



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: December 11, 2014 **REPORT NO.** PC-14-074

ATTENTION: Planning Commission, Agenda of December 18, 2014

SUBJECT: CHW ARIZONA STREET DEVELOPMENT – PROJECT NO. 359872
PROCESS FIVE

OWNER: CHW Arizona Street Development, LP (Attachment 13)

APPLICANT: Dave Gatzke, Community Housing Works

SUMMARY

Issue: Should the Planning Commission recommend to the City Council approval for the construction of a phased development consisting of a six-story, market rate, multi-family residential building, providing 118 units; and the construction of a five-story, for-rent, senior housing residential building, providing 76 units (23 affordable units dedicated to very low income households), for a total of 194 residential units, located at 4220 Arizona Street and 4212 Texas Street within the Greater North Park Community Plan area?

Staff Recommendations:

1. **Recommend Certification of Mitigated Negative Declaration No. 359872 and Adoption of the Mitigation, Monitoring and Reporting Program;** and
2. **Recommend Approval of Site Development Permit No. 1265467, Vesting Tentative Map No. 1265466 and Ordinance approval No. 1378123.**

Community Planning Group Recommendation: The North Park Planning Committee voted 13-1-0 to recommend approval of the proposed project, with no conditions, at their meeting on May 20, 2014 (Attachment 12). The one vote against the project represents a member of the committee who desired affordable units integrated in the market rate portion of the project.

Environmental Review: Mitigated Negative Declaration No. 359872 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared which will reduce, to below a level of significance, potential impacts identified in the

environmental review process (Attachment 9).

Fiscal Impact Statement: None with this action; the costs of processing this project have been paid by the applicant through a deposit account.

Code Enforcement Impact: None

Housing Impact Statement: The Greater North Park Community Plan designates the proposed 1.77 acre residential project for High/Very High Residential 45 to 55 dwelling units per acre and up to 75 dwelling units per acre, as a density bonus project based on parcel accumulation consolidation and design guidelines in the Urban Design Element of the community plan. Based on this density allowed, a total of 133 dwelling units would be allowed. Through the utilization of the affordable housing density bonus, the proposed development would seek a 35 percent density bonus for the incorporation of Very Low Income-restricted dwelling units, and an additional 14 dwelling units via a site-specific ordinance. In total, the project would include 194 dwelling units within the 1.77 acre project premise where none currently exist. Of the 194 dwelling units, 76 units would be dedicated senior units and of those total senior units, 23 would be restricted to Very Low Income households. The proposed development would increase the number of available residential units in the area by 194 units.

BACKGROUND

The CHW Arizona Street Development project site is located at 4220 Arizona Street (Lot 1) and 4212 Texas Street (Lot 2), south of El Cajon Boulevard, north and adjacent to Howard Avenue, west and adjacent to Arizona Street and east of Louisiana Street, within the Greater North Park Community Plan area (Attachment 1). The project premise is improved with a vacant 49,500 square foot office/commercial building (previously occupied by AT&T) and surface parking lot on Lot 1 and a surface parking lot on Lot 2.

The project is designated High/Very High Residential (55 to 75 units/acre) in the Greater North Park Community Plan, is zoned MCCPD-MR-800B (multi-family residential) and is also located within the Transit Area Overlay Zone, FAA Part 77 Notification Area and the Greater North Park Community Plan area (Attachments 2 and 3).

The existing development surrounding the project premise consists of single-story commercial structures and restaurants with accompanying surface parking to the north; two-story multi-family developments along Arizona Street to the east, and single-story residences along Howard Avenue to the south, single-story fast food restaurant and surface parking to north, two-story multi-family structures along the alley to the west, and single-story residences along Howard Avenue to the south. Both proposed Lots 1 and 2 would front both sides of Texas Street which separates the two lots of the overall project premise. Additionally, both Lots 1 and 2 of the proposed development are not located directly adjacent to existing development, but are separated by existing alleys and streets.

DISCUSSION

Project Description:

The proposed development would construct two multi-family residential buildings within a phased development plan. The first phase proposes to demolish the existing vacant 49,500 square foot building and surface parking lot located at 4220 Arizona Street (Lot 1). The 1.21 acre site would then be redeveloped with a 6-story, 154,357 square foot, market rate, multi-family residential building, providing 118 residential units and a total of 151 parking spaces.

The second phase of the development would demolish the existing surface parking lot located at 4212 Texas Street (Lot 2). The 0.56 acre site would then be redeveloped with a 5-story, 91,977 square foot, affordable senior housing building, providing 76 senior units (23 affordable units dedicated to very low income households) and a total of 58 parking spaces. The proposed development includes common amenities associated with multi-family residential housing and senior housing development for the residents of both buildings.

The proposed development is located within an urban setting. The proposed development is one-half block from a major transit node at El Cajon Boulevard and Texas Street, providing service on the Mid-City Rapid bus and local bus lines. Nearby amenities include numerous dining establishments, small retail outlets, grocery stores, a fitness center, a private postal service, the University Heights branch of the San Diego Public Library, parks, the North Park Adult Center (at 2719 Howard Avenue, three blocks east) and other retail and professional services. In addition, three supermarkets are in close proximity by foot, bus, or auto. An Albertsons is three blocks south at University Avenue and Louisiana Street. Sprouts Farmers' Market is located approximately four blocks to the west. Vons supermarket is a one-block walk from the next Rapid Bus stop to the east at 30th Street and Howard Avenue.

The proposed development will provide a total of 76 affordable senior housing units within Lot 2. Twenty-three (23) units will be restricted by an agreement acceptable to the City of San Diego's Housing Commission, with rents affordable to very-low income households. The proposed development is required to provide a total of 20 restricted units. However, since the applicant is requesting additional density, through the Affordable Housing Density Bonus program, the applicant has agreed to provide three (3) additional restricted units within Lot 2.

Affordable Housing Density Bonus, Development Incentives, and Development Deviations

In accordance with State Density Bonus Law, the applicant is requesting a 35 percent density bonus in exchange for setting aside at least 15 percent (equates to 20 units) of the project's pre-density bonus units as affordable to very-low income households (rents at 30% of 50% AMI).

