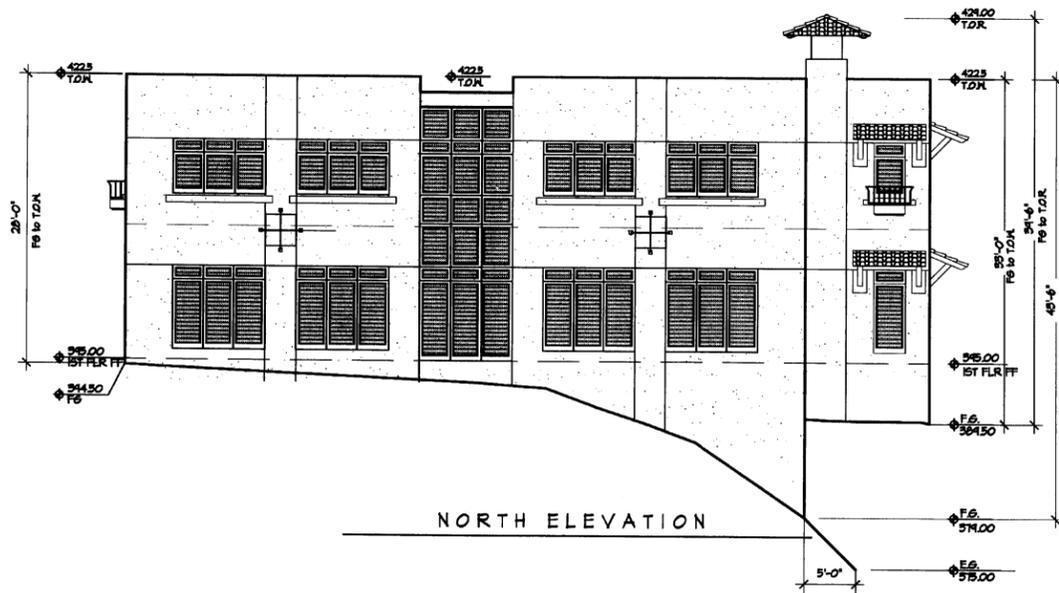
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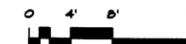
1A CLASSROOM BUILDING (PLAN)



SOUTH ELEVATION AT COLLIER STREET



2A CLASSROOM BUILDING NORTH & SOUTH ELEVATIONS



ACADEMY OF OUR LADY OF PEACE  
CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING

660 COLLIER STREET  
SAN DIEGO, CALIFORNIA

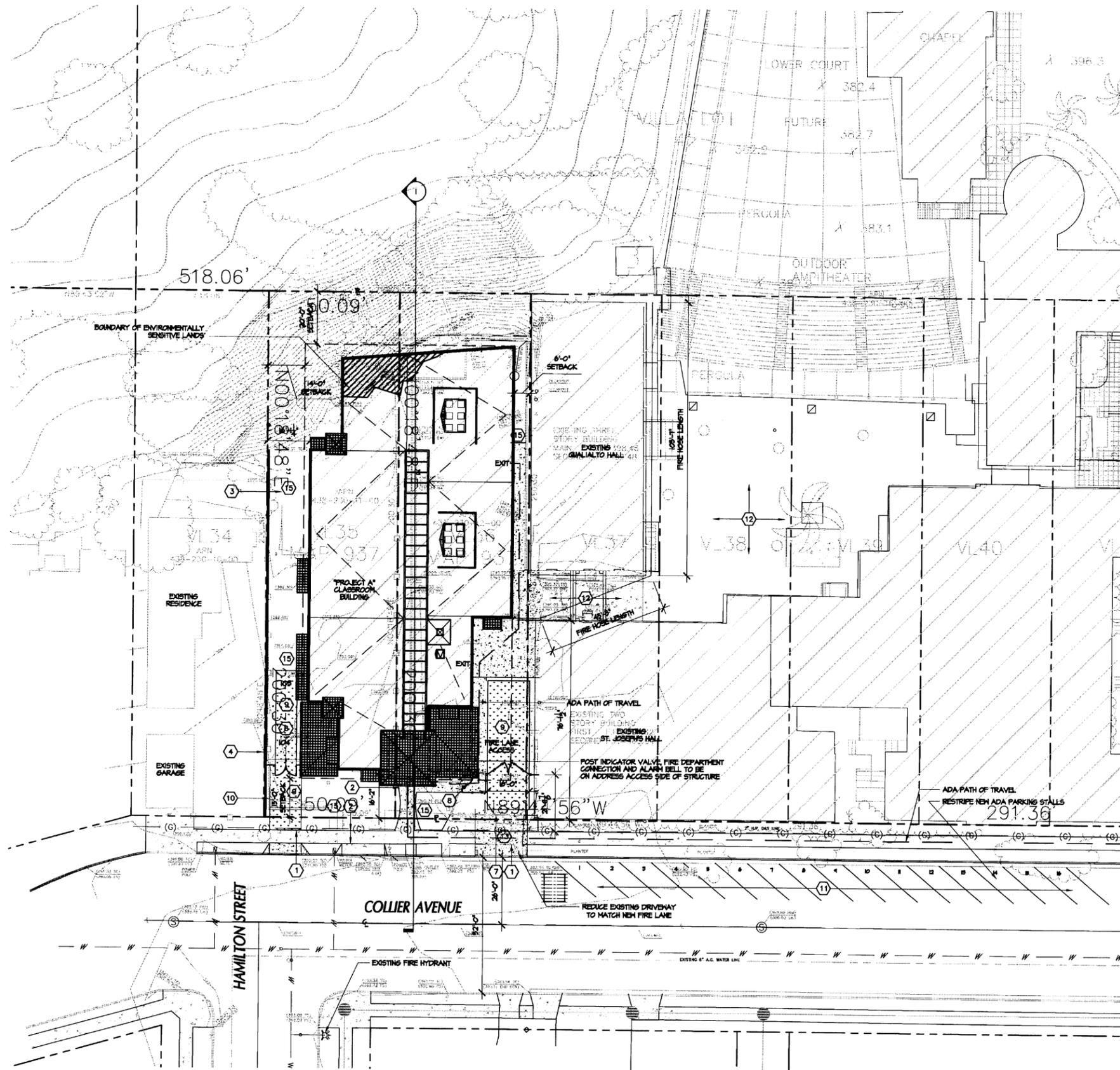
Date:	9/2/07
Project:	ACLP
File:	ALSDwg
Revisions:	1/5/07
	12/15/07
	06/10/08

Sheet Title  
BUILDING HEIGHT DIAGRAM

Sheet Number

A13

ATTACHMENT 5



**PROJECT "A" SITE PLAN**  
 1" = 30'-0"  
 0 10' 20' 40'  
 N

**SITE PLAN GENERAL NOTES**

1. ALL DIMENSIONS ARE TO THE FACE OF WALL, FACE OF CONCRETE CURB OR GRID LINE UNLESS NOTED OTHERWISE.
2. SEE "C" PLANS FOR ALL CONCRETE CURBS, BUTTERS AND CHANGES. DETAILS ON SHEET A01 ARE MINIMUM STANDARDS.
3. THE IRRIGATION SYSTEM SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM. PRIOR TO INSTALLATION & AT LEAST 60 DAYS AFTER BLDG. COMPLETION, CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
4. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
5. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDGS. SEE "C" DRAWINGS.
6. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GENERAL AND STARTING LAYOUT POINTS.
7. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
8. NON-CONCRETE SIDEWALKS AND DRIVES TO MATCH EXISTING HISTORIC CHARACTER.
9. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
10. FIRE HYDRANTS TO COMPLY WITH THE LOCAL JURISDICTIONS ENGINEERING DEPT. STANDARDS AND SPECIFICATIONS FOR ON-SITE FIRE HYDRANTS.
11. PROVIDE DOUBLE STOPPING PER CITY OF THE LOCAL JURISDICTIONS STANDARDS.
12. ALL PROPERTY LINE, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN.
13. PROVIDE MINIMUM 18" CONCRETE FROM BUILDING TO POST INDICATOR VALVE (PIV) FOR MONITORING OF TANKER SWITCH.

**SITE PLAN KEYNOTES**

1. EXISTING CONCRETE WALK.
2. PROPOSED CONCRETE WALK REPLACED/REPAIRED TO MATCH EXISTING.
3. EXISTING CHALKBOARD TO BE REMOVED.
4. EXISTING 6" HIGH YARD WALL TO REMAIN.
5. EXISTING PARKING SPACES TO REMAIN.
6. NOT USED.
7. EXISTING PROPOSED IRON AUTOMATIC SECURITY GATE TO BE REMOVED, REPLACED AND RECYCLED FOR FIRE DEPARTMENT.
8. PROPOSED 6" WROUGHT IRON PEDESTRIAN GATE AND SECURITY FENCE.
9. BRICK/PAVING OR SIMILAR.
10. EXISTING IMPROVEMENTS TO BE REMOVED.
11. EXISTING 48" DEEPER PARKING STALLS TO REMAIN AND TO BE RESTRIPTED AS REQUIRED.
12. EXISTING SITE IMPROVEMENTS TO REMAIN.
13. PROPOSED DRIVEWAY CURB CUT.
14. REINFORCE BAR PER FIRE DEPARTMENT STANDARDS.
15. PROPOSED LANDSCAPE AREA.

**LEGEND**

	CONCRETE PAVING - SEE "C" DRAWING FOR THICKNESS		EXISTING LIGHT STANDARD.
	STANDARD PARKING STALL 10'0" X 20'0"		EXISTING LIGHT STANDARD.
	HANDICAP PARKING STALL. SEE DETAIL.		EXISTING PUBLIC FIRE HYDRANT.
	POST INDICATOR VALVE AND PIV.		PRIVATE FIRE HYDRANT.
	FIRE LANE.		CATCH BASIN APPROX. LOCATION.
	PROPERTY LINE.		WATER LINE - SEE CIVIL.
	EXISTING CONTOURS.		GAS LINE - SEE CIVIL.
			SEWER LATERAL - SEE CIVIL.

**CONSTRUCTION CLASSIFICATION**

PROJECT A: CLASSROOM BUILDING  
 TYPE OF CONSTRUCTION: V-1 HR.  
 OCCUPANCY: MIXED E-1, A-2.1

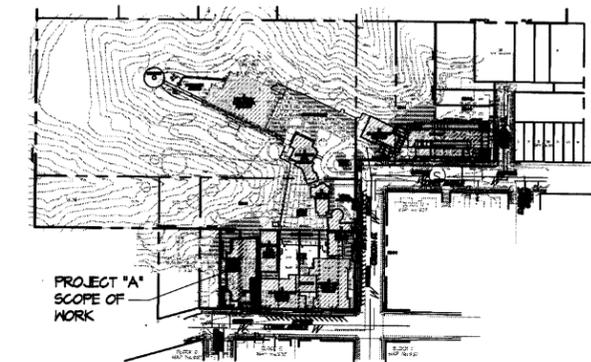
**ZONING DATA**

PROJECT A:  
 ZONE: RS-1-7/ RS-1-I  
 OVERLAY ZONES: TRANSIT AREA/ BRUSH ZONE  
 TRANSIT AREA

**EXISTING/ PROPOSED USES**

PROJECT A: CLASSROOM BUILDING  
 EXISTING: S.F. RESIDENCE/ PARKING LOT  
 PROPOSED: CLASSROOM BUILDING

**PROJECT SCOPE (PROJECT A)**  
 CAMPUS ADDITION INCORPORATING ONE ADJACENT PARCEL TO INCLUDE A 2 STORY CLASSROOM BUILDING.



**KEY MAP**  
 N/A



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**ACADEMY OF OUR LADY OF PEACE**  
 CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING  
 NEW CLASSROOM BUILDING "PROJECT A"  
 SAN DIEGO, CALIFORNIA

Date:	9/12/07
Project:	AOLP
File:	A1.1.dwg
Revisions:	1/19/07
	02/19/07
	06/10/08
	09/14/08

Sheet Title:  
**PROJECT A CLASSROOM SITE PLAN**

Sheet Number:

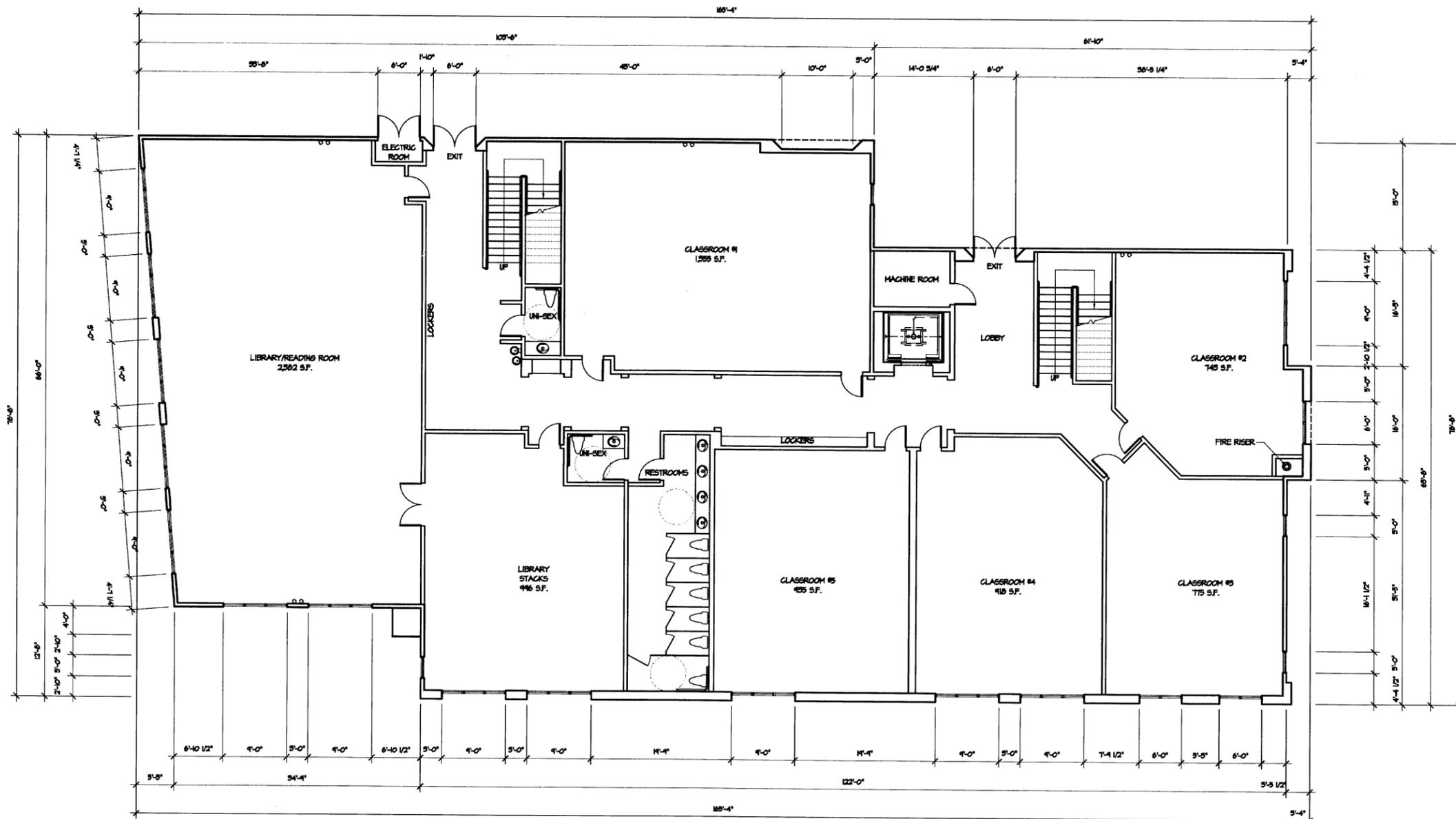
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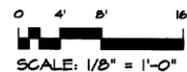
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### CLASSROOM BUILDING - PROJECT A PRELIMINARY FIRST FLOOR PLAN

1st FLOOR GROSS AREA = 11,123 SF.  
2nd FLOOR GROSS AREA = 9,936 SF.  
TOTAL BUILDING AREA = 21,059 SF.



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



ACADEMY OF OUR LADY OF PEACE  
CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING  
NEW CLASSROOM BUILDING "PROJECT A"  
480 OREGON STREET  
SAN DIEGO, CALIFORNIA

Date:	9/12/07
Project:	AOLP
File:	ALIA.dwg
Revisions:	1/15/07
	12/19/07
	06/10/08

Sheet Title:  
**CLASSROOM BLDG. FIRST FLOOR PLAN**

Sheet Number:

# A2.1A

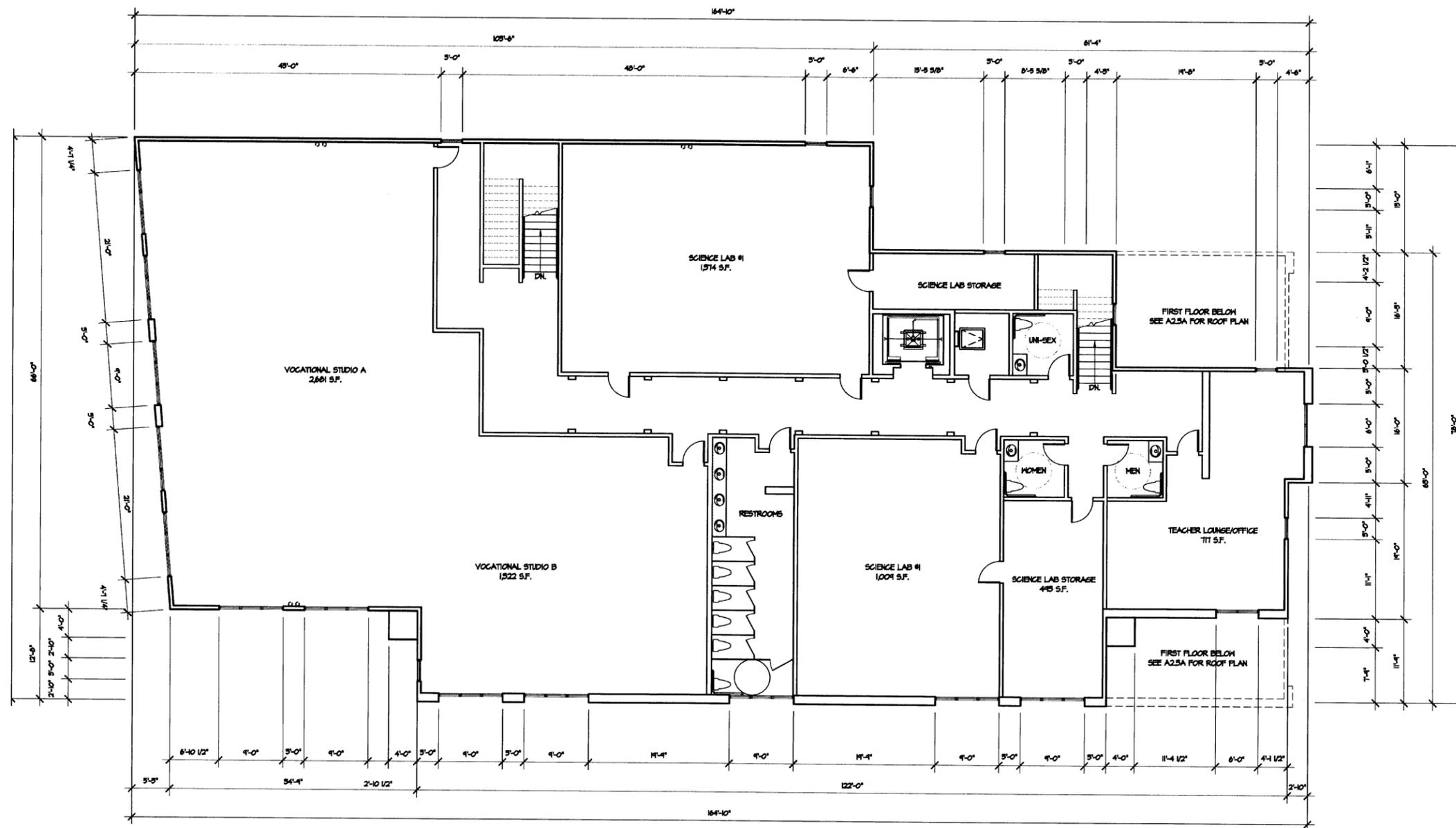
ATTACHMENT 5



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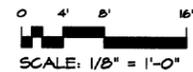
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### CLASSROOM BUILDING - PROJECT A PRELIMINARY SECOND FLOOR PLAN

1st FLOOR GROSS AREA = 11,123 SF.  
2nd FLOOR GROSS AREA = 9,936 SF.  
TOTAL BUILDING AREA = 21,059 SF.



ACADEMY OF OUR LADY OF PEACE  
CAMPUS MASTER PLAN, CLASSROOM BLDG. AND PARKING  
NEW CLASSROOM BUILDING PROJECT 'A'  
440 OREGON STREET  
SAN DIEGO, CALIFORNIA

Date:	9/12/07
Project:	AOLP
File:	A2.2A.dwg
Revisions:	1/19/07
	12/19/07
	06/10/08

Sheet Title:  
**CLASSROOM  
BLDG. SECOND  
FLOOR PLAN**

Sheet Number:

# A2.2A

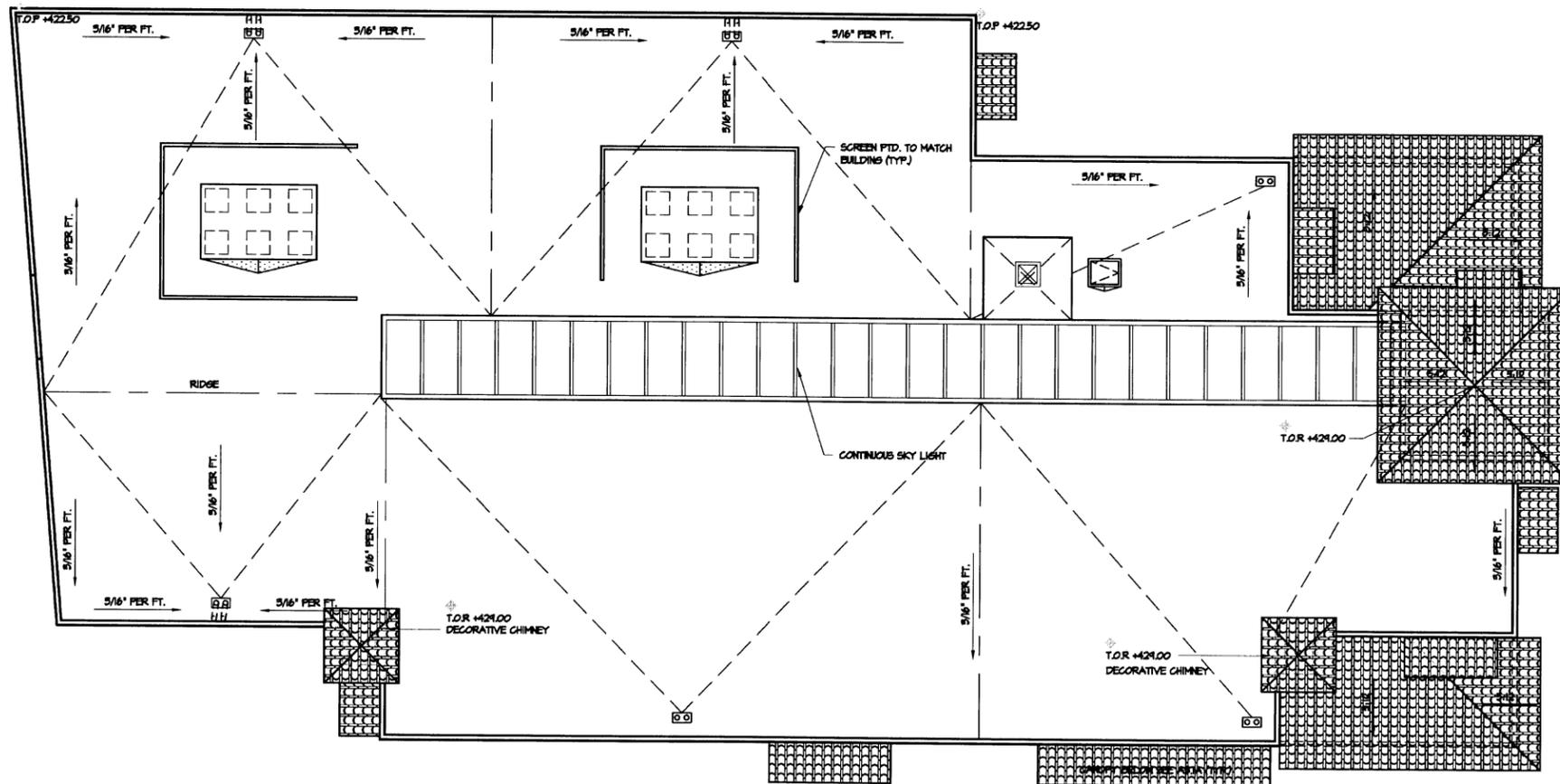
G. MONTGOMERY



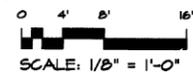
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**CLASSROOM BUILDING - PROJECT A  
PRELIMINARY ROOF PLAN**



**ACADEMY OF OUR LADY OF PEACE**  
CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING  
NEW CLASSROOM BUILDING "PROJECT A"  
400 LARSON STREET  
SAN DIEGO, CALIFORNIA

Date:	3/2/07
Project:	ACLP
File:	A2.3A.dwg
Revisions:	1/15/07
	2/15/07
	06/10/08

Sheet Title:  
**CLASSROOM  
BLDG. ROOF  
PLAN**

Sheet Number:

**A2.3A**

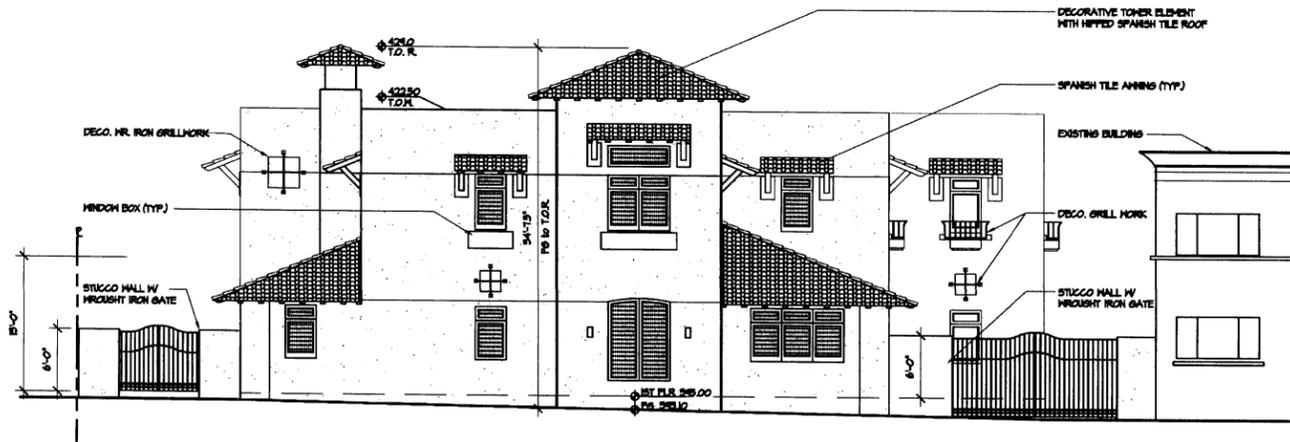
S. MONTGOMERY



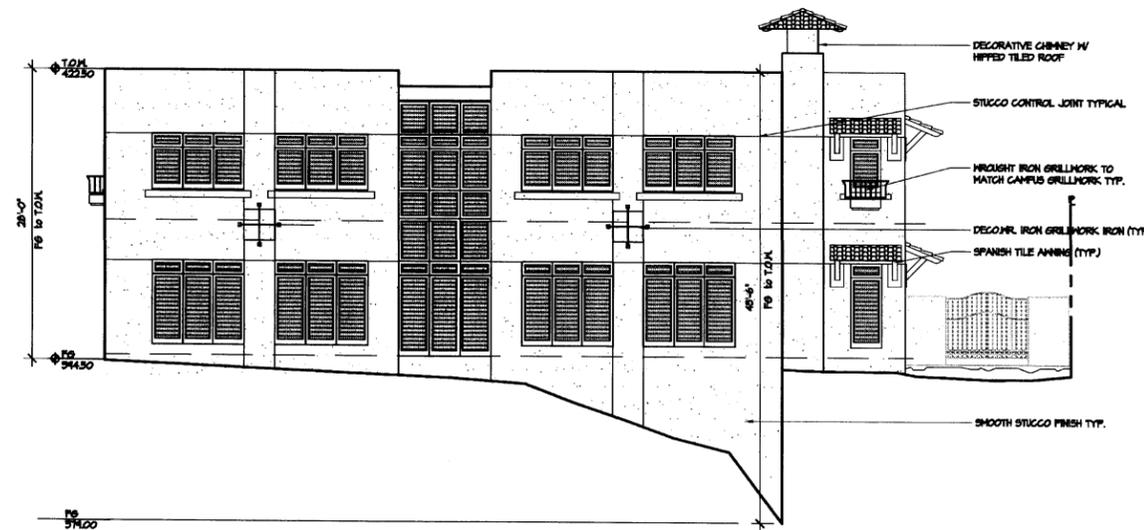
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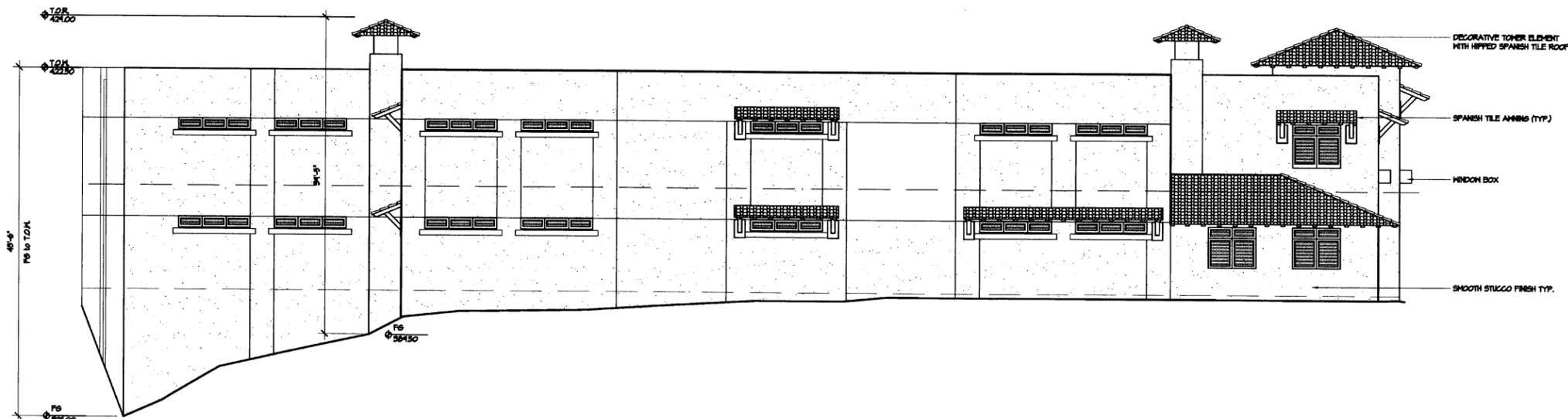
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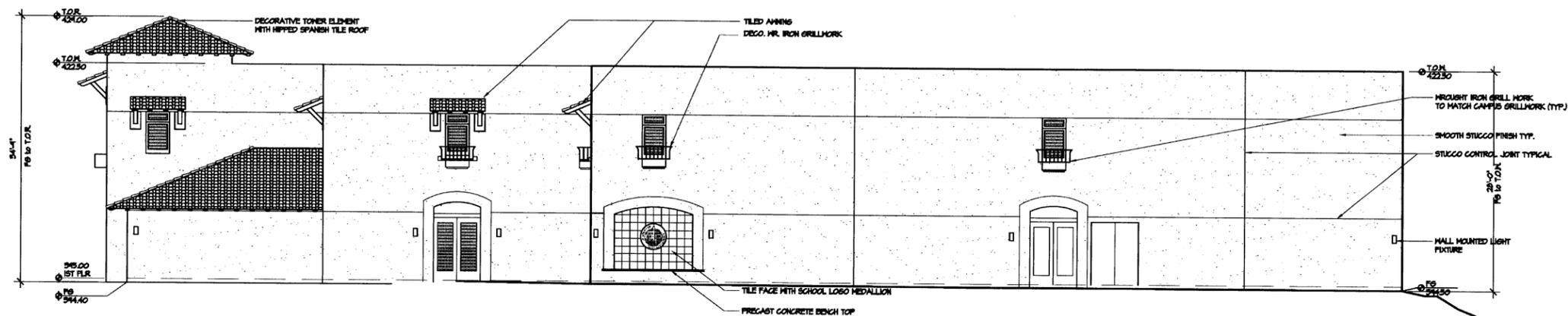
1 CLASSROOM BUILDING - SOUTH ELEVATION  
10' - 0"



2 CLASSROOM BUILDING - NORTH ELEVATION  
10' - 0"



3 CLASSROOM BUILDING - WEST ELEVATION  
10' - 0"



4 CLASSROOM BUILDING - EAST ELEVATION  
10' - 0"

ACADEMY OF OUR LADY OF PEACE  
CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING  
NEW CLASSROOM BUILDING "PROJECT A"  
AND QUEEN STREET  
SAN DIEGO, CALIFORNIA

Date:	9/2/07
Project:	ACLP
File:	A3.1A.dwg
Revisions:	11/9/07
	12/19/07
	06/10/08

Sheet Title:  
**CLASSROOM BLDG.  
EXTERIOR  
ELEVATIONS**

Sheet Number:

**A3.1A**



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**SITE PLAN GENERAL NOTES**

- ALL DIMENSIONS ARE TO THE FACE OF WALL, FACE OF CONCRETE CURB OR GRID LINE UNLESS NOTED OTHERWISE.
- SEE 'C' PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SHALES. DETAILS ON SHEET A-1 ARE HIGH-RISE STANDARDS.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- SEE 'C' DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDGS. SEE 'C' DRAWINGS.
- CONTRACTOR TO REFER TO 'C' DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE 'C' DRAWINGS FOR FINISH GRADE ELEVATIONS.
- NEW CONCRETE SIDEWALKS AND DRIVES TO MATCH EXISTING HISTORIC CHARACTER.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A HIGH-RISE SIX INCHES (6") HIGH CURB.
- FIRE HYDRANTS TO COMPLY WITH THE LOCAL JURISDICTIONS ENGINEERING DEPT. STANDARDS AND SPECIFICATIONS FOR ON-SITE FIRE HYDRANTS.
- PROVIDE DOUBLE STRIPING PER CITY OF THE LOCAL JURISDICTIONS STANDARDS.
- ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN.
- PROVIDE HIGH-RISE 8" CONCRETE FRESH FROM BUILDING TO POST INDICATOR VALVE (PIV) FOR HOISTING OF TOWER CRANES.

