



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: September 4, 2014 **REPORT NO.** PC-14-058

ATTENTION: Planning Commission, Agenda of September 11, 2014

SUBJECT: 62ND STREET TRANSIT ORIENTED DEVELOPMENT (TOD);
PROJECT NO. 345460; PROCESS 4

**OWNER/
APPLICANT:** San Diego Metropolitan Transit Development Board, a Public Agency/
AMCAL Multi-Housing, Inc.

SUMMARY

Issue: Should the Planning Commission approve a mixed-use development containing 66 affordable housing units, 1,000 square feet of commercial space, and an on-site parking lot located at 505 62nd Street and 504 63rd Street within the Encanto Neighborhoods of the Southeastern San Diego Community Planning area and the Central Imperial Redevelopment Project area?

Staff Recommendation:

1. **CERTIFY** Addendum No. 345460 to Environmental Impact Report No. 106715/SCH No. 2005031065/199001027 and **ADOPT** the Mitigation, Monitoring, and Reporting Program; and
2. **APPROVE** Site Development Permit No. 1213242.

Community Planning Group Recommendation: On May 19, 2014, the Encanto Neighborhoods Community Planning Group voted 7-3-0 to recommend approval of the project with no conditions (Attachment 12).

Civic San Diego Recommendation: On July 9, 2014, Civic San Diego provided a letter in support of the project (Attachment 13). The project site is located within the Central Imperial Redevelopment Project area and Civic San Diego (formally the Southeastern Development Corporation (SEDC)) provides comments on projects within their previous redevelopment boundary areas.

Environmental Review: Addendum No. 345460 to Environmental Impact Report (EIR) No. 106715/SCH No. 2005031065/199001027 has been prepared for the project in

accordance with California Environmental Quality Act (CEQA) guidelines, which addresses potential impacts in the following area(s): Transportation/Circulation, Historical Resources, and Paleontological Resources. A Mitigation, Monitoring, and Reporting Program (MMRP) would be implemented with this project to reduce the potential impacts to a level below significance.

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

Code Enforcement Impact: None with this action.

Housing Impact Statement: The community plan designates a portion of the 1.67-acre project as Neighborhood Commercial Residential at 15-44 dwelling units per acre (du/ac) and the property zoned RM-1-3 as Medium Density Residential at 15-30 du/ac. The combined parcel land use density would allow for 26-55 dwelling units and with a density bonus of 20 dwelling units, would allow a maximum of 75 potential dwelling units on the project site.

The project proposes the construction of a mixed-use development containing 66 affordable housing apartment units and 1 manager unit (total 67 units), commercial space, and on-site parking spaces for the MTS Encanto/62nd Street San Diego Trolley Station. The project will provide 16 on-site low-income housing units at 60-percent Area Median Income (AMI) and the remaining on-site 50 very-low-income housing units will be at 30-, 45- and 50-percent AMI.

BACKGROUND

The project site is located at 505 62nd Street and 504 63rd Street (Attachment 1), on the north side of Akins Avenue, between 62nd Street and 63rd Street (Attachment 2), in the CN-1-1 (Commercial-Neighborhood) located in the southwestern corner of the site, RM-1-3 (Residential-Multiple Units) for the remainder of the site (Attachment 3) within the Encanto Neighborhoods of the Southeastern San Diego Community Plan (Attachment 4), the Community Plan Implementation Overlay Zone (CPIOZ Type B) (Attachment 5), and the Central Imperial Redevelopment Project area. The community plan designates the property zoned CN-1-1 as Neighborhood Commercial Residential Permitted at 15-44 dwelling units per acre (du/ac) and the property zoned RM-1-3 as Medium Density Residential at 15-30 du/ac. The combined parcel land use density would allow for 26-55 dwelling units and with a density bonus of 20 dwelling units, would allow a maximum of 75 potential dwelling units on the project site.

The project site is currently an MTS parking lot with associated infrastructure, driveways, and landscaped areas. Existing vegetation is minimal and consists mostly of trees and shrubs. The project site is generally flat with elevations ranging from approximately 195 feet above mean sea level northwest of the site to 205 feet above mean sea level on the southeast corner of the property. The property is bounded to the east by 63rd Street, to the west by 62nd Street, to the south by a drainage channel, Akins Avenue, and MTS trolley station, and to the north by a shallow surface drainage ditch along with two existing single-family residential structures. Land uses surrounding the project site are single-family dwelling units to the north and east, multi-

family apartments complex to the west, and a commercial complex located south across Imperial Avenue. Furthermore, the project site is located in a developed area currently served by existing public services and utilities.

DISCUSSION

Project Description:

The project proposes the demolition of an existing MTS surface parking lot (163 parking spaces) and the subsequent development of a 98,600 square foot mixed-use building containing 66 affordable housing apartment units and 1 manager unit (total 67 units) and 1,000 square feet of commercial (restaurant), over a one-level subterranean parking garage, and a 100 parking space surface MTS parking lot. On June 19, 2014, the San Diego Metropolitan Transit Development Board approved a Disposition and Development Agreement (DDA) and Ground Lease of the property for the proposed development.

The mixed-use building has been designed as a transit oriented development (TOD) and in addition to the 66 affordable dwelling units, though not a condition of the approval, the project is proposing to achieve a Leadership in Energy and Environmental Design (LEED) Silver level certification. The project will provide 16 on-site low-income housing units at 60-percent Area Median Income (AMI) and the remaining on-site 50 very-low-income housing units will be at 30-, 45- and 50-percent AMI. The project would be three- and four-stories with a maximum building height of approximately 56.9 feet. The project would also construct various site improvements, including associated hardscape, retaining walls, and landscaping along with public improvements along 62nd Street, Akins Avenue, and 63rd Street. The multi-family dwelling units would range from 900 square feet to 1,125 square feet (840 to 1,050 square feet of livable area) with a unit mix of two- and three-bedrooms. The project would provide a mix of approximately 13,248 square feet of common and private open space areas.

The pedestrian entrance for the residential building would be from Akins Street and the parking for the residential units would be provided within a single-level subterranean parking garage; vehicular access to the residential subterranean parking area would be from 62nd Street. Vehicular access to the MTS surface parking area would be from Akins Avenue. The project is required to provide a total of 209 parking spaces (105 parking spaces for the residential component; four parking spaces for the commercial component; and 100 parking spaces for MTS), seven motorcycle parking spaces, and 36 bicycle parking spaces.

Development of the proposed project requires a Site Development Permit (SDP) for development within the CPIOZ Type B Area and for deviations from the development regulations that are requested as part of an affordable housing project, in accordance with Land Development Code (LDC) Section 143.0920. Because the project qualifies as an affordable housing and sustainable building project, the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

Project-Related Issues:

Development Incentives for Affordable Housing Density Bonus - The City is required to process an incentive requested by the applicant, consistent with State Density Bonus Law and as set forth in LDC Section 143.0740. The project is proposing 66 affordable housing apartment units and 1 manager unit with 50 being very-low-income housing units at 30-, 45- and 50-percent AMI. In accordance with LDC Table 143-07B, the project would be allowed three (3) incentives. The applicant is entitled to the concessions or incentives, in the form of deviations to the development regulations, unless the City makes a written finding of denial based on substantial evidence pursuant to LDC Section 143.0740(d)(1) and Government Code Section 65915(d)(1).

The applicant is requesting three (3) affordable housing incentives, in the form of deviations, as follows:

1. Height:
 - a. CN-1-1 Zone – The project requests a height increase of 52 to 59 feet where the LDC requires a 30-foot height maximum.
 - b. RM-1-3 Zone – The project requests a height increase of 46 to 57 feet where the LDC requires a 30-foot height maximum.
2. Floor Area Ratio (FAR):
 - a. CN-1-1 Zone – The project requests an increase to the FAR of 1.36 where the LDC allows a maximum FAR of 1.0.
 - b. RM-1-3 Zone – The project is requesting an increase to the FAR of 1.36 where the LDC allows a maximum FAR of 1.05.
3. Transit Area Overlay Zone (TAOZ) Parking Rate – The project requests utilizing the TAOZ Parking Rate, which would allow for a reduction of 0.25 parking spaces per residential unit and a reduction of 4.3 parking spaces per 1,000 square feet of commercial. Although the project site is not located within an area identified as a TAOZ, the project site is directly across Akins Avenue from the San Diego MTS Encanto/62nd Street Trolley Station.

Staff has reviewed each of the requested incentives as they relate to the proposed design of the project, the property configuration, the surrounding development, and the affordable housing density bonus regulations and guidelines. Without the requested incentives it would not be economically feasible to develop this affordable housing project. In addition, the project is consistent with the community plan, has been designed to address the physical environment, and would not adversely impact the public's health or safety. The incentives are consistent with the intent of the State's Density Bonus Law. Staff has determined that there is no substantial evidence pursuant to LDC Section 143.0740(d)(1) or Government Code Section 65915(d)(1) to deny the applicant's request for the incentives.

Deviations-LDC Section 143.0920 - An applicant may request a deviation from the applicable development regulations in the Land Development Code for affordable/in-fill housing and Sustainable Buildings in accordance with Section 143.0915 pursuant to a Site Development Permit decided in accordance with Process Four provided that the findings in Section 126.0504(a) and the supplemental findings in Section 126.0504(m) are made. The proposed affordable housing project includes a request for additional deviations to the front and street side yard setbacks, glass transparency, parking, signage, and landscaping. The following are the deviations and justifications for the deviations (Attachment 5-Deviation Location Diagram):

1. Setbacks:

- a. CN-1- Zone – The project is requesting a front yard (62nd Street) and street side yard (Akins Avenue) setback of a varied length ranging from 10 to 30 feet along the diagonal property line, where the LDC requires a 10 foot maximum setback.
- b. RM-1-3 Zone – The project is requesting a street side yard (Akins Avenue) setback increase and decrease from a varied length setback ranging from 10 to 30 feet along the diagonal property line, where the LDC requires a uniform minimum of 20 feet (10-percent of the lot width).

Justification: The irregular rectangular shape of the property and the angular nature of the property line fronting Akins Avenue create a unique challenge for the multi-level building to meet the setback requirements. Orienting the building profile to follow the angled property line would create an inefficient unit floor plan and monolithic façade that would create a visual impact and negatively impact the aesthetics along Akins Avenue. The varied setbacks along the façade allows for the building to be stepped back following the angled property line, creating varied shadows, breaking up the scale of the building, and creating architectural interest to the façade.

2. Glass Transparency (Street Wall/Façade) – The LDC requires a minimum of 50 percent of street wall area between 3 and 10 feet above the sidewalk to be transparent, with clear glass visible into a commercial or residential use. The project is 29.4 percent on Akins and 5.9 percent on 62nd Street.

Justification: To further the address the City's affordable housing goals, two affordable housing units have been designed on the first floor at the corner of 62nd Street and Akins Avenue within the CN-1-1 Zone. The inclusion of these two residential units activates this corner of the site, making it more pedestrian friendly and increases safety by providing more eyes on the street. These units have windows and doors designed to residential standards that connect directly to the sidewalks. If designed in strict conformance with the regulation that requires 50 percent transparency, though appropriate for commercial use, would provide too much visibility into a private residence and may decrease the security of the residential units.

3. Parking (Non-Commercial Use within the CN-1-1 Zone) – The project is requesting residential and parking uses to be located in the front 50 percent of the ground floor, where residential uses and residential parking are prohibited on the ground floor in the

front half of a lot within the CN-1-1 Zone per the LDC.

Justification: As a mixed-use transit oriented development, a variety of users are expected to utilize the at-grade parking facilities. The requested deviation would allow for the MTS riders, residential guests, and retail patrons to park within the front half of the ground floor instead of only allowing retail use of the space. Additionally, two affordable housing units have been designed on the first floor at the corner of 62nd Street and Akins Avenue within the CN-1-1 Zone. The inclusion of two residential units activates this corner of the site, making it more pedestrian friendly and increases safety by providing more eyes on the street.

4. Signage – The project is requesting 133 square feet of signage on four building signs and 16 square feet on four location/identification signs, where the LDC allows one-square-foot per sign and a total of eight-square-feet for eight signs. The total proposed signage is 175 square feet.

Justification: As a mixed-use transit oriented development, a variety of users are expected to utilize the at-grade parking facilities, and the residential zone severely limits the amount of sign copy allowed. The requested deviation will provide adequate signage to allow for the MTS riders, residential guests, and retail patrons find parking and navigate safely between the site, parking, and the adjacent trolley station; and provide identification signage for the complex.

5. Landscaping (Trees within the Open/Surface Parking Lot) – The project is requesting the installation of a carport over portions of the at-grade parking lot instead of the installation of trees and no coverage over 25 parking spaces abutting the north property line. The LCD requires one tree to be planted within 30 feet of each parking space pursuant to Table 142.04D.

Justification: The at-grade parking lot for the MTS riders, residential guests, and retail patrons is located on top of the subterranean garage podium, which limits the ability for the installation of numerous tree-wells. The proposed building will cover approximately 50 percent of the at-grade parking space and the proposed carport will cover an additional 44 parking spaces, which allows for 75 percent of the total at-grade parking area to be covered and/or shaded, and meet the purposes and intent of the regulation to provide shading over surface parking areas. However, approximately 25 parking spaces will not be shaded, which would require the installation of approximately 8 trees and tree-wells, or the provision of another shade structure over the area that would increase the bulk and scale next to the existing residential properties to the north. This deviation allows for the overall reduction of the project's planting area, planting points, and tree planting points required per the LDC.

Staff has reviewed each of the requested deviations as they relate to the proposed design of the project, the property configuration, and the surrounding development. Staff has determined that the deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization and re-use of the existing MTS parking lot, while meeting the purpose and intent of the development regulations.

Conflict between General Plan Density and Zoning Density - The CN-1-1 Zone is located in the southwestern corner of the site and allows for a density of 3,000 square foot per dwelling unit, and remainder of the site is zoned RM-1-3 and allows for a density of 2,000 square feet per dwelling unit. The 1.67-acre project site would allow for approximately 4.4 dwelling units in the CN-1-1 Zone and 29.7 dwelling units in the RM-1-3 Zone, for a combined total of 34 dwelling units. The community plan designates the property zoned CN-1-1 as Neighborhood Commercial Residential Permitted at 15-44 dwelling units per acre (du/ac), and the property zoned RM-1-3 as Medium Density Residential at 15-30 du/ac. The combined parcel land use density would allow for 26-55 dwelling units and with a density bonus of 20 dwelling units, would allow a maximum of 75 potential dwelling units on the project site that utilizes a 35-percent density bonus. Pursuant to Code Section 65915(f)(5), density calculations round up to the next whole number.

State Density Bonus Law requires using the General Plan density (in this case, the Southeastern San Diego Community Plan) if it conflicts with the zoning density, pursuant to Government Code Section 65915(o)(2). This code section state the following: "Maximum allowable residential density means the density allowed under the zoning ordinance and land use element of the general plan, or if a range of density is permitted, means the maximum allowable density for the specific zoning range and land use element of the general plan applicable to the project. Where the density allowed under the zoning ordinance [in this case 34 dwelling units] is inconsistent with the density allowed under the land use element of the general plan [in this case 26-55 dwelling units], the general plan density shall prevail." Therefore, applying a 35-percent density bonus of 20 dwelling units to the general plan density of 55, the maximum density of 75 potential dwelling units would be allowed on the project site.

100 Year Floodplain and Special Flood Hazard Area - The project site was located within the Federal Emergency Management Agency (FEMA) designated 100 year Floodplain Area and Special Flood Hazard Area based on the maps dated May 16, 2012. On January 7, 2014, FEMA approved a revision to the National Flood Insurance Program (NFIP) map that removed the 100 year Floodplain and Special Flood Hazard Area designation from the property, which became effective on May 23, 2014. Therefore, the project site is no longer classified as containing environmentally sensitive lands (ESL).

General Plan/Community Plan Analysis:

The proposed mixed use development consists of 66-rent restricted affordable housing units, 1-unit manager quarters, and 1,000 square feet of commercial space located within the Southeastern San Diego Community Plan, Encanto Neighborhoods Planning Area. The Community Plan designates the three parcels of the subject property for Medium Density Development at 15 to 30 dwelling units per acre (du/ac) and one parcel at the northeast corner of Akins Avenue and 62nd Street as Neighborhood Commercial-Residential Permitted at 15 to 44 du/ac. The 1.67 acre site could accommodate between 26 and 55 residential dwelling units plus a 35-percent density bonus potential of up to 20 units for a maximum allowable total of 75 units. Therefore, the proposal to construct 67 dwelling unit mixed-use project implements the Community Plan's recommended density range.

The project's proposed residential component is 66 affordable units serving residents earning 30-60 percent of the Area Median Income (\$72,700 for a family of four, HUD 2014) plus one non-

restricted onsite Manager's unit. The site also contains 1,000 square feet of commercial space appropriate for retail uses to serve residents, the immediate neighborhood, as well as the adjacent Orange Line 62nd Street /Imperial Avenue Trolley Station.

The site is part of a developing village area along Imperial Avenue. This first mixed use development supports an improving village environment and begins the transformation of the underutilized land along the Imperial Avenue corridor into a community serving hub. This development provides opportunities for the increased use of public light rail transit, bus service, and continuation of a Metropolitan Transit Service park and ride lot.

The Southeastern San Diego Community Plan Fifth Amendment to the Central Imperial Redevelopment Plan, adopted April 2, 2009 removed the project site as well as other parcels from the Southeastern San Diego Planned District Ordinance and created a Community Plan Implementation Overlay Zone (CPIOZ) to guide development. The proposed project is subject to CPIOZ Type B regulations. CPIOZ, as it is used in the Southeastern San Diego Community Plan, regulates land use, development regulations, water use, parking, building site orientation and design, architectural design, open space, streetscape, landscape and lighting, walls and fences, signage, and sustainable design. Staff has determined that the project as proposed meets the design criteria of CPIOZ Type B by providing an architecturally distinct, certified LEED Silver project. The project will provide the additional onsite amenities of a multi-purpose community room with kitchen, computer room, media room, as well as resident private courtyard with outdoor BBQ and dining area, turf area, playground equipment area, and grade separated public gathering areas along Akins Street.

The General Plan Land Use and Community Planning Element - City of Villages Strategy goal calls for mixed-use villages located throughout the City and connected by high-quality transit. The project addresses the City of Village Strategy through the inclusion of a small commercial component. This project did not fully capitalize on the 13,889 square feet of commercial development possible for the site due to financial and parking constraints but did meet the goal of the element by inclusion of 1,000 SF of retail space that is a start of services adjacent to transit and a more complete village. The mixed-use commercial component will meet Economic Development Element, Transit Corridor Policy EP-B.12 Determine the appropriate mix and form of residential and commercial uses along Transit Corridors based on the unique character of the community, considering: the types and mix of uses that will complement adjacent neighborhoods, parcel size and depth, and the need to revitalize economically obsolete uses. Mixed-use development in this location will add a small amount of jobs but also support the community needs and transit ridership by creating retail services adjacent to mass transit. Additionally, the Conservation Element, Climate Change & Sustainable Development Policy CE-A.5 calls for sustainable and "green" building techniques for the construction and operation of buildings. The project meets the policy by proposal of a LEED Silver or better construction and operational building. And finally, the proposed project will meet the housing objectives of the General Plan's Housing Element by providing a range of housing types in a 100% affordable housing development.

The mixed-use housing and commercial project's adjacency to mass transit and a major transportation corridor, private and public amenities, and job opportunities implements the goals and policies of the General Plan, the Southeastern San Diego Community Plan as well as the

Central Imperial Redevelopment Plan. Staff believes that the proposed project is consistent with and would not adversely affect the General Plan, Southeastern San Diego Community Plan and Central Imperial Redevelopment Plan.

Environmental:

The Final Central Imperial Redevelopment Plan (CIRP) Environmental Impact Report (FEIR) was certified by the City of San Diego (City) in July 1992 (EIR SCH 90010217). There have been five amendments to the CIRP FEIR over the years, and the currently certified document (Resolution No. R-304857) is the April 28, 2009 Fifth Amendment to the CIRP FEIR (SCH 2005031065/ 199001027). The project site is addressed in the FEIR as a portion of Redevelopment Activity No. 7, the Imperial Avenue Corridor Master Plan. A complete description of the CIRP and the environmental analysis can be found in the FEIR.

Based upon review of the current project, none of the situations described in Sections 15162 and 15164 of the State CEQA Guidelines applied. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the proposed project.

Therefore, Addendum No. 345460 to EIR No. 106715/SCH No. 2005031065/199001027 was prepared in accordance with Section 15164 of the CEQA State Guidelines. No public review of this Addendum is required per CEQA; however, it was circulated pursuant to LDC Section 128.0306, "Required Time Periods for Public Review and Comment of Draft Environmental Documents." This review period ended on August 15, 2014.


Conclusion:

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


ALTERNATIVES

1. **CERTIFY** Addendum No. 345460 to Environmental Impact Report No. 106715/SCH No. 2005031065/199001027 and **ADOPT** the Mitigation, Monitoring, and Reporting Program; and **APPROVE** Site Development Permit No. 1213242, **with modifications.**
2. **DO NOT CERTIFY** Addendum No. 345460 to Environmental Impact Report No. 106715/SCH No. 2005031065/199001027 and **DO NOT ADOPT** the Mitigation, Monitoring, and Reporting Program; and **DENY** Site Development Permit No. 1213242, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



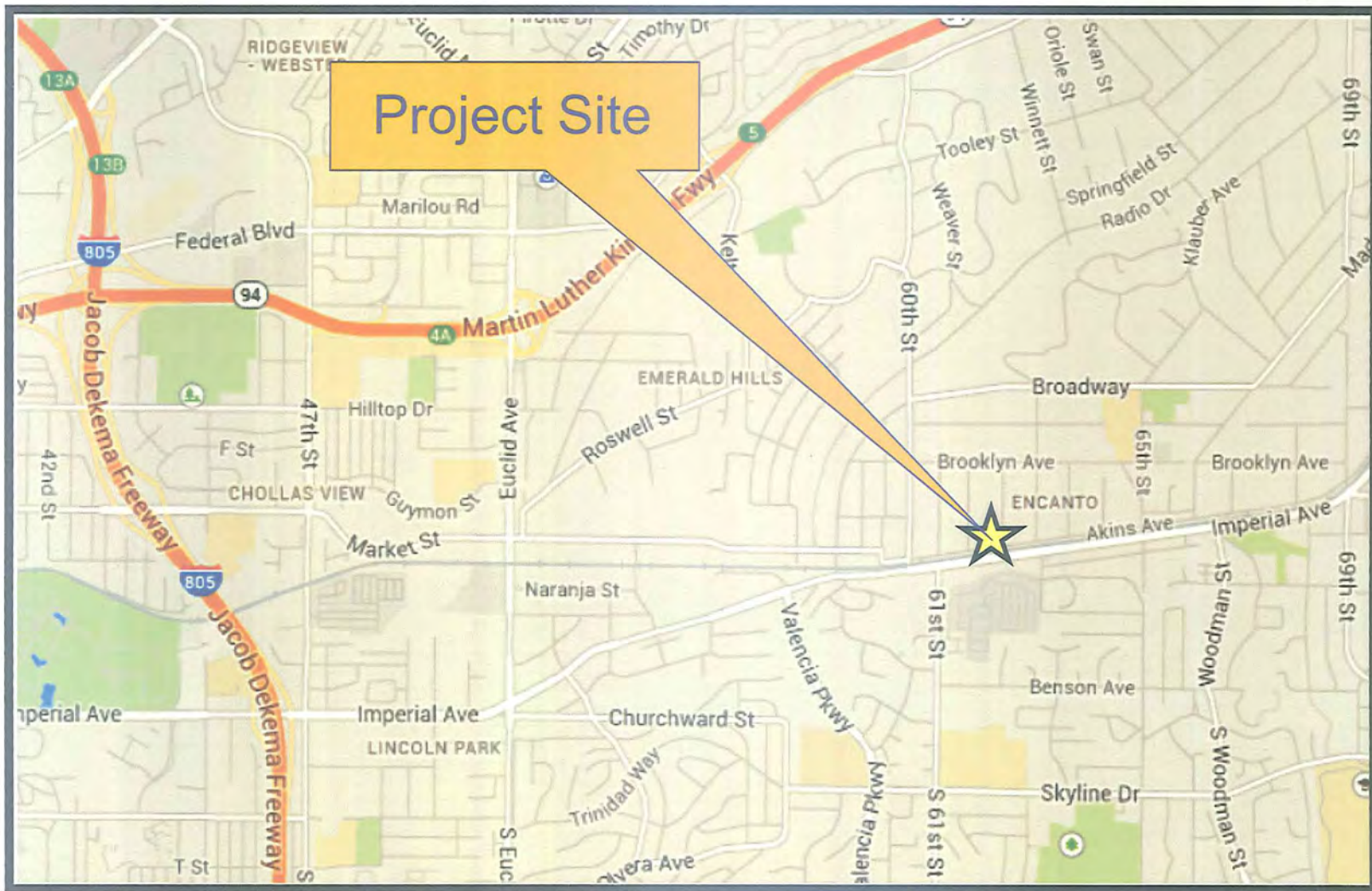
Jeffrey A. Peterson
Development Project Manager
Development Services Department

WESTLAKE/JAP

Attachments:

1. Location Map
2. Aerial Photographs
3. Zone Map
4. Community Plan Land Use Map
5. Community Plan Implementation Overlay Zone Map
6. Deviation Location Diagram
7. Project Data Sheet
8. Project Plans
9. Draft SDP Resolution with Findings
10. Draft SDP Permit with Conditions
11. Draft Environmental Resolution
12. Community Planning Group Recommendation
13. Civic San Diego Recommendation
14. Ownership Disclosure Statement
15. Project Chronology

Internal Order No. 24004190



Location Map

62nd Street TOD - Project No. 345460

505 62nd Street and 504 63rd Street



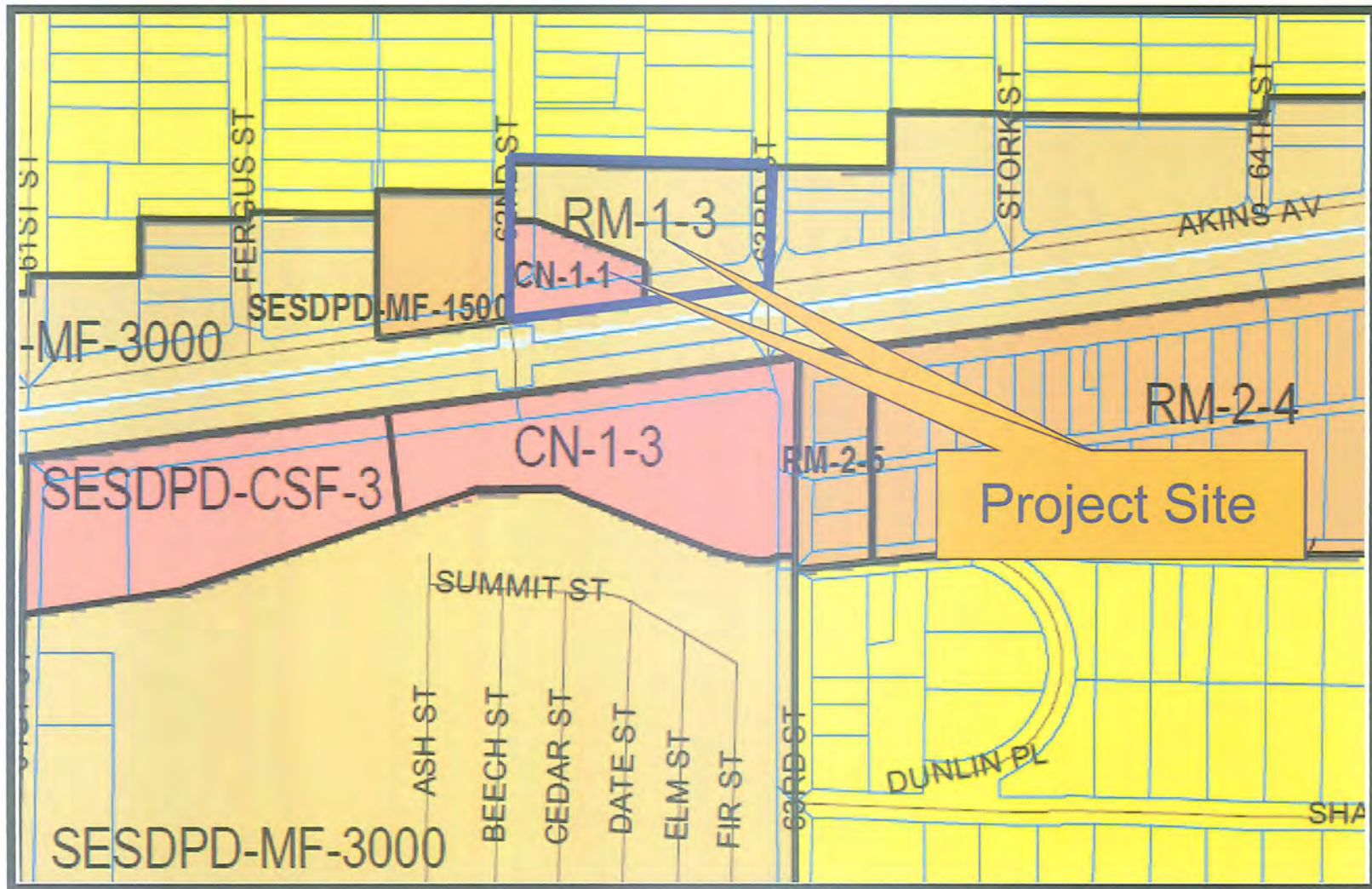


Aerial Photograph (Bird's eye view)

