



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: October 17, 2008 **REPORT NO.** PC-08-136

ATTENTION: Planning Commission, Agenda of October 23, 2008

SUBJECT: PARK TERRACE - PROJECT NO. 147090
PROCESS FOUR

OWNER: Uptown Villas, LLC (Attachment 12)

APPLICANT: Landmark Development Services

SUMMARY

Issue(s): Should the Planning Commission approve a Site Development Permit and Vesting Tentative Map to allow the construction of a five-story, mixed-use structure with one commercial and 35 residential condominium units, within the Greater North Park Community Plan area?

Staff Recommendation:

1. **Certify** Mitigated Negative Declaration No. 147090 and **Adopt** the Mitigation, Monitoring and Reporting Program (MMRP); and
2. **Approve** Site Development Permit No. 519003; and
3. **Approve** Vesting Tentative Map No. 516984; and
4. **Approve** a waiver of the requirement to underground the existing overhead utilities.

Community Planning Group Recommendation: On May 20, 2008, the North Park Community Planning Group voted 12-1-0 to approve the project with recommendations (Attachment 11).

Environmental Review: Mitigated Negative Declaration No. 147092 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and will be implemented to reduce, to a level of insignificance, any potential impacts identified in the environmental review process.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from deposit account that is maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The Greater North Park Community Plan designates the 0.48-acre project site for commercial and residential uses, with an allowed residential density of 45 to 55 dwelling units per acre. Additionally, the community plan establishes a density bonus of up to 75 dwelling units per net residential acre for parcel accumulation and adherence to the design guidelines in the Urban Design Element of the community plan. Based on the existing land use designation and allowable density bonus, up to 36 dwelling units would be allowed on site. The proposed project would result in the construction of 35 for-sale residential units on an existing vacant lot.

BACKGROUND

The 0.48-acre project site is located at 4075 Park Boulevard, at the southeast corner of Park Boulevard and Polk Avenue (Attachments 1 & 3). The site is currently vacant but was previously developed with a church and related accessory structures, which were demolished with approved permits. The site is located in the CL-2 Zone of the Mid-City Communities Planned District, the Transit Area Overlay Zone and the FAA Part 77 Noticing Area, within the Greater North Park Community Plan area (Attachment 2).

The CL-2 Zone is a Commercial Linear zone that is typically applied to areas between commercial nodes that encourages mixed-use development. This zone allows a residential density of one unit per 600 square feet of lot area, or 35 units allowed on this 20,909-square-foot site. The Greater North Park Community Plan designates the project site for commercial and multi-family residential development with an allowed residential density of 45 to 55 dwelling units per acre, or 22 to 26 units allowed on this 0.48-acre site. The Community Plan allows a density bonus of up to 75 dwelling units per net residential acre based on parcel accumulation and the project's ability to adhere to applicable design guidelines in the Urban Design Element. Application of this density bonus would allow up to 36 dwelling units on the project site.

The project site is a square lot that is relatively flat and is bordered by Park Boulevard to the west, Polk Avenue to the north, an alley to the east and an existing one-story commercial structure to the south. The properties to the north of the project site are zoned CL-2 and include a single-story commercial structure at the northeast corner of Park Boulevard and Polk Avenue and several two-story, multi-family structures on Polk Avenue.

The properties to the east are zoned MR-800B, which is a multi-family zone, and include three two-story multi-family structures. The properties to the west are zoned CL-2 and include one-story and three-story commercial structures at the southwest corner of Park Boulevard and Polk Avenue and an auto repair shop located between Park Boulevard and Centre Street.

DISCUSSION

Project Description:

The applicant is requesting the approval of a Site Development Permit (SDP) (Attachment 9) and a Vesting Tentative Map (VTM) (Attachments 6 & 8) to allow the construction of a mixed-use structure containing 35 residential condominium units and one commercial condominium unit. The five-story building would include two levels of subterranean parking and a total of 87 structured parking spaces. The proposed ground level commercial unit would contain a 5,000-square-foot commercial/retail space and a 2,377-square-foot café space, both of which would front on Park Boulevard.

The 35 proposed residential condominium units would comply with the maximum density allowance of 35 dwelling units allowed on this site by the CL-2 Zone of the Mid-City Communities Planned District and by the Greater North Park Community Plan. The Greater North Park Community Plan would allow up to 36 dwelling units on this site if the project is the result of parcel accumulation and adheres to the applicable design guidelines in the Urban Design Element. The project site was previously developed with a church and accessory buildings on six separate lots and City staff has determined that the project as designed complies with the applicable design guidelines. Therefore, the proposed density of 35 units is allowed by the Community Plan.

The structured parking would be accessed from Polk Avenue and the alley at the rear of the property. The entrance on Polk Avenue would provide access to 17 at-grade covered parking spaces designated for the commercial uses. The alley entrance would provide access to the two-level, 70-space subterranean parking garage that would serve the residential units. The project would provide a total of 87 structured parking spaces where 79 spaces are required by the Municipal Code in the Transit Area Overlay Zone, as described in the table below:

Table A: Required Parking

	Units or Square Feet	Parking Ratio	Parking Required	Parking Provided
Two-Bedroom Units	28	1.75 per unit	49 spaces	70 spaces
Three-Bedroom Units	7	2.00 per unit	14 spaces	
Retail/Café Space	7,377 sq/ft	2.1 per 1,000 sq/ft	16 spaces	17 spaces
Total Spaces			79 spaces	87 spaces

The project would require the removal of nine angled street parking spaces on the south side of Polk Avenue to facilitate compliance with the Fire Department's ladder access requirements. The applicant has provided eight extra parking spaces to help offset the loss of on-street parking.

The structure features a contemporary design that incorporates a number of varied architectural features, materials, finishes and colors, as shown on the project plans (Attachment 7). The Park Boulevard façade would feature a cast-stone finish on the first and second floors, colored plaster with metal reveals on the third and fourth floors and lap siding on the fifth floor and other areas. The building design also incorporates numerous offsetting planes, four separate pitched roof sections, balconies and decorative metal fascia. The upper floors of the building have been stepped back to reduce the bulk and scale of the building, particularly when viewed from the pedestrian level at the Park Boulevard frontage. The ground floor commercial units would be accessed directly from the sidewalk adjacent to Park Boulevard, enhancing the pedestrian orientation of the project.

The applicant is requesting the approval of deviations from the height, setback, street wall height and transparency requirements of the CL-2 zone. Deviations are allowed by the Mid-City Communities Planned District with an approved Mid-City Communities Development Permit, which is processed in the same manner as a Site Development Permit. These deviations are discussed in detail in the *Project-Related Issues* section of this report and are listed as conditions in the attached Site Development Permit (Attachment 9). City staff has reviewed and is supportive of each requested deviation based on the overall design of the project as it relates to the purpose and intent of the regulations.

The residential units include 28 two-bedroom and seven three-bedroom units which range in size from approximately 1,000 square feet to 1,875 square feet. Each unit would also have access to a separate, minimum 100-cubic-foot storage area, as required by the Municipal Code and would feature at least one private balcony per unit. Although this project was not processed via the Sustainable Buildings Expedite Program, the applicant has agreed to voluntarily provide a photovoltaic system for this project. The system would be located on the pitched roof sections and would generate the electric supply for the common areas of the project.

The landscape plan for this project has been reviewed and accepted by City staff. The landscape plan (Attachment 7) includes the provision of street trees in the parkway between the curb and sidewalk, planting areas with accent trees, shrubs, grasses and perennials between the sidewalk and the structure and decorative paving for the entrances to the commercial units and residential unit lobby. The landscape plan also features trellises and vines at the street level to soften the street wall and further enhance the pedestrian scale of the building.

Community Plan Analysis:

The Greater North Park Community designates the proposed 0.48-acre site for commercial and residential development at a density of 45 to 55 dwelling units per acre. Additionally, the community plan allows a density bonus of up to 75 dwelling units per net residential acre for parcel accumulation and adherence to the design guidelines in the Urban Design Element of the community plan. Based on the existing land use designation and the available density bonus, up to 36 dwelling unit would be allowed. The proposed project consisting of a mixed-use development involving 35 dwelling units over 7,377 square feet of ground floor commercial would implement the existing land use designation and community plan residential density as recommended in the Housing and Commercial Element of the community plan.

The proposed project would meet the goal in the Conservation Element of the community plan for providing a clean and healthy environment in which to live by fulfilling the objective of conserving energy by utilizing alternative energy sources and energy-efficient building and site design principles. The project proposes to include a photo-voltaic system along its sloped roofs to power the common areas of the project. The project further meets the objective of encouraging water conservation through development and landscape guidelines by utilizing drought tolerant landscaping and a low spray/drip irrigation system.

The project would follow guidelines in the Urban Design Element for promoting pedestrian orientation and enhancing the streetscape. As proposed the project would incorporate various textures and paving treatments to define pedestrian paths by maintaining the historic paving pattern along Polk Avenue and Park Boulevard and including unattached decorative pavers along the commercial façade. The proposed ground floor commercial component of the project would also be situated close to the street to enhance the pedestrian environment of the street while still allowing wider pedestrian walkways along Park Boulevard. In addition to maintaining the existing palm trees along Park Boulevard and Polk Avenue, additional palm trees would be incorporated to continue the same theme along these streets. Twenty-four inch box street trees and accent shrubs would also be included along the proposed project's street frontages.

Objectives for providing adequate off-street parking in residential and commercial areas and encouraging alternative modes of transportation as provided in the Transportation Element of the community plan, would be met by the project through the incorporation of at-grade commercial parking and underground residential parking, the project's proximity to a public transit stop along its frontage on Park Boulevard and bicycle storage facilities located on the first floor of the project.

The project also proposes deviations to the minimum transparency and upper-story setbacks requirements of the Land Development Code. Although the Greater North Park Community Plan does not provide specific recommendations regarding these regulated aspects of the proposed project, the Urban Design Element of the community plan does provides several guidelines to reduce the apparent bulk and scale of proposed structures.

These guidelines include the use of horizontal and vertical offsets, surface articulation, varying colors and building materials, upper-story setbacks and other architectural elements. The project would implement these guidelines by incorporating multiple offsetting planes along all building elevations and include upper-story setbacks along Park Boulevard on the third, fourth and fifth floors. The project would include varying colors and building materials such as concrete, glass, cast stone, and fiber cement lap siding to add surface articulation and texture to the building elevations. The project would also include architectural elements like awnings and wood lattices along the Park Boulevard Street frontage, as well as metal and glass guard railing along the open and recessed balconies that serve to further articulate the project's façade.

Additionally, the project proposes a deviation that would allow a building height of 65.5 feet where the maximum building height is 50 feet. This deviation would allow space to enclose overhead elevator equipment, stairway access to the proposed private rooftop patio, and provide for greater ceiling heights for the ground floor commercial-retail component of the project. Despite these deviations, the proposed project would not adversely impact the overall goals and objectives of the community plan and as proposed, would meet various objectives contained in the Housing, Commercial, Transportation, and Conservation Elements of the Greater North Park Community plan.

Environmental Analysis:

Mitigated Negative Declaration (MND) No. 147090, final document dated October ??, 2008, was prepared for this project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. The MND identified that project implementation may cause a potentially significant impact to paleontological resources. The final MND includes a Mitigation, Monitoring and Reporting Program (MMRP) that would reduce potential impacts to paleontological resources to below a level of significance. Implementation of the MMRP is required and has been included as a condition of the Site Development Permit.

During the environmental review for this project, potential impacts to Land Use/Visual Character and Neighborhood Character and Water Quality were also considered and determined not be significant, as outlined in *Section IV* of the MND.

Project-Related Issues:

The applicant is requesting the approval of several deviations from the requirements of the CL-2 Zone requirements, which are allowed by the Mid-City Communities Planned District Ordinance with the approval of a Site Development Permit (Mid-City Communities Planned Development Permit). The requested deviations are discussed in detail below:

Height Deviation – The applicant is requesting the approval of a deviation to allow an overall building height of 60 feet where a maximum of 50 feet is required, which represents a 10-foot or a 17 percent deviation. Granting the deviation would allow the first floor commercial space to feature 14-foot ceilings, which is typical of commercial units and would facilitate the provision of the 35 units allowed by the zone and Community Plan. The building has been designed with an increased front-yard setback for the upper floors along the Park Boulevard frontage. This creates a stepped effect that allows the fifth floor façade to be set back 18 feet from the first and second floor façade. This stepped design helps minimize the visual effect of the requested height deviation and reduces the bulk and scale of the building when viewed from the street level.

The applicant's height deviation request would also allow the elevator shaft and stair tower to extend to a maximum height of 65.5 feet, which represents a 15.5-foot or 31 percent deviation from the 50-foot height limit. The elevator shaft and stair tower are located towards the middle of the project footprint, reducing their visibility from the public right-of-way and adjacent properties. Additionally, these protrusions are small in size when compared to the building footprint. The elevator shaft would measure 7 feet by 9.5 feet and the stair tower would measure 9 feet by 23 feet, further minimizing the visual effect of the requested height deviation.

The project is surrounded by one- to three-story structures, as discussed in the *Background* section of this document. Although there are many single-story buildings in the neighborhood, this area is undergoing a transition where new development is implementing the planned land use designations and densities allowed by the underlying zone and community plan. There are seven buildings of three to 15 stories within two blocks of the proposed five-story project, including the Grace Towers apartments and the Egyptian. Based on the overall design of the project, its context in the neighborhood, and the purpose and intent of the ordinance, staff is supportive of the requested height deviation.

Zero-Foot Interior Side Yard Setback Option – The Mid-City Communities Planned District Ordinance allows up to 100 linear feet of a building to be located on a side-yard property line, with the approval of a Mid-City Communities Development Permit. If the zero-foot side yard setback option is utilized, the third floor must observe a six-foot setback and the fourth and fifth floors must observe a 15-foot setback.

Although 100 linear feet of zero-foot setback would be allowed, only 55 linear feet of the south side yard building frontage would utilize this option to accommodate the parking garage entrance ramp located off the alley at the southeast corner of the project site. The third floor elevation above this area would observe the required six-foot side yard setback. The applicant is requesting a deviation to allow the fourth and fifth floors to observe a six-foot setback where 15 feet is required.

Staff is supportive of this deviation because it is located approximately 75 feet away from the front property line towards the rear of the property. Additionally, the majority of the deviation area is adjacent to the parking area for the existing commercial development located immediately south of the project site, further minimizing the impact of the deviations. There are numerous balconies, multiple building finishes and setback variations along this section which provide visual interest and allow the design to meet the purpose and intent of this ordinance.

Upper-Floor Setback Deviation – The applicant is requesting the approval of several deviations to the upper-floor setback requirements as they relate to this project. The Mid-City Communities Planned District Ordinance states that in the CL-2 Zone, the front-yard setback for all floors above the second floor must be set back an additional six feet from the story below, with a maximum required setback of 24 feet. This ordinance also requires that for the interior and rear yard setbacks, all floors above the second floor must be set back an additional three feet from the story below, with a maximum required setback of 15 feet. The upper-floor setback deviation request amounts range from five inches at the east elevation to nine feet on the south elevation, which represents deviations from four percent to 60 percent from the zone requirements.

1. *West Elevation* (front yard) – Allow a 12-foot fourth floor setback where 18 feet are required.
2. *South Elevation* (interior side yard) – Allow a six-foot third floor setback where nine feet are required; allow a six-foot fourth floor setback where 12 feet are required; and allow a six-foot fifth floor setback where 15 feet are required.
3. *East Elevation* (rear yard) – Allow a nine-foot seven-inch fourth floor setback where 10 feet are required; and allow a nine-foot seven inch fifth floor setback where 13 feet are required.

The purpose and intent of these setback requirements is to reduce the bulk and scale of structures, provide visual interest, and to allow for air circulation and natural lighting. Staff is supportive of the requested setback deviations because the project design includes varied materials and finishes, numerous balconies and architectural projections, retains a stepped design along Park Boulevard and is appropriately landscaped. The project design would provide an appropriate pedestrian scale that is compatible with the transitional nature of the neighborhood and the adjacent commercial and residential development.

The building is located on a corner with the largest deviations being requested on the interior side yard, reducing the impact of these deviations from the public right-of-way. The property located immediately south of the project site that would be most impacted by the requested deviations is developed with a single-story commercial structure that is located approximately three feet from the property line. No deviations are requested for the first floor side-yard setback, reducing the impact of the requested deviations on the adjacent commercial structure.

Transparency Deviation - The applicant has requested a deviation from the ground floor transparency requirements for the north-facing façade, which fronts on Polk Avenue. The applicant is requesting a deviation to provide 380 square feet of transparency where 392 square feet is required, which represents a 12-foot or three percent deviation. Based on the overall design of the structure and the small amount of deviation, staff is supportive of this request.

Street Wall Deviation – The applicant has requested a deviation from the street wall requirements, which state that the floors located above the street wall must be stepped back at least 15 feet from the base of the street wall. The project as designed would provide a six-foot setback from the base of the street wall to the third floor where 15 feet is required, which represents a nine-foot or 60 percent deviation. The purpose of this ordinance is to provide the perception of a lower building at the pedestrian level. Given the overall design of the project, staff is supportive of this deviation. The proposed six-foot step-back, along with the varied building materials, architectural features and proposed landscaping would reduce the bulk and scale of the building and provide an appropriate pedestrian scale.

Underground Utility Waiver Request – The San Diego Municipal Code Section 144.0240 allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. City staff has determined the undergrounding waiver request qualifies under the guidelines of Council Policy 600-25, *Underground Conversion of Utility Lines at the Developer's Expense*, Expense in that the conversion involves a short span of overhead facility (less than 600 feet in length),

The project site is served by power poles and overhead utilities lines located at the rear of the property in the alley right-of-way. These utility lines also service the adjacent properties. The waiver is being requested for the requirement to underground adjacent utilities serving the surrounding properties. The City's Undergrounding Master Plan designates the site within Block 3X2, and the date for undergrounding has been established for the year 2038 (Attachment 14).