**SITE PLAN KEYNOTES**

- EXTENT OF EXISTING CONCRETE WALK.
- PROPOSED EXTENT OF CONCRETE WALK REPLACED/REPAIRED TO MATCH EXISTING HISTORIC CHARACTER.
- EXISTING DWELLING TO BE REMOVED.
- EXISTING 6" HIGH YARD WALL TO REMAIN.
- EXISTING PARKING SPACES TO REMAIN.
- NOT USED.
- EXISTING MEDIUM BURN AUTOMATIC SECURITY GATE TO BE REMOVED, REPLACED AND KEPT FOR FIRE DEPARTMENT USE.
- PROPOSED 6" HIGH BURN PEDESTRIAN GATE AND SECURITY FENCE.
- BRICK/CONCRETE OR SIMILAR.
- EXISTING IMPROVEMENTS TO BE REMOVED.
- EXISTING 48 CONCRETE PARKING STALLS TO REMAIN AND TO BE RESTORED AS REQUIRED.
- EXISTING SITE IMPROVEMENTS TO REMAIN.
- PROPOSED DRIVEWAY CURB CUT.
- HEADACHE BAR PER FIRE DEPARTMENT STANDARDS.
- PROPOSED LANDSCAPE AREA.

**LEGEND**

	CONCRETE PAVING - SEE 'C' DRAWINGS FOR THICKNESS		EXISTING LIGHT STANDARD
	STANDARD PARKING STALL 9'-0" X 18'		EXISTING LIGHT STANDARD
	STANDARD PARKING STALL 12'-0" X 20'		EXISTING PUBLIC FIRE HYDRANT
	HANDICAP PARKING STALL SEE DETAIL		FIRE HYDRANT
	POST INDICATOR VALVE AND P.D.V.		CATCH BASIN APPROX. LOCATION
	FIRE LINE		WATER LINE - SEE CIVIL
	PROPERTY LINE		GAS LINE - SEE CIVIL
	EXISTING CONTOURS		SEWER LATERAL - SEE CIVIL

**CONSTRUCTION CLASSIFICATION:**

PROJECT B: PARKING STRUCTURE  
 TYPE OF CONSTRUCTION: IIB-NC  
 OCCUPANCY: 5-2

**ZONING DATA:**

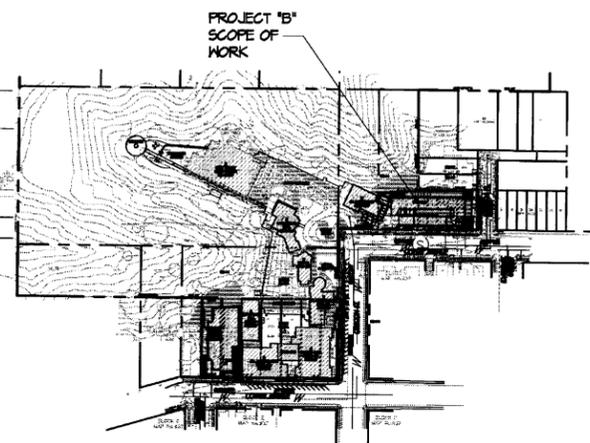
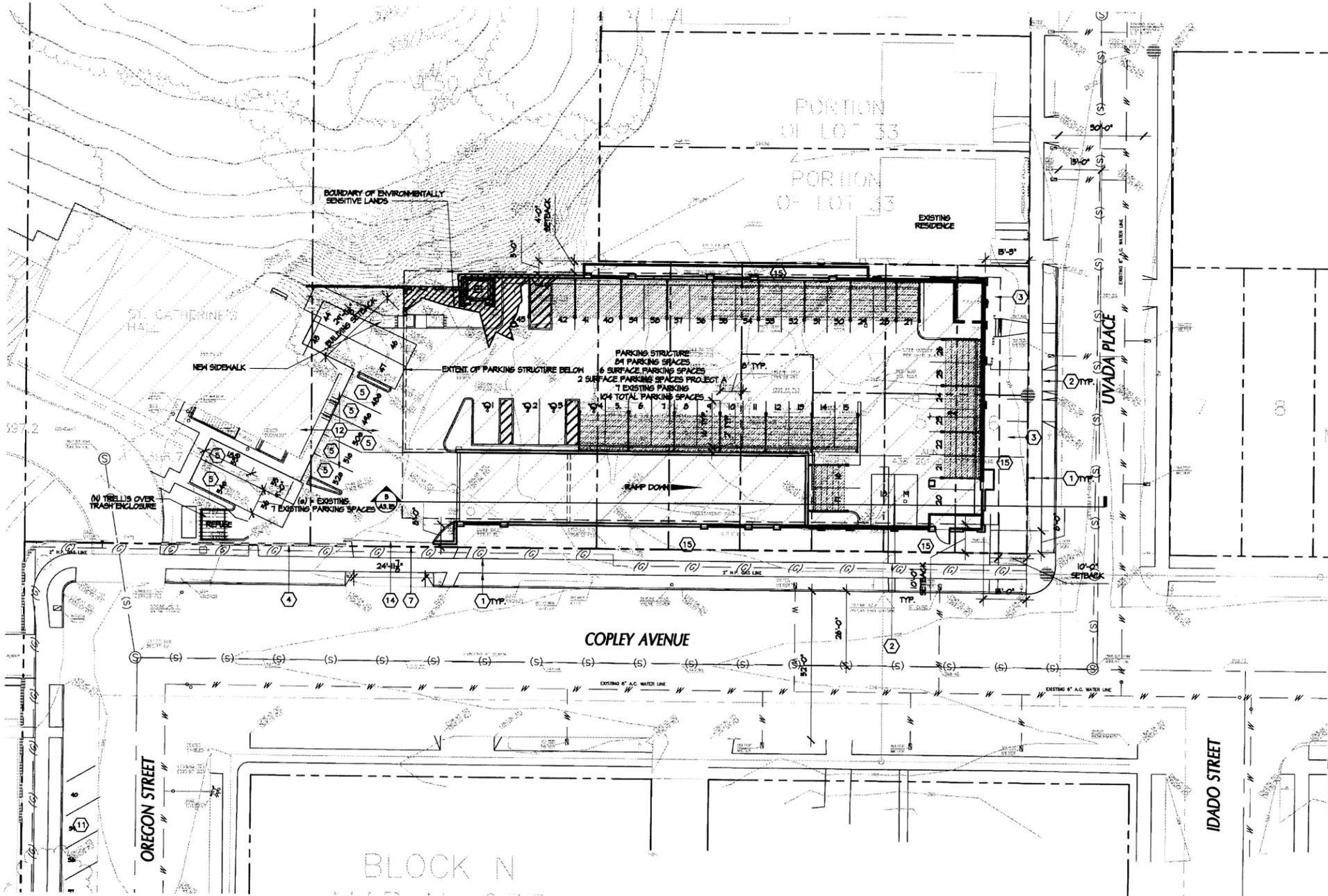
PROJECT B:  
 ZONE: RS-1-T/RS-1-I  
 OVERLAY ZONES: TRANSIT AREA/ BRUSH ZONE  
 TRANSIT AREA

**EXISTING/ PROPOSED USES:**

PROJECT B: PARKING  
 EXISTING: PARKING LOT & RESIDENTIAL  
 PROPOSED: PARKING

**PROJECT SCOPE (PROJECT B):**

CAMPUS ADDITION INCORPORATING TWO ADJACENT PARCELS TO INCLUDE A GRADE LEVEL PARKING LOT AND ONE SUBTERRANEAN LEVEL PARKING LOT.



**KEY MAP**  
 RTA

**ACADEMY OF OUR LADY OF PEACE**  
 CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING  
 NEW PARKING, PROJECT B  
 8400 OREGON STREET  
 SAN DIEGO, CALIFORNIA

Date:	9/12/07
Project:	AOLP
File:	A11.dwg
Revisions:	11/9/07
	12/9/07
	06/10/08
	09/14/08

Sheet Title:  
**PROJECT B  
 PARKING  
 SITE PLAN**

Sheet Number:

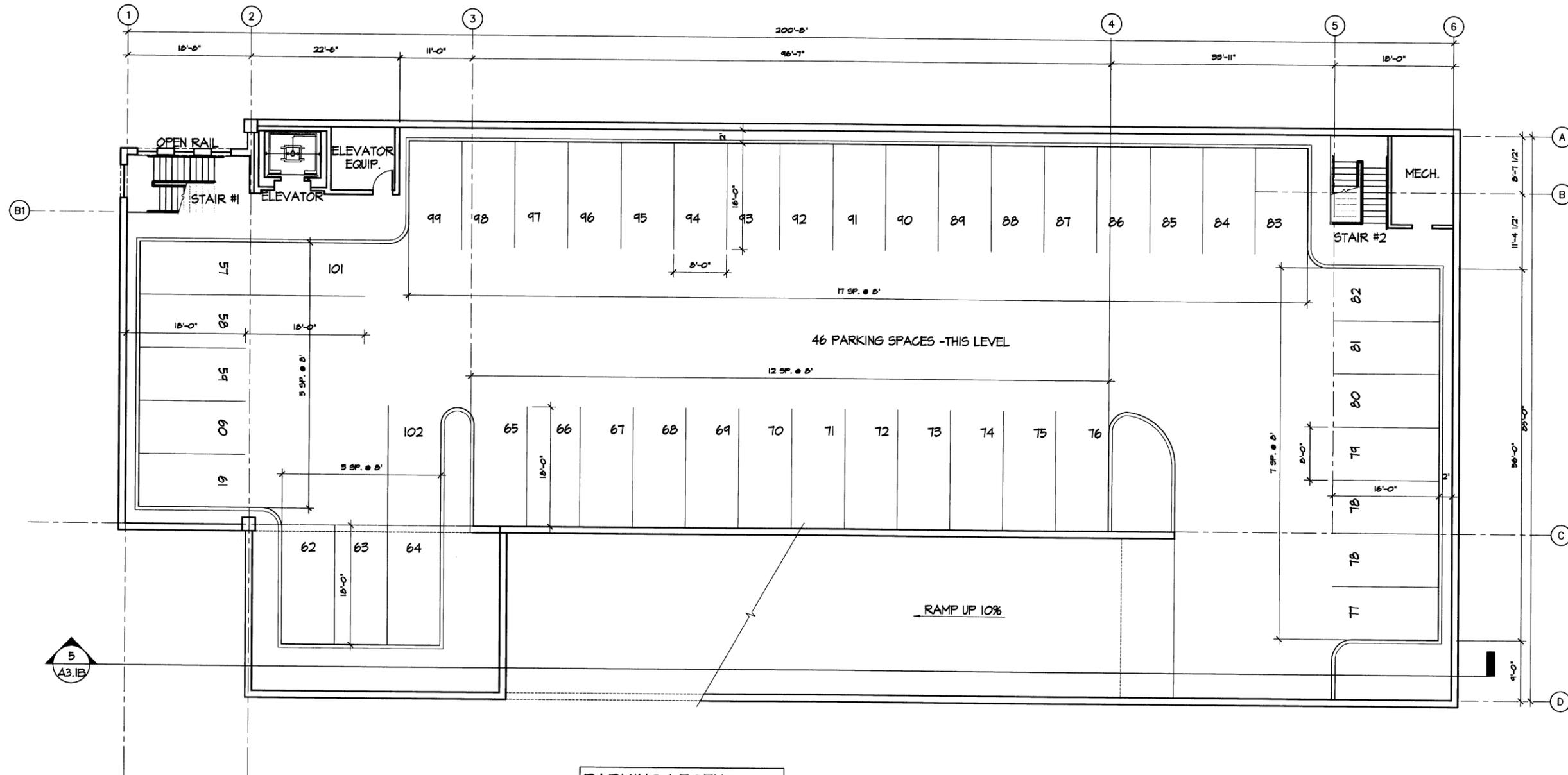
**A1.1B**



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ACADEMY OF OUR LADY OF PEACE  
CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING  
NEW PARKING - PROJECT B  
540 ORCHARD STREET  
SAN DIEGO, CALIFORNIA

Date:	9/2/07
Project:	AOLP
File:	A1A.dwg
Revisions:	1/9/07
	12/19/07
	06/10/08
	03/4/08

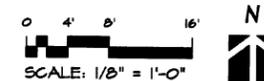
Sheet Title:  
**PARKING  
BSMT LEVEL 1  
PLAN**

Sheet Number:

**A2.1B**

PARKING LEGEND	
BASEMENT LEVEL 1 =	46
GRADE LEVEL 2 =	43
(SURFACE) PROJECT A =	2
(EXIST) GRADE LEVEL 2 =	7
(SURFACE) GRADE LEVEL 2 =	6
<b>TOTAL PARKING =</b>	<b>104</b>
(INCLUDES 5 HC)	

**PARKING - PROJECT B  
PRELIMINARY BASEMENT LEVEL 1 FLOOR PLAN**

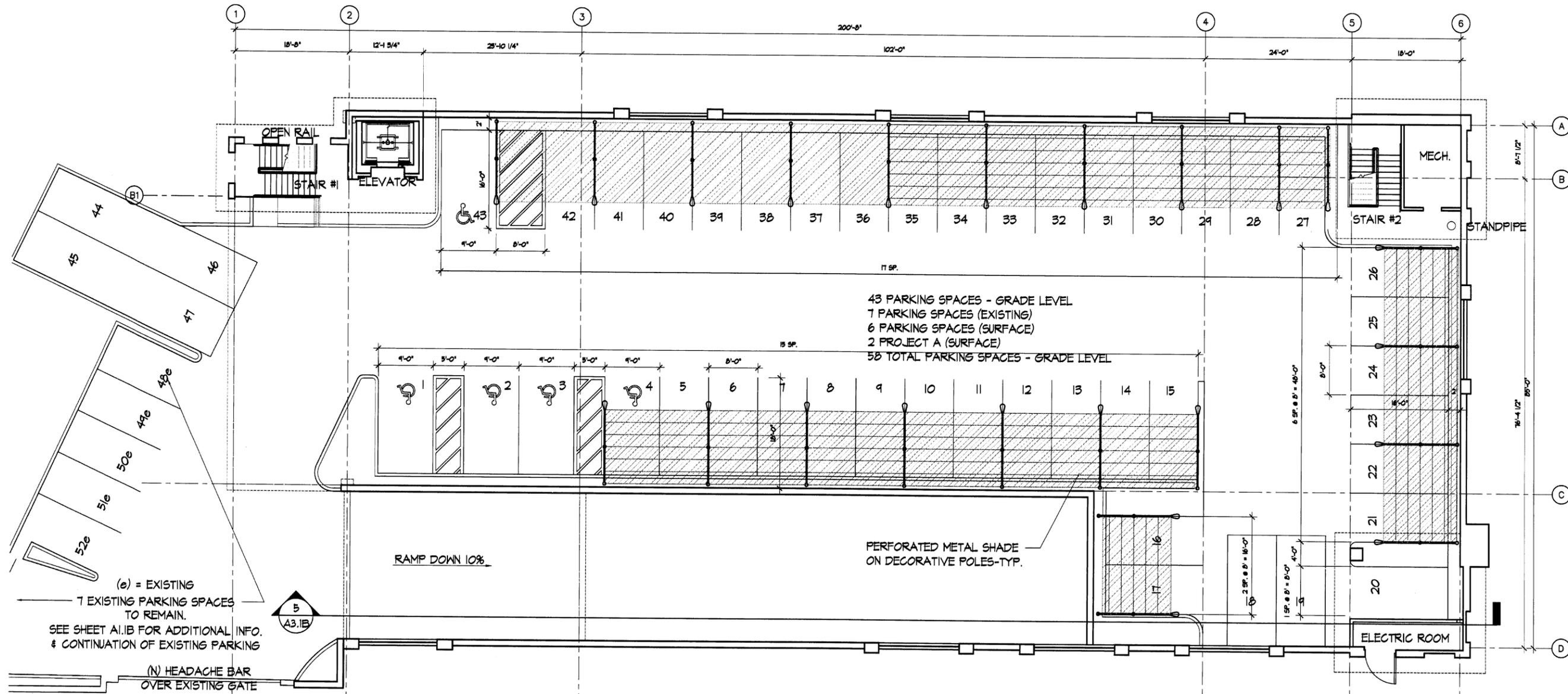




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43 PARKING SPACES - GRADE LEVEL  
7 PARKING SPACES (EXISTING)  
6 PARKING SPACES (SURFACE)  
2 PROJECT A (SURFACE)  
58 TOTAL PARKING SPACES - GRADE LEVEL

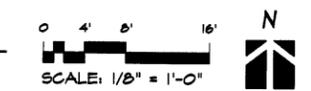
RAMP DOWN 10%

PERFORATED METAL SHADE ON DECORATIVE POLES-TYP.

(e) = EXISTING  
7 EXISTING PARKING SPACES TO REMAIN.  
SEE SHEET A1.1B FOR ADDITIONAL INFO. & CONTINUATION OF EXISTING PARKING  
(N) HEADACHE BAR OVER EXISTING GATE

PARKING LEGEND	
BASEMENT LEVEL 1 =	46
GRADE LEVEL 2 =	43
(SURFACE) PROJECT A =	2
(EXIST) GRADE LEVEL 2 =	7
(SURFACE) GRADE LEVEL 2 =	6
TOTAL PARKING =	104
(INCLUDES 5 HC)	

### PARKING - PROJECT B PRELIMINARY GRADE LEVEL 2 FLOOR PLAN



ACADEMY OF OUR LADY OF PEACE  
CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING  
NEW PARKING PROJECT B  
4800 ORION STREET  
SAN DIEGO, CALIFORNIA

Date:	9/12/07
Project:	AOLP
File:	ALI.A.dwg
Revisions:	1/13/07
	12/19/07
	06/10/08
	09/14/08

Sheet Title:  
**PARKING  
GRADE LEVEL 2  
PLAN**

Sheet Number:

# A2.2B

9-4-08

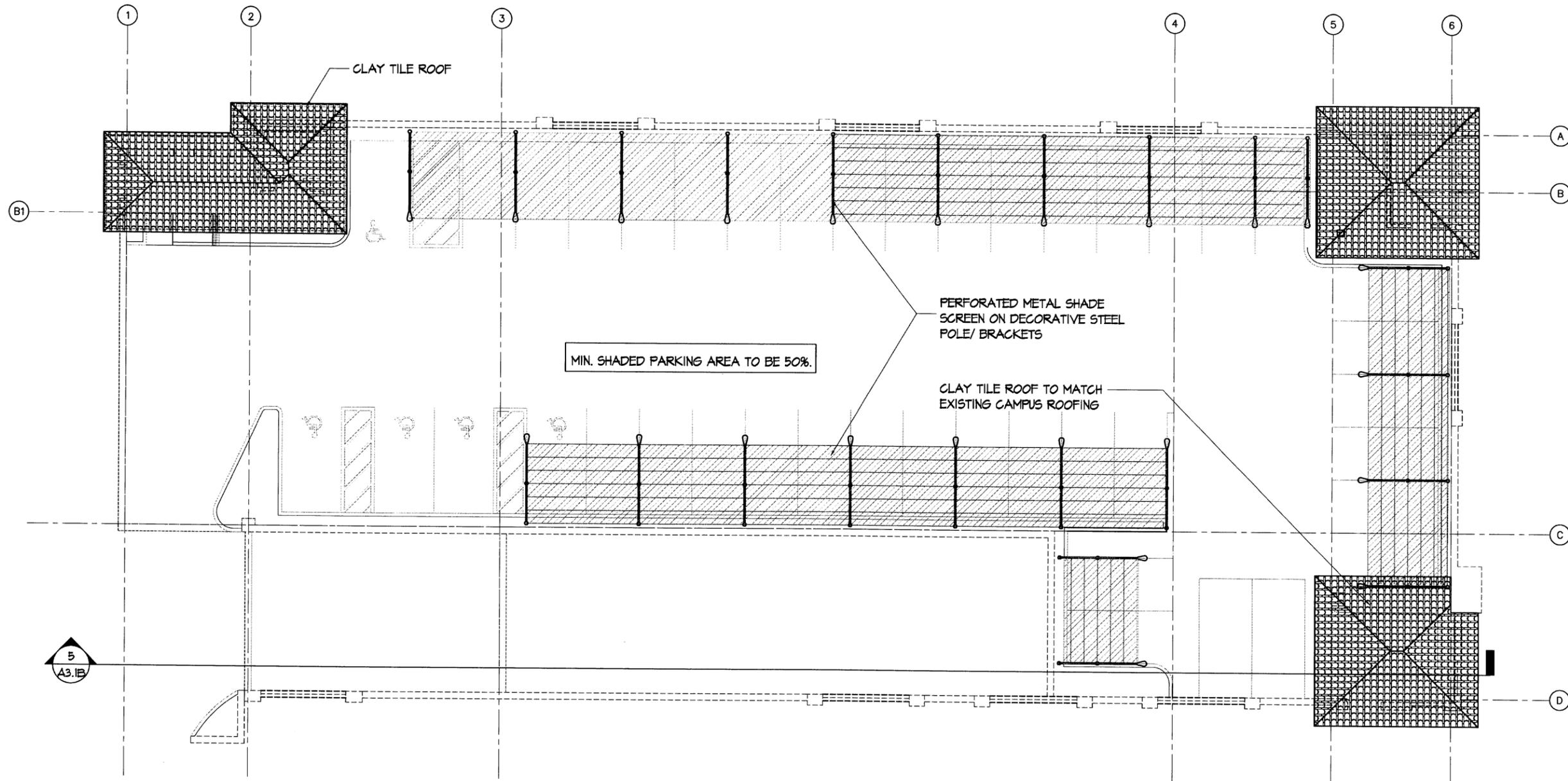
ATTACHMENT 5



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ACADEMY OF OUR LADY OF PEACE  
CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING  
NEW PARKING PROJECT B\*  
4800 VARDON STREET  
SAN DIEGO, CALIFORNIA

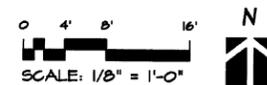
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Project:	AOLP
File:	A23A.dwg
Revisions:	1/19/01
	12/19/01
	06/10/02
	09/4/02

Sheet Title:  
**PARKING  
GRADE LEVEL 2  
ROOF PLAN**

Sheet Number:

**A2.3B**

**PARKING - PROJECT B  
PRELIMINARY GRADE LEVEL 2 ROOF PLAN**



ATTACHMENT 5

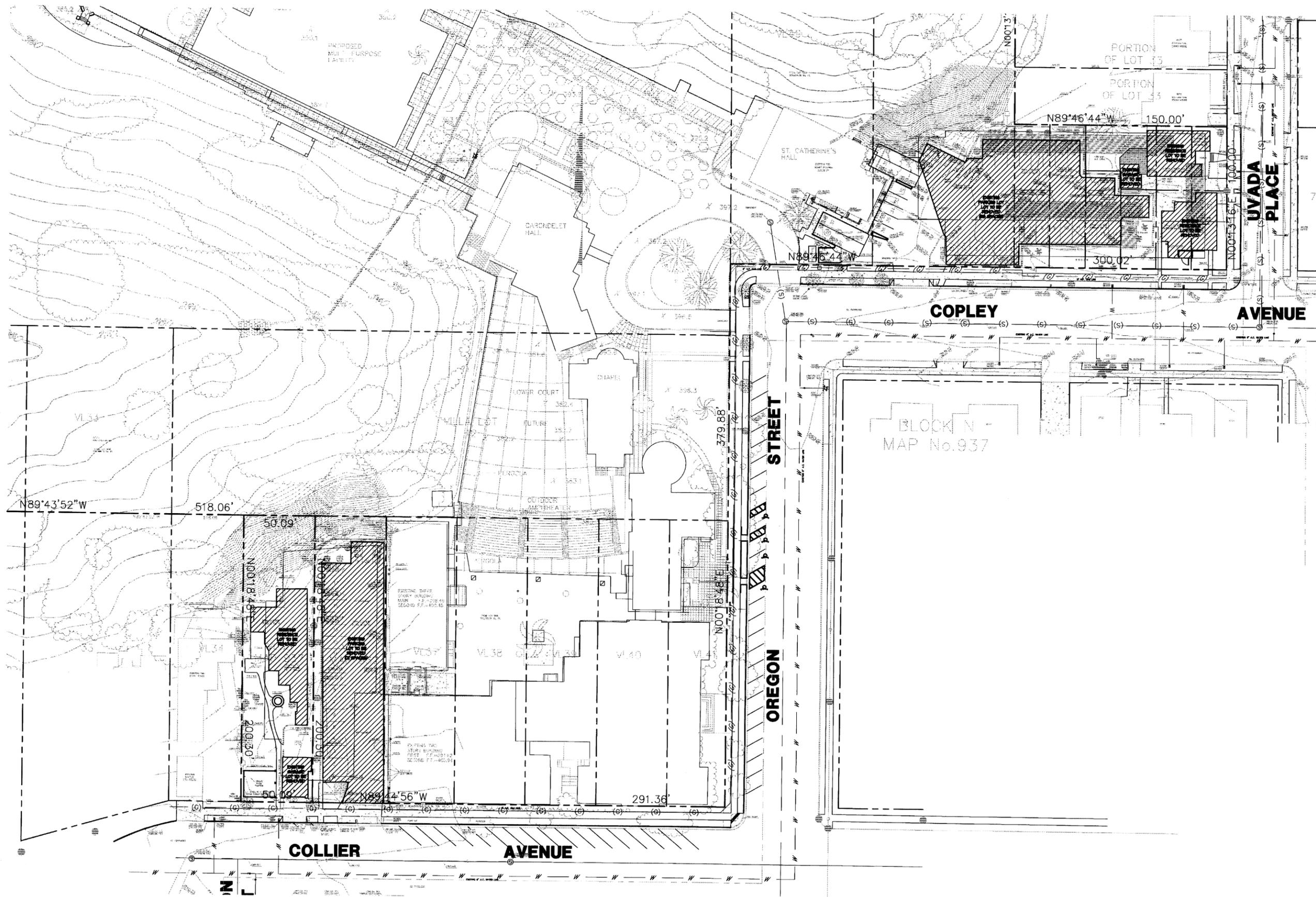




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ACADEMY OF OUR LADY OF PEACE  
CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING  
SITE DEMOLITION PLAN  
AND OREGON STREET  
SAN DIEGO, CALIFORNIA

Date:	9/2/07
Project:	AOLP
File:	A1.dwg
Revisions:	1/9/07
	12/19/07
	06/10/08
	03/4/08

Sheet Title:  
**DEMOLITION PLAN**

Sheet Number:

1 DEMOLITION PLAN  
1" = 30'-0"



D-1

**REFERENCE DRAWINGS**

ASSESSOR MAPS BOOK 438 PAGE 19  
 ASSESSOR MAPS BOOK 438 PAGE 20  
 ASSESSOR MAPS BOOK 438 PAGE 23

PARCEL MAP NO. 06323  
 PARCEL MAP NO. 13720

RECORD OF SURVEY NO. 00828  
 RECORD OF SURVEY NO. 17139  
 RECORD OF SURVEY NO. 17389  
 RECORD OF SURVEY NO. 17831  
 RECORD OF SURVEY NO. 18961

CITY OF SAN DIEGO AS-BUILT DRAWING  
 NO. 11249-9-D  
 NO. 11249-8-D  
 NO. 22708-9-D  
 NO. 22708-10-D  
 NO. 1808-L SHEET 2-2  
 NO. 1982-L SHEET 1-2  
 NO. 5645-W  
 NO. 1098-L  
 NO. 508-L SHEET 2-2  
 NO. 508-10-L SHEET 8-8  
 NO. 25346-D  
 NO. 39156-8-D  
 NO. 11799-11-D

**GRADING QUANTITIES:**

	SITE A	SITE B	TOTAL	ACRES
GRADED AREA	0.42	0.54	0.96	
CUT QUANTITIES	3	7355	7358	CYD
FILL QUANTITIES	985	25	1100	CYD
IMPORT	982	0	982	CYD
EXPORT	0	7330	7330	CYD

MAX. CUT DEPTH 11.5 FT  
 MAX. CUT SLOPE RATIO 1.5 : 1  
 MAX. FILL DEPTH 17.7 FT  
 MAX. FILL SLOPE RATIO 2 : 1

THIS PROJECT PROPOSED EXPORT OF 7330 CUBIC YARDS OF MATERIAL FROM THE PROJECT SITE. ALL EXPORTED MATERIAL SHALL BE DISPOSED OF AT A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING OR SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

\* EARTHWORK QUANTITIES SHOWN HEREON ARE FOR BONDING PURPOSES ONLY. CONTRACTOR SHALL DETERMINE THEIR OWN EARTHWORK QUANTITIES.

**LEGEND: STD. DWG. SYMBOL**

EXISTING IMPROVEMENTS		SYMBOL
ITEM	STANDARD DWG.	SYMBOL
PROJECT PROPERTY LINE	-	-
PROPERTY LINE	-	-
EASEMENT LINE	-	-
SETBACK LINE	-	-
STORM DRAIN	-	-
GAS LINE	-	-
SEWER LINE	-	-
SEWER MANHOLE	-	-
WATER LINE	-	-
CURB	-	-
EXISTING ELEVATION	-	-
EXISTING CONTOUR	-	-
RETAINING WALL	-	-
SIDEWALK	-	-
TREES	-	-
CATCH BASIN	-	-

PROPOSED IMPROVEMENTS		SYMBOL
ITEM	STANDARD DWG.	SYMBOL
6" CURB	G1	-
TOP OF WALL AND BOTTOM OF WALL	-	-
PROPOSED CONTOUR	-	-
RETAINING WALL	-	-
PARKING GARAGE RETAINING WALL (SEE SHEET 2)	-	-
MASONRY SCREEN WALL	-	-
GRASSY SWALE	-	-
DRAINAGE PATH	-	-
PROPOSED STORM DRAIN	-	-
LIMIT OF GRADING	-	-

**OWNER:**

ACADEMY OF OUR LADY OF PEACE  
 4860 OREGON ST.  
 SAN DIEGO CA 92116

APN's	ADDRESS	Sq. Ft.
438-190-02-00	2710 COPLEY AVE.	825,819 (Per A.P.N.)
438-201-01-00	2728 COPLEY AVE.	5,000 (Per Deed)
438-201-02-00	2736 COPLEY AVE.	3,080 (Per Deed)
438-201-03-00	4910 UVADA PL.	4,173 (Per Deed)
438-201-04-00	2746 COPLEY AVE.	2,753 (Per Deed)
438-230-11-00	2544 COLLIER AVE.	10,032 (Per Deed)
438-230-12-00	2804 COLLIER AVE.	10,018 (Per Deed)
438-230-16-00	4860 OREGON ST.	153,389 (Per A.P.N.)