62nd Street TOD - Project No. 345460

505 62nd Street and 504 63rd Street



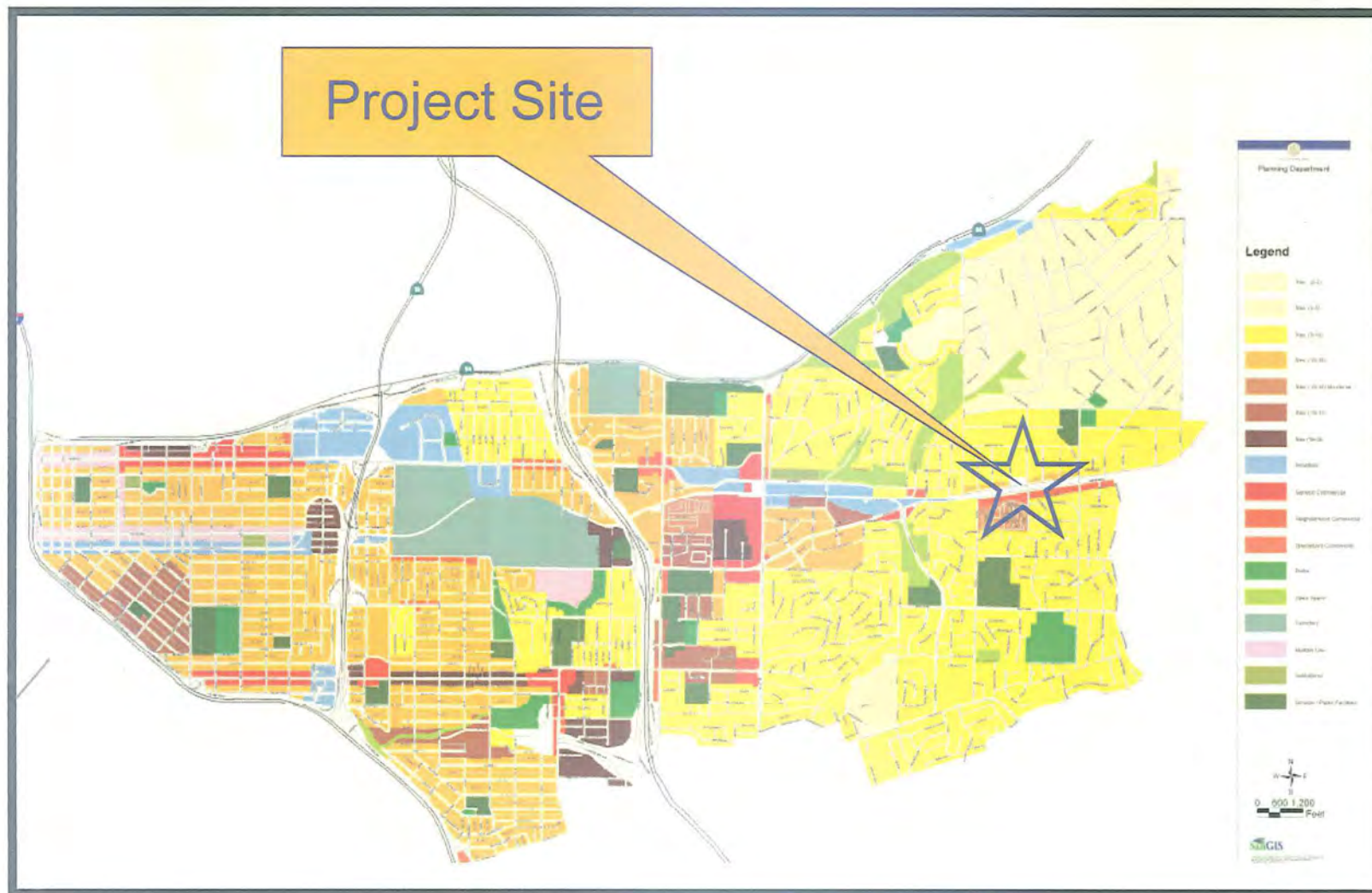


Zoning Map (CN-1-1 and RM-1-3 Zones)

62nd Street TOD - Project No. 345460

505 62nd Street and 504 63rd Street

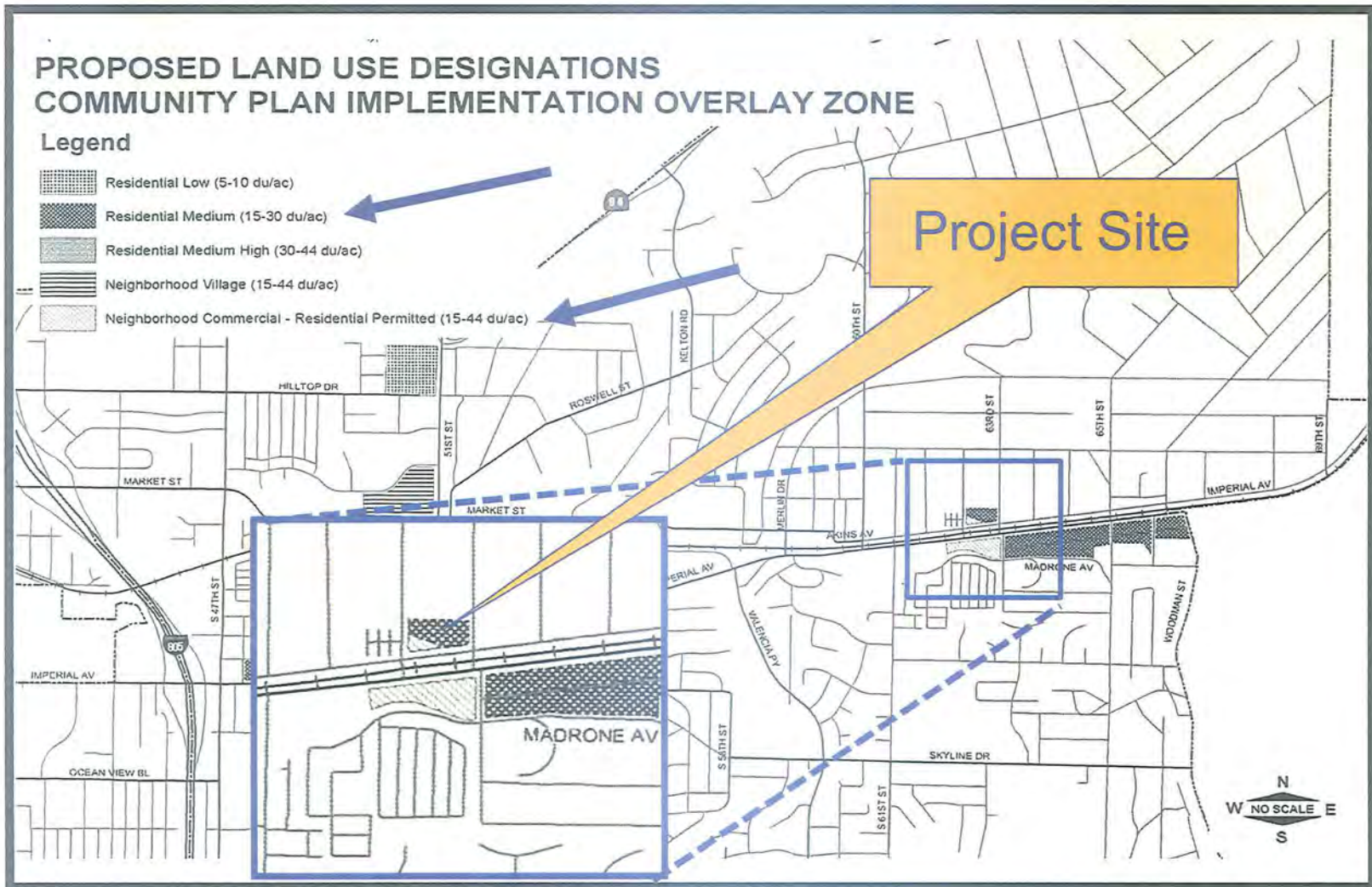




Community Land Use Map (Encanto)

62nd Street TOD - Project No. 345460
505 62nd Street and 504 63rd Street



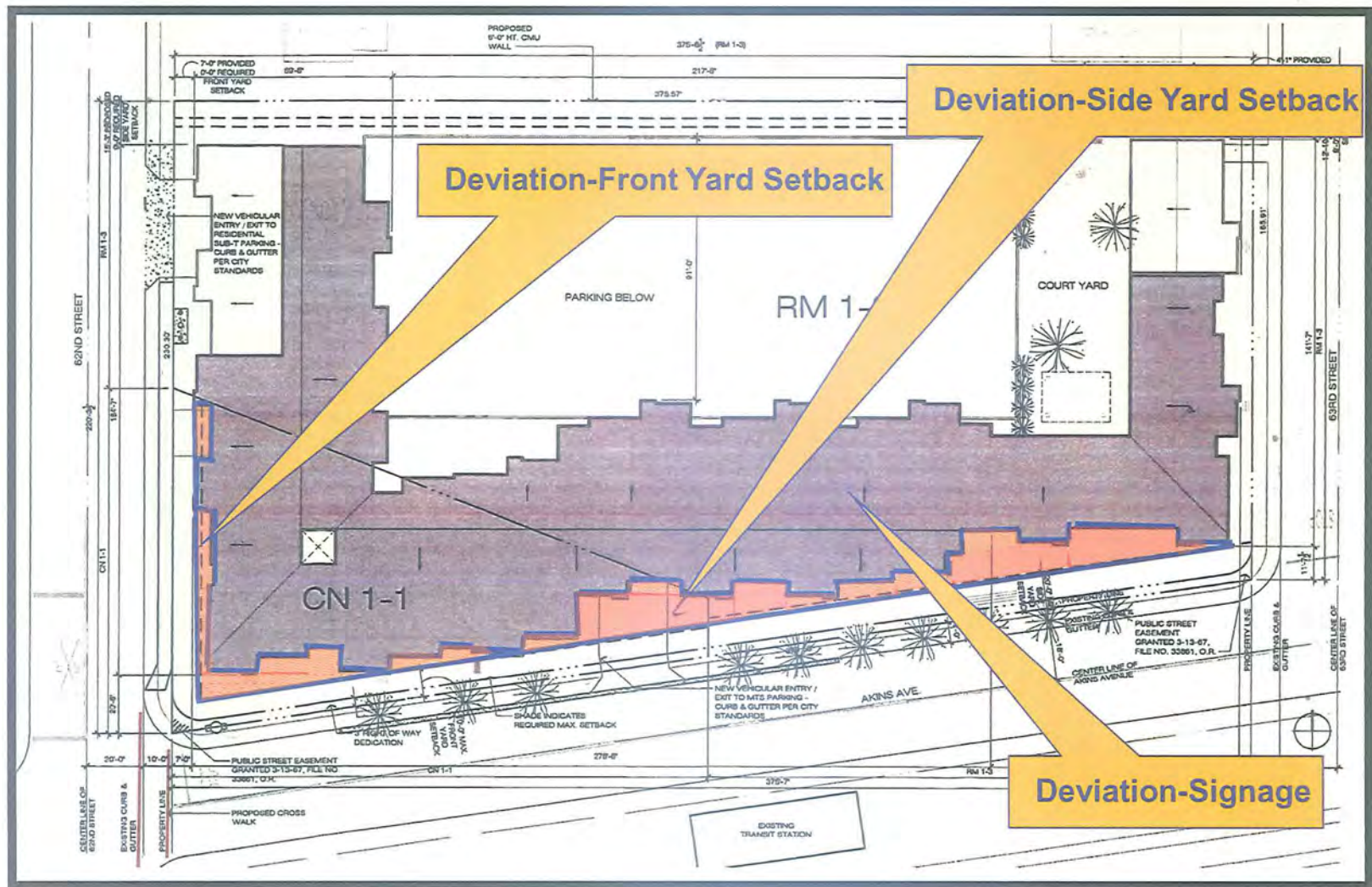


CPIOZ Map

62nd Street TOD - Project No. 345460

505 62nd Street and 504 63rd Street



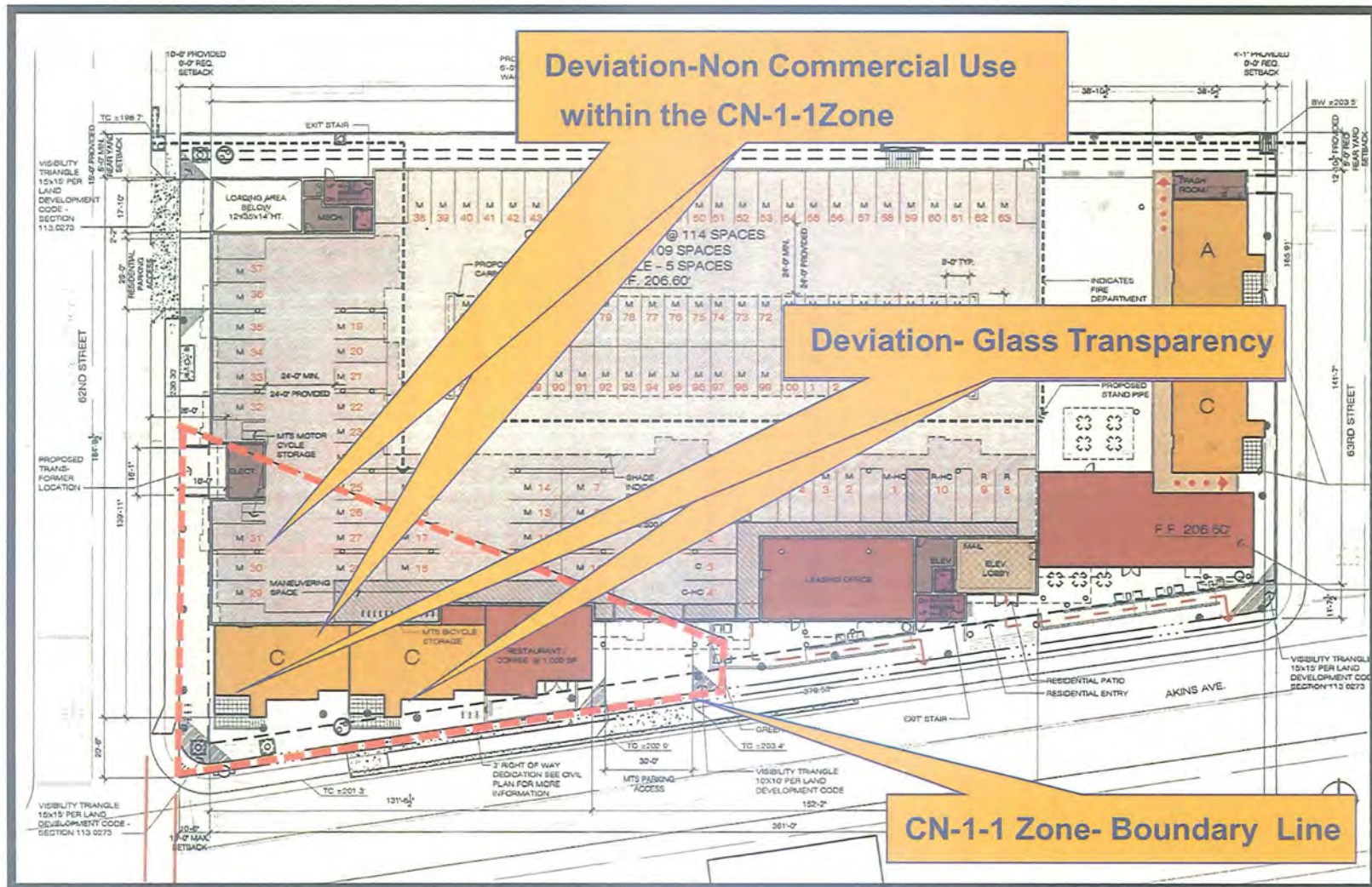


Deviation Location Diagram (Page 1)

62nd Street TOD - Project No. 345460

505 62nd Street and 504 63rd Street





Deviation Location Diagram (Page 2)

62nd Street TOD - Project No. 345460

505 62nd Street and 504 63rd Street



PROJECT DATA SHEET

| | | |
|--|--|---|
| PROJECT NAME: | 62nd Street Transit Oriented Development (TOD)- Project No. 345460 | |
| PROJECT DESCRIPTION: | A mixed-use development containing 66 affordable housing apartment units and 1 manager unit, commercial space, and on-site parking spaces for the Metropolitan Transit System (MTS). | |
| COMMUNITY PLAN AREA: | Encanto Neighborhoods of the Southeastern San Diego | |
| DISCRETIONARY ACTIONS: | Site Development Permit | |
| COMMUNITY PLAN LAND USE DESIGNATION: | Neighborhood Commercial/ Residential at 15-44 du/ac and Multi-Family Residential at 15-30 du/ac | |
| ZONING INFORMATION | | |
| ZONE: HEIGHT LIMIT: LOT SIZE: FLOOR AREA RATIO: LOT COVERAGE: FRONT SETBACK: SIDE SETBACK: STREETSIDE SETBACK: REAR SETBACK: PARKING: | RM-1-3 30 feet 6,000 square feet 1.05 N/a No min. req. - CPIOZ 6 feet min - CPIOZ Uniform 20 feet from curb-CPIOZ 10 feet - CPIOZ 209 for the development | CN-1-1 30 feet 2,500 square feet 1.0 N/a 10 feet max. 10 feet or optional 0 feet 0 feet min. & 20 feet max. 10 feet min. 209 for the development |
| ADJACENT PROPERTIES: | LAND USE DESIGNATION & ZONE | EXISTING LAND USE |
| NORTH: | Residential, SF-6000 SESDPD | Single-Family and Multi-Family Dwelling Units |
| SOUTH: | Neighborhood Commercial, CN-1-3 | Commercial/Retail |
| EAST: | Residential, MR-3000 SESDPD | Single-Family and Multi-Family Dwelling Units |
| WEST: | Residential, SF-6000 & MF-1500 SESDPD | Single-Family and Multi-Family Dwelling Units |
| DEVIATIONS OR VARIANCES REQUESTED: | Deviations to the front and street side yard setbacks, glass transparency, parking, signage, and landscaping. In addition, affordable housing incentives for height, floor area ratio (FAR) and Transit Area Overlay Zone (TAOZ) parking rate. | |
| COMMUNITY PLANNING GROUP RECOMMENDATION: | On May 19, 2014, the Encanto Neighborhoods Community Planning Group voted 7-3-0 to recommend approval of the project with no conditions. | |

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PROJECT INFORMATION

| | |
|-------------------------|---|
| APPLICANT / DEVELOPER: | AMCAL Multi-Housing, Inc. 30141 AGOURA ROAD SUITE 100, AGOURA HILLS, CA 91301 (818) 706-0694 |
| ARCHITECT: | WITHEE MALCOLM ARCHITECTS LLP (310)217-8885 |
| CIVIL: | NORMAN S. KASUBUCHI LEPPERT ENGINEERING CORPORATION (858) 597-2001 |
| PROJECT LOCATION: | 62nd Street and Imperial Hwy., San Diego CA |
| ADDRESS: | 504 63RD ST. SAN DIEGO, CA 92114 505 62ND ST. SAN DIEGO, CA 92114 |
| EXISTING PARKING - | SEE SHEET SD-02 |
| LEGAL DESCRIPTION: | 549-071-38 505 62ND |
| APN. | 549-071-39 504 63RD |
| | 549-071-18 537 62ND |
| | 549-071-21 528 63RD |
| TOTAL LOT AREA: | 1.67 acres (72,562 sf) |
| LOT COVERAGE: | 58.5% |
| TOTAL UNITS: | 67 UNITS |
| TOTAL PROVIDED DENSITY: | 40.12 DU/acre |
| MAX. ALLOWED DENSITY: | 74.0 DU/acre (SDMC TABLE 131-04G) |
| CURRENT ZONING: | CN 1-1, RM-1-3 & CPIOZ-B OVERLAY |
| PROPOSED ZONING: | CN1-1, RM-1-3 & CPIOZ-B OVERLAY |
| REQUESTED DEVIATION: | SEE SHEET SD-02 |
| EXISTING USE: | MTS PARKING LOT @ 165 SPACES |
| GEOLOGIC | |
| HAZARD CATEGORY: | #32, 52 (POTENTIALLY ACTIVE FAULT) |
| OCCUPANCY: | S-2, R-2 & A-3 |
| CONSTRUCTION TYPE: | TYPE VA o/ TYPE 1 |
| ARCHITECTURAL STYLE: | CONTEMPORARY |
| MINIMUM SETBACKS: | PER SDMC (TABLE 131-04G) |
| | CN 1-1 RM 1-3 |
| FRONT YARD | - 10'-0" MAX. NONE |
| SIDE YARD | - 10'-0" MAX. 9'-0" |
| | 20'-0" FROM CRUB |
| | *SEE SHEET SD-05 FOR MORE INFO. |
| MAXIMUM HEIGHT | - 40'-0" (SDMC TABLE 131-04G) |
| F.A.R. | MEASURED PER LDC SECTION 113.0270 1.36 (1.05 MAX. (SDMC TABLE 131-04G)) |

VILLA ENCANTADA

UNIT SUMMARY - GROSS AREA

| PLAN | DESCRIP. | QNTY. | AREA | TOTAL GROSS AREA |
|--------------|-----------|-------------------------|----------|------------------|
| A | 2 BR 1 BA | 39 (58%) | 900 sf | 35,100 sf |
| B | 2 BR 1 BA | 6 (9%) | 930 sf | 5,580 sf |
| C | 3 BR 2 BA | 21 (31%) | 1,125 sf | 23,625 sf |
| D | 3 BR 2 BA | 1 (2%) | 1,125 sf | 1,125 sf |
| TOTAL UNITS: | | 67 total units provided | | 65,430 sf |

UNIT SUMMARY - NET AREA (LIVABLE)

| PLAN | DESCRIP. | QNTY. | AREA | TOTAL NET AREA |
|--------------|-----------|-------------------------|----------|----------------|
| A | 2 BR 1 BA | 39 (58%) | 840 sf | 32,760 sf |
| B | 2 BR 1 BA | 6 (9%) | 890 sf | 5,340 sf |
| C | 3 BR 2 BA | 21 (31%) | 1,050 sf | 22,050 sf |
| D | 3 BR 2 BA | 1 (2%) | 1,050 sf | 1,050 sf |
| TOTAL UNITS: | | 67 total units provided | | 61,200 sf |

BUILDING SUMMARY see sheet SD02-1 for FAR calculation

| | |
|--|----------------------|
| NUMBER OF STORIES: | 4 (3 o/ parking) |
| BUILDING COVERAGE: | 31,500 SF (43.4%) |
| BUILDING AREA (EXCLUDING PARKING GARAGE) : | 98,600 SF |
| MAX. F.A.R.: | 1.05 (TABLE 131-04G) |
| PROVIDED F.A.R. (EXCLUDING PARKING GARAGE) : | 1.36 |
| GROSS FLOOR AREA: | |
| TOTAL PARKING: | 56,500 SF |
| MTS (ON-GRADE) | 20,500 SF |
| BELOW RESIDENTIAL FOOTPRINT | |
| RESIDENTIAL (SUBTERRANEAN) | 38,500 SF |
| BELOW FINISHED GRADE (28,700 SF) | |
| 3'-6" ABOVE FINISHED GRADE (9,800 SF) | |
| RESIDENTIAL | 65,430 SF |
| COMMUNITY ROOM | 2,100 SF |
| LEASING OFFICE | 1,250 SF |
| CIRCULATION (LOBBY & CORRIDOR) | 16,520 SF |
| MECH. / OTHERS | 4,500 SF |
| VERTICAL CIRCULATION (ELEV. / STAIR) | 3,000 SF |
| PRIVATE DECK | 4,800 SF |
| COMMERCIAL | 1,000 SF |
| TOTAL BUILDING AREA (EXCLUDING PARKING) | 98,600 SF |

OPEN SPACE SUMMARY

| | |
|---|-------------|
| COMMON OPEN SPACE | |
| COMMON OPEN SPACE REQUIRED | |
| (67 UNITS x 25 SF PER UNITS PER SDMC 131.0456) | |
| 67 units x 25 SF | = 1,675 SF |
| COMMON OPEN SPACE PROVIDED | |
| COMMUNITY COURT YARD | = 4,000 SF |
| PUBLIC PATIO | = 1,300 SF |
| COMMUNITY ROOM | = 1,700 SF |
| TOTAL COMMON OPEN SPACE PROVIDED | = 7,000 SF |
| PRIVATE OPEN SPACE | |
| PRIVATE OPEN SPACE REQUIRED | |
| (67 UNITS x 60 SF PER UNITS PER SDMC 131.0455(C)) | |
| 67 units x 60 SF | = 4,020 SF |
| PRIVATE OPEN SPACE PROVIDED | |
| (67 UNITS x 75 SF AVE. PER UNITS) | = 5,025 SF |
| TOTAL COMMON & PRIVATE OPEN SPACE PROVIDED | = 13,248 SF |

SCOPE OF WORK

DEMOLITION OF SURFACE PARKING LOT. CONSTRUCT A NEW 67 UNIT (50 UNITS TO BE RESTRICTED TO VERY LOW INCOME HOUSEHOLDS) 3-4 LEVEL AFFORDABLE MULTI-FAMILY BUILDING AND 1,000 SF ON-GRADE RESTAURANT / COFFEE SHOP WITH SUB-TERRANEAN RESIDENTIAL PARKING AND PARTIAL ON-GRADE PARKING STRUCTURE TO REPLACE EXISTING MTS PARKING. DISCRETIONARY PERMITS / APPROVALS INCLUDE A SITE DEVELOPMENT PERMIT WITH INCENTIVES/ DEVIATIONS DESCRIBED PER SD-02.

PARKING SUMMARY

| | |
|--------------------------------------|------------------|
| PARKING REQUIRED: | |
| (PER SB-1818) | |
| 2.0 spaces per 2 & 3BR (PER SB-1818) | |
| 67 units x 2.0 spaces | = 134 spaces |
| 0.25 spaces reduction per | |
| 51 Very low income units | = (12.75 spaces) |
| 0.25 spaces reduction per units | |
| (transit overlay deviation) | = (16.75 spaces) |

TOTAL RESIDENTIAL PARKING REQUIRED = 105 spaces

| | |
|--|--------------|
| COMMERCIAL SPACES REQUIRED (RESTAURANT / COFFEE) | |
| 4.3 SPACES PER 1,000 SF | = 4 spaces |
| REQUIRED MTS PARKING SPACES | = 100 spaces |

TOTAL REQUIRED PARKING SPACES = 209 spaces

| | |
|---------------------------------|-------------|
| PARKING PROVIDED | |
| SUB-T. RESID. PARKING SPACES | = 91 spaces |
| SUB-T. RESID. HC PARKING SPACES | = 4 spaces |
| ON-GRADE RESIDENTIAL | = 10 spaces |
| ON-GRADE COMMERCIAL | = 4 spaces |

TOTAL RESIDENTIAL / COMMERCIAL PARKING SPACES = 109 spaces

| | |
|--------------------------------|-------------|
| MTS ON-GRADE PARKING SPACES | = 96 spaces |
| MTS ON-GRADE HC PARKING SPACES | = 4 spaces |

TOTAL MTS ON-GRADE PARKING SPACES = 100 spaces

TOTAL PARKING PROVIDED = 209 spaces

| | |
|---|------------|
| (PER SDMC SECTION 142.0525 TABLE 142.05C) | |
| REQUIRED MOTORCYCLE SPACES | |
| 0.1 SPACES PER UNIT = 0.1 X 67 UNITS | = 7 spaces |

PROVIDED MOTORCYCLE SPACES = 7 spaces

| | |
|-------------------------------------|-------------|
| REQUIRED BYCYCLE SPACES | |
| 0.5 SPACES PER 2BR = 0.5 X 45 UNITS | = 23 spaces |
| 0.6 SPACES PER 3BR = 0.6 X 22 UNITS | = 13 spaces |

TOTAL REQUIRED BICYCLE SPACES = 36 spaces

PROVIDED BICYCLE SPACES = 36 spaces

STORAGE SPACE REQUIREMENT

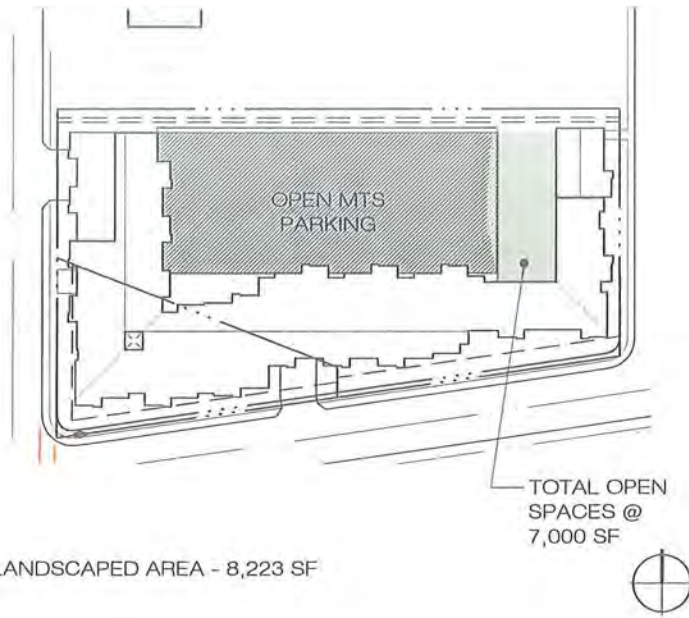
67 TOTAL RESIDENTIAL STORAGE AT 240 CUBIC FEET WITH MINIMUM HORIZONTAL DIMENSION OF 7'-0" PER DWELLING UNIT TO BE PROVIDED PER SDMC 131.0454 LOCATED AT EACH DWELLING UNIT.

VICINITY MAP



SCALE: N.T.S. A. CN-1-1 @ 0.303 ACRE
B. RM-1-3 @ 1.362 ACRE

COMMON OPEN SPACE DIAGRAM



*LANDSCAPED AREA - 8,223 SF

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JOB NO. B1028.303
DATE June 26, 2014
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SD-01

PROJECT DESCRIPTION

PROPOSED DEMOLITION OF PARKING LOT AND NEW CONSTRUCTION OF 67 AFFORDABLE APARTMENT UNITS, 1,000 SF RESTAURANT / COFFEE SHOP AND MTS PARKING GARAGE ON 2 PARCELS IN SOUTHEASTERN COMMUNITY PLAN AREA.

DISCRETIONARY APPROVALS

SITE DEVELOPMENT PERMIT

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL A: APN 549-071-39
ALL OF LOT 20 IN BLOCK 3 OF ENCANTO HEIGHTS IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1063, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1907.
PARCEL B: PARCEL 1: APN 549-071-21
LOT 19, BLOCK 3, ENCANTO HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1063, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1907.
PARCEL 2: APN 549-071-18
LOT 9 AND THAT PORTION OF LOT 10, BLOCK 3, ENCANTO HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1063, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 6, 1907, SAID PORTION OF LOT 10 BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 73.00 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO THE NORTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT TO THE POINT OF BEGINNING.
PARCEL C: APN 549-071-38
ALL OF LOT 10, BLOCK 3 OF ENCANTO HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1063, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 6, 1907. EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 73.00 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO THE NORTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 10 TO THE POINT OF BEGINNING.

AFFORDABILITY MATRIX

| # OF BEDROOMS | QNTY. | PROPOSED RENT LESS UTILITY | %AMI |
|---------------|----------|----------------------------|------|
| 2 BR 1 BA | 4 UNITS | 519 | 30 % |
| 2 BR 1 BA | 12 UNITS | 791 | 45 % |
| 2 BR 1 BA | 26 UNITS | 882 | 50 % |
| 2 BR 1 BA | 2 UNITS | 1,064 | 60 % |
| 3 BR 2 BA | 3 UNITS | 598 | 30 % |
| 3 BR 2 BA | 5 UNITS | 913 | 45 % |
| 3 BR 2 BA | 1 UNITS | 1,018 | 50 % |
| 3 BR 2 BA | 13 UNITS | 1,227 | 60 % |

COMPLY NOTES

THE FOLLOWING AFFORDABLE HOUSING DENSITY BONUS INCENTIVES AND DEVIATIONS ARE REQUESTED UNDER SECTION 143.0920 AND SECTION 126.0504(M).