Community Planning Group Recommendation:

The applicant met with the Greater North Park Community Planning Group on four separate occasions. On May 5, 2008, the Greater North Park Community Planning Group Urban Design Subcommittee voted 5-0 to recommend approval of the project. On May 20, 2008, the full body of the Planning Group voted 12-1-0 to approve the project (Attachment 11), with the recommendation that the applicant provide the environmental and energy efficient elements that were presented at the Community Planning Group meeting. In response, the applicant has included the provision of photovoltaic panels to power the common areas of the project, water-conserving landscaping and permeable pavers. Also in response to the Planning Group's comments, the applicant added lapboard siding to portions of the elevations to provide a reference to one of the typical building materials used on many of the existing homes in the neighborhood.

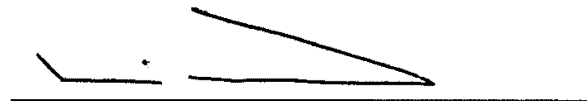
Conclusion:

In summary, staff finds that the project is consistent with the density, land use, design guidelines and development standards in effect for this site per the adopted Greater North Park Community Plan and the CL-2 Zone of the Mid-City Communities Planned District. Based on the overall design of the project, staff is supportive of the requested deviations, which are allowed by the Mid-City Communities Planned District Ordinance through the Site Development Permit Process. Staff believes the required findings can be made for this project and draft permit conditions and findings have been provided as attachments to this document.

ALTERNATIVES

1. **Approve Vesting Tentative Map No. 516984 and Site Development Permit No. 519003, with modifications.**
2. **Deny Vesting Tentative Map No. 516984 and Site Development Permit No. 519003, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Paul Godwin
Development Project Manager
Development Services Department

WESTLAKE/PBG

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plan
6. Vesting Tentative Map
7. Project Plans
8. Draft Vesting Tentative Map Conditions and Subdivision Resolution
9. Draft Site Development Permit with Conditions
10. Draft Site Development Permit Resolution with Findings
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Chronology
14. Utility Undergrounding Master Plan Exhibit



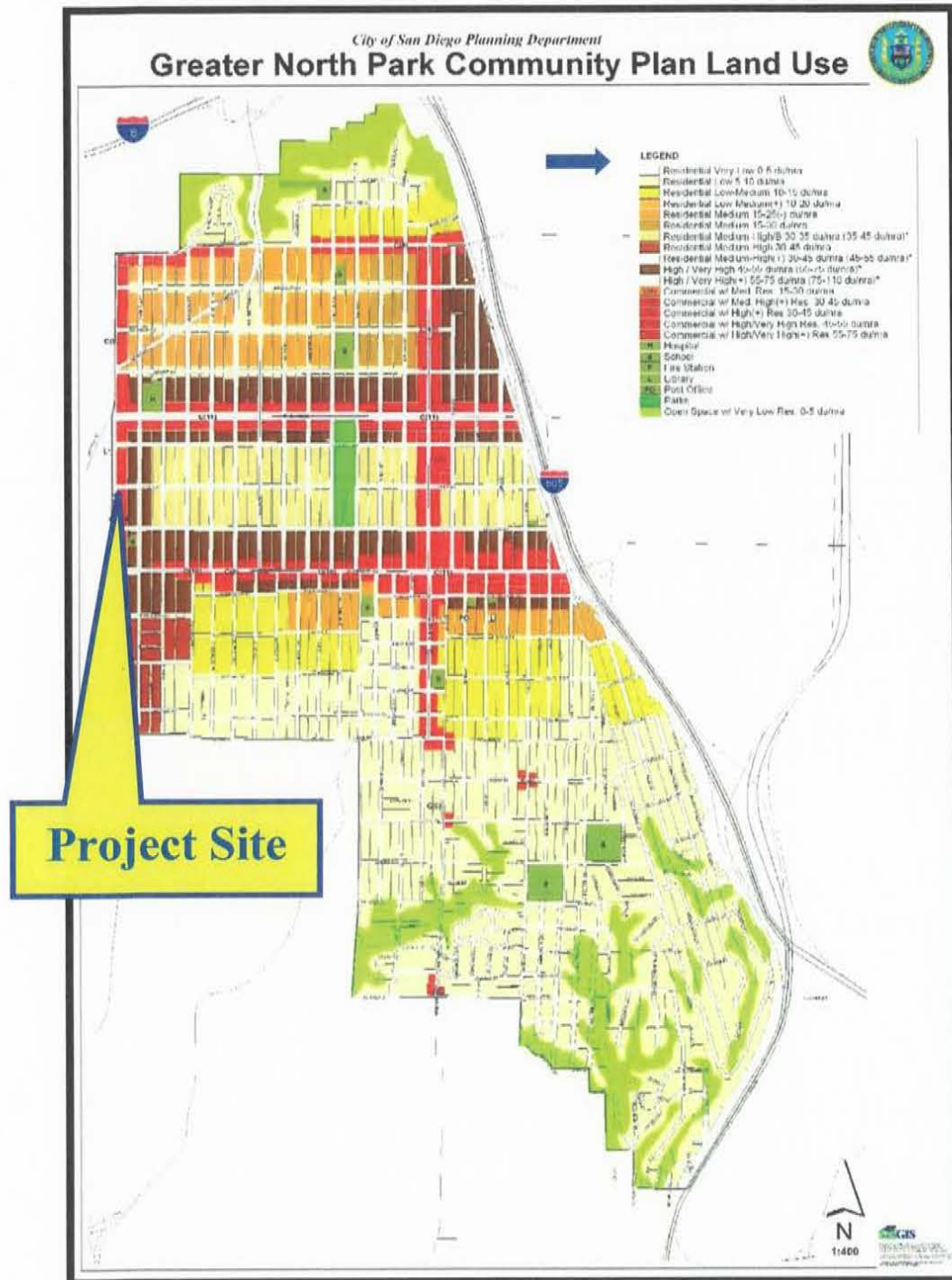
Aerial Photo

PARK TERRACE – 4075 PARK BOULEVARD

PROJECT NO. 147090



ATTACHMENT 1



Community Plan Land Use Map

PARK TERRACE – 4075 PARK BOULEVARD

PROJECT NO. 147090 – Greater North Park





Project Location Map

PARK TERRACE – 4075 PARK BOULEVARD
PROJECT NO. 147090



PROJECT DATA SHEET

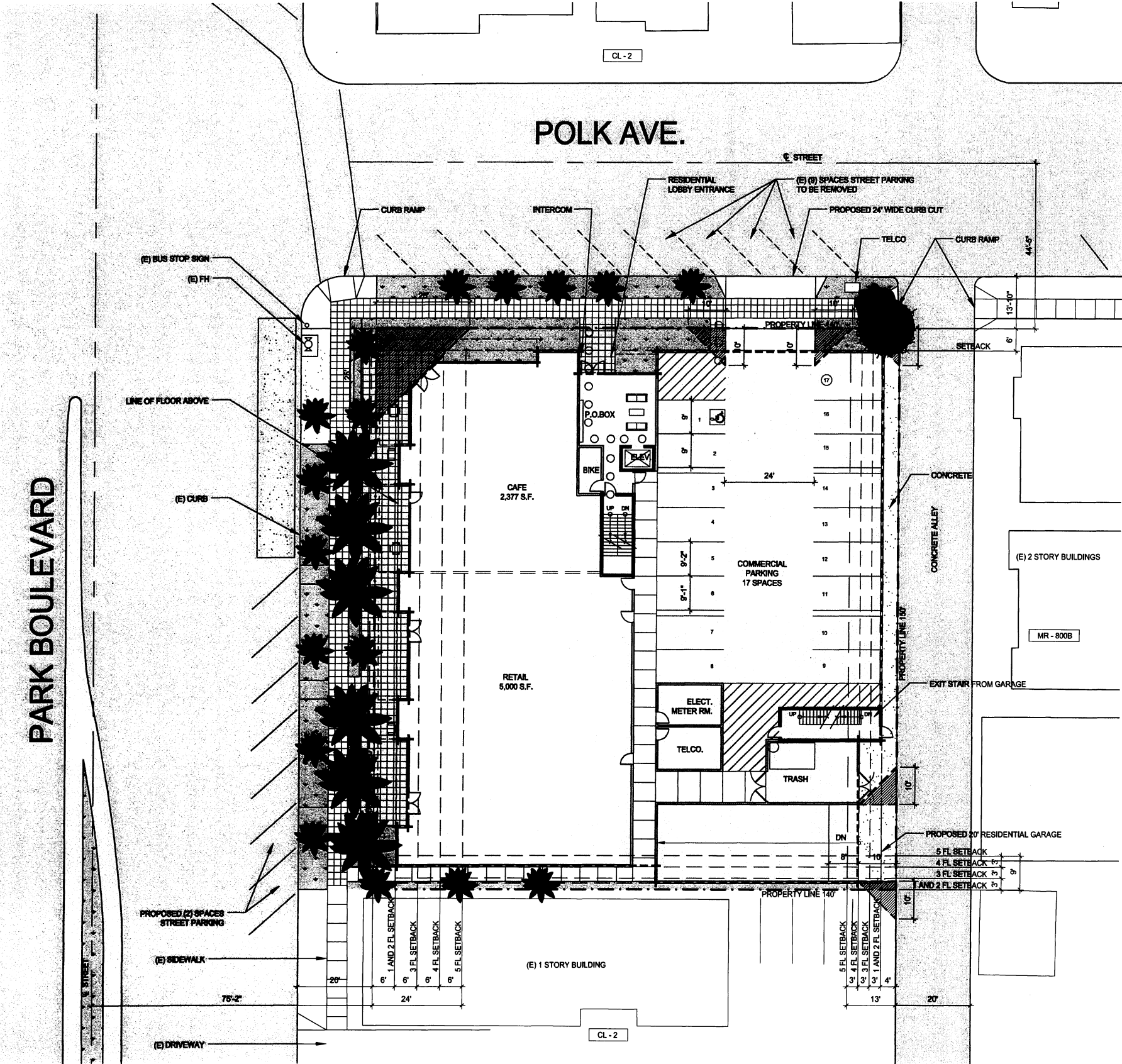
PROJECT NAME:	Park Terrace	
PROJECT DESCRIPTION:	Mixed Use w/ 35 residential & 1 commercial units	
COMMUNITY PLAN:	Greater North Park	
DISCRETIONARY ACTIONS:	Vesting Tentative Map and Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial and Multi-Family Residential	
<u>ZONING INFORMATION:</u> ZONE: CL-2: (A commercial zone that permits 1 dwelling unit for each 600 square-feet of lot area) HEIGHT LIMIT: 50-Foot maximum height limit LOT SIZE: 6,000 square-foot minimum lot size FLOOR AREA RATIO: 0.50 maximum for commercial, no limit for residential FRONT SETBACK: 6 feet SIDE SETBACK: 6 feet STREETSIDE SETBACK: 6 feet REAR SETBACK: 4 feet PARKING: 79 parking spaces required		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial/Residential; CL-2.	Commercial & Multi-Family
SOUTH:	Commercial/Residential; CL-2.	Commercial
EAST:	Multi-Family Res.; MR-800B	Multi-Family
WEST:	Commercial/Residential; CL-2.	Commercial
DEVIATIONS OR VARIANCES REQUESTED:	Deviations to the height, setback, street wall and transparency requirements	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On May 20, 2008, the North Park Community Planning Group voted 12-1-0 to approve the project with recommendations	

DAVIS DAVIS
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SITE PLAN

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

AUGUST 12, 2008

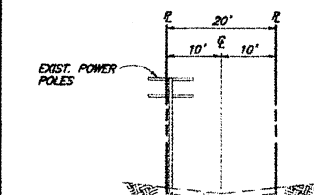


GENERAL NOTES

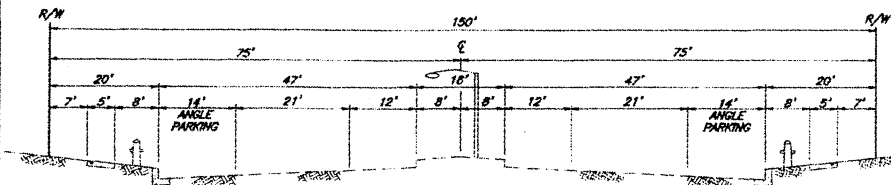
- EXISTING ZONING IS COMMERCIAL, PROPOSED MIXED USE RETAIL/RESIDENTIAL.
- AMERICAN STANDARD MAP COORDINATES: 215-1725; NAD 83 1855-6287.
- TOTAL AREA WITHIN V.T.M. BOUNDARY IS: 0.48 ACRES.
- GRADING:
 - CUT AND FILL SLOPES ARE 2:1 EXCEPT THAT INTERIOR SIDE YARD SLOPES LESS THAN 5 FEET MAY BE 1-1/2:1.
 - GRADING SHOWN HEREON IS PRELIMINARY AND MAY BE ALTERED DURING FINAL DESIGN.
 - GRADED SLOPES TRANSITION INTO NATURAL OPEN SPACE SHALL BE CONTOUR GRADED TO BLEND INTO NATURAL.
 - ALL GRADED SLOPES IN EXCESS OF 10 FEET SHALL BE ROUNDED IN ACCORDANCE WITH CITY DESIGN STANDARDS.
 - RETAINING WALLS UP TO 3' FEET HIGH MAY NOT BE SHOWN.
- DESIGNS:
 - NO GRADING IS PROPOSED WITHIN FLOOD WAY.
 - DRAINAGE FACILITIES TO BE CONSTRUCTED PER CITY OF SAN DIEGO STANDARDS.
- SCHOOLS: SAN DIEGO UNIFIED
- EASEMENTS ARE AS SHOWN UNLESS NOTED OTHERWISE.
- ALL LENGTHS, DISTANCES, LOT DIMENSIONS AND CURVE RADII ARE APPROXIMATE.
- AERIAL TOPOGRAPHY BY: SAN-LO AERIALS
- BUS STOPS ARE INDICATED.
- SITE ADDRESS: 4075 PARK BOULEVARD
- A MINIMUM 24-INCH BOX SIZE STREET TREES SHALL BE INSTALLED WITHIN 10 FEET OF THE FACE OF CURB AND IN OPENINGS HAVING A MINIMUM 40 SQUARE FEET OF AIR AND WATER-PERMEABLE AREA.
 - A TEMPORARY NON-IRRIGATED HYDROSEED MAY PER THE LANDSCAPE MANUAL, SECTION 7 SHALL BE INSTALLED IN THE EVENT THAT CONSTRUCTION DOES NOT TAKE PLACE WITHIN 60 DAYS PRIOR TO GRADING TO ALL DISTURBED AREAS OF PROPERTY.
 - ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE TECHNICAL MANUAL AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
 - IMPROVEMENTS SUCH AS DRAINWAYS, UTILITIES, DRAINS, WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PREVENT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE CITY MANAGER.
- BUILDING ADDRESS NUMBERS WILL BE PROVIDED, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (U.F.C. 901.44). PROVIDE TEMPORARY STREET SIGNS IN ACCORDANCE WITH U.F.C. 804.4.5. FIRE ACCESS ROADWAY SIGNS OR RED CURBS WILL BE PROVIDED IN ACCORDANCE WITH F.H.P.S. POLICY A-00-1. ALL UNITS WILL BE EQUIPPED WITH A FIRE ALARM SYSTEM SATISFACTORY TO THE FIRE MARSHAL. SMOKE SHALL BE INSTALLED AT THE POST INDICATOR VALVE AND FIRE DEPT. CONNECTION IDENTIFYING ALL STREET ADDRESSES THAT THE DEVICE SERVES. FIRE ALARM BELL SHALL BE LOCATED ON THE FIRE ACCESS SIDE OF THE BUILDING.
- A.P.N.: 445-051-27-00.
- LOT SUMMARY: PROPOSED NO. OF LOTS = 1.
EXISTING NO. OF LOTS = 6.
- ALL ROOF DOWNSPOUTS SHALL BE EQUIPPED WITH FOSSIL FILTERS PER THE WATER QUALITY TECHNICAL REPORT.
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT B.M.P. MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION B.M.P.'S NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL SUBMIT A B.M.P. TO THE B.C.P. SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX "E" OF THE CITY'S STORM WATER STANDARDS.

GRADING TABULATIONS

- TOTAL AMOUNT OF SITE TO BE GRADED: 0.48 AC.
- PERCENT OF TOTAL SITE GRADED: 100%.
- AMOUNT OF CUT: 18,500 CUBIC YARDS.
- MAXIMUM DEPTH CUT SLOPES: 1/4 FEET AT 2:1 RATIO.
MAXIMUM DEPTH CUT: 23.5'.
- AMOUNT OF FILL: 6 CUBIC YARDS.
- MAXIMUM DEPTH OF FILL SLOPES: 1/4 FEET AT 2:1 RATIO.
- AMOUNT OF EXPORT: 18,500 CUBIC YARDS.
- RETAINING WALLS: HOW MANY = 0.
MAXIMUM LENGTH: 1/4 FEET
MAXIMUM HEIGHT: 1/4 FEET
RETAINING WALLS UNDER 3 FEET HIGH ARE NOT SHOWN.

**TYPICAL SECTION ~ EXISTING ALLEY**

NOT TO SCALE

**TYPICAL SECTION ~ EXISTING PARK BOULEVARD**

NOT TO SCALE

GENERAL NOTES (CONT.)

- ALL DAMAGED UTILITY COVERS WITHIN THE PARKWAY, ADJACENT TO THE SITE SHALL BE REPLACED.
- REPLACE ALL EXISTING SIDEWALK ON POLK AVENUE AND DAMAGED PORTIONS OF SIDEWALK ON PARK BOULEVARD. ALL SIDEWALK SCORING PATTERNS SHALL BE MAINTAINED AND ANY CONTRACTOR'S STAMP SHALL BE PRESERVED.
- ALL PRIVATE DRAINAGE DEVICES AND LANDSCAPING ADJACENT TO THE SITE ON PARK BOULEVARD AND POLK AVENUE, RESPECTIVELY, WILL REQUIRE AN E.M.R.A.
- ALL EXISTING CURB & GUTTER TO BE REPLACED ALONG PROJECT FRONTAGE.