State Density Bonus Law (California Government Code Section 65915) requires local governments to provide residential developers with development incentives if the developer agrees to construct affordable housing. In this case, the project is eligible to receive up to three (3) incentives. State law also stipulates that granting an incentive shall not require a general plan amendment, local coastal plan amendment, zoning change, or any other discretionary approval.

Request for Additional Density Bonus: The applicant is also requesting approval for additional density beyond the 35 percent density bonus currently enumerated in State law. The applicant is requesting an additional 14 units, which equates to a total density bonus of 45.8 percent, and the applicant is voluntarily restricting an additional 3 affordable units for a total of 23 affordable units. State Density Bonus Law allows the City to grant a greater density bonus if permitted by local ordinance. Therefore, one of the required actions for this project includes a site specific Ordinance to allow for the additional density above the 35 percent maximum. This Ordinance would allow an additional 14 units within Lot 2 (including an additional 3 affordable units), for a project total of 194 residential units.

Development Incentives: In accordance with State Density Bonus Law the City must grant three development incentives for this project, unless written adverse findings are made. In this instance the applicant has elected to utilize incentives to deviate from the following development regulations: 1) Floor Area Ratio; 2) Maximum diagonal plan dimension; and 3) Minimum exterior storage area requirements.

Floor Area Ratio: This incentive affects Floor Area Ratio (FAR) requirements in the front 40% of the lot for both Lots 1 and 2 [San Diego Municipal Code (SDMC) section 1512.0303(f)(5)]. Lot 1 is requesting a maximum FAR of 2.26 where 1.67 is required; FAR in the front 40% of the lot along Texas Street of 2.06 where 0.75 is required; FAR in the front 40% of the lot along Arizona Street of 2.07 where 0.75 is required. Lot 2 is requesting a maximum FAR of 2.61 where 1.25 is required; FAR in the front 40% of the lot along Texas Street of 2.17 where 0.75 is required. Allowing the requested FAR incentive provides for additional rental units available to the neighborhood at market rates, and facilitates the economic feasibility requirements for the applicant to set aside 23 units affordable to very low income households. The applicant's goal is to provide both market rate and affordable housing types that conform to the individual needs of the submarket, consistent with the existing neighborhood needs.

Maximum Diagonal Plan Dimension: This request includes a maximum diagonal plan dimension of 176'10" on Lot 1 where 149'9" is the maximum allowed under SDMC section 1512.0303(i); and a maximum diagonal plan dimension of 166'4" on Lot 2 where 119' is the maximum allowed. This incentive decreases the exterior surface area which will decrease overall project cost, materials and labor for structural framing. Grouping units together in contiguous arrangements is more cost effective. One of the key aesthetic design features of both buildings is to provide generous interior courtyards that become common open space for the building residents, providing recreation space and separation from other residents. Additionally, on both lots the maximum diagonal plan dimension occurs along the side or rear alley-facing elevation. The designers of both buildings have made every effort to follow the spirit of the Mid-Cities Planned Development Ordinance by providing relief to building massing along the street-facing fronts and sides of both buildings.

Minimum Exterior Storage Area: On Lot 2 a total of 56 cubic feet of storage area per unit is provided where 100 cubic feet is required [SDMC section 1512.0312(d)]. Sixty-one (61) of the 76 units contain exterior storage accessible from that unit's balcony. The exterior storage is designed with a typical closet depth of 2'3" to 2'8" in order to

maximize functionality. Although this results in storage areas from 56 to 100 cubic feet, less than required by code, each unit also features an interior coat closet and pantry/linen closet that provide interior storage. This arrangement was determined to be superior to locating the storage along a common circulation area or garage for the senior population because stored items are in much closer proximity to each resident. The 15 units without balcony storage are provided with hallway storage on each level, adjacent to the unit. Additionally, this approach is the most cost-effective and user-friendly for the required storage areas.

Development Deviations: In accordance with SDMC section 143.0910 et al., which provides for the approval of deviations to incentivize affordable housing, the applicant has requested four (4) deviations from the following development regulations: 1) Street side setback; 2) Refuse and Recyclable Material Storage Area; 3) Maximum plumb height; and 4) Provision of architectural features.

Street Side Setback: The project proposes a street side setback of 0 feet where five (5) feet is required per Map No. 6200, for Lots 1 and 2. The reduced street side setback allows the proposed development to meet the Greater North Park Community Plan design guideline objectives of providing pedestrian-level activity, screening enclosed parking, and providing strong transitions between residential and commercial areas.

Refuse and Recyclable Material Storage Areas: The project proposes a minimum storage area of 350 square feet where 480 square feet is required for Lot 1; and a minimum storage area of 254 square feet where 384 square feet is required for Lot 2.

The provision of code-required refuse and recyclable material storage areas competes with the provision of code-required onsite parking, both of which are ideally located at ground level for cost effectiveness, and at the rear alley entrances to the lot for aesthetic and accessibility concerns. Accordingly, as a cost saving measure, both buildings have sought to provide sufficient storage area to meet the intent of the code, but not to oversize the required waste and recyclable material areas. Additionally, there is no potential health or safety impact associated with this request.

Maximum Plumb Height: The project proposes a maximum plumb height of 63'6", where 60 feet is allowed. The increased plumb height is requested primarily for the Lot 1 building along Texas Street, and results from the topographical difference between Arizona Street to the east, approximately 13'6" higher, and Texas Street to the west. The proposed development requests the 63'6" maximum plumb height limit for the entire development, Lots 1 and 2, to allow construction phase refinements of parapets and roof screening for mechanical equipment, solar, etc. The requested deviation is necessary to achieve economic feasibility for the provision of affordable units, and to meet the project's objectives for a high-quality aesthetic design.

Provision of Architectural Features: The project proposes to provide four (4) unique features consistent with the Contemporary Design criteria, where five (5) unique features are required. Lot 1 proposes to provide the following Contemporary architectural features per SDMC Section 1512.0304(b): (E) a minimum of one (1) transom window, (F) an

entry porch, (H) planted wall mounted lattice, and (I) windows recessed a minimum of 2 inches. The remaining choices were either incompatible with the design objectives of the building, or had significant cost ramifications that were not economically feasible given the project's inclusion of 23 affordable housing units. Lot 2 will provide all five (5) unique features required.