SUMMARY OF INCENTIVES (PER DENSITY BONUS)

- 1.INCREASED HEIGHT: INCREASE FROM 30 FOOT MAXIMUM TO 52-59 FEET IN CN-1-1 ZONE AND FROM 30 FOOT MAXIMUM TO 46-57 FEET IN RM-1-3 ZONE.
- 2.INCREASED FAR: INCREASE IN CN-1-1 ZONE FROM 1.0 TO 1.36 AND IN RM-1-3 ZONE FROM 1.05 TO 1.36. THE SUBTERRANEAN GARAGE AND AT-GRADE PARKING COURT AREA ARE EXCLUDED PER SDMC 113.0234-D-3.
 - a. TOTAL ALLOWED: 13,060 SQUARE FEET IN CN ZONE AND 62,200 SQUARE FEET IN RM ZONE EQUALS A TOTAL OF 75,250 SQUARE FEET IN BOTH ZONES.
 - b. TOTAL PROPOSED: 98,600 SQUARE FEET IN BOTH ZONES (INCLUDES CONDITIONED SPACES, COMMON AREAS, CORRIDORS, STAIRWELLS, DECKS, BUT NO PARKING).
- 3.TRANSIT AREA OVERLAY ZONE PARKING RATE: SITE IS NOT WITHIN THE TRANSIT AREA OVERLAY ZONE; HOWEVER, DUE TO THE SITE'S LOCATION DIRECTLY ACROSS AKINS AVENUE FROM THE SAN DIEGO MTS ENCANTO/62ND STREET TROLLEY STATION, THE REQUESTED INCENTIVE IS TO UTILIZE THE TRANSIT AREA OVERLAY ZONE PARKING RATE:
 - a. TRANSIT AREA OVERLAY ZONE PARKING RATE WOULD ALLOW FOR A REDUCTION OF 0.25 PARKING SPACES PER UNIT WHICH EQUATES TO A REDUCTION OF 16.75 SPACES (67 X 0.25 = 16.75) PER SDMC 142.0525.
 - b. TRANSIT AREA OVERLAY ZONE PARKING RATE WOULD ALLOW FOR 4 SPACES PER 1,000 SQUARE FEET FOR A RESTAURANT USE PER SDMC 142.0530.

COMPLY NOTES (CONT.)

SUMMARY OF DEVIATIONS (PER SDP UNDER SDMC 143.0920)

1. SETBACKS:
 - a. CN-1-1 ZONE
 - i. FRONT (62ND STREET) AND SIDE (AKINS AVE.): INCREASE FROM 10 FOOT MAXIMUM TO VARIED LENGTH RANGING FROM 10 FEET TO 30 FEET ALONG THE DIAGONAL PROPERTY LINE.
 - b. RM-1-3 ZONE
 - i. SIDE (AKINS): INCREASE AND DECREASE FROM A UNIFORM MINIMUM 20 FOOT SETBACK TO VARIED LENGTH SETBACK RANGING FROM 10 FEET TO 30 FEET ALONG THE DIAGONAL PROPERTY LINE.
2. STREET WALL/FAÇADE GLASS TRANSPARENCY: DECREASE IN GLASS FRONTAGE AT 3-10 FEET IN HEIGHT WITHIN CN-1-1 ZONE FROM 50% TO 29.4% ON AKINS AVENUE AND FROM 50% TO 5.9% ON 62ND STREET FRONTAGES.
3. CN ZONE LAND USE: PER SECTION 131.0540(C), RESIDENTIAL USE AND RESIDENTIAL PARKING ARE PROHIBITED ON THE GROUND FLOOR IN THE FRONT HALF OF A LOT ZONED CN-1-1; HOWEVER, GIVEN THE MIXTURE OF USES AT THE SITE, THE REQUEST IS TO ALLOW RESIDENTIAL AND MTS (PUBLIC) USES IN THE FRONT 50% OF THE GROUND FLOOR WITHIN THE CN-1-1 ZONE.
 - a. PROPOSED USES IN THE FRONT 50% OF THE CN-1-1 ZONE:
 - i. 1,000 SQUARE FEET OF COMMERCIAL.
 - ii. 2,250 SQUARE FEET OF RESIDENTIAL UNITS.
 - iii. 500 SQUARE FEET OF MTS PARKING GARAGE.
4. SIGN PLAN RESTRICTIONS FOR MULTI-FAMILY RESIDENTIAL: SDMC 142.1270 ALLOWS FOR 1 SQUARE FOOT PER SIGN, AND A TOTAL OF 8 SQUARE FEET FOR EIGHT SIGNS. REQUESTED DEVIATION WOULD ALLOW FOR 133 SQUARE FEET OF SIGNAGE ON 4 BUILDING SIGNS AS WELL AS 16 SQUARE FEET ON 4 WAY-FINDING SIGNS TO PROVIDE CIRCULATION DIRECTIONS FOR MTS TROLLEY PATRONS. THE TOTAL PROPOSED SIGNAGE IS 175 SQUARE FEET.
5. TREES IN OPEN/SURFACE PARKING LOT: DECREASE IN THE REQUIRED PLANTING AREA FROM 594 SF TO 0 SQUARE FEET, A DECREASE IN THE REQUIRED PLANTING POINTS FROM 594 TO 0, AND A DECREASE IN THE REQUIRED TREE PLANTING POINTS FROM 297 TO 0. REQUEST IS DUE TO UNIQUE DESIGN OF PROJECT WHICH FEATURES THE SUBJECT SURFACE PARKING LOT ATOP A SUBTERRANEAN GARAGE. ALTERNATIVE SHADING WILL BE PROVIDED FOR THE 44 SPACES IN THE CENTER OF THE GROUND FLOOR PARKING AREA THROUGH THE INSTALLATION OF CARPORTS. ADDITIONALLY, THERE ARE 44 SPACES WITHIN THE GROUND LEVEL PARKING AREA LOCATED DIRECTLY BELOW THE SECOND STORY OF THE STRUCTURE WHICH PROVIDES SHADE FOR THESE SPACES.

ADDITIONAL NOTE

1. COMMUNITY ROOM IS RESERVED FOR EXCLUSIVE USE OF TENANTS AND WILL HAVE NO REGULARLY-SCHEDULED VISITORS. IT INCLUDES A MANAGERS' OFFICE, WHICH WILL BE USED BY A LIVE-IN ON-SITE MANAGER, AND A SOCIAL SERVICES OFFICE, WHICH WILL BE USED BY A VISITING SOCIAL WORKER DURING THE WORKWEEK. A MAINTENANCE WORKER ALSO MAY VISIT THE SITE DURING THE WORKWEEK AND USE THE OFFICES.
2. DOWNSPOUTS WILL BE CONCEALED IN THE INTERIOR OF THE BUILDING, OR HIDDEN IN CORNERS OF THE VERTICAL ARTICULATIONS OR ATTACHED TO VERTICAL POSTS AND COLORED THE SAME AS THE EXTERIOR, TO REDUCE VISIBILITY FROM THE SIDEWALK. ELECTRICAL COMPONENTS AND OTHER MISCELLANEOUS DETAILS WILL BE CONCEALED IN CLOSETS OR BOXES WITH THE SAME PLANE / FAÇADE AND COLOR OF THE WALL, OR LOCATED IN THE INTERIOR ELECTRICAL ROOM. MAILBOXES WILL BE LOCATED INSIDE THE LOBBY IN A WALL ALCOVE, WHICH WILL PROVIDE ONGOING MONITORING OF THE FRONT ENTRANCE, AND NOT VISIBLE FROM THE SIDEWALK.
3. PROJECT REQUESTS DEVIATIONS FOR AFFORDABLE/INFILL HOUSING PROJECTS AND SUSTAINABLE BUILDINGS PER SITE DEVELOPMENT PERMIT UNDER SDMC 143.0920 AND SDMC 126.0504(M).

INTERIOR WATER USE CONSERVATION MEASURES

- IN ORDER TO COMPLY WITH THE NEW RESIDENTIAL AND COMMERCIAL/ OFFICE/ RETAIL USES IN THE SESD OPIOZ FOR WATER SAVINGS, THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO REDUCE MULTI-FAMILY WATER USE TO NO MORE THAN 83.25 GALLONS PER DAY PER PERSON (3.90 PERSONS PER HOUSEHOLD):
1. TOILETS SHALL BE HIGH-EFFICIENCY MODELS (NOT EXCEED 1.28 GALLONS PER FLUSH);
 2. RESIDENTIAL KITCHEN SINK FIXTURES SHALL NOT EXCEED 2 GALLONS PER MINUTE;
 3. LAVATORIES SHALL NOT EXCEED 1.5 GALLONS PER MINUTE;
 4. SHOWERHEADS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE; AND,
 5. ANY DISHWASHERS/WASHING MACHINES PROVIDED BY THE DEVELOPER SHALL MEET US ENVIRONMENTAL PROTECTION AGENCY WATERSENSE LABELING REQUIREMENTS.

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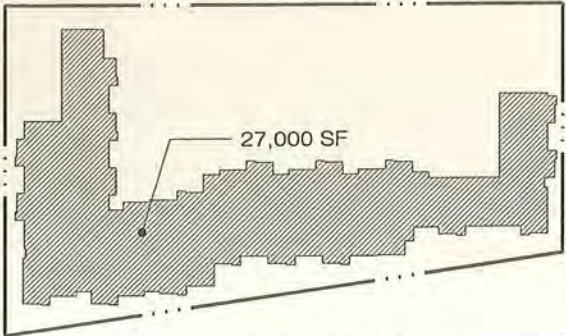
SD-02

F.A.R. CALCULATION DIAGRAM

MAX. F.A.R. = 1.05

(EXCLUDING MTS PARKING UNDER RESIDENTIAL FOOTPRINT)

TOTAL BUILDING FOOTPRINT 31,500 SF

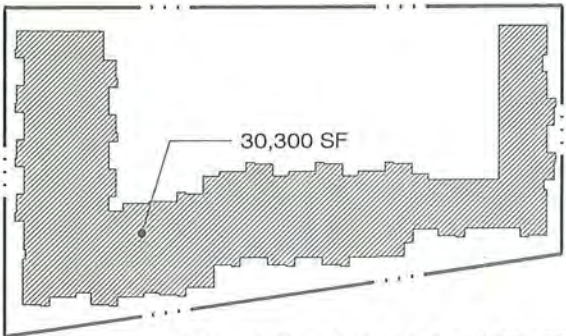


4TH FLOOR BUILDING FOOTPRINT

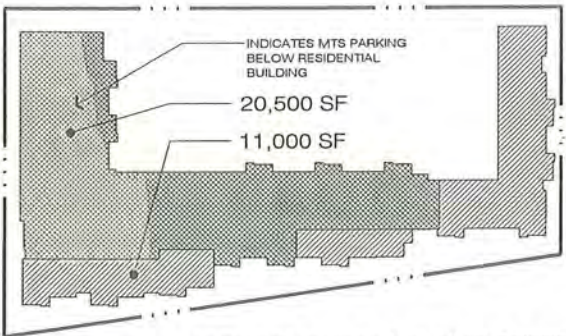
BUILDING AREA (EXCLUDING PARKING GARAGE) : 98,600 SF
PROVIDED F.A.R. (EXCLUDING PARKING GARAGE) : 1.36
(98,600 SF / 72,562 SF)
GROSS FLOOR AREA:

| | |
|--------------------------------------|-----------|
| RESIDENTIAL | 65,430 SF |
| COMMUNITY ROOM | 2,100 SF |
| LEASING OFFICE | 1,250 SF |
| CIRCULATION (LOBBY & CORRIDOR) | 16,520 SF |
| MECH. / OTHERS | 4,500 SF |
| VERTICAL CIRCULATION (ELEV. / STAIR) | 3,000 SF |
| PRIVATE DECK | 4,800 SF |
| COMMERCIAL | 1,000 SF |

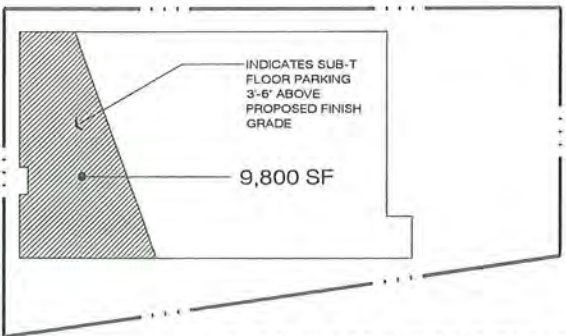
TOTAL BUILDING AREA* 98,600 SF
*(EXCLUDING PARKING GARAGE)



2ND - 3RD FLOOR BUILDING FOOTPRINT



GROUND FLOOR BUILDING FOOTPRINT



SUB-T FLOOR BUILDING FOOTPRINT

NOTE

GARAGE IS EXCLUDED FROM FAR/SFA PER SDMC 113.0234-D-3 BECAUSE ITS DESIGN COMPLIES WITH 2 OF THE REQUIRED CRITERIA:

- (I) THE PARKING STRUCTURE INCLUDES AT LEAST ONE SUBTERRANEAN FLOOR WHERE THE VERTICAL DISTANCE BETWEEN ADJACENT GRADE AND THE FINISHED FLOOR ELEVATION ABOVE IS 5 FEET OR LESS. ELEVATIONS THAT PROVIDE VEHICULAR ACCESS TO A SUBTERRANEAN PARKING LEVEL MAY STILL MEET THIS PROVISION WHERE THE VERTICAL DISTANCE IS 5 FEET OR LESS AS MEASURED IN ACCORDANCE WITH SECTION 113.0234(A)(3)(B) (SUBTERRANEAN GARAGE DOES NOT EXCEED 5 FT. IN HEIGHT ON THE LOW SLOPE SIDE OF 62ND ST.);
- (III) THE PARKING STRUCTURE IS SCREENED FROM THE ADJACENT PUBLIC RIGHT-OF-WAY ON AT LEAST TWO ELEVATIONS (AT-GRADE PARKING AREA IS SCREENED BY RESIDENTIAL ON 63RD ST. AND BY RESIDENTIAL AND COMMERCIAL ON AKINS AVE.).

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SD-02.1

GREEN / SUSTAINABLE INFORMATION

GREEN / SUSTAINABLE INFORMATION
THE GOAL FOR THE MTS SITE IS LEED GOLD, POSSIBLY WITH SOLAR PANELS FOR WATER HEATING. TCAC HAS SEVERAL REQUIREMENTS, TO WHICH AMCAL MUST ADHERE IN ORDER TO RECEIVE FUNDING, AND AMCAL HAS DESIGNED AND CONSTRUCTED ITS 46 DEVELOPMENTS ACCORDING THESE REGULATIONS FOR THE PAST 15 YEARS.

THE BUILDING WILL BE DESIGNED AND CONSTRUCTED TO EXCEED TITLE 24 ENERGY EFFICIENCY REQUIREMENTS BY 15-20% OF THE CURRENT CODE AT TIME OF THE 2014-2015 SUBMITTAL (WHICH MAY BE THE 2013 CODE), WHICH INCLUDES THE INSTALLATION OF ENERGY STAR-RATED APPLIANCES

AMCAL DEVELOPMENTS ALSO RECEIVE A "BOOST" IN THEIR THRESHOLD BASIS IN TCAC APPLICATIONS BY ADDING OTHER SUSTAINABILITY ELEMENTS, INCLUDING GREEN-LABEL CARPET, CERAMIC (NO-VOC) TILES, BATHROOM EXHAUST FANS ON TIMERS/HUMIDISTATS, AND EXTRA ENERGY EFFICIENCY TO 15-20%. LOW-FLOW FIXTURES REDUCE WATER USE BY 20-30%. COMPACT FLUORESCENT LIGHTBULBS ALSO REDUCE ENERGY USE. PAINTS AND ADHESIVES HAVE LOW OR NO LEVELS OF VOCs, WHICH ARE A MAJOR POLLUTANT.

THRESHOLD BASIS IN TCAC APPLICATIONS BY ADDING OTHER SUSTAINABILITY ELEMENTS, INCLUDING GREEN-LABEL CARPET, CERAMIC (NO-VOC) TILES, BATHROOM EXHAUST FANS ON TIMERS/HUMIDISTATS, AND EXTRA ENERGY EFFICIENCY TO 15-20% (CURRENT CODE -AT TIME OF 2014-2015 PLANCHECK SUBMITTAL). LOW-FLOW FIXTURES REDUCE WATER USE BY 20-30%. COMPACT FLUORESCENT LIGHTBULBS ALSO REDUCE ENERGY USE. PAINTS AND ADHESIVES HAVE LOW OR NO LEVELS OF VOCs, WHICH ARE A MAJOR POLLUTANT.

OTHER DESIGN ELEMENTS

- INSULATION IS IMPROVED WITH EXTRA DRYWALL AND CAULKING, AND IT ALSO PREVENTS NOISE OR ODORS FROM SEEPING BETWEEN WALLS AND WINDOWS.
- SEPARATE TRASH CHUTES KEEP LANDFILL-BOUND WASTE AND RECYCLABLES APART.
- DURING CONSTRUCTION, AS MUCH AS 75% OF DEBRIS IS DIVERTED FROM LANDFILLS AND RECYCLED.
- DROUGHT-TOLERANT PLANT PALETTE FOR LOW-WATER PLANTING AND HIGH-EFFICIENCY IRRIGATION SYSTEMS.
- COURTYARD VILLAGE CONCEPT: TO MAXIMUM SOLAR ACCESS, NATURAL VENTILATION AND VISUAL SECURITY FOR RESIDENTS.
- LOW-ENERGY CEILING FANS FOR INDOOR COMFORT.
- ALL ENERGY STAR APPLIANCES, LOW-E GLAZING SYSTEMS, SOLAR THERMAL HOT WATER HEATING SYSTEM FOR ENERGY EFFICIENCY.

GREEN / SUSTAINABLE INFORMATION CONT.

LEED FOR HOMES

AMCAL TYPICALLY INCLUDES THE FOLLOWING ELEMENTS OF THE LEED FOR HOMES CHECKLIST IN ITS DEVELOPMENTS, WHICH QUALIFY FOR SILVER OR GOLD LEVEL.

DETAILED CHECKLIST:

- 1.INNOVATION AND DESIGN PROCESS (5 POINTS)
 - a. INTEGRATED PROJECT PLANNING
 - i. PRELIMINARY RATING
 - ii. INTEGRATED PROJECT TEAM
 - iii. DESIGN CHARRETTE
 - b. QUALITY MANAGEMENT FOR DURABILITY
 - i. DURABILITY PLANNING
 - ii. WET ROOM MEASURES
 - iii. QUALITY MANAGEMENT
 - iv. THIRD-PARTY DURABILITY INSPECTION
- 2.LOCATION AND LINKAGES (10 POINTS)
 - a. LEED-ND NEIGHBORHOOD
 - b. INFILL SITE
 - c. SITE WITHIN ½ MILE OF EXISTING WATER AND SEWER
 - d. EXTENSIVE COMMUNITY RESOURCES AND PUBLIC TRANSPORTATION
- 3.SUSTAINABLE SITES (18 POINTS)
 - a. LANDSCAPING
 - i. BASIC LANDSCAPING DESIGN
 - ii. LIMIT TURF
 - iii. DROUGHT-TOLERANT PLANTS
 - b. SHADING OF HARDSCAPES
 - c. LOCAL HEAT ISLAND EFFECTS
 - i. LIGHT-COLORED MATERIALS FOR 50% OF HARDSCAPES
 - d. SURFACE WATER MANAGEMENT
 - i. PERMANENT EROSION CONTROLS
 - e. NON-TOXIC PEST CONTROLS
 - f. DENSITY OF 30+ DUA
4. WATER EFFICIENCY (7 POINTS)
 - a. IRRIGATION
 - i. HIGH-EFFICIENCY MEASURES
 - ii. DESIGN BY LICENSED PROFESSIONAL
 - b. HIGH-EFFICIENCY FIXTURES
- 5.ENERGY AND ATMOSPHERE (18+ POINTS)
 - a. EXCEEDS PERFORMANCE OF ENERGY STAR FOR HOMES
 - b. HOT WATER
 - i. IMPROVED DISTRIBUTION SYSTEM
 - ii. PIPE INSULATION
 - iii. IMPROVED HEATING EQUIPMENT
 - c. THIRD-PARTY INSPECTION OF INSULATION, GRADE 1 AND 5% ABOVE CODE
 - d. THIRD-PARTY ENVELOPE AIR LEAKAGE TESTED </- 5.0 ACH 50 (CZ 1-2)
 - e. WINDOWS EXCEED ENERGY STAR FOR WINDOWS
 - f. THIRD-PARTY DUCT LEAKAGE TESTED </= 3.0 CFM25 / 100 SF TO OUTSIDE
 - g. HVAC IS BETTER THAN ENERGY STAR
 - h. INSTALL AT LEAST THREE ENERGY STAR LIGHT FIXTURES
 - i. ENERGY STAR APPLIANCES
 - j. REFRIGERANT MANAGEMENT: MINIMIZE OZONE DEPLETION

GREEN / SUSTAINABLE INFORMATION CONT.

- 6.MATERIALS AND RESOURCES (10 POINTS)
 - a. ADVANCED FRAMING TECHNIQUES
 - b. ENVIRONMENTALLY-PREFERABLE PRODUCTS
 - c. REDUCE WASTE SENT TO LANDFILL - 75% TOTAL DIVERSION.
7. INDOOR ENVIRONMENTAL QUALITY (12 POINTS)
 - a. LOCAL EXHAUST
 - i. TIMER/AUTOMATIC CONTROLS FOR BATHROOM EXHAUST FANS
 - ii. THIRD-PARTY TESTING OF EXHAUST AIR FLOW RATE OUT OF HOME
 - b. SUPPLY AIR DISTRIBUTION: THIRTY-PARTY TEST OF SUPPLY AIR FLOW INTO EACH ROOM IN HOME
 - c. CONTAMINANT CONTROL
 - i. SEAL OFF DUCTS DURING CONSTRUCTION
 - ii. PERMANENT WALK-OFF MATS/SHOE STORAGE/CENTRAL VACUUM
 - iii. FLUSH HOME CONTINUALLY FOR ONE WEEK WITH WINDOWS OPEN
 - d. INSTALL RADON-RESISTANT CONSTRUCTION (NOT IN EPA ZONE 1)
8. AWARENESS AND EDUCATION (3 POINTS)
 - a. BASIC OCCUPANT'S MANUAL AND WALKTHROUGH OF LEED HOME
 - b. COMPREHENSIVE OCCUPANT'S MANUAL AND MULTIPLE WALKTHROUGHS / TRAININGS
 - c. PUBLIC AWARENESS OF LEED HOME

VILLA ENCANTADA

62ND STREET AND IMPERIAL HWY., SAN DIEGO CA

GREEN / SUSTAINABLE INFORMATION

VILLA ENCANTADA - SAN DIEGO, CA



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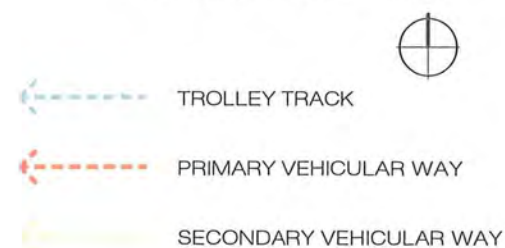
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June 26, 2014
June 26, 2014

SD-03



CIRCULATION SYSTEM

SCALE: APPROX. 1" = 400'-0"



EXISTING SITE CONDITIONS AND LAND USES

SCALE: APPROX. 1" = 400'-0"



SITE ANALYSIS DIAGRAM

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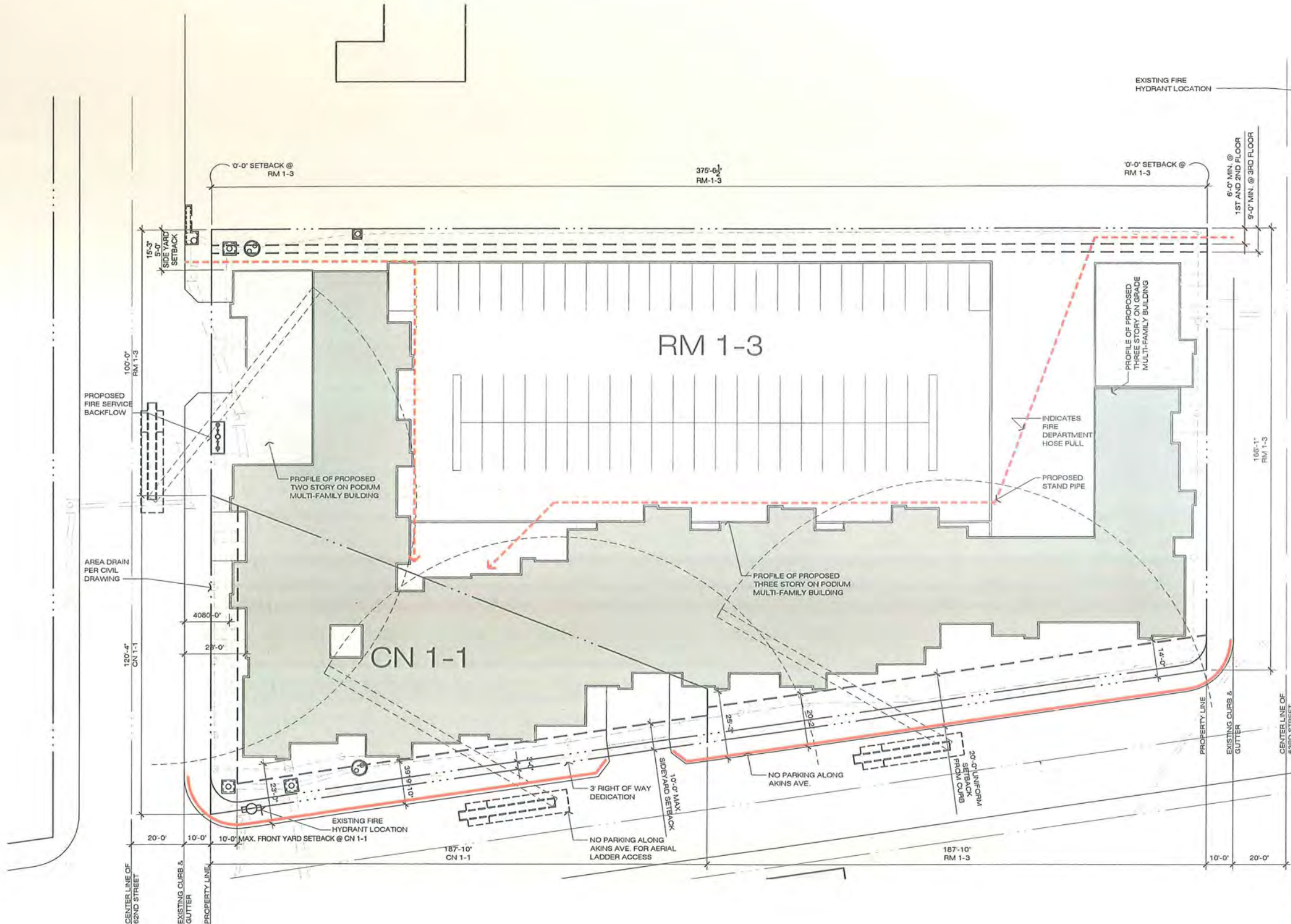
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VILLA ENCANTADA

62ND STREET AND IMPERIAL HWY., SAN DIEGO CA



NOTE

- SETBACK REQUIREMENTS**
CN 1-1
FRONT YARD SETBACK(62ND): 10'-0" MAXIMUM
SIDE YARD SETBACK(AKINS): 10'-0" MAXIMUM
RM 1-3
FRONT YARD SETBACK(62ND): 0'-0" (7'-0" PROPOSED)
REAR YARD SETBACK(63RD): 0'-0" (4'-1" PROPOSED)
SIDE YARD SETBACK: 6'-0" AT 1ST & 2ND FLR.
9'-0" AT 3RD FLR.
20'-0" FROM CURB
STREET SIDE SETBACK:
(AKINS / IMPERIAL)
- DENSITY**
CN 1-1
0.30 ACRE x 44 DUA = 13.3 UNITS
DENSITY BONUS (35%) = 5 UNITS
RM 1-3
1.36 ACRE x 30 DUA = 40.8 UNITS
DENSITY BONUS (35%) = 14 UNITS
TOTAL ALLOWABLE DENSITY = 74 UNITS
TOTAL PROVIDED+ 67 UNITS
- STREET PARKING**
PRE-DEVELOPMENT PARKING POST DEVELOPMENT PARKING
1. 62ND ST.- 4 SPACES (93 L.F.±) 4 SPACES (93 L.F.±)
2. AKINS AVE. 0 SPACES 0 SPACES
3. 63RD ST.- 7 SPACES (150 L.F. ±) 7 SPACES (150 L.F. ±)
TOTAL 11 SPACES 11 SPACES
4. PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-08-1
5. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION. CFC CH 14
6. EXTERIOR STANDPIPE TO BE APPROVED BY "ALTERNATE MEANS AND MEASURES" IN LIEU OF HOSE PULL ACCESS AT PARKING AREA
7. FIRE LATERAL AND DDC ARE LOCATED ON 62ND ST., WHERE THE REQUIRED 12-IN. MAIN RUNS AND CAN BE TAPPED

LEGEND

- 200' MAX. FIRE DEPARTMENT HOSE PULL
- FIRE DEPARTMENT LADDER ACCESS

FIRE ACCESS ANALYSIS

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VILLA ENCANTADA

62ND STREET AND IMPERIAL HWY., SAN DIEGO CA



1. EXISTING PARKING LOT - SOUTHWEST CORNER



2. EXISTING ENCANTO TROLLEY STATION



AERIAL MAP VIEW

SCALE: APPROX. 1" = 400'-0"



3. EXISTING PARKING LOT



4. EXISTING PARKING LOT



5. EXISTING PARKING LOT - SOUTHEAST CORNER

VIEW CORRIDORS
TO AND FROM THE SITE

VILLA ENCANTADA - SAN DIEGO, CA



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VILLA ENCANTADA

62ND STREET AND IMPERIAL HWY., SAN DIEGO CA



1. EXISTING MULTI- FAMILY APARTMENT



2. EXISTING PARKING LOT - NORTHWEST CORNER



AERIAL MAP VIEW

SCALE: APPROX. 1" = 400'-0"



3. EXISTING RETAIL



4. EXISTING PARKING LOT - NORTHEAST CORNER



5. EXISTING SINGLE FAMILY RESIDENTIAL

VIEW CORRIDORS TO AND FROM THE SITE

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VILLA ENCANTADA

62ND STREET AND IMPERIAL HWY., SAN DIEGO CA



1. EXISTING MULTI- FAMILY APARTMENT



2. EXISTING GAS STATION



AERIAL MAP VIEW

SCALE: APPROX. 1" = 400'-0"