UNITS**RESIDENTIAL**

NO. OF 2 BEDROOM UNITS	AREA (S.F.)
1	1,052
2	1,053
3	1,174
4	1,184
5	1,197
6	1,254
7	1,267
8	1,300
9	1,320
10	1,342
11	1,350
12	1,366
13	1,368
14	1,476
15	1,482

TOTAL NO. OF 2 BEDROOM UNITS = 29 UNITS

NO. OF 3 BEDROOM UNITS	AREA (S.F.)
1	1,346
2	1,306
3	1,492
4	1,568
5	1,669
6	1,677

TOTAL NO. OF 3 BEDROOM UNITS = 6 UNITS

TOTAL NO. OF 2 AND 3 BEDROOM UNITS = 35 UNITS

COMMERCIAL

1 COMMERCIAL UNIT 7,000 S.F.

UTILITIES

- EASEMENTS SHALL BE PROVIDED WHEN NECESSARY:

WATER	CITY OF SAN DIEGO
SEWER	CITY OF SAN DIEGO
FIRE AND POLICE PROTECTION	CITY OF SAN DIEGO
GAS AND ELECTRICITY	SAN DIEGO GAS AND ELECTRIC (OVERHEAD)
TELEPHONE	PACIFIC TELEPHONE (OVERHEAD AND UNDERGROUND)
CABLE	COX COMMUNICATIONS (OVERHEAD AND UNDERGROUND)

VESTING TENTATIVE MAP NO. 516984/SITE DEVELOPMENT PERMIT/PRELIMINARY GRADING FOR: PARK TERRACE

THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1330 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS 35 RESIDENTIAL CONDOMINIUMS AND 1 COMMERCIAL CONDOMINIUM.

**LEGEND**

- V.T.M. BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- 6" CURB AND GUTTER
- EXISTING CONTOUR
- FINISHED CONTOUR
- DAYLIGHT LINE
- PAD SUBGRADE ELEVATION
- LOT NUMBER
- DAYLIGHT LINE
- PROPOSED PEDESTRIAN RAMP
- CONCRETE WALKWAY
- DRIVEWAY
- FIRE HYDRANT
- BACKFLOW PREVENTOR (R.P.D.A.)
- FIRE SERVICE
- WATER SERVICE
- IRRIGATION SERVICE
- SEWER SERVICE
- CURB OUTLET
- EXISTING SEWER AND MANHOLE
- EXISTING H.P.S. STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- EXISTING GUY WIRE
- VISIBILITY TRIANGLE PER S.D.M.C. SEC. 113.0273

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 177 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP PREPARED BY C.A. DIMENECOURY FILED AS BOOK 4, PAGE 38 ET. SEQ. OF LIS PENDENS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

BENCHMARK

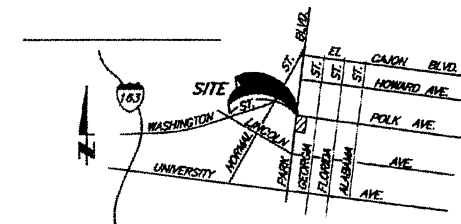
N.E.B.P. PARK BOULEVARD AND POLK AVENUE
ELEVATION: 345.391' M.S.L. DATUM, N.G.V.D. 1929

SOURCE OF TOPOGRAPHY

SAN-LO AERIALS SURVEYS
DATE FLOWN: MARCH 28, 2007
JNL 12973

OWNER

UPTOWN VILLAS, L.L.C.
8189 CALFA COURT
SAN DIEGO, CALIFORNIA 92119

**VICINITY MAP**

THOMAS BROTHER PG. 1249, C-5 NOT TO SCALE

Prepared By:

Name: SB&O INC.

Address: 3890 RUPPIN ROAD, SUITE 100
SAN DIEGO, CALIFORNIA 92123
Phone #: (619) 590-1147

Project Address: 4075 PARK BOULEVARD

Project Name: PARK TERRACE

Sheet Title:

VESTING TENTATIVE MAP NO. 516984/
SITE PLAN/PRELIMINARY GRADING PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	6-21-08
Revision 3:	5-30-08
Revision 2:	7-4-08
Revision 1:	

Original Date: 11-13-07

Sheet: 1 of 1

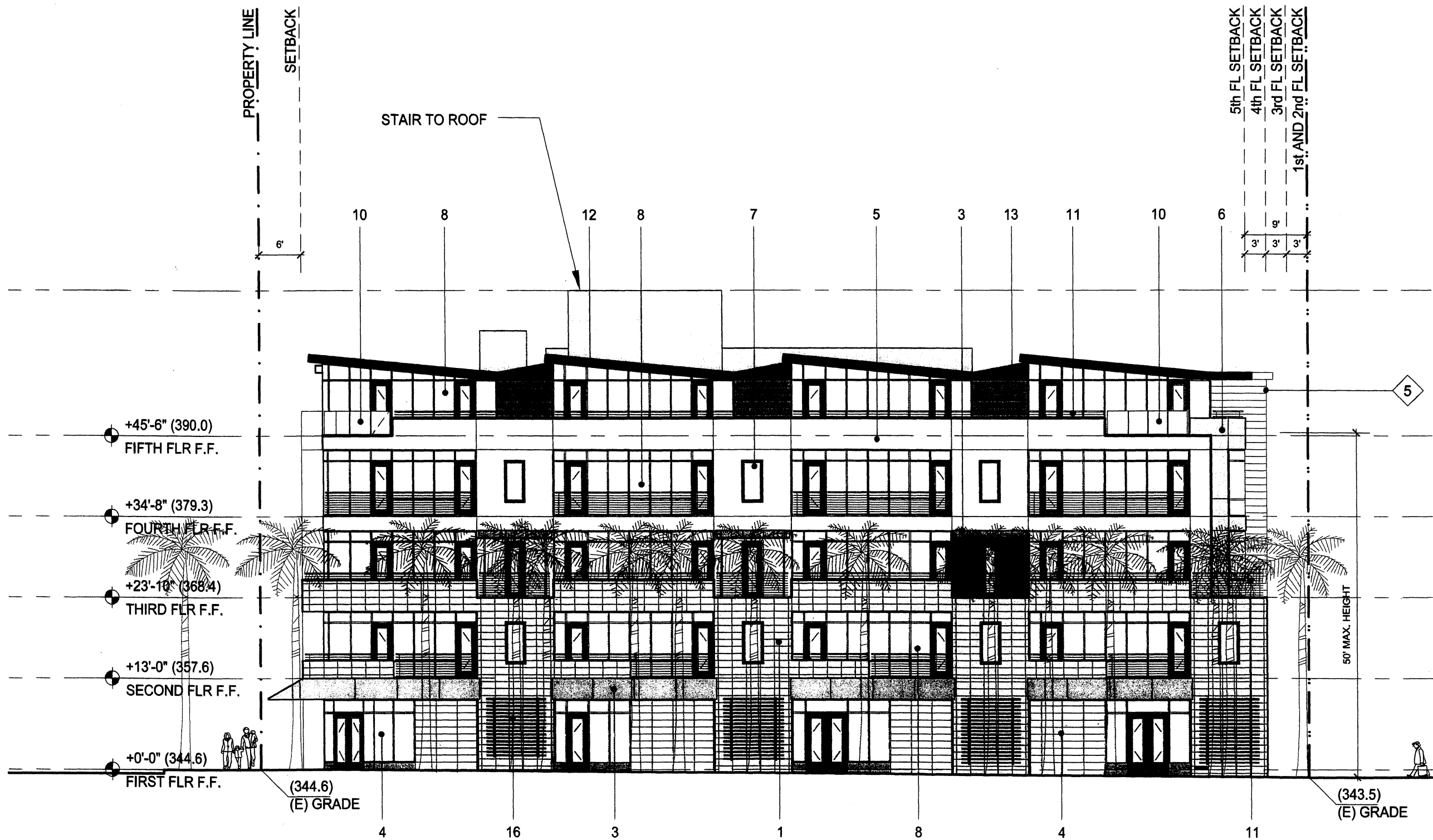
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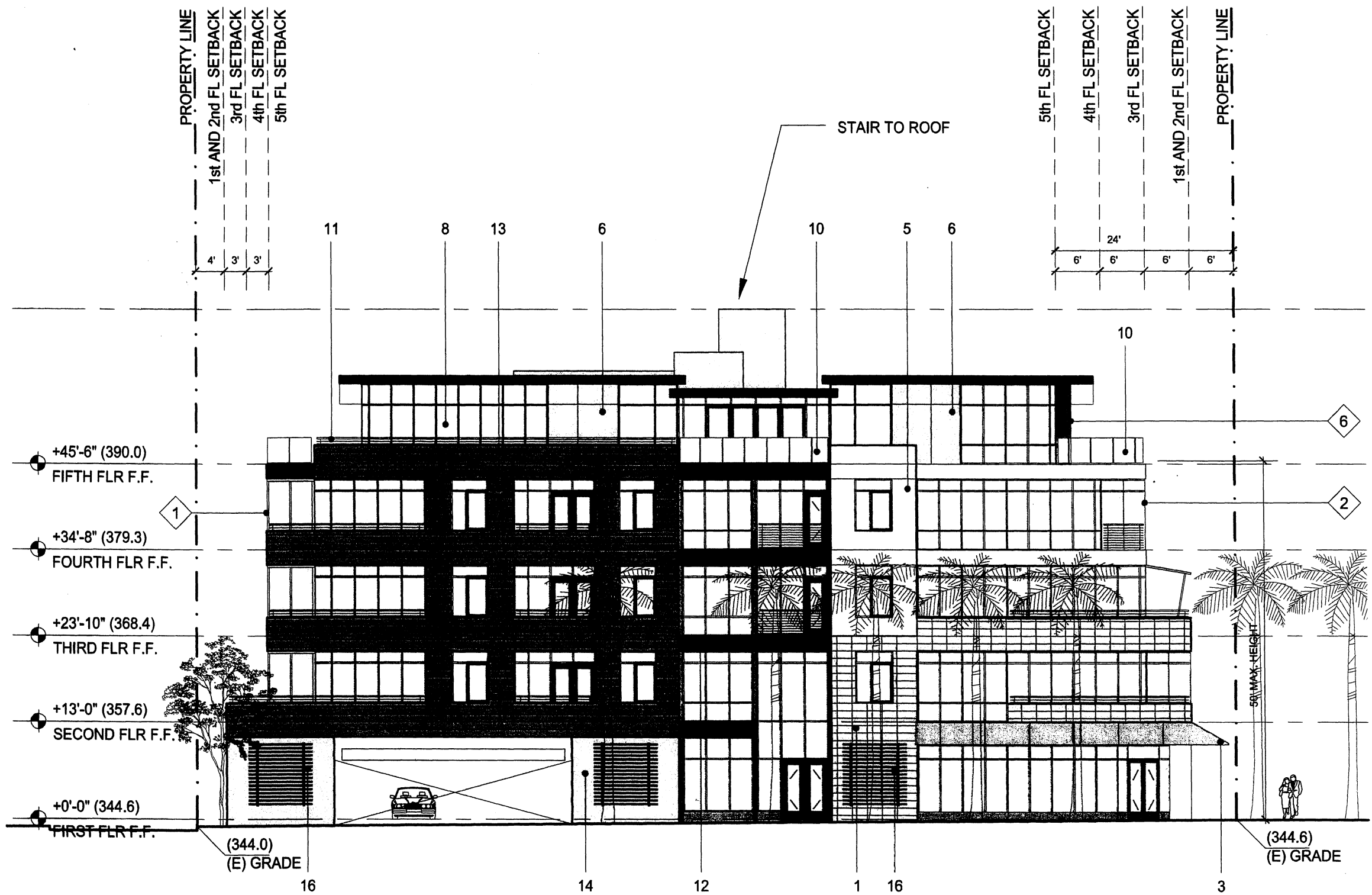
ENGINEER OF WORK
SB&O INC.
AN ANIMATING ENGINEERING SURVEYING

3890 RUPPIN ROAD, SUITE 100
SAN DIEGO, CA 92123
619-590-1147
619-590-8127 Fax

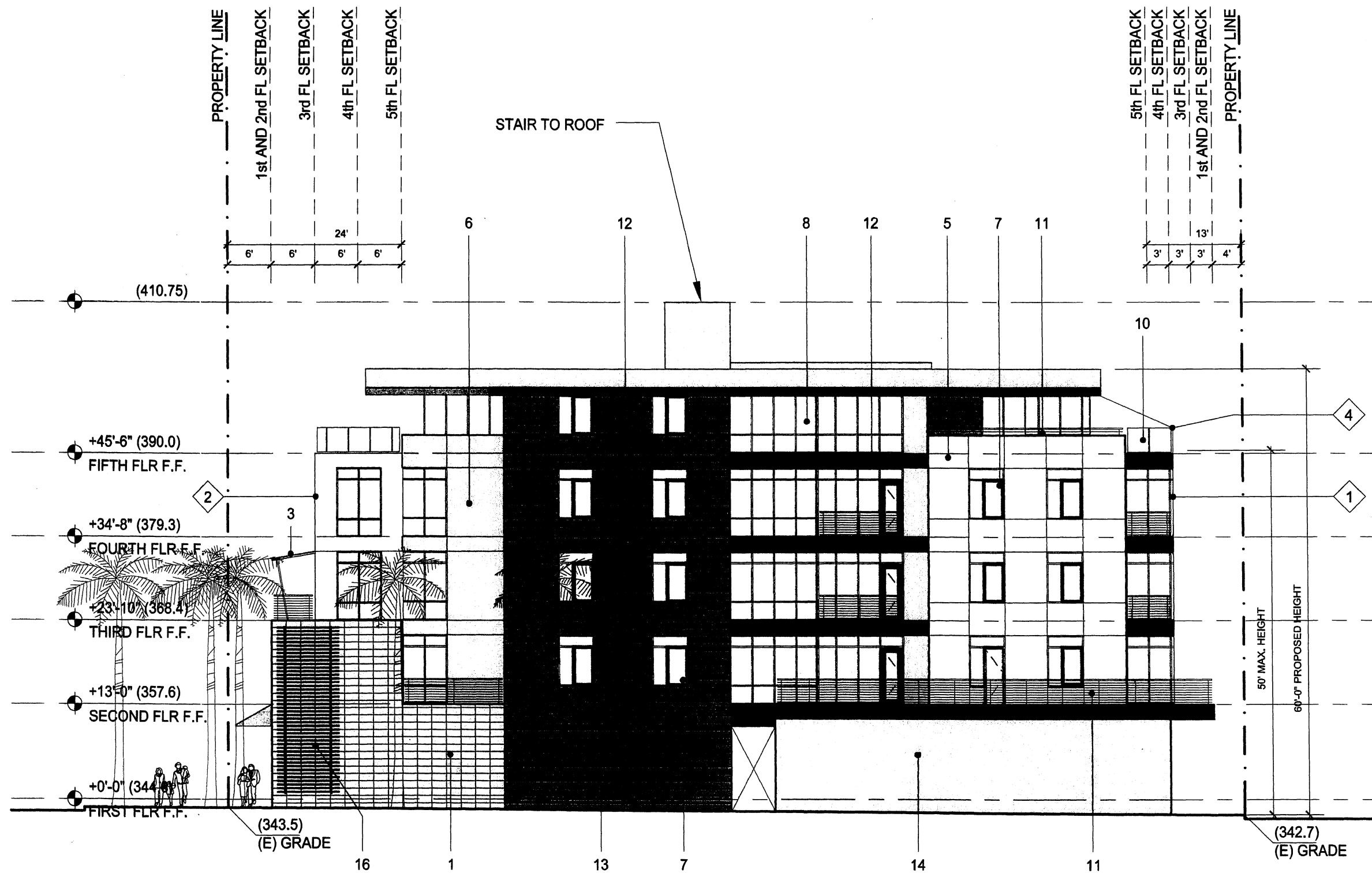
PETER R. SAFIRO
REGISTRATION EXPIRES: 6-30-09