Various discretionary actions are required to implement the proposed project:

- Site Specific Ordinance to allow additional density above the 35 percent maximum affordable housing density bonus

The applicant has requested additional density above the 35 percent affordable housing density bonus. In accordance with the provisions of CGC Section 65915(n), an agency can grant a greater density bonus than that which is allowed under state law if permitted by local ordinance. According to SDMC Section 143.0710, Table 143-07B, the maximum allowed affordable housing density bonus is 35 percent. The proposed development is requesting a site specific Ordinance to allow for additional density above the 35 percent maximum. This Ordinance would allow an additional 14 units within Lot 2, for the project total of 194 residential units, for a project density bonus of 45.8 percent.

- Site Development Permit

A Site Development Permit is required due to the project's location within the Mid-City Communities and for the requested deviations as additional affordable housing development incentives per SDMC section 143.0750 and the requested development deviations per SDMC section 143.0920. A Mid-City Communities Development Permit, processed as a Site Development Permit, is also required pursuant to SDMC section 1512.0203(b)(2) for pre-density bonus density that exceeds the density thresholds in San Diego Municipal Code (SDMC) Table 1512.02A.

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

- Vesting Tentative Map

A Vesting Tentative Map is required to create the proposed 118 residential condominium units within Lot 1 (Attachments 7 and 8).

Community Plan Analysis:

The Greater North Park Community Plan designates the proposed 1.77 acre residential project site for High/Very High Residential 45 to 55 dwelling units per acre, and up to 75 dwelling units per acre as a density bonus project based on lot consolidation and design guidelines in the Urban Design Element of the community plan. Based on the maximum density allowed in the community plan a total of 133 dwelling units would be allowed. Additionally, through the

utilization of the Affordable Housing Density Bonus Ordinance, the proposed project would seek a 35percent density bonus for the incorporation of Very Low Income-restricted dwelling units, and seek 14 additional dwelling units via a site-specific ordinance. In total, the project would include 194 dwelling units.

The proposed project would implement the goal of the Housing Element of the community plan for providing a diversity of housing options encouraging the construction and preservation of moderate and higher-cost housing through the provision of 118 multi-family dwelling units as well as 76 senior units of which 23 would be Very Low Income-restricted units. Additionally, the proposed project would meet the objectives in the Housing Element for encouraging high-quality development at medium to high densities, centrally located within the community to form an attractive and vital central area focusing on El Cajon Boulevard and University Avenue and providing adequate off-street parking. The proposed residential housing project is located a half block from El Cajon Boulevard within an emerging commercial node at Texas Street and El Cajon Boulevard designated for commercial as well as multi-family housing at high to very residential density and is served by the Mid-City Rapid Bus transit route. Vehicle parking for the project would be provided in excess of the number required by the Municipal Code.

The goal of the Urban Design Element of the community plan is to enhance the unique character and community image of Greater North Park. The design guidelines contained within the Element provide specific recommendations to accomplish this goal. While not every guideline is applicable to the proposed project and the project location, the proposed project meets several design guidelines and policies in the Urban Design Element. According to the Urban Design Element, new development should be consistent with the scale and character of the existing development of surrounding areas. Within proximity of the proposed project site, existing development surrounding Lot 1 consists of single-story commercial structures and restaurants with accompanying surface parking to the north; two-story multi-family developments along Arizona Street to the east, and single-story residences along Howard Avenue to the south. Surrounding Lot 2, existing development consists of a single-story fast food restaurant and surface parking to north, two-story multi-family structures along the alley to the west, and single-story residences along Howard Avenue to the south. Both proposed Lots 1 and 2 would front both sides of Texas Street which separates the two lots of the overall project site. Additionally, both Lots 1 and 2 of the proposed project are not located directly adjacent to existing development, but are separated by existing alleys and streets.

The Greater North Park Community Plan acknowledges that new development, while not being forced to comply with the scale of existing development where the community plan designates higher development intensities, should not ignore existing scale and should provide good design relationships with adjacent development. Additionally, the community plan recommends that taller portions of buildings should be set back from the required front setbacks to control building scale and emphasize one to two-story building facades along street frontages. Further, features such as entryways, side notches, partial façade setbacks, entry porches, bay windows, window proportions, and other small-scale geometric forms should be utilized in order create harmony between new development and the surrounding area. The proposed project would meet this recommendation through the provision of several design features that would assist in articulating building surfaces and reducing the bulk and scale of the project. Several of these features would include the use of upper-story setbacks; the use of varying colors, textures, and

quality building materials, the planting of street trees along the project's perimeter along Howard, Texas, and Arizona Streets; the use of awnings and walk up stoops; balconies and roof decks; and locating the taller portions of the projects along Texas Street where both Lots 1 and 2 would face each other. The proposed project also would include as one of its notable design features a varying building setback that expands along Texas Street to a semi-public plaza at the northeast corner of Texas Street and Howard Avenue.

The Urban Design Element also recommends the use of landscaping to add texture to blank walls, soften edges, and to provide a sense of pedestrian scale. The proposed project would implement this recommendation through the provision of landscaping consisting of street trees and shrubs along all street frontages to enhance the pedestrian environment around the proposed project. Enhanced paving would also be proposed to provide a seamless transition between the public sidewalk and semi-public plaza at the northeast corner of Texas Street and Howard Avenue. It is also recommended within the Urban Design Element that automobile parking should not be the dominant element of neighborhood parking and that on-site parking should be screened or located in areas not highly visible from the street. The plan also recommends further that parking facilities should be located underground, located to the rear of buildings and accessed from the rear alley whenever feasible so that curb-cuts and driveways are minimized. The proposed project would implement these recommendations by providing underground parking which would be accessed via the alleys north of lots 1 and 2 of the project. Other parking facilities located with the project would be completely screened by residential components and building elements of the project.

The proposed project would also meet objectives in the Conservation Element of the community plan for encouraging water conservation through the use of drought tolerant plant material, irrigations systems that would incorporate low-volume spray emitters and low angle spray heads, and utilize drip irrigation systems where they would be considered effective and feasible. The proposed project would also meet the Conservation Element of objective of conserving energy by utilizing energy efficient building and site design principles through the inclusion of a mixture of broad canopy trees along the street frontages, pedestrian pathways within the projects, and in the semi-public plaza for shade and to reduce heat gain as well as deciduous accent trees that would alternate providing shade during the warm months and sunlight during the winter season.