**TOPOGRAPHY SOURCE:**

TOPOGRAPHIC SURVEY PERFORMED BY:  
 CIVIL CONSULTING GROUP ON 01/08/07

**BASIS OF BEARING:**

THE BASIS OF BEARINGS USED FOR THIS SURVEY, IS THE NORTHERLY LINE OF COPLEY AVE. PER PARCEL MAP NO. 13720 AND RECORD OF SURVEY 17831  
 N89°34'37"E

**BENCH MARK:**

SOUTH WEST CORNER OF COPLEY AVE. AND IDAHO ST. BRASS PLUG ELV. 398.44

**PROJECT SITE B**  
 (SEE SHEETS 3 & 4)

**COPLEY AVENUE**

BLOCK N  
 MAP No. 937

**SHEET INDEX**

TITLE SHEET AND KEY MAP	SHEET 1
PROJECT SITE A (PROPOSED CLASSROOM)	SHEET 2
PROJECT SITE B - PARKING LOT STREET LEVEL	SHEET 3
PROJECT SITE B - PARKING LOT LOWER LEVEL (GARAGE BASEMENT)	SHEET 4
CROSS SECTIONS AND DETAILS	SHEET 5
SLOPE ANALYSIS - OVERALL PROPERTY	SHEET 6
SLOPE ANALYSIS - PROJECT SITE A	SHEET 7
SLOPE ANALYSIS - PROJECT SITE B	SHEET 8



CIVIL CONSULTING GROUP INC.  
 5858 MT. ALIFAN DRIVE, SUITE 202  
 SAN DIEGO, CA 92111  
 858 565-0475 PHONE  
 858 565-0478 FAX

09-04-08  
 DATE

MICHAEL MCCALL R.C.E. NO. 53444 EXP. 06-31-07

PRIVATE CONTRACT

CONCEPTUAL GRADING AND DRAINAGE PLAN FOR:

**ACADEMY OF OUR LADY OF PEACE**

TITLE SHEET AND KEY MAP

CITY OF SAN DIEGO, CALIFORNIA  
 DEVELOPMENT SERVICES DEPARTMENT  
 SHEET 1 OF 8 SHEETS

W.O. NO. \_\_\_\_\_  
 P.T.S. NO. \_\_\_\_\_

FOR CITY ENGINEER DATE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL			12/10/07	

V.T.M. \_\_\_\_\_

1859-6289  
 NAD83 COORDINATES

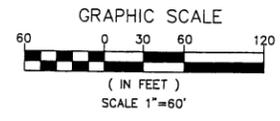
218-1725  
 LAMBERT COORDINATES

AS-BUILTS

CONTRACTOR DATE STARTED \_\_\_\_\_  
 INSPECTOR DATE COMPLETED \_\_\_\_\_

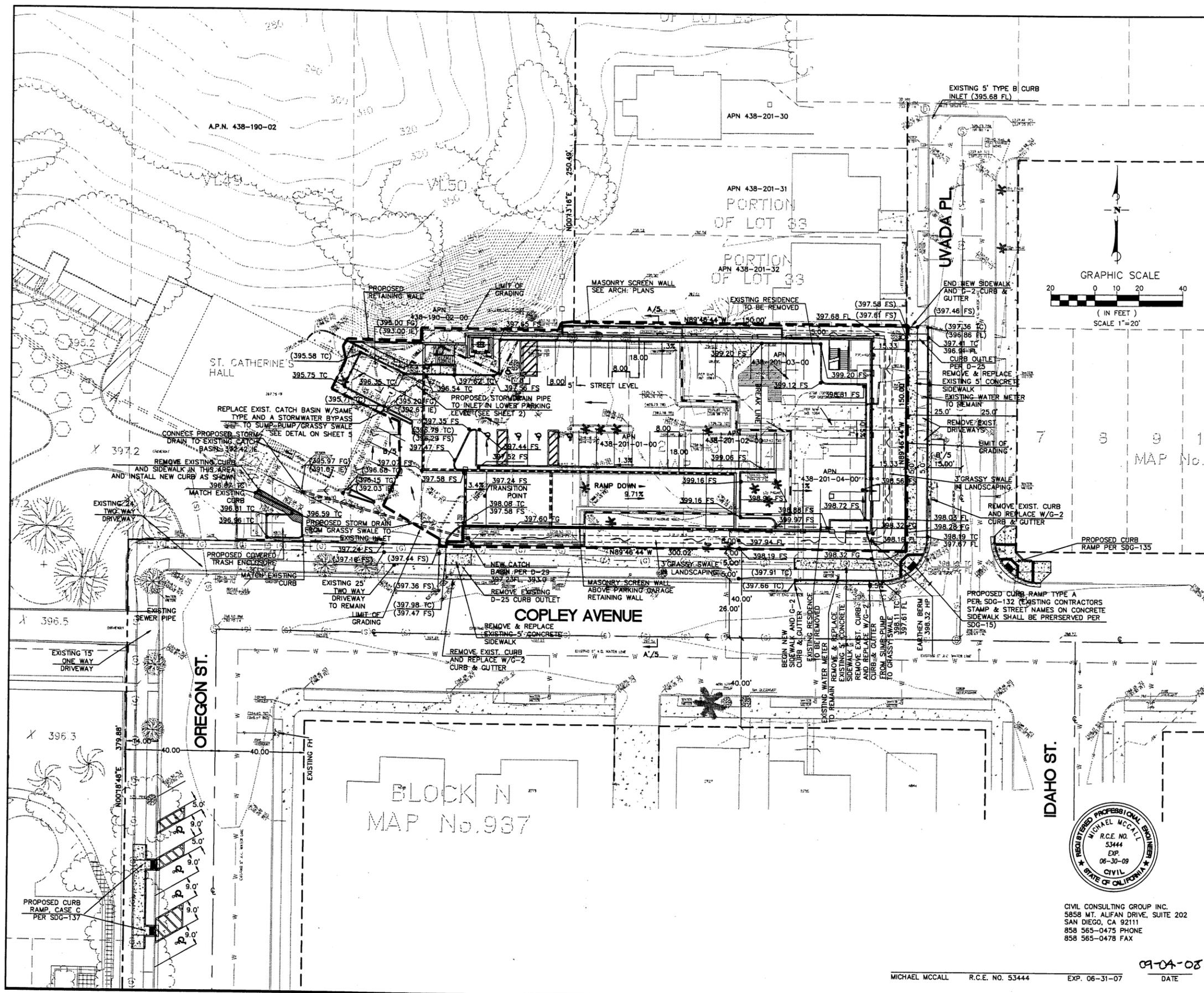
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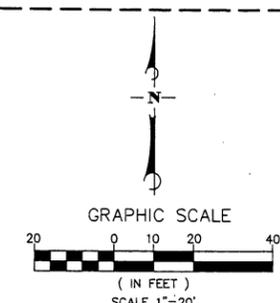
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**WATER MAIN NOTES**

- PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL ASSURE, BE PERMIT AND BOND, THE DESIGN AND CONSTRUCTION OF A 12-INCH DIAMETER WATER MAIN IN COPLEY AVENUE FROM VISTA PLACE TO OREGON STREET FROM COPLEY AVENUE TO THE EXISTING 8-INCH AC WATER IN OREGON STREET IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT AND THE CITY ENGINEER.
- PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL ASSURE, BE PERMIT AND BOND, THE DESIGN AND CONSTRUCTION OF A CONNECTION BETWEEN THE NEWLY CONSTRUCTED 12-INCH DIAMETER WATER MAIN IN COPLEY AVENUE TO THE EXISTING 36-INCH DIAMETER WATER MAIN IN COPLEY AVENUE LOCATED AT THE INTERSECTION OF COPLEY AVENUE AND VISTA PLACE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR AND THE CITY ENGINEER.
- PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL ASSURE, BE PERMIT AND BOND, THE INSTALLATION OF A NEW FIRE HYDRANT TO THE NEW 12-INCH DIAMETER WATER MAIN IN COPLEY AVENUE NEAR THE INTERSECTION OF COPLEY AVENUE AND OREGON STREET AND REMOVE THE EXISTING FIRE HYDRANT LOCATED IN OREGON STREET NEAR THE INTERSECTION OF OREGON STREET AND COPLEY AVENUE, IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT AND THE CITY ENGINEER.
- PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL ASSURE, BE PERMIT AND BOND, THE DESIGN AND CONSTRUCTION OF A NEW WATER SERVICE(S) AS NEEDED, AND THE REMOVAL OF ANY EXISTING UNUSED SERVICES, WITHIN THE COPLEY AVENUE ROW ADJACENT TO THE PROJECT SITE, IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR AND THE CITY ENGINEER.
- PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL APPLY FOR A PLUMBING PERMIT FOR THE INSTALLATION OF APPROPRIATE PRIVATE BACKFLOW PREVENTION DEVICE(S) ON EACH WATER SERVICE WITHIN THE DEVELOPMENT, IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT AND THE CITY ENGINEER.
- PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PUBLIC WATER FACILITIES NECESSARY TO SERVE THIS DEVELOPMENT SHALL BE COMPLETE AND OPERATIONAL IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT AND THE CITY ENGINEER.
- THE OWNER/PERMITTEE AGREES TO DESIGN AND CONSTRUCT ALL PROPOSED PUBLIC WATER FACILITIES IN ACCORDANCE WITH THE ESTABLISHED CRITERIA IN THE MOST CURRENT EDITIONS OF THE CITY OF SAN DIEGO WATER FACILITY DESIGN GUIDELINES AND CITY REGULATIONS, STANDARDS AND PRACTICES PERTAINING THERETO. PUBLIC WATER FACILITIES AND ASSOCIATED EASEMENTS, AS SHOWN ON APPROVED EXHIBIT A, SHALL BE MODIFIED AS FINAL ENGINEERING IN ACCORDANCE WITH ACCEPTED STUDIES AND STANDARDS.



MAP No. 1



CIVIL CONSULTING GROUP INC.  
 5858 MT. ALFAN DRIVE, SUITE 202  
 SAN DIEGO, CA 92111  
 858 565-0475 PHONE  
 858 565-0478 FAX

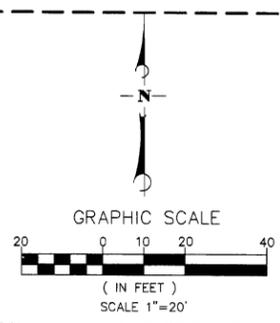
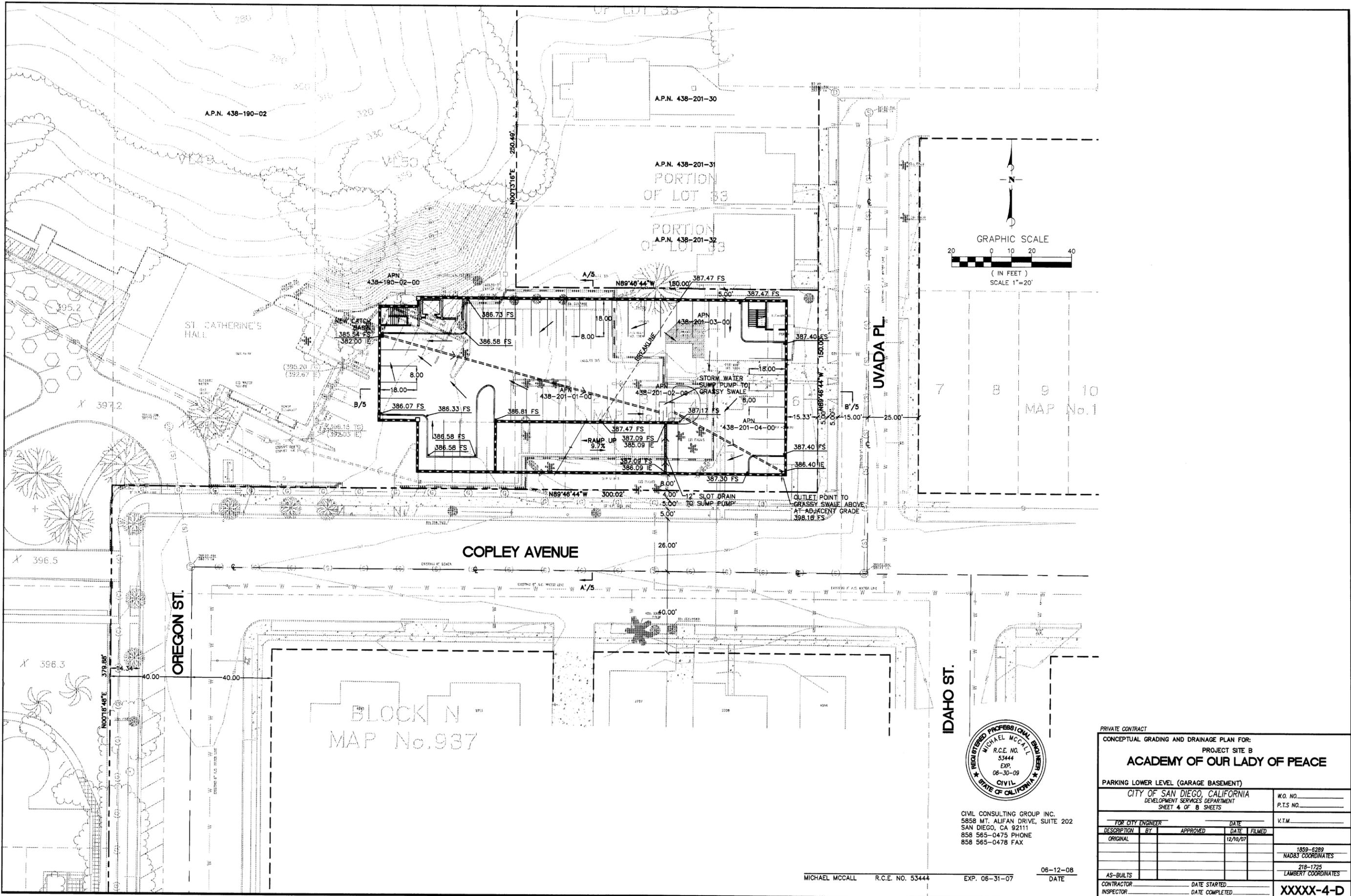
PRIVATE CONTRACT			
CONCEPTUAL GRADING AND DRAINAGE PLAN FOR:			
PROJECT SITE B			
<b>ACADEMY OF OUR LADY OF PEACE</b>			
PARKING LOT STREET LEVEL			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 3 OF 8 SHEETS			W.O. NO. _____ P.T.S. NO. _____
FOR CITY ENGINEER			V.T.M. _____
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL			12/10/07
			1859-6289 NAD83 COORDINATES
			218-1725 LAMBERT COORDINATES
AS-BUILTS			
CONTRACTOR	DATE STARTED	XXXX-3-D	
INSPECTOR	DATE COMPLETED		

MICHAEL MCCALL R.C.E. NO. 53444 EXP. 06-31-07 DATE

09-04-08

NOT FOR CONSTRUCTION

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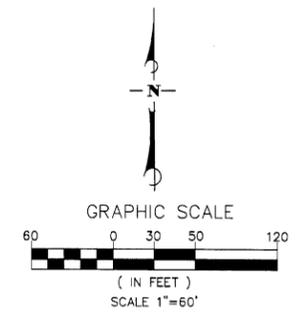
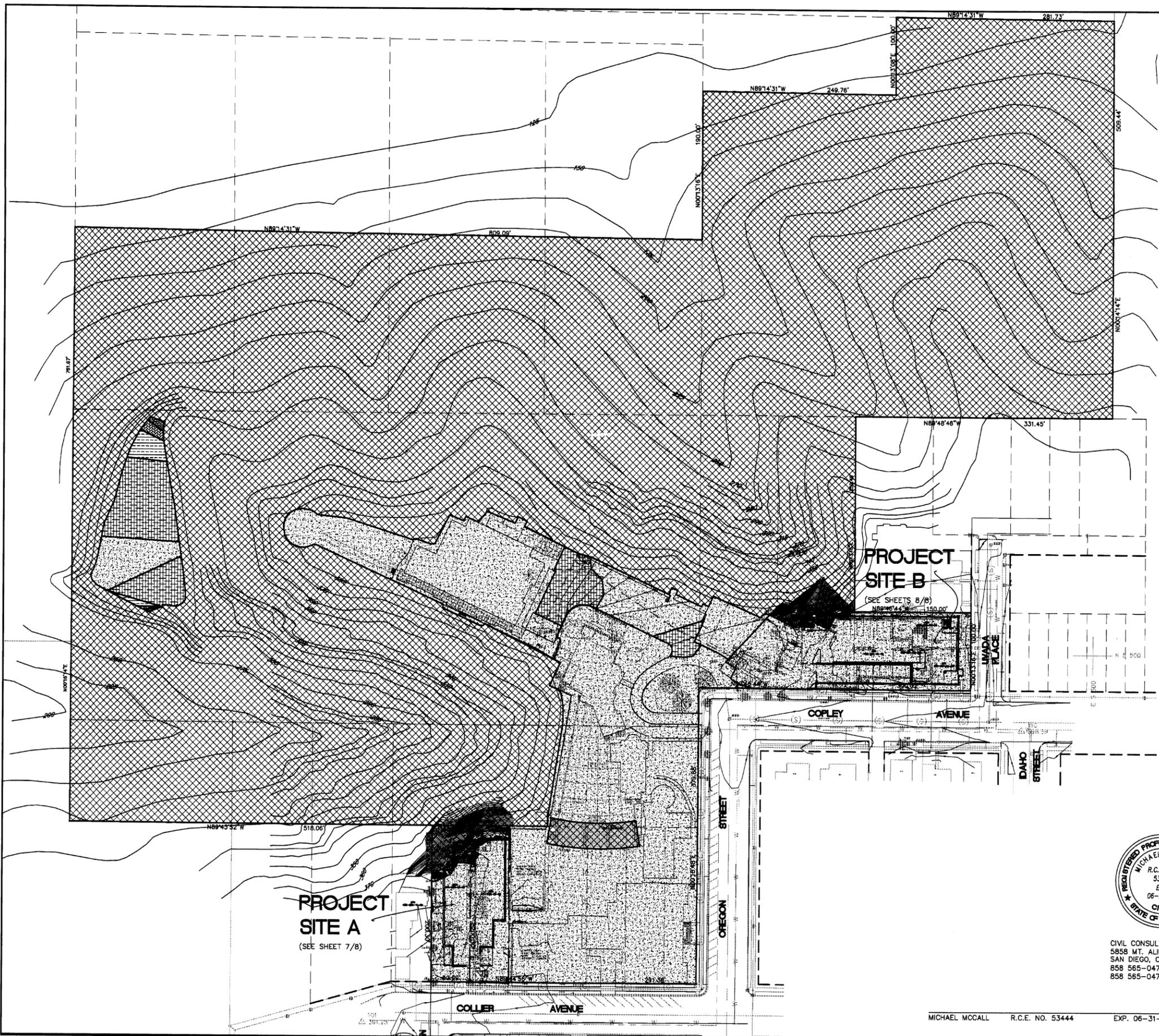


CIVIL CONSULTING GROUP INC.  
5858 MT. ALIFAN DRIVE, SUITE 202  
SAN DIEGO, CA 92111  
858 565-0475 PHONE  
858 565-0478 FAX

MICHAEL MCCALL R.C.E. NO. 53444 EXP. 06-31-07 DATE 06-12-08

PRIVATE CONTRACT			
CONCEPTUAL GRADING AND DRAINAGE PLAN FOR:			
PROJECT SITE B			
<b>ACADEMY OF OUR LADY OF PEACE</b>			
PARKING LOWER LEVEL (GARAGE BASEMENT)			
CITY OF SAN DIEGO, CALIFORNIA			
DEVELOPMENT SERVICES DEPARTMENT			
SHEET 4 OF 8 SHEETS			
FOR CITY ENGINEER		DATE	V.T.M.
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL			12/10/07
AS-BUILTS		DATE STARTED	DATE COMPLETED
CONTRACTOR		INSPECTOR	
<b>XXXXX-4-D</b>			

NOT FOR CONSTRUCTION



**SLOPE ANALYSIS TABLE**  
(SEE SHEETS 7 & 8 FOR AREA DETAIL)

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA SQ. FT.	COLOR
1	0.00%	5.00%	184,772	[Cross-hatch pattern]
2	5.00%	10.00%	18,464	[Diagonal lines /]
3	10.00%	15.00%	1,822	[Diagonal lines \]
4	15.00%	20.00%	733	[Stippled pattern]
5	20.00%	25.00%	318	[Dotted pattern]
6	25.00%	<	808,155	[Cross-hatch pattern]

TOTAL ENCROACHMENT ONTO SLOPE OVER 25%    966    [Cross-hatch pattern]

**DEVELOPMENT AREAS**

DESCRIPTION	AREA SQ. FT.
OVERALL PROPERTY AREA	1'014,264
EXISTING DEVELOPED SCHOOL AREA	167,042
ADDITIONAL SCHOOL AREA (SITE A)	17,124
ADDITIONAL SCHOOL AREA (SITE B)	6,919
BRUSH MANAGEMENT ZONE 1 AREA	37,766
TOTAL DEVELOPMENT AND ZONE 1 AREA	228,851

TOTAL PERCENTAGE OF PROPOSED DEVELOP AREA AND BRUSH MANAGEMENT ZONE 1  
 $228,851 / 1'014,264 = 22.56\%$

NOTE: SEE BRUSH MANAGEMENT DRAWINGS FOR ZONE 1 LOCATION



CIVIL CONSULTING GROUP INC.  
 5858 MT. ALIFAN DRIVE, SUITE 202  
 SAN DIEGO, CA 92111  
 858 565-0475 PHONE  
 858 565-0478 FAX

MICHAEL MCCALL    R.C.E. NO. 53444    EXP. 06-31-07

06-12-08  
 DATE

PRIVATE CONTRACT  
 CONCEPTUAL GRADING AND DRAINAGE PLAN FOR:  
 OVERALL PROPERTY  
**ACADEMY OF OUR LADY OF PEACE**

SLOPE ANALYSIS  
 CITY OF SAN DIEGO, CALIFORNIA  
 DEVELOPMENT SERVICES DEPARTMENT  
 SHEET 6 OF 8 SHEETS

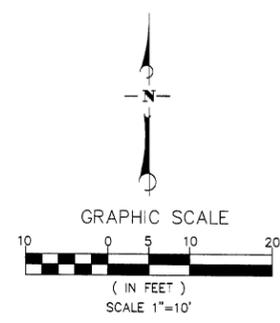
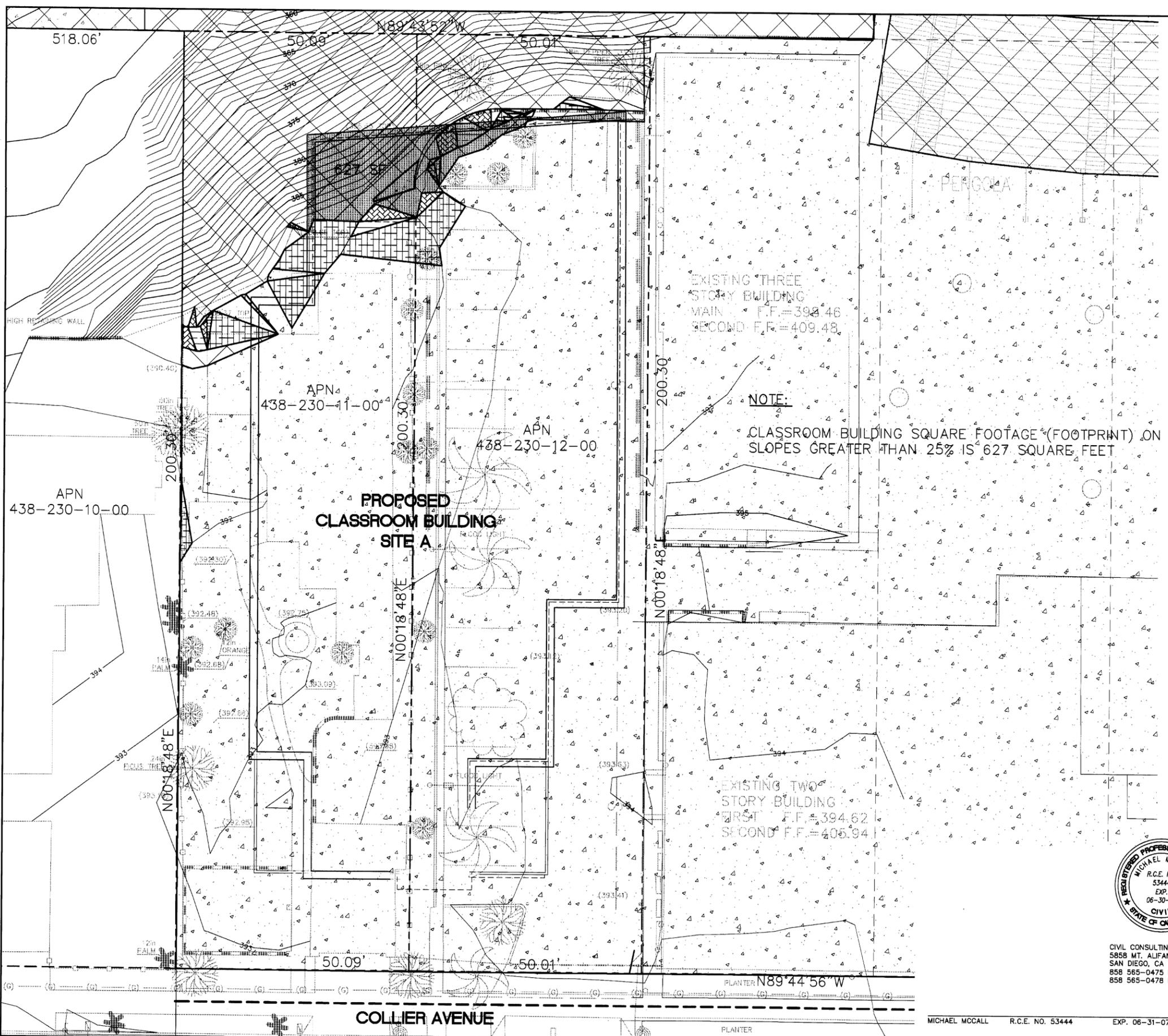
FOR CITY ENGINEER	DATE	W.O. NO.	
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL			12/10/07
AS-BUILTS			
CONTRACTOR	DATE STARTED	INSPECTOR	DATE COMPLETED

1859-6289  
 NAD83 COORDINATES  
 218-1725  
 LAMBERT COORDINATES  
**XXXX-6-D**

NOT FOR CONSTRUCTION

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CIVIL CONSULTING GROUP INC.  
5858 MT. ALIFAN DRIVE, SUITE 202  
SAN DIEGO, CA 92111  
858 565-0475 PHONE  
858 565-0478 FAX

MICHAEL MCCALL R.C.E. NO. 53444 EXP. 06-31-07

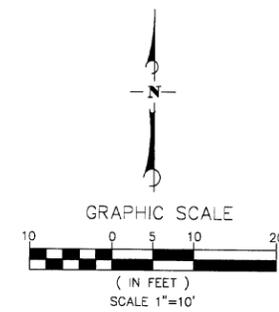
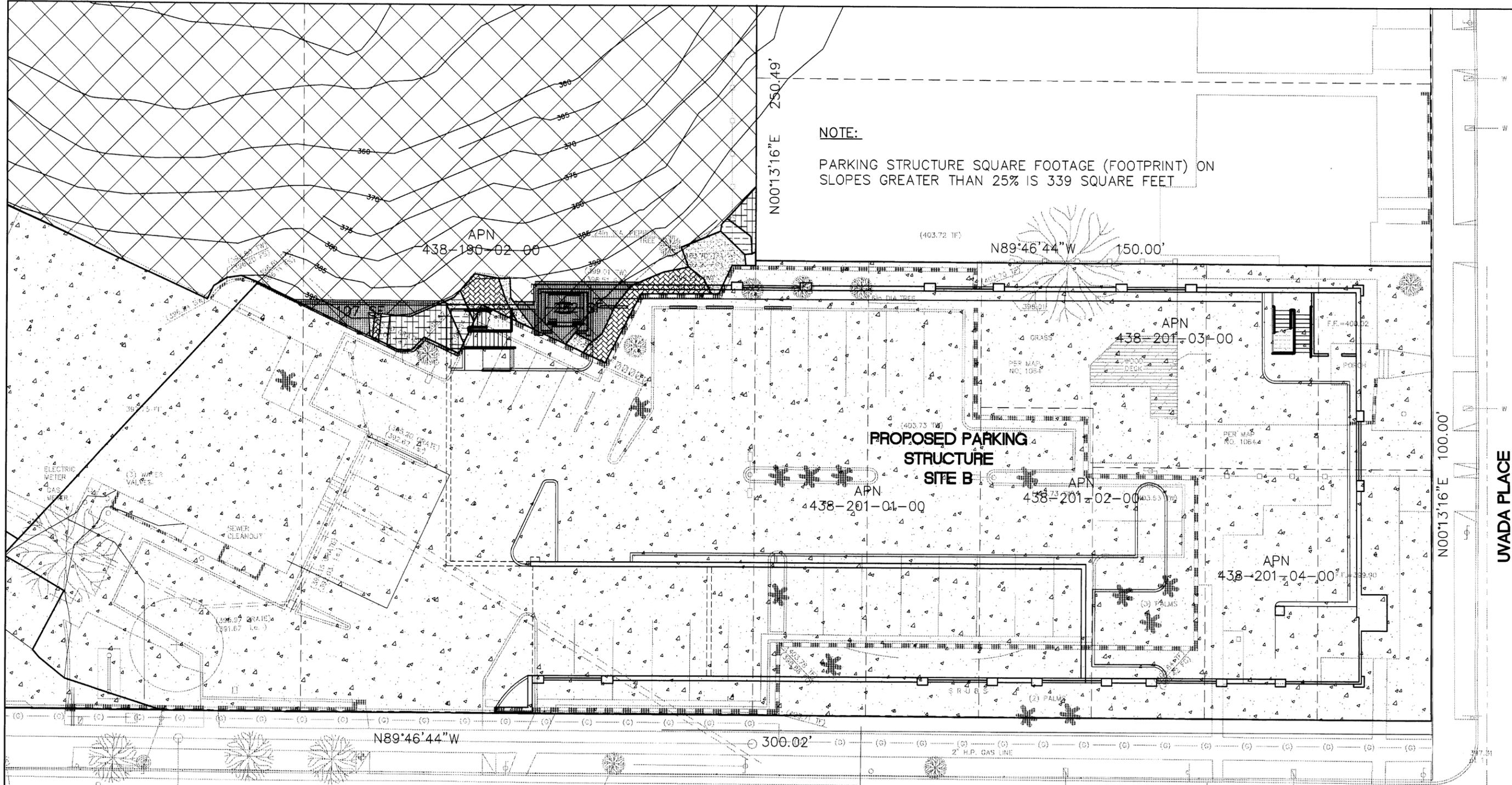
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PRIVATE CONTRACT			
CONCEPTUAL GRADING AND DRAINAGE PLAN FOR:			
PROJECT SITE A			
<b>ACADEMY OF OUR LADY OF PEACE</b>			
SLOPE ANALYSIS			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 7 OF 8 SHEETS			W.O. NO. _____ P.T.S. NO. _____
FOR CITY ENGINEER			V.T.M. _____
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL			12/10/07
AS-BUILTS			1859-6289 NAD83 COORDINATES
CONTRACTOR			218-1725 LAMBERT COORDINATES
INSPECTOR	DATE STARTED	DATE COMPLETED	<b>XXXX-7-D</b>

NOT FOR CONSTRUCTION

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NOTE:  
PARKING STRUCTURE SQUARE FOOTAGE (FOOTPRINT) ON SLOPES GREATER THAN 25% IS 339 SQUARE FEET



CIVIL CONSULTING GROUP INC.  
5958 MT. ALIFAN DRIVE, SUITE 202  
SAN DIEGO, CA 92111  
858 565-0475 PHONE  
858 565-0478 FAX

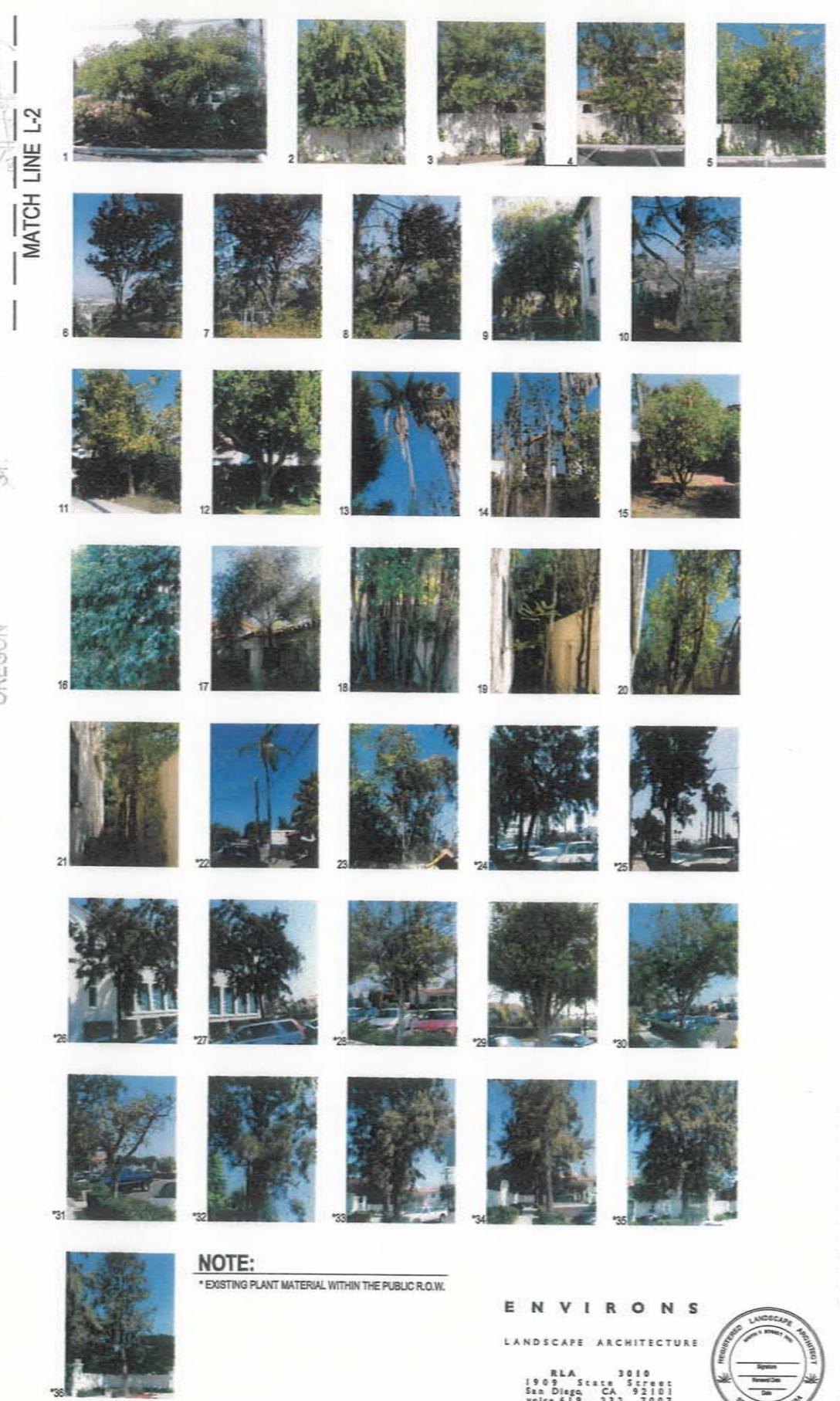
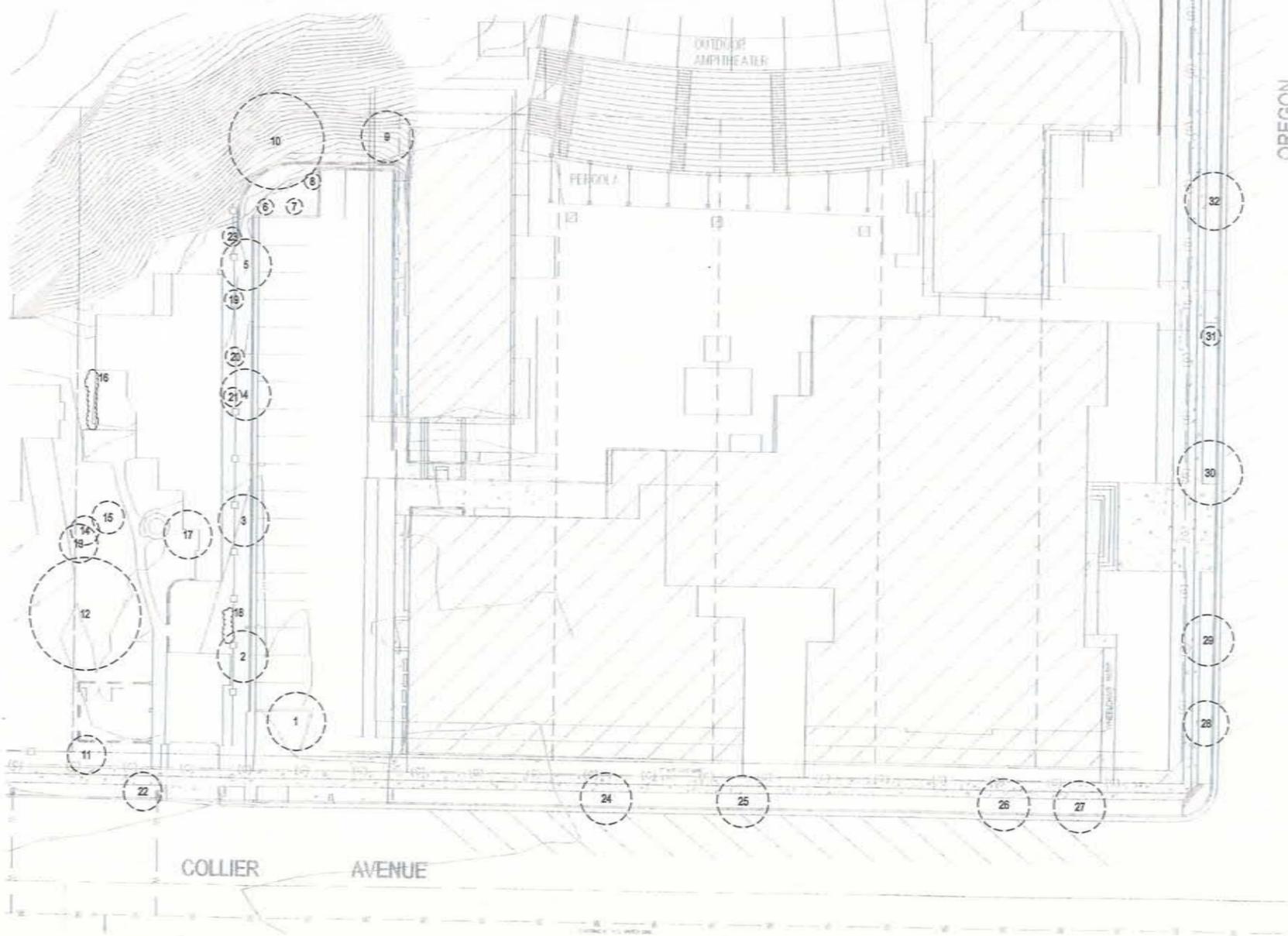
MICHAEL MCCALL R.C.E. NO. 53444 EXP. 06-31-07 DATE 06-12-08