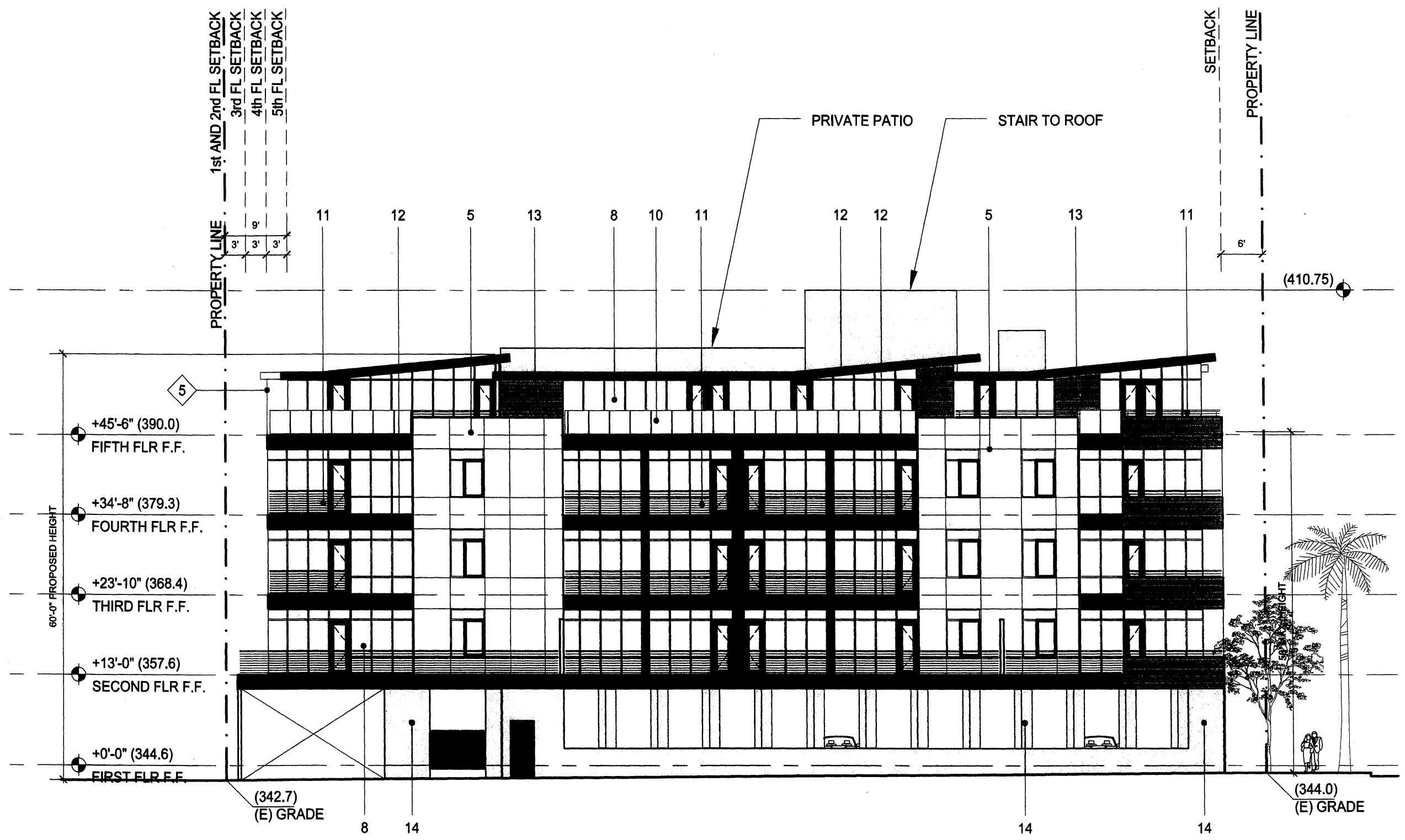
West Elevation



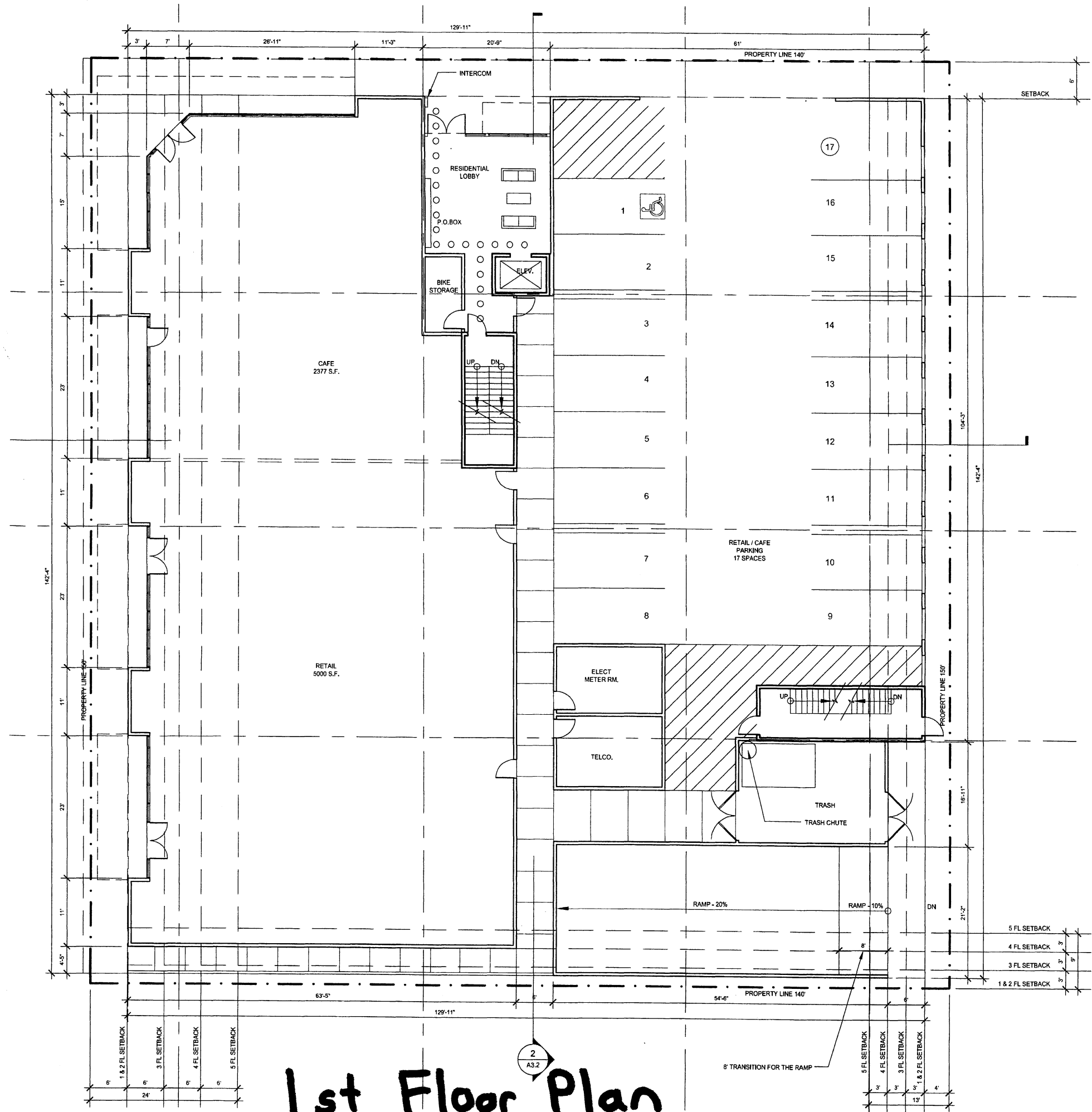
North Elevation



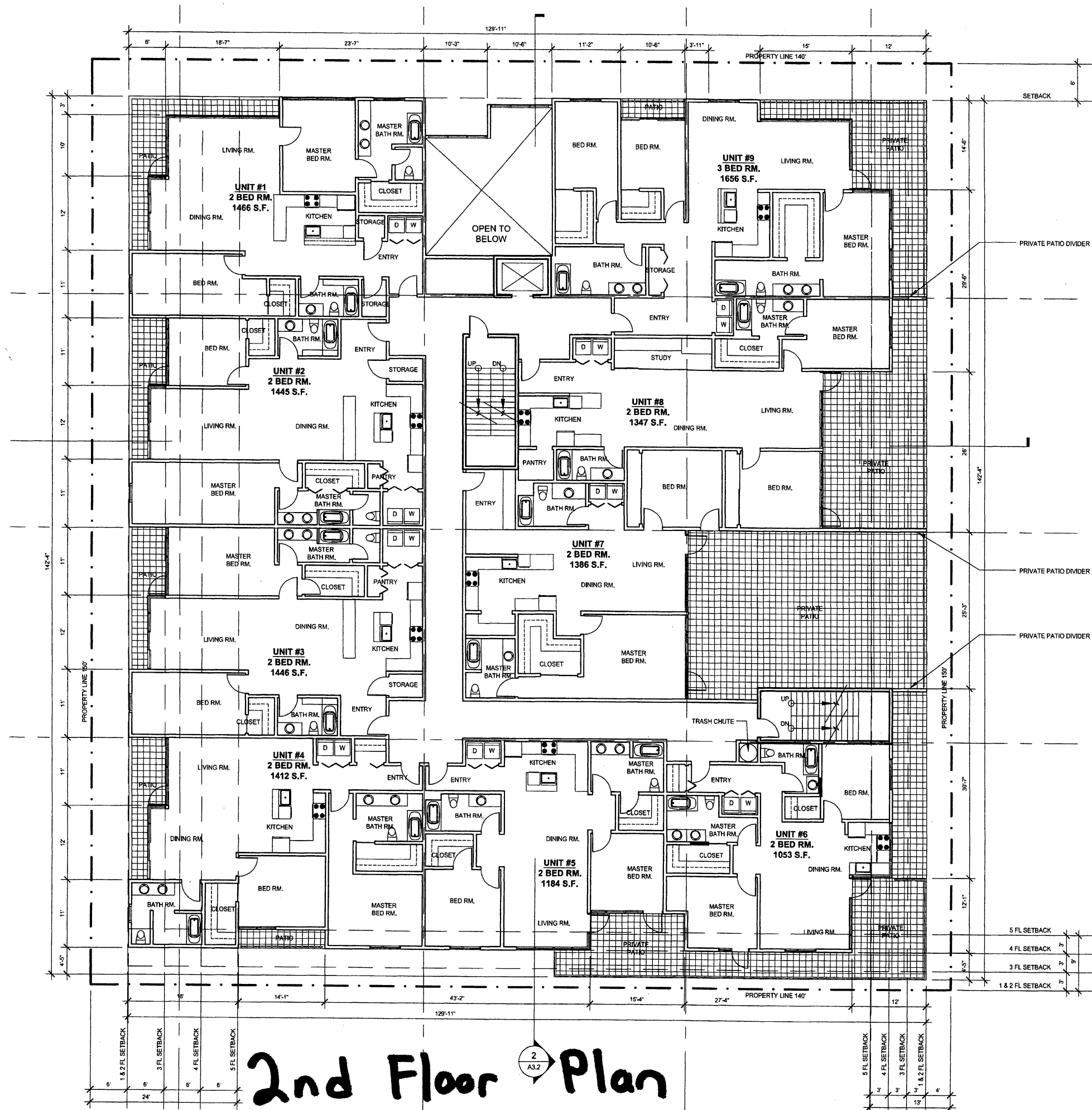
South Elevation

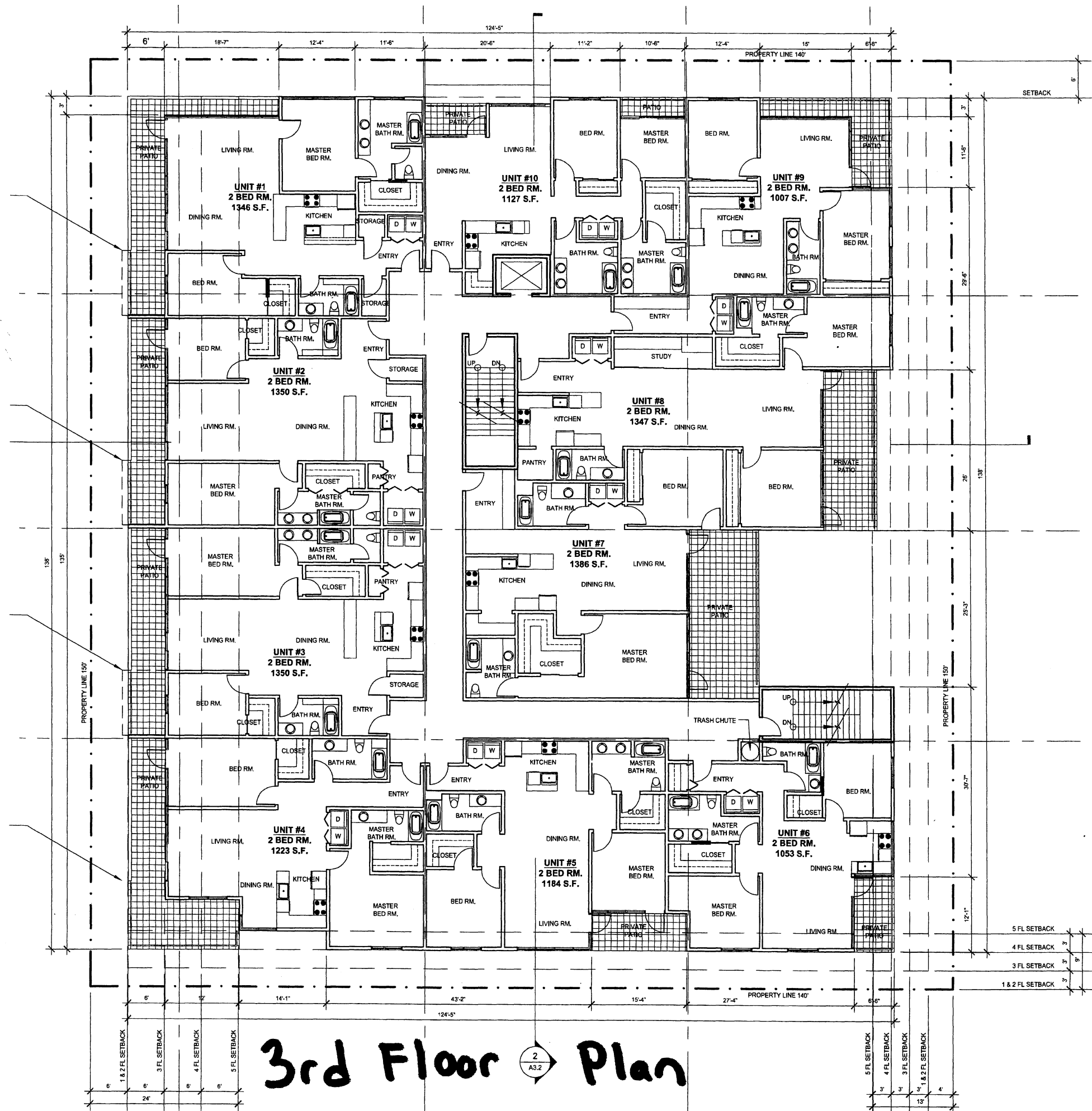


East Elevation

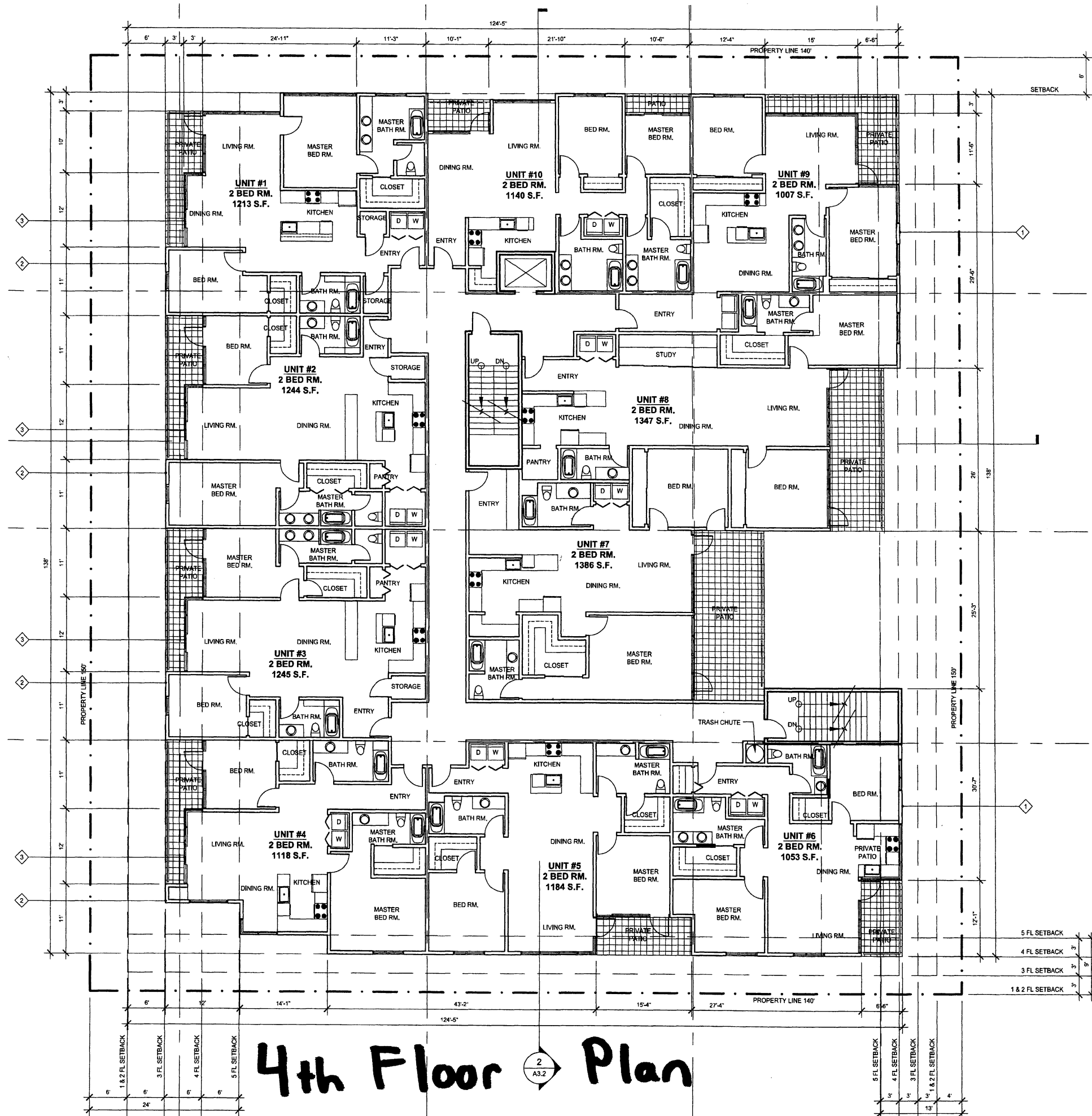


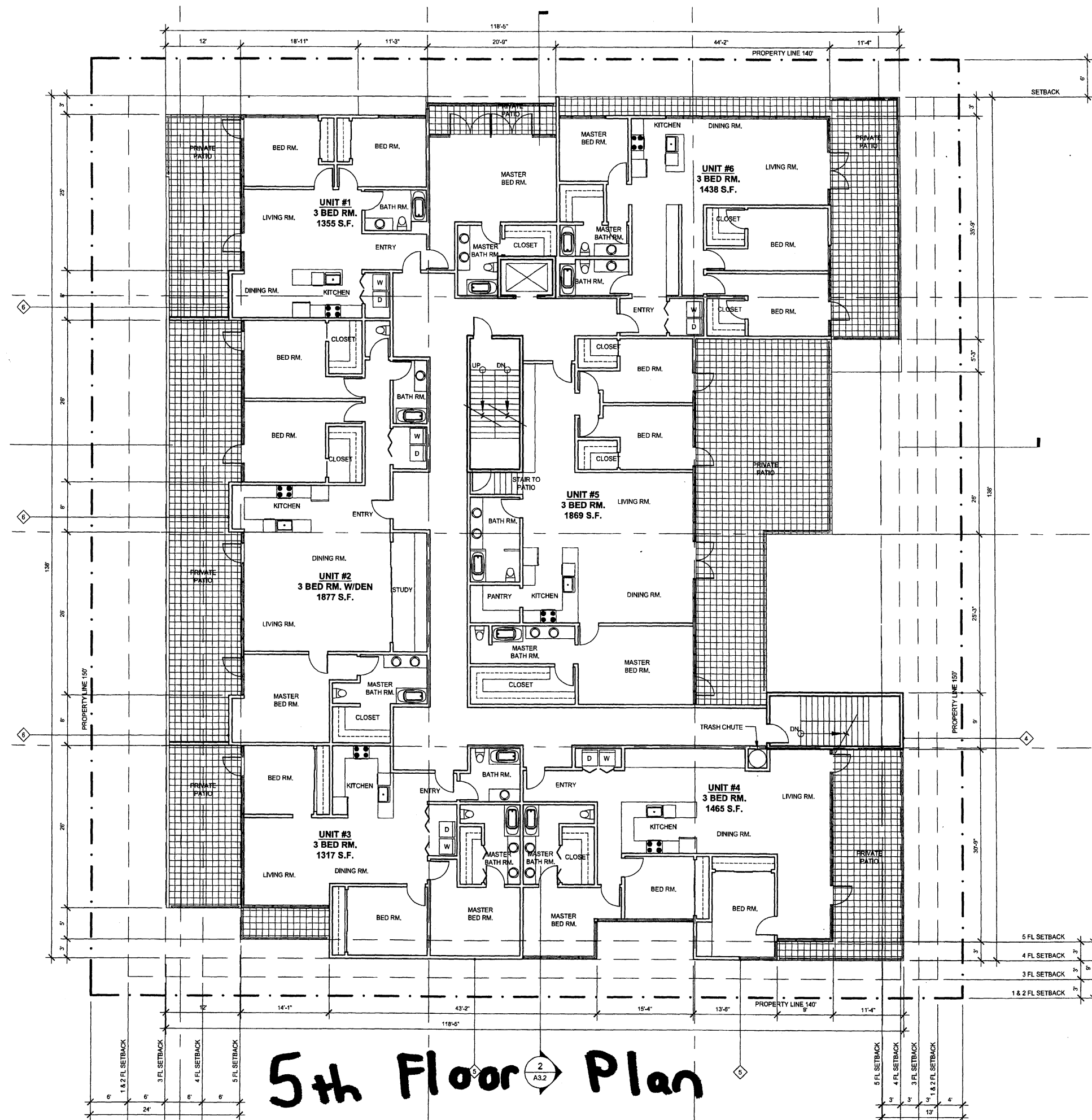
1st Floor Plan



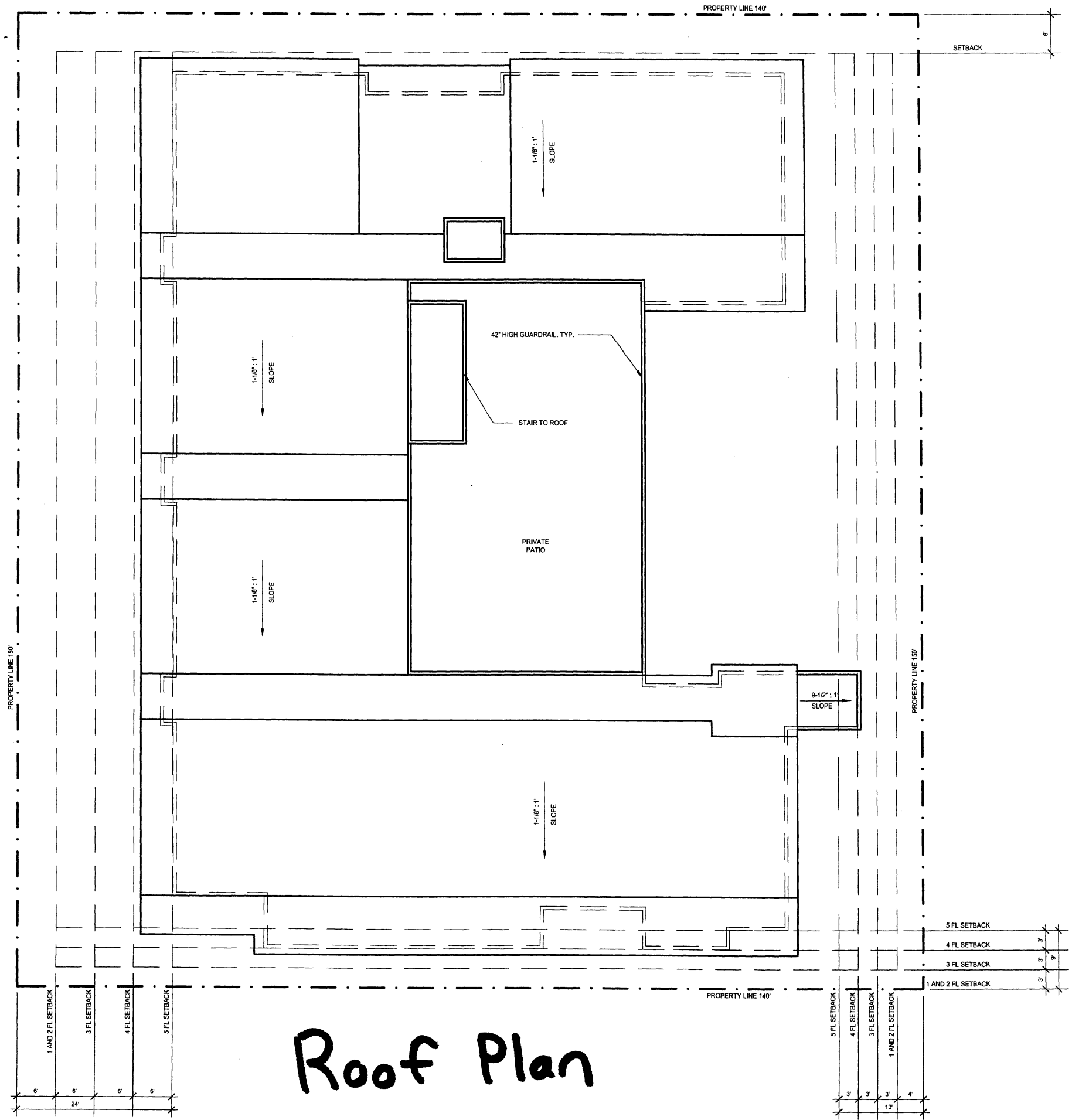


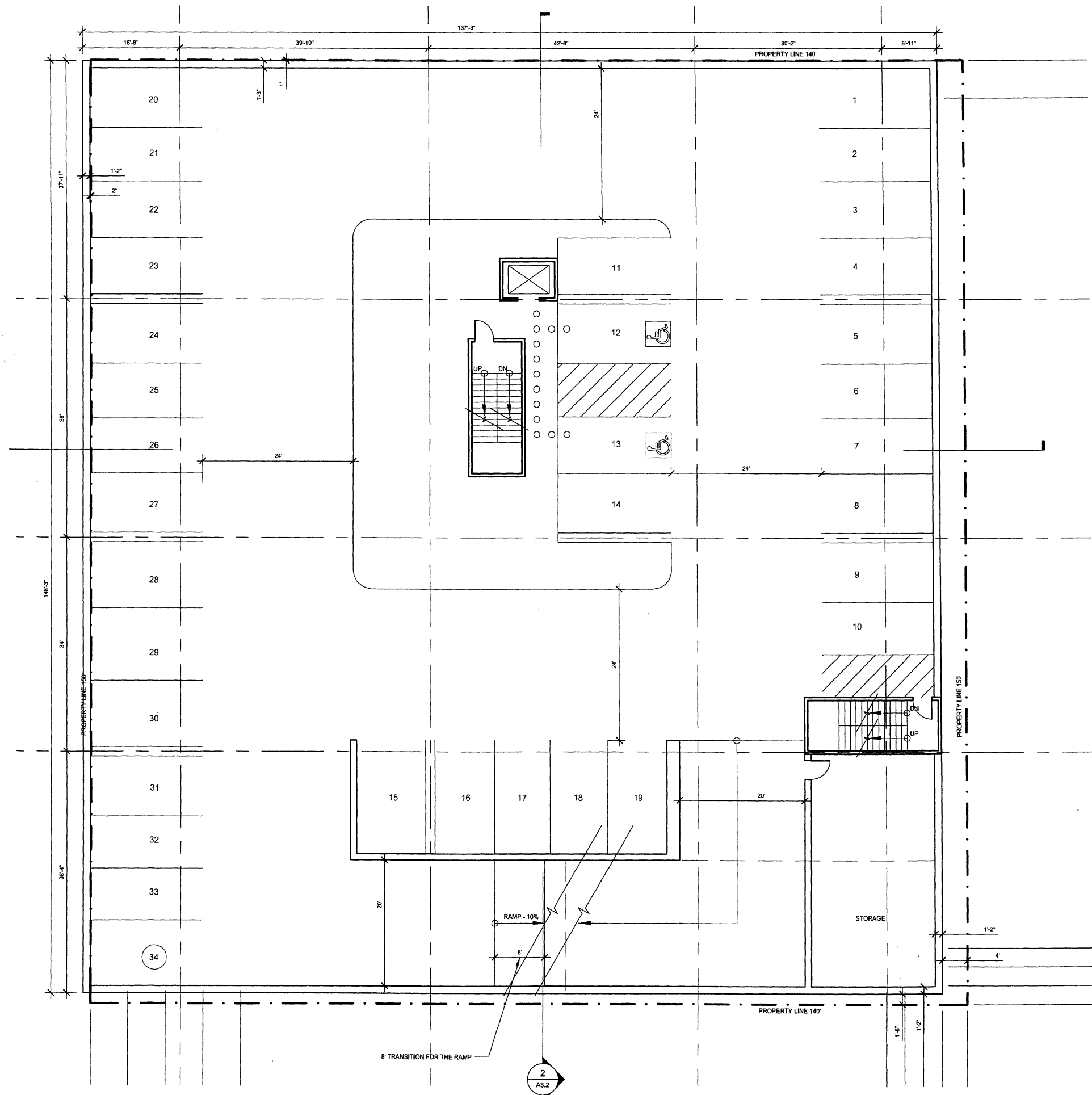
3rd Floor  Plan



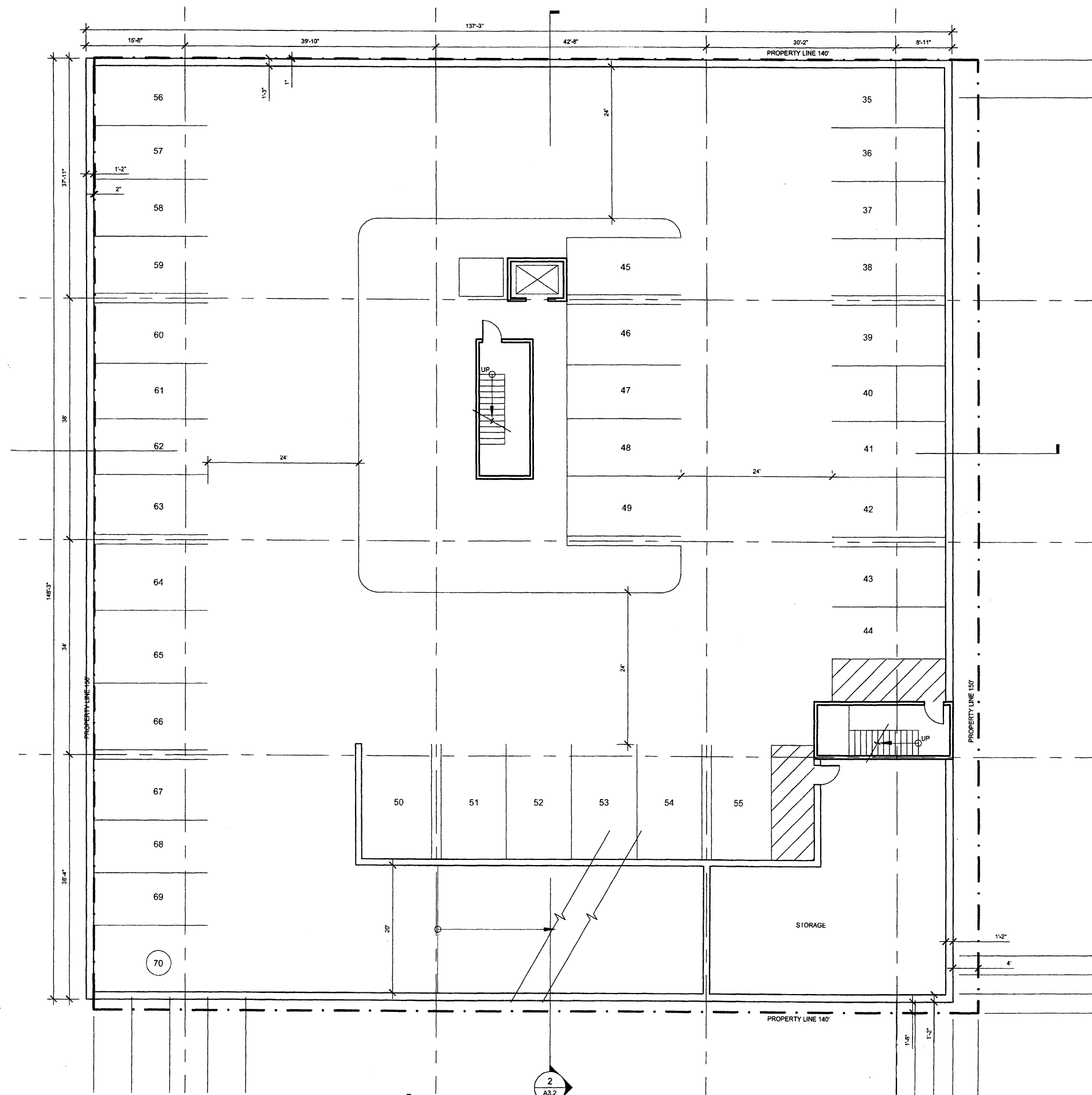


5th Floor Plan





1st Floor Parking Garage



2nd Floor Parking Garage

PLANTING LEGEND					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	MATURE SIZE	FORM	FUNCTION
STREET TREES <i>such as:</i> 85% EXIST, 15% BTH					
▲	ARZONTOPHOENIX CUNNINGHAMIANA	10' BTH	50'Hx10'-15'W	UPRIGHT PALM	STREET TREE
	KING PALM	EXIST	50'Hx20'-25'W	UPRIGHT PALM	STREET TREE
	SYAGRUS ROTANZOFFIANUM				
	QUEEN PALM				
	MOODYTETIA BIFURCATA		30'-50'Hx10'-15'W	UPRIGHT PALM	STREET TREE
	FOXTAIL PALM				
SPECIMAN TREES <i>such as:</i> 100% 36" BOX					
■	ACACIA BAILEYANA PURPUREA	36" BOX	20'-30'Hx20'-30'W	MEDIUM ROUND TREE	SPECIMAN TREE
	PURPLE BAILEY ACACIA				
	CASSIA LEPTOPHYLLA		20'-25'Hx15'-30'W	MEDIUM ROUND TREE	SPECIMAN TREE
	GOLD MEDALLION TREE				
	CERCIDIUM 'DESERT MUSEUM'		20'Hx20'W	MEDIUM ROUND TREE	SPECIMAN TREE
	DESERT MUSEUM HYBRID PALO VERDE				
ACCENT TREES <i>such as:</i> 5% EXIST, 55% 6" BTH, 55% 8" BTH, 6% 9" BTH, 11% 24" BOX					
▲	ARZONTOPHOENIX CUNNINGHAMIANA	8" BTH	50'Hx10'-15'W	UPRIGHT PALM	ACCENT PALM
	KING PALM	8" BTH	50'Hx20'-25'W	UPRIGHT PALM	ACCENT PALM
	SYAGRUS ROTANZOFFIANUM	6" BTH			
	QUEEN PALM	EXIST	30'-50'Hx10'-15'W	UPRIGHT PALM	ACCENT PALM
	MOODYTETIA BIFURCATA				
	FOXTAIL PALM				
	CERCIS OCCIDENTALIS	24" BOX	10'-18'Hx10'-18'W	SMALL ROUND TREE	ACCENT TREE
	WESTERN REDBUD				
	LAGERSTROEMIA 'INDICA' 'TONTON'		15'-20'Hx15'-20'W	SMALL ROUND TREE	ACCENT TREE
	ORANGE MYRTLE				
	MICHELIA CHAMPACA		10'-20'Hx10'-20'W	SMALL ROUND TREE	ACCENT TREE
	CHAMPACA				
DEEP SHADE ACCENT TREES <i>such as:</i> 100% 24" BOX					
●	ABUTILON HYBRID	24" BOX	8'10"Hx8'-10'W	MULTI TRUNK TREE	ACCENT TREE FOR SHADE
	FLOWERING MAPLE				
	CORDYLINE STRICTA		15'Hx6'W	MULTI TRUNK TREE	ACCENT TREE FOR SHADE
	NO COMMON NAME				
	RHAPHIS EXCELSA		5'-12'Hx5'-12'W	MULTI TRUNK PALM	ACCENT TREE FOR SHADE
	LADY PALM				
FOUNDATION SHRUBS <i>such as:</i> 100% 5 GAL					
○	CARISSA MACROCARPA 'VARIEGATA'	5 GAL	2'-4'Hx4'-6'W	SPREADING MOUND	FOUNDATION SHRUB
	VARIATED NATAL PLUM		1'-2'Hx4'-5'W	SPREADING MOUND	FOUNDATION SHRUB
	COPROSMA REPENS 'VARIEGATA'		1 1/2'Hx4'-5'W	SPREADING MOUND	FOUNDATION SHRUB
	VARIATED MIRROR PLANT				
	GREVILLEA LANCEOLA 'COASTAL GEM'				
	PROSTRATE WOOLLY GREVILLEA				
	BANKSIA SPINULOSA 'SCINAPPER POINT'	5 GAL	2'-4'Hx4'-5'W	SMALL MOUND	FOUNDATION SHRUB
	KOALA BLOOMS BANKSIA				
	CHAMELAUCUM CILIATUM 'SCADDAN'		2'-3'Hx3'-4'W	SMALL MOUND	FOUNDATION SHRUB
	NO COMMON NAME				
	DIPLOLAENA DAMPIERI 'FEATHER DUSTER'		3'-5'Hx3'-5'W	SMALL MOUND	FOUNDATION SHRUB
	SOUTHERN DIPLOLAENA				
	ARISTATUS 'UNICO' 'ELFIN KING'	5 GAL	4'-5'Hx2'-3'W	UPRIGHT SHRUB	FOUNDATION SHRUB
	DWARF STRAWBERRY TREE				
	NANDINA DOMESTICA		4'-6'Hx2'-3'W	UPRIGHT SHRUB	FOUNDATION SHRUB
	HEAVENLY BAMBOO				
	VERBENUM TINDS 'DWARF'		3'-5'Hx3'-5'W	UPRIGHT SHRUB	FOUNDATION SHRUB
	LAURUSTINUS				
	APHANOPETALUM RESINOSUM 'GROSSAMER WINGS'	5 GAL	2'-6'Hx4'-6'W	MEDIUM MOUND	FOUNDATION SHRUB
	SHINY-LEAVED GUM				
	CORREA FULGIDA		2'-3'Hx4'-5'W	MEDIUM MOUND	FOUNDATION SHRUB
	PINK AUSTRALIAN FUCHSIA				
	TERNSTROEMIA GYMNANTHERA		3'-4'Hx4'-6'W	MEDIUM MOUND	FOUNDATION SHRUB
	NO COMMON NAME				
SCREENING SHRUBS <i>such as:</i> 100% 5 GAL					
□	CAESALPINIA MEXICANA	5 GAL	10'Hx10'W	LARGE ROUND SHRUB	SCREENING SHRUB
	MEXICAN BIRD OF PARADISE				
	CALLISTEMON CITRINUS		10'-15'Hx10'-15'W	LARGE ROUND SHRUB	SCREENING SHRUB
	LEMON BOTTLE BRUSH				
	CALLIANDRA THEEDII		6'-8'Hx6'-8'W	LARGE ROUND SHRUB	SCREENING SHRUB
	BRAZILIAN FLAME BUSH				
ACCENT GRASSES & PERENNIALS <i>such as:</i> 100% 1 GAL					
○	AGAPANTHUS PRAECOX ORIENTALIS	1 GAL	2'Hx2'W	SMALL PERENNIAL	ACCENT PERENNIAL
	LILY OF THE NILE				
	AGASTACHE RUPESTRIS		1 1/2'-2 1/2'Hx1 1/2'W	SMALL PERENNIAL	ACCENT PERENNIAL
	LICORICE MINT		2'Hx2'W	SMALL PERENNIAL	ACCENT PERENNIAL
	HEMEROCALLIS HYBRID 'YELLOW'				
	YELLOW DAYLILY				
	ARMERIA MARITIMA	1 GAL	10'Hx10'W	SMALL ORNAMENTAL GRASS	ACCENT ORNAMENTAL GRASS
	COMMON THRIFT				
	BESLERIA CAERULEA		6'-8'Hx6'-8'W	SMALL ORNAMENTAL GRASS	ACCENT ORNAMENTAL GRASS
	BLUE MOOR GRASS				
	FESTUCA IDAHOENSIS		14'Hx10'W	SMALL ORNAMENTAL GRASS	ACCENT ORNAMENTAL GRASS
	IDAHO FESCUE				
	ASPIDISTRA ELATOR 'ASAH'	1 GAL	2'-3'Hx2'-3'W	MEDIUM PERENNIAL	ACCENT PERENNIAL
	LIME STRIPED CAST IRON PLANT				
	DIETES VEGETA		3'Hx3'W	MEDIUM PERENNIAL	ACCENT PERENNIAL
	FORNIGHT LILY				
	LIFECORE PASCARI 'MONROE WHITE'		1'-2'Hx1'-2'W	MEDIUM PERENNIAL	ACCENT PERENNIAL
	LILY TURF				
	ACHILLEA MILLEFOLIUM 'LAVENDRA BEAUTY'	1 GAL	1'-2'Hx3'-5'W	SPREADING PERENNIAL	ACCENT PERENNIAL
	YARROW HYBRID				
	PELARGONIUM PELTATUM 'BALKAN PURPLE'		1'-2'Hx3'-5'W	SPREADING PERENNIAL	ACCENT PERENNIAL
	IVY GERANIUM				
	VERBENA LILACINA		1'Hx3'W	SPREADING PERENNIAL	ACCENT PERENNIAL
	CERDUS ISLAND VERBENA				
GROUND COVER SHRUBS <i>such as:</i> 100% 5 GAL					
+	JUNIPERUS BABINA 'BLUE DANUBE'	5 GAL	1 1/2'Hx3'W	SPREADING SHRUB	GROUND COVER SHRUB