The proposed project would include a deviation of up to 3 feet and 6 inches to the maximum building height of 60 feet allowed by the MR-800 zone. Although the Greater North Park Community Plan does not regulate building height, the proposed project would include several building design measures and architectural features mentioned previously to offset the height, bulk, and scale of the proposed project. Additionally the proposed project would include other deviations related to the maximum diagonal plan dimension, minimum size of required exterior and material storage areas and required architectural design features. The Greater North Park Community Plan does not specifically address development standards covered by the underlying zoning. Despite these deviations, the project meets the community plan's intent of developing high residential development at this location as well as overall General Plan Housing Element goals of providing affordable housing. As proposed the project would not adversely impact the goals and recommendations of the Greater North Park Community Plan.

Environmental Analysis:

A Mitigated Negative Declaration (MND) was prepared for the project which analyzed the environmental impacts of the proposed CHW Arizona Street Development Project. Implementation of the Mitigation, Monitoring and Reporting Program (MMRP) would reduce impacts to a level below significance in the following category: paleontological resources.

Conclusion:

Staff has determined the proposed CHW Arizona Street Development project complies with the applicable sections of the Municipal Code and adopted City Council policies. Staff has determined the required findings would support the decision to approve the proposed project's site specific Ordinance, Site Development Permit and Vesting Tentative Map. A Mitigated Negative Declaration has been prepared for this project and all potential environmental impacts will be mitigated.

ALTERNATIVES:

1. **Recommend Approval** of Site Development Permit No. 1265467, Vesting Tentative Map No. 1265466 and Ordinance approval No. 1378123, **with modifications.**
2. **Recommend Denial** of Site Development Permit No. 1265467, Vesting Tentative Map No. 1265466 and Ordinance approval No. 1378123, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



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

WESTLAKE/LCB

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions

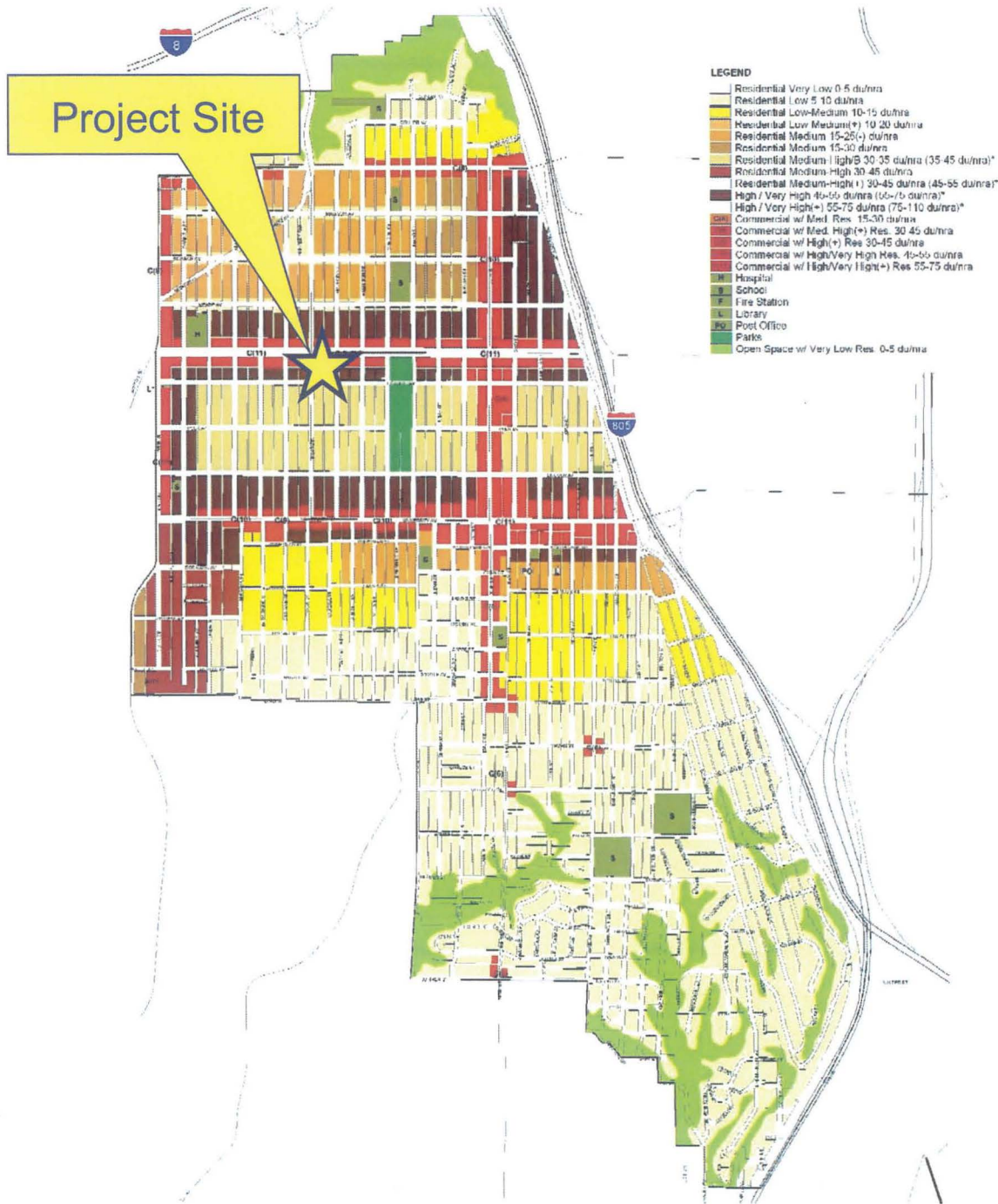
7. Draft Map Resolution with Findings
8. Draft Map Conditions
9. Draft Environmental Resolution with MMRP
10. Draft Ordinance
11. Project Plans – Including Vesting Tentative Map
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Chronology
15. Notice of Public Hearing, dated December 4, 2014