PRIVATE CONTRACT				CONCEPTUAL GRADING AND DRAINAGE PLAN FOR:	
				PROJECT SITE B	
				<b>ACADEMY OF OUR LADY OF PEACE</b>	
SLOPE ANALYSIS				CITY OF SAN DIEGO, CALIFORNIA	
				DEVELOPMENT SERVICES DEPARTMENT	
				SHEET 8 OF 8 SHEETS	
				W.O. NO.	
				P.T.S. NO.	
				V.T.M.	
FOR CITY ENGINEER				DATE	
DESCRIPTION	BY	APPROVED	DATE	FILED	
ORIGINAL			12/10/07		
				1858-6289	
				NAD83 COORDINATES	
				218-1725	
				LAMBERT COORDINATES	
AS-BUILTS					
CONTRACTOR				DATE STARTED	
INSPECTOR				DATE COMPLETED	
				<b>XXXX-8-D</b>	

NOT FOR CONSTRUCTION

**EXISTING TREES TO BE REMOVED OR RETAINED:**

No.	BOTANICAL NAME	COMMON NAME	SIZE (HT X SPR X CAL)	FUNCTION
1	ERYTHRINA SPP.	CORAL TREE	9' X 16' X 6"	REMOVE- CLASSROOM SITE
2	ULMUS PARVIFOLIA	EVERGREEN ELM	22' X 16' X 7.5"	REMOVE- CLASSROOM SITE
3	ULMUS PARVIFOLIA	EVERGREEN ELM	18' X 16' X 5"	REMOVE- CLASSROOM SITE
4	ULMUS PARVIFOLIA	EVERGREEN ELM	22' X 16' X 5.5"	REMOVE- CLASSROOM SITE
5	ULMUS PARVIFOLIA	EVERGREEN ELM	20' X 16' X 6"	REMOVE- CLASSROOM SITE
6	PRUNUS CERASIFERA	PURPLE LEAF PLUM	10' X 9' X 2.5"	REMOVE- CLASSROOM SITE
7	PRUNUS CERASIFERA	PURPLE LEAF PLUM	10' X 9' X 2"	REMOVE- CLASSROOM SITE
8	PRUNUS CERASIFERA	PURPLE LEAF PLUM	10' X 9' X 2.5"	REMOVE- CLASSROOM SITE
9	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	30' X 16' X 16"	REMOVE- CLASSROOM SITE
10	PINUS TORREYANA	TORREY PINE	45' X 30' X 20"	REMOVE- CLASSROOM SITE
11	ERYTHRINA SPP.	CORAL TREE	15' X 12' X 6.5"	REMOVE- CLASSROOM SITE
12	FICUS MICROCARPA	INDIAN LAUREL FIG	35' X 35' X 16"	REMOVE- CLASSROOM SITE
13	ARECASTRUM ROMANZOFFIANUM	QUEEN PALM	40' X 12' X 10"	REMOVE- CLASSROOM SITE
14	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	18' X 9' X 6"	REMOVE- CLASSROOM SITE
15	CITRUS SPP.	CITRUS TREE	12' X 10' X 5"	REMOVE- CLASSROOM SITE
16	FICUS SPP.	FIG	10' X 15' X 2"	REMOVE- CLASSROOM SITE
17	OLEA EUROPAEA	OLIVE	22' X 15' X 6"	REMOVE- CLASSROOM SITE
18	FICUS SPP.	FIG	25' X 10' X 4.5"	REMOVE- CLASSROOM SITE
19	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	25' X 6' X 4"	REMOVE- CLASSROOM SITE
20	LOPHOSTEMON CONFERTUS	BRISBANE BOX	25' X 6' X 6.5"	REMOVE- CLASSROOM SITE
21	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	20' X 4' X 3"	REMOVE- CLASSROOM SITE
22	ARECASTRUM ROMANZOFFIANUM	QUEEN PALM	30' X 12' X 10.5"	REMOVE- CLASSROOM SITE
23	MELALEUCA QUINQUENERVIA	PAPERBARK TREE	15' X 6' X 3"	REMOVE- CLASSROOM SITE
24	CASUARINA CUNNINGHAMIANA	RIVER SHE-OAK	24' X 16' X 11"	REMOVE- STREETSCAPE
25	CASUARINA CUNNINGHAMIANA	RIVER SHE-OAK	40' X 16' X 16"	REMOVE- STREETSCAPE
26	CASUARINA CUNNINGHAMIANA	RIVER SHE-OAK	25' X 16' X 9.5"	REMOVE- STREETSCAPE
27	CASUARINA CUNNINGHAMIANA	RIVER SHE-OAK	25' X 16' X 10.5"	REMOVE- STREETSCAPE
28	CUPANIOPSIS ANACARDIODES	CARROT WOOD	18' X 14' X 9"	REMOVE- STREETSCAPE
29	CUPANIOPSIS ANACARDIODES	CARROT WOOD	18' X 16' X 12"	REMOVE- STREETSCAPE
30	CUPANIOPSIS ANACARDIODES	CARROT WOOD	20' X 20' X 16"	REMOVE- STREETSCAPE
31	CUPANIOPSIS ANACARDIODES	CARROT WOOD	10' X 6' X 8"	REMOVE- STREETSCAPE
32	CASUARINA CUNNINGHAMIANA	RIVER SHE-OAK	50' X 18' X 24"	REMOVE- STREETSCAPE
33	CASUARINA CUNNINGHAMIANA	RIVER SHE-OAK	40' X 25' X 24"	REMOVE- STREETSCAPE
34	CASUARINA CUNNINGHAMIANA	RIVER SHE-OAK	35' X 16' X 16"	REMOVE- STREETSCAPE
35	CASUARINA CUNNINGHAMIANA	RIVER SHE-OAK	50' X 25' X 24"	REMOVE- STREETSCAPE
36	CASUARINA CUNNINGHAMIANA	RIVER SHE-OAK	50' X 20' X 24"	REMOVE- STREETSCAPE



**McAville Associates Architects**  
 8888 El Camino Road  
 PMB 472 Suite 8108  
 La Costa, California 92058  
 760-491-7778 619-441-7894

ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF MC AVILLE ASSOCIATES, ARCHITECTS AND ARE INTENDED TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT OTHERWISE BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTS. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTS.

**ACADEMY OF OUR LADY OF PEACE**  
 CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING  
 480 OREGON STREET  
 SAN DIEGO, CALIFORNIA

Date:	5/1/07
Project:	AOLP
File:	EX CONDITIONS.dwg
Revisions:	

Sheet Title:  
**EXISTING CONDITIONS (1)**  
 Sheet Number:

**NOTE:**  
 \* EXISTING PLANT MATERIAL WITHIN THE PUBLIC R.O.W.

**ENVIRONS**  
 LANDSCAPE ARCHITECTURE

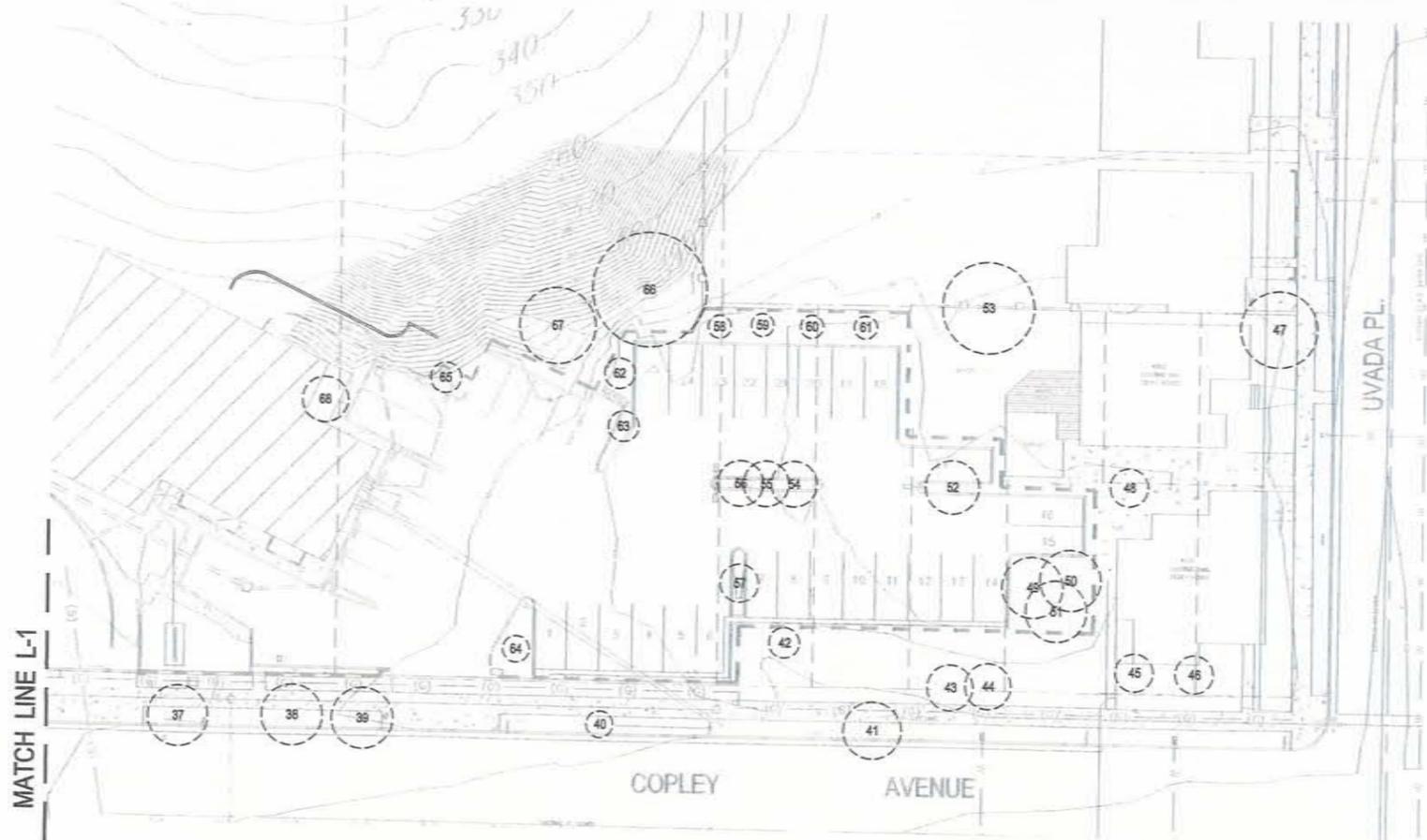
RLA 3010  
 1909 State Street  
 San Diego, CA 92101  
 voice 619-232-7007  
 fax 619-232-7008



07/02/07/07/07	12/19/2007	08/08/2008
PROJECT 02/13/2007	06/10/2008	
DATE 05/18/07	08/18/2008	
DESIGNER BSY/BF		

**EXISTING TREES TO BE REMOVED OR RETAINED:**

No.	BOTANICAL NAME	COMMON NAME	SIZE (FT X SPR X CAL)	FUNCTION
*37	CASUARINA CUNNINGHAMIANA	RIVER SHE-OAK	22 X 16' X 12"	REMOVE- STREETSCAPE
*38	CASUARINA CUNNINGHAMIANA	RIVER SHE-OAK	20 X 16' X 10.5"	REMOVE- STREETSCAPE
*39	CASUARINA CUNNINGHAMIANA	RIVER SHE-OAK	22 X 16' X 10.5"	REMOVE- STREETSCAPE
*40	ULMUS PARVIFOLIA	EVERGREEN ELM	10' X 7' X 2.5"	REMOVE- STREETSCAPE
*41	ULMUS PARVIFOLIA	EVERGREEN ELM	15' X 15' X 6"	REMOVE- STREETSCAPE
42	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	10' X 8' X 12"	REMOVE- PARKING STRUCTURE
43	ARECASTRUM ROMANZOFFIANUM	QUEEN PALM	18' X 12' X 9.5"	REMOVE- PARKING STRUCTURE
44	ARECASTRUM ROMANZOFFIANUM	QUEEN PALM	18' X 12' X 9.5"	REMOVE- PARKING STRUCTURE
45	JUNIPERUS SPP.	JUNIPER	12' X 10' X 6"	REMOVE- PARKING STRUCTURE
46	JUNIPERUS SPP.	JUNIPER	12' X 10' X 6"	REMOVE- PARKING STRUCTURE
47	PLATANUS RACEMOSA	SYCAMORE	25' X 20' X 9.5"	REMOVE- PARKING STRUCTURE
48	FIGUS SPP.	FIG	18' X 10' X 6"	REMOVE- PARKING STRUCTURE
49	ARECASTRUM ROMANZOFFIANUM	QUEEN PALM	20' X 16' X 10"	REMOVE- PARKING STRUCTURE
50	ARECASTRUM ROMANZOFFIANUM	QUEEN PALM	20' X 16' X 10"	REMOVE- PARKING STRUCTURE
51	ARECASTRUM ROMANZOFFIANUM	QUEEN PALM	20' X 16' X 10"	REMOVE- PARKING STRUCTURE
52	ARECASTRUM ROMANZOFFIANUM	QUEEN PALM	18' X 14' X 12"	REMOVE- PARKING STRUCTURE
53	SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER TREE	24' X 24' 10"	REMOVE- PARKING STRUCTURE
54	ARECASTRUM ROMANZOFFIANUM	QUEEN PALM	18' X 12' X 11"	REMOVE- PARKING STRUCTURE
55	ARECASTRUM ROMANZOFFIANUM	QUEEN PALM	18' X 12' X 11"	REMOVE- PARKING STRUCTURE
56	ARECASTRUM ROMANZOFFIANUM	QUEEN PALM	18' X 12' X 11"	REMOVE- PARKING STRUCTURE
57	ARECASTRUM ROMANZOFFIANUM	QUEEN PALM	20' X 10' X 10"	REMOVE- PARKING STRUCTURE
58	KOELREUTERIA INTEGRIFOLIOLA	CHINESE FLAME TREE	12' X 6' X 4"	REMOVE- PARKING STRUCTURE
59	KOELREUTERIA INTEGRIFOLIOLA	CHINESE FLAME TREE	12' X 6' X 4"	REMOVE- PARKING STRUCTURE
60	KOELREUTERIA INTEGRIFOLIOLA	CHINESE FLAME TREE	12' X 6' X 4"	REMOVE- PARKING STRUCTURE
61	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	8' X 6' X 6"	REMOVE- PARKING STRUCTURE
62	KOELREUTERIA INTEGRIFOLIOLA	CHINESE FLAME TREE	15' X 6' X 4"	REMOVE- PARKING STRUCTURE
63	ARECASTRUM ROMANZOFFIANUM	QUEEN PALM	15' X 6' X 8"	REMOVE- PARKING STRUCTURE
64	KOELREUTERIA INTEGRIFOLIOLA	CHINESE FLAME TREE	10' X 7' X 3.5"	REMOVE- PARKING STRUCTURE
65	KOELREUTERIA INTEGRIFOLIOLA	CHINESE FLAME TREE	12' X 8' X 4"	REMOVE- PARKING STRUCTURE
66	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	25' X 30' X 18"	REMOVE- PARKING STRUCTURE
67	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	20' X 20' X 8"	REMOVE- PARKING STRUCTURE
68	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	20' X 12' X 8"	RETAIN- PARKING STRUCTURE



**NOTE:**  
\* EXISTING PLANT MATERIAL WITHIN THE PUBLIC R.O.W.

**RATIONALE FOR REMOVAL OF EXISTING TREES:**

THE EXISTING TREES ON-SITE AND IN THE PUBLIC R.O.W IMMEDIATELY ADJACENT TO THE PROPERTY ARE PROPOSED TO BE REMOVED DUE TO THE PROPOSED CONSTRUCTION AND RELATED SITE IMPROVEMENTS. THE PLANT MATERIAL IS EITHER IMMATURE OR INAPPROPRIATE FOR ITS LOCATION. THE CUPANIOPSIS AND CASUARINA TREES PLANTED ALONG COLLIER AVE, OREGON ST AND COPLEY AVE HAVE NOT BEEN MAINTAINED OR SUFFER FROM HEAVY PRUNING DUE TO THEIR LOCATION UNDER POWER LINES. SEVERAL OF THE EXISTING PALM TREES ARE EXHIBITING FROND DISCOLORATION AND OTHER SIGNS OF STRESS. THE TREES PROPOSED TO REPLACE THE EXISTING TREES AND PALMS BEING REMOVED WILL USE A RESTRAINED PALETTE THAT EITHER REFLECTS THE HISTORY OF THE NEIGHBORHOOD, IS APPROPRIATE TO THE STYLE OF THE DEVELOPMENT / ARCHITECTURE OR MATCHES THE PREDOMINANT TREE SPECIES WITHIN THE LOCAL DEVELOPED AREA.

PROPOSED SPECIES MAY INCLUDE:

OLEA 'SWAN HILL'	FRUITLESS OLIVE TREE
JACARANDA MIMOSIFOLIA	JACARANDA
KOELREUTERIA	CHINESE FLAME TREE
PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM
ARECASTRUM ROMANZOFFIANUM	QUEEN PALM
ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM



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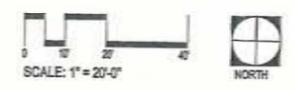
ACADEMY OF OUR LADY OF PEACE  
CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING  
4400 OREGON STREET  
SAN DIEGO, CALIFORNIA

Date:	5/10/07
Project:	ADLP
File:	EX CONDITIONS.dwg
Revision:	

Sheet Title:  
**EXISTING CONDITIONS (2)**  
Sheet Number:

**ENVIRONS**  
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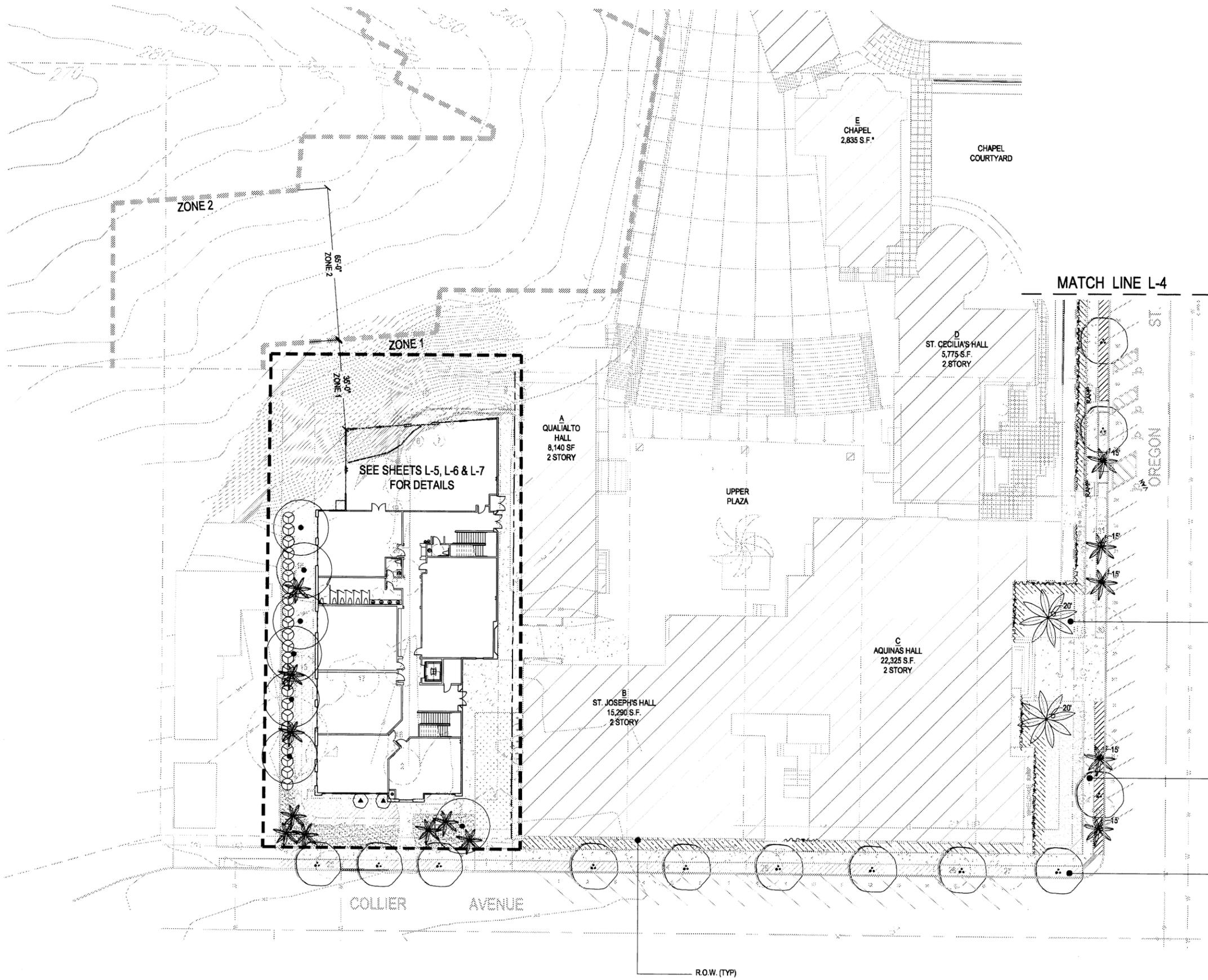
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DATE	DATE	DATE
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DRAWN	PRINT DATE/REVISIONS	PRINT DATE/REVISIONS



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- MINIMUM TREE SEPARATION DISTANCE**
- IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE:
- SEWER LINE- 10 FEET
  - TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
  - UNDERGROUND UTILITY LINES - 5 FEET
  - ABOVE GROUND UTILITY STRUCTURES - 10 FEET
  - DRIVEWAYS (ENTRIES) - 10 FEET
  - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

- PROPOSED PROCESS & IMPROVEMENTS FOR THE AOLP STREETScape**
- THIS LANDSCAPE PROPOSAL FOR A COMPLETE RENOVATION OF THE CAMPUS STREET FRONTAGE INCLUDES THE FOLLOWING:
1. REMOVAL & STUMPGRINDING OF ALL EXISTING STREET TREES
  2. REMOVAL OF ALL SHRUBS ON R.O.W. & PRIVATE PROPERTY
  3. NEW IRRIGATION TO R.O.W. & PRIVATE PROPERTY
  4. SOIL PREPARATION ON R.O.W. & PRIVATE PROPERTY
  5. INSTALLATION OF NEW STREET TREES, UNDERSTORY & MULCH IN R.O.W.
  6. INSTALLATION OF NEW PALMS, TREES, UNDERSTORY, LAWNS & MULCH ON PRIVATE PROPERTY

- A MAIN ENTRY LANDSCAPE**
- FORMALIZED PLANTING FOR ADMINISTRATION BUILDING
  - MATURE PHOENIX CANNARIENSIS PALMS FLANKING ENTRY PLAZA ENHANCE THE SENSE OF ENTRY
  - SECONDARY PALMS (KING, QUEEN, MEXICAN FAN) REPLACE THE PREDOMINANT CANOPIED STREET TREE PROPOSED FOR THE REMAINDER OF THE STREETScape TO CREATE MORE OPEN VISIBILITY TO THE MAIN ENTRY
  - VINES AND ACCENT SHRUBS (SEE PLANTING LEGEND) PROVIDE ORNAMENTAL FOUNDATION PLANTING ALONG THE WALLS AND WHEELCHAIR ACCESS RAMP

- B STREETScape**
- ENTIRE EXISTING LANDSCAPE PLANTING TO BE REMOVED
  - RECREATE AN 'HISTORIC' STREETScape USING A PLANT PALETTE MORE APPROPRIATE TO THE HISTORY & STYLE OF THE SCHOOL AS WELL AS ITS SURROUNDING LOCAL CONTEXT

**ENVIRONS**  
LANDSCAPE ARCHITECTURE

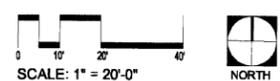
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ACADEMY OF OUR LADY OF PEACE  
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Date: 5/11/07  
Project: AOLP  
File: MASTER PLAN.dwg  
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**STREETScape MASTER PLAN (1)**  
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ACADEMY OF OUR LADY OF PEACE  
CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING

4800 CRENSHAW STREET  
SAN DIEGO, CALIFORNIA

Date: 5/11/07  
Project: AOLP  
File: MASTER PLANNING  
Revisions:

Sheet Title:  
STREETSCAPE  
MASTER PLAN  
(2)

Sheet Number:

L-4

### PLANTING LEGEND:

SYM BOTANICAL NAME COMMON NAME SIZE(S) QUANTITY FORM & FUNCTION

#### EXISTING TREES TO BE REMOVED



EXISTING SITE TREES AND STREET TREES

TO BE REMOVED  
SEE SHEETS L-1 & L-2



STREET TREES TO REMAIN  
(CASUARINA CUNNINGHAMIANA)

PROTECT IN PLACE PER  
PROTECTION ACT 900-19  
(FOREST ADVISORY BOARD)

#### STREET TREES



such as:  
OLEA 'SWAN HILL'  
JACARANDA MIMOSIFOLIA  
KOELREUTERIA INTEGRIFOLIOLA

FRUITLESS OLIVE TREE  
CHINESE ELM  
CHINESE FLAME TREE

36" BOX 14

BROAD-HEADED CANOPY  
STREETSCAPE TREE

#### BROAD FEATHER PALMS



PHOENIX 'MEDJOO'

DATE PALM

20' BTH 2

ACCENT PALM  
FRAMING ENTRY

#### FAN PALMS & FEATHER PALMS



such as:  
ARECASTRUM ROMANOFFIANUM  
ARCHONTOPHOENIX CUNNINGHAMIANA  
WASHINGTONIA FILIFERA

QUEEN PALM  
KING PALM  
CALIFORNIA FAN PALM

15' BTH 5

ACCENT PALM

#### ACCENT SHRUBS



such as:  
ROSMARINUS OFFICINALIS 'TUSCAN BLUE'  
PITTOSPORUM TOBIRA 'VARIEGATA'  
WESTRINGIA 'WYNYABBIE GEM'  
PHORMIUM TENAX  
DIETES SPP.  
HEMEROCALLIS HYBRID 'YELLOW'  
AGAVE SPP.  
ALOE SPP.  
AGAPANTHUS SPP.  
CISTUS SPP.  
LEPTOSPERMUM SPP.  
ANIGONANTHOS SPP.  
STRELTIZIA REGINAE

'TUSCAN BLUE' ROSEMARY  
VARIEGATED TOBIRA  
WESTRINGIA  
NEW ZEALAND FLAX  
FORTNIGHT LILY  
HYBRID DAYLILY  
AGAVE  
ALOE  
LILY-OF-THE-NILE  
ROCKROSE  
TEA TREE  
KANGAROO PAW  
BIRD OF PARADISE

5 GAL. @  
VARIOUS  
CENTERS 387

FOREGROUND  
PLANTING

#### SEDGES & GRASSES



such as:  
CAREX TUMULICOLA  
CAREX PANSA  
FESTUCA SPP.

BERKELEY SEDGE  
SEDGE GRASS  
FESCUE

1 GAL. @ 24" O.C.

1,307

PARKWAY PLANTING

#### TURF



TURF - MARATHON III

DWARF FESCUE

2,110 S.F.

#### VINES



such as:  
BOUGAINVILLEA 'CRIMSON JEWEL'  
BOUGAINVILLEA 'BARBARA KARST'  
BOUGAINVILLEA 'SAN DIEGO'  
WISTERIA SINENSIS

BOUGAINVILLEA  
CHINESE WISTERIA

5 GAL. 33

COLORFUL ACCENT  
CASCADE VINE

#### MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE:

- SEWER LINE - 10 FEET
- TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
- UNDERGROUND UTILITY LINES - 5 FEET
- ABOVE GROUND UTILITY STRUCTURES - 10 FEET
- DRIVEWAYS (ENTRIES) - 10 FEET
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

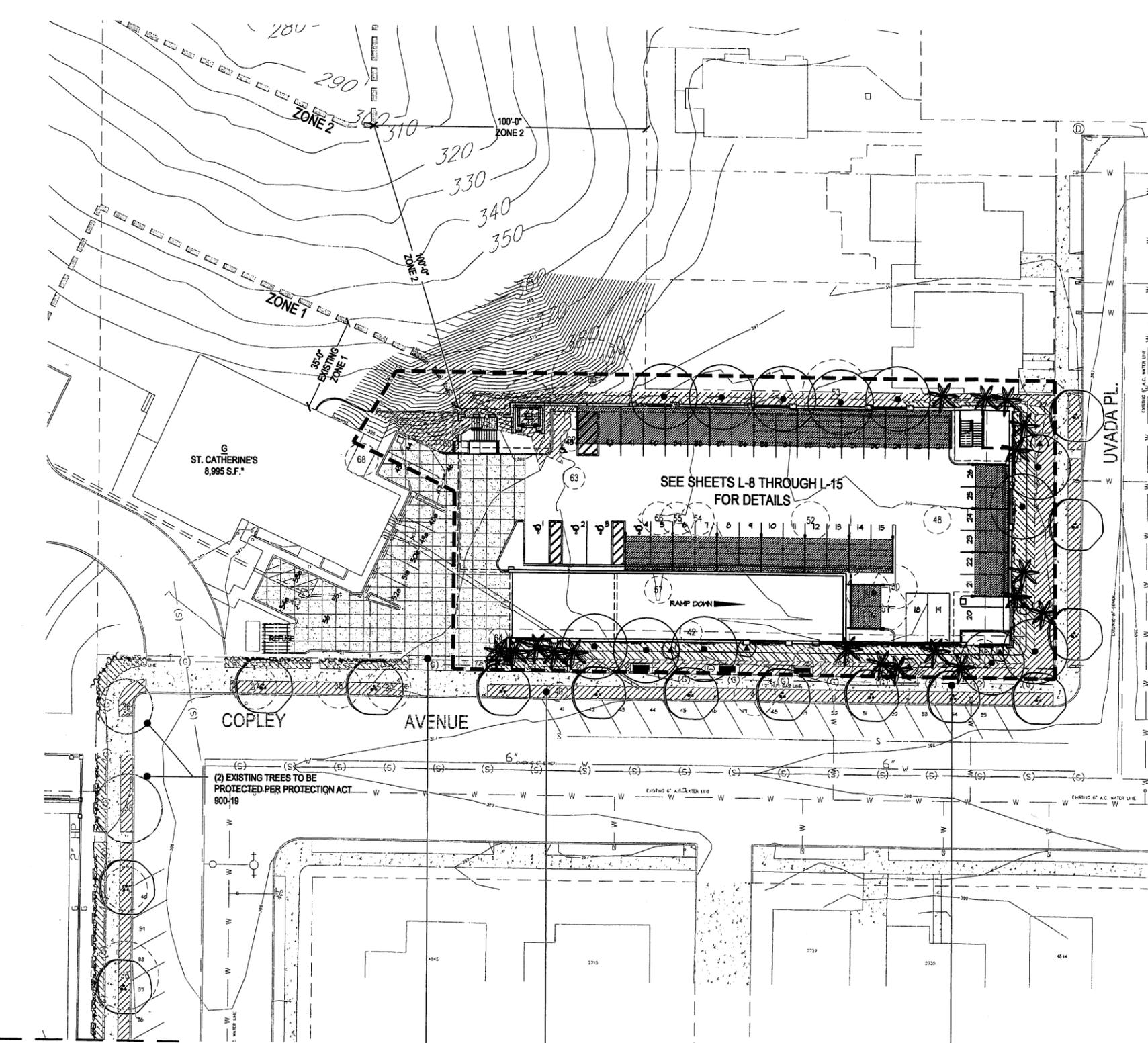
ENVIRONS  
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MATCH LINE L-3

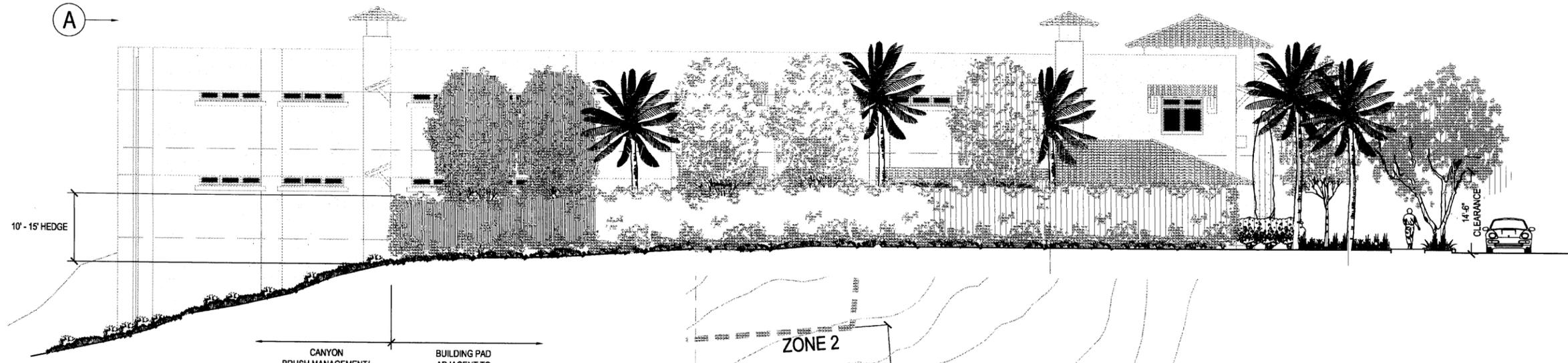
### B STREETSCAPE

- ENTIRE EXISTING LANDSCAPE PLANTING TO BE REMOVED
- RECREATE A 'HISTORIC' STREETSCAPE USING A PLANT PALETTE MORE APPROPRIATE TO THE HISTORY & STYLE OF THE SCHOOL AS WELL AS ITS SURROUNDING LOCAL CONTEXT