3. EXISTING SINGLE FAMILY RESIDENTIAL



4. EXISTING SINGLE FAMILY RESIDENTIAL



5. EXISTING SINGLE FAMILY RESIDENTIAL

VIEW CORRIDORS
TO AND FROM THE SITE

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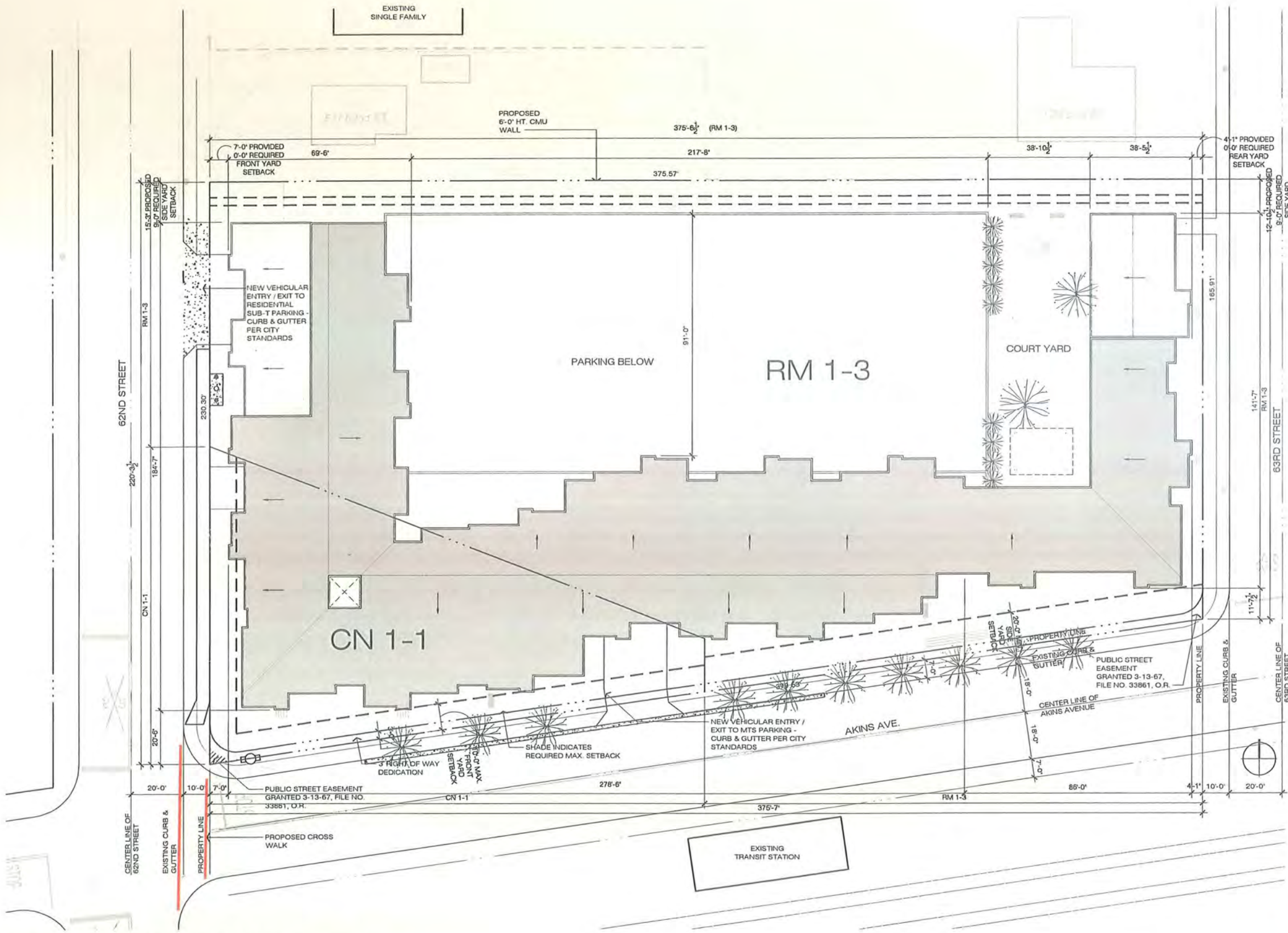
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VILLA ENCANTADA

62ND STREET AND IMPERIAL HWY., SAN DIEGO CA



STREET PARKING

| PRE-DEVELOPMENT PARKING | | POST DEVELOPMENT PARKING |
|-------------------------|-----------------------|--------------------------|
| 1. 62ND ST.- | 4 SPACES (93 L.F. ±) | 4 SPACES (93 L.F. ±) |
| 2. AKINS AVE. | 0 SPACES | 0 SPACES |
| 3. 63RD ST.- | 7 SPACES (150 L.F. ±) | 7 SPACES (150 L.F. ±) |
| TOTAL | 11 SPACES | 11 SPACES |

LEGEND

- 1/4" SLOPE TO DRAIN, TYP.
- DOWNSPOUTS

NOTE

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6
2. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE
3. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION. CFC CH 14
4. EXTERIOR STANDPIPE TO BE APPROVED BY "ALTERNATE MEANS AND MEASURES" IN LIEU OF HOSE PULL ACCESS AT PARKING AREA

SITE PLAN

VILLA ENCANTADA - SAN DIEGO, CA

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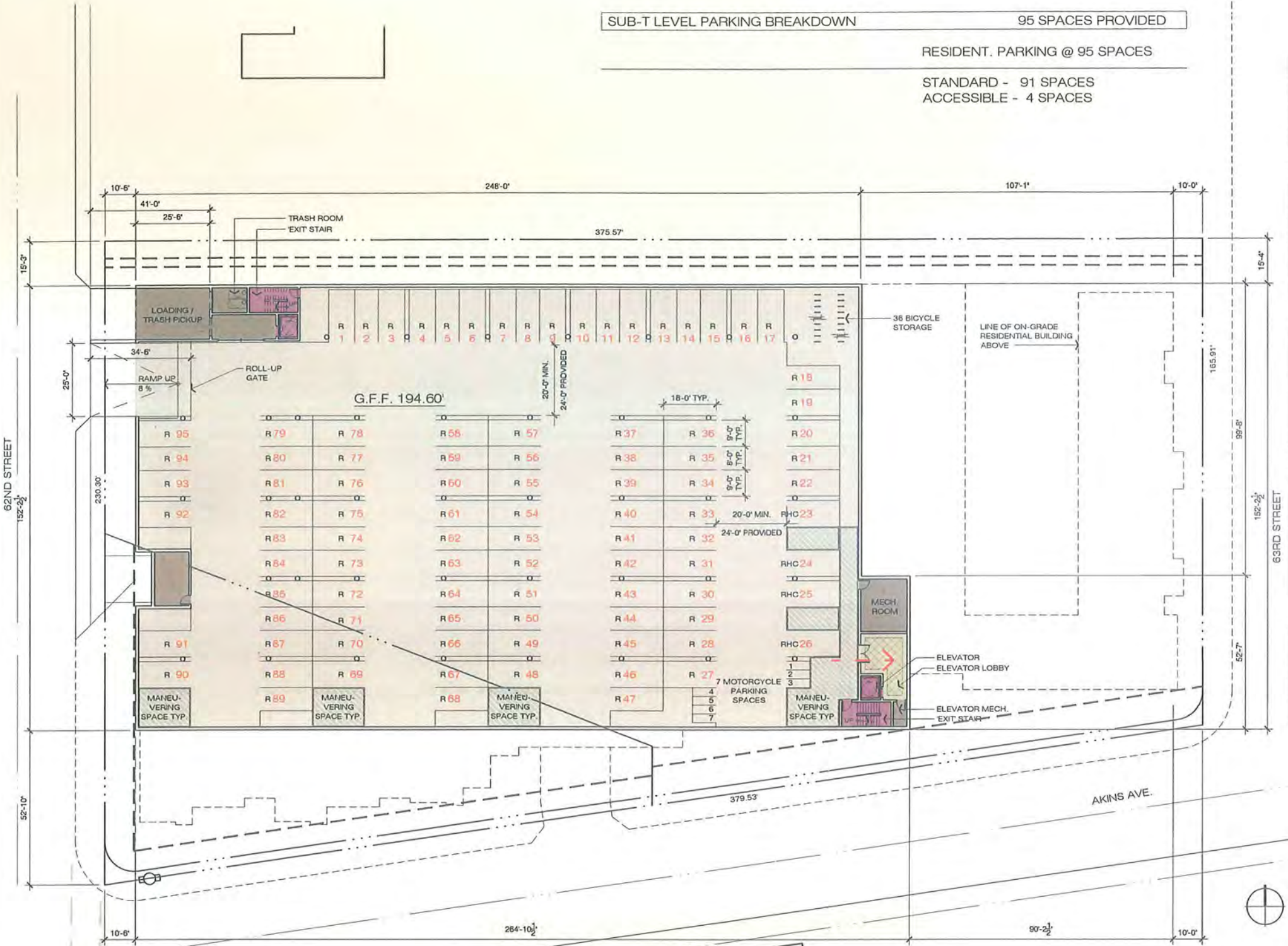
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VILLA ENCANTADA

62ND STREET AND IMPERIAL HWY., SAN DIEGO CA

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- NOTE
1. AMCAL IS PROPOSING AN AFFORDABLE FAMILY DEVELOPMENT - 100% AFFORDABLE TO LOW INCOME FAMILY HOUSEHOLDS.
 2. CONSTRUCTION DRAWINGS SHALL DEMONSTRATE COMPLIANCE WITH BUILDING ARTICULATION REQUIREMENTS CONTAINED IN SAN DIEGO MUNICIPAL CODE SECTION 131.0554.
 3. PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF LANDSCAPING REQUIREMENTS CONTAINED IN SAN DIEGO MUNICIPAL CODE CHAPTER 14, ARTICLE 2, DIVISION 4.
 4. PARKING SPACES SHALL COMPLY AT ALL TIMES WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND SHALL NOT BE CONVERTED FOR ANY OTHER USE UNLESS OTHERWISE AUTHORIZED BY THE CITY MANAGER.
 5. THE 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-2961411) 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.
 6. ALL GROUND LEVEL UNITS ALONG AKINS AVE. & 63RD STREET WILL HAVE PRIVATE ACCESS TO THE STREET.
 7. IF A "3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER / PERMITEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE DIRECTOR OF PUBLIC UTILITIES AND THE CITY ENGINEER

- LEGEND
- R - STANDARD RESIDENTIAL PARKING SPACES
 - RHC - HANDICAPPED PARKING SPACES
 - S/A - STAFF / GUEST / ASSIGNED PARKING SPACES
- ACCESSIBLE ROUTE

SUBTERRANEAN LEVEL PLAN

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VILLA ENCANTADA

62ND STREET AND IMPERIAL HWY., SAN DIEGO CA

scale: 1" = 20'-0"

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ATTACHMENT 8

NOTE

- LEGEND

M - STANDARD MTS PARKING SPACES
M-HC - HANDICAPPED MTS PARKING SPACES
S - STAFF / GUEST / ASSIGNED PARKING SPACES

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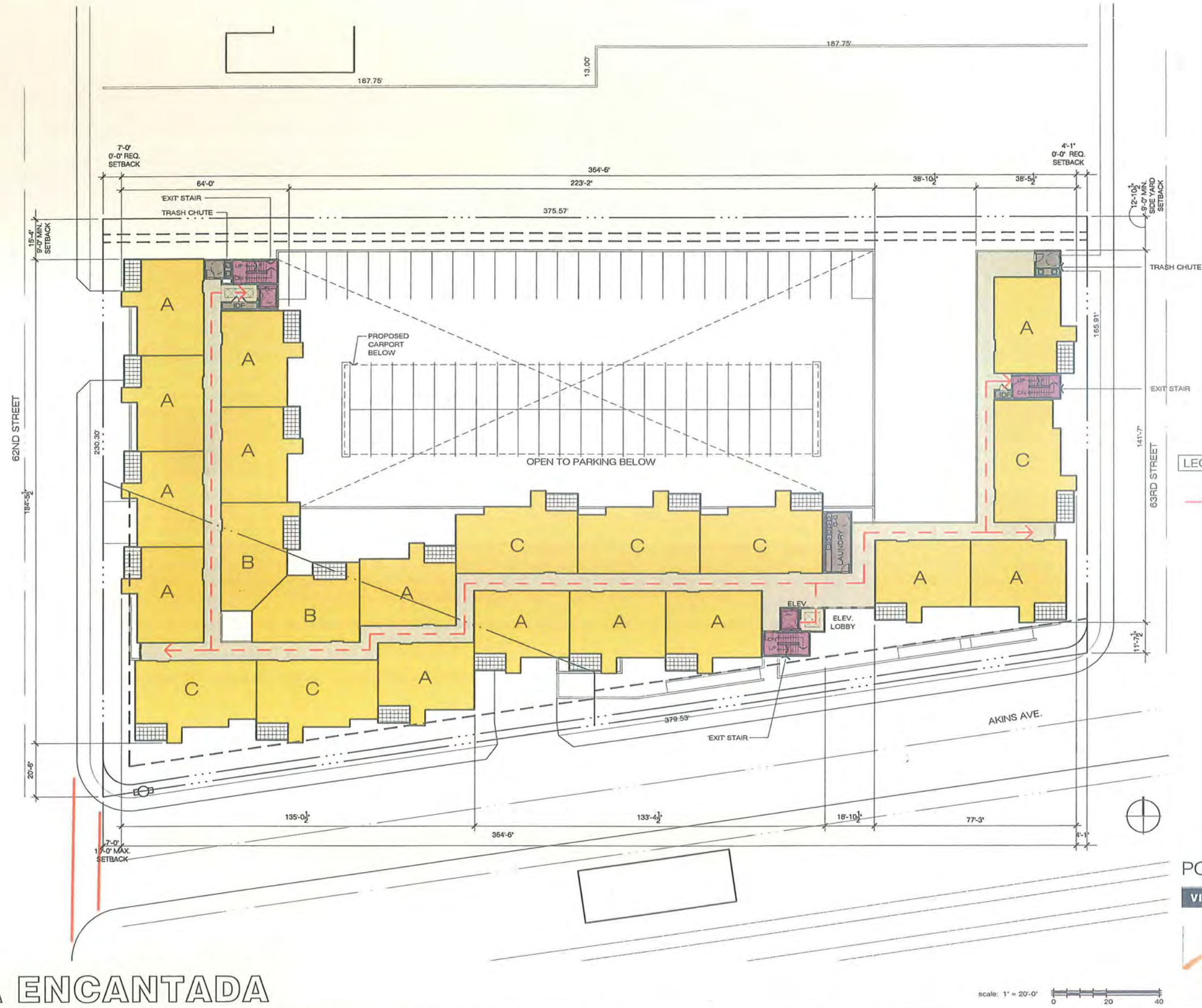
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62ND STREET AND IMPERIAL HWY., SAN DIEGO CA

VILLA ENCANTADA

62ND STREET AND IMPERIAL HWY., SAN DIEGO CA



LEGEND

→ ACCESSIBLE ROUTE

PODIUM LEVEL PLAN

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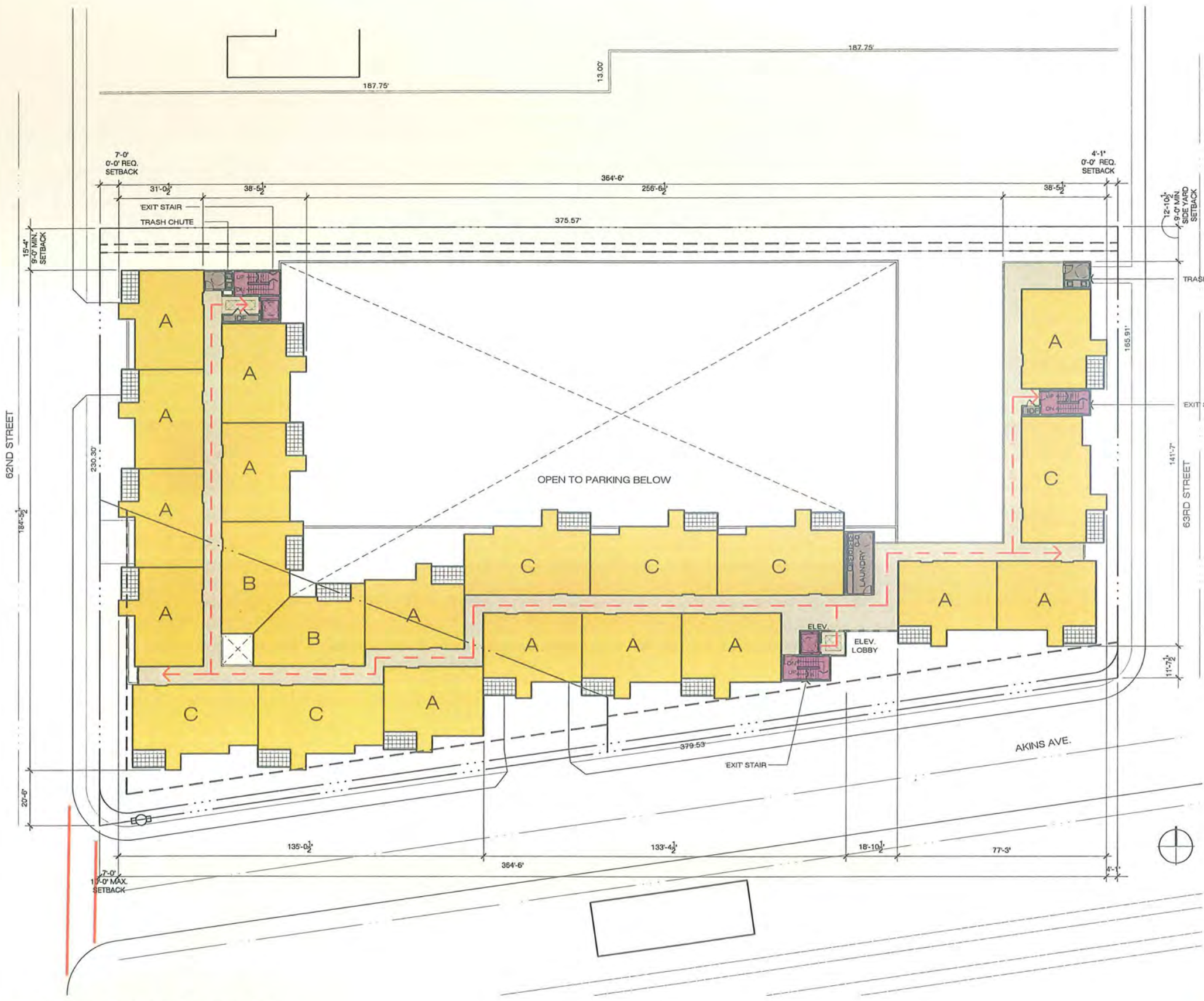
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VILLA ENCANTADA

62ND STREET AND IMPERIAL HWY., SAN DIEGO CA



LEGEND

→ ACCESSIBLE ROUTE

THIRD LEVEL PLAN

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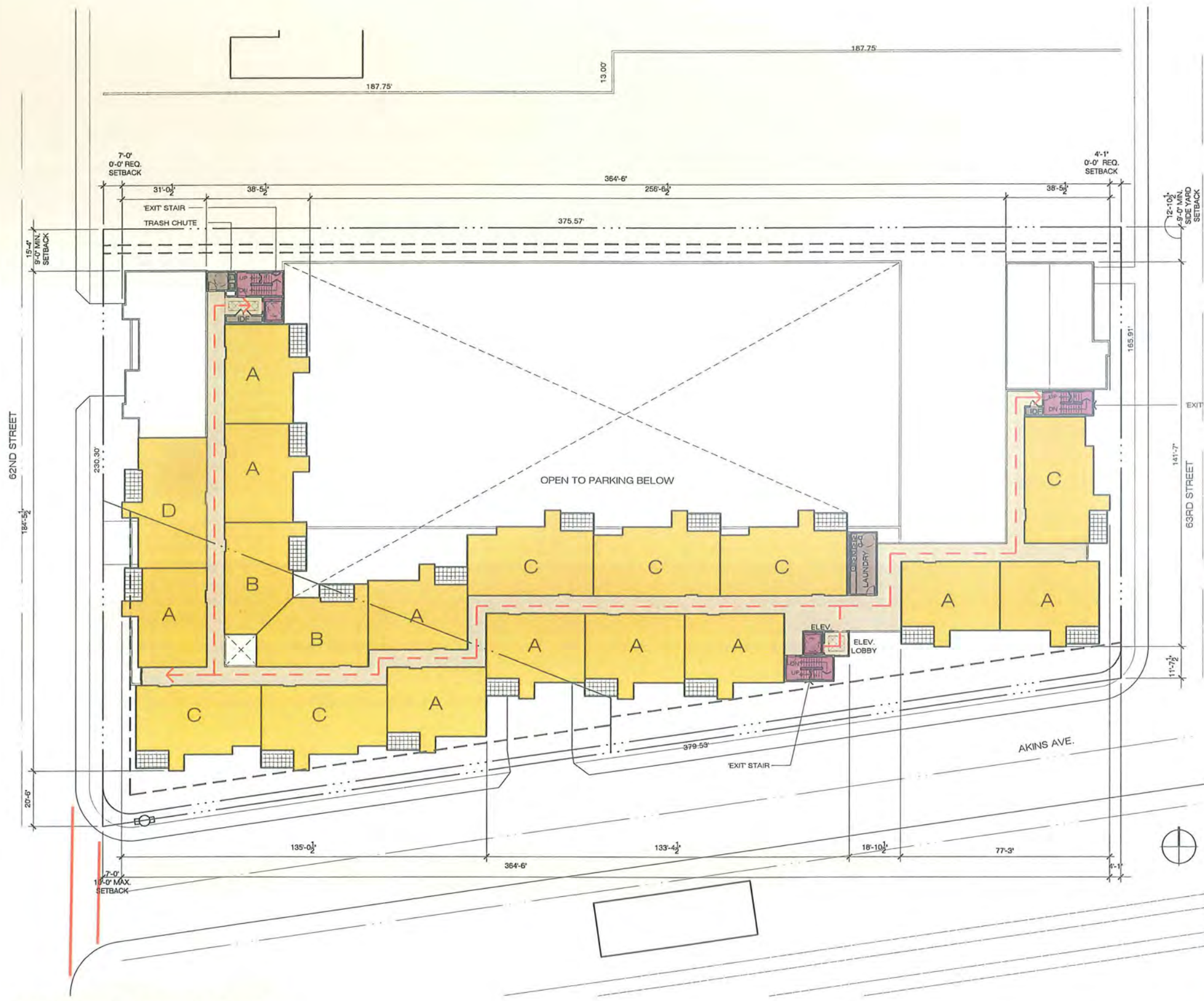


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VILLA ENCANTADA

62ND STREET AND IMPERIAL HWY., SAN DIEGO CA



LEGEND

—> ACCESSIBLE ROUTE

...♦ EXIT PATH

FOURTH LEVEL PLAN

VILLA ENCANTADA - SAN DIEGO, CA

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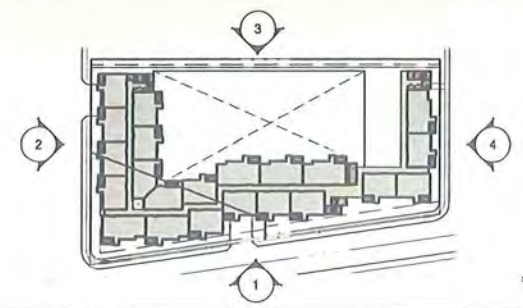


4. TRANSPARENCY

| | | |
|-----------------------|---------------------|--------|
| TRANSPARENCY PROVIDED | | |
| AKINS AVE. | 568 SF / 1,932 SF = | 29.4 % |
| 62ND ST. | 60 SF / 1,015 SF = | 5.9 % |

NOTE: REFER TO GRADING PLAN FOR FINISH FLOOR ELEVATIONS

* ELEVATIONS ARE BASED ON CERTIFIED SURVEY (LEPPERT ENGINEERING, 3/13/2013)



scale: 1" = 16'-0"

0 16 32

BUILDING ELEVATIONS

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VILLA ENCANTADA

62ND STREET AND IMPERIAL HWY., SAN DIEGO CA



4. TRANSPARENCY

TRANSPARENCY PROVIDED
AKINS AVE. 568 SF / 1,932 SF = 29.4 %
62ND ST. 60 SF / 1,015 SF = 5.9 %

NOTE: REFER TO GRADING PLAN FOR FINISH
FLOOR ELEVATIONS

* ELEVATIONS ARE BASED ON CERTIFIED
SURVEY (LEPPERT ENGINEERING, 3/13/2013)



scale: 1" = 16'-0"

BUILDING ELEVATIONS

VILLA ENCANTADA - SAN DIEGO, CA

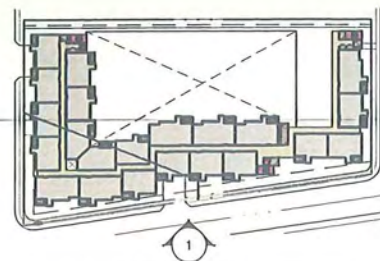
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VILLA ENCANTADA

62ND STREET AND IMPERIAL HWY., SAN DIEGO CA



VILLA ENCANTADA

62ND STREET AND IMPERIAL HWY., SAN DIEGO CA

ENLARGED ENTRY ELEVATIONS

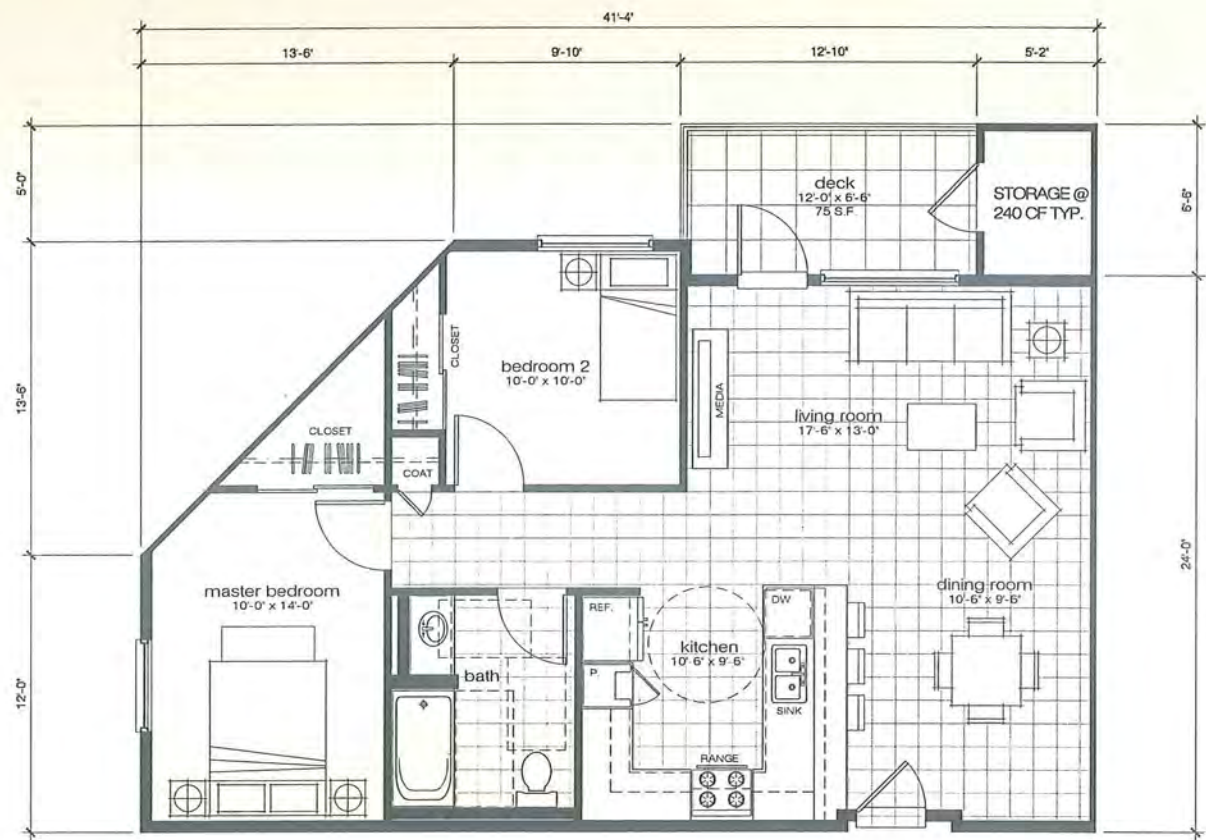
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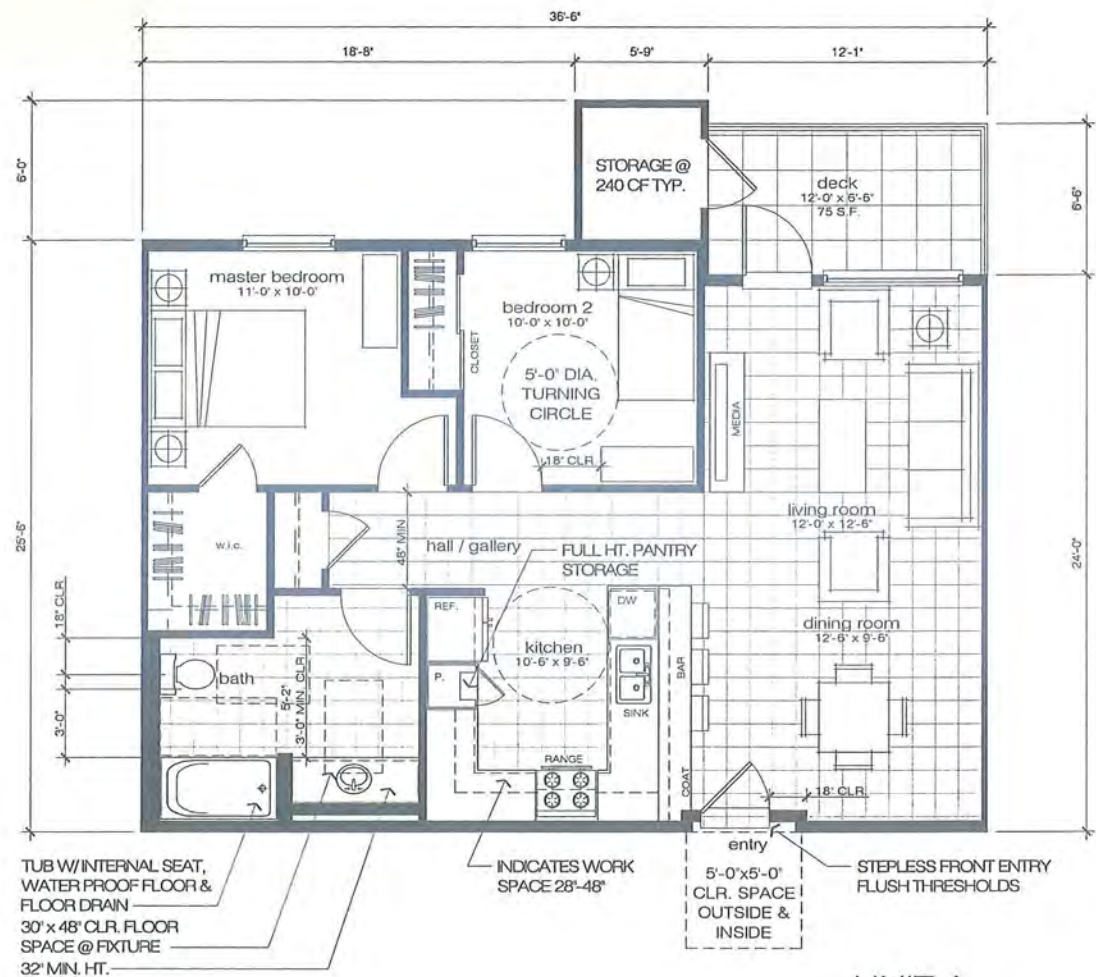
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UNIT B
2 BEDROOM + 1 BATH
GROSS UNIT SF = 930 S.F.
LIVABLE UNIT SF = 890 S.F.
DECK AREA = 75 S.F.