Aerial Photo

CHW ARIZONA STREET DEVELOPMENT – 4220 ARIZONA STREET AND 4212 TEXAS STREET
PROJECT NO. 359872



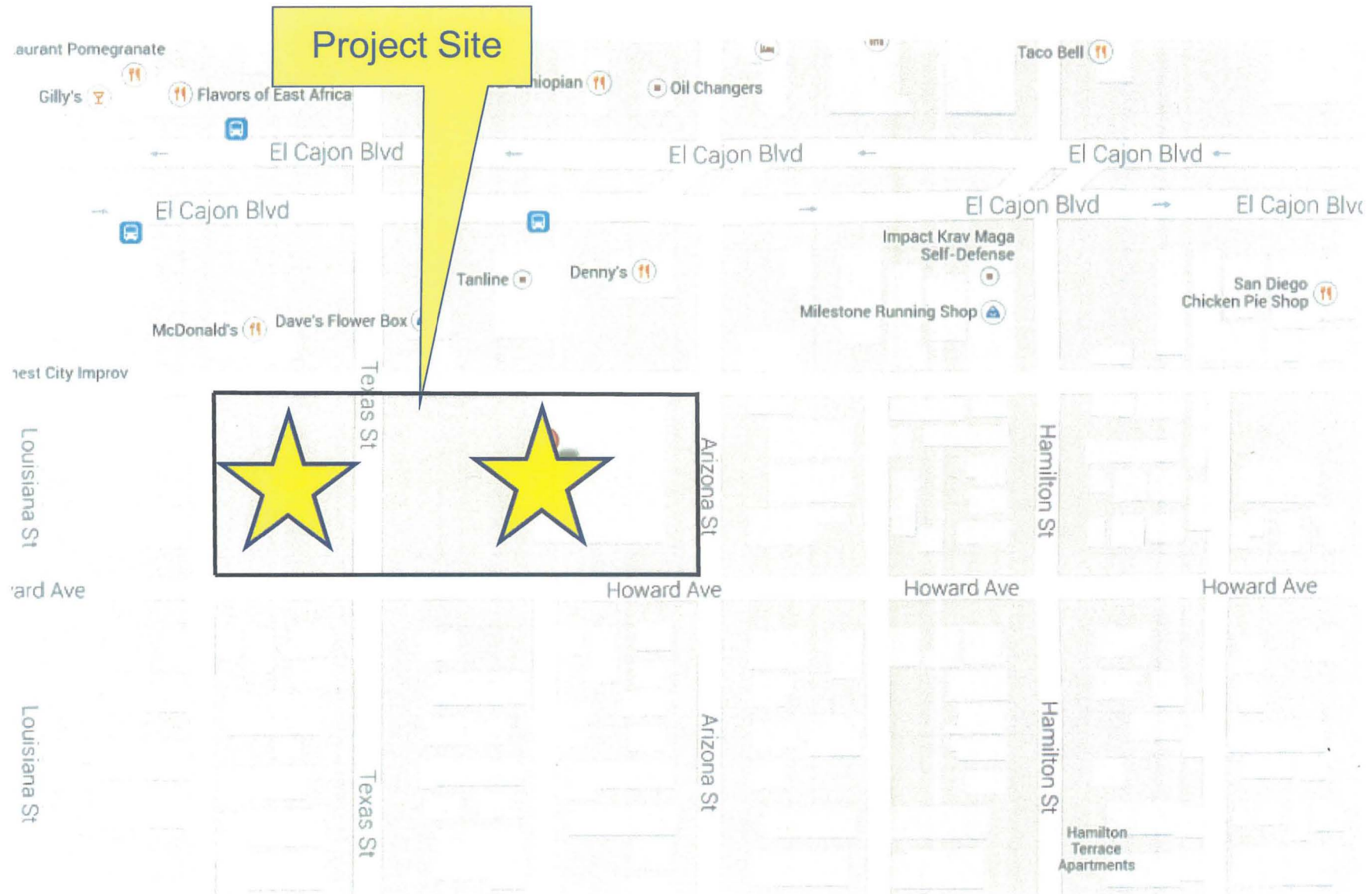


Land Use Map

**CHW ARIZONA STREET DEVELOPMENT – 4220 ARIZONA
STREET AND 4212 TEXAS STREET
PROJECT NO. 359872**

North





Project Location Map

CHW ARIZONA STREET DEVELOPMENT – 4220 ARIZONA STREET AND 4212 TEXAS STREET
PROJECT NO. 359872



PROJECT DATA SHEET

PROJECT NAME:	CHW Arizona Street Development	
PROJECT DESCRIPTION:	Demolition of the existing building and surface parking lots and the construction of a 6-story, market rate, multi-family residential building, providing 118 units, at 4220 Arizona Street and a 5-story, for rent, senior housing residential building, providing 76 units (23 affordable units dedicated to very low income households), at 4212 Texas Street, totaling 194 residential units for the entire development.	
COMMUNITY PLAN AREA:	Greater North Park	
DISCRETIONARY ACTIONS:	Vesting Tentative Map, Site Development Permit and Ordinance	
COMMUNITY PLAN LAND USE DESIGNATION:	High/Very High Residential (up to 75 units per acre)	
<u>ZONING INFORMATION:</u> ZONE: MCCPD-MR-800B (multi-family residential zone within the Mid-Cities Planned District) HEIGHT LIMIT: 60-foot maximum height limit LOT SIZE: 1.77 acre site FRONT SETBACK: 10 foot minimum SIDE SETBACK: 6 foot minimum REAR SETBACK: 1 foot minimum required if alley; 15 foot minimum if no alley PARKING: 176 parking spaces required / 209 parking spaces provided		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial; MCCPD-CN-1	Commercial / 24-hour McDonalds
SOUTH:	Residential; MCCPD-MR-1250B	Single Family and Multi Family Residential
EAST:	Residential; MCCPD-MR-800B	Single Family and Multi Family Residential
WEST:	Residential; MCCPD-MR-800B	Multi-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	The four deviations are being requested for the entire development. The deviations are for street side setback; refuse and recyclable materials storage area; maximum plumb height; and requirement for unique architectural features.	