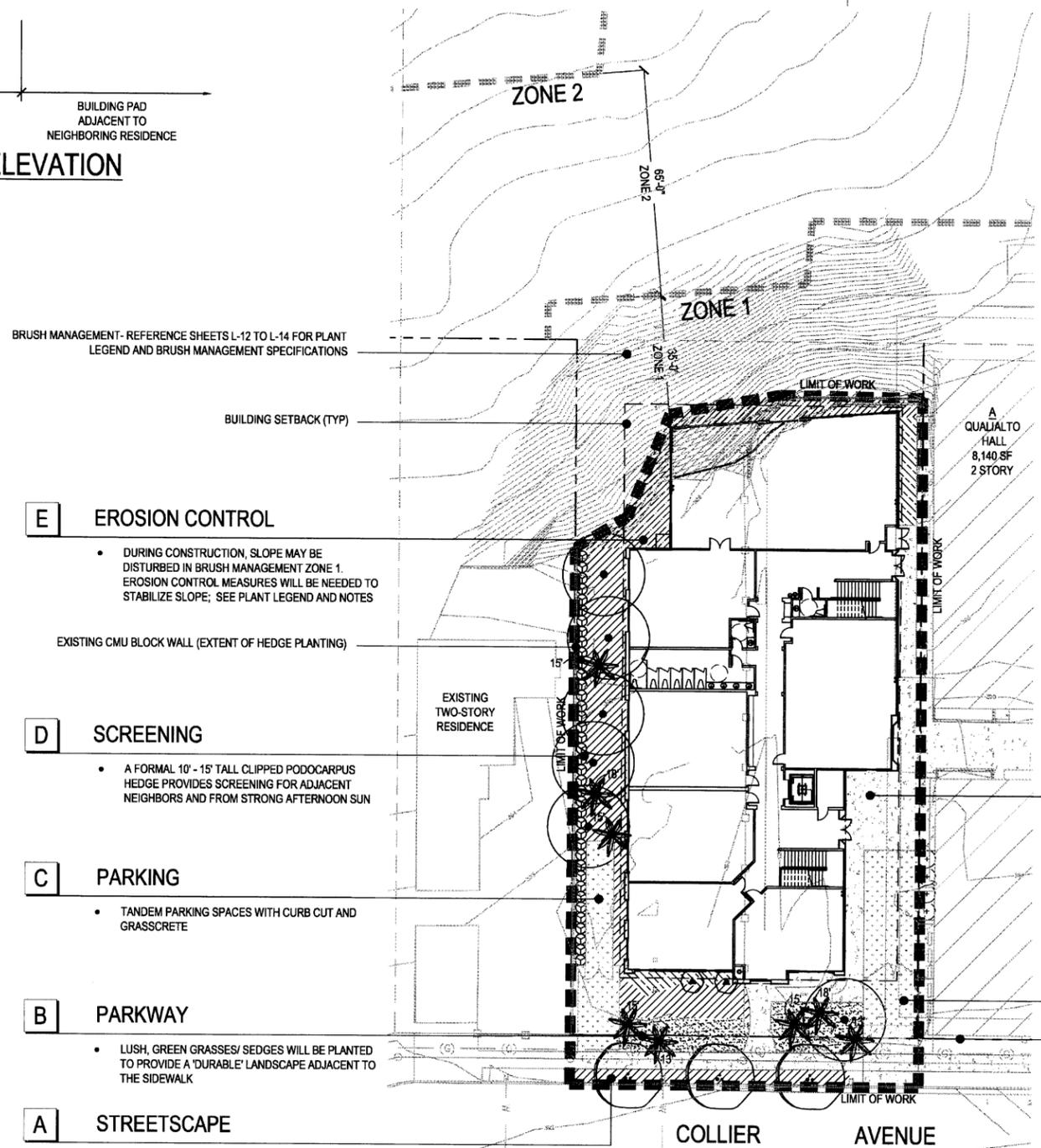
EXISTING HISTORIC SIDEWALK (TO REMAIN)

R.O.W. (TYP)

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**CLASSROOM BUILDING - WEST ELEVATION**  
 1/8" = 1'-0"



**PLANTING NOTE:**

1. TREES WITH LOW SPREADING BRANCH STRUCTURE SHALL BE SELECTED, PLANTED AND PRUNED SO THAT MAJOR SCAFFOLD BRANCHES ARE AT LEAST 8 FEET ABOVE THE FINISHED SURFACE OR FINISHED GRADE, AS MEASURED AT THE TRUNK.
2. TREES SHALL BE POSITIONED AND KEPT MAINTAINED SO THAT ANY BRANCHES THAT EXTEND OUT OVER DEDICATED STREET ROW HAVE A MINIMUM OF 14'-6" OF CLEARANCE ABOVE THE SURFACE OF THE STREET

**E EROSION CONTROL**

- DURING CONSTRUCTION, SLOPE MAY BE DISTURBED IN BRUSH MANAGEMENT ZONE 1. EROSION CONTROL MEASURES WILL BE NEEDED TO STABILIZE SLOPE; SEE PLANT LEGEND AND NOTES

**D SCREENING**

- A FORMAL 10' - 15' TALL CLIPPED PODOCARPUS HEDGE PROVIDES SCREENING FOR ADJACENT NEIGHBORS AND FROM STRONG AFTERNOON SUN

**C PARKING**

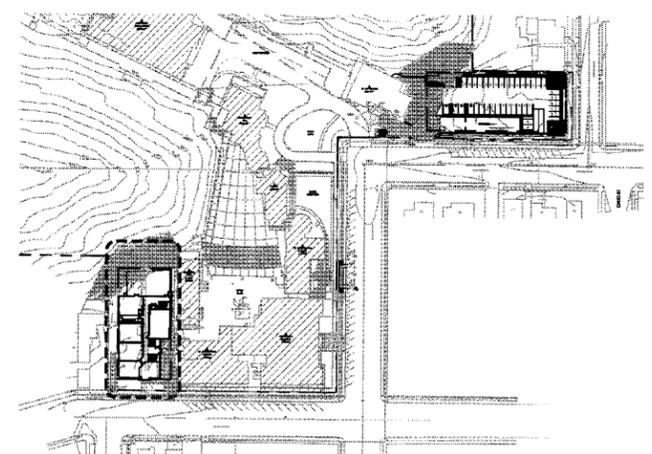
- TANDEM PARKING SPACES WITH CURB CUT AND GRASSCRETE

**B PARKWAY**

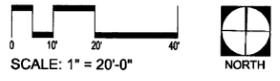
- LUSH, GREEN GRASSES/ SEDGES WILL BE PLANTED TO PROVIDE A 'DURABLE' LANDSCAPE ADJACENT TO THE SIDEWALK

**A STREETSCAPE**

- REMOVE & REPLACE ENTIRE LANDSCAPE PLANTING
- RECREATE AN 'HISTORIC' STREETSCAPE USING A PLANT PALETTE MORE APPROPRIATE TO THE HISTORY & STYLE OF THE SCHOOL AS WELL AS ITS SURROUNDING LOCAL CONTEXT



PROJECT 'A' LOCATION ON CAMPUS  
 NTS



**ENVIRONS**  
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ACADEMY OF OUR LADY OF PEACE  
 CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING  
 4840 OREGON STREET  
 SAN DIEGO, CALIFORNIA

Date:	5/1/07
Project:	AOLP
File:	PROJECT 'A'.dwg
Revisions:	

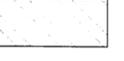
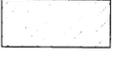
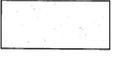
Sheet Title:  
**PROJECT 'A' LANDSCAPE CONCEPT**

Sheet Number:

**L-5**

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**PLANTING LEGEND:**

SYM	BOTANICAL NAME	COMMON NAME	SIZE(S)	QUANTITY	FORM & FUNCTION
<b>EXISTING TREES TO BE REMOVED</b>					
	INCLUDES ALL EXISTING SITE TREES AND STREET TREES	TO BE REMOVED SEE SHEETS L-1 & L-2			
<b>STREET TREES</b>					
	such as: OLEA 'SWAN HILL' JACARANDA MINOSIFOLIA KOELREUTERIA INTEGRIFOLIOLA	FRUITLESS OLIVE TREE JACARANDA CHINESE FLAME TREE	36" BOX	3	STREETSCAPE TREE BROAD-HEADED CANOPY STREETSCAPE TREE
	such as: PLATANUS RACEMOSA ALNUS PHOMBIFOLIA	CALIFORNIA SYCAMORE ALDER	24" BOX	7	ACCENT STREET TREE
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	2	COLUMNAR ACCENT TREE
<b>FAN PALMS &amp; FEATHER PALMS</b>					
	such as: ARECASTRUM ROMANZOFFIANUM ARCHONTOPHOENIX CUNNINGHAMIANA WASHINGTONIA FILIFERA	QUEEN PALM KING PALM CALIFORNIA FAN PALM	HEIGHT VARIES (ON PLANS)	8	ACCENT PALM
<b>ACCENT SHRUBS</b>					
	PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	15 GAL. @ 38" O.C.	38	SCREENING CLIPPED HEDGE (PROPOSED HEIGHT TO BE 10-15')
	such as: ROSMARINUS OFFICINALIS 'TUSCAN BLUE' PITTOSPORUM TOBIRA 'VARIEGATA' WESTRINGIA 'WYNYABBIE GEM' PHORMIUM TENAX DIETES SPP. HEMEROCALLIS HYBRID 'YELLOW' AGAVE SPP. ALOE SPP. AGAPANTHUS SPP. CISTUS SPP. LEPTOSPERMUM SPP. ANIGOZANTHOS SPP. STRELITZIA REGINAE	'TUSCAN BLUE' ROSEMARY VARIEGATED TOBIRA WESTRINGIA NEW ZEALAND FLAX FORTNIGHT LILY HYBRID DAYLILY AGAVE ALOE LILY-OF-THE-NILE ROCKROSE TEA TREE KANGAROO PAW BIRD OF PARADISE	5 GAL. @ VARIOUS CENTERS	38	FOREGROUND PLANTING
	such as: CAREX TUMULICOLA CAREX PANSA FESTUCA SPP.	BERKELEY SEDGE SEDEGE GRASS FESCUE	1 GAL. @ 24" O.C.	38	PARKWAY PLANTING
	JUNCUS SPP.	RUSH	1 GAL. @ 24" O.C.	38	GRASSY SWALE PLANTING
<b>EROSION CONTROL (TRANSITION AREA)</b>					
	such as: ROSMARINUS OFFICINALIS 'PROSTRATA' BACCHARIS PILULARIS 'PIGEON POINT' MYOPORUM PARVIFOLIUM	PROSTRATE ROSEMARY DWARF COYOTE BRUSH MYOPORUM	1 GAL. @ 24" O.C.	38	EROSION CONTROL
<b>TURF</b>					
	TURF - MARATHON III	DWARF FESCUE			
<b>VINES</b>					
	such as: BOUGAINVILLEA 'CRIMSON JEWEL' BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA 'SAN DIEGO'	BOUGAINVILLEA	5 GAL.		COLORFUL ACCENT CASCADE VINE

**LANDSCAPE CONCEPT NOTES:**

- ALL LANDSCAPE AND IRRIGATION SHALL BE IN CONFORMANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS MANUAL ORDINANCES & REQUIREMENTS.
- THIS PROJECT SHALL BE IRRIGATED BY A PERMANENT AUTOMATED SYSTEM WITH ALL VALVES AND PIPING INSTALLED BELOW GRADE. SLOPE IRRIGATION WILL ALSO BE CONNECTED TO THE NEW SYSTEM DURING THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL.
- THE SYSTEM WILL BE PROGRAMMED AND OPERATED TO MAXIMIZE THE EFFICIENCY OF THE SYSTEM AND LIMIT WATER CONSUMPTION. THE SYSTEM WILL BE DESIGNED TO ACHIEVE 100% COVERAGE.
- ALL PLANTING AREAS ARE TO RECEIVE A 3" LAYER OF SHREDDED MULCH.
- THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT LANDSCAPE AND IRRIGATION SYSTEMS(S).
- THIS PROJECT IS LOCATED IN A FIRE HAZARD ZONE. THIS PROJECT PROPOSES TO PROVIDE A 35' WIDE ZONE-1, AND A 65' WIDE ZONE-2 MANAGEMENT PLAN.
  - ZONE-1:** EXISTING LANDSCAPE SHALL HAVE AN AVERAGE MAXIMUM MATURE HEIGHT OF 24" OR LESS, OR WILL BE MAINTAINED AT 24" OR LESS
  - ZONE-2:** INDIVIDUAL NON-IRRIGATED PLANT GROUPINGS OVER 18" IN HEIGHT MAY BE RETAINED, PROVIDED THEY DO NOT EXCEED 400 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 30% OF THE TOTAL ZONE-2 AREA. SHRUBS IN NEW PLANTING AREAS (IF NEEDED) SHALL HAVE AN AVERAGE MAXIMUM MATURE HEIGHT OF 24" OR LESS, OR WILL BE MAINTAINED @ 24" OR LESS.
  - BOTH ZONES:** 50%-70% OF THE AREA SHALL BE PLANTED (IF NEEDED) WITH DEEP-ROOTING, SPREADING VINES AND PROSTRATE SHRUBS WITH LOW FUEL VOLUME AND LOW TO MODERATE FIRE RETARDANCE.
- GRADES / DISTURBED PAD AND SLOPE AREAS SHALL BE HYDROSEED TO PREVENT EROSION, IN THE EVENT THAT CONSTRUCTION OF THE BUILDING DOES NOT OCCUR WITH 30 DAYS OF GRADING. HYDRO-SEED SHALL BE IRRIGATED OR REAPPLIED AS NECESSARY TO ESTABLISH GROWTH.
- ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
- ALL LANDSCAPE PLANS MEET ALL REQUIREMENTS LOCATED IN SECTION 11.0 TO 11.3.5 OF THE LANDSCAPE DEVELOPMENT PACKAGE SUBMITTAL REQUIREMENTS.

**MINIMUM TREE SEPARATION DISTANCE**

- IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE:
- SEWER LINE - 10 FEET
  - TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
  - UNDERGROUND UTILITY LINES - 5 FEET
  - ABOVE GROUND UTILITY STRUCTURES - 10 FEET
  - DRIVEWAYS (ENTRIES) - 10 FEET
  - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

ACADEMY OF OUR LADY OF PEACE  
 CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING  
 4860 ORION STREET  
 SAN DIEGO, CALIFORNIA

Date:	5/1/07
Project:	AOLP
File:	PROJECT 'A'.dwg
Revisions:	

**ENVIRONS**  
 LANDSCAPE ARCHITECTURE

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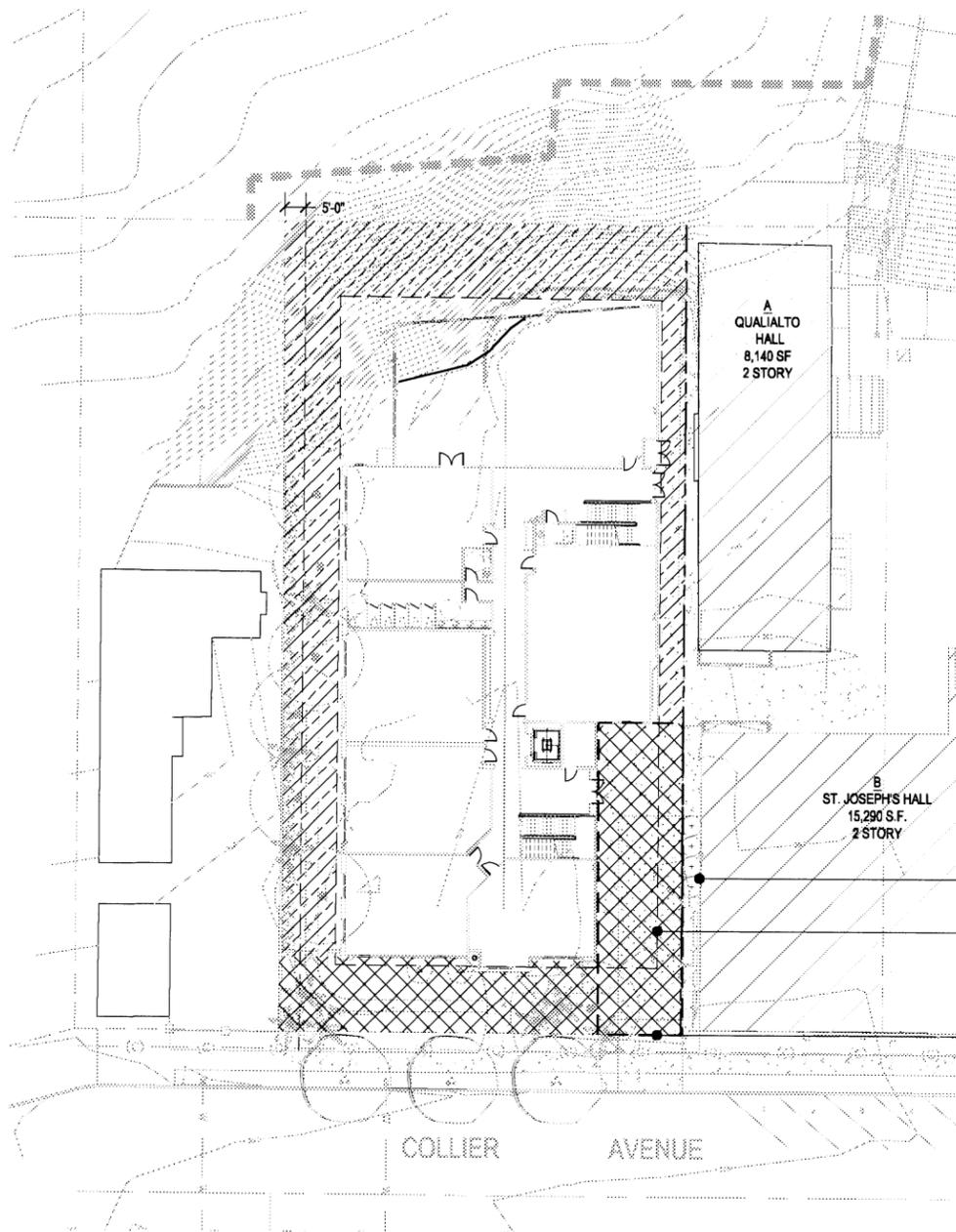


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DRAWN		

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Sheet Title:  
**PROJECT 'A'  
 PLANTING  
 LEGEND + NOTES**

Sheet Number:  
**L-6**



## SUMMARY OF LANDSCAPE CALCULATIONS

### commercial

#### STREET YARD

Total Area 3,025 s.f.  
 Planting Area required (25%) 756 s.f.; Provided 1,197 s.f.; Excess area provided 441 s.f.  
 Plant points required (.05) 151; Points provided 382; Points achieved through trees 240; Excess points 231

#### VEHICULAR USE AREA

Total area within Street Yard 1,623 s.f.  
 Plant points required within Street Yard VUA (.05) 81; Provided 96 (including (4) existing shrubs greater than 24" height & spread); Points achieved through trees 36; Excess points 15

#### REMAINING YARD (abutting residential)

Planting Area required: 5' wide planting area perpendicular to property lines within the remaining yard = 1,025 s.f. (205' X 5')  
 Planting points required (.05) 51; Provided 724; Points achieved through trees 148; Excess points provided 673

#### REMAINING YARD (excluding 5' wide abutting boundary)

Total Area: 3,785 s.f.  
 Planting Area required (30%) 1,136 s.f.; Provided 3,369 s.f.; Excess area provided 2,233  
 Plant points required (.05) 189; Points provided 526; Points achieved through trees 116; Excess points 337

#### STREET TREES

COLLIER AVENUE @ 100' 36" box street trees required 3; Provided 3

#### NOTE:

ALL PALM TREE POINTS WERE CALCULATED USING A STANDARD OF 12 BTH.  
 ALL TRUNK HEIGHTS ARE SPECIFIED ON LANDSCAPE PLANS- ALL TRUNKS ARE EITHER 12' OR HIGHER

## LANDSCAPE CALCULATIONS LEGEND



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 SAN DIEGO, CALIFORNIA

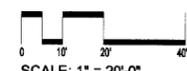
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 Revisions:

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**PROJECT 'A'  
 LANDSCAPE  
 CALCULATIONS**  
 Sheet Number:

L-7

ENVIRONS  
 LANDSCAPE ARCHITECTURE

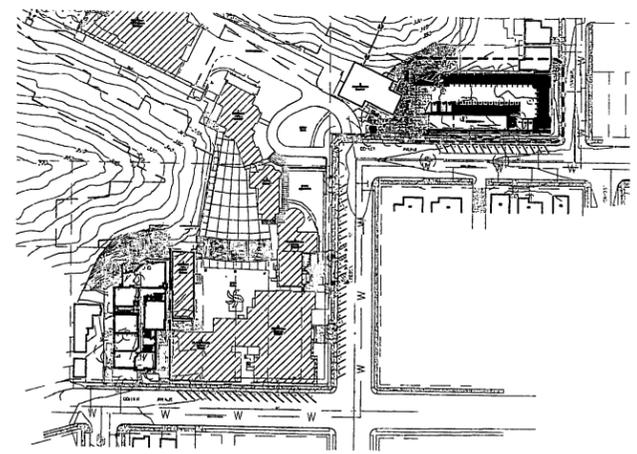
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PROJECT 'B' LOCATION ON CAMPUS

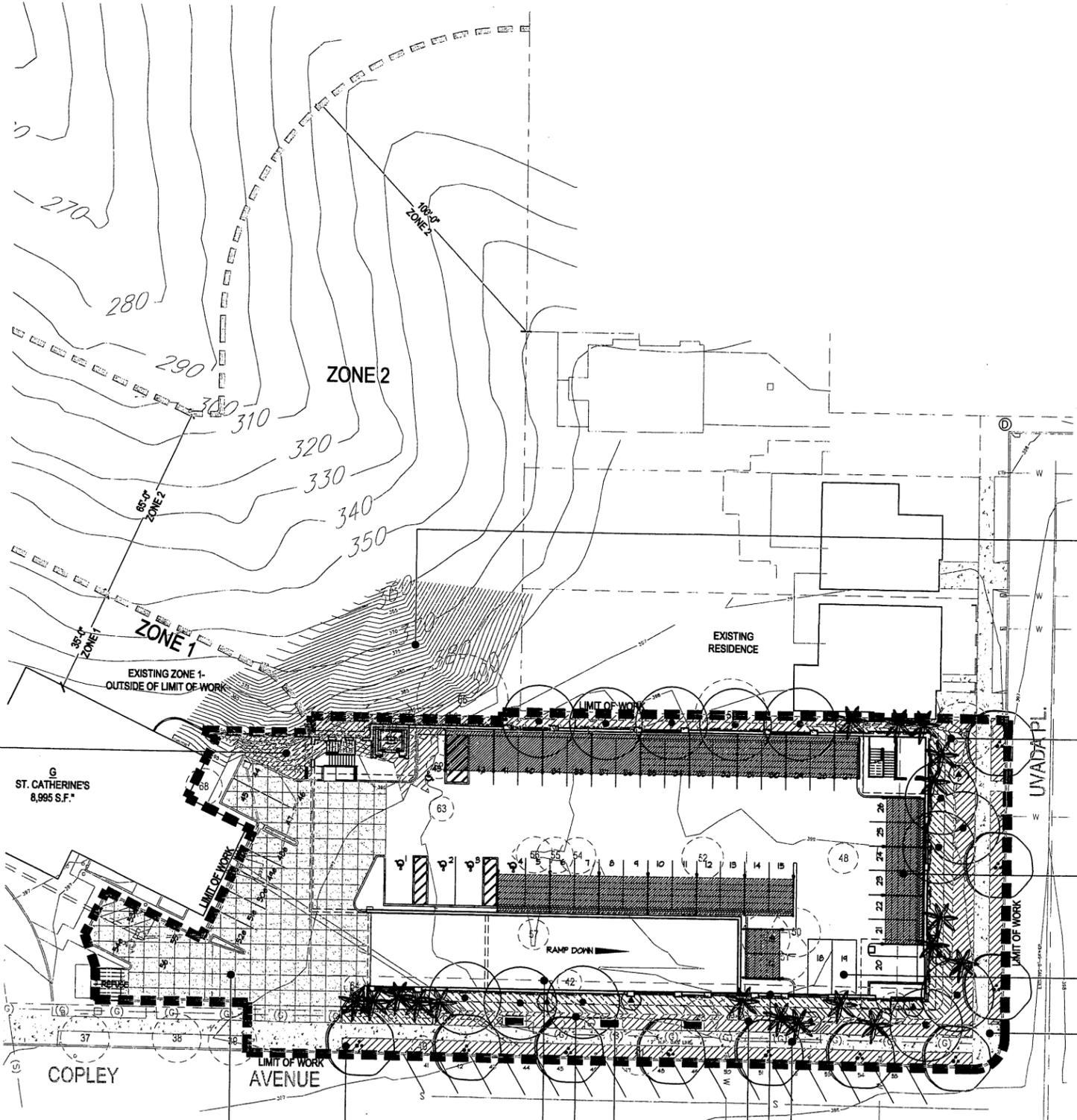
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**F EROSION CONTROL**

- DURING CONSTRUCTION, SLOPE MAY BE DISTURBED IN BRUSH MANAGEMENT ZONE 1. EROSION CONTROL MEASURES WILL BE NEEDED TO STABILIZE SLOPE; SEE PLANT LEGEND AND NOTES

G  
ST. CATHERINE'S  
8,995 S.F.\*

**E SWALE**

- BRUSH MANAGEMENT- REFERENCE SHEETS L-12 TO L-14
- THE PARKING STRUCTURE IS A NON-HABITABLE STRUCTURE AND DOES NOT REQUIRE A BRUSH MANAGEMENT ZONE 1, ONLY BRUSH MANAGEMENT ZONE 2. EROSION CONTROL WILL BE IMPLEMENTED TO ALL EXCAVATED/GRADED PORTIONS OF THE EXISTING SLOPE WITHIN THE LIMIT OF WORK.

- A 3' WIDE SWALE PLANTED WITH JUNCUS WILL SLOW DRAINAGE FOR THE PARKING STRUCTURE SITE TO ALLOW FOR SOIL INFILTRATION

**D SHADING**

- METAL PERFORATED SHADE STRUCTURES WILL PROVIDE 50% SHADE COVERAGE OF THE SURFACE AREA FOR THE PARKING STRUCTURE- SEE ARCHITECT'S DETAIL
- PARKING STRUCTURE LIGHTING IS INCORPORATED IN THE METAL SHADE STRUCTURES- REFERENCE ARCHITECT'S PLANS FOR LIGHTING DETAILS

PARKING STRUCTURE- NEW ASPHALT

EXISTING 'HISTORIC SCORED' SIDEWALK- TO REMAIN

**A STREETSCAPE**

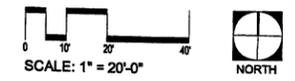
- REMOVE & REPLACE ENTIRE LANDSCAPE PLANTING
- RECREATE AN 'HISTORIC' STREETSCAPE USING A PLANT PALETTE MORE APPROPRIATE TO THE HISTORY & STYLE OF THE SCHOOL AS WELL AS ITS SURROUNDING LOCAL CONTEXT

**C SEATING**

- HISTORIC STYLE BENCHES AND MATCHING TRASH RECEPTACLES WILL BE PROVIDED FOR SEATING DURING STUDENT PICKUP HOURS

**B PARKWAY**

- LUSH, GREEN GRASSES/ SEDGES WILL BE PLANTED TO PROVIDE A 'DURABLE' LANDSCAPE ADJACENT TO THE SIDEWALK



SCALE: 1" = 20'-0"



EXISTING SIDEWALK- NOT 'HISTORIC SCORED'- TO REMAIN

PARKING STRUCTURE WALLS- REFERENCE ARCHITECT'S PLANS FOR WALL HEIGHTS/ SPECIFICATIONS

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ACADEMY OF OUR LADY OF PEACE  
CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING  
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SAN DIEGO, CALIFORNIA

Date: 5/11/07  
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**PROJECT 'B'  
LANDSCAPE  
CONCEPT**

Sheet Number:

**L-8**



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### PLANTING LEGEND:

SYM	BOTANICAL NAME	COMMON NAME	SIZE(S)	QUANTITY	FORM & FUNCTION
<b>EXISTING TREES TO BE REMOVED</b>					
	INCLUDES ALL EXISTING SITE TREES & STREET TREES		REFERENCE SHEETS L-1 & L-2		
<b>STREET TREES</b>					
	such as: OLEA 'SWAN HILL' JACARANDA MIMOSIFOLIA KOELREUTERIA INTEGRIFOLIOLA	FRUITLESS OLIVE TREE JACARANDA CHINESE FLAME TREE	36" BOX	9	STREETSCAPE TREE BROAD-HEADED CANOPY STREETSCAPE TREE
	such as: PLATANUS RACEMOSA ALNUS PHOMBIFOLIA	CALIFORNIA SYCAMORE ALDER	24" BOX	12	ACCENT STREET TREE
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	6	COLUMNAR ACCENT TREE
<b>FAN PALMS &amp; FEATHER PALMS</b>					
	such as: ARECASTRUM ROMANOFFIANUM ARCHONTOPHOENIX CUNNINGHAMIANA WASHINGTONIA FILIFERA	QUEEN PALM KING PALM CALIFORNIA FAN PALM	HEIGHT VARIES	18	STREETSCAPE TREE STREETSCAPE TREE STREETSCAPE TREE
<b>ACCENT SHRUBS</b>					
	such as: ROSMARINUS OFFICINALIS 'TUSCAN BLUE' PITTOSPORUM TOBIRA 'VARIEGATA' WESTRINGIA 'WYNYABBIE GEM' PHORMIUM TENAX DIETES SPP. HEMEROCALLIS HYBRID 'YELLOW' AGAVE SPP. ALOE SPP. AGAPANTHUS SPP. CISTUS SPP. LEPTOSPERMUM SPP. ANIGOZANTHOS SPP. STRELITZIA REGINAE	'TUSCAN BLUE' ROSEMARY VARIEGATED TOBIRA WESTRINGIA NEW ZEALAND FLAX FORTNIGHT LILY HYBRID DAYLILY AGAVE ALOE LILY-OF-THE-NILE ROCKROSE TEA TREE KANGAROO PAW BIRD OF PARADISE	5 GAL. @ VARIOUS CENTERS	340	FOREGROUND PLANTING
<b>SEDGES &amp; GRASSES</b>					
	such as: CAREX TUMULICOLA CAREX PANSA FESTUCA SPP.	BERKELEY SEDGE SEDGE GRASS FESCUE	1 GAL. @ 24" O.C.	428	PARKWAY PLANTING
	JUNCUS SPP.	RUSH	1 GAL. @ 24" O.C.	276	GRASSY SWALE PLANTING
<b>EROSION CONTROL</b>					
	such as: ROSMARINUS OFFICINALIS 'PROSTRATA' BACCHARIS PILULARIS 'PIGEON POINT' MYOPORUM PARVIFOLIUM	PROSTRATE ROSEMARY DWARF COYOTE BRUSH MYOPORUM	1 GAL. @ 24" O.C.	38	EROSION CONTROL
<b>BRUSH MANAGEMENT</b>					
REFERENCE BRUSH MANAGEMENT PLANS, SHEET L-16 THROUGH L-18 FOR PLANT LEGEND & NOTES					
<b>VINES</b>					
	such as: BOUGAINVILLEA 'CRIMSON JEWEL' BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA 'SAN DIEGO'	BOUGAINVILLEA	5 GAL.	2	COLORFUL ACCENT CASCADE VINE
	FICUS PUMILA	CREEPING FIG	1 GALLON	26	EVERGREEN VINE

### LANDSCAPE CONCEPT NOTES:

- ALL LANDSCAPE AND IRRIGATION SHALL BE IN CONFORMANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS MANUAL ORDINANCES & REQUIREMENTS.
- THIS PROJECT SHALL BE IRRIGATED BY A PERMANENT AUTOMATED SYSTEM WITH ALL VALVES AND PIPING INSTALLED BELOW GRADE. SLOPE IRRIGATION WILL ALSO BE CONNECTED TO THE NEW SYSTEM DURING THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL.
- THE SYSTEM WILL BE PROGRAMMED AND OPERATED TO MAXIMIZE THE EFFICIENCY OF THE SYSTEM AND LIMIT WATER CONSUMPTION. THE SYSTEM WILL BE DESIGNED TO ACHIEVE 100% COVERAGE.
- ALL PLANTING AREAS ARE TO RECEIVE A 3" LAYER OF SHREDDED MULCH.
- THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT LANDSCAPE AND IRRIGATION SYSTEMS(S).
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- IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE:
- SEWER LINE- 10 FEET
  - TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
  - UNDERGROUND UTILITY LINES - 5 FEET
  - ABOVE GROUND UTILITY STRUCTURES - 10 FEET
  - DRIVEWAYS (ENTRIES) - 10 FEET
  - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

ACADEMY OF OUR LADY OF PEACE  
CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING  
4840 OREGON STREET  
SAN DIEGO, CALIFORNIA

Date: 5/11/07  
 Project: AOLP  
 File: PROJECT B'ling  
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 Sheet Number:



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### SUMMARY OF LANDSCAPE CALCULATIONS

commercial

#### STREET YARD

Total Area 5,378 s.f.

Planting Area required (25%) 1,345 s.f.; Provided 2,993 s.f.; Excess area provided 1,648 s.f.

Plant points required (.05) 323; Points provided 1,806; Points achieved through trees 800; Excess points 1,483

#### VEHICULAR USE AREA

Total area 4,936 s.f.

Total Area within Street Yard 2,021 s.f.

Landscape Area required within Street Yard (5% of Vehicular Use area located within the Street Yard) 101 s.f.; Provided 237 s.f.; Excess area provided 136 s.f.

Plant points required within Street Yard VUA (.05) 101; Provided 94; Points achieved through trees 54; Excess points -7 (per section 142.0407(a))

Total Area outside the Street Yard 2,807 s.f.

Landscape Area required outside Street Yard (3% of Vehicular Use area located outside the Street Yard) 84 s.f.; Provided 98 s.f.; Excess area provided 14 s.f.