NOTE:
- 32" MIN. CLR. DOOR OPENING
- 36" WIDE ENTRY
- 34" WIDE @ BEDROOMS, BATH & DECK

UNIT A
2 BEDROOM + 1 BATH
GROSS UNIT SF = 900 S.F.
LIVABLE UNIT SF = 830 S.F.
DECK AREA = 70 S.F.

TYPICAL UNIT PLANS

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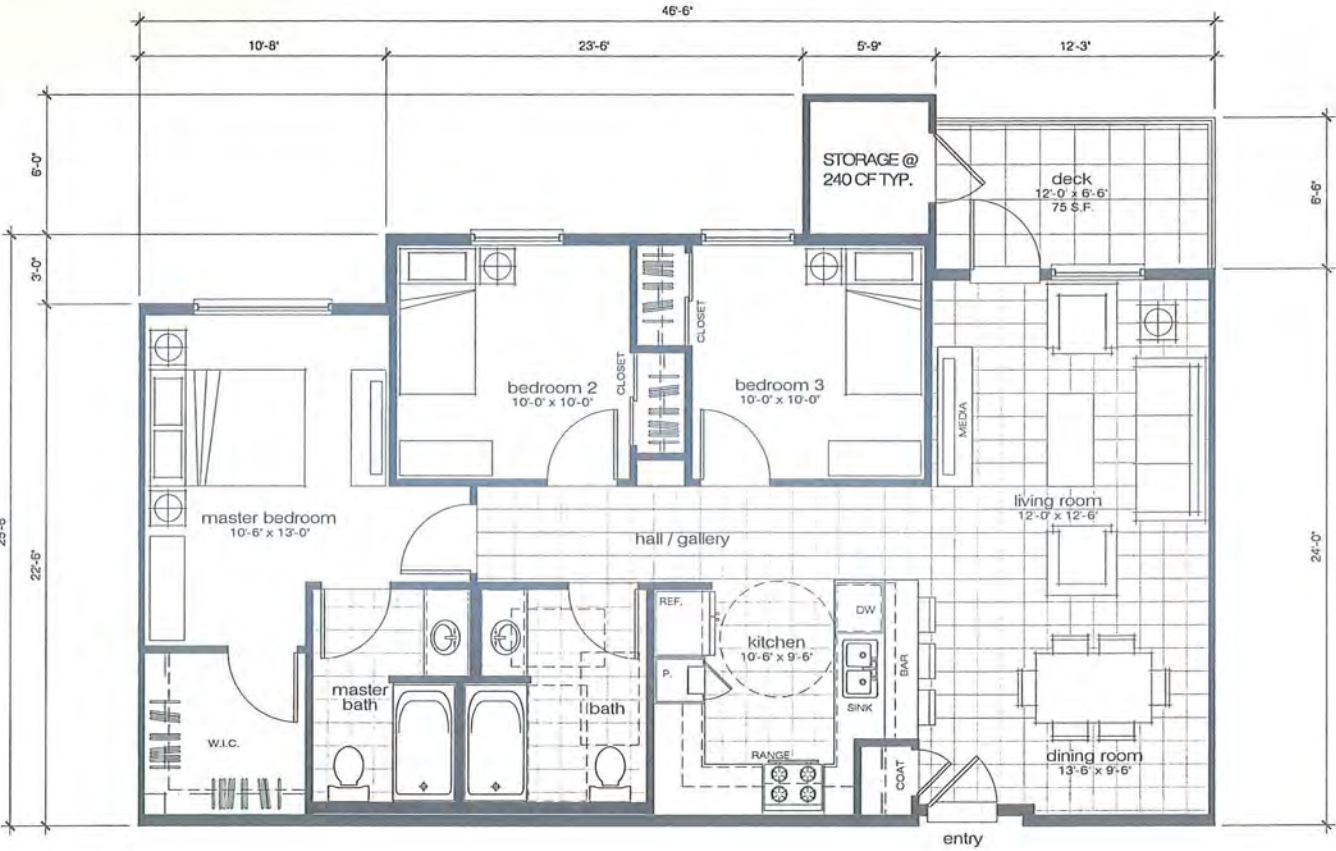
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VILLA ENCANTADA

62ND STREET AND IMPERIAL HWY., SAN DIEGO CA



UNIT C
3 BEDROOM + 2 BATH
GROSS UNIT SF = 1,125 S.F.
LIVABLE UNIT SF = 1,050 S.F.
DECK AREA = 70 S.F.
* SEE UNIT A FOR MORE INFORMATION
NOT SHOWN HERE

TYPICAL UNIT PLANS

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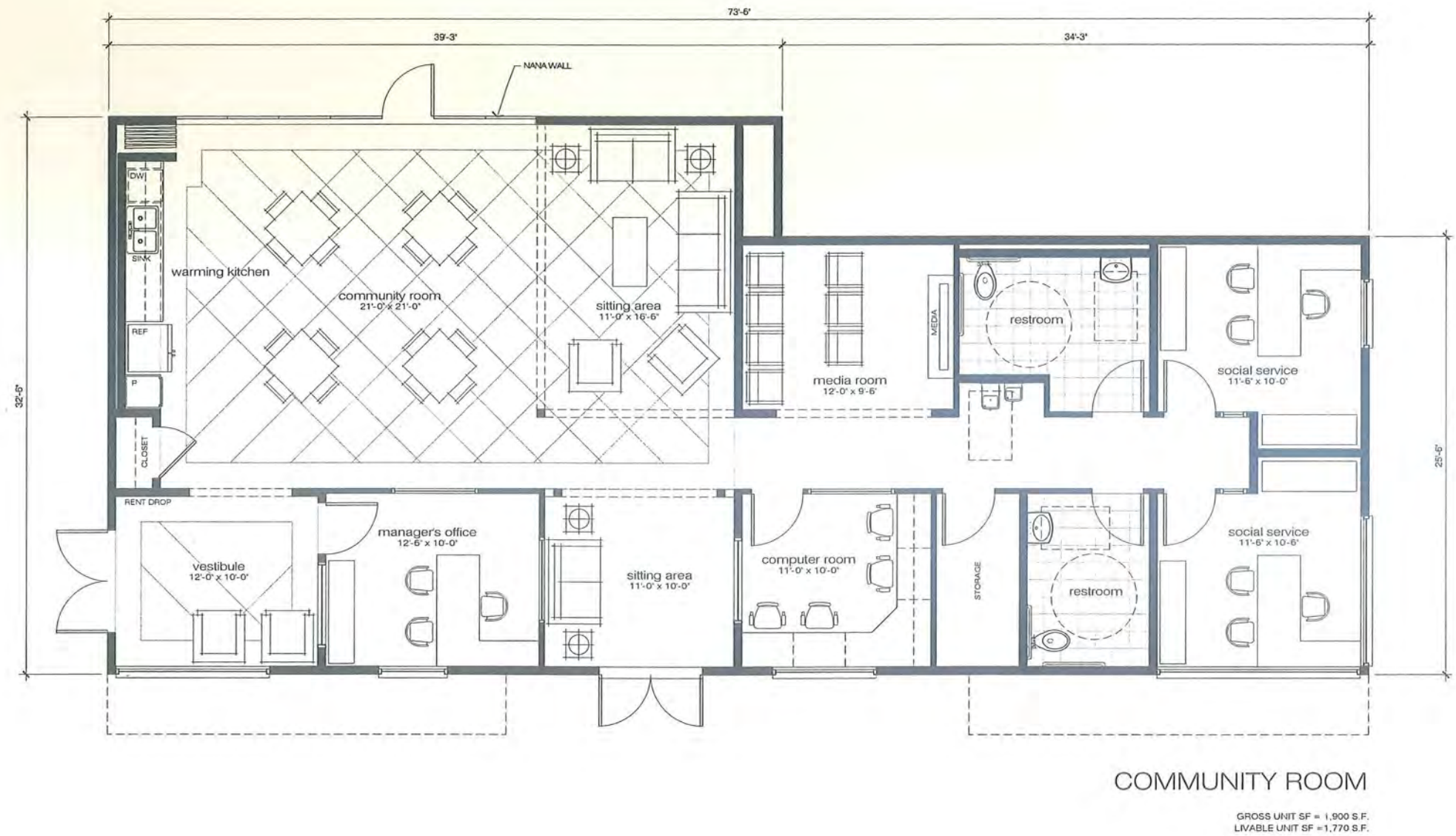
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VILLA ENCANTADA

62ND STREET AND IMPERIAL HWY., SAN DIEGO CA

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VILLA ENCANTADA

62ND STREET AND IMPERIAL HWY., SAN DIEGO CA

TYPICAL UNIT PLANS

VILLA ENCANTADA - SAN DIEGO, CA



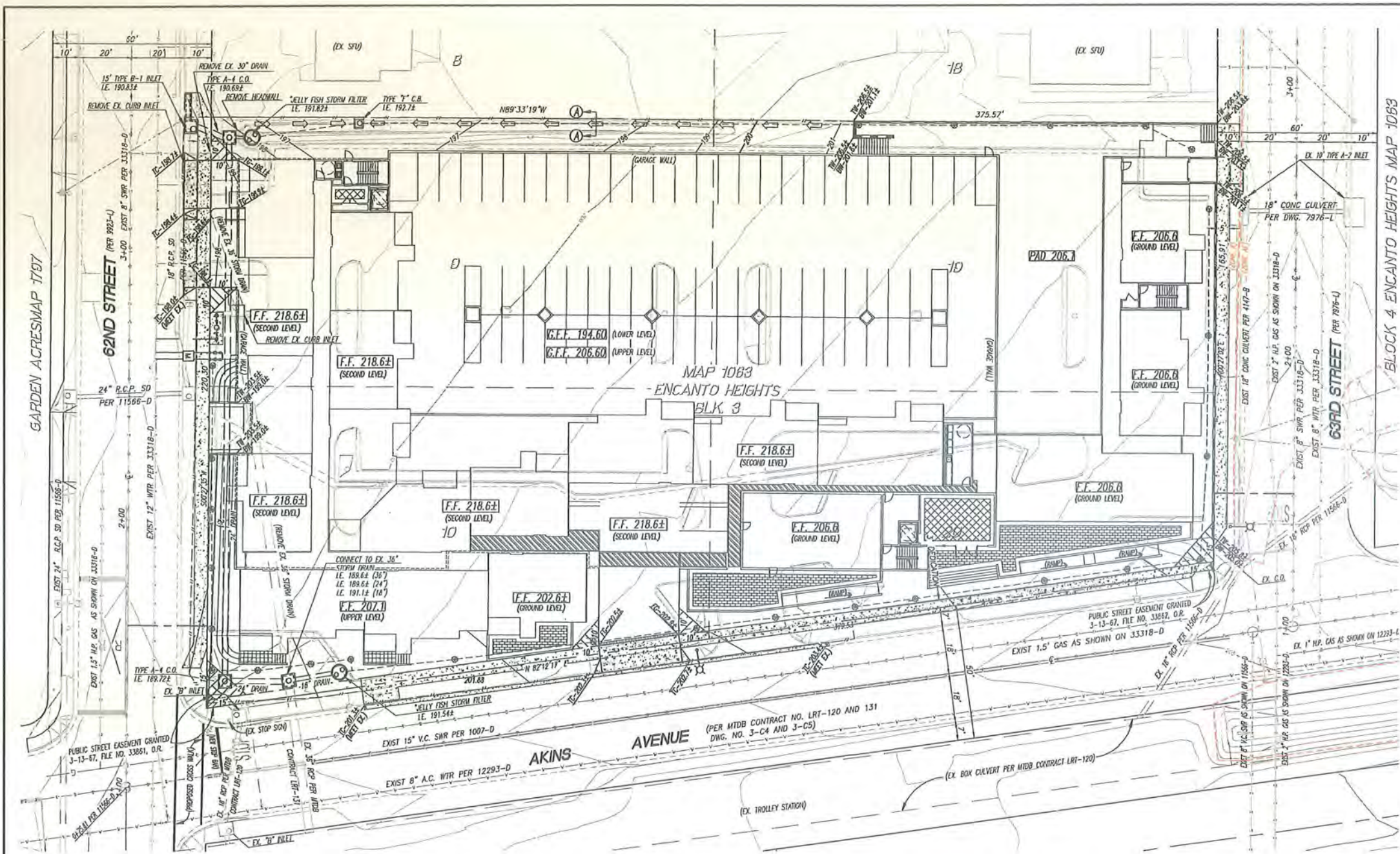
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scale: 1/4" = 1'-0"

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**LEGEND**

- PROPERTY BOUNDARY
EXISTING PARCEL LINE
SETBACK LINE
EXISTING CONTOURS
EXISTING STORM DRAIN
EXISTING CURB INLET
EXISTING CLEAN OUT
EXISTING MASONRY FENCE
PROPOSED RETAINING WALL
PROPOSED CONTOURS
PROPOSED CURB INLET
PROPOSED CLEAN OUT
PROPOSED TYPE "F" CATCH BASIN
AREA DRAIN
PROPOSED "JELLYFISH" STORM FILTER (OR EQUAL)
PROPOSED TRENCH DRAIN
PROPOSED STORM DRAIN
PROPOSED LANDSCAPE DRAIN
VEGETATED SWALE (SEE SECTION A-A)
DAYLIGHT LINE/LIMIT OF WORK
FINISHED FLOOR
GARAGE FINISHED FLOOR
FLOOD HAZARD LIMITS

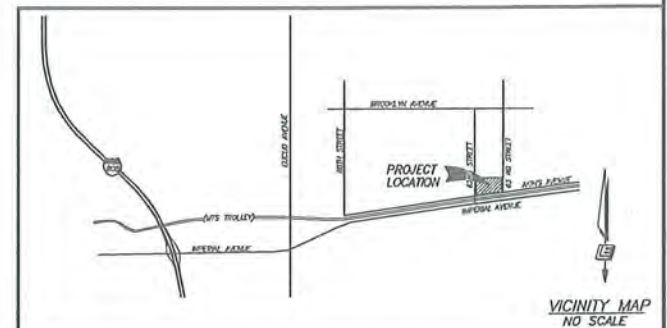
SITE VISIBILITY TRIANGLE

LEGAL DESCRIPTION:

ALL OF LOTS 9, 10, 19 AND 20 IN BLOCK 3 OF ENCANTO HEIGHTS IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1083, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1907.

GRADING TABULATION

- TOTAL SITE AREA: 1.65 AC.±
- TOTAL AMOUNT OF SITE TO BE GRADED: 1.65 AC.±
- PERCENT OF TOTAL SITE TO BE GRADED: 100.0%
- AMOUNT OF CUT: 11,000 C.Y.±
- MAXIMUM DEPTH OF CUT: 10 FT.±
- AMOUNT OF FILL: 2,000 C.Y.±
- MAXIMUM DEPTH OF FILL: 8 FT.±
- MAXIMUM HEIGHT OF FILL SLOPE: 5 FT.±
- MAXIMUM HEIGHT OF CUT SLOPE: N/A
- CUT SLOPE RATIO: 2:1
- FILL SLOPE RATIO: 2:1
- AMOUNT OF EXPORT: 9,000 C.Y.±
- RETAINING WALLS: LENGTH=331'±; MAX. HGT.: 6'±

**GENERAL NOTES:**

- FOR PROJECT IMPROVEMENTS, SEE SHEET C2-0.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

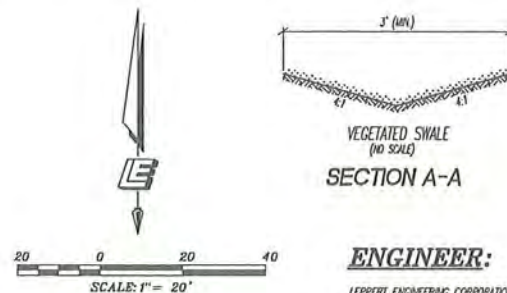
TOPOGRAPHIC INFORMATION

- SOURCE: TOPOGRAPHIC INFORMATION COMPILED FROM FIELD SURVEY DATA.
- DATE OF SURVEY: JANUARY 24-28, 2013.
- PREPARED BY: SURVEILLANT SURVEYING
- DATE: MEAN SEA LEVEL (NAD 83)

| NO. | DATE | BY | DESCRIPTION | NO. | DATE | BY | DESCRIPTION |
|-----|----------|-----|------------------------------------|-----|---------|-----|------------------------|
| 1 | 12/2/13 | LEC | CYCLE ISSUES REVISIONS | 12 | | | |
| 2 | 10/16/13 | LEC | ANAL. SITE PLAN REVISION | 11 | | | |
| 3 | 3/25/13 | LEC | ADD ACCESSIBLE RAMP | 10 | 5/22/14 | LEC | ADD TRASH ENCLOSURE |
| 4 | 3/23/13 | LEC | REVISE MASTER WATER METER LOCATION | 9 | 4/16/14 | LEC | CYCLE ISSUES REVISIONS |
| 5 | 2/27/13 | LEC | REVISE WALCUM SITE PLAN REVISION | 8 | 3/11/14 | LEC | CYCLE ISSUES REVISIONS |
| 6 | 2/8/13 | LEC | ORIGINAL | 7 | 1/31/14 | LEC | CYCLE ISSUES REVISIONS |

Leppert Engineering Corporation
5190 GOVERNOR DRIVE
Suite 205
San Diego, CA 92122
(858) 597-2001

PREPARATION AND REVISION LOG



SECTION A-A

ENGINEER:

LEPPERT ENGINEERING CORPORATION
5190 GOVERNOR DRIVE, S-205
SAN DIEGO, CA 92122

BY: "FOR REVIEW PURPOSES ONLY"

NORMAN S. KASUBACH

RCE 31829

DATE:

FLOOD HAZARD INFORMATION

- FLOOD ZONE DESIGNATION: "X" (AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD), AND ZONE "Y" (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE).
- PANEL: 1904 OF 2375
- MAP NO.: 080781090
- DATE OF LOAN: MAY 23, 2014
- BASE FLOOD ELEVATION: 204.6 M.S.L. (NAD83)
- ALL AREAS LOWER THAN THE BASE FLOOD ELEVATION PLUS 2 FEET IS SUBJECT TO FLOODING.
- THIS PROJECT SHALL COMPLY WITH SECTION 14.01015 AND 14.01016 OF THE MUNICIPAL CODE FOR DEVELOPMENT IN THE FLOOD HAZARD AREA.

GRADING AND DRAINAGE NOTES

- GRADING: IT IS PROPOSED THAT THE PROJECT BE GRADED AS SHOWN HEREON. APPROXIMATELY 6,500 CUBIC YARDS WILL BE EXPORTED TO COMPLETE THE PROPOSED GRADING.
- DRAINAGE: STORM WATER GENERATED ON-SITE WILL BE COLLECTED THROUGH A SYSTEM OF PRIVATE STORM DRAIN PIPES AS SHOWN HEREON. THE PROPOSED PRIVATE STORM DRAIN SYSTEM WILL DISCHARGE TO AN EXISTING 36" STORM DRAIN CONSTRUCTED BY MTDB UNDER CONTRACT LRT-131.
- BUMPS: THE PROJECT WILL PROPOSE A NUMBER OF CONSTRUCTION AND POST CONSTRUCTION BUMPS TO ADDRESS WATER QUALITY ISSUES CREATED BY THE PROPOSED PROJECT. THESE MEASURES WILL BE ADDRESSED IN THE PROJECT'S SWPPP AND WATER QUALITY TECHNICAL REPORT.
- ALL ON-SITE STORM DRAIN FACILITIES SHALL BE PRIVATE.

GEOLOGIC HAZARD CATEGORY

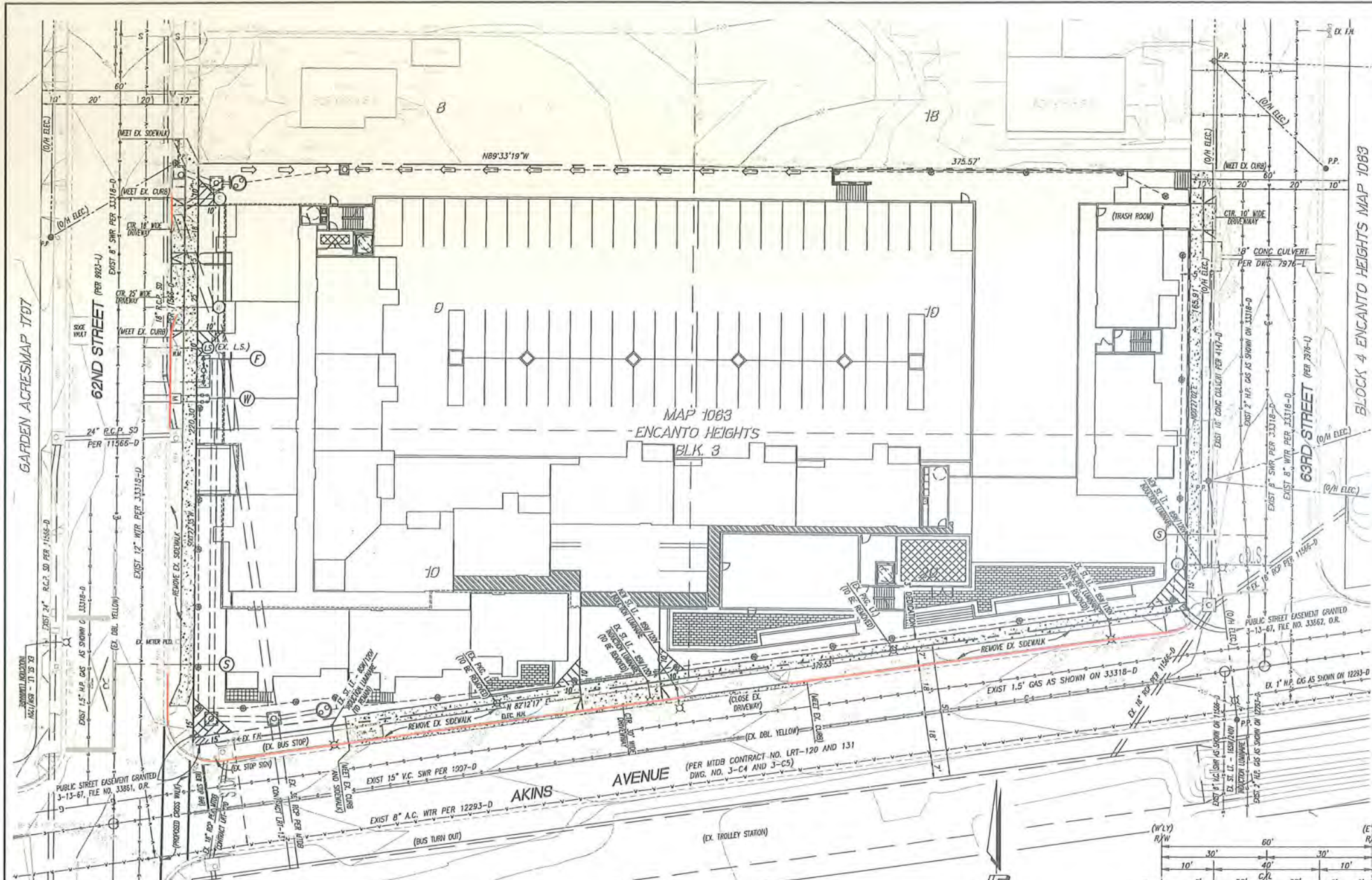
- HAZARD CATEGORY 52: OTHER LEVEL AREAS, GENTLY SLOPING TO STEEP TERRAIN, FAVORABLE GEOLOGIC STRUCTURE, LOW RISK.
- HAZARD CATEGORY 32: LOW POTENTIAL, FLUCTUATING GROUNDWATER, MAJOR DRAINAGES.

BENCH MARK

BRASS DISC TO CTR. MEDIAN IMPERIAL AVENUE
ELEVATION 230.34 M.S.L. (NAD 83)

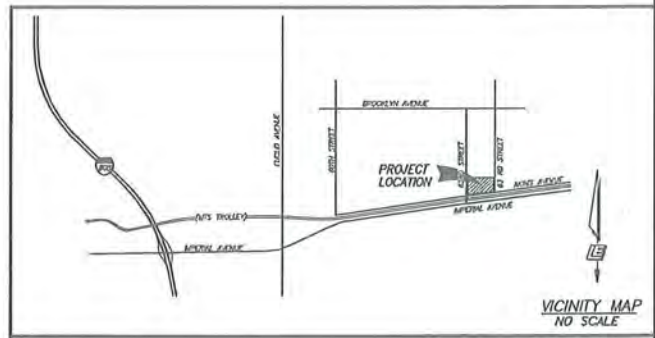
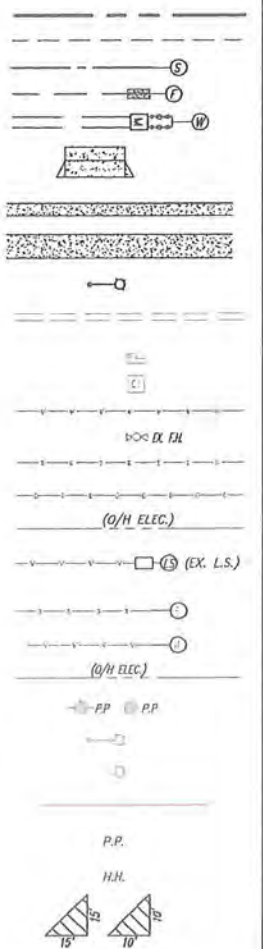
NAD 83: 1838-6309 NAD 27: 198-1749 PROJECT: 345460

"FOR REVIEW"



LEGEND

- PROPERTY BOUNDARY
- PARCEL LINE
- PROPOSED LATERAL LATERAL
- PROPOSED FIRE SERVICE AND BACKFLOW (WF-05)
- PROPOSED WATER SERVICE, DUAL 2" WATER METERS & BACKFLOWS
- NEW DRIVEWAY (SDG-G-14A)
- NEW CURB AND GUTTER (G-2)
- NEW CONC. SIDEWALK (G-7)
- NEW STREET LIGHT (E-1, SDE-101)
- EXISTING STORM DRAIN
- EXISTING CURB INLET
- EXISTING CLEAN OUT
- EXISTING WATER
- EXISTING FIRE HYDRANT
- EXISTING SEWER
- EXISTING GAS
- EXISTING OVERHEAD ELECTRIC
- EXISTING LANDSCAPE WATER SERVICE AND METER (TO REMAIN)
- EXISTING SEWER LATERAL (TO BE ABANDONED)
- EXISTING WATER SERVICE (TO BE ABANDONED)
- EXISTING OVERHEAD ELECTRICAL
- EXISTING POWER POLE
- EXISTING STREET LIGHT
- EXISTING PARKING LOT LIGHTS (TO BE REMOVED)
- EXISTING CURB PAINTED "RED"
- POWER POLE
- HAND HOLE
- SITE VISIBILITY TRIANGLE



LEGAL DESCRIPTION:

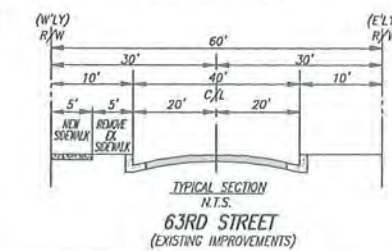
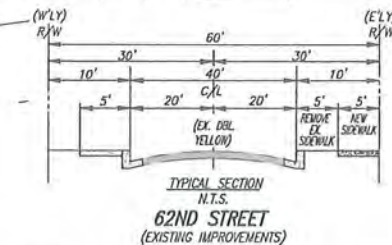
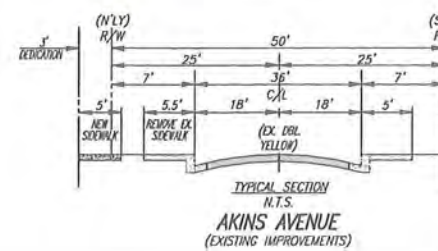
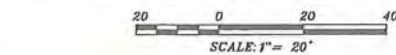
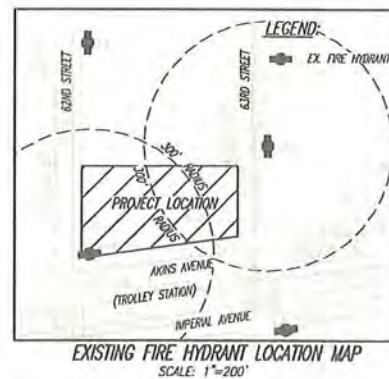
ALL OF LOTS 8, 10, 18 AND 20 IN BLOCK 3 OF ENCANTO HEIGHTS IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED NO. 1083, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1987.