COMMUNITY PLANNING GROUP RECOMMENDATION:	On May 20, 2014, the North Park Planning Committee voted 13-1-0 to recommend approval of the project with no conditions. The one vote against represents a member of the committee who desired affordable units integrated into the market rate building.
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RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING SITE DEVELOPMENT
PERMIT NO. 1265467 - CHW ARIZONA STREET
DEVELOPMENT – PROJECT NO. 359872 [MMRP]

WHEREAS, CHW Arizona Street Development, LP, Owner/Permittee, filed an application with the City of San Diego for Site Development Permit No. 1265467 to demolish the existing building and surface parking lot and construct a 6-story, market rate, multi-family residential building and construct a 5-story affordable senior housing building, known as the CHW Arizona Street Development project, located at 4220 Arizona Street (Lot 1) and 4212 Texas Street (Lot 2), and legally described as Lots 1 and 2 of Hillside Square, in the City of San Diego, County of San Diego, According to Map No. 6200, dated September 27, 1968, in the Great North Park Community Plan area, in the MCCPD-MR-800B zone; and

WHEREAS, on December 18, 2014, the Planning Commission of the City of San Diego considered Site Development Permit No. 1265467 and pursuant to Resolution No. XXXX-PC voted to recommend City Council approval of the Permit; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on _____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 1265467:

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permit

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

The proposed development proposes the demolition of existing structures and the construction of 194 units on a 1.77 acre site, located at 4220 Arizona Street (Lot 1) and 4212 Texas Street (Lot 2), within the MR-800B zone of the Mid-Cities Communities Planned District and the Greater North Park Community Plan. The phased development will consist of 118 market rate, multi-family residential units on the 1.21 acre site, located at 4220 Arizona Street (Lot 1) and 76 senior housing units (23 units restricted to very low income households) located at 4212 Texas Street (Lot 2). The 118 market rate units would be constructed within the first phase of the development and the 76 senior housing units would be constructed in the second/final phase of the development. The proposed development on Lot 2 would be for-rent senior housing units.

The project site is designated for High/Very High Residential (55 to 75 units/acre) in the Greater North Park Community Plan. The proposed development will provide a minimum of 23 units restricted for Very Low Income residents on Lot 2. Pursuant to the Affordable Housing Density Bonus Regulations (SDMC §143.0740) when 15 percent of the pre-density bonus units are restricted, a density bonus of 35 percent is allowed. In addition, the applicant is allowed up to three (3) development incentives. Development incentives under the Affordable Housing Density Bonus Regulations does not require a General Plan or Community Plan Amendment, accordingly development meeting the requirements of the Density Bonus Regulations and the other authorities of the Land Development Code would not adversely affect the applicable land use plan.

The proposed project would implement the goal of the Housing Element of the Greater North Park community plan for providing a diversity of housing options encouraging the construction and preservation of moderate and higher-cost

housing through the provision of 118 multi-family dwelling units as well as 76 senior units of which 23 would be Very Low Income-restricted units. Additionally, the proposed project would meet the objectives in the Housing Element for encouraging high-quality development at medium to high densities, centrally located within the community to form an attractive and vital central area focusing on El Cajon Boulevard and University Avenue and providing adequate off-street parking. The proposed residential housing project is located a half block from El Cajon Boulevard within an emerging commercial node at Texas Street and El Cajon Boulevard designated for commercial as well as multi-family housing at high to very residential density and is served by the Mid-City Rapid Bus transit route. Vehicle parking for the project would be provided in excess of the number required by the Municipal Code.

The proposed development implements the goals and policies of the General Plan and Greater North Park Community Plan by: (1) providing affordable housing for seniors in an area lacking economically feasible accommodations for many low-income elderly people; (2) providing a unique type of housing with dwelling unit density in the high to very-high range; (3) increase the economic ability of the disadvantaged group of low-income seniors to obtain adequate housing; (4) implementing federally assisted housing programs; and (5) creating a residential development which provides a mix of people with various economic and social characteristics. Therefore, the proposed development is consistent with the General Plan and Greater North Park Community Plan.

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

The proposed development proposes the demolition of existing structures and the construction of 194 units on a 1.77 acre site, located at 4220 Arizona Street (Lot 1) and 4212 Texas Street (Lot 2), within the MR-800B zone of the Mid-Cities Communities Planned District and the Greater North Park Community Plan. The phased development will consist of 118 market rate, multi-family residential units on the 1.21 acre site, located at 4220 Arizona Street (Lot 1) and 76 senior housing units (23 units restricted to very low income households) located at 4212 Texas Street (Lot 2). The 118 market rate units would be constructed within the first phase of the development and the 76 senior housing units would be constructed in the second/final phase of the development. The proposed development on Lot 2 would be for-rent senior housing units. The proposed development is compatible with the surrounding residential uses and would not be detrimental to the public health, safety and welfare of the surrounding community. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code requirements will be met with the proposed development. Therefore, the proposed project does 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 development proposes the demolition of existing structures and the construction of 194 units on a 1.77 acre site, located at 4220 Arizona Street (Lot 1) and 4212 Texas Street (Lot 2), within the MR-800B zone of the Mid-Cities Communities Planned District and the Greater North Park Community Plan. The phased development will consist of 118 market rate, multi-family residential units on the 1.21 acre site, located at 4220 Arizona Street (Lot 1) and 76 senior housing units (23 units restricted to very low income households) located at 4212 Texas Street (Lot 2). The 118 market rate units would be constructed within the first phase of the development and the 76 senior housing units would be constructed in the second/final phase of the development. The proposed development on Lot 2 would be for-rent senior housing units.

The proposed development complies with the relevant regulations of the Land Development Code, with the exception of the requested density bonus incentives and proposed development deviations. Conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and incorporated into Site Development Permit No. 1265467. The Affordable Housing Density Bonus will be utilized to gain additional density from the High/Very High Residential (55 to 75 units/acre) designation within in the Greater North Park Community Plan. The development will provide a minimum of 23 units restricted for Very Low Income households within Lot 2, as provided by an agreement with the San Diego Housing Commission. The proposed development is providing 15 percent of the pre-density bonus units for Very Low Income households, which allows a density bonus of 35 percent. This results in 180 residential units ($133 \text{ base density} \times 35\% = 46.55$ then $133 + 46.55 = 179.55$, rounded up to 180). The applicant has requested additional density above the 35 percent affordable housing density bonus. To accommodate this request, the applicant is processing a site specific ordinance allowing an additional 14 units above the 180 units, for a development total of 194 residential units. The site specific ordinance requires approval by the City Council.