Plant points required outside the Street Yard VUA (.03) 84; Provided 110; Points achieved through trees 54; Excess points 26

#### REMAINING YARD

Planting Area required: 5' wide planting area perpendicular to property lines within the remaining yard = 675 s.f. (135' X 5')

Planting points required (.05) 34; Provided 455; Points achieved through trees 253; Excess points provided 421

#### STREET TREES

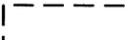
UVADA PLACE @ 100': 36" box street trees required 3; Provided 3

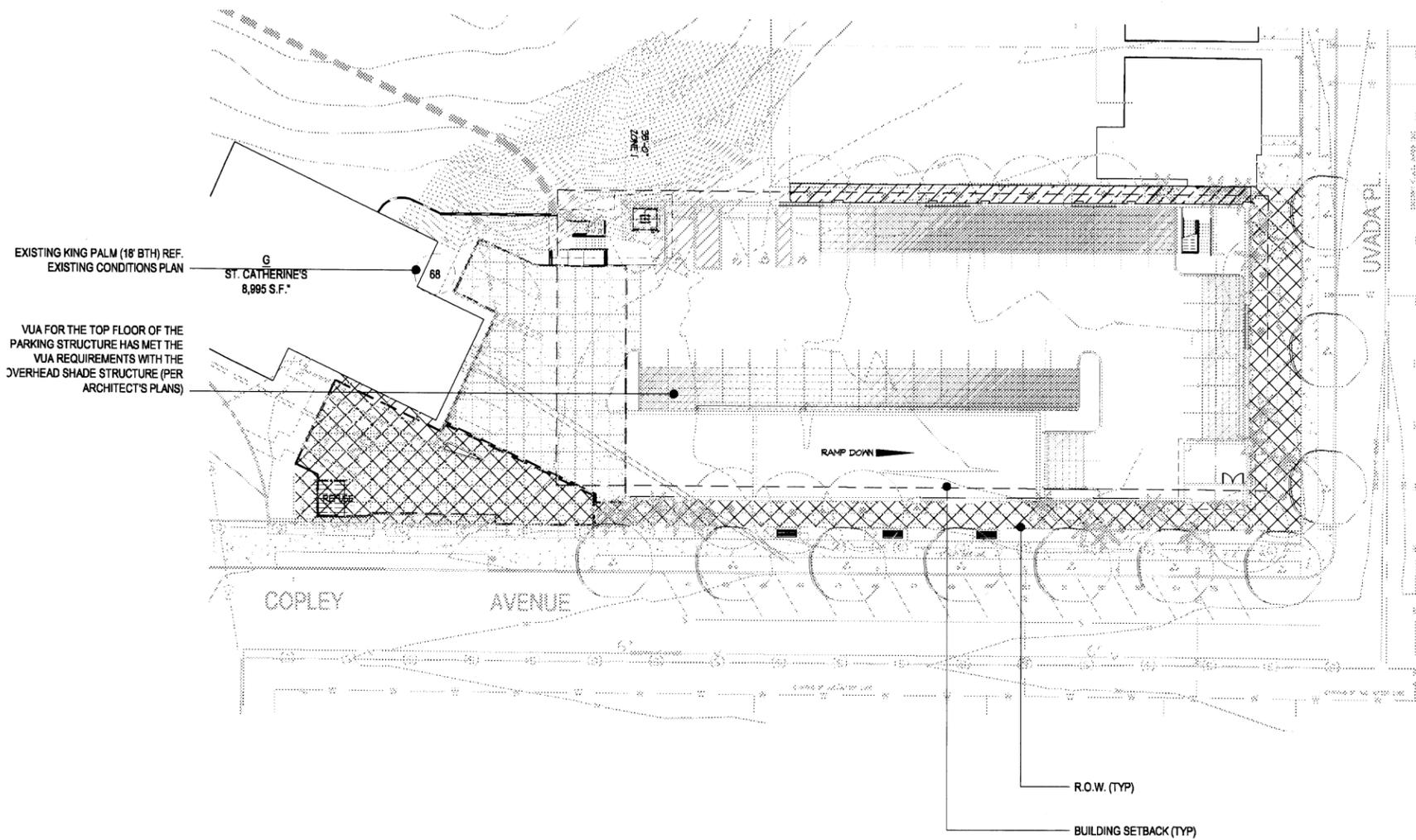
COPLEY AVENUE @ 205': 36" box street trees required 7; Provided 7

#### NOTE:

ALL PALM TREE POINTS WERE CALCULATED USING A STANDARD 12' BTH.  
ALL TRUNK HEIGHTS ARE SPECIFIED ON LANDSCAPE PLANS

### LANDSCAPE CALCULATIONS LEGEND

-  STREET YARD
-  REMAINING YARD
-  VEHICULAR USE AREA BOUNDARY WITHIN THE STREET YARD
-  VEHICULAR USE AREA BOUNDARY OUTSIDE THE STREET YARD



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LANDSCAPE  
CALCULATIONS**  
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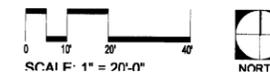
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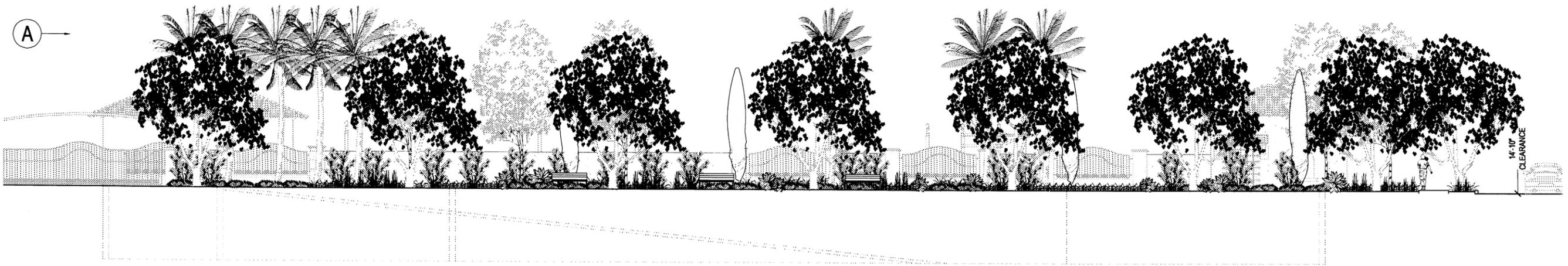




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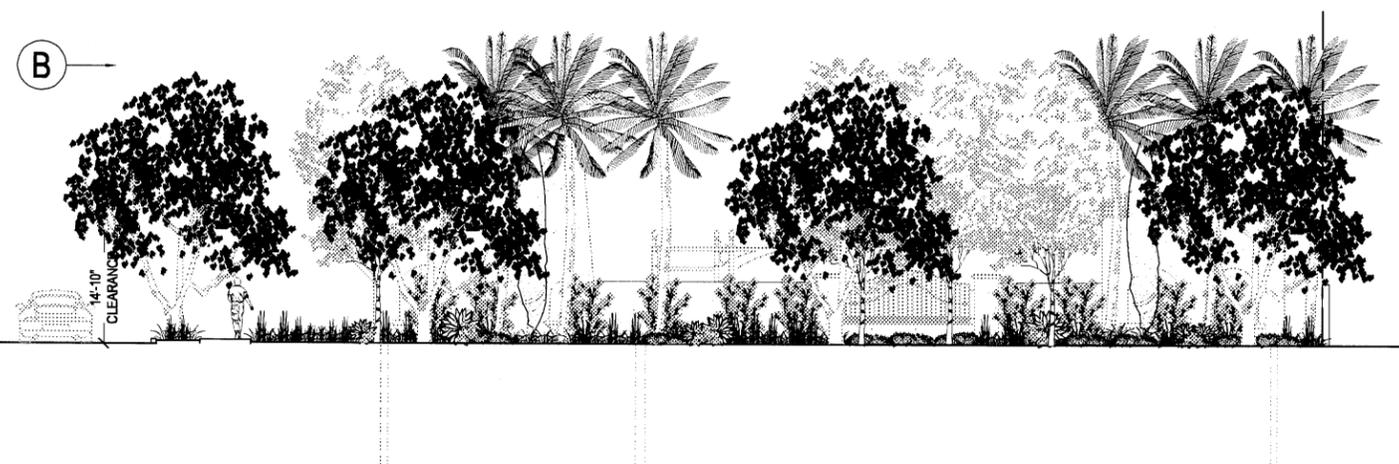
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**PARKING STRUCTURE - SOUTH ELEVATION**  
1/8" = 1'-0"



**PARKING STRUCTURE - NORTH ELEVATION**  
1/8" = 1'-0"



**PARKING STRUCTURE - EAST ELEVATION**  
1/8" = 1'-0"

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CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING  
4655 ORION STREET  
SAN DIEGO, CALIFORNIA

**PLANTING NOTE:**

- TREES WITH LOW SPREADING BRANCH STRUCTURE SHALL BE SELECTED, PLANTED AND PRUNED SO THAT MAJOR SCAFFOLD BRANCHES ARE AT LEAST 8 FEET ABOVE THE FINISHED SURFACE OR FINISHED GRADE, AS MEASURED AT THE TRUNK.
- TREES SHALL BE POSITIONED AND KEPT MAINTAINED SO THAT ANY BRANCHES THAT EXTEND OUT OVER DEDICATED STREET ROW HAVE A MINIMUM OF 14'-6" OF CLEARANCE ABOVE THE SURFACE OF THE STREET

**ENVIRONS**  
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ELEVATIONS**

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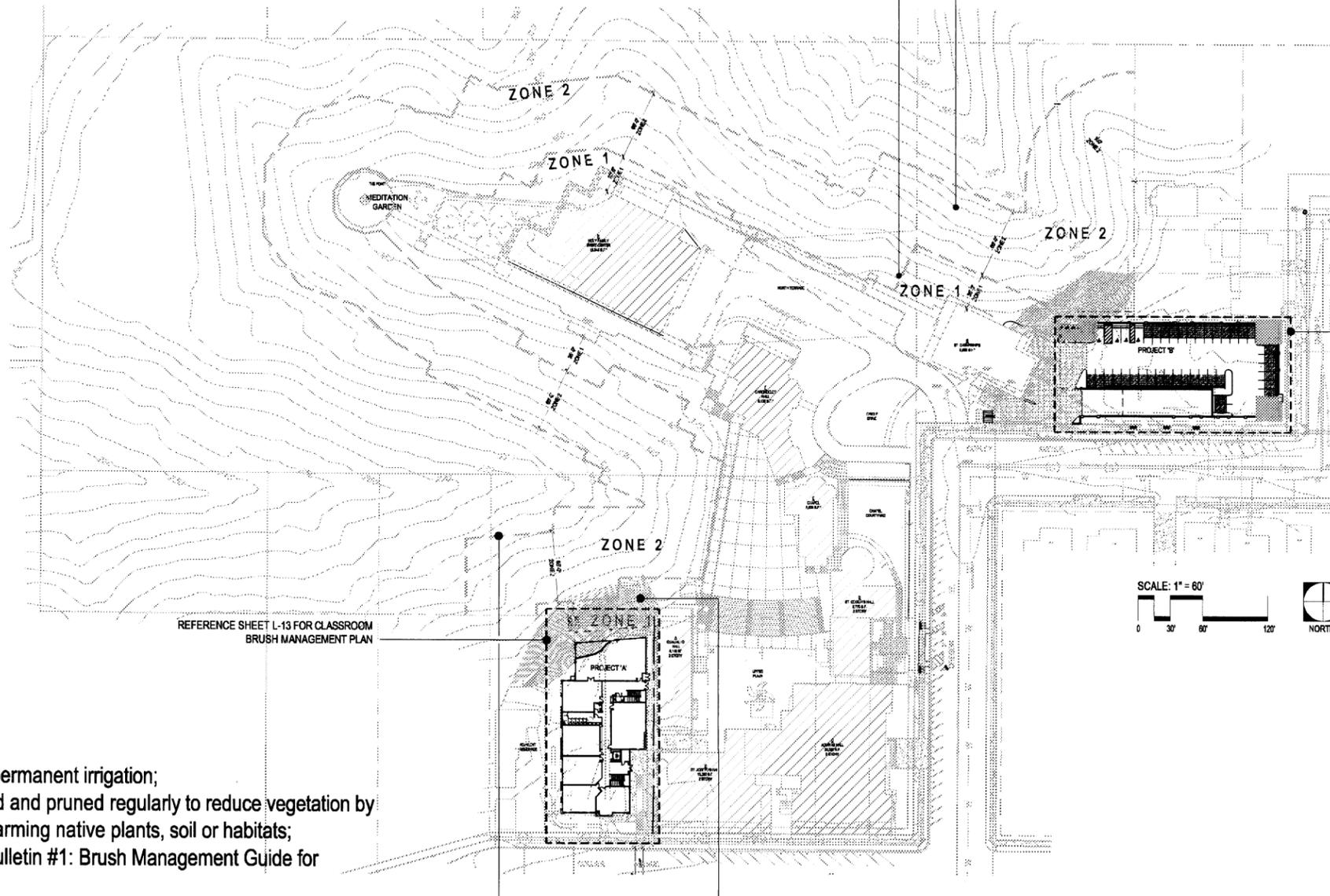
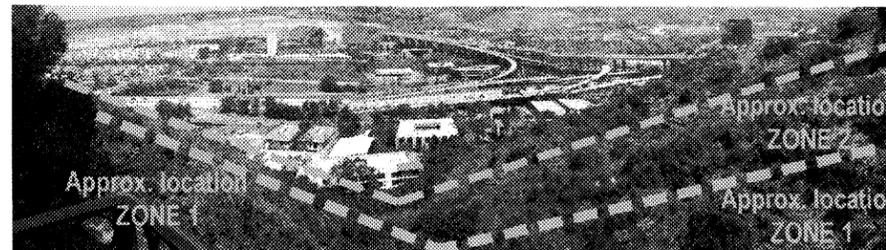
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ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF MCARDLE ASSOCIATES, ARCHITECTS AND ARE INTENDED TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT OTHERWISE BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTS. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTS.

**ZONE 1:**

- Must be irrigated or watered regularly;
  - Must consist mostly of ornamental vegetation (lawns, low-growing shrubs, some trees) with not more than 10% native or naturalized vegetation;
  - Trees & large shrubs must be pruned away from structures & roofs;
  - Irrigation from Zone 1 must not run into Zone 2.
- (See sheet L-14, Bulletin #1: Brush Management Guide for details.)



**ZONE 2:**

- Can have NO permanent irrigation;
  - Must be thinned and pruned regularly to reduce vegetation by 50%, without harming native plants, soil or habitats;
- (See sheet L-14, Bulletin #1: Brush Management Guide for details.)

**NOTES:**

1. The existing vegetation within brush management zones consists of a mix of chaparral plant material-reference sheet L-13 for project specific
2. See sheet L-14 for City of San Diego Brush Management Regulations, Bulletin #1: Brush Management Guide for Private Property for details and techniques.
3. Irrigation for Zone 1 is either existing or new systems to be designed and installed.
4. After pruning and cleaning, owner will have new and additional fire-resistive groundcovers planted in Zone 1.

**ZONE 1:**

- Must be irrigated or watered regularly;
  - Must consist mostly of ornamental vegetation (lawns, low-growing shrubs, some trees) with not more than 10% native or naturalized vegetation;
  - Trees & large shrubs must be pruned away from structures & roofs;
  - Irrigation from Zone 1 must not run into Zone 2.
- (See sheet L-14, Bulletin #1: Brush Management Guide for details.)

**ZONE 2:**

- Can have NO permanent irrigation;
  - Must be thinned and pruned regularly to reduce vegetation by 50%, without harming native plants, soil or habitats;
- (See sheet L-14, Bulletin #1: Brush Management Guide for details.)



ACADEMY OF OUR LADY OF PEACE  
CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING  
440 OREGON STREET  
SAN DIEGO, CALIFORNIA

Date: 5/11/07  
Project: ACLP  
File: Brush Management.dwg  
Revisions:

Sheet Title:  
**BRUSH MANAGEMENT PLAN**  
Sheet Number:

**ENVIRONS**  
LANDSCAPE ARCHITECTURE

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San Diego, CA 92101  
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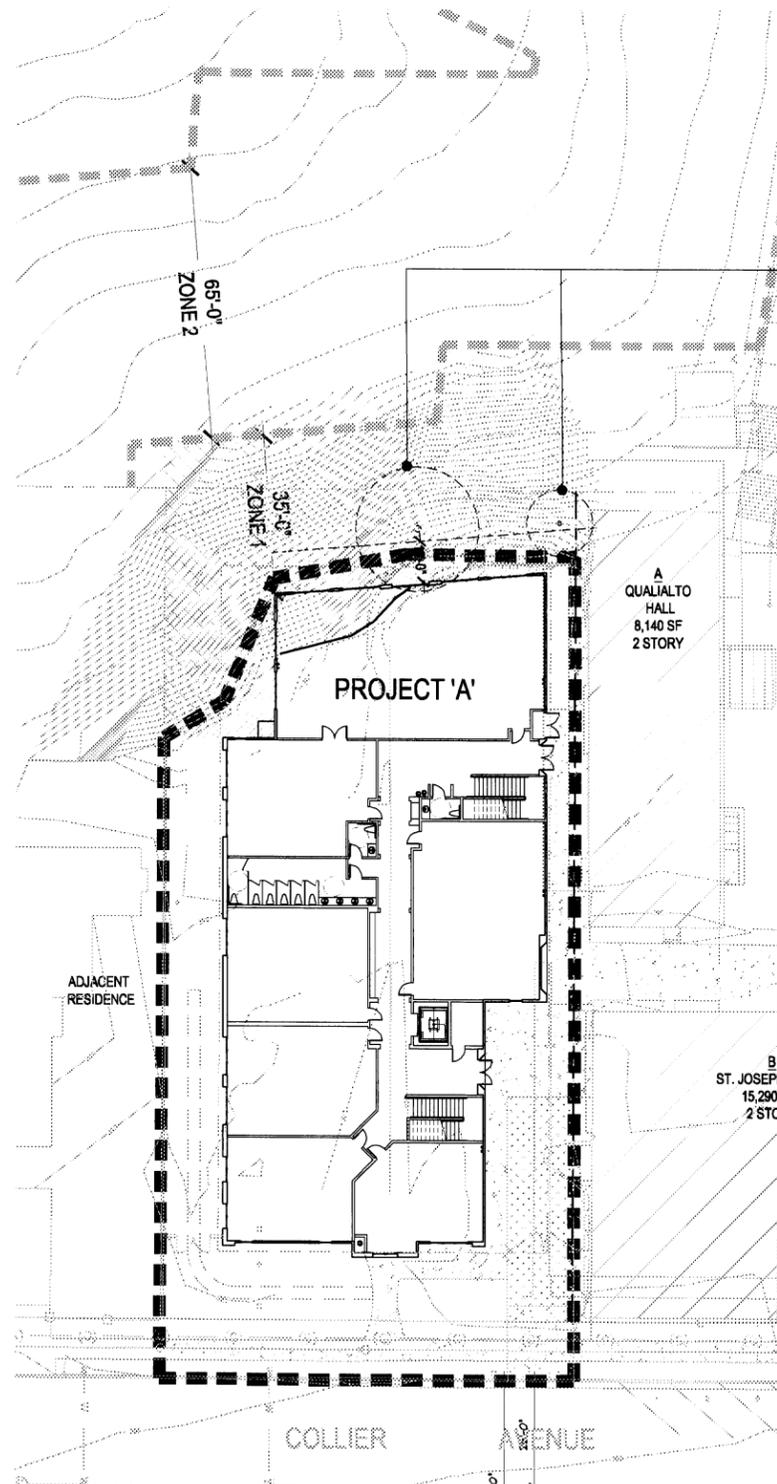
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10' CLEARANCE REQUIRED FOR BRUSH MANAGEMENT. EXISTING TREE TO BE REMOVED DUE TO SPACE RESTRAINTS AND EXTENT OF PRUNING NEEDED- FIELD VERIFY WITH CITY STAFF PRIOR TO DEMO

(REFERENCE EXISTING CONDITIONS FOR EXISTING TREE SURVEY)

A  
QUALIALTO  
HALL  
8,140 SF  
2 STORY

PROJECT 'A'

ADJACENT  
RESIDENCE

B  
ST. JOSEPH  
15,290  
2 STC

COLLIER AVENUE

EXISTING PLANT MATERIAL WITHIN BRUSH MANAGEMENT ZONES: (classroom)

TREES:

SCHINUS MOLLE  
PINUS TORREYANA  
CALIFORNIA PEPPER TREE  
TORREY PINE

UNDERSTORY:

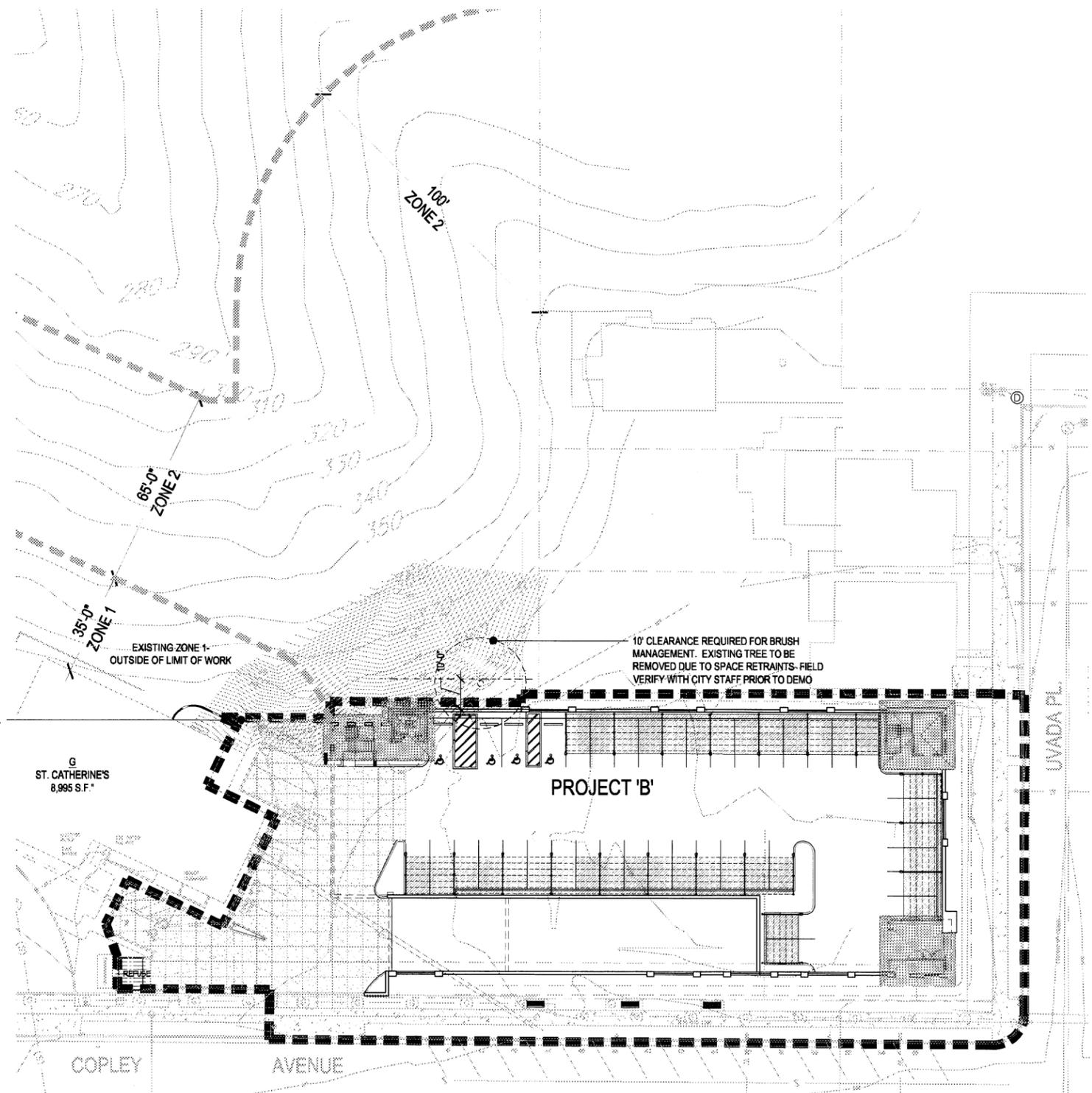
ALOE SPP.  
NASTURTIIUM TROPAELOIUM 'MAJUS'  
RHUS INTERGRIFOLIA  
MALOSMA LAURINA  
ALOE  
NASTURTIIUM  
LEMONADE BERRY SUMAC  
LAUREL LEAF SUMAC

BRUSH MANAGEMENT ZONE 1 (PERMANENT IRRIGATION)

such as:	CEANOTHUS GRISEUS VAR. HORIZONTALIS	CARMEL CEANOTHUS	1 GAL. @ 36" O.C.	classroom	parking structure	BRUSH MANAGEMENT ZONE 1
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA		590	446	
	MYOPORUM 'PACIFICUM'	MYOPORUM				
	ROSMARINUS OFFICINALIS 'PROSTRATE'	PROSTRATE ROSEMARY				

EROSION CONTROL (TRANSITION AREA)

such as:	ROSMARINUS OFFICINALIS 'PROSTRATE'	PROSTRATE ROSEMARY	1 GAL. @ 24" O.C.	215	145	EROSION CONTROL
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH				
	MYOPORUM PARVIFOLIUM	MYOPORUM				



10' CLEARANCE REQUIRED FOR BRUSH MANAGEMENT. EXISTING TREE TO BE REMOVED DUE TO SPACE RESTRAINTS- FIELD VERIFY WITH CITY STAFF PRIOR TO DEMO

EXISTING ZONE 1-  
OUTSIDE OF LIMIT OF WORK

G  
ST. CATHERINE'S  
8,995 S.F.

PROJECT 'B'

COPLEY AVENUE

EXISTING PLANT MATERIAL WITHIN BRUSH MANAGEMENT ZONE TWO: (parking structure)

TREES:  
SCHINUS MOLLE  
CALIFORNIA PEPPER TREE

UNDERSTORY:

RHUS INTERGRIFOLIA  
MALOSMA LAURINA  
LEMONADE BERRY SUMAC  
LAUREL LEAF SUMAC

BRUSH MANAGEMENT- EXISTING VEGETATION WITHIN ZONE TWO: (both sites)

THE CANYON VEGETATION CONSISTS OF MIXED CHAPARRAL WHICH IS COMPOSED OF SHRUBS WITH HARD, BROAD LEAVES AND STIFF, WOODY STEMS. THESE SHRUBS FORM A DENSE CANOPY OF UP TO 13 FEET HIGH. THE SPECIES COMPOSITION OF THIS COMMUNITY TYPE INCLUDE THE FOLLOWING:

EUCALYPTUS SPP.	EUCALYPTUS
SCHINUS MOLLE	CALIFORNIA PEPPER TREE
RHUS INTERGRIFOLIA	LEMONADE BERRY SUMAC
SALVIA MELLIFERA	BLACK SAGE
ERIOGONUM FASCICULATUM	FLAT TOP BUCKWHEAT
ARTEMESIA CALIFORNICA	CALIFORNIA SAGEBRUSH
MALOSMA LAURINA	LAUREL LEAF SUMAC
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA
HETEROMELES ARBUTIFOLIA	TOYON
BACCHARIS PILULARIS CONSANGUINEA	COYOTE BRUSH



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684 OREGON STREET  
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Date: 5/1/07  
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Sheet Title:  
**BRUSH  
MANAGEMENT  
PLAN**

Sheet Number:

L-13

**BULLETIN #1: BRUSH MANAGEMENT GUIDE  
For Private Property**



February 2006

The City of San Diego has over 900 linear miles of urban wildland interface, where the back yards of homes meet the natural vegetation in canyons. Years of drought have increased the flammability of this vegetation. During certain times of the year, native vegetation can pose a wildfire risk and requires proper management to prevent future tragedies. This Bulletin describes actions you and your family should take to reduce your chances of being affected if a wildfire ever occurs near you.

**SAN DIEGO'S UNIQUE ENVIRONMENT**

San Diego's semi-arid natural environment contains low-growing brush called coastal sage scrub or chaparral, which is home to many rare and endangered plants and animals. In fact, San Diego has more sensitive species than anywhere in the continental United States. Fire is an integral part of the ecology of this environment; the vegetation needs periodic burning to regenerate. Fire becomes a potential problem where there are homes located next to the native vegetation. But, you can create a defensible space around your home that can slow the fire down, giving firefighters crucial time and space to protect your home.

**CREATING "DEFENSIBLE SPACE"**

Defensible Space is the landscape between your house and the potential fuel source (natural brush) that it is your responsibility as a homeowner to maintain to reduce fire risk. The City's Municipal Code\* regulates brush management and creates two Brush Management Zones with different requirements. The Code was amended in October 2005 to make these Zones total 100 feet of defensible space from the structure throughout the City. Although these amendments do not apply in the Coastal Overlay Zone until adopted by the Coastal Commission (Spring 2006), the Fire Chief recommends voluntary compliance.

Brush Management Zone 1 is typically 35 feet from the structure (35-35 feet in the Coastal Zone, until the Coastal Commission adopts changes), on the flatter part of the property next to your house.

**ZONE 1:**

- ✓ Must be irrigated or watered regularly
- ✓ Must consist mostly of ornamental vegetation like lawns, low-growing shrubs, some trees, with not more than 10% native or naturalized vegetation.
- ✓ Trees and large shrubs must be pruned away from structures and roofs.
- ✓ Any wooden structures in Zones 1 and 2 (such as decks, or fences) not having a 1-hour fire resistance rating or built of combustible materials, must be removed.
- ✓ Irrigation from Zone 1 must not run onto Zone 2 (it encourages weed growth).

Brush Management Zone 2 is the remaining 65 feet from your structure (20 - 50 feet in the Coastal Zone, until the Coastal Commission adopts changes), and is usually comprised of natural vegetation.

**ZONE 2:**

- ✓ Can have NO permanent irrigation.
- ✓ Must be thinned and pruned regularly to reduce vegetation by 50%, without harming native plants, soil or habitats, as described on the reverse side of this Bulletin.

*NOTE: Brush management is not allowed in coastal sage scrub during the California gnatcatcher nesting season, March 1 through August 15. This small bird only lives in coastal sage scrub and is listed as a threatened species by the federal government. Any harm to this bird could result in fines and penalties.*

**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.

**BRUSH MANAGEMENT - EXISTING VEGETATION WITHIN ZONE TWO:**

THE CANYON VEGETATION CONSISTS OF MIXED CHAPARRAL WHICH IS COMPOSED OF SHRUBS WITH HARD, BROAD LEAVES AND STIFF, WOODY STEMS. THESE SHRUBS FORM A DENSE CANOPY OF UP TO 13 FEET HIGH. THE SPECIES COMPOSITION OF THIS COMMUNITY TYPE INCLUDE THE FOLLOWING:

EUCALYPTUS SPP.	CALIFORNIA PEPPER TREE
SCHINUS MOLLE	LEMONADE BERRY SUMAC
RHUS INTERGRIFOLIA	BLACK SAGE
SALVIA MELIFERA	FLAT TOP BUCKWHEAT
ERIOGONUM FASCICULATUM	CALIFORNIA SAGEBRUSH
ARTEMESIA CALIFORNICA	LAUREL LEAF SUMAC
MALOSMA LAURINA	CALIFORNIA ENCELIA
ENCELIA CALIFORNICA	TOYON
HETEROMELES ARBUTIFOLIA	COYOTE BRUSH
BACCHARIS PILULARIS CONSANGUINEA	

**NOTE:**

1. THE NATIVE AND MATURE VEGETATION SURROUNDING THE SITE HAS A HIGH POTENTIAL FOR HOUSING THE CA GNATCATCHER, SENSITIVE RAPTORS AND OTHER SPECIES PROTECTED BY THE CITY'S MSCP, STATE AND FEDERAL ENDANGERED SPECIES ACTS AND THE CA CODE (FISH AND GAME CODE).

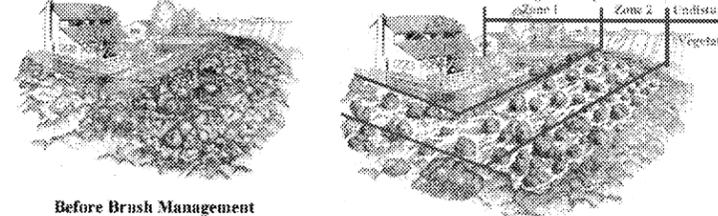
**HOW TO THIN AND PRUNE BRUSH IN ZONE 2**

Step 1: Remove ... as much of the dead wood as you can.

Step 2: Prune ... tall vegetation like chaparral by cutting and shaping larger plants into "umbrellas." This means pruning away the lower branches—about half—of plants over 2 feet high to create umbrella-shaped canopies. If you can, it's a good idea to prune the lower branches of all the larger plants. This allows you to see and deal with what is growing underneath. Do not prune the tops of plants, just the lower branches. This keeps the plant healthy, and the shade from the plant canopy reduces weed and plant growth underneath. In vegetation that is less tall, like coastal sage scrub, you may not need to do Step 2.



Step 3: Thin ... the entire Zone 2 area. This means cutting down no more than 50% of the plants over 2 feet high to a height of 6 inches, and may include some of the plants you pruned in Step Two. Don't go any lower than 6 inches so the roots remain to control soil erosion. The goal is to create a "mosaic" or more natural look, as shown below, so do your cutting in a "staggered" pattern. Leave small plant groupings of 400 square feet—that's a 20 x 20-foot area, or an area that can be encircled by an 80-foot rope—separated by groupings of plants cut down to 6 inches.



Step 4: Dispose ... of the cuttings and dead wood by either hauling it to a landfill, or by chipping/mulching it on-site and spreading it out in the Zone 2 area to a depth of not more than 6 inches.

Step 5: Prune annually ... because plants will grow back. You can also "nip it in the bud" by rubbing out the buds on plants in the spring to keep from having to prune and thin as often.

Note: See Bulletin #2: Use of Goats for Brush Management, for an alternative way to thin brush.

**Additional Information**

- Brush/Wood Abatement: use of goats: City of San Diego Fire-Rescue Department (619) 533-4444.
- Property restrictions (easements, permits, deed or title): County Recorder (619) 237-0502.
- Obtaining permits for brush management on private property with restrictions: City of San Diego Development Services Department (619) 446-5006.
- Brush Management on City-owned open space land: City of San Diego Park and Recreation Department, Brush Management Section (619) 525-8667.

\*Authority: City of San Diego Municipal Code Chapter 14, Article 2, Division 4, Sections 142.0402, 142.0403, 142.0412.

Revised 02/10/06 (San Diego Fire-Rescue)

**BRUSH MANAGEMENT NOTES:**

1. ALL BRUSH MANAGEMENT ZONES SHALL BE PLANTED OR MAINTAINED IN ACCORDANCE TO THE STANDARDS REFERENCED WITHIN THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND THE REQUIREMENTS REFERENCED WITHIN SECTION 142.0412 OF THE LAND DEVELOPMENT CODE, BRUSH MANAGEMENT REGULATIONS.
2. 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.
3. ZONE ONE 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.
4. ZONE TWO 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 TOOLS 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.
5. ZONE TWO- ON SLOPES ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. RE-INSPECT AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GROUNDCOVERS SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED (INCLUDES GRASSES AND SOME ICE PLANT). DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH. HOWEVER, A LIGHT APPLICATION OF BALANCED FERTILIZER MAY BE BENEFICIAL IN PRODUCING NEW GROWTH WHEN SEVERELY PRUNING OLD SHRUBS AND WOOD GROUNDCOVERS.

**BRUSH MANAGEMENT (DESIGN STATEMENT):**

ZONE 1  
MINIMUM 35'-0"

- ZONE 1: REFERENCE LDC SECTIONS 142.0412 (g)
1. THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED 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, STRUCTURES 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, WALLS, PALAPAS, PLAY STRUCTURES, AND NONHABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE ON NONCOMBUSTIBLE CONSTRUCTION.
  3. PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4' 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' 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" 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 OF LESS THAN 24"
  6. ZONE ONE IRRIGATION OVERSPRAY 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 2  
MINIMUM 65'-0"

- ZONE TWO REQUIREMENTS: REFERENCE LDC SECTIONS 142.0412 (h)
1. THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
  2. NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
  3. WITHIN ZONE TWO, 50% OF THE PLANTS OVER 24" IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6"
  4. WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50% ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
  5. THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY AND 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 NON-IRRIGATED, LOW-FUEL AND FIRE-RESISTIVE. NO NON-NATIVE 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". SINGLE SPECIMENS OF NATIVE TREES AND TREE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES AND IF THE VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF THE TREES AND THE TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDER FUELING.
    - C) ALL NEW ZONE TWO PLANTINGS SHALL BE IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOW-FLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED UPON APPROVED ESTABLISHMENT OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.
    - D) WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142.0412(a), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. 50% OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALL THAN 24". THE REMAINING 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.
  7. EXCEPT AS PROVIDED IN SECTION 142.0412(i), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142-04H CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE REQUIRED ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WITH THAT CANNOT BE PROVIDED.