	PROSTRATE JUNIPER				
	MAHONIA REPENS		1'Hx3'W	SPREADING SHRUB	GROUND COVER SHRUB
	CREeping MAHONIA				
	RUSCUS HYPOGLOSSUM		1'-2'Hx1'-2'W	SPREADING SHRUB	GROUND COVER SHRUB
	BUTCHER'S BROOM				
SCREENING VINES & CASCADERS <i>such as:</i> 100% 5 GAL					
●●	CLYTOSTOMA CALLISTEGIOIDES	5 GAL	20' VINE	CLIMBING VINE	SCREENING VINE
	VIOLET TRUMPET VINE				
	LONICERA HILDEBRANDIANA		20' VINE	CLIMBING VINE	SCREENING VINE
	GIANT BURDECK HONEYBUCKLE				
	MASCAGNIA MACROTERA		20' VINE	CLIMBING VINE	SCREENING VINE
	BUTTERFLY VINE				
GROUND COVERERS <i>such as:</i> 20% INTERT MATERIAL, 80% DECORATIVE PAVING, 30% TURF					
NOTED	ECO-MULCH OR EQUAL	2" LAYER		MULCH	EROSION & DUST CONTROL
	LILY OF THE NILE				
	(IN ALL LANDSCAPE PLANTING AREAS WITHOUT TURF)				
	TURF	FLUGS		DROUGHT TOLERANT TURF	EROSION & DUST CONTROL
	TURFALO TECH TURF				

NOTES:

1. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES (INCLUDING STREET TREES) ARE PLACED WITHIN 5' OF BUILDING, HARDSCAPE, PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER SHALL NOT WRAP AROUND ROOT BALL.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS & LITTER & ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
3. ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION. ALL REQUIRED PLANTING AREAS SHALL BE MAINTAINED FREE OF WEEDS, DEBRIS & LITTER.
4. ALL LANDSCAPE & IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS & THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS & ALL OTHER LANDSCAPE REGULATIONS & RELATED CITY & REGIONAL STANDARDS.
5. 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 AND EQUIVALENT SIZE PER THE APPROVED PLANS.
6. CONTRACTOR TO PROVIDE SOILS ANALYSIS AND FOLLOW RECOMMENDATIONS THEREIN.
7. ANY PLANT MATERIAL REQUIRED BY THIS DIVISION THAT DIES WITHIN 3 YEARS OF INSTALLATION SHALL BE REPLACED WITHIN 30 CALENDAR DAYS OF PLANT DEATH WITH THE SAME SIZE AND SPECIES OF PLANT MATERIAL SHOWN ON THE APPROVED PLAN. REQUIRED SHRUBS THAT DIE 3 YEARS OR MORE AFTER INSTALLATION SHALL BE REPLACED WITH 15-GALLON SIZE, AND REQUIRED TREES THAT DIE 3 YEARS OR MORE AFTER INSTALLATION SHALL BE REPLACED WITH 60-INCH BOX SIZE MATERIAL. THE CITY MANAGER MAY AUTHORIZE ADJUSTMENT OF THE SIZE AND QUANTITY OF REPLACEMENT MATERIAL WHERE MATERIAL REPLACEMENT WOULD OCCUR IN INACCESSIBLE AREAS OR WHERE THE EXISTING PLANT BEING REPLACED IS LARGER THAN A 15-GALLON SHRUB OR 60-INCH BOX TREE.
8. TREES REQUIRED BY THIS DIVISION SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND SO THAT ALL BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY.
9. ALL EXISTING PLANT MATERIAL IS SHOWN DASHED.
10. NO IRRIGATION RUNOFF OR OVERSPRAY SHALL CROSS PROPERTY LINES OR PAVED AREAS.
11. THE VELOCITY OF WATER FLOWING IN IRRIGATION SYSTEM PIPING OR SUPPLY PIPES SHALL NOT EXCEED 5 FEET PER SECOND DOWNSTREAM OF THE WATER METER.
12. AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM UTILIZING LOW VOLUME SPRAY &/OR DRIP IRRIGATION SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION. DEVELOPMENT & MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
13. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED AREAS WITHOUT VEGETATION SHALL BE MULCHED TO THIS MINIMUM DEPTH.

DAVID DAVIS
ARCHITECTS3601 Fifth Avenue
San Diego, CA 92103tel 619 296 1533
fax 619 296 8128

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the
planning elementLANDSCAPE ARCHITECTURE
PLANNING

3610 CACTUARIDGE CT. SAN DIEGO, CA 92105 (619) 264-2101

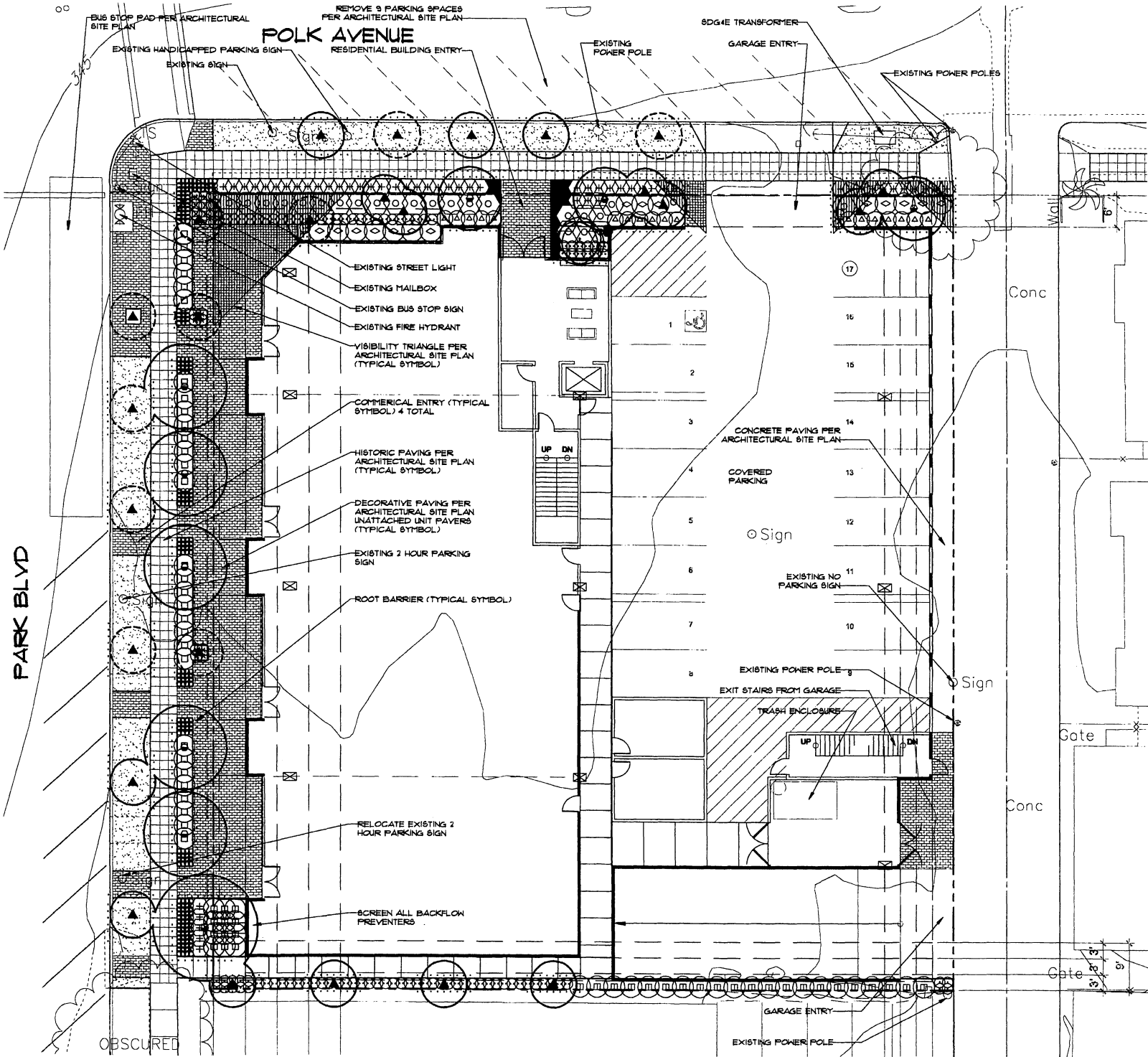
Site Development Permit for MCCPD
for
PARK TERRACE
San Diego, CaliforniaPrepared By:
Name: David Davis ArchitectsAddress: 3601 Fifth Avenue San
Diego, CA 92103Phone #: 619-296-1533
619-296-8128 (fax.)Project Address: 4075 Park Boulevard,
San Diego, CA 92103Project Name: Site Development Permit
for MCCPD
PARK TERRACESheet Title: LANDSCAPE
LEGEND & NOTES

Revision 14	
Revision 13	
Revision 12	
Revision 11	
Revision 10	
Revision 9	
Revision 8	
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Revision 4	
Revision 3	
Revision 2	08/08/2008
Revision 1	01/10/2008

Original Date: 11/21/2007

SHEET L1 14 OF 17

DEP #



DESIGN CONCEPT STATEMENT

THE LANDSCAPE HAS BEEN DESIGNED TO COMPLEMENT THE CONTEMPORARY STYLE OF ARCHITECTURE & TO MEET THE REQUIREMENTS OF THE CITY'S LAND DEVELOPMENT CODE. BY UTILIZING SUITABLE PLANT MATERIAL, LOW VOLUME & DRAIN IRRIGATION IS APPROPRIATE FOR WATER CONSERVATION. EXISTING MATURE QUEEN & KING PALM STREET TREES AUGMENTED WITH ADDITIONAL PALMS TIE THE PROPERTY TO THE NEIGHBORHOOD. SPECIMAN TREES & SMALLER ACCENT TREES HELP PROVIDE PEDESTRIAN SCALE TO THE PROJECT. A PLANTER ADJACENT TO THE CITY SIDEWALK CREATES COURTYARDS WHICH ALLOW DIRECT ACCESS TO RETAIL SHOPS VIA ROLL-UP DOORS ON THE BUILDING. THE DESIGN INTENT IS TO PROVIDE A CLEAN & HEALTHY ENVIRONMENT IN WHICH TO LIVE, WORK & SHOP BY CREATING A LANDSCAPE THAT IS SAFE, PEDESTRIAN & HANDICAPPED PERSON FRIENDLY, COLORFUL, DROUGHT TOLERANT & EASY TO MAINTAIN WHICH WILL BLEND WITH THE NEIGHBORHOOD, ENHANCE THE UNIQUE CHARACTER & COMMUNITY IMAGE OF GREATER NORTH PARK & WILL ENDURE THROUGHOUT THE YEARS.

STREET TREE REQUIREMENT

150' L.F. PARK BOULEVARD
1 PALM PER 20' L.F. OF STREET FRONTAGE
STREET TREES REQUIRED (24" BOX MINIMUM)
1.5 PALMS
STREET TREES PROVIDED (24" BOX MINIMUM)
9 PALMS & 6 TREES