STREET PARKING:

| PRE-DEVELOPMENT PARKING | POST-DEVELOPMENT PARKING |
|------------------------------------|--------------------------|
| 1. 62ND STREET 4 SPACES (93 LF.±) | 4 SPACES (93 LF.±) |
| 2. AKINS AVENUE 0 SPACES | 0 |
| 3. 63RD STREET 7 SPACES (150 LF.±) | 7 SPACES (150 LF.±) |
| TOTAL: 11 SPACES | 11 SPACES |

NOTES:

- IF A 3" OR LARGER WATER METER IS REQUIRED FOR THIS PROJECT, THE DEVELOPER SHALL CONSTRUCT THE NEW METER WITHIN AN ADEQUATELY SIZED EASEMENT EASEMENT ABOVE GROUND IN A MANNER SATISFACTORY TO THE DIRECTOR OF PUBLIC UTILITIES AND THE CITY ENGINEER.
- ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE PRIVATE.
- EXISTING DRIVEWAYS SHALL BE CLOSED AND REPLACED WITH CURB, CUTTER AND SIDEWALK.
- FOR GRADING AND DRAINAGE, SEE SHEET C1-0.



| NO. | DATE | BY | DESCRIPTION | NO. | DATE | BY | DESCRIPTION | REVISION |
|-----|----------|-----|---|-----|---------|-----|------------------------|----------|
| 1 | 2/2/13 | LEC | CYCLE ISSUES REVISIONS | 11 | | | | |
| 2 | 10/16/13 | LEC | ADDITIONAL SITE PLAN REVISION | 12 | | | | |
| 3 | 3/25/13 | LEC | ADD ACCESSIBLE RAMP | 13 | 5/21/14 | LEC | ADD TRASH ENCLOSURE | |
| 4 | 3/13/13 | LEC | REVISE MASTER METER/FIRE SERVICE LOCATION | 14 | 4/16/14 | LEC | CYCLE ISSUES REVISIONS | |
| 5 | 2/22/13 | LEC | WIDEN MALCOLM SITE PLAN REVISION | 15 | 3/11/14 | LEC | CYCLE ISSUES REVISIONS | |
| 6 | 2/22/13 | LEC | ORIGINAL | 16 | 1/31/14 | LEC | CYCLE ISSUES REVISIONS | |
| 7 | 2/6/13 | LEC | | | | | | |

Prepared by: SSD 10.01-17.12
31829
PREPARATION AND REVISION LOG

PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, S-205
SAN DIEGO, CA 92122
PHONE #: (858) 597-2001

PROJECT ADDRESS:

505-537 62ND STREET and 504-528 63RD STREET
SAN DIEGO, CA 92114

PROJECT NAME:

VILLA ENCANTADA

SHEET TITLE:

CONCEPTUAL IMPROVEMENT PLAN

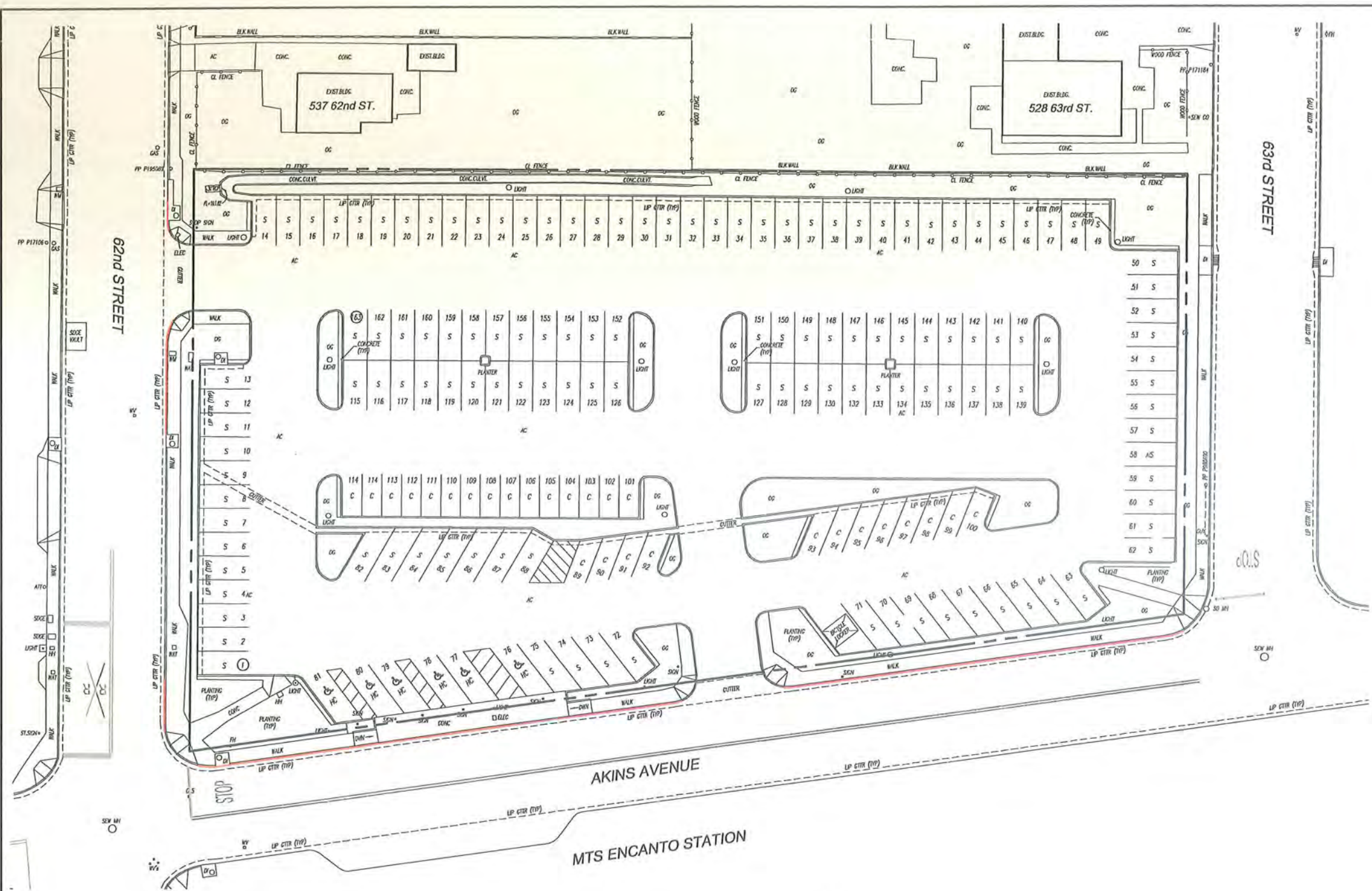
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| REVISION 14: | |
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| REVISION 7: | |
| REVISION 6: | |
| REVISION 5: | |
| REVISION 4: | 05/23/14 |
| REVISION 3: | 03/14/14 |
| REVISION 2: | 02/13/14 |
| REVISION 1: | 12/19/13 |

ORIGINAL DATE: 11/07/2013

SHEET C2-0 OF 3

DEP#

"FOR REVIEW"



LEGEND

- PROPERTY BOUNDARY
- EXISTING CURB PAINTED "RED"
- STANDARD PARKING SPACE
- COMPACT PARKING SPACE
- ACCESSIBLE PARKING SPACE
- FIRST AND LAST PARKING SPACE

EXISTING MTS PARKING TABULATION:

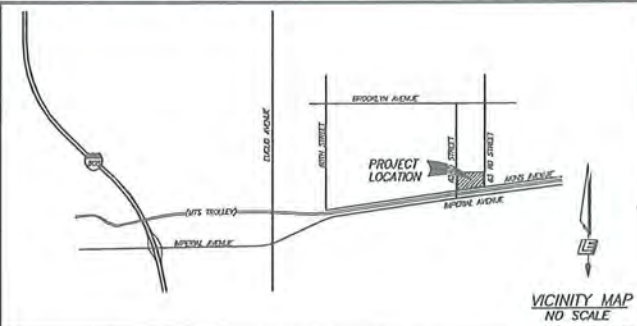
| | |
|----------------------------|-----|
| STANDARD PARKING SPACES: | 130 |
| COMPACT PARKING SPACES: | 27 |
| ACCESSIBLE PARKING SPACES: | 6 |
| TOTAL: | 163 |

STREET PARKING:

| | PRE-DEVELOPMENT PARKING | POST DEVELOPMENT PARKING |
|-----------------|-------------------------|--------------------------|
| 1. 62ND STREET | 4 SPACES (93 L.F.±) | 4 SPACES (93 L.F.±) |
| 2. AKINS AVENUE | 0 SPACES | 0 |
| 3. 63RD STREET | 7 SPACES (150 L.F.±) | 7 SPACES (150 L.F.±) |
| TOTAL: | 11 SPACES | 11 SPACES |

LEGAL DESCRIPTION:

ALL OF LOTS 9, 10, 19 AND 20 IN BLOCK 3 OF ENCANTO HEIGHTS IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF VOL. 1063, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1907.



PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, S-205
SAN DIEGO, CA 92122
PHONE #:(658) 597-2001

PROJECT ADDRESS:
505-537 62ND STREET and 504-528 63RD STREET
SAN DIEGO, CA 92114

PROJECT NAME:
VILLA ENCANTADA

SHEET TITLE:
EXISTING MTS PARKING LOT PLAN

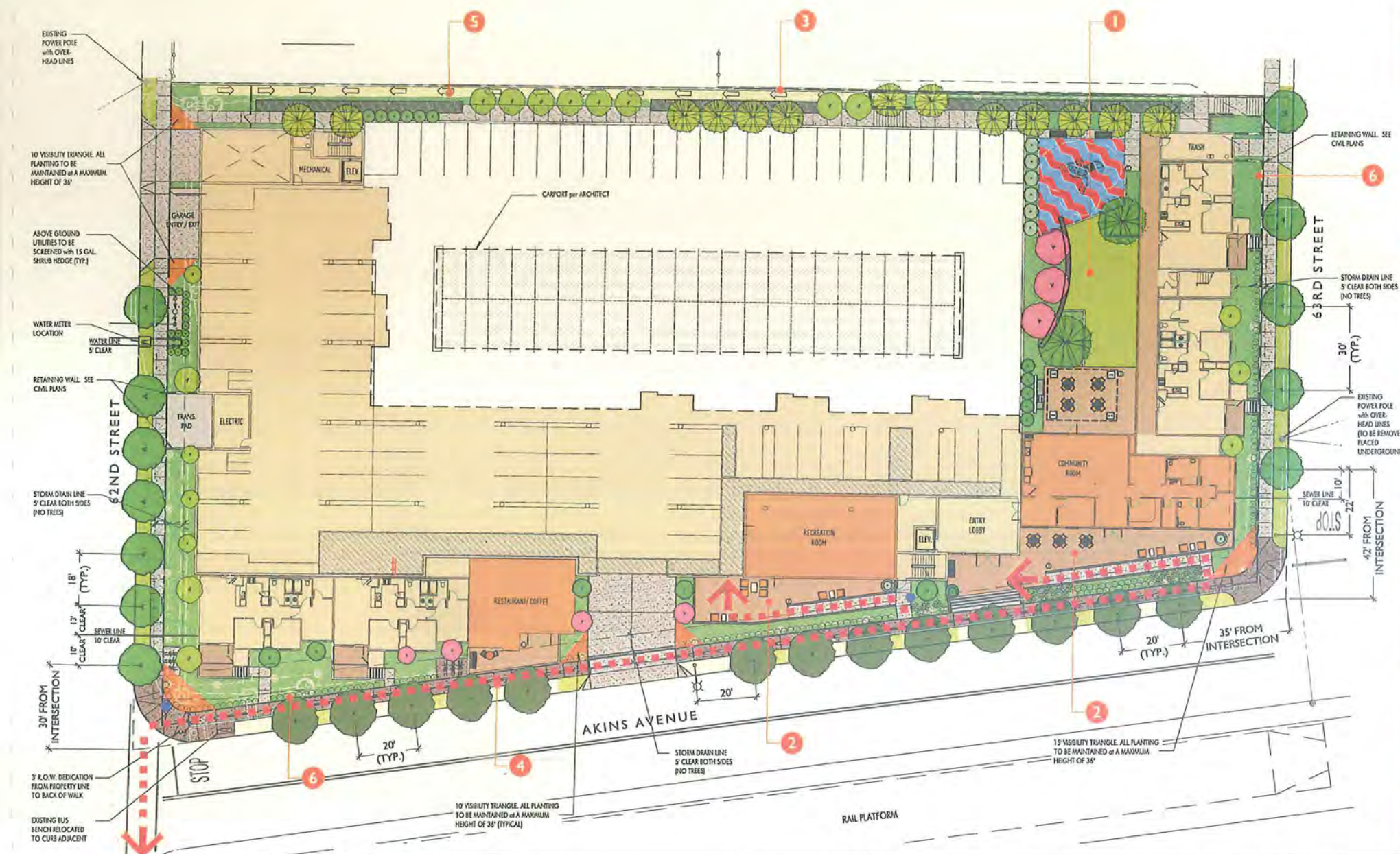
- REVISION 14:
- REVISION 13:
- REVISION 12:
- REVISION 11:
- REVISION 10:
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- REVISION 4:
- REVISION 3:
- REVISION 2:
- REVISION 1:

ORIGINAL DATE: 2/13/2014

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CIRCULATION KEY:



ACCESSIBLE PATH OF TRAVEL FROM PROJECT TO TRANSIT STATION

CITY of SAN DIEGO STREET TREE NOTES

STREET TREES WILL BE PLANTED BETWEEN THE CURB AND ABUTTING PROPERTY LINE. THE NUMBER OF REQUIRED STREET TREES SHALL BE CALCULATED AT THE RATE OF ONE 24" BOX TREE FOR EVERY 30' OF STREET FRONTAGE.

| | | | |
|-------------|---------------|-------------|-------------|
| ATKINS AVE | 360' FRONTAGE | 12 REQUIRED | 13 PROVIDED |
| 62ND STREET | 185' FRONTAGE | 7 REQUIRED | 7 PROVIDED |
| 63RD STREET | 150' FRONTAGE | 5 REQUIRED | 5 PROVIDED |

STREET TREES SHALL BE SEPARATED FROM IMPROVEMENTS BY THE MINIMUM DISTANCE SHOWN IN TABLE 142-04E. TREES SHALL BE SELECTED IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.

TABLE 142-04E - TREE CLEARANCE FROM UTILITIES

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

62ND STREET & IMPERIAL T.O.D.

AMCAL MULTI-HOUSING, INC.

PLANTING CONCEPT STATEMENT:

PLANT MATERIALS IS SELECTED FOR THEIR WATER CONSERVATION QUALITIES, LOW MAINTENANCE, VISUAL INTEREST and ADAPTED to the LOCAL CLIMATE.

THE CONCEPTUAL LANDSCAPE PLANS INDICATE TWO HYDROZONES BASED ON LOCATIONS; INTERIOR COURTYARDS and BUILDING PERIMETER. FURTHER DETAILED PLANTING PLANS at the PERMIT SUBMITTAL will be REFINED and EXPANDED BASED ON NUANCES in the BUILDING DESIGN and EXPOSURES.

THE PLANTING SCHEME EMPHASIZES FORM, TEXTURE and FOLIAGE COLOR ST in A CONTEMPORARY ARRANGEMENT OF LARGE BROAD MASSINGS. PLANT SPECIES with UNIQUE CHARACTERISTICS USED SINGULARLY WILL CREATE FOCAL POINTS and POINTS OF INTEREST.

GENERAL LANDSCAPE NOTES:

1. NO EXISTING TREES TO BE PROTECTED ON SITE
2. ALL TREES WITHIN 5' OF ANY HARDSCAPE SHALL RECEIVE ROOT BARRIERS.
3. ALL SHRUB AREAS SHALL RECEIVE A 3" MINIMUM LAYER OF BARK MULCH.
4. NO PROPOSED SLOPES OR BERMING
5. LANDSCAPE TO COMPLY WITH SSDMC 142.0402
6. STREETScape TO COMPLY WITH SEDS CPIOZ STREET CORRIDOR PLAN
7. EXISTING OVERHEAD ELECTRIC LINES at 63RD STREET TO BE BURIED UNDER SIDEWALK

LANDSCAPE AREA SUMMARY

INFILTRATION/PERMEABILITY AREA (ON SITE) 8,353 S.F.

IRRIGATION WATER CONSERVATION FEATURES

THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:

1. INSTALLATION OF AUTOMATIC 'SMART' IRRIGATION CONTROLLER WITH RAIN-SENSOR & WEATHER TRACK.
2. THE USE OF LOW PRECIPITATION/LOW ANGLE IRRIGATION SPRAY HEADS.
3. THE USE OF LOW WATER CONSUMING PLANTS.
4. SOIL AMENDMENT TO ACHIEVE GOOD SOIL MOISTURE RETENTION.
5. MULCHING TO REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONE.

SAN DIEGO, CA.

LANDSCAPE AMENITIES KEY:

1. EAST COURTYARD
 - LINEAR INTERLOCKING CONCRETE PAVERS at DINING AREA and CORRIDOR
 - CURVED SEAT WALL
 - TOT LOT with RUBBERIZED SURFACING (815 s.f.)
 - SYNTHETIC TURF AREA (1,015 s.f.)
 - TREE SCREEN TO BLOCK PARKING LOT
 - DINING AREA WITH BARBEQUE, OVERHEAD TRELLIS and GROUP SEATING
 2. PUBLIC GATHERING AREA and COMMUNITY PATIO
 - LOUNGE SEATING and TABLES
 - POTTERY with PATIO TREES
 - TRASH RECEPTACLES
 - LINEAR CONCRETE PAVERS
 3. 6'H DECORATIVE MASONRY WALL AT PROPERTY LINE (SLUMP BLOCK - TAN COLOR)
 4. ENHANCED SIDEWALK PAVING - CONNECTION TO CROSSWALK FOR ACCESS TO TRANSIT
 5. VEGETATED BIOSWALE per CIVIL ENGINEER
 6. SHRUB HEDGE TO DELINEATE THE PUBLIC / PRIVATE BORDER
- WAYFINDING SIGNAGE LOCATION TO TRANSIT STATION. SEE EXAMPLE PHOTO ON SHEET L1.2

PRELIMINARY TREE PALETTE

| SYMBOL | BOTANICAL NAME / COMMON NAME | CONTAINER SIZE | MATURE HT. x WD. | QTY. | FORM & FUNCTION | WATER USE |
|--------|--|----------------|------------------|------|-----------------|-----------|
| | ADONIS AVENUE STREET TREE | 30" BOX | 30' x 25' | 13 | BROAD CANOPY | MED |
| | TRISTANIA CONFERTA - (OPTION 1) TIPU TREE - STANDARD TRUNK | 30" BOX | 30' x 25' | 13 | BROAD CANOPY | MED |
| | JACARANDA MIMOSIFOLIA | 30" BOX | 30' x 25' | 13 | BROAD CANOPY | MED |
| | JACARANDA - (OPTION 2) | 30" BOX | 30' x 25' | 13 | BROAD CANOPY | MED |
| | 62ND & 63RD STREET TREE | 30" BOX | 30' x 25' | 13 | BROAD CANOPY | MED |
| | TRISTANIA CONFERTA - (OPTION 1) BRISBANE BOX - LOW BRANCHING | 30" BOX | 30' x 25' | 13 | BROAD CANOPY | MED |
| | PLATANUS RACEMOSA - (OPTION 2) CALIFORNIA SYCAMORE | 30" BOX | 30' x 25' | 13 | BROAD CANOPY | MED |
| | 62ND STREET SCREEN SHRUB (at ABOVE-GROUND UTILITIES) | 15 GAL | 10' x 5' | 14 | VERTICAL SCREEN | MED |
| | PRUNUS C. 'DARTMOUTH' & 'RIGHT' CAROLINA CHERRY | 15 GAL | 10' x 5' | 14 | VERTICAL SCREEN | MED |
| | 62ND & 63RD BACKGROUNDTREE | 30" BOX | 30' x 25' | 13 | BROAD CANOPY | MED |
| | PLATANUS A. 'WOODGROVE' LONDON PLANE - STANDARD TRUNK | 30" BOX | 30' x 25' | 13 | BROAD CANOPY | MED |
| | TRISTANIA CONFERTA BRISBANE BOX - LOW BRANCHING | 30" BOX | 30' x 25' | 13 | BROAD CANOPY | MED |
| | PROJECT PERIMETER ADJACENT TO RESIDENTIAL | 30" BOX | 30' x 25' | 13 | BROAD CANOPY | MED |
| | TRISTANIA CONFERTA BRISBANE BOX - LOW BRANCHING | 30" BOX | 30' x 25' | 13 | BROAD CANOPY | MED |
| | TREES/LARGE SHRUBS at RESIDENTIAL COURTYARD | 30" BOX | 30' x 25' | 13 | BROAD CANOPY | MED |
| | RAVENSIA OLIVACEA TIMBER BAMBOO | 24" BOX | 8' x 25' | 5 | VERTICAL SCREEN | LOW |
| | LAGERSTROEMIA x FAURIEI 'TUSCANDIA' CRABE MYRTLE | 30" BOX | 18' x 10' | 3 | BROAD FLOWERING | MED |
| | STREUTZNER NICOLAI GIANT BIRD OF PARADISE | 24" BOX | 25' x 15' | 6 | BROAD ACCENT | MED |
| | OLEA EUROPAEA 'SWAN HILL' SWAN HILL FRUITLESS OLIVE - MULTI | 48" BOX | 20' x 20' | 2 | BROAD CANOPY | MED |

SESD STREET TREE CORRIDOR PLAN

| BOTANICAL NAME / COMMON NAME | STREET LOCATION | DESCRIPTION |
|---------------------------------------|-------------------------------|--------------------|
| TRISTANIA CONFERTA BRISBANE BOX | 61st STREET to 62nd STREET | STREET TREE |
| T.B.D. | 61st STREET to 62nd STREET | ACCENT STREET TREE |
| TRISTANIA CONFERTA BRISBANE BOX | 62nd STREET to WOODMAN STREET | STREET TREE |
| PLATANUS RACEMOSA CALIFORNIA SYCAMORE | WOODMAN STREET to 63rd STREET | STREET TREE |
| PLATANUS RACEMOSA CALIFORNIA SYCAMORE | 61st to 63rd STREET | MEDIAN TREE |

APPENDIX E: WATER REQUIREMENTS and ESTIMATED USE

Maximum Applied Water Allowance: $MAWA = (ET_o \times .62) \times 0.70 \times \text{Landscape Area}$
 $(51) \times (.62) \times 0.70 \times 8,353 \text{ s.f.} = 184,885 \text{ gal./yr.}$
 Estimated Total Water Use: $= 146,734 \text{ gal./yr.}$

| HYDROZONES | ET _o | PLANT FACTOR | LANDSCAPE AREA (SQ.FT.) | CONVERSION FACTOR | IRRIGATION EFFICIENCY | GALLONS per YEAR |
|-----------------------|-----------------|--------------|-------------------------|-------------------|-----------------------|------------------|
| 62nd STREET | 51 | 0.5 | 1,523 | 0.62 | 90% | 26,754 |
| AKINS AVENUE | 51 | 0.5 | 2,235 | 0.62 | 90% | 38,930 |
| 62ND STREET | 51 | 0.5 | 1,523 | 0.62 | 90% | 26,754 |
| RESIDENTIAL COURTYARD | 51 | 0.5 | 1,158 | 0.62 | 90% | 20,342 |
| NORTH PERIMETER | 51 | 0.5 | 2,242 | 0.62 | 90% | 39,384 |
| | | | 8,353 | | | 146,734 |

CONCEPTUAL LANDSCAPE PLAN L1.0

MJS Design Group

Cannery Lofts
507 30th Street
Newport Beach, CA 92663
(949) 675-9964



REVISION: JUNE 4 2014

City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101-4154
(619) 445-5000

Landscape Calculations Worksheet
Multiple Dwelling Unit Development in All Zones

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

STREET YARD (Driveways and utility bases not included in the total area as they are required hardscape areas and thus not potential planting areas)

• A minimum 40 sq. ft. planting area shall be provided for all trees, with no dimension less than 5 ft.
• At least one-half of the required planting points shall be achieved with trees.

| Planting Area Required [142.0404] | Planting Area Provided | Excess Area Provided |
|-----------------------------------|------------------------|----------------------|
| Total Area sq. ft. x 50% = | sq. ft. | sq. ft. |

Planting Points Required [142.0404]

| Planting Points Required [142.0404] | Plant Points Provided | Excess Points Provided |
|-------------------------------------|-----------------------|------------------------|
| Total Area sq. ft. x 0.05 = | points | points |

Points achieved with trees: points

Planting Area allowable as hardscape or unattached unit pavers [142.0405(b)(1)(B)]

| Planting Area allowable as hardscape or unattached unit pavers [142.0405(b)(1)(B)] | Provided |
|--|----------|
| Total Area sq. ft. x 10% = | sq. ft. |

REMAINING YARD - 2 Dwelling Units

| Plant Points Required | Plant Points Provided | Points Achieved with trees (at least 50%) |
|---------------------------------|-----------------------|---|
| 60 points in the remaining yard | points | Points |

REMAINING YARD - 3 or more Dwelling Units

| Plant Points Required | Plant Points Provided | Points Achieved with trees (at least 50%) |
|------------------------------|-----------------------|---|
| 60 points x 1 # of buildings | 1,575 points | 1,170 Points |

VEHICULAR USE AREA (VUA) - See separate worksheet (DS-5)

ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS

If any of the requirements of Landscape Regulations, Section 142.0405 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.

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DS-006 (03-09)

Page 2 of 2 City of San Diego - Development Services Department - Multiple Dwelling Unit Development in All Zones

POINTS MATRIX

| SHRUBS | QTY. | PTS. |
|--------|------|------|
| 1 GAL. | 85 | 85 |
| 5 GAL. | 160 | 320 |

TREES

| | QTY. | PTS. |
|---------|------|------|
| 24" BOX | 6 | 120 |
| 36" BOX | 21 | 1050 |

TOTAL: 1575

REMAINING YARD CALCULATIONS
(COURTYARD and REAR YARD)

City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101-4154
(619) 445-5000

Landscape Calculations Worksheet
Multiple Dwelling Unit Development in All Zones

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

STREET YARD (Driveways and utility bases not included in the total area as they are required hardscape areas and thus not potential planting areas)

• A minimum 40 sq. ft. planting area shall be provided for all trees, with no dimension less than 5 ft.
• At least one-half of the required planting points shall be achieved with trees.

| Planting Area Required [142.0404] | Planting Area Provided | Excess Area Provided |
|-----------------------------------|------------------------|----------------------|
| Total Area 1,269 sq. ft. x 50% = | 635 sq. ft. | 580 sq. ft. |

Planting Points Required [142.0404]

| Planting Points Required [142.0404] | Plant Points Provided | Excess Points Provided |
|-------------------------------------|-----------------------|------------------------|
| Total Area 1,269 sq. ft. x 0.05 = | 64 points | 380 points |

Points achieved with trees: 150 points

Planting Area allowable as hardscape or unattached unit pavers [142.0405(b)(1)(B)]

| Planting Area allowable as hardscape or unattached unit pavers [142.0405(b)(1)(B)] | Provided |
|--|-------------|
| Total Area 1,269 sq. ft. x 10% = | 127 sq. ft. |

REMAINING YARD - 2 Dwelling Units

| Plant Points Required | Plant Points Provided | Points Achieved with trees (at least 50%) |
|---------------------------------|-----------------------|---|
| 60 points in the remaining yard | points | Points |

REMAINING YARD - 3 or more Dwelling Units

| Plant Points Required | Plant Points Provided | Points Achieved with trees (at least 50%) |
|------------------------------|-----------------------|---|
| 60 points x 1 # of buildings | NOT APPLICABLE | Points |

VEHICULAR USE AREA (VUA) - See separate worksheet (DS-5)

ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS

If any of the requirements of Landscape Regulations, Section 142.0405 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.

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Page 2 of 2 City of San Diego - Development Services Department - Multiple Dwelling Unit Development in All Zones

POINTS MATRIX

| SHRUBS | QTY. | PTS. |
|--------|------|------|
| 1 GAL. | 50 | 50 |
| 5 GAL. | 90 | 180 |

TREES

| | QTY. | PTS. |
|---------|------|------|
| 24" BOX | 0 | 0 |
| 36" BOX | 3 | 150 |

TOTAL: 380

63rd STREET YARD CALCULATIONS

City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101-4154
(619) 445-5000

Landscape Calculations Worksheet
Multiple Dwelling Unit Development in All Zones

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

STREET YARD (Driveways and utility bases not included in the total area as they are required hardscape areas and thus not potential planting areas)

• A minimum 40 sq. ft. planting area shall be provided for all trees, with no dimension less than 5 ft.
• At least one-half of the required planting points shall be achieved with trees.

| Planting Area Required [142.0404] | Planting Area Provided | Excess Area Provided |
|-----------------------------------|------------------------|----------------------|
| Total Area 2,920 sq. ft. x 50% = | 1,460 sq. ft. | 2,215 sq. ft. |

Planting Points Required [142.0404]

| Planting Points Required [142.0404] | Plant Points Provided | Excess Points Provided |
|-------------------------------------|-----------------------|------------------------|
| Total Area 2,920 sq. ft. x 0.05 = | 146 points | 860 points |

Points achieved with trees: 330 points

Planting Area allowable as hardscape or unattached unit pavers [142.0405(b)(1)(B)]

| Planting Area allowable as hardscape or unattached unit pavers [142.0405(b)(1)(B)] | Provided |
|--|-------------|
| Total Area 2,920 sq. ft. x 10% = | 292 sq. ft. |

REMAINING YARD - 2 Dwelling Units

| Plant Points Required | Plant Points Provided | Points Achieved with trees (at least 50%) |
|---------------------------------|-----------------------|---|
| 60 points in the remaining yard | points | Points |

REMAINING YARD - 3 or more Dwelling Units

| Plant Points Required | Plant Points Provided | Points Achieved with trees (at least 50%) |
|------------------------------|-----------------------|---|
| 60 points x 1 # of buildings | NOT APPLICABLE | Points |

VEHICULAR USE AREA (VUA) - See separate worksheet (DS-5)

ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS

If any of the requirements of Landscape Regulations, Section 142.0405 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.

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Page 2 of 2 City of San Diego - Development Services Department - Multiple Dwelling Unit Development in All Zones

POINTS MATRIX

| SHRUBS | QTY. | PTS. |
|--------|------|------|
| 1 GAL. | 110 | 110 |
| 5 GAL. | 210 | 420 |

TREES

| | QTY. | PTS. |
|---------|------|------|
| 24" BOX | 4 | 80 |
| 36" BOX | 5 | 250 |

TOTAL: 860

AKINS AVENUE STREET YARD CALCULATIONS

City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101-4154
(619) 445-5000

Landscape Calculations Worksheet
Multiple Dwelling Unit Development in All Zones

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

STREET YARD (Driveways and utility bases not included in the total area as they are required hardscape areas and thus not potential planting areas)

• A minimum 40 sq. ft. planting area shall be provided for all trees, with no dimension less than 5 ft.
• At least one-half of the required planting points shall be achieved with trees.

| Planting Area Required [142.0404] | Planting Area Provided | Excess Area Provided |
|-----------------------------------|------------------------|----------------------|
| Total Area 1,583 sq. ft. x 50% = | 792 sq. ft. | 1,523 sq. ft. |

Planting Points Required [142.0404]

| Planting Points Required [142.0404] | Plant Points Provided | Excess Points Provided |
|-------------------------------------|-----------------------|------------------------|
| Total Area 1,583 sq. ft. x 0.05 = | 80 points | 728 points |

Points achieved with trees: 380 points

Planting Area allowable as hardscape or unattached unit pavers [142.0405(b)(1)(B)]

| Planting Area allowable as hardscape or unattached unit pavers [142.0405(b)(1)(B)] | Provided |
|--|-------------|
| Total Area 1,583 sq. ft. x 10% = | 159 sq. ft. |

REMAINING YARD - 2 Dwelling Units

| Plant Points Required | Plant Points Provided | Points Achieved with trees (at least 50%) |
|---------------------------------|-----------------------|---|
| 60 points in the remaining yard | points | Points |

REMAINING YARD - 3 or more Dwelling Units

| Plant Points Required | Plant Points Provided | Points Achieved with trees (at least 50%) |
|------------------------------|-----------------------|---|
| 60 points x 1 # of buildings | NOT APPLICABLE | Points |

VEHICULAR USE AREA (VUA) - See separate worksheet (DS-5)

ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS

If any of the requirements of Landscape Regulations, Section 142.0405 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.