**ENVIRONS**  
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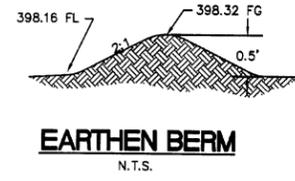
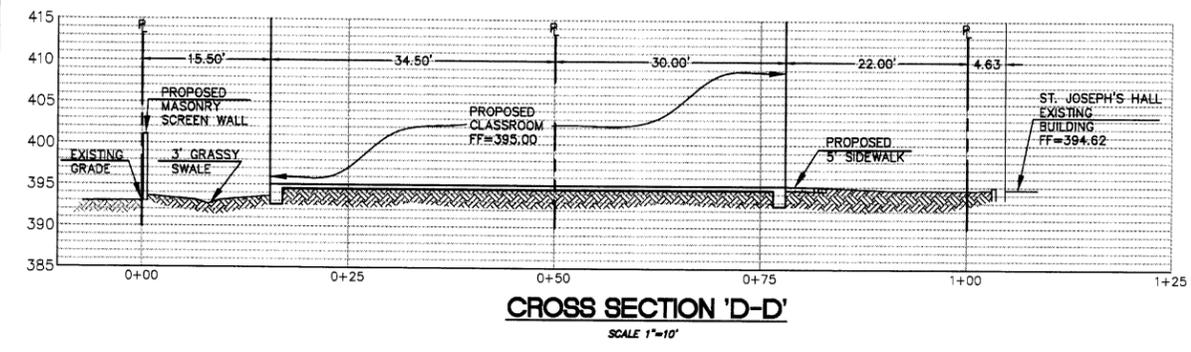
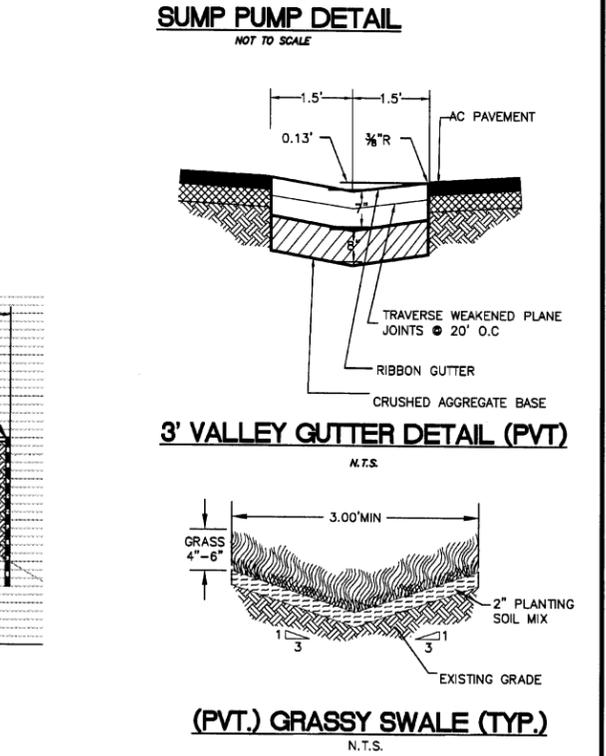
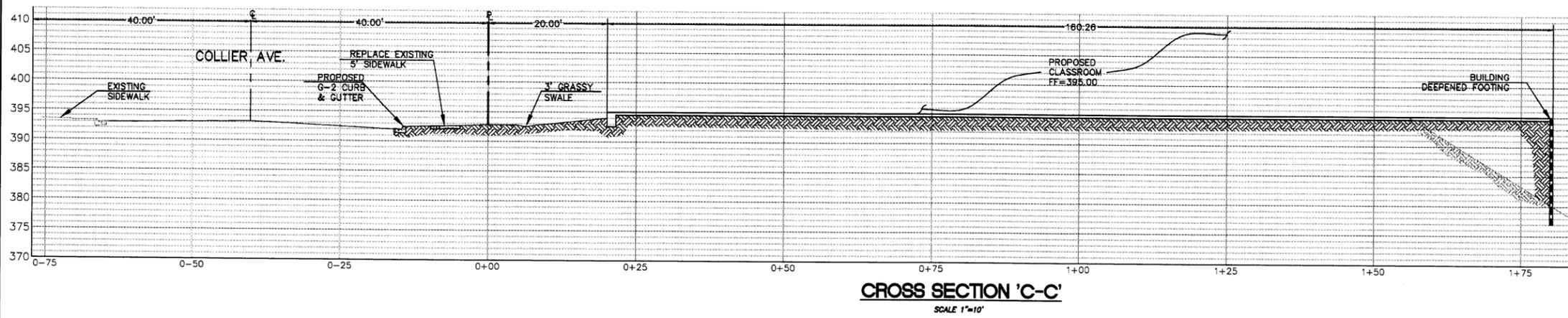
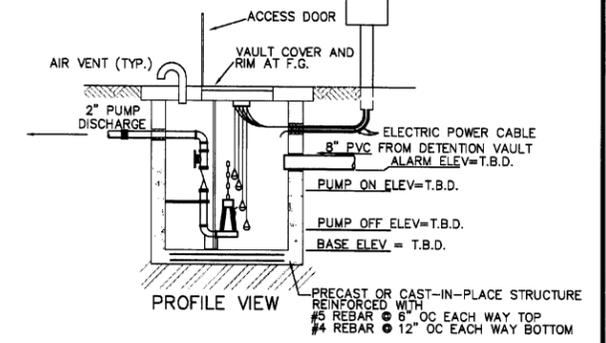
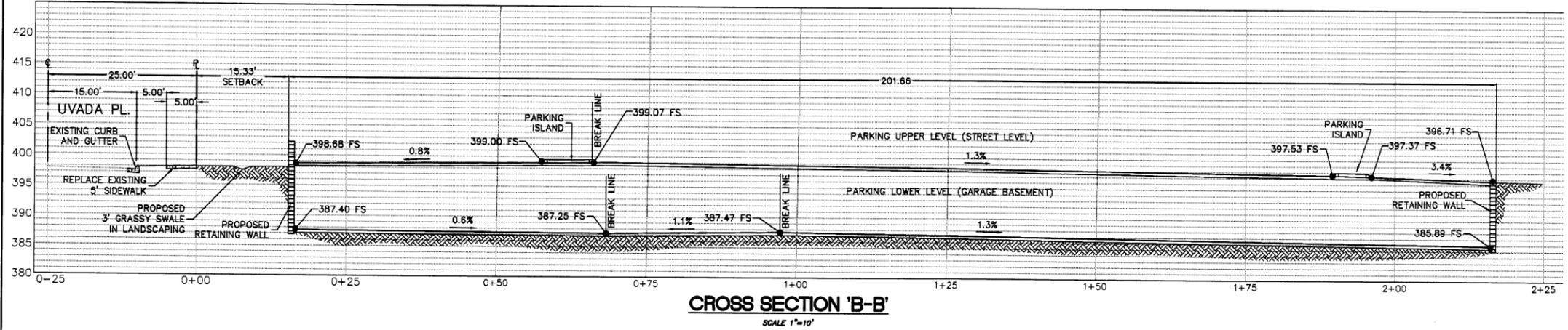
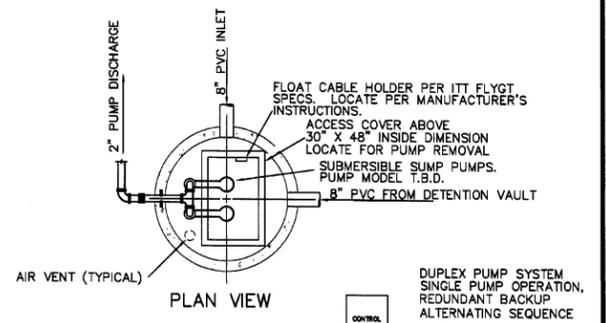
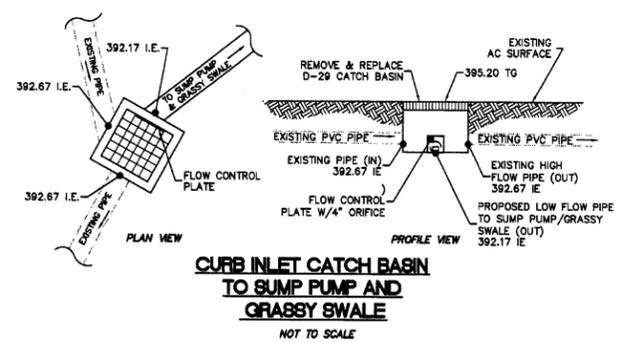
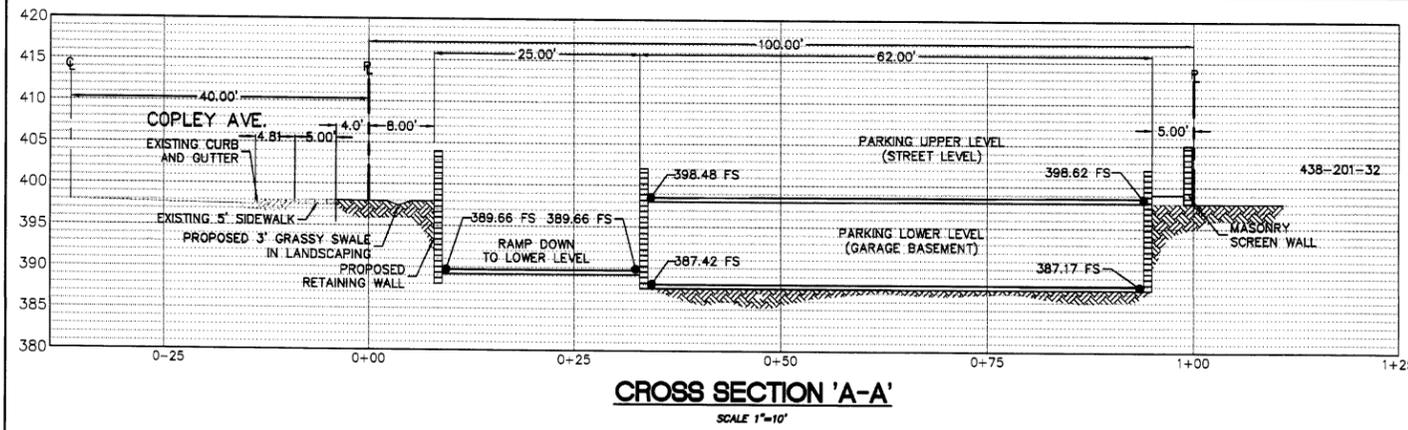
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ACADEMY OF OUR LADY OF PEACE  
CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING  
4445 OREGON STREET  
SAN DIEGO, CALIFORNIA

Date: 5/1/07  
Project: AQLP  
File: Brush Management.dwg  
Revisions:

Sheet Title:  
**BRUSH MANAGEMENT NOTES**  
Sheet Number:



CIVIL CONSULTING GROUP INC.  
5858 MT. ALFAN DRIVE, SUITE 202  
SAN DIEGO, CA 92111  
858 565-0475 PHONE  
858 565-0478 FAX

MICHAEL MCCALL R.C.E. NO. 53444 EXP. 06-31-07 DATE 06-12-08

PRIVATE CONTRACT			
CONCEPTUAL GRADING AND DRAINAGE PLAN FOR:			
<b>ACADEMY OF OUR LADY OF PEACE</b>			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 5 OF 8 SHEETS			W.O. NO. _____ P.T.S. NO. _____
CROSS SECTION AND DETAILS			V.T.M. _____
FOR CITY ENGINEER			
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL			12/10/07
AS-BUILTS			
CONTRACTOR			DATE STARTED _____
INSPECTOR			DATE COMPLETED _____
			1859-5289 NAD83 COORDINATES 218-1725 LAMBERT COORDINATES
			<b>XXXX-5-D</b>
NOT FOR CONSTRUCTION			

Z:\Projects\Our Lady of Peace\07-24-54\dwg\SH0-DETAILS.dwg, 9/5/2008 11:43:00 AM

**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

JOB ORDER NUMBER: 42-7863

**PLANNED DEVELOPMENT PERMIT NO. 450668**

**SITE DEVELOPMENT PERMIT NO. 450706**

**CONDITIONAL USE PERMIT NO. 450705**

**NEIGHBORHOOD DEVELOPMENT PERMIT NO. 590185**

(AMENDMENT TO CONDITIONAL USE PERMIT/RESOURCE PROTECTION PERMIT NO. 92-0769)

**ACADEMY OF OUR LADY OF PEACE - PROJECT NO. 130619 (MMRP)**

**PLANNING COMMISSION**

**DRAFT**

This Planned Development Permit/Site Development Permit/Conditional Use Permit/Neighborhood Development Permit (Amendment to Conditional Use Permit/Resource Protection Permit No. 92-0769) is granted by the Planning Commission of the City of San Diego to THE ACADEMY OF OUR LADY OF PEACE, A CALIFORNIA NON-PROFIT CORPORATION, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0602, 126.0502, 126.0303 and 126.0402. The 23.28-acre site is located at 4860 Oregon Street in the RS-1-7 and RS-1-1 Zones, the Transit Area Overlay Zone, and the FAA Part 77 Noticing Area, within the Greater North Park Community Plan area. The project site is legally described as: portions of Villa Lots 31, 32, 33 and 50, and all of Villa Lots 35 thru 49, Map No. 937; portions of Lots 3, 4, 5 and 6, Block R, University Heights, Map No. 1064; and all of Lots 1 and 2, Block R, University Heights, according to a Map made by G.A.D'Hemecourt in Block 8, Page 36 et seq of lis pendens; and

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to expand and modify the existing Academy of Our Lady of Peace school, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 18, 2008, on file in the Development Services Department.

The project shall include:

- a. The operation of the existing Academy of Our Lady of Peace high school with no more than 750 students; demolition of three single-family structures; construction of a two-story classroom building; construction of a two-level parking structure; and landscape renovations;
- b. The following deviations are granted, as more fully described in Condition No. 56 of this permit and as shown on Exhibit A:
  - i. A deviation to allow a maximum height of 39'-6" for the proposed new classroom building where a maximum of 30'-0" is permitted;
  - ii. A deviation for overall height on the classroom building to allow an overall building height of 54'-0" where a maximum overall building height of 40'-0" (30-foot height limit + 10-foot differential) is permitted;
  - iii. A deviation to allow the provision of a maximum of seven (7) spaces in tandem configuration (for a total of 14 parking spaces) for use by students, in addition to the allowed use by employees; and
  - iv. A deviation to allow a street side setback of 8'-0" for the parking structure walls along Copley Avenue where a minimum setback of 10'-0" is required.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

**STANDARD REQUIREMENTS:**

2. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
3. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
5. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).
8. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game [CDFG] pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.
9. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

10. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

11. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that 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.

12. The applicant 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

13. All relevant conditions of Resource Protection Ordinance/Conditional Use Permit No. 92-0769 shall remain in full effect unless otherwise conditioned in this permit (Project No. 130619). Condition 29 of RPO/CUP 92-0769 regarding the expiration date of that permit is no longer applicable and is rescinded with this permit.

14. Prior to issuance of any construction permits the applicant shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration (FAA).

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

15. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project
16. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Environmental Impact Report, No. 130619 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.
17. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Environmental Impact Report, No. 130619, satisfactory to the Development Services Department and the City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas: aesthetics/neighborhood character, biological resources, geology/soils, historical resources, hydrology/water quality, land use, noise, paleontological resources, public utilities, transportation/circulation/parking, human health/public safety/hazardous materials.
18. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

**ENGINEERING REQUIREMENTS:**

19. Prior to the issuance of any building permit, the applicant shall replace the existing curb with City standard curb and gutter, along the project frontage on Collier Avenue, Copley Avenue and Uvada Place, per Standard Drawings G-2 and SDG-100, satisfactory to the City Engineer.
20. Prior to the issuance of any building permit, the applicant shall replace the existing curb ramp with City standard curb ramp with truncated domes, at the northwest and northeast corners of Copley Avenue and Uvada Place and at the northwest corner of Collier Avenue and Oregon Street, satisfactory to the City Engineer.
21. Prior to the issuance of any building permit, the applicant shall replace the damaged and uplifted sidewalk, along the project site Collier Avenue, Oregon Street, Copley Avenue and Uvada Place, with the same scoring patterns City standard sidewalk. The existing contractor's stamp and street name on the existing sidewalk shall be preserved per Standard Drawing SDG-115, satisfactory to the City Engineer.
22. Prior to the issuance of any building permit, the applicant shall close all non-utilized driveways with City standard curb, gutter and sidewalk, satisfactory to the City Engineer.

23. Prior to the issuance of any construction permit, the applicant shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
24. Prior to the issuance of any construction permit, the applicant 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.
25. Prior to the issuance of any construction permit, the applicant 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.
26. Prior to the issuance of any construction permit, the applicant 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.
27. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
28. Prior to the issuance of any building permits, the applicant shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
29. Additional geotechnical review may be required during the ministerial permitting process for required grading and/or building permits.
30. This project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.

**LANDSCAPE REQUIREMENTS:**

31. Prior to issuance of construction permits for grading, the Permittee or Subsequent Owner shall submit landscape construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the Land Development Manual, Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.
32. Prior to issuance of construction permits for public right-of-way improvements, the Permittee or Subsequent Owner 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 sq-ft area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

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

34. Prior to issuance of any construction permits for buildings "including shell"; the Permittee or Subsequent Owner shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.

35. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or Subsequent Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

36. The Permittee or Subsequent Owner shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

37. The Permittee or Subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

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, the Permittee or Subsequent Owner is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a Certificate of Occupancy.

39. Prior to issuance of construction permits for grading; the Permittee or Subsequent Owner shall ensure that all proposed landscaping, especially landscaping adjacent to native habitat and/or MHPA, shall not include exotic plant species that may be invasive to native habitats. Plant species found within the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory and the prohibited plant species list found in "Table 1" of the Landscape Standards shall not be permitted.

40. Prior to issuance of construction permits for grading; the Permittee or Subsequent Owner shall ensure that all existing, invasive plant species, including vegetative parts and root systems, shall be completely removed from the premises when the combination of species type, location, and surrounding environmental conditions provides a means for the species to invade other areas of native plant material that are on or off of the premises [LDC 142.0403(b)(2)]. A monitoring period of two (2) years shall be required to ensure that these invasive plant species do not continue to germinate on-site.

41. Prior to issuance of any construction permit for parking structures, the Permittee or Subsequent Owner shall submit on the planting and irrigation plans a signed statement by a Registered Structural Engineer indicating that supporting structures are designed to accommodate the necessary structural loads for any associated planting and irrigation.

**BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

42. The Permittee or Subsequent Owner shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit 'A,' Brush Management Plan, on file in the Office of the Development Services Department.

43. Prior to issuance of any construction permits for grading, Landscape Construction Documents required for the construction permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit 'A.'

44. Prior to issuance of any construction permits, a complete set of Brush Management Construction Documents shall be submitted for approval to the Development Services Department and the Fire Marshal. The construction documents shall be in substantial conformance with Exhibit 'A' and shall comply with the Uniform Fire Code, M.C. 55.0101; the Land Development Manual, Landscape Standards; and the Land Development Code, Landscape Regulations Section 142.0412 (Ordinance 19413).

45. The Brush Management Program shall implement two zones consistent with the Brush Management Regulations of the Land Development Code Section 142.0412 and additional expanded Zone 2 areas as listed below:

- a. A standard Zone One of 35 feet and a standard Zone Two of 65 feet for all habitable structures.
- b. For non-habitable parking structure a 100' Zone 2 will be implemented.
- c. For on-site native vegetation adjacent to existing offsite residential lots (APN 438-201-30, 438-201-31, 438-201-32 a 100' Zone 2 will be implemented from the western property lines adjacent to existing structures. (See sheet Exhibit A Brush Management Plan).

46. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while non-combustible accessory structures may be approved within the designated Zone One area subject to Fire Marshal and Development Services Department approval.

47. The following note shall be provided on the Brush Management Construction Documents: "It shall be the responsibility of the Permittee to schedule a pre-construction meeting on-site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program."

48. In Zone One, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the Landscape Analysis Section [LAS] and the Environmental Analysis Section [EAS].

49. All new Zone Two planting shall be temporarily irrigated with an above-ground irrigation system until established. Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing weeds, and maintaining the temporary irrigation system. Only native vegetation shall be planted or hydroseeded. If Zone Two is being revegetated, 50% of the planting area shall be seeded with material that does not grow taller than 24 inches.

50. Prior to final inspection and issuance of any Certificate of Occupancy, the approved Brush Management Program shall be implemented. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Land Development Manual, Landscape Standards.

**PLANNING/DESIGN REQUIREMENTS:**

51. No fewer than 104 off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A," as clarified in Condition 53, "Parking Management Plan." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the Development Services Department.

52. The Neighborhood Development Permit authorized herein allows the use of tandem parking for this site, as further specified within Conditions 53 and 56.

53. Parking Management Plan: The applicant shall provide and maintain a Parking Management Plan, to the satisfaction of the City Engineer, as follows:

- a. The Owner/Permittee shall provide a parking management report, prepared by a professional traffic consultant, every three years starting after the first year of operation utilizing the parking structure;
- b. The Owner/Permittee shall provide off-site parking and a shuttle service for any special event over 300 attendees on site (at rate of one parking space per 3 attendees). Owner/Permittee shall secure and document the location of this legal

and adequate off-site parking spaces and the methodology of transporting these people to and from the project site, at least 30 days prior to the event. The Owner/Permittee shall provide this documentation to the City of San Diego upon request;

- c. The Owner/Permittee shall provide an assigned valet operator to maintain the vehicle keys and move the vehicles as needed for the six valet (6) parking spaces (numbers 16, 17, 18, 19, 20, and 21 on the uppermost level of the new parking structure, as shown on Exhibit "A," dated September 18, 2008); and
- d. The Owner/Permittee shall assign seven (7) spaces in tandem configuration (for a total of 14 parking spaces) to staff and/or students, as depicted on Exhibit "A," dated September 18, 2008.

54. In addition to the above Parking Management Plan, a minimum of 210 enrolled students shall be precluded from driving to the school at all times, to the satisfaction of the City Engineer.

55. 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.

56. The following deviations are granted with this permit, as more fully described on Exhibit "A," dated September 18, 2008:

- a. A deviation to allow a maximum height of 39'-6" for the proposed new classroom building where a maximum of 30'-0" is permitted as follows: north chimney feature allowed at 39'-6" (elevation 429 feet); south chimney feature allowed at 34'-7" (elevation 429 feet); and tower fronting Collier Street allowed at 36'-0" (elevation 429 feet);
- b. A deviation for overall height on the classroom building to allow a maximum overall building height of 54'-0" where a maximum overall building height of 40'-0" (30-foot height limit + 10-foot differential) is permitted;
- c. A deviation to allow the provision of a maximum of seven (7) spaces in tandem configuration (for a total of 14 parking spaces) for use by students, in addition to the allowed use by employees; and
- d. A deviation to allow a street side setback of 8'-0" for the parking structure walls along Copley Avenue where a minimum setback of 10'-0" is required.

57. Prior to submittal of construction documents, Exhibit "A," dated September 18, 2008, shall be revised to demonstrate that the northwest corner of the proposed classroom building is modified to conform with the 30'-0" height limit of the zone (currently shown at 13.5 feet; elevation 422.5 feet).

58. Monitoring and Reporting. The Owner/Permittee shall monitor its compliance with the conditions of this permit on an annual basis, and shall submit a written report to the Director of DSD on the following schedule: a) the first monitoring report shall be submitted within 45 days following the conclusion of the first full academic year following completion and occupancy of the parking structure; and, b) every third year thereafter, within 45 days following the conclusion of the academic year. The Director may modify the frequency of reporting, based on the results of the periodic monitoring and reporting, and as may be requested by the Owner/Permittee.

59. The demolition of the existing structures at 2544 Collier Avenue, 2746 Copley Avenue, and 4910 Uvada Place are permitted by this permit.

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

61. 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.

62. All noise from the property, including the use of public address systems, shall not exceed levels authorized by the City of San Diego Municipal Code.

**WASTEWATER REQUIREMENTS:**

63. The developer shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

64. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

**WATER REQUIREMENTS:**

65. Prior to the issuance of any building permits, the Owner/Permittee shall pay the City of San Diego Water Department a total of \$201,000.00 for the replacement of the 6" water main in Copley Avenue with a 12" water main from 10' east of intersection of Copley Avenue and Vista Place to the 8" X 6" reducer near the intersection of Copley Avenue and Oregon Street. The proposed 12" water main shall be connected to the existing 36" water main located at the intersection of Copley Avenue and Vista Place, with 3 valves, in a manner satisfactory to the Public Utilities Director and the City Engineer.

66. Included as part of the 12" water main improvements in Copley Avenue, prior to the issuance of any building permits, is the replacement of the existing fire hydrant located at the southeast corner of Oregon Street and Copley Avenue, and connection of a new fire hydrant to the proposed 12" water main in Copley Avenue, at the intersection of Copley Avenue and Oregon Street, in a manner satisfactory to the Public Utilities Director and the City Engineer.

67. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway, and the removal of all existing unused services, within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

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

69. Prior to the issuance of any certificates of occupancy, all public water facilities shall be complete and operational in a manner the Public Utilities Director and the City Engineer.

70. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities, and associated easements, as shown on approved Exhibit "A" shall be modified at final engineering to comply with standards.

**INFORMATION ONLY:**

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on September 18, 2008 by Resolution No. \_\_\_\_\_.

PLANNING COMMISSION  
RESOLUTION NO.  
**PLANNED DEVELOPMENT PERMIT NO. 450668**  
**SITE DEVELOPMENT PERMIT NO. 450706**  
**CONDITIONAL USE PERMIT NO. 450705**  
**NEIGHBORHOOD DEVELOPMENT PERMIT NO. 590185**

(AMENDMENT TO CONDITIONAL USE PERMIT/RESOURCE PROTECTION PERMIT NO. 92-0769)

**ACADEMY OF OUR LADY OF PEACE - PROJECT NO. 130619 (MMRP)**

**DRAFT**

WHEREAS, THE ACADEMY OF OUR LADY OF PEACE, A CALIFORNIA NON-PROFIT CORPORATION, Owner/Permittee, filed an application with the City of San Diego for a permit to expand and modify the existing Academy of Our Lady of Peace school (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 450668, 450706, 450705 and 590185 on portions of a 23.28-acre site;

WHEREAS, the project site is located at 4860 Oregon Street in the RS-1-7 and RS-1-1 Zones, the Transit Area Overlay Zone, and the FAA Part 77 Noticing Area, within the Greater North Park Community Plan area;

WHEREAS, the project site is legally described as portions of Villa Lots 31, 32, 33 and 50, and all of Villa Lots 35 thru 49, Map No. 937; portions of Lots 3, 4, 5 and 6, Block R, University Heights, Map No. 1064; and all of Lots 1 and 2, Block R, University Heights, according to a Map made by G.A.D'Hemecourt in Block 8, Page 36 et seq of lis pendens;

WHEREAS, on September 18, 2008, the Planning Commission of the City of San Diego considered Planned Development Permit No. 450668, Site Development Permit No. 450706, Conditional Use Permit No. 450705, and Neighborhood Development Permit No. 590185 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated September 18, 2008.

**FINDINGS:**

**Planned Development Permit - Section 126.0604**

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

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The Academy of Our Lady of Peace (AOLP) was founded in San Diego in 1883 and has operated continuously at its present location in North Park as an educational

institution since 1925. The Housing Element of the Greater North Park Community Plan designates the approximate 24-acre site for Open Space at Very Low residential density (0 to 5 dwelling units per net residential acre) and Low Residential (5 to 10 dwelling units per net residential acre). The Community Facilities Element of the community plan further identifies the project site as an existing Private Secondary school. The proposed project consisting mainly of the expansion and construction of school-related facilities would implement the land use designations for the project site.

The school is considered the primary use of the site and continued use of this site as an educational facility is consistent with the land use designation. The proposed project is designed to improve and modernize the school, thereby implementing the objective of the GNPCP to provide educational facilities.

The project implements the GNPCP goal for the provision of a safe and efficient transportation system that maximizes access for residents and visitors to the community. A primary goal of the project is to ensure a safe, secure campus for the student population by providing additional on-site parking. The project would also provide for safe and efficient access in the neighborhood through continued implementation of traffic calming measures such as a designated, signed drop-off and pick-up zone on Copley Avenue and the use of traffic facilitators during critical drop-off and pick-up congestion periods.

The project implements the GNPCP objective to preserve the remaining undeveloped canyons and hillsides. The project proposes construction of the two new buildings at existing developed sites. This would avoid impacts to the adjacent canyons, and although minor encroachment would be required, the project conforms with the Environmentally Sensitive Lands regulation's allowable percentage of encroachment into steep slopes.

The GNPCP envisions new buildings that are in character and scale with the neighborhood. The proposed classroom building and parking structure would be constructed to complement both the existing campus and the surrounding neighborhood. The design for both buildings features the Spanish Eclectic style consistent with the neighborhood, which includes tiled roofs, asymmetrical facades, irregular massing and shapes, deep arched openings, varying window sizes and shapes, wrought iron accents, and stucco veneers. The building materials (stucco, clay tile, decorative wrought iron) are of the same character as the existing campus buildings and many of the surrounding residences. The classroom building incorporates upper story offsets along the Collier Street facade and the west elevation. The upper story offsets along the Collier Street facade result in single story massing on either side of the tower, allowing the building to blend into the residential neighborhood.

The parking structure façade enhancements along Copley Avenue, Uvada Place and the north elevation include repetitive decorative pilasters matching the existing campus perimeter walls, decorative blue wrought iron inserts and gate matching the campus iron work motifs. Along Copley Avenue and Uvada Place there are two red clay tile roof corner elements with deep arched openings and decorative chimney features reflecting the architectural character of the neighborhood as well as of the campus. Additionally, the

walls are screened with enhanced landscaping, including trees, shrubs, and flowers.

Furthermore, the landscape renovation of the streetscape and the street improvements are proposed to match the historical character of the neighborhood and to increase the quality of landscaping in the public right-of-way. The streetscape landscape design utilizes plant material palettes and groupings very similar to the existing neighborhood residential yards

The project implements the GNPCP goal to maintain a high level of public facilities to meet the needs of the community. The project would provide new water utilities, improving the water pressure for fire protection in the neighborhood.

The proposed continued high school use is consistent with the Greater North Park Community Plan as allowed through the Planned Development Permit, Site Development Permit, Conditional Use Permit, and Neighborhood Development Permit processes. Therefore, the project would not adversely affect the Greater North Park Community Plan.

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

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. There are no activities in the Academy's past, nor are any proposed, that would generate hazardous materials. The proposed project is master plan to allow the school to address its operational and academic needs as a college preparatory school through the construction of a new classroom, to include science laboratories and library/media center, construction of a new parking structure and landscape renovation of the existing street frontage for the entire campus. The project will enhance the neighborhood streetscape along the campus and enhance school facilities whose appearance and educational opportunities will benefit the community as a whole.

The project will comply with all applicable Uniform Building, Fire, Plumbing, Electrical, Mechanical Code & City Regulations governing construction and continued operation apply to this project to prevent adverse effects to those persons or properties in the vicinity of the project. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

**3. The proposed development will comply with the regulations of the Land Development Code.**

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The project site is within the RS-1-1 and RS-1-7 Zones, and is subject to those regulations. This zoning allows for development on premises that contain steep slopes with a Site Development Permit. The zoning allows for college preparatory high school use with a Conditional Use Permit. This use is consistent with the Land Development Code and the project design meets or exceeds all the development regulations with the exception of deviations allowed through the Planned Development Permit and Neighborhood Development Permit processes for the maximum 30 foot height limit,

minimum street yard setbacks and tandem parking requirements. The design of the structures proposed for the project incorporate architectural elements that help diminish bulk and blend into the surrounding community.

**4. The proposed development, when considered as a whole, will be beneficial to the community.**

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The proposed development plan would allow the school to address the operational and academic needs of a college preparatory school and would include the following components.

- An annual enrollment of approximately 750 students;
- Construction of an approximately 21,059-square-foot, two-story classroom building, including modern science laboratories and a state of the art library/media center;
- Construction of a two-level parking structure to provide a minimum of 104 on-site parking spaces in one structure (ground level above basement level);
- Landscape renovation of the existing street frontage for the entire campus;
- Landscape renovation of the Point and the Meditation Garden, located internally in the northwest section of the campus.

The proposed development plan will improve the educational opportunities of residents attending the school and ensure the continued viability of AOLP and continue the school's contributions to the community. The proposed landscape renovation of the campus streetscape will enhance the appearance of the neighborhood. The proposed parking structure will increase on-site parking and with the proposed continued implementation of traffic calming measures will reduce the current traffic impact on the surrounding streets. The development plan will provide new public water utilities, improving water pressure for fire protection in the neighborhood. The proposed project would allow conditions and restrictions be placed on the use of the property to ensure that the development remains compatible with the surrounding residential uses. Therefore, the development, when considered as a whole, will be beneficial to the community.

**5. Any proposed deviations pursuant to Section 126.0602(b)(1) 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 proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The proposal does include deviations in three general areas. As more fully described below, the 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 RS-1-1 and RS-1-7 Zones of the Land Development Code.

Setback Deviation: The deviation to allow an 8-foot setback where 10 feet is required would allow continuity with the existing campus wall along Copley Avenue. The proposed 8-foot setback would be applied consistently across the entire block and would therefore continue the existing street facade/site wall which has previously conforming rights for an 8-foot setback for the majority of the street block. The proposed wall would use building materials and design elements such as wrought iron, decorative tile and stucco similar in character to the campus buildings and the surrounding community that grew up around the school since establishment in 1925. Furthermore, the proposed landscape renovation will enhance the appearance of the streetscape.

Height: The deviation for a maximum structure height for the two-story classroom of 39'-6" inches where a 30'-0" height limit applies would allow AOLP to provide an instructional space housing a new Library/Media Center, science and art labs and classrooms. The deviation from maximum structure height allows the classroom building to be designed with additional architectural interest, which will conform with the architectural style of the surrounding community. The proposed classroom building's Collier Street frontage, west elevation and east elevation would be consistent with the 30'-0" height limit with the exception of the tower element and two decorative chimneys.