Since the development is providing 15 percent of the pre-density bonus units for Very Low Income households, the development is allowed three (3) affordable housing density bonus incentives, consistent with California Government Code Section 65915. The three (3) requested incentives are for Floor Area Ratio (FAR) and FAR in the front 40% of the lot, for Lots 1 and 2; maximum diagonal plan dimensions, for Lots 1 and 2; and to provide a minimum of 56 cubic feet per unit of exterior storage from a common area, for Lot 2. The proposed development is also requesting four (4) deviations from the Land Development Code. All requested deviations are necessary to make it economically feasible to provide the 23 affordable housing units for very low income households.

The first deviation is being requested for the required street side setback. The project proposes a street side setback of 0 feet, where five (5) feet is required per

Map No. 6200, for Lots 1 and 2. The reduced street side setback allows the proposed development to meet the Greater North Park Community Plan design guideline objectives of providing pedestrian-level activity, screening enclosed parking, and providing strong transitions between residential and commercial areas.

On Lot 2, as a cost-saving measure, the owner has designed the building to have on-grade enclosed parking. Rough industry estimates suggest that the cost of structured parking increases approximately \$20,000 per space for every level below ground that is constructed due to expensive dirt export and shoring requirements. Accordingly, to incorporate subterranean parking in order to meet the design objectives of the Community Plan would increase project costs by an estimated \$1.15 million dollars.

Instead, the owner has elected to locate leasing offices, resident meeting rooms, and a large lobby at ground level along Texas Street to provide architectural interest, active uses, and an appropriate transition to the commercial areas immediately to the north across the alley. In order to maximize the functionality of the building area available between the edge of enclosed parking and the street, the proposed development has requested a reduction in the allowable setback from 5'0" to 0'0" along Texas Street on the first level only. With the exception of the exit stair tower at the northeastern portion of the building (closest to the higher-intensity commercial areas to the north), the building's upper floors meet the 5'0" setback requirement. The projecting exit stair is additionally proposed as a parapet for fire truck ladder roof access. Parapet access must be provided within 15' to 25' of the proposed truck parking lane. By placing the roof edge at 0' setback, a parking lane can be preserved along Texas St. while still providing the 15' to 25' required setback. Requiring the building to meet the 5' setback would have the additional ramification of requiring additional red-curbing along Texas to allow the fire truck to park in what is now being used as parking space. The loss of on-street parking is a significant concern of neighboring residents.

On Lot 1, the reduced setback is requested only for the northwestern most portion of the building, and is intended to similarly place the building edge at a 0' setback, allowing fire access without impacting existing parking. The 0' setback occurs and provides a transition from the adjacent commercial/mixed-use zone, across the alley to the north.

The second deviation is being requested for the required size of required Refuse and Recyclable Material Storage Areas. The project proposes a minimum size of required Refuse and Recyclable Material Storage Area of 350 square feet, where 480 square feet is required, for Lot 1; and a minimum size of required Material Storage Area of 254 square feet, where 384 square feet is required, for Lot 2.

The provision of San Diego Municipal Code requiring refuse and recyclable material storage areas competes with the provision of code-required onsite

resident parking, both of which are ideally located at ground level for cost effectiveness, and at the rear alley entrances to the lot for aesthetic and accessibility concerns. Accordingly, as a cost saving measure, both buildings have sought to provide sufficient storage area to meet the intent of the code, but not to oversize the required waste and recyclable material areas. There is no potential health or safety impact associated with this request. The Waste Management Plan, prepared by RECON Environmental Inc., anticipates a 141.6 ton per year generation rate for Lot 1. Applying an 8.88 cubic yard per ton generation rate suggests that the annual generation of 141.6 tons per year would generate the need for 1,257 cubic yards of storage annually. Assuming a typical twice-weekly multifamily residential pickup schedule, this would translate to 12 cubic yards of storage needed for accumulation between pickups ($1,257 \text{ cubic yards} \div 52 \text{ weeks/year} \div 2 \text{ times/week}$). The proposed 350 square feet is more than adequate to handle six (6) four-cubic-yard dumpsters, three (3) each for waste and recycling, for a total capacity of 24 cubic yards storage. Accordingly more than 100% excess capacity is provided within Lot 1.

Similarly for Lot 2, a generation rate of 91.2 annual tons is estimated, suggesting storage need between twice-weekly pickups of 7.8 cubic yards ($91.2 \text{ tons} \times 8.88 \text{ cubic yards} = 810 \text{ cubic yards annually} \div 52 \text{ weeks/year} \div 2 \text{ times/week}$). The space is designed to handle four (4) four-cubic-yard dumpsters, for a total capacity of 16 cubic yards storage, again an excess capacity factor of 100%.

The third deviation is being requested for the maximum plumb height. The project proposes a maximum plumb height of 63'6", where 60 feet is allowed. The increased plumb height is primarily requested for the Lot 1 building along Texas Street, and results from the topographical difference between Arizona Street to the east, approximately 13'6" higher, and Texas Street to the west. The proposed development requests the 63'6" maximum plumb height limit for the entire development, Lots 1 and 2, to allow construction phase refinements of parapets and roof screening for mechanical equipment, solar, etc. The requested deviation is necessary to achieve the affordable housing density bonus, retain existing street parking and the proposed development's objectives for a high-quality aesthetic design that will enhance both the marketability (and thus economic feasibility) of the buildings, and community need.

The fourth deviation is being requested on Lot 1 for provision of architectural features. The project proposes provide four (4) unique features consistent with the Contemporary Design criteria, where five (5) unique features are required. Lot 1 proposes to provide the following Contemporary architectural features per SDMC Section 1512.0304(b): (E) a minimum of one (1) transom window, (F) an entry porch, (H) planted wall mounted lattice, and (I) windows recessed a minimum of 2 inches. The remaining choices were either incompatible with the design objectives of the building, or had significant cost ramifications that were not economically feasible.

The proposed development conforms to the overall policies and regulations of the City of San Diego, including the density bonus incentives and deviations from the municipal code, and represents a desirable project for the site and the Greater North Park Community.