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DS-006 (03-09)

Page 2 of 2 City of San Diego - Development Services Department - Multiple Dwelling Unit Development in All Zones

POINTS MATRIX

| SHRUBS | QTY. | PTS. |
|--------|------|------|
| 1 GAL. | 60 | 120 |
| 5 GAL. | 114 | 228 |

TREES

| | QTY. | PTS. |
|---------|------|------|
| 15 GAL. | 14 | 150 |
| 24" BOX | 4 | 80 |
| 36" BOX | 3 | 150 |

TOTAL: 728

62nd STREET YARD CALCULATIONS



DINING FURNITURE at RESIDENTIAL COURTYARD



CONCRETE PAVERS at PUBLIC SPACES



POTTERY with DECORATIVE PLANTING



PLAY EQUIPMENT and RUBBERIZED SURFACING



METAL BENCH (SITE WIDE)



PUBLIC GATHERING SPACE TABLES



OVERHEAD TRELLIS at DINING AREA



BARBECUE at DINING AREA

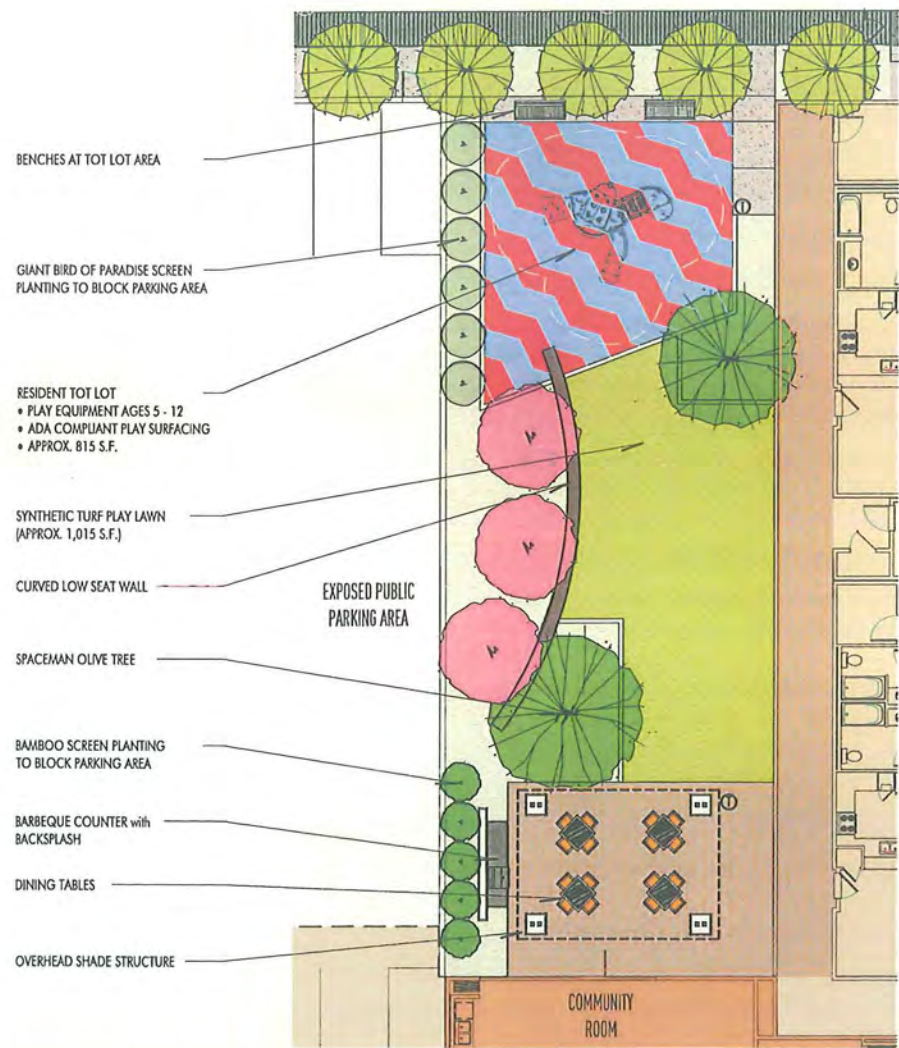


TRASH RECEPTACLE (SITE WIDE)

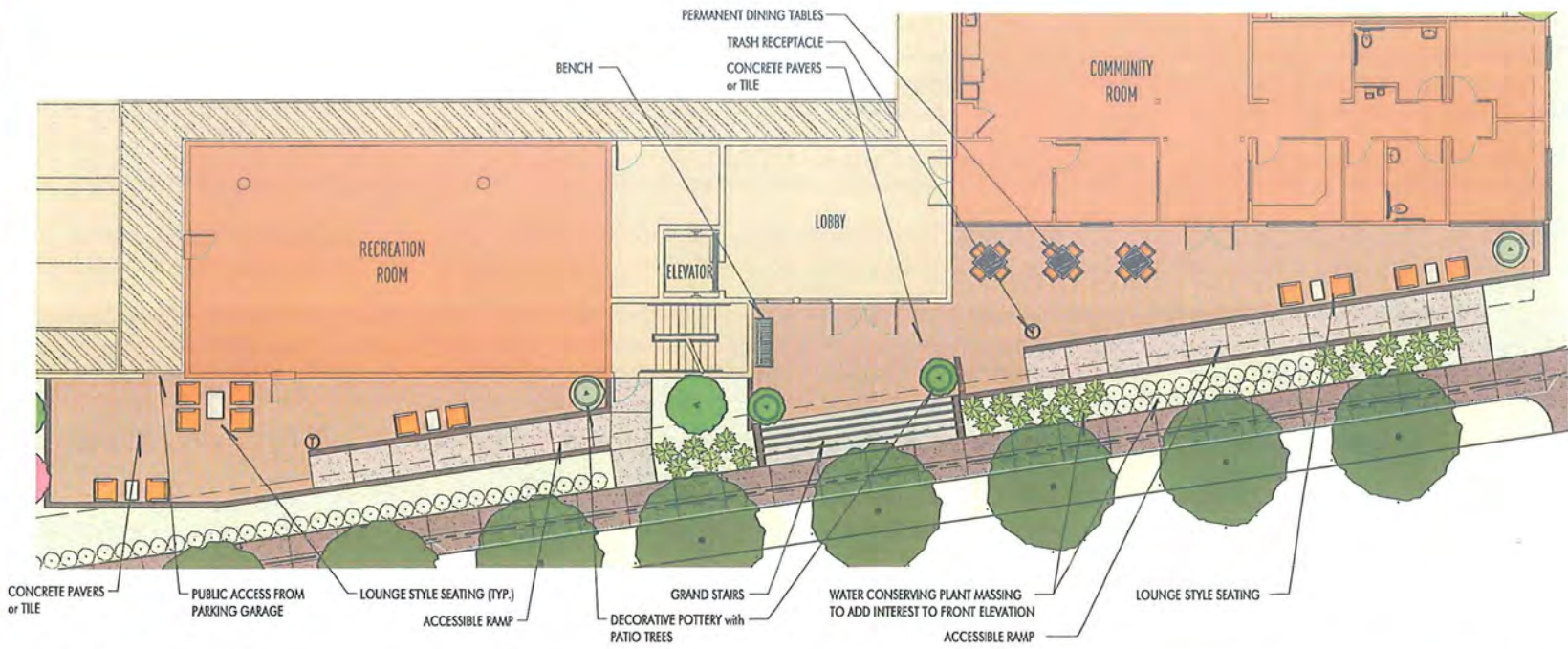




NORTH BUILDING ELEVATION



SCALE: 1" = 10'



PUBLIC ACCESS PATIOS

SCALE: 1" = 10'



RESIDENT PRIVATE COURTYARD

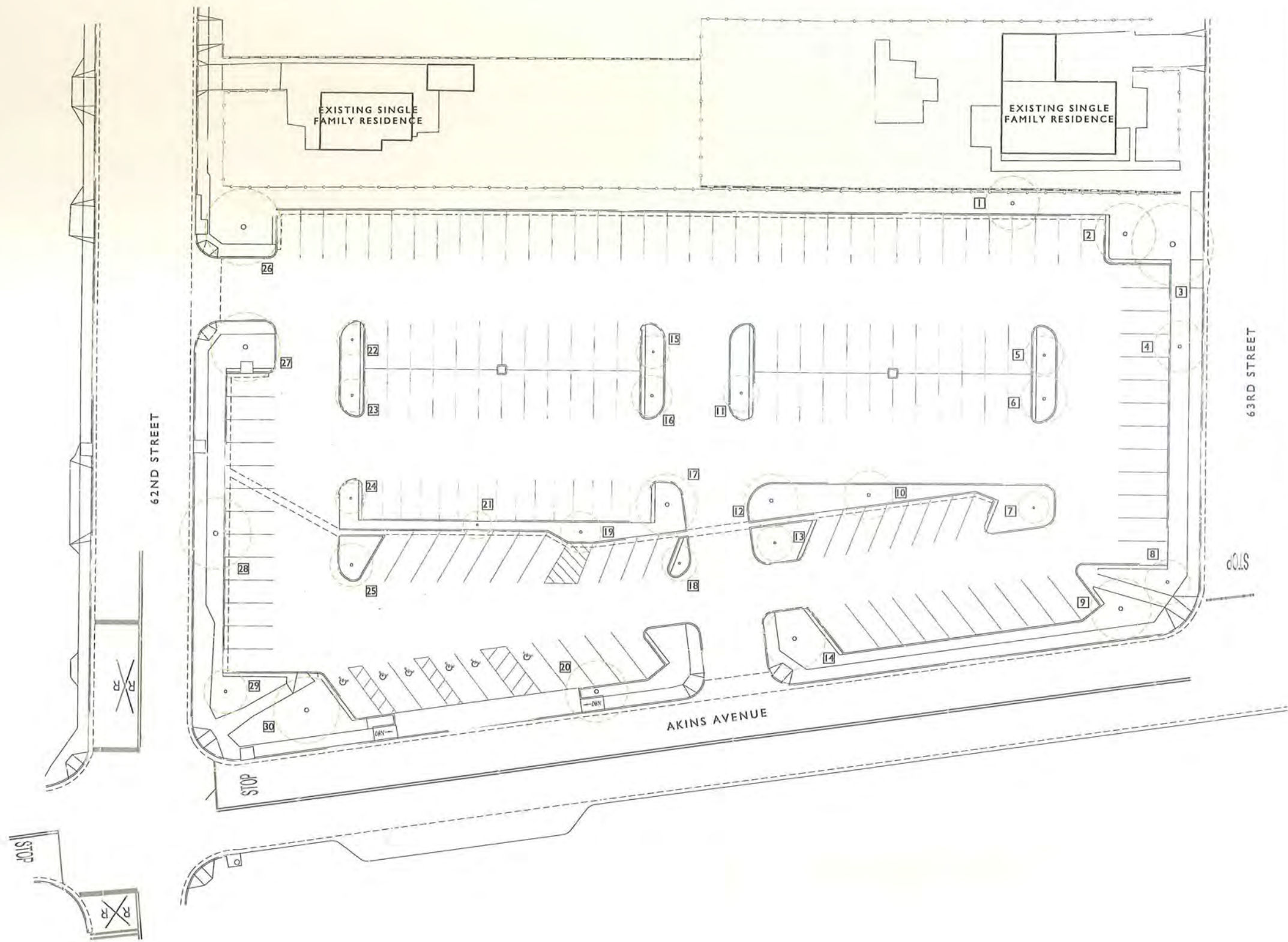
62ND STREET & IMPERIAL T.O.D.
AMCAL MULTI-HOUSING, INC.

SAN DIEGO, CA.

NORTH ELEVATION and AMENITY ENLARGEMENTS L1.3

MJS Design Group
Cannery Lofts
507 30th Street
Newport Beach, CA 92663
(949) 675-9964





| # | Species | DCH (inches) | Height (feet) | Spread (feet) |
|----|------------------------|--------------|---------------|---------------|
| 1 | Carrotwood (two stems) | 5 each | 15 | 21 |
| 2 | Thornless Honeylocust | 7 | 15 | 24 |
| 3 | Thornless Honeylocust | 7.25 | 17 | 32 |
| 4 | Thornless Honeylocust | 7 | 14 | 20 |
| 5 | Carrotwood | 6 | 12 | 15 |
| 6 | Carrotwood | 7.25 | 15 | 18 |
| 7 | Carrotwood | 6.5 | 12 | 12 |
| 8 | Thornless Honeylocust | 6 | 14 | 17.5 |
| 9 | Thornless Honeylocust | 7.25 | 18 | 24 |
| 10 | Carrotwood | 7 | 15 | 19 |
| 11 | Carrotwood | 7.25 | 12 | 14 |
| 12 | Carrotwood | 8 | 17 | 21 |
| 13 | Carrotwood | 7.25 | 12 | 14 |
| 14 | Thornless Honeylocust | 9 | 25 | 24 |
| 15 | Carrotwood | 6.25 | 10 | 13 |
| 16 | Carrotwood | 7 | 15 | 16 |
| 17 | Carrotwood | 9.5 | 20 | 24 |
| 18 | Carrotwood | 7.25 | 15 | 14 |
| 19 | Carrotwood | 7.25 | 15 | 16 |
| 20 | Thornless Honeylocust | 7.5 | 25 | 24 |
| 21 | Carrotwood | 6 | 12 | 11 |
| 22 | Carrotwood | 7.5 | 12 | 12 |
| 23 | Carrotwood | 6 | 14 | 13 |
| 24 | Carrotwood | 4.5 | 10 | 12 |
| 25 | Carrotwood | 7 | 20 | 17 |
| 26 | Thornless Honeylocust | 8.75 | 25 | 30 |
| 27 | Thornless Honeylocust | 7.75 | 23 | 27 |
| 28 | Thornless Honeylocust | 8 | 22 | 28 |
| 29 | Thornless Honeylocust | 5.5 | 15 | 17 |
| 30 | Thornless Honeylocust | 9.5 | 20 | 26 |

TREE INVENTORY REPORT

PREFORMED BY:BRAD BROWN
BOARD CERTIFIED MASTER ARBORIST - #WE-7754B
REGISTERED CONSULTING ARBORIST - #511
CERTIFIED TREE RISK ASSESSOR - #1514

LOCATION: MTS PARKING LOT - 505 62nd STREET and 504 63rd STREET IN SAN DIEGO, CA 92114

STATEMENT: *THERE WERE A TOTAL OF 30 TREES IN EITHER OF TWO SPECIES, CARROTWOOD (CUPANIOPSIS ANACARDIOIDES) or THORNLESS HONEYLOCUST (GLEDITSIA TRIACANTHOS INERMIS).

EXISTING TREE NOTES:

- 1. NO EXISTING TREES ON SITE TO REMAIN. TOTAL NUMBER OF TREES TO BE REMOVED: 30
- 2. NO KNOWN "LARGE" or HISTORICALLY SIGNIFICANT or ENDANGERED TREE SPECIES ARE ON THIS PROPERTY



PLANNING COMMISSION
 RESOLUTION NO. _____
 SITE DEVELOPMENT PERMIT NO. 1213242
62ND STREET TOD- PROJECT NO. 345460 [MMRP]

WHEREAS, SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD, a Public Agency, Owner, and AMCAL MULTI-HOUSING, INC., Permittee, filed an application with the City of San Diego for a permit for the demolition of a parking lot and construction of a mixed-use development containing 66 affordable housing apartment units and 1 manager unit, 1,000 square feet of commercial space, and on-site parking lot (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1213242), on portions of a 1.67-acre site;

WHEREAS, the project site is located at 505 62nd Street and 504 63rd Street, on the north side of Akins Avenue, between 62nd Street and 63rd Street, in the CN-1-1 and RM-1-3 Zones within the Encanto Neighborhoods of the Southeastern San Diego Community Plan, the Community Plan Implementation Overlay Zone (CPIOZ Type B), the Central Imperial Redevelopment Project area, and Council District 4;

WHEREAS, the project site is legally described as: Lots 9, 10, 19 and 20, Block 3, Encanto Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1063, filed in the Office of the County Recorder of San Diego County, October 22, 1907;

WHEREAS, on September 11, 2014, the Planning Commission of the City of San Diego considered Site Development Permit No. 1213242, pursuant to the Land Development Code of the City of San Diego;
 NOW, THEREFORE

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

That the Planning Commission adopts the following written Findings, dated September 11, 2014.

FINDINGS:

I. Site Development Permit - Section §126.0504

A. Findings for all Site Development Permits

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

The 1.67-acre site is located at 505 62nd Street and 504 63rd Street, on the north side of Akins Avenue, between 62nd Street and 63rd Street, in the CN-1-1 and RM-1-3 Zones within the Encanto Neighborhoods of the Southeastern San Diego Community Plan, the Community Plan Implementation Overlay Zone (CPIOZ Type B), and the Central Imperial Redevelopment Project area. The community plan designates the property zoned CN-1-1 as Neighborhood Commercial Residential Permitted at 15-44 dwelling units per acre (du/ac) and the property zoned RM-1-3 as Medium Density Residential at 15-30 du/ac. The combined parcel land use density would allow for 26-55 dwelling units and with a density bonus of 20

dwelling units due to the inclusion of affordable housing, would allow a maximum of 75 potential dwelling units on the project site.

The project proposes the demolition of an existing Metropolitan Transit System (MTS) surface parking and construction of a 98,600 square foot mixed-use building containing 66 affordable housing apartment units and 1 manager unit (total 67 units) and 1,000 square feet of commercial (restaurant), over a one-level subterranean parking garage, and a 100 parking space parking lot for the MTS Encanto/62nd Street San Diego Trolley Station, which is located directly across the street along Akins Avenue.

The General Plan Land Use and Community Planning Element - City of Villages Strategy goal calls for mixed-use villages located throughout the City and connected by high-quality transit. The project addresses the City of Village Strategy through the inclusion of a small commercial component and still maintains MTS parking adjacent to public transportation, which meets the Economic Development Element, Transit Corridor Policy EP-B.12 of the General Plan. The proposed mixed-use development in this location will add a small amount of jobs but also support the community needs and transit ridership by creating retail services adjacent to mass transit. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The City of San Diego conducted an environmental review of this site. Addendum No. 345460 to Environmental Impact Report (EIR) No. 106715/SCH No. 2005031065/199001027 has been prepared for the project in accordance with CEQA guidelines, which addresses potential impacts to Transportation/Circulation, Historical Resources, and Paleontological Resources. A MMRP would be implemented with this project to reduce the potential impacts to a level below significance.

The project would be required to obtain building permits and a public improvement permit prior to the construction of the mixed-use development. The building plans and public improvement plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code requirements, and development regulations. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the LDC in effect for this project. Such conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in SDP No. 1213242, and other regulations and guidelines pertaining to the subject property per the Land Development Code (LDC). Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The City is required to process incentives requested by the applicant, consistent with State Density Bonus Law and as set forth in LDC Section 143.0740. The project is proposing 66 of the 67 units as affordable housing apartment units, of which 50 of the units will be very-low-income housing units at 30-, 45- and 50-percent Area Median Income (AMI). In accordance with LDC Table 143-07B, the project would be allowed three (3) incentives. The applicant is entitled to the concessions or incentives, in the form of deviations to the development regulations, unless the City makes a written finding of denial based on substantial evidence pursuant to LDC Section 143.0740(d)(1) and Government Code Section 65915(d)(1). The applicant's three (3) affordable housing incentives, in the form of deviations, are for height, Floor Area Ratio (FAR), and Transit Area Overlay Zone (TAOZ) Parking Rate as follows:

1. Height:

- a. CN-1-1 Zone – The project requests a height increase of 52 to 59 feet where the LDC requires a 30-foot height maximum.
- b. RM-1-3 Zone – The project is requests a height increase of 46 to 57 feet where the LDC requires a 30-foot height maximum.

2. Floor Area Ratio:

- a. CN-1-1 Zone – The project requests an increase to the FAR of 1.36 where the LDC allows a maximum FAR of 1.0.
- b. RM-1-3 Zone – The project is requesting an increase to the FAR of 1.36 where the LDC allows a maximum FAR of 1.05.

3. Transit Area Overlay Zone Parking Rate – The project requests utilizing the TAOZ parking rate, which would allow for a reduction of 0.25 parking spaces per residential unit and a reduction of 4.3 parking spaces per 1,000 square feet of commercial. Although the project site is not located within an area identified as a TAOZ, the project site is directly across Akins Avenue from the San Diego MTS Encanto/62nd Street Trolley Station.

Without the requested incentives it would not be economically feasible to develop this affordable housing project. In addition, the project is consistent with the community plan, has been designed to address the physical environment, and would not adversely impact the public's health or safety. The incentives are consistent with the intent of the State's Density Bonus Law. Staff has determined that there is no substantial evidence pursuant to LDC Section 143.0740(d)(1) or Government Code Section 65915(d)(1) to deny the applicant's request for the incentives.

In addition, the project includes additional deviations for an affordable housing project in accordance with LDC Section 143.0920, from the applicable development regulations to the front and side yard setbacks, glass transparency, parking, signage, and landscaping as follows:

1. Setbacks:

- a) CN-1- Zone – Front yard (62nd Street) and street side yard (Akins Avenue) setback of a varied length ranging from 10 to 30 feet along the diagonal property line, where the LDC requires a 10 foot maximum setback;
- b) RM-1-3 Zone – Street side yard (Akins Avenue) setback increase and decrease from a varied length setback ranging from 10 to 30 feet along the diagonal property line, where the LDC requires a uniform minimum of 20 feet.

The irregular rectangular shape of the property and the angular nature of the property line fronting Akins Avenue create a unique challenge for the multi-level building to meet the setback requirements. Orienting the building profile to follow the angled property line would create an inefficient unit floor plan and monolithic façade that would create a visual impact and negatively impact the aesthetics along Akins Avenue. The varied setbacks along the façade allows for the building to be stepped back following the angled property line, creating varied shadows, breaking up the scale of the building, and creating architectural interest to the façade, then would be achieve if designed in strict conformance with the regulations.

2. Glass Transparency (Street Wall/Façade) – The LDC requires a minimum of 50 percent of street wall area between 3 and 10 feet above the sidewalk to be transparent, with clear glass visible into a commercial or residential use. The project is 29.4 percent on Akins and 5.9 percent on 62nd Street.

To further the address the City's affordable housing goals, two affordable housing units have been designed on the first floor at the corner of 62nd Street and Akins Avenue within the CN-1-1 Zone. The inclusion of these two residential units actives this corner of the site, making it more pedestrian friendly and increases safety by providing more eyes on the street. These units have windows and doors designed to residential standards that connect directly to the sidewalks. If designed in strict conformance with the regulation that requires 50 percent transparency, though appropriate for commercial use, would provide too much visibility into a private residence and may decrease the security of the residential units.

3. Parking (Non-Commercial Use within the CN-1-1 Zone) – The project is requesting residential and parking uses to be located in the front 50 percent of the ground floor, where residential uses and residential parking are prohibited on the ground floor in the front half of a lot within the CN-1-1 Zone per the LDC.

As a mixed-use transit oriented development, a variety of users are expected to utilize the at-grade parking facilities. The requested deviation would allow for the MTS riders, residential guests, and retail patrons to park within the front half of the ground floor instead of only allowing retail use of the space. Additionally, two affordable housing units have been designed on the first floor at the corner of 62nd Street and Akins Avenue within the CN-1-1 Zone. The inclusion of two residential units actives this corner of the site, making it more pedestrian friendly and increases safety by providing more eyes on the street.

4. Signage – A 133 square feet of signage on four building signs and 16 square feet on four location/identification signs, where the LDC allows one-square-foot per sign and a total of eight-square-feet for eight signs. The total proposed signage is 175 square feet.

As a mixed-use transit oriented development, a variety of users are expected to utilize the at-grade parking facilities, and the residential zone severely limits the amount of sign copy allowed. The requested deviation will provide adequate signage to allow for the MTS riders, residential guests, and retail patrons find parking and navigate safely between the site, parking, and the adjacent trolley station; and provide identification signage for the complex.

5. Landscaping (Trees within the Open/Surface Parking Lot) – The project is requesting the installation of a carport over portions of the at-grade parking lot instead of the installation of trees and no coverage over 25 parking spaces abutting the north property line. The LCD requires one tree to be planted within 30 feet of each parking space pursuant to Table 142.04D.

The at-grade parking lot for the MTS riders, residential guests, and retail patrons is located on top of the subterranean garage podium, which limits the ability for the installation of numerous tree-wells. The proposed building will cover approximately 50 percent of the at-grade parking space and the proposed carport will cover an additional 44 parking spaces, which allows for 75 percent of the total at-grade parking area to be covered and/or shaded, and meet the purposes and intent of the regulation to provide shading over surface parking areas. However, approximately 25 parking spaces will not be shaded, which would require the installation of approximately 8 trees and tree-wells, or the provision of another shade structure over the area that would increase the bulk and scale next to the existing residential properties to the north. This deviation allows for the overall reduction of the project's planting area, planting points, and tree planting points required per the LDC.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. The deviations have been determined appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization and re-use of the existing MTS parking lot, while meeting the purpose and intent of the development regulations. Other than the requested incentives and deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the LDC.

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

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

The project proposes the demolition of an existing MTS surface parking lot (163 parking spaces) and the subsequent development of a 98,600 square foot mixed-use building containing 66 affordable housing apartment units and 1 manager unit (total 67 units) and 1,000 square feet of commercial (restaurant), over a one-level subterranean parking garage, and a 100 parking space parking lot for the MTS Encanto/62nd Street San Diego Trolley Station. The mixed-use building has been designed as a transit oriented development (TOD) and in addition to the 66 affordable dwelling units, though not a condition of the approval, the project is proposing to achieve a Leadership in Energy and Environmental Design (LEED) Silver level certification. Therefore, the proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities and implementing sustainable design features that will materially assist in reducing the overall impacts associated with fossil fuel energy use for the building and occupants.

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

The CN-1-1 (Commercial-Neighborhood) Zone is located in the southwestern corner of the site and allows for a density of 3,000 square foot per dwelling unit in addition to the commercial uses, and remainder of the site is zoned RM-1-3 (Residential-Multiple Units) and allows for a density of 2,000 square foot per dwelling unit. The 1.67-acre project site would allow for approximately 4.4 dwelling units in the CN-1-1 Zone and 29.7 dwelling units in the RM-1-3 Zone, for a combined total of 34 dwelling units. The community plan designates the property zoned CN-1-1 as Neighborhood Commercial Residential Permitted at 15-44 du/ac, and the property zoned RM-1-3 as Medium Density Residential at 15-30 du/ac. The combined parcel land use density would allow for 26-55 dwelling units and with a density bonus of 20 dwelling units, would allow a maximum of 75 potential dwelling units on the project site.

State Density Bonus Law requires using the General Plan density (in this case, the Southeastern San Diego Community Plan) if it conflicts with the zoning density, pursuant to Government Code Section 65915(o)(2). This code section states the following: "Maximum allowable residential density means the density allowed under the zoning ordinance and land use element of the general plan, or if a range of density is permitted, means the maximum allowable density for the specific zoning range and land use element of the general plan applicable to the project. Where the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan, the general plan density shall prevail." Therefore, the maximum density of 75 potential dwelling units would be allowed on the project site.

The project proposes the demolition of an existing Metropolitan Transit System (MTS) surface parking and construction of a 98,600 square foot mixed-use building containing 66 affordable housing apartment units and 1 manager unit (total 67 units) and 1,000 square feet of commercial (restaurant), over a one-level subterranean parking garage, and a 100 parking space parking lot for the MTS Encanto/62nd Street San Diego Trolley Station, which is located directly across the street along Akins Avenue. The General Plan Land Use and Community Planning Element - City of Villages Strategy goal calls for mixed-use villages located throughout the City and connected by high-quality transit. The project addresses the City of Village Strategy through the inclusion of a small commercial component and still

maintains MTS parking adjacent to public transportation, which meets the Economic Development Element, Transit Corridor Policy EP-B.12 of the General Plan. The proposed mixed-use development in this location will add a small amount of jobs but also support the community needs and transit ridership by creating retail services adjacent to mass transit. Therefore, the proposed development is consistent with the purpose of the underlying zone.

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

The City is required to process incentives requested by the applicant, consistent with State Density Bonus Law and as set forth in LDC Section 143.0740. The project is proposing 66 of the 67 units as affordable housing apartment units, of which 50 of the units will be very-low-income housing units at 30-, 45- and 50-percent Area Median Income (AMI). In accordance with LDC Table 143-07B, the project would be allowed three (3) incentives. The applicant is entitled to the concessions or incentives, in the form of deviations to the development regulations, unless the City makes a written finding of denial based on substantial evidence pursuant to LDC Section 143.0740(d)(1) and Government Code Section 65915(d)(1). The applicant's three (3) affordable housing incentives, in the form of deviations, are for height, FAR, and TAOZ Parking Rate as follows:

1. Height:

- a. CN-1-1 Zone – The project requests a height increase of 52 to 59 feet where the LDC requires a 30-foot height maximum.
- b. RM-1-3 Zone – The project is requests a height increase of 46 to 57 feet where the LDC requires a 30-foot height maximum.

2. Floor Area Ratio:

- a. CN-1-1 Zone – The project requests an increase to the FAR of 1.36 where the LDC allows a maximum FAR of 1.0.
- b. RM-1-3 Zone – The project is requesting an increase to the FAR of 1.36 where the LDC allows a maximum FAR of 1.05.

4. 3. Transit Area Overlay Zone Parking Rate – The project requests utilizing the TAOZ parking rate, which would allow for a reduction of 0.25 parking spaces per residential unit and a reduction of 4.3 parking spaces per 1,000 square feet of commercial. Although the project site is not located within an area identified as a TAOZ, the project site is directly across Akins Avenue from the San Diego MTS Encanto/62nd Street Trolley Station.

Without the requested incentives it would not be economically feasible to develop this affordable housing project. In addition, the project is consistent with the community plan, has been designed to address the physical environment, and would not adversely impact the public's health or safety. The incentives are consistent with the intent of the State's Density

Bonus Law. Staff has determined that there is no substantial evidence pursuant to LDC Section 143.0740(d)(1) or Government Code Section 65915(d)(1) to deny the applicant's request for the incentives.

In addition, the project includes additional deviations for an affordable housing project in accordance with LDC Section 143.0920, from the applicable development regulations to the front and side yard setbacks, glass transparency, parking, signage, and landscaping as follows:

1. Setbacks:

- a) CN-1- Zone – Front yard (62nd Street) and street side yard (Akins Avenue) setback of a varied length ranging from 10 to 30 feet along the diagonal property line, where the LDC requires a 10 foot maximum setback;
- b) RM-1-3 Zone – Street side yard (Akins Avenue) setback increase and decrease from a varied length setback ranging from 10 to 30 feet along the diagonal property line, where the LDC requires a uniform minimum of 20 feet.