STREET TREE REQUIREMENT

140' L.F. POLK AVENUE
1 PALM PER 20' L.F. OF STREET FRONTAGE
STREET TREES REQUIRED (24" BOX MINIMUM)
1 PALM
STREET TREES PROVIDED (24" BOX MINIMUM)
1 PALM

MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNAL, STOP SIGN 20 FEET
UNDERGROUND UTILITY LINES 5 FEET
SEWER 10 FEET
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC.) 10 FEET
DRIVEWAYS 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) 25 FEET

DAVID DAVIS
ARCHITECTS

3601 Fifth Avenue
San Diego CA 92103

tel 619 296 1533
fax 619 296 8128

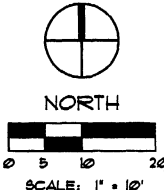
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the
planning element

LANDSCAPE ARCHITECTURE
PLANNING

3610 CACTUS DRIVE CT. SAN DIEGO, CA 92108 (619) 264-2101

Site Development Permit for MCCPD
for
PARK TERRACE
San Diego, California



Prepared By: David Davis Architects
Name: David Davis Architects
Address: 3601 Fifth Avenue San Diego, CA 92103
Phone #: 619-296-1533 619-296-8128 (fax)
Project Address: 4075 Park Boulevard, San Diego, CA 92103
Project Name: Site Development Permit for MCCPD
PARK TERRACE
Sheet Title: LANDSCAPE DEVELOPMENT PLAN

Revision 14	
Revision 13	
Revision 12	
Revision 11	
Revision 10	
Revision 9	
Revision 8	
Revision 7	
Revision 6	
Revision 5	
Revision 4	
Revision 3	
Revision 2	08/09/2008
Revision 1	01/10/2008

Original Date: 11/21/2007
SHEET L2 15 OF 17
DEP #

PLANNING COMMISSION
RESOLUTION NO.
VESTING TENTATIVE MAP NO. 516984
PARK TERRACE - PROJECT NO. 147090
DRAFT

WHEREAS, UPTOWN VILLAS, LLC, Applicant/Subdivider, and SB&O, INC, Engineer, submitted an application with the City of San Diego for a Vesting Tentative Map, No. 516984, to allow the construction of a five-story, 67,187-square-foot mixed-use building over two levels of underground parking to accommodate 35 residential and 1 commercial condominium units and to waive the requirement to underground the existing overhead utilities. The project site is located at 4075 Park Boulevard, at the southeast corner of Park Boulevard and Polk Avenue, legally described as Lots 1 through 6, Block 177 of University Heights, according to the Map prepared by G.A. D'Hemecourt filed at Book 8, Page 36. The site is located in the CL-2 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area; and

WHEREAS, the Map proposes the subdivision of a 0.48-acre site into one (1) lot for a 36 unit condominium development, comprised of 35 residential units and 1 commercial unit; and

WHEREAS, Mitigated Negative Declaration (MND) No. 147090 was prepared for this project in accordance with California Environmental Quality Act (CEQA) guidelines; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, the subdivision is a condominium project as defined in Section 1350 et seq. of the Civil Code of the State of California and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 36; and

WHEREAS, on October 23, 2008, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 516984, including the waiver of the requirement to underground existing overhead utilities, and pursuant to [INSERT APPLICABLE SECTIONS -] Sections 125.0440 (tentative map) and 144.0240 (underground) of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 516984:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (Land Development Code Section 125.0440.a and State Map Action Sections 66473.5, 66474(a), and 66474(b)).
2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.b).
3. The site is physically suitable for the type and density of development (Land Development Code Section 125.0440.c and State Map Act Sections 66474(c) and 66474(d)).
4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).
5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (Land Development Code Section 125.0440.e and State Map Act Section 66474(f)).
6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (Land Development Code Section 125.0440.f and State Map Act Section 66474(g)).
7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Land Development Code Section 125.0440.g and State Map Act Section 66473.1).
8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).
9. The requested underground waiver of the existing overhead facilities, qualifies under the guidelines of Council Policy No. 600-25 *Underground Conversion of Utility Lines at Developers Expense* in that the conversion involves a short span of overhead facility (less than 600 feet in length).
10. That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that, based on the Findings hereinbefore adopted by the Planning Commission, Vesting Tentative Map No. 516984, including the waiver of the requirement to underground existing overhead utilities, is hereby granted to UPTOWN VILLAS, LLC, Applicant/Subdivider, subject to the following conditions:

GENERAL

1. This Tentative Map will expire October 23, 2011.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the issuance of the Final Map, taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition
4. The Final Map shall conform to the provisions of Site Development Permit No. 519003.
5. 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, including, but not limited to, any 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
6. Prior to recordation of the Final Map, the Subdivider shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration (FAA).