L. Supplemental Findings--Deviation for Affordable Housing

1. The proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City;

The proposed development proposes the demolition of existing structures and the construction of 194 units on a 1.77 acre site, located at 4220 Arizona Street (Lot 1) and 4212 Texas Street (Lot 2), within the MR-800B zone of the Mid-Cities Communities Planned District and the Greater North Park Community Plan. The phased development will consist of 118 market rate, multi-family residential units on the 1.21 acre site, located at 4220 Arizona Street (Lot 1) and 76 senior housing units (23 units restricted to very low income households) located at 4212 Texas Street (Lot 2). The 118 market rate units would be constructed within the first phase of the development and the 76 senior housing units would be constructed in the second/final phase of the development. The proposed development on Lot 2 would be for-rent senior housing units.

An Affordable Housing Density Bonus will be utilized to gain additional density from the High/Very High Residential (55 to 75 units/acre) designation within the Greater North Park Community Plan. The development will provide a minimum of 23 units restricted for Very Low Income households within Lot 2, as provided by an agreement with the San Diego Housing Commission. The proposed development is providing 15 percent of the pre-density bonus units for Very Low Income households, which allows a density bonus of 35 percent. This results in 180 residential units ($133 \text{ base density} \times 35\% = 46.55$ then $133 + 46.55 = 179.55$, rounded up to 180). The applicant has requested additional density above the 35 percent affordable housing density bonus. To accommodate this request, the applicant is processing a site specific ordinance allowing an additional 14 units above the 180 units, for a development total of 194 residential units. The site specific ordinance requires approval by the City Council.

According to the 2010 census, the Greater North Park community planning area had a population of 45,728 persons. One half of the households in the planning area had annual incomes below \$45,000, and nearly 19% of the population is aged 55 or older. Availability of additional housing is a community need. The estimated vacancy rate in the 2010 census was 4.7% (a balanced market is typically 5.0% vacant), and market data reports continuing tightening vacancy. The market-rate portion of the proposed development (Lot 1) provides much needed high-quality new multi-family development that continues North Park's vitality as a balanced community. The introduction of new high-frequency transit operations with the Mid-City Rapid Bus will create additional demand for quality

housing in this location. SANDAG's 2050 Regional Growth Forecast estimates the production of 13,800 new multi-family housing units between 2008 and 2050. The proposed development represents 1.4% of the anticipated production SANDAG has indicated necessary to maintain economic balance within the community.

Therefore, the proposed senior housing, including the 23 affordable units to very low income households, meets the needs of key community demographics and the proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City.

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

The proposed development proposes the demolition of existing structures and the construction of 194 units on a 1.77 acre site, located at 4220 Arizona Street (Lot 1) and 4212 Texas Street (Lot 2), within the MR-800B zone of the Mid-Cities Communities Planned District and the Greater North Park Community Plan. The phased development will consist of 118 market rate, multi-family residential units on the 1.21 acre site, located at 4220 Arizona Street (Lot 1) and 76 senior housing units (23 units restricted to very low income households) located at 4212 Texas Street (Lot 2). The 118 market rate units would be constructed within the first phase of the development and the 76 senior housing units would be constructed in the second/final phase of the development. The proposed development on Lot 2 would be for-rent senior housing units.

The purpose of the underlying MR-800B zone is for multi-family residential housing designed for development compatible with the pattern of the existing neighborhoods. Zoning standards are intended to provide a variety of attractive, functional and affordable housing types and styles. Development is intended to be street friendly and provide active, accessible and surveillable streets and street yards (SDMC §1512.0301).

The proposed development incorporates the recommendations of the design guidelines of the Greater North Park Community Plan for compatibility with existing neighborhoods by providing reduced or setback massing along the residential streets of Howard Avenue and Arizona Street, providing front porch entrances (Lot 1) and a landscape buffer (Lot 2), and creating plazas at each lot's corner of Texas Street and Howard Avenue. Lot 1 further provides a large semi-public plaza at Texas Street and Howard Avenue that provides a gathering place for residents and community members. Building massing along Texas Street is intended to provide an active pedestrian corridor transitioning from the commercial uses to the north to the primarily residential use to the south. The proposed development is street friendly and meets the purpose of providing visible, accessible, and active street areas.

Further incorporation of the design guidelines creates attractive buildings that provide a variety of opportunities for private patios and common courtyard open space that creates a functional multi-family living environment. The proposed development is an affordable housing density bonus project that proposes a minimum of 23 affordable apartments, and provides a variety of housing types for both senior citizens (Lot 2) and new high-quality multi-family housing (Lot 1) that recognizes the site's transit-oriented location. Therefore, the proposed development will not be inconsistent with the purpose of the underlying zone.

3. The deviation is necessary to make it economically feasible for the applicant to utilize a density bonus authorized for the development pursuant to Section 143.0725.

The proposed development proposes the demolition of existing structures and the construction of 194 units on a 1.77 acre site, located at 4220 Arizona Street (Lot 1) and 4212 Texas Street (Lot 2), within the MR-800B zone of the Mid-Cities Communities Planned District and the Greater North Park Community Plan. The phased development will consist of 118 market rate, multi-family residential units on the 1.21 acre site, located at 4220 Arizona Street (Lot 1) and 76 senior housing units (23 units restricted to very low income households) located at 4212 Texas Street (Lot 2). The 118 market rate units would be constructed within the first phase of the development and the 76 senior housing units would be constructed in the second/final phase of the development. The proposed development on Lot 2 would be for-rent senior housing units.

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of exterior storage from a common area, for Lot 2. The proposed development is also requesting four (4) deviations from the Land Development Code. All requested deviations are necessary to make it economically feasible to provide the 23 affordable housing units for very low income households.

The first deviation is being requested for the required street side setback. The project proposes a street side setback of 0 feet, where five (5) feet is required per Map No. 6200, for Lots 1 and 2. The reduced street side setback allows the proposed development to meet the Greater North Park Community Plan design guideline objectives of providing pedestrian-level activity, screening enclosed parking, and providing strong transitions between residential and commercial areas.

On Lot 2, as a cost-saving measure, the owner has designed the building to have on-grade enclosed parking. Rough industry estimates suggest that the cost of structured parking increases approximately \$20,000 per space for every level below ground that is constructed due to expensive dirt export and shoring requirements. Accordingly, to incorporate subterranean parking in order to meet the design objectives of the Community Plan would increase project costs by an estimated \$1.15 million dollars.

Instead, the owner has elected to locate leasing offices, resident meeting rooms, and a large lobby at ground level along Texas Street to provide architectural interest, active uses, and an appropriate transition