The irregular rectangular shape of the property and the angular nature of the property line fronting Akins Avenue create a unique challenge for the multi-level building to meet the setback requirements. Orienting the building profile to follow the angled property line would create an inefficient unit floor plan and monolithic façade that would create a visual impact and negatively impact the aesthetics along Akins Avenue. The varied setbacks along the façade allows for the building to be stepped back following the angled property line, creating varied shadows, breaking up the scale of the building, and creating architectural interest to the façade, then would be achieve if designed in strict conformance with the regulations.

2. Glass Transparency (Street Wall/Façade) – The LDC requires a minimum of 50 percent of street wall area between 3 and 10 feet above the sidewalk to be transparent, with clear glass visible into a commercial or residential use. The project is 29.4 percent on Akins and 5.9 percent on 62nd Street.

To further the address the City's affordable housing goals, two affordable housing units have been designed on the first floor at the corner of 62nd Street and Akins Avenue within the CN-1-1 Zone. The inclusion of these two residential units activates this corner of the site, making it more pedestrian friendly and increases safety by providing more eyes on the street. These units have windows and doors designed to residential standards that connect directly to the sidewalks. If designed in strict conformance with the regulation that requires 50 percent transparency, though appropriate for commercial use, would provide too much visibility into a private residence and may decrease the security of the residential units.

3. Parking (Non-Commercial Use within the CN-1-1 Zone) – The project is requesting residential and parking uses to be located in the front 50 percent of the ground floor, where residential uses and residential parking are prohibited on the ground floor in the front half of a lot within the CN-1-1 Zone per the LDC.

As a mixed-use transit oriented development, a variety of users are expected to utilize the at-grade parking facilities. The requested deviation would allow for the MTS riders, residential guests, and retail patrons to park within the front half of the ground floor instead of only allowing retail use of the space. Additionally, two affordable housing units have been designed on the first floor at the corner of 62nd Street and Akins Avenue within the CN-1-1 Zone. The inclusion of two residential units activates this corner of the site, making it more pedestrian friendly and increases safety by providing more eyes on the street.

4. Signage – A 133 square feet of signage on four building signs and 16 square feet on four location/identification signs, where the LDC allows one-square-foot per sign and a total of eight-square-feet for eight signs. The total proposed signage is 175 square feet.

As a mixed-use transit oriented development, a variety of users are expected to utilize the at-grade parking facilities, and the residential zone severely limits the amount of sign copy allowed. The requested deviation will provide adequate signage to allow for the MTS riders, residential guests, and retail patrons find parking and navigate safely between the site, parking, and the adjacent trolley station; and provide identification signage for the complex.

5. Landscaping (Trees within the Open/Surface Parking Lot) – The project is requesting the installation of a carport over portions of the at-grade parking lot instead of the installation of trees, and no coverage over 25 parking spaces abutting the north property line. The LCD requires one tree to be planted within 30 feet of each parking space pursuant to Table 142.04D.

The at-grade parking lot for the MTS riders, residential guests, and retail patrons is located on top of the subterranean garage podium, which limits the ability for the installation of numerous tree-wells. The proposed building will cover approximately 50 percent of the at-grade parking space and the proposed carport will cover an additional 44 parking spaces, which allows for 75 percent of the total at-grade parking area to be covered and/or shaded, and meet the purposes and intent of the regulation to provide shading over surface parking areas. However, approximately 25 parking spaces will not be shaded, which would require the installation of approximately 8 trees and tree-wells, or the provision of another shade structure over the area that would increase the bulk and scale next to the existing residential properties to the north. This deviation allows for the overall reduction of the project's planting area, planting points, and tree planting points required per the LDC.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. The deviations have been determined appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization and re-use of the existing MTS parking lot, while meeting the purpose and intent of the development regulations. Other than the requested incentives and deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the LDC.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 1213242 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1213242, a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson
Development Project Manager
Development Services

Adopted on: September 11, 2014

Internal Order No. 24004190

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004190

SITE DEVELOPMENT PERMIT NO. 1213242
62ND STREET TOD- PROJECT NO. 345460 [MMRP]
PLANNING COMMISSION

This Site Development Permit No. 1213242 is granted by the Planning Commission of the City of San Diego to SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD, a Public Agency, Owner, and AMCAL MULTI-HOUSING, INC., Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0504. The 1.67-acre site is located at 505 62nd Street and 504 63rd Street, on the north side of Akins Avenue, between 62nd Street and 63rd Street, in the CN-1-1 and RM-1-3 Zones within the Encanto Neighborhoods of the Southeastern San Diego Community Plan, the Community Plan Implementation Overlay Zone (CPIOZ Type B), the Central Imperial Redevelopment Project area, and Council District 4. The project site is legally described as: Lots 9, 10, 19 and 20, Block 3, Encanto Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1063, filed in the Office of the County Recorder of San Diego County, October 22, 1907.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for the demolition of a parking lot and construction of a mixed-use building containing 66 affordable housing apartment units and 1 manager unit; described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 11, 2014, on file in the Development Services Department.

The project shall include:

- a. Demolition of a Metropolitan Transit System (MTS) surface parking lot (163 parking spaces) and construction of a 98,600 square foot mixed-use building comprised of 66 affordable housing apartment units and 1 manager unit, 1,000 square feet of commercial (restaurant) space, over a one-level subterranean parking garage, and a MTS 100 parking space at-grade parking lot;
- b. Development Incentives for Affordable Housing Density Bonus as follows:

1. Height:
 - a) CN-1-1 Zone – Increase building height of 52 to 59 feet where the LDC requires a 30-foot height maximum;
 - b) RM-1-3 Zone – Increase building height of 46 to 57 feet where the LDC requires a 30-foot height maximum.
2. Floor Area Ratio (FAR):
 - a) CN-1-1 Zone – Increase to the FAR of 1.36 where the LDC allows a maximum FAR of 1.0;
 - b) RM-1-3 Zone – Increase to the FAR of 1.36 where the LDC allows a maximum FAR of 1.05.
3. Transit Area Overlay Zone (TAOZ) Parking Rate – Utilizing the TAOZ Parking Rate, allowing for a reduction of 0.25 parking spaces per residential unit and a reduction of 4.3 parking spaces per 1,000 square feet of commercial space.
- c. Deviation due to an affordable housing as follows:
 1. Setbacks:
 - a) CN-1- Zone – Front yard (62nd Street) and street side yard (Akins Avenue) setback of a varied length ranging from 10 to 30 feet along the diagonal property line, where the LDC requires a 10 foot maximum setback;
 - b) RM-1-3 Zone – Street side yard (Akins Avenue) setback increase and decrease from a varied length setback ranging from 10 to 30 feet along the diagonal property line, where the LDC requires a uniform minimum of 20 feet (10-percent of lot width).
 2. Glass Transparency (Street Wall/Façade) – Decrease in glass frontage at 3 to 10 feet in height and a glass transparency of 29.4 percent on Akins Avenue and 5.9 percent on 62nd Street where the LDC requires 50 percent within the CN-1-1 Zone.
 3. Parking (Non-Commercial Use within the CN-1-1 Zone) – The project is requesting residential and parking uses to be located in the front 50 percent of the ground floor, where residential uses and residential parking are prohibited on the ground floor in the front half of a lot within the CN-1-1 Zone per the LDC.
 4. Signage – A 133 square feet of signage on four building signs and 16 square feet on four location/identification signs, where the LDC allows one-square-foot per

sign and a total of eight-square-feet for eight signs. The total proposed signage is 175 square feet.

5. Landscaping (Trees within the Open/Surface Parking Lot) – Installation of a carport over portions of the at-grade parking lot instead of the installation of trees, and no coverage over 25 parking spaces abutting the north property line. The LCD requires one tree to be planted within 30 feet of each parking space pursuant to Table 142.04D.
- d. Landscaping (planting, irrigation and landscape related improvements);
 - e. Off-street parking;
 - f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **September 25, 2017**.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. 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.).

6. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

7. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

8. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

11. The mitigation measures specified in the MMRP and outlined in Addendum No. 345460 to Environmental Impact Report (EIR) No. 106715/SCH No. 2005031065/199001027 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

12. The Owner/Permittee shall comply with the MMRP as specified in Addendum No. 345460 to Environmental Impact Report (EIR) No. 106715/SCH No. 2005031065/199001027, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Transportation/ Circulation
 Historical Resources (Archaeology)
 Paleontological Resources

NOISE REQUIREMENTS:

13. Prior to Permit Issuance – Plan Check

a. Prior to issuance of the building permit, the Permit Holder shall incorporate the requirements for noise permit conditions on the appropriate construction documents as described in the approved technical report (*Acoustical Analysis Report, 62nd and Imperial Apartments, 62nd and Akins Avenue, San Diego, California 92114, prepared by Eilar Associates Inc., dated April 23, 2014*) to be verified at plan check by appropriate City staff.

b. Prior to issuance of the building permit, appropriate City staff shall verify the placement and incorporation of appropriate sound attenuation project design features / measures as identified in the technical report (*Acoustical Analysis Report, 62nd and Imperial Apartments, 62nd and Akins Avenue, San Diego, California 92114, prepared by Eilar Associates Inc., dated April 23, 2014*). The project design sound attenuation features/measures shall ensure that interior and exterior noise levels are achieved as outlined within approved technical report

14. The Post Construction – Prior to Final Inspection

a. The Permit Holder shall submit two copies of the final acoustical report with construction documents to the BI, and one copy to MMC. MMC to verify the sound attenuation project features / measures have been constructed in accordance with

the Construction documents and that interior and exterior acoustical levels have been achieved per approved technical report

HEALTH & SAFETY REQUIREMENTS:

15. Prior to issuance of the grading permit, the Permit Holder shall provide a copy of a concurrence letter from the County of San Diego, Department of Environmental Health (DEH) that identifies that a Community Health and Safety Plan has been submitted, reviewed, and approved by DEH that addresses monitoring of emission control during grading activities

AFFORDABLE HOUSING REQUIREMENTS:

16. Prior to issuance of any building permit associated with this Project, Owner/Permittee shall demonstrate compliance with the provisions of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code [SDMC] [Affordable Housing Density Bonus Regulations], to the satisfaction of the San Diego Housing Commission. Owner/Permittee shall enter into a written agreement with the San Diego Housing Commission [Agreement] – drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust – that incorporates applicable affordability conditions consistent with the SDMC; specifically including that, in exchange for the City’s approval of the Project, which contains a 35-percent density bonus (up to 20 units in addition to what is permitted by the underlying zoning regulations or community plan), alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide 9 units with rents of no more than 30-percent of 50-percent of AMI, so as to be considered affordable to low income households as defined in San Diego Municipal Code [SDMC] section 143.0720, for no fewer than 30 years.

Further, prior to receiving the first residential building permit, Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code (“Inclusionary Affordable Housing Regulations”) by performing one of the following, at the Owner’s/Permittee’s sole election, as and to the extent permitted by applicable law.

- a. Payment to the City of San Diego of the full Inclusionary Affordable Housing Fee based upon the aggregate square footage of all residential units in the project, on terms set forth within the Inclusionary Affordable Housing Regulations; or
- b. Provide evidence to the San Diego Housing Commission, in the form of executed Exemption Agreements and Public Entity Agreements, as referenced with Part IV of the Inclusionary Affordable Housing Implementation & Monitoring Procedures Manual (“Procedures Manual”) approved by the City Council of the City of San Diego, demonstrating that the Owner/Permittee is exempt from the payment of the Inclusionary Affordable Housing Fee based upon San Diego Municipal Code Section 142.1303(f) because the Owner/Permittee is receiving specific regulatory incentives and/or concessions from a public agency that result in identifiable, financially sufficient, and actual project cost reductions, including but not limited to expedited permit processing provided through the Affordable/In-Fill Housing and Sustainable Buildings Expedite

Program and/or the approval of a deviation, waiver or reduction of development standards or regulations (“development incentives”) and because the Owner/Permittee is voluntarily restricting rental units in exchange for such development incentives, as provided for within Part IV of the Procedures Manual; or

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

ENGINEERING REQUIREMENTS:

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

18. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.

19. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards, satisfactory to the City Engineer.

20. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report, satisfactory to the City Engineer.

21. This project proposes to export 6,400 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).

22. The drainage system proposed for this development is private and subject to approval by the City Engineer.

23. All driveways and curb openings shall comply with City Standard Drawings SDG-163, to the satisfaction of the City Engineer.

24. Prior to building occupancy, the Owner/Permittee shall dedicate three (3) feet of additional right-of-way along the subject property frontage on Akins Avenue to the satisfaction of the City Engineer.

25. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the applicant to provide the right-of-way free and clear of all encumbrances and prior easements. The Owner/Permittee must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

GEOLOGY REQUIREMENTS:

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

LANDSCAPE REQUIREMENTS:

27. Prior to permit issuance for right-of-way improvements, complete landscape construction documents shall be submitted to the Development Services Department for approval. Improvement plans shall provide a minimum root zone of 40 square feet in area unencumbered by utilities and hardscape for all trees. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

28. Prior to building permit issuance, complete landscape and irrigation plans shall be submitted to the Development Services Department for approval. The plans shall be in substantial conformance with Exhibit 'A', Landscape Development Plan.

29. Prior to issuance of any Certificate of Occupancy, Owner/Permittee shall install all required landscape and obtain all required landscape inspections.

30. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards.

LONG RANGE PLANNING REQUIREMENTS:

31. A site utility plan shall be submitted as part of the building plan set. Above ground utilities shall not be permitted to encroach onto the pedestrian pathway along 62nd Street, 63rd Street or Akins Avenue. Utility placement in these areas may be permissible if installed in subterranean or underground vaults that do not impede the free movement of pedestrians, or persons with disabilities.

PLANNING/DESIGN REQUIREMENTS:

32. 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.

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

34. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS:

35. No fewer than 105 residential, 4 commercial, and 100 public MTS (Metropolitan Transit System) parking spaces for a total of 209 parking spaces, plus 7 motorcycle spaces, and 36 bicycle spaces shall be maintained on the property at all times in the approximate locations shown on Exhibit "A." All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Director of Development Services Department.

36. Prior to issuance of any building permit, the Owner/Permittee shall pay its fair share contributions towards the mitigation measures per the Fifth Amendment to the Central Imperial Redevelopment Plan (CIRP) Final Environmental Impact Report (FEIR) as identified in Table 4, Mitigation EDU Trigger Points and Project EDU Summary, of Addendum No. 345460, satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

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

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

39. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
40. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.
41. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral and install new sewer lateral(s) which must be located outside of any driveway or vehicular use area.
42. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on September 11, 2014 and Resolution No. _____.

Permit Type/PTS Approval No.: SDP No. 1213242

Date of Approval: September 11, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Jeffrey A. Peterson
Development Project Manager

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

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

**SAN DIEGO METROPOLITAN TRANSIT
DEVELOPMENT BOARD, a Public Agency**
Owner

By _____
Name:
Title:

AMCAL MULTI-HOUSING, INC.
Permittee

By _____
Name:
Title:

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

PLANNING COMMISSION
RESOLUTION NO. _____
ADOPTED ON SEPTEMBER 11, 2014
ADDENDUM NO. 345460 TO ENVIRONMENTAL IMPACT REPORT (EIR)
NO. 106715/SCH NO. 2005031065/199001027
62ND STREET TOD- PROJECT NO. 345460 [MMRP]

WHEREAS, on December 20, 2013, SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD, a Public Agency, Owner, and AMCAL MULTI-HOUSING, INC., Permittee, submitted an application to Development Services Department for a Site Development Permit for the 62nd Street Transit Oriented Development (TOD) [the Project]; and

WHEREAS, on April 28, 2009, the City Council of the City of San Diego adopted Resolution No. 304857, Certifying the Environmental Impact Report No. 106715, SCH NO. 2005031065/19900102 for the Fifth Amendment to the Central Imperial Redevelopment Plan, a copy of which is on file in the Office of the City Clerk in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, on December 20, 2013, SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD, a Public Agency, Owner, and AMCAL MULTI-HOUSING, INC. submitted an application to the Development Services Department for approval of minor technical changes or additions to Environmental Impact Report No. 106715, SCH NO. 2005031065/199001027; and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Environmental Impact Report, if such Addendum meets the requirements of CEQA; NOW, THEREFORE,

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

1. That the information contained in the final Environmental Impact Report No. 106714, SCH No. 2005031065/19900127 along with the Addendum thereto, including any comments received during the public review process, has been reviewed and considered by this Planning Commission prior to making a decision on the Project.
2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the Environmental Impact Report for the Project.
3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the Environmental Impact Report or that any significant effects previously examined will be substantially more severe than shown in the Environmental Impact Report.
4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.
5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary, and therefore, the Planning Commission adopts Addendum to Environmental Impact Report No. 106714, SCH No. 2005031065/1990012 with respect to the Project, a copy of which is on file in the office of the Development Services Department.
6. That pursuant to CEQA Section 21081.6, the Planning Commission adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this Planning Commission in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.
7. That Development Services Department staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

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

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM****SITE DEVELOPMENT PERMIT**

PROJECT NO. 345460

ADDENDUM NO. 345460 TO ENVIRONMENTAL IMPACT REPORT (EIR)

NO. 106715/SCH NO. 2005031065/199001027

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Addendum to Addendum No. 345460 to Environmental Impact Report No. 106715/SCH No. 2005031065/199001027 shall be made conditions of Site Development Permit as may be further described below.

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website: <http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its

cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent, and the following consultants: **Qualified paleontological monitor, archaeological monitor,**

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant is also required to call **RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 345460 and/or Environmental Document Number 345460, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.
- Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.**
3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution, or other documentation issued by the responsible agency: Not Applicable.

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

NOTE: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

| DOCUMENT SUBMITTAL/INSPECTION CHECKLIST | | |
|---|---|---|
| Issue Area | Document Submittal | Associated Inspection/Approvals/Notes |
| General | Consultant Qualification Letters | Prior to Preconstruction Meeting |
| General | Consultant Construction Monitoring Exhibits | Prior to or at Preconstruction Meeting |
| Paleontology | Paleontology Reports | Paleontology Site Observation |
| Archaeology | Archaeology Reports | Archaeology/Historic Site Observation |
| Traffic | Traffic Reports | Traffic Features Site Observation |
| Waste Management | Waste Management Reports | Waste Management Inspections |
| Bond Release | Request for Bond Release Letter | Final MMRP Inspections Prior to Bond Release Letter |

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

TRANSPORTATION/CIRCULATION

Prior to issuance of any building permit, the Owner/Permittee shall pay its fair share contributions towards the mitigation measures per the Fifth Amendment to the CIRP FEIR as identified in Table 4, Mitigation EDU Trigger Points and Project EDU Summary, of Addendum No. 345460, satisfactory to the City Engineer.

HISTORICAL RESOURCES (ARCHAEOLOGY)

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including, but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) environmental designee shall verify that the requirements for archaeological monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to the City Mitigation Monitoring Coordination (MMC) identifying the principal investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines. If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour Hazardous Waste Operations and Emergency Response training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the Historical Resources Guidelines.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (¼-mile radius) has been completed. Verification includes, but is not limited to, a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼-mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a precon meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), construction manager (CM)

and/or grading contractor, resident engineer (RE), building inspector (BI), if appropriate, and MMC. The qualified archaeologist and Native American monitor shall attend any grading/excavation related precon meetings to make comments and/or suggestions concerning the archaeological monitoring program with the CM and/or grading contractor.

- a. If the PI is unable to attend the precon meeting, the Applicant shall schedule a focused precon meeting with MMC, the PI, RE, and CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The archaeological monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The CM is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances, Occupational Safety and Health Administration safety requirements may necessitate modification of the AME.
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B–C and IV.A–D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of

fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.

4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVRS shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the archaeological monitor shall direct the contractor to temporarily divert all soil disturbing activities, including, but not limited to, digging, trenching, excavating, or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources, and immediately notify the RE or BI, as appropriate.
2. The monitor shall immediately notify the PI (unless monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or e-mail with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered, shall evaluate the significance of the resource. If human remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also a historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the final monitoring report. The letter shall also indicate that that no further work is required.

PALEONTOLOGICAL RESOURCES

- I. Prior to Permit Issuance
 - A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including, but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the ADD environmental designee shall verify that the requirements for paleontological monitoring have been noted on the appropriate construction documents.
 - B. Letters of Qualification have been submitted to ADD environmental designee
 1. The applicant shall submit a letter of verification to the City MMC identifying the PI for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City Paleontology Guidelines.
 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
 3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.
- II. Prior to Start of Construction
- A. Verification of Records Search
 1. The PI shall provide verification to MMC that a site-specific records search has been completed. Verification includes, but is not limited to, a copy of a confirmation letter from San Diego Natural History Museum or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
 - B. PI Shall Attend Precon Meetings
 1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a precon meeting that shall include the PI, CM and/or grading contractor, RE, BI, if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation-related precon meetings to make comments and/or suggestions concerning the paleontological monitoring program with the CM and/or grading contractor.
 - a. If the PI is unable to attend the precon meeting, the Applicant shall schedule a focused precon meeting with MMC, the PI, RE, CM, or BI, if appropriate, prior to the start of any work that requires monitoring.
 2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored, including the delineation of grading/excavation limits. The PME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
 3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final

construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

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

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

B. Discovery Notification Process

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

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination, and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a paleontological recovery program and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume.
 - c. If the resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils), the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.

- d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the final monitoring report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract:
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries – In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8 A.M. on the next business day.
 - b. Discoveries – All discoveries shall be processed and documented using the existing procedures detailed in Section III — During Construction.
 - c. Potentially Significant Discoveries – If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III — During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8 A.M. on the next business day, to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction:
 - 1. The CM shall notify the RE, or BI as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

- 1. The PI shall submit two copies of the draft monitoring report (even if negative), prepared in accordance with the City's Paleontological Guidelines, which describes the results, analysis, and conclusions of all phases of the paleontological monitoring program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.
 - a. For significant paleontological resources encountered during monitoring, the paleontological recovery program shall be included in the draft monitoring report.
 - b. Recording Sites with the San Diego Natural History Museum – The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the paleontological monitoring program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the final monitoring report.
- 2. MMC shall return the draft monitoring report to the PI for revision or for preparation of the final report.

3. The PI shall submit revised draft monitoring report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all draft monitoring report submittals and approvals.
- B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area, that faunal material is identified as to species, and that specialty studies are completed, as appropriate.
- C. Curation of Fossil Remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the final monitoring report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the final monitoring report to MMC (even if negative) within 90 days after notification from MMC that the draft monitoring report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved final monitoring report from MMC which includes the Acceptance Verification from the curation institution.

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



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

| | | | | | |
|--|--|--|--------------------------------|---|--|
| Project Name: 62nd Sctreet TOD | | Project Number: 345460 | | Distribution Date: 5/19/2014 | |
| Project Scope/Location: Project No. 345460; Account/Internal Order No. 24004190; Located at: 505 62nd Street and 504 63rd Street, San Diego, CA 92114 Southeastern San Diego Community Planning Area | | | | | |
| Applicant Name: Mario Turner, AMCAL Multi-Housing, Inc | | | Applicant Phone Number: | | |
| Project Manager: Jeffrey Peterson | | Phone Number: 619 446-5237 | | Fax Number: (619) 321-3200 E-mail Address: JAPeterson@sandiego.gov | |
| Committee Recommendations (To be completed for Initial Review): | | | | | |
| <input checked="" type="checkbox"/> Vote to Approve | | Members Yes 7 | | Members No 3 Members Abstain 0 | |
| <input type="checkbox"/> Vote to Approve With Conditions Listed Below | | Members Yes | | Members No | |
| <input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below | | Members Yes | | Members No | |
| <input type="checkbox"/> Vote to Deny | | Members Yes | | Members No | |
| <input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.) | | | | <input type="checkbox"/> Continued | |
| CONDITIONS: None | | | | | |
| NAME: Kenneth Malbrough | | | TITLE: ENCPG Chair | | |
| SIGNATURE: | | | DATE: 5/20/2014 | | |
| Attach Additional Pages If Necessary. | | Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101 | | | |
| Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities. | | | | | |



July 9, 2014

Jeffrey A. Peterson
Development Project Manager
City of San Diego Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Re: 62nd Street TOD-Project No. 345460

Dear Mr. Peterson:

Civic San Diego has reviewed the plans for the 62nd Street TOD Project, now named Villa Encantada, to be located on the 1.67 acre MTS site currently utilized for parking at the 62nd Street Trolley Station. The project will construct a four-level multi-family building with 67 homes to families earning 65% of area median income or less, along with 1,000 square feet of commercial space along Akins Avenue, and replacement MTS parking. The project is a collaboration between the applicant and MTS to implement SANDAG and MTS policies for provision of transit oriented development with increased commercial and housing opportunities at trolley stations. The Project also implements the state, regional, local and urban planner smart growth principles to provide new development within existing communities served by public transit with a mixture of homes, retail, business, and recreational opportunities in well-designed compact neighborhoods, and that provide a variety of transportation choices in an effort to reduce vehicle miles traveled, green house gas emissions, utilize existing infrastructure and encourage trolley and transit ridership.

The applicant has worked with Civic San Diego staff to address our comments relating to urban design and provision of mixed use at the site, including conformance with our Southeastern Economic Development Corporation (SEDC) Imperial Avenue Corridor Master Plan and Multi-Family Development Guidelines, many of which were also adopted into the Village/Mixed Use Element of the Southeastern San Diego Community Plan applicable to this site.

In general the project meets the goals of the Imperial Avenue Corridor Master Plan and the Multi-Family Development Guidelines to provide quality design of residential and mixed-use buildings and outdoor spaces that are environmentally sustainable, contribute to the visual quality of the area, promote social interaction and community pride, and that are safe and secure. The Project plans help meet these goals in many ways such as its inclusion of green and sustainable elements in its goal of LEED for Homes Silver

Jeffrey A. Peterson
62nd Street TOD-Project No. 345460
Page 2

level at a minimum, the activation of the street frontage by replacing a surface parking lot with mixed commercial and residential use and outdoor public spaces, its design for pedestrian orientation with street trees and parkways buffering pedestrians from vehicles, pedestrian paths of travel to the trolley/transit station, provision of courtyards, play area and balconies, units with direct street access, and provision of bicycle facilities in three locations, to name a few.

The Project will provide housing opportunities for Encanto area working families earning up to 65% of area median income, which is provided by occupations such as medical assistants, bookkeeping, waiters, waitresses, preschool teachers, or retail sales.

The new project name is consistent with and reflects the Encantada area named through the SEDC Imperial Avenue Corridor Master Planning efforts with the local community members, and the development of residential and retail mixed use in this area implements the goals of that plan. We support the proposed Villa Encantada development that includes increased housing opportunities and retail along Imperial Avenue and the Orange Trolley line.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Sherry A. Brooks', written in a cursive style.

Sherry A. Brooks
Associate Project Manager



The City of San Diego

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

Ownership Disclosure Statement

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

Project Title

62nd Street TOD and MTS parking

Project No. For City Use Only

345460

Project Address:

505 62nd St., 504 63rd St.

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

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

Additional pages attached

☒ Yes☒ No

Name of Individual (type or print):

MTS c/o Tim Allison (PUBLIC AGENCY)

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

1255 Imperial Ave. #1000

City/State/Zip:

San Diego, CA 92101-7490

Phone No:

(619)595-4903

Fax No:

Signature:

Date:

Oct 21, 2013

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

| | |
|----------------------|--|
| Project Title: _____ | Project No. (For City Use Only) 345460 |
|----------------------|--|

Part II - To be completed when property is held by a corporation or partnership
Legal Status (please check):

☒ Corporation ☐ Limited Liability -or- ☐ General) What State? _____ Corporate Identification No. 95-_____
☐ Partnership

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

Corporate/Partnership Name (type or print):
AMCAL Multi-Housing

☐ Owner ☒ Tenant/Lessee

Street Address:
30141 Agoura Rd., Ste. 100

City/State/Zip:
Agoura Hills, CA 91301-4332

Phone No: (818)706-0694 Fax No: (818)706-3752

Name of Corporate Officer/Partner (type or print):
Arjun Nagarkatti Arjun@AmcalHousing.com

Title (type or print):
President

Signature : _____ Date: 10/23/2013

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

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

Title (type or print):

Signature : _____ Date: _____

ACTION BY UNANIMOUS WRITTEN CONSENT
OF SOLE DIRECTOR OF
AMCAL Multi-Housing, Inc.

WHEREAS, it is deemed desirable and in the best interests of this corporation that the following actions be taken by the sole Director of this corporation pursuant to this Unanimous Written Consent:

NOW, THEREFORE, BE IT RESOLVED that, pursuant to applicable law, the undersigned, being the sole Director of this corporation, hereby consents to, approves, and adopts the following:

Arjun Nagarkatti is reappointed an officer of this corporation with the title of President and Chief Financial Officer.

Luxmi Vaz is appointed an officer of this corporation with the title of Secretary.

Percival Vaz is reappointed an officer of this corporation with the title of Chief Executive Officer.

Executed as of May 1, 2010


Percival Vaz
Director

AUTHORIZED SIGNATURES:

Percival Vaz, Chief Executive Officer

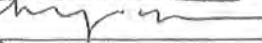
Signature: _____

Arjun Nagarkatti, President & CFO

Signature: _____

Luxmi Vaz, Secretary

Signature: _____


DEVELOPMENT SERVICES DEPARTMENT
PROJECT CHRONOLOGY
62ND STREET TOD- PROJECT NO. 345460 [MMRP]

| Date | Action | Description | City Review Time (Working Days) | Applicant Response |
|-----------------------------------|--------------------------|--|---|---------------------------|
| 12/20/2013 | First Submittal | Project Deemed Complete | - | - |
| 1/23/2014 | First Assessment Letter | | 17 days | |
| 2/13/2014 | Second Submittal | | - | 15 days |
| 2/28/2014 | Second Assessment Letter | | 10 days | |
| 3/17/2014 | Third Submittal | | - | 11 days |
| 4/1/2014 | Third Assessment Letter | | 10 days | |
| 6/4/2014 | Fourth Submittal | | - | 45 days |
| 6/18/2014 | Fourth Assessment Letter | | 10 days | |
| 6/27/2014 | Fifth Submittal | | - | 7 days |
| 7/18/2014 | Fifth Review Completed | Extended review period to resolve outstanding issues | 14 days | |
| 8/1/2014 | Environmental | EIR prepared and distributed for public review | 10 days | - |
| 8/15/2014 | Environmental | End of Public Review | | 10 days |
| 8/22/2014 | Environmental | EIR is finalized. | 5 days | |
| 9/11/2014 | Public Hearing | First available date | 13 days | |
| TOTAL STAFF TIME | | (Does not include City Holidays or City Furlough) | 89 days | |
| TOTAL APPLICANT TIME | | (Does not include City Holidays or City Furlough) | | 88 days |
| TOTAL PROJECT RUNNING TIME | | From Deemed Complete to Hearing | 177 working days (265 calendar days) | |