AFFORDABLE HOUSING

7. Prior to the issuance of any building permits, the developer shall comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code.

ENGINEERING

8. Pursuant to City Council Policy 600-20, the Subdivider shall provide evidence to ensure that an affirmative marketing program is established.
9. The Subdivider shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP's) maintenance.
10. Prior to the issuance of any construction permit, the Subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
11. Prior to the issuance of any construction permit the Subdivider 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.
12. Prior to the issuance of any construction permit the Subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report.
13. The drainage system proposed for this subdivision, as shown on the approved Vesting Tentative Map, is private and subject to approval by the City Engineer.
14. This project proposes to export approximately 18,500 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).
15. The Subdivider shall install a City Standard bus stop pad, adjacent to the site on Park Boulevard.
16. The Subdivider shall close the existing driveway with full height curb, gutter, and sidewalk, adjacent to the site on Park Boulevard.

17. The Subdivider shall replace all damaged utility covers within the parkway, adjacent to the site on Polk Avenue.
18. The Subdivider shall replace all existing sidewalk on Polk Avenue and damaged portions of sidewalk on Park Boulevard, adjacent to the site. All sidewalk scoring patterns shall be maintained and any contractor's stamp shall be preserved.
19. The Subdivider shall obtain an Encroachment Maintenance Agreement for the underground parking structure within the Park Boulevard right-of-way.
20. The Subdivider shall obtain an Encroachment Maintenance and Removal Agreement for the private drain outlets and landscaping within the Park Boulevard and Polk Avenue rights-of-way.
21. The Subdivider shall replace all existing curb with City Standard curb and gutter, adjacent to the site on Park Boulevard and Polk Avenue.
22. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
23. The Final Map shall comply with the provisions of Site Development Permit No. 519003.
24. The Subdivider shall reconstruct 3 existing curb ramps to current City Standards, 1 at the Park Boulevard & Polk Avenue intersection and 2 at the alley entrance on Polk Avenue, adjacent to the site.
25. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
26. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
27. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized.

All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

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

SEWER AND WATER

31. The developer shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each condominium will have its own sewer lateral or provide CC&R's for the operation and maintenance of onsite private sewer mains that serve more than one ownership.
32. 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.

33. The Subdivider shall install fire hydrants, if required, at locations satisfactory to the Fire/Rescue Department, the Director of Public Utilities and the City Engineer.
34. If the Subdivider makes any request for new water facilities (including services or fire hydrants), then the Subdivider shall design and construct such 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.
35. The Subdivider shall provide a letter to the Development Project Manager agreeing to prepare CC&Rs for the operation and maintenance of all private water facilities that serve or traverse more than a single unit or lot.
36. The Subdivider 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. Water facilities, as shown on the approved tentative map may require modification to comply with standards.
37. It is the sole responsibility of the Owner/Permittee for any damage caused to or by public water facilities, adjacent to the project site, due to the construction activities associated with this development. In the event any such facility loses integrity then, prior to the issuance of any certificates of occupancy, the Owner/Permittee shall reconstruct any damaged public water facility in a manner satisfactory to the Water Department Director and the City Engineer.

INFORMATION:

- The approval of this Vesting Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC Section 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then the subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within 90 days of the approval of this Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.
- Where in the course of development of private property, public facilities are damaged or removed the property owner shall at no cost to the City obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer. Municipal Code Section 142.0607.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF
SAN DIEGO, CALIFORNIA, ON OCTOBER 23, 2008.

By

Paul Godwin
Development Project Manager
Development Services Department

Job Order No. 43-0093

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: 43-0093

SITE DEVELOPMENT PERMIT NO. 519003
PARK TERRACE - PROJECT NO. 147090 (MMRP)
PLANNING COMMISSION

This Site Development Permit (SDP) No. 519003 is granted by the Planning Commission of the City of San Diego to Uptown Villas, LLC, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 1512.0203. The 0.48-acre site is located at 4075 Park Boulevard, at the southeast corner of Park Boulevard and Polk Avenue, in the CL-2 zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area. The project site is legally described as Lots 1 through 6, Block 177 of University Heights, according to the Map prepared by G.A. D'Hemecourt filed at Book 8, Page 36.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to allow the construction of a five-story, 67,187-square-foot mixed-use building over two levels of underground parking to accommodate one commercial condominium unit and 35 residential condominium units and to waive the requirement to underground the existing overhead utilities, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 23, 2008, on file in the Development Services Department.

The project shall include:

- a. A five-story, 67,187-square-foot mixed-use building over two levels of underground parking with 87 spaces, to accommodate 35 residential and one commercial condominium units. The project would include two- and three-bedroom residential units and private balconies and roof decks. The ground floor commercial space would include approximately 2,377-square-feet of café space and approximately 5,000-square-feet of retail area;
- b. Deviations to the height, setback, street wall and transparency requirements, as described in this document under *Planning/Design Requirements* and as shown on the approved Exhibit "A";

- 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:

1. 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 effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. 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.
4. 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.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial 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.

8. 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.

9. 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.

10. 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.

11. Prior to issuance of the building permit, the applicant shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration (FAA).

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. 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
13. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Mitigated Negative Declaration No. 147090 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.
14. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Mitigated Negative Declaration No. 147090 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 potential impacts to paleontological resources.
15. 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:

16. The Site Development Permit shall comply with the conditions of the final map for Park Terrace Vesting Tentative Map No. 516984.

LANDSCAPE REQUIREMENTS:

17. 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.
18. 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.'
19. Prior to issuance of any construction permits for buildings; 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.

20. 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.

21. 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.

22. 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.

23. 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.

PLANNING/DESIGN REQUIREMENTS:

24. No fewer than 79 off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A." 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.

25. 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.

26. The Owner/Permittee shall post a copy of the approved discretionary permit or Tentative Map in the sales office for consideration by each prospective buyer.

27. 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.

28. A deviation to allow a maximum height of 65.5 feet where 50 feet is allowed, as shown on the approved Exhibit "A".

29. A deviation to allow 380 square feet of transparency on the ground floor of the north-facing façade where a minimum of 392 square feet is required, as shown on the approved Exhibit "A".
30. A deviation to allow the floors above the street wall to be set back six feet from the base of the street wall where a minimum setback of 15 feet is required, as shown on the approved Exhibit "A".
31. A deviation to allow a 12-foot front setback on the fourth floor where a minimum setback of 18 feet is required, as shown on the approved Exhibit "A".
32. A deviation to allow a 22-foot front setback on the fifth floor where a minimum setback of 24 feet is required, as shown on the approved Exhibit "A".
33. A deviation to allow a 6-foot interior side yard setback on the fourth and fifth floors where a minimum setback of 15 feet is required, as shown on the approved Exhibit "A".
34. A deviation to allow a 9-foot 7-inch rear setback on the fifth floor where a minimum of 13 feet is required, as shown on the approved Exhibit "A".
35. A deviation to allow a 9-foot 7-inch rear yard setback on the fourth floor where 10 feet is required, as shown on the approved Exhibit "A".

TRANSPORTATION REQUIREMENTS

36. 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.

WASTEWATER REQUIREMENTS:

37. Prior to the issuance of any engineering or building permits, the developer shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each condominium will have its own sewer lateral or provide CC&R's for the operation and maintenance of on site private sewer mains that serve more than one ownership.
38. 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.
39. 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:

40. The Owner/Permittee shall install a domestic water service and a fire service, including backflow prevention devices, outside of any driveway or drive aisle, in Park Boulevard. These installations shall include an appropriate backflow prevention device.
41. The Owner/Permittee shall disconnect at the main (kill) one of the existing water services in Polk Avenue in a manner satisfactory to the Director of Water Utilities and the City Engineer. The second existing water service will be utilized for irrigation purposes and will include a backflow prevention device as part of the installation.
42. Prior to the issuance of any building permits, the Owner/Permittee shall apply for plumbing permits for the installation of appropriate private back flow prevention devices on all proposed water services to the development, including all domestic, fire and irrigation services, in a manner satisfactory to the Cross Connection Control Group, the Director of Public Utilities and the City Engineer.
43. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including water meters, services and backflow prevention devices, shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.
44. All on-site water facilities shall be private including domestic, fire and irrigation systems.
45. The Owner/Permittee shall provide a letter to the Development Project Manager agreeing to prepare CC&Rs for the operation and maintenance of all private water facilities that serve or traverse more than a single unit or lot.
46. 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. Water facilities as shown on the approved plans shall be modified at final engineering to comply with standards.
47. It is the sole responsibility of the Owner/Permittee for any damage caused to or by public water facilities, adjacent to the project site, due to the construction activities associated with this development. In the event any such facility loses integrity then, prior to the issuance of any certificates of occupancy, the Owner/Permittee shall reconstruct any damaged public water facility in a manner satisfactory to the Director of Public Utilities and the City Engineer.

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.

ATTACHMENT 9

- This development may be subject to impact fees at the time of construction permit issuance.
- This development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by Education Code Section 17620, in accordance with procedures established by the Director of Building Inspection.

APPROVED by the Planning Commission of the City of San Diego on October 23, 2008,
Resolution No. PC-???

Permit Type/PTS Approval No.: SDP No. 519003

Date of Approval: October 23, 2008

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Paul Godwin

TITLE: Development Project Manager

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

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

[NAME OF COMPANY]

Owner/Permittee

By _____
NAME
TITLE

[NAME OF COMPANY]

Owner/Permittee

By _____
NAME
TITLE

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

PLANNING COMMISSION
RESOLUTION NO. PC-
SITE DEVELOPMENT PERMIT NO. 519003
PARK TERRACE - PROJECT NO. 147090 (MMRP)
DRAFT

WHEREAS, UPTOWN VILLAS, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to allow the construction of a five-story, 67,187-square-foot mixed-use building over two levels of underground parking to accommodate one commercial condominium unit and 35 residential condominium units and to waive the requirement to underground the existing overhead utilities, as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 519003, on portions of a 0.48-acre site;

WHEREAS, the project site is located at 4075 Park Boulevard, in the CL-2 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area;

WHEREAS, the project site is legally described as Lots 1 through 6, Block 177 of University Heights, according to the Map prepared by G.A. D'Hemecourt filed at Book 8, Page 36;

WHEREAS, on October 23, 2008, the Planning Commission of the City of San Diego considered Site Development Permit No. 519003, 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 October 23, 2008;

FINDINGS:

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

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

The project would construct a five-story, mixed-use structure with one commercial condominium unit and 35 residential condominium units and 87 structured parking spaces on a vacant 0.48-acre site located in the CL-2 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area.

The Greater North Park Community Plan designates the site for commercial and multi-family residential development, with an allowed residential density of 45 to 55 dwelling units per acre, or 22 to 26 units allowed on this 0.48-acre site. The Community Plan allows a density bonus of up to 75 dwelling units per net residential acre based on parcel accumulation and the project's ability to adhere to applicable design guidelines in the Urban Design Element. Application of this density bonus would allow up to 36 dwelling units on the project site. The project site was previously developed with a church and accessory buildings on six separate lots and City staff has determined that the project as designed complies with the applicable design guidelines.

The project design incorporates varied but complimentary materials and finishes, building offsets, upper floor setbacks and multiple roof lines to provide visual interest and reduce the bulk and scale of the structure. In addition, the project would provide first-floor commercial space with entrances located adjacent to the sidewalk, creating a strong pedestrian orientation. By providing both commercial and residential components, architectural variety, off-street parking, substantial landscaping and a strong pedestrian orientation, the project would implement several of the objectives of the Residential Element and Urban Design Element of the Greater North Park Community Plan. Therefore, the proposed development would not adversely affect the applicable land use plan.

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

The project would construct a five-story, mixed-use structure with one commercial condominium unit and 35 residential condominium units and 87 structured parking spaces on a vacant 0.48-acre site located in the CL-2 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area.

Mitigated Negative Declaration (MND) No. 147090 was prepared for this project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. The MND identified that project implementation may cause a potentially significant impact to paleontological resources. The final MND includes a Mitigation, Monitoring and Reporting Program (MMRP) that would reduce potential impacts to paleontological resources to below a level of significance. Implementation of the MMRP is required and has been included as a condition of the Site Development Permit.

All relevant uniform Building, Fire, Plumbing, Electrical and Mechanical code regulations and permitting requirements governing the construction and continued operation of the development apply to this project. Therefore, the project would 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 project would construct a five-story, mixed-use structure with one commercial condominium unit and 35 residential condominium units and 87 structured parking spaces on a vacant 0.48-acre site located in the CL-2 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area.

The proposed mixed-use project complies with the requirements of the underlying CN-2 Zone and the deviations requested are allowed by the Mid-City Communities Planned District Ordinance with an approved Site Development Permit. The project would be consistent with the purpose and intent of the ordinance by providing an attractive, mixed-use project that offers pedestrian-friendly ground-floor commercial uses, structured parking that has been designed to minimize conflicts between the commercial and residential uses, as well as pedestrians, and drought-tolerant landscaping designed to soften the edges of the building and enhance the pedestrian orientation.

The requested height, setback, transparency and street wall deviations are supported by staff because when considered as a whole, the project as designed meets the purpose and intent of the Mid-City Communities Planned District Ordinance and the design of the project reflects and compliments the existing development of this transitioning commercial and residential area. The deviations requested are considered appropriate for the specific circumstances of this site and neighborhood. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

II. Mid-City Communities Development Permit Municipal Code Section 103.1504(h)(4)

1. The proposed use and project design meet the purpose and intent of the Mid-City Communities Plan District Ordinance and will not adversely affect the Greater North Park Community Plan.

The project would construct a five-story, mixed-use structure with one commercial condominium unit and 35 residential condominium units and 87 structured parking spaces on a vacant 0.48-acre site located in the CL-2 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area.

The Greater North Park Community Plan designates the site for commercial and multi-family residential development, with an allowed residential density of 45 to 55 dwelling units per acre, or 22 to 26 units allowed on this 0.48-acre site. The Community Plan allows a density bonus of up to 75 dwelling units per net residential acre based on parcel accumulation and the project's ability to adhere to applicable design guidelines in the Urban Design Element. Application of this density bonus would allow up to 36 dwelling units on the project site. The project site was previously developed with a church and accessory buildings on six separate lots and City staff has determined that the project as designed complies with the applicable design guidelines.

The project design incorporates varied but complimentary materials and finishes, building offsets, upper floor setbacks and multiple roof lines to provide visual interest and reduce the bulk and scale of the structure as viewed from the right-of-way. In addition, the project would provide first-floor commercial space with entrances located adjacent to the sidewalk, creating a strong pedestrian orientation. By providing both commercial and residential components, architectural variety, off-street parking, substantial landscaping and a strong pedestrian orientation, the project would implement several of the objectives of the Residential Element and Urban Design Element of the Greater North Park Community Plan.

The proposed mixed-use complies with the requirements of the underlying CN-2 Zone and the deviations requested are allowed by the Mid-City Communities Planned District Ordinance with an approved Site Development Permit. The requested height, setback, transparency and street wall deviations are supported by staff as the overall design because when considered as a whole, the project as designed meets the purpose and intent of the Mid-City Communities Planned District Ordinance and the design of the project reflects and compliments the existing development of this transitioning commercial and residential area. The deviations requested are considered appropriate for the specific circumstances of this site and neighborhood.

Therefore, the proposed use and project design meet the purpose and intent of the Mid-City Communities Plan District Ordinance and will not adversely affect the Greater North Park Community Plan.

- 2. The proposed development will be compatible with existing and planned land use on adjoining properties and will not constitute a disruptive element to the neighborhood and community. In addition, the proposed development will achieve architectural harmony with the surrounding neighborhood and community to the extent possible.**

The project would construct a five-story, mixed-use structure with one commercial condominium unit and 35 residential condominium units and 87 structured parking spaces on a vacant 0.48-acre site located in the CL-2 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area.

The proposed scale and design of the project is compatible with the existing neighborhood and consistent with the development patterns occurring within the neighborhood, the Greater North Park community and the adjacent Uptown community. The use of the site as a mixed-use development is compatible with and would not adversely affect the Greater North Park Community Plan, which designates the site for mixed use development and residential development, allowing for up to 36 dwelling units on the subject site and 35 dwelling units would be provided.

The level project site is a level, square lot that is located in a developed, urban area. The site is bordered by Park Boulevard to the west, Polk Avenue to the north, an alley to the east and an existing one-story commercial structure to the south. The properties to the north of the project site are zoned CL-2 and include a single-story commercial structure at the northeast corner of Park Boulevard and Polk Avenue and several two-story, multi-family structures on Polk Avenue. The properties to the east are zoned MR-800B, which is a multi-family zone, and include three two-story multi-family structures. The properties to the west are zoned CL-2 and include one-story and three-story commercial structures at the southwest corner of Park Boulevard and Polk Avenue and an auto repair shop located between Park Boulevard and Centre Street.