- The classroom building would be 29'-6" in height (elevation 422.5 feet) adjacent to Collier Street (south elevation). However, the proposed 367-square-foot tower architectural feature would be 35'-11" in height (elevation 429 feet). This element represents approximately 3.3 % of the building footprint.
- Along the west elevation the classroom building would be consistent with the 30'-0" height limit with the exception of two decorative chimney elements, each 64 square feet in size. The chimney feature on the southern end of the west elevation exceeds the height limit by approximately 4'-7" (elevation 429 feet) and represents approximately 0.57% of the building footprint.
- The chimney element on the northern end of the west elevation is also 64 square feet in size. It exceeds the height limit by approximately 9'-6" (elevation 429 feet) and represents approximately 0.57% of the building footprint.

These three decorative features reflect surrounding neighborhood Spanish Eclectic residential character and provide additional architectural interest, allowing the classroom building to blend in with the campus and surrounding community.

Parking: Tandem parking is permitted through the incorporation of a Neighborhood Development Permit, which is included with this action. Tandem parking is generally restricted to employees in commercial locations. However, this institutional school use, by nature requires students to remain on the closed campus. Accordingly, the deviation to permit students, as well as staff employees, to utilize the tandem spaces is appropriate for

this site and is consistent with the purpose and intent of the tandem parking regulations. Further, the incorporation of both tandem and valet parking spaces on this site permit all 104 required onsite parking spaces to be provided onsite, eliminating the need to deviate from the parking regulations, which results in an improved project. Based on the strict application of the RS-1-1 and RS-1-7 Zones, these deviations to accommodate the school use 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.

### **Site Development Permit - Section 126.0504**

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

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The Academy of Our Lady of Peace (AOLP) was founded in San Diego in 1883 and has operated continuously at its present location in North Park as an educational institution since 1925. The project site lies within the Greater North Park Community Plan (GNPCP) area and is consistent with the overall goals of the GNPCP. The GNPCP acknowledges AOLP as an educational resource and has designated the project parcels for “School” (in the existing campus core area) with “Single-Family” and “Open Space” use for the remainder of the parcels as shown on the Generalized Community Plan Map (Figure 23) in the GNPCP. The school is considered the primary use of the site and continued use of this site as an educational facility is consistent with the land use designation. The proposed project is designed to improve and modernize the school, thereby implementing the objective of the GNPCP to provide educational facilities.

The project implements the GNPCP goal for the provision of a safe and efficient transportation system that maximizes access for residents and visitors to the community. A primary goal of the project is to ensure a safe, secure campus for the student population by providing additional on-site parking. The project would also provide for safe and efficient access in the neighborhood through continued implementation of traffic calming measures such as a designated, signed drop-off and pick-up zone on Copley Avenue and the use of traffic facilitators during critical drop-off and pick-up congestion periods.

The project implements the GNPCP objective to preserve the remaining undeveloped canyons and hillsides. The project proposes construction of the two new buildings at existing developed sites. This would avoid impacts to the adjacent canyons, and although minor encroachment would be required, the project conforms with the Environmentally Sensitive Lands regulation’s allowable percentage of encroachment into steep slopes.

The GNPCP envisions new buildings that are in character and scale with the neighborhood. The proposed classroom building and parking structure would be constructed to complement both the existing campus and the surrounding neighborhood. The design for both buildings features the Spanish Eclectic style consistent with the neighborhood, which includes tiled roofs, asymmetrical facades, irregular massing and shapes, deep arched openings, varying window sizes and shapes, wrought iron accents, and stucco veneers. The

building materials (stucco, clay tile, decorative wrought iron) are of the same character as the existing campus buildings and many of the surrounding residences. The classroom building incorporates upper story offsets along the Collier Street facade and the west elevation. The upper story offsets along the Collier Street facade result in single story massing on either side of the tower, allowing the building to blend into the residential neighborhood.

The parking structure façade enhancements along Copley Avenue, Uvada Place and the north elevation include repetitive decorative pilasters matching the existing campus perimeter walls, decorative blue wrought iron inserts and gate matching the campus iron work motifs. Along Copley Avenue and Uvada Place there are two red clay tile roof corner elements with deep arched openings and decorative chimney features reflecting the architectural character of the neighborhood as well as of the campus. Additionally, the walls are screened with enhanced landscaping, including trees, shrubs, and flowers.

Furthermore, the landscape renovation of the streetscape and the street improvements are proposed to match the historical character of the neighborhood and to increase the quality of landscaping in the public right-of-way. The streetscape landscape design utilizes plant material palettes and groupings very similar to the existing neighborhood residential yards

The project implements the GNPCP goal to maintain a high level of public facilities to meet the needs of the community. The project would provide new water utilities, improving the water pressure for fire protection in the neighborhood.

The proposed continued high school use is consistent with the Greater North Park Community Plan as allowed through the Planned Development Permit, Site Development Permit, Conditional Use Permit, and Neighborhood Development Permit processes. Therefore, the project would not adversely affect the Greater North Park Community Plan.

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

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. There are no activities in the Academy's past, nor are any proposed, that would generate hazardous materials. The proposed project is master plan to allow the school to address its operational and academic needs as a college preparatory school through the construction of a new classroom, to include science laboratories and library/media center, construction of a new parking structure and landscape renovation of the existing street frontage for the entire campus. The project will enhance the neighborhood streetscape along the campus and enhance school facilities whose appearance and educational opportunities will benefit the community as a whole.

The project will comply with all applicable Uniform Building, Fire, Plumbing, Electrical, Mechanical Code & City Regulations governing construction and continued operation apply to this project to prevent adverse effects to those persons or properties in the vicinity of the project. Therefore, the proposed development will not be detrimental to the public

health, safety and welfare.

**3. The proposed development will comply with the applicable regulations of the Land Development Code.**

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The project site is within the RS-1-1 and RS-1-7 Zones, and is subject to those regulations. This zoning allows for development on premises that contain steep slopes with a Site Development Permit. The zoning allows for college preparatory high school use with a Conditional Use Permit. This use is consistent with the Land Development Code and the project design meets or exceeds all the development regulations with the exception of deviations allowed through the Planned Development Permit and Neighborhood Development Permit processes for the maximum 30 foot height limit, minimum street yard setbacks and tandem parking requirements. The design of the structures proposed for the project incorporate architectural elements that help diminish bulk and blend into the surrounding community.

**Supplemental Site Development Permit Findings--Environmentally Sensitive Lands**

**4. 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 proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The project site is large and encompasses significant canyon slopes along the northern and western portions above Mission Valley. The flatter portions of the site are located near the fronting streets to the south and east. The site is improved with existing structures in the areas of proposed development. A Site Development Permit is required due to the presence of environmentally sensitive lands in the form of steep slopes on the project site. The entire project site is located outside the Multiple Habitat Planning Area (MHPA). Minimal disturbance of 0.6-acre of Southern Maritime Chaparral, outside the MHPA, will be impacted by the project. The applicant will mitigate this impact either through an offsite mitigation bank or by paying a fee to the Habitat Acquisition Fund, in accordance with the San Diego Municipal Code and as described within the Environmental Impact Report and the required Mitigation, Monitoring and Reporting Program.

Environmentally sensitive lands in the form of steep slopes are present on the project site. Project development is focused on flatter portions of the site and encroachment into steep slopes is minimized. The project proposes construction of two new buildings at existing developed properties. This would avoid impacts to the adjacent canyons. Although minor encroachment would be required for building foundations, the project does not exceed the Environmentally Sensitive Lands regulations' allowable percentage of encroachment into steep slopes. The actual property ownership area has a large quantity of sensitive steep slopes 25% or greater (808,473 square feet). The new structures are proposed to encroach a combined total of 944 square feet into these areas.

The project proposes drainage directed over vegetated swales connecting to existing storm drains so as to direct water away from the canyon, while standard BMPs will ensure no environmental harm results.

The project will incorporate mitigation measures to prevent adverse impacts to habitat and sensitive species. 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.

**5. 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 proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The project proposes construction of two new buildings at existing developed sites. The project site is located in a low to moderate geological hazard area with potential risks associated with landsliding. A subsurface/detailed geotechnical investigation has been performed and slope stability recommendations will be adhered to as part of project structural design and prior to the issuance of a grading permit. Based on this subsurface investigation, the site conditions indicate it has a factor of safety of 1.5 or greater with regards to slope stability. The geotechnical investigation indicates that the project site has a favorable geologic structure and is considered low risk. Proper engineering design and conformance with the mitigation measures required in the Mitigation, Monitoring and Reporting Program will ensure project compliance.

The project proposes drainage directed over vegetated swales connecting to existing storm drains so as to direct water away from the canyon, while standard BMPs will ensure no environmental harm results. The proposed project site is not located in a flood zone. The proposed project site will implement brush management zone requirements, as conditioned with the permit. 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.

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

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The entire project site is located outside the MHPA. Minimal disturbance of 0.6-acre of Southern Maritime Chaparral, outside the MHPA, will be impacted by the project. The applicant will mitigate this impact either through an offsite mitigation bank or by paying a fee to the Habitat Acquisition Fund, in accordance with the San Diego Municipal Code and as described within the Environmental Impact Report and the required Mitigation, Monitoring and Reporting Program.

Environmentally sensitive lands in the form of steep slopes are present on the project site.

Project development will not encroach into any adjacent environmentally sensitive slopes or other environmentally sensitive lands. All development will be contained on the project site. The project proposes construction of the two new buildings at existing developed properties. This would avoid impacts to the adjacent canyons. Although minor encroachment would be required for building foundations on the project site, the project does not exceed the Environmentally Sensitive Lands regulations' allowable percentage of encroachment into steep slopes.

The project proposes drainage directed over vegetated swales connecting to existing storm drains so as to direct water away from the canyon, while standard BMPs will ensure no environmental harm results. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The project site is not located in or immediately adjacent to the MSCP Subarea Plan's Multi-Habitat Planning Area. Mitigation measures will be implemented to offset impacts to the 0.6-acre of Southern Maritime Chaparral that will be impacted by the proposed project. All construction staging areas would be located within pre-existing disturbed areas. These locations would not alter the landform or cause permanent habitat loss. Preconstruction surveys for sensitive bird species would be conducted prior to construction to ensure no nests are directly impacted and to ensure no indirect noise impacts to nesting birds occur. The proposed project would also incorporate the MSCP Subarea Plan's Land Use Adjacency Requirements. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

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

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The project site is several miles west of the closest public beach and local shoreline. Standard BMPs will ensure that no significant indirect hydrological impacts occur. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

**7. 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 proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. Mitigation measures will be implemented to offset the impacts to the 0.6-acre of Southern Maritime Chaparral that is located outside the MHPA, but will be impacted by the project. A subsurface/detailed geotechnical investigation has been

performed and slope stability recommendations will be adhered to as part of project structural design and prior to the issuance of a grading permit. Based on this subsurface investigation, the site conditions indicate it has a factor of safety of 1.5 or greater with regards to slope stability. The project proposes vegetated swales connecting to existing storm drains to direct water away from the canyon, while standard BMPs will ensure no environmental harm results. 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.

### **Conditional Use Permit - Section 126.0305**

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

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The Academy of Our Lady of Peace (AOLP) was founded in San Diego in 1883 and has operated continuously at its present location in North Park as an educational institution since 1925. The project site lies within the Greater North Park Community Plan (GNPCP) area and is consistent with the overall goals of the GNPCP. The GNPCP acknowledges AOLP as an educational resource and has designated the project parcels for “School” (in the existing campus core area) with “Single-Family” and “Open Space” use for the remainder of the parcels as shown on the Generalized Community Plan Map (Figure 23) in the GNPCP. The school is considered the primary use of the site and continued use of this site as an educational facility is consistent with the land use designation. The proposed project is designed to improve and modernize the school, thereby implementing the objective of the GNPCP to provide educational facilities.

The project implements the GNPCP goal for the provision of a safe and efficient transportation system that maximizes access for residents and visitors to the community. A primary goal of the project is to ensure a safe, secure campus for the student population by providing additional on-site parking. The project would also provide for safe and efficient access in the neighborhood through continued implementation of traffic calming measures such as a designated, signed drop-off and pick-up zone on Copley Avenue and the use of traffic facilitators during critical drop-off and pick-up congestion periods.

The project implements the GNPCP objective to preserve the remaining undeveloped canyons and hillsides. The project proposes construction of the two new buildings at existing developed sites. This would avoid impacts to the adjacent canyons, and although minor encroachment would be required, the project conforms with the Environmentally Sensitive Lands regulation’s allowable percentage of encroachment into steep slopes.

The GNPCP envisions new buildings that are in character and scale with the neighborhood. The proposed classroom building and parking structure would be constructed to complement both the existing campus and the surrounding neighborhood. The design for both buildings features the Spanish Eclectic style consistent with the neighborhood, which includes tiled roofs, asymmetrical facades, irregular massing and shapes, deep arched

openings, varying window sizes and shapes, wrought iron accents, and stucco veneers. The building materials (stucco, clay tile, decorative wrought iron) are of the same character as the existing campus buildings and many of the surrounding residences. The classroom building incorporates upper story offsets along the Collier Street facade and the west elevation. The upper story offsets along the Collier Street facade result in single story massing on either side of the tower, allowing the building to blend into the residential neighborhood.

The parking structure façade enhancements along Copley Avenue, Uvada Place and the north elevation include repetitive decorative pilasters matching the existing campus perimeter walls, decorative blue wrought iron inserts and gate matching the campus iron work motifs. Along Copley Avenue and Uvada Place there are two red clay tile roof corner elements with deep arched openings and decorative chimney features reflecting the architectural character of the neighborhood as well as of the campus. Additionally, the walls are screened with enhanced landscaping, including trees, shrubs, and flowers.

Furthermore, the landscape renovation of the streetscape and the street improvements are proposed to match the historical character of the neighborhood and to increase the quality of landscaping in the public right-of-way. The streetscape landscape design utilizes plant material palettes and groupings very similar to the existing neighborhood residential yards

The project implements the GNPCP goal to maintain a high level of public facilities to meet the needs of the community. The project would provide new water utilities, improving the water pressure for fire protection in the neighborhood.

The proposed continued high school use is consistent with the Greater North Park Community Plan as allowed through the Planned Development Permit, Site Development Permit, Conditional Use Permit, and Neighborhood Development Permit processes. Therefore, the project would not adversely affect the Greater North Park Community Plan.

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

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. There are no activities in the Academy's past, nor are any proposed, that would generate hazardous materials. The proposed project is master plan to allow the school to address its operational and academic needs as a college preparatory school through the construction of a new classroom, to include science laboratories and library/media center, construction of a new parking structure and landscape renovation of the existing street frontage for the entire campus. The project will enhance the neighborhood streetscape along the campus and enhance school facilities whose appearance and educational opportunities will benefit the community as a whole.

The project will comply with all applicable Uniform Building, Fire, Plumbing, Electrical, Mechanical Code & City Regulations governing construction and continued operation apply to this project to prevent adverse effects to those persons or properties in the vicinity

of the project. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

**3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code.**

The proposed project is a request to expand, modernize and modify the existing Academy of Our Lady of Peace school. The project site is within the RS-1-1 and RS-1-7 Zones, and is subject to those regulations. This zoning allows for development on premises that contain environmentally sensitive lands (steep slopes) with a Site Development Permit and allows for development with deviations with a Planned Development Permit, and for the use of tandem parking with a Neighborhood Development Permit. The zoning allows for college preparatory high school use with a Conditional Use Permit. This use is consistent with the Land Development Code and the project design meets or exceeds all the development regulations with the exception of deviations allowed through the Site Development Permit and Neighborhood Development Permit processes for the maximum 30-foot-height limit, minimum street yard setbacks and tandem parking. The design of the structures proposed for the project incorporate architectural elements that help diminish bulk and blend into the surrounding community.

**4. The proposed use is appropriate at the proposed location.**

The Academy of Our Lady of Peace has operated continuously on the site since 1925. The use of the site as an educational facility is consistent with the School land use designation of the Greater North Park Community Plan. The use of the site as an educational facility is allowed within the residentially zoned neighborhood with an approved Conditional Use Permit.

The project proposes construction of the two new buildings at existing developed sites. This would avoid impacts to the adjacent canyons. Although minor encroachment would be required, the project does not exceed the Environmentally Sensitive Lands regulation's allowable percentage of encroachment into steep slopes.

The project would provide all 104 required off-street parking spaces on the project site. Conditions applied to the project would also provide for safe and efficient access in the neighborhood through continued implementation of traffic calming measures such as a designated, signed drop-off and pick-up zone on Copley Avenue and the use of trained traffic facilitators during critical drop-off and pick-up congestion periods. Therefore the use is appropriate at this location.

**Neighborhood Development Permit - Section 126.0404**

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

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The Academy of Our Lady of Peace (AOLP) was founded in San Diego in

1883 and has operated continuously at its present location in North Park as an educational institution since 1925. The project site lies within the Greater North Park Community Plan (GNPCP) area and is consistent with the overall goals of the GNPCP. The GNPCP acknowledges AOLP as an educational resource and has designated the project parcels for “School” (in the existing campus core area) with “Single-Family” and “Open Space” use for the remainder of the parcels as shown on the Generalized Community Plan Map (Figure 23) in the GNPCP. The school is considered the primary use of the site and continued use of this site as an educational facility is consistent with the land use designation. The proposed project is designed to improve and modernize the school, thereby implementing the objective of the GNPCP to provide educational facilities.

The project implements the GNPCP goal for the provision of a safe and efficient transportation system that maximizes access for residents and visitors to the community. A primary goal of the project is to ensure a safe, secure campus for the student population by providing additional on-site parking. The tandem parking spaces will allow the project to provide the sufficient number of on-site spaces to meet the requirements of §142.0530(c) Table 142-05F of the parking regulations, thereby implementing the GNPCP goal of promoting a safe and efficient transportation system in the community. The project would also provide for safe and efficient access in the neighborhood through continued implementation of traffic calming measures such as a designated, signed drop-off and pick-up zone on Copley Avenue and the use of trained traffic facilitators during critical drop-off and pick-up congestion periods.

The project implements the GNPCP objective to preserve the remaining undeveloped canyons and hillsides. The project proposes construction of the two new buildings at existing developed sites. This would avoid impacts to the adjacent canyons, and although minor encroachment would be required, the project conforms with the Environmentally Sensitive Lands regulation’s allowable percentage of encroachment into steep slopes.

The GNPCP envisions new buildings that are in character and scale with the neighborhood. The proposed classroom building and parking structure would be constructed to complement both the existing campus and the surrounding neighborhood. The design for both buildings features the Spanish Eclectic style consistent with the neighborhood, which includes tiled roofs, asymmetrical facades, irregular massing and shapes, deep arched openings, varying window sizes and shapes, wrought iron accents, and stucco veneers. The building materials (stucco, clay tile, decorative wrought iron) are of the same character as the existing campus buildings and many of the surrounding residences. The classroom building incorporates upper story offsets along the Collier Street facade and the west elevation. The upper story offsets along the Collier Street facade result in single story massing on either side of the tower, allowing the building to blend into the residential neighborhood.

The parking structure façade enhancements along Copley Avenue, Uvada Place and the north elevation include repetitive decorative pilasters matching the existing campus perimeter walls, decorative blue wrought iron inserts and gate matching the campus iron work motifs. Along Copley Avenue and Uvada Place there are two red clay tile roof corner

elements with deep arched openings and decorative chimney features reflecting the architectural character of the neighborhood as well as of the campus. Additionally, the walls are screened with enhanced landscaping, including trees, shrubs, and flowers.

Furthermore, the landscape renovation of the streetscape and the street improvements are proposed to match the historical character of the neighborhood and to increase the quality of landscaping in the public right-of-way. The streetscape landscape design utilizes plant material palettes and groupings very similar to the existing neighborhood residential yards

The project implements the GNPCP goal to maintain a high level of public facilities to meet the needs of the community. The project would provide new water utilities, improving the water pressure for fire protection in the neighborhood.

The proposed continued high school use is consistent with the Greater North Park Community Plan as allowed through the Planned Development Permit, Site Development Permit, Conditional Use Permit, and Neighborhood Development Permit processes. Therefore, the project would not adversely affect the Greater North Park Community Plan.

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

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. There are no activities in the Academy's past, nor are any proposed, that would generate hazardous materials. The proposed project is master plan to allow the school to address its operational and academic needs as a college preparatory school through the construction of a new classroom, to include science laboratories and library/media center, construction of a new parking structure and landscape renovation of the existing street frontage for the entire campus. The project will enhance the neighborhood streetscape along the campus and enhance school facilities whose appearance and educational opportunities will benefit the community as a whole. The tandem parking spaces will comprise a component of the full complement of on-site parking supply in the proposed parking facilities, which will support operation of the campus in a manner that protects the health, safety and welfare of the students and the general public.

The project will comply with all applicable Uniform Building, Fire, Plumbing, Electrical, Mechanical Code & City Regulations governing construction and continued operation apply to this project to prevent adverse effects to those persons or properties in the vicinity of the project. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

**3. The proposed development will comply with the applicable regulations of the Land Development Code.**

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The project site is within the RS-1-1 and RS-1-7 Zones, and is subject to those regulations. Use of the proposed tandem spaces meets the purpose and intent of

§126.0402 to expand the capacity of the proposed parking facilities within the minimum possible footprint for the parking structure, thereby promoting other community design goals of the GNPCP. The deviation to allow use of the tandem spaces by students and staff meets the purpose and intent for tandem parking spaces described in the referenced §142.0555 for assigned employee parking. For the private secondary school use, students and staff function as employees at a commercial use because they arrive at a set arrival time, remain on-site all day, and depart at the same time. This use is consistent with the Land Development Code and the project design meets or exceeds all the development regulations with the exception of deviations allowed through the Planned Development Permit and Neighborhood Development Permit processes for the maximum 30 foot height limit, minimum street yard setbacks and tandem parking requirements. The design of the structures proposed for the project incorporate architectural elements that help diminish bulk and blend into the surrounding community.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 450668, Site Development Permit No. 450706, Conditional Use Permit No. 450705, and Neighborhood Development Permit No. 590185 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 450668, 450706, 450705 and 590185, copies of which are attached hereto and made a part hereof.

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MICHELLE SOKOLOWSKI  
Development Project Manager  
Development Services

Adopted on: September 18, 2008

Job Order No. 42-7863

cc: Legislative Recorder, Planning Department

Permit Type/PTS Approval No.: PDP/SDP/CUP/NDP – PTS 130619  
Date of Approval: September 18, 2008

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

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Michelle Sokolowski  
TITLE: Development Project Manager

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

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**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.**

**[NAME OF COMPANY]**  
Owner/Permittee

By \_\_\_\_\_

**[NAME OF COMPANY]**  
Owner/Permittee

By \_\_\_\_\_

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

CLC # 1995-0264936  
26-JUN-1995 09:29 AM

RECORDING REQUESTED BY  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT

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OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY SMITH, COUNTY RECORDER  
RF: 16.00 FEES: 40.00  
AF: 23.00  
WF: 1.00

AND WHEN RECORDED MAIL TO  
PERMIT INTAKE  
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOURCE PROTECTION ORDINANCE/  
CONDITIONAL USE PERMIT NO. 92-0769  
ACADEMY OF OUR LADY OF PEACE  
PLANNING COMMISSION

218-1728

This Resource Protection Ordinance/Conditional Use Permit is granted by the Planning Commission of the City of San Diego to the ACADEMY OF OUR LADY OF PEACE, a corporation, Owner/Permittee, pursuant to conditions contained in Sections 101.0462 and 101.0510 of the Municipal Code of the City of San Diego.

1. Permission is granted to Owner/Permittee to: demolish an existing swimming pool and three single-family residences; construct a new 12,200 square foot gymnasium/multi-purpose building; construct a landscaped courtyard with outdoor amphitheater; construct a new pedestrian entrance; construct four parking lots and a new school sign; make modifications to the existing landscaping and perimeter walls; and continue the existing senior high school use on the property described as the north 130 feet of Villa Lots 31, 32, & 33, all of Villa lots 36 through 50 inclusive and Lots 1, 2, the north 13 feet of the south 68 feet of lot 3, and the south 55 feet of Lots 3 & 4 of Block "R" of the University Heights Subdivision according to the map of the east 1/2 of Pueblo Lot 1110, being Map No. 937 and the Map made by G.A. de'Hemecourt in Book 8, Page 36 et seq of Lis Pendens, on file in the Office of the County Recorder, San Diego County, California. The subject property is located at 4860 Oregon Street in the R-1-5000 and R-1-40000 zones of the Greater North Park Community Plan area.

2. The Resource Protection Ordinance/Conditional Use Permit shall include all of the following activities/facilities:

- a. A senior high school with a maximum number of 46 staff and a maximum enrollment of 640 students;

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- b. A new 12,200 square foot gymnasium/multi-purpose building with a variance to permit a height of 32 feet where 30 feet is allowed;
- c. A new outdoor amphitheater and landscaped courtyard;
- d. Four off-street parking lots with a total of 106 parking spaces;
- e. Incidental accessory uses as may be determined and approved by the Development Services Director.

3. No fewer than a total of 106 off-street parking spaces shall be maintained on the property. Parking spaces shall be consistent with Division 8 of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking spaces and aisles shall conform to City of San Diego standards.

4. The applicant shall obtain approval from the Director of the Development Services Department prior to the commencement of any events at the outdoor amphitheater (i.e. concerts, plays) which would occur beyond the typical school hours and days. Such request for approval shall be made a minimum of thirty (30) days prior to the event.

5. The applicant shall be limited to the schools annual week long run of school plays and four other "special events" per calendar year, held at any facility on campus, which would include more than one hundred (100) guests/spectators who are not employed by or enrolled at the school. Any additional such events shall require approval of the Director of the Development Services Department at least thirty (30) days prior to the event.

6. Prior to the issuance of building permits, complete grading and building plans, including landscaping and signage, shall be submitted to the Development Services Director for approval. All plans shall be in substantial conformity to Exhibit "A," dated December 8, 1994, on file in the Development Services Department. All landscaping shall be installed prior to issuance of an occupancy permit for the gymnasium/multi-purpose building. Such planting shall not be modified or altered unless this permit has been amended and such planting is to be maintained in a disease, weed and litter free condition at all times. Subsequent to the completion of this project, no changes shall be made until an appropriate application for an amendment to this permit shall have been granted.

7. The construction and continued use of this permit shall be subject to the regulation of this or other governmental agencies.

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8. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.

9. The applicant shall implement a standard brush management program in accordance with the approved brush management plan shown for the site on Exhibit "A", dated December 8, 1994, on file in the Development Services Department, including the following measures:

- a. Prior to the issuance of any grading or building permits, a complete set of brush management working drawings, shall be submitted to the Development Services Director and the Fire Marshall for approval. The plans shall be in substantial conformity to Exhibit "A", dated December 8, 1994, on file in the office of the Development Services Department and shall comply with the applicable provision of the City of San Diego "Landscape Technical Manual", document number RR-274506. The approved Brush Management Program shall be implemented before issuance of any occupancy permit on any building and shall be inspected by the Development Services Department Landscape Inspector prior to issuance of any occupancy permit. Such brush management plan shall not be modified or altered unless this permit has been amended and is to be maintained, at all times, in accordance with the guidelines of the City of San Diego's "Landscape Technical Manual", document number RR-274506, on file in the office of the City Clerk.
- b. No accessory structures shall be permitted within Zone 1, including but not limited to wood decks, trellises, gazebos, etcetera. Non-combustible accessory structures may be approved by the Fire Marshall and the Planning Director.
- c. The Fire Department may consider deviations from these conditions or may require additional conditions at the time of final inspection if it is determined an eminent health and safety risk still exists.
- d. No new planting shall occur within the Zones 2 and 3.

10. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the construction of the following public improvements, satisfactory to the City Engineer:

- a. replacement of all curb, gutter, and sidewalk adjacent to 2736 Copley Avenue;

- b. replacement of all damaged curb and gutter on Collier Avenue and Oregon Street;
  - c. replacement of all damaged sidewalk west of the existing school driveway on Copley Drive and adjacent to 2736 and 2728 Copley Drive;
  - d. removal of the following unused curb cuts:
    - i. adjacent to 2736 Copley Drive,
    - ii. adjacent to 2728 Copley Drive,
    - iii. at the west end of the site on Collier Avenue, and
    - iv. on the west side of Oregon Street,and their replacement with standard curb, gutter, and sidewalk; and
  - e. replacement or repair of all uplifted, damaged, or misaligned sidewalk on Collier Avenue and Oregon Street.
11. No access-control gates shall open outward into the public right-of-way.
12. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the construction of a pedestrian/wheelchair ramp at the northwest corner of Collier Avenue and Oregon Street, satisfactory to the City Engineer.
13. Prior to the issuance of any building permits, the applicant shall obtain an Encroachment Removal Agreement, from the City Engineer, for the bollards and all other private improvements, including landscape and irrigation, in the public right-of-way. This condition does not constitute approval of the Encroachment Removal Agreement, which requires separate application.
14. The developer shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer. If more than two (2) fire hydrants and/or thirty (30) Equivalent Dwelling Units (EDUs) are located on a dead-end main, then a dual-fed system shall be installed.
15. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.
16. Prior to the issuance of any building permits, the applicant shall designate the entry loop, at the corner of

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Copley Avenue and Oregon Street, as one-way, counter-clockwise, with directional signs and appropriate pavement markings.

17. Prior to the issuance of any building permits, the applicant shall install bollards, south of Parking Lot #1, in a manner satisfactory to the Fire Marshal.

18. The effective date of this permit shall be the date of final action by the Planning Commission. If an appeal is filed, the effective date shall be the date of final action by the City Council. The permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time has been granted by the Planning Commission, as set forth in Section 111.1122 of the Municipal Code. Any such extension of time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the Planning Commission.

19. No development shall commence, nor shall any permit for construction be issued, until:

- a. The Permittee signs and returns the permit to the Development Services Department;
- b. The Resource Protection Ordinance/Conditional Use Permit is recorded in the Office of the County Recorder.

If the signed permit is not received for recording by the Development Services Department within 90 days of the decision of the Development Services Director or Planning Commission, the permit shall be void.

20. The property included within this Resource Protection Ordinance/Conditional Use permit shall be used only for the purposes and under the terms and conditions set forth in this permit unless otherwise authorized by the Development Services Director or the permit has been revoked by The City of San Diego.

21. This Resource Protection Ordinance/Conditional Use Permit may be canceled or revoked if there is any material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by the City or Permittee.

22. This Resource Protection Ordinance/Conditional Use Permit shall constitute a covenant running with the land; all conditions and provisions shall be binding upon the permittee and any successor(s), and the interests of any successor(s) shall be subject to every condition herein.

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23. The use of textured or enhanced paving shall be permitted only with the approval of the City Engineer and Development Services Director, and shall meet standards of these departments as to location, noise and friction values, and any other applicable criteria.

24. Prior to the issuance of building permits, the applicant shall:

- a. Ensure that building address numbers are visible and legible from the street (UFC 10.208).
- b. Show the location of all fire hydrants on the plot plan (UFC 10.301).
- c. Provide access in conformance with Fire Department Policy A-89-1 (UFC 10.207).
- d. Comply with the City of San Diego Landscaping Technical Manual regarding brush management and landscaping.

25. In the event that 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.

26. The following mitigation measures are required to reduce potential adverse project impacts to cultural resources to below a level of significance:

As a condition of this Resource Protection Ordinance/Conditional Use Permit the applicant shall document the historic swimming pool complex and the house at 2604 Collier Avenue prior to project development. This shall be accomplished through completion of:

- a. Historic American Building Survey (HABS) Level 1 documentation for the existing swimming pool, bath house, gazebo and landscape elements that are to be removed; and
- b. Completion of California Department of Parks and Recreation Primary Record (DPR 523A-test) and Building Structure and Object Record (DPR 523B-test) for the house at 2604 Collier Avenue.

All of these records are to be completed by a qualified architectural historian or historic architect. A qualified architectural historian or historic architect is an individual who meets the Secretary of Interior's minimum professional qualifications in education and experience for

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architectural history or historic architecture. The Mitigation Monitoring and Reporting Program requires that prior to issuance of a demolition permit, the HABS Level 1 documentation shall be submitted to and approved by the Director of the Development Services Department. This historic mitigation program shall be included in the final site plan.

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.

27. Prior to the issuance of any demolition or building permit for the property at 2604 Collier Avenue, (Villa Lot 36 of University Heights Subdivision), the applicant shall have exercised its Option to purchase said property.

28. Prior to the issuance of any demolition or building permits for any of the activities authorized by this permit on any portion of the project site, the applicant shall have exercised its Option to purchase the property at 2604 Collier Avenue.

29. This Conditional Use Permit shall remain in effect for twenty-five (25) years from the date the permit is utilized. After the twenty-five years has expired, the activities authorized by this permit shall cease unless a new Conditional Use Permit has been issued by the City of San Diego for an additional period of time.

30. The original gate and walls at the main vehicular entrance to the site at the intersection of Oregon and Coply Streets will remain in their original appearance and location, but the gate will not open outward toward the street.

APPROVED by the Planning Commission of The City of San Diego on December 8, 1994.

PLANNING COMMISSION RESOLUTION NO. 2156-PC  
GRANTING RESOURCE PROTECTION ORDINANCE/  
CONDITIONAL USE PERMIT NO.92-0769

WHEREAS, THE ACADEMY OF OUR LADY OF PEACE, a corporation, Owner/Permittee, filed an application for a Resource Protection Ordinance/Conditional Use Permit to: demolish an existing swimming pool and three single-family residences; to construct a new 12,200 square-foot gymnasium/multi-purpose building, a landscaped courtyard with outdoor amphitheater, a new student pedestrian entrance, four parking lots and a new school sign; and to make modifications to the existing landscaping and perimeter walls at an existing senior high school located at 4860 Oregon Street and described as Villa Lots 31, 32, 33, & 36 through 50 inclusive and Lots 1, 2, the north 13 feet of the south 68 feet of 3, and the south 55 feet of Lots 3 & 4 of Block "R" of the University Heights Subdivision according to the map of the east 1/2 of Pueblo Lot 1110, being Map No. 937 and the map made by G.A. de'Hemecourt in Book 8, Page 36 et seq of Lis Pendens, on file in the Office of the County Recorder, California. The subject property is located in the R-1-5000 and R-1-40000 zones of the Greater North Park Community Planning Area; and

WHEREAS, on December 8, 1994, the Planning Commission of the City of San Diego considered Resource Protection Ordinance/Conditional Use Permit No. 92-0769 pursuant to Sections 101.0462 and 101.0510 of the Municipal Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

1. That the Planning Commission adopts the following written Findings, dated December 8, 1994:
  - a. The proposed use and development will not adversely affect the neighborhood, the City of San Diego's Progress Guide and General Plan, or the Community Plan, and, if conducted in conformity with the conditions provided by the permit, will not be detrimental to the health, safety and general welfare of persons residing or working in the area; and
  - b. The proposed development will be sited, designed, constructed and maintained to minimize, if not preclude, adverse impacts on environmentally sensitive lands.
  - c. The proposed development will minimize the alterations of natural landforms and will not result in undue risks from geological and erosional forces and/or

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