The surrounding structures range greatly in age and design. The proposed structure has been designed to include architectural features that compliment the surrounding development but to also represent the current point in time. The neighborhood is undergoing a transition where new development is implementing the planned land use designations and densities allowed by the underlying zone and community plan. Also, there are seven buildings of three to 15 stories within two blocks of the proposed five-story project.

The requested height, setback, transparency and street wall deviations are supported by staff as the overall design because when considered as a whole, the project as designed meets the purpose and intent of the Mid-City Communities Planned District Ordinance and the design of the project reflects and compliments the existing development of this transitioning commercial and residential area. The deviations requested are considered appropriate for the specific circumstances of this site and neighborhood.

Therefore, proposed development will be compatible with existing and planned land use on adjoining properties and will not constitute a disruptive element to the neighborhood and community. In addition, the proposed development will achieve architectural harmony with the surrounding neighborhood and community to the extent possible.

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

The project would construct a five-story, mixed-use structure with one commercial condominium unit and 35 residential condominium units and 87 structured parking spaces on a vacant 0.48-acre site located in the CL-2 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area.

Mitigated Negative Declaration (MND) No. 147090 was prepared for this project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. The MND identified that project implementation may cause a potentially significant impact to paleontological resources. The final MND includes a Mitigation, Monitoring and Reporting Program (MMRP) that would reduce potential impacts to paleontological resources to below a level of significance. Implementation of the MMRP is required and has been included as a condition of the Site Development Permit.

All relevant uniform Building, Fire, Plumbing, Electrical and Mechanical code regulations and permitting requirements governing the construction and continued operation of the development apply to this project. Therefore, the project would not be detrimental to the public health, safety and welfare.

4. Adequate Public Facilities (Park deficient neighborhoods).

The project would construct a five-story, mixed-use structure with one commercial condominium unit and 35 residential condominium units and 87 structured parking spaces on a vacant 0.48-acre site located in the CL-2 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area.

The development is not located in a park deficient neighborhood, therefore, this finding does not apply to this project. The Mid-City Communities Planned District identifies facility deficient neighborhoods as those neighborhoods that are shown on Map No. B-4104. The Central Urbanized Planned District now incorporates all neighborhoods that are shown on Map No. B-4101 and those neighborhoods are no longer within the Mid-City Communities Planned District.

5. Adequate Lighting.

The project would construct a five-story, mixed-use structure with one commercial condominium unit and 35 residential condominium units and 87 structured parking spaces on a vacant 0.48-acre site located in the CL-2 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area.

The project has been conditioned to conform with all current street lighting standards according to the adopted City of San Diego Street Design Manual and Council Policy 200-18. Implementation and review of these requirements will occur during the construction permit stage of this project.

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

The project would construct a five-story, mixed-use structure with one commercial condominium unit and 35 residential condominium units and 87 structured parking spaces on a vacant 0.48-acre site located in the CL-2 Zone of the Mid-City Communities Planned District, within the Greater North Park Community Plan area.

The proposed mixed-use complies with the requirements of the underlying CN-2 Zone and the deviations requested are allowed by the Mid-City Communities Planned District Ordinance with an approved Site Development Permit. The project would be consistent with the purpose and intent of the ordinance by providing an attractive, mixed-use project that offers pedestrian-friendly ground-floor commercial uses, structured parking that has been designed to minimize conflicts between the commercial and residential uses, as well as pedestrians, and drought-tolerant landscaping designed to soften the edges of the building and enhance the pedestrian orientation.

The requested deviations are supported by staff as the overall design because when considered as a whole, the project as designed meets the purpose and intent of the Mid-City Communities Planned District Ordinance and the design of the project reflects and compliments the existing and future development of this transitioning commercial and residential area. The deviations requested are considered appropriate for the specific circumstances of this site and neighborhood. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

Nonwithstanding the requested deviations which are allowed through the Site Development Permit process, the proposed development will fully comply with the applicable development regulations of the LDC.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 519003 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 519003, a copy of which is attached hereto and made a part hereof.

Paul Godwin
Development Project Manager
Development Services

Adopted on: October 23, 2008

Job Order No. 43-0093

cc: Legislative Recorder, Planning Department

NORTH PARK PLANNING COMMITTEE
(Greater North Park Community Planning Committee)
2901 NORTH PARK WAY, 2ND FLOOR
P.O. BOX 4825, SAN DIEGO, CA 92164
DRAFT MINUTES: May 20, 2008

- I. Called to Order:** 6:35 pm.
- II. In Attendance:** Rob Steppke, Steve Chipp, Judith O'Boyle, Dean Petersen, Keoni Rosa, Elizabeth Studebaker, Rene Vidales, Stephen Whitburn, Kitty Callen, Jessica Kellett, Christy Scannell, Salvador Arechiga, Gayle Richardson, John Feher.
Absent: Carl Moczydlowsky.
- III. Chair's Report**
 1. Motion to move Balboa Park Committee Liaison report to front of agenda. **Rosa/Arechiga 14/0/0**
 2. Historic Resources Board meeting on June 6, 2008 at 6 p.m.
 3. Bylaws tentatively approved by the City Attorney's office- it will prepare an upcoming memo.
- IV. Approval of April 15, 2008 minutes**
 1. Include NPPC bank account reference.
 2. Add Vicki Granowitz as Balboa Park Committee liaison.
 3. Motion to approve April 15, 2008 minutes. **Chipp/Petersen 12/0/2.**
- V. Treasurer's Report:** NPPC bank address changed to Steppke's address.
- VI. Announcements**
 1. North Park parking garage art selection process narrowed to 5 individuals.
 2. Summer concerts begin June 21. Need volunteers. Check NPCA website for more details (www.northparksd.org).
- VII. Balboa Park Committee Report**
 1. Upcoming joint powers authority City planning talks. June 5: speakers include representatives from Mission Trails Regional Park and San Dieguito River Valley Conservancy. June 18: speakers include representatives from Forest Park Conservancy and San Diego River Conservancy.
- VIII. Planner's Report.** Marlin Pangilinan, 619-235-5293, mpangilinan@sanidiego.gov. Regarding the City's General Plan Update, the first stakeholder meetings are scheduled for the summer/fall 2008, and this is a two-year process. Also, amendments to CUP come before the planning group as a discretionary process.
- IX. Non Agenda Public Comment**
 1. Larry Westfall emphasized importance of knowing the history of NPPC's prior positions and stressed that the traffic issues become more important to the committee.
- X. Officials' Report**
 1. Nick Norvell (rep for Susan Davis, US Congressional District 53): Nick discussed a forthcoming bill to address the mortgage crisis, the co-sponsoring of a bill addressing gas mileage standards to decrease dependence on foreign oil, and discussion about Daniel Beard discussion re: greenhouse initiatives and greening the White House.
 2. Jason Weisz (rep for Christine Kehoe, CA State Senate District 39): Jason absent.
 3. Kirsten Clemons (rep for Lori Saldana, CA State Assembly District 76): Kirsten announced the following: new California assembly speaker Karen Bass and Ms. Saldana as Assistant Speaker Pro-Tem; Co-host of non-profit meeting on June 7, 9 a.m.- 5 p.m. at USD; Governor announced

revised budget with a \$17.2 billion deficit, cuts in education spending, reduced public transit funds, cuts to social security and reduction to in-house services funding.

4. Monica Pelaez (rep for Toni Atkins, City Council District 3): Ms. Pelaez announced a land use committee at City Hall on May 21 at 2 p.m., the State of the 3rd District address (with priority of addressing parking behind NP Theater issues), sidewalk improvement project along 30th and North Park Way, and water conservation.

XI. Consent Agenda

1. **2436 Adams Avenue- Casa Verde.** PTS 131189. Site development permit/tentative map to construct 15 residential condominiums with increased building height on 2.75 acres in MR-1750, R-S 1-1 and RM 1-1 zones of the Mid-City CPD within the Greater North Park Community Plan. Existing residential housing to be demolished. Applicant-Drew Hubbell. **Motion: Approve project as presented. Petersen/Steppke 14-0.**
2. **3918 Mississippi.** PTS 95317. Tentative map to convert 8 residential units to condominiums and waiver of underground utilities on .16 acre site in the MR 800B zone of the Mid-City CPD within the Greater North Park Community Plan, transit overlay zone. **Motion: Deny the project as it is under parked. Petersen/Rosa 14-0.**

XII. Action Items

1. **Pershing Drive Restriping.**
Ty Palusky, Engineering & Capital Projects Division, presented information regarding recent (one year ago) vehicle fatality accident along stretch of Pershing Drive at issue and visibility concerns. Proposal to restripe street to increase visibility and safety. Comments included additional concerns re: inadequate lighting and excessive speed limit (50 mph) that contribute to safety concerns. **Motion: Support restriping concept as a temporary measure to promote public safety. O'Boyle/Studebaker 13-1-0 (Rosa opposed).**
2. **Quarry Falls.**
Marco Sessa, Seth Korma, Stephen Hass and Tom Sudberry presented mitigation measures for increase in traffic within Greater North Park on Texas Street from I-8 to El Cajon Blvd. as presented in the Draft EIR. Proposed Texas Street improvements include new lighting, gateway element, sidewalk enhancements from Texas Street at top of Hill to Mission Valley, narrowing of lanes and addition of landscaping improvements. Comments included concerns that proposed improvements will not calm traffic. Currently, 28,000 to 30,000 average daily vehicles along route. By 2020, 30,000 to 33,000 average daily vehicles are expected. Approximate 3,000 daily increase in vehicles planned. Several traffic calming concerns. Walk San Diego supports project. Right turn lane when travelling up Texas Street suggested. Whitburn proposes motion to deny due to increased traffic concerns. Members requested more information. Amended motion suggested to table issue for undetermined period of time. EIR results expected soon. **Motion: to accept proposal as information and move to informational item. Whitburn/Kellett 14-0-0.**
3. **Cinevelo.**
20 Saturdays of night movies during Summer 2008 at Velodrome proposed. Applicant Joel Martin did not appear. Concerns included loud PA, probable alcohol sales, traffic concerns, inadequate research into impact of event, inappropriate use of the Velodrome bicycle facility, environmentally sensitive area, bird breeding interference, lighting concerns, crime concerns, parking issues. **Motion: Deny approval of project. Petersen/Callen 14-0.**
4. **4075 Park Blvd. -Park Terrace**
Tentative map/site development permit to construct 36 residential condominiums with 7,000 sq. ft. of commercial space on a 0.48 acre site in the CL-2 zone of the Mid-City CPD within the Greater North Park Community Plan, FAA Part 88, transit area. 35 residential units and 1

commercial unit proposed. Applicant Mark Freed. Site previously used as a church but is vacant now. Pedestrian friendly intent, plan to install solar panels, permeable pavers to absorb water, bike storage room, 17 parking spaces for retail, residential parking below grade, off setting plans, transparency requirement met, deviation of height limit approved by City, drought tolerant landscaping, awnings, limestone elements. Mary Wendorf concerned about height limit exceeded, traffic concerns, requested more commercial space and requested pedestrian pathway/more green space. Ernie Bonn voiced parking concerns and requested angled street parking. Board commented on good sustainability improvements, notice concerns (300 ft. notice requirement), and diagonal parking recommended. **Motion: Approve project as proposed and recommendation to continue support of environmental and energy efficient elements. Kellett/Vidales 12-1-0 (Whitburn opposed, Arechiga absent for vote).**

XIII. Information Item

1. **Community Orientation Workshop.** Plenty of useful information presented.
2. **Organization Name.** North Park Planning Committee, with temporary additional reference to GNPCPC.
3. **Standing Rules.** Steppke handout.

XIV. Subcommittee Reports

1. **Urban Design/Project Review,** Judith O'Boyle/Jessica Kellett. None.
2. **Public Facilities/Public Art,** Sal Arechiga/Rene Vidales. Focus on street sweeping and utilization of undergrounding of utilities.

XV. Liaison Reports

1. **Project Area Committee-** Judith O'Boyle. None.
2. **Public Safety and Neighborhood Services.** Stephen Whitburn. None.
3. **Maintenance Assessment District.** Carl Moczydlowsky. Discussion of trash cans and birds.
4. **North Park Parking Management Working Group-** Rene Vidales. Upcoming meeting to discuss public parking presentation.
5. **NP Parking Garage/Art Selection Working Group-** Judi O'Boyle/Keoni Rosa. Meeting with artist candidates and art display forthcoming.
6. **Balboa Park Committee Liaison-** Vicki Granowitz. None.
7. **North Park Main Street-** Jessica Kellett. BID expansion passed and North Park Main Street board is expanding.

XVI. Next Meeting: June 17, 2008.

**XVII. Motion to Adjourn: Callen/Vidales 13/0/0
Meeting adjourned 9:35 p.m.**

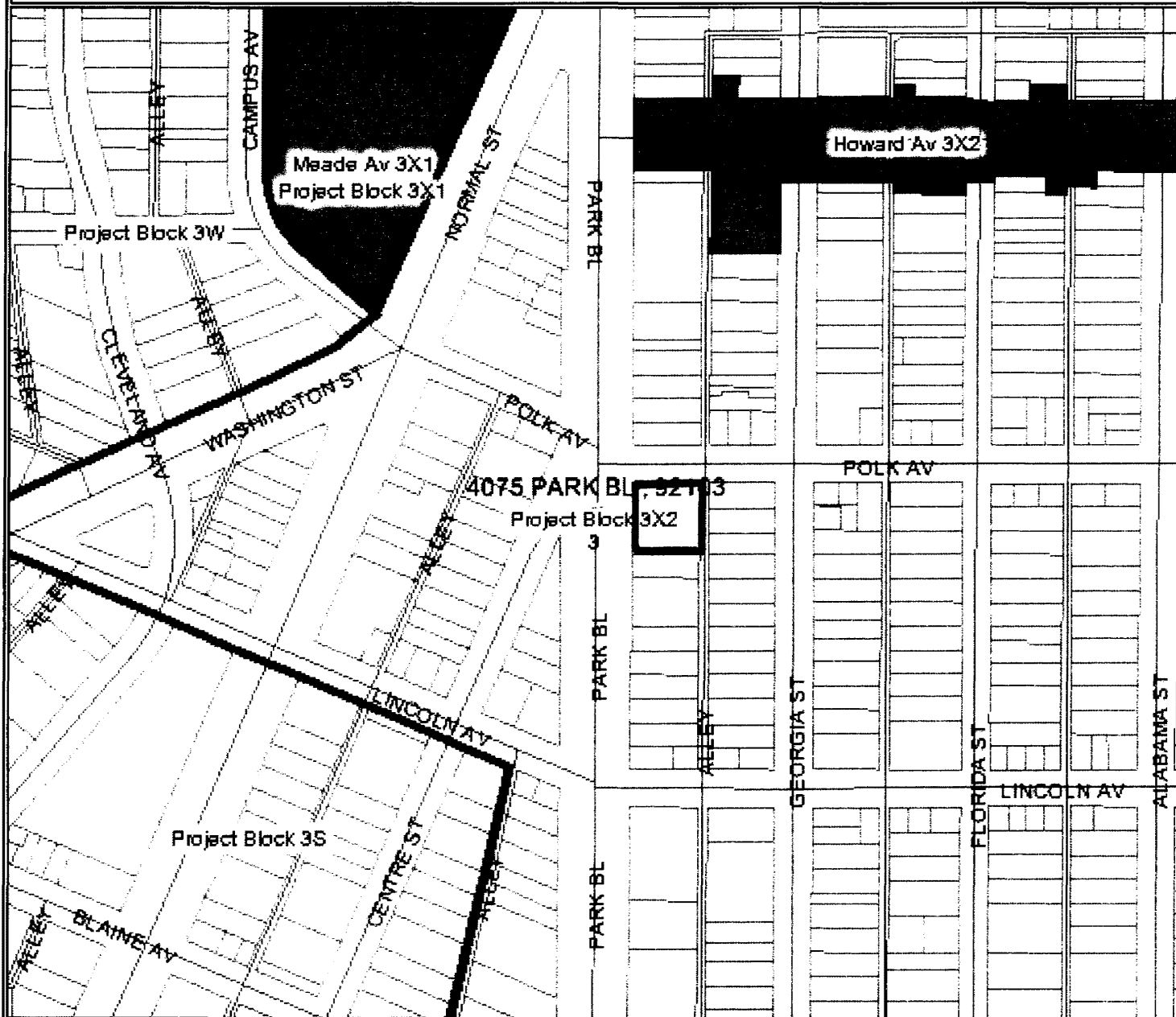
Submitted by:

John D. Feher, Secretary

DEVELOPMENT SERVICES
Project Chronology
 PARK TERRACE; PROJECT NO. 147090

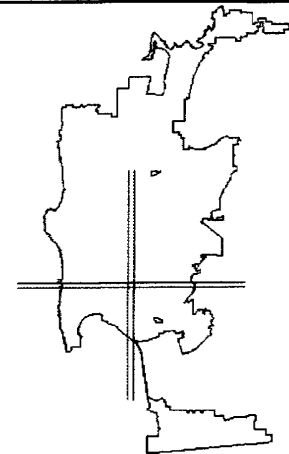
	Action	Description	City Review Time	Applicant Response
12/27/07	First Submittal	Project Deemed Complete		
3/18/08	First Assessment Letter	First assessment letter sent to applicant.	82 days	
6/25/08	Second submittal	Applicant's response to first assessment letter		99 days
7/31/08	Second Assessment Letter	First assessment letter sent to applicant.	36 days	
8/13/08	Third submittal	Applicant's response to first assessment letter		13 days
9/8/08	All Cycle Issues Resolved	Staff review complete	26 days	
9/10/08	Draft MND Completed	Sent out for public review	2 days	
10/1/08	Final MND Completed		21 days	
10/23/08	Planning Commission Hearing		22 days	
TOTAL STAFF TIME**			189 days	
TOTAL APPLICANT TIME**				112 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to PC Hearing	301 days	

Site Map



Legend

- Future Streetlights
- Undergrounding Projects
- all_20_a
- all_blocks
- Freeways
- Minor Roads
- Parcel Ownership
- Bay
- Streams
- Major
- Minor
- Council Districts
- Ocean
- County



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Scale 1:3,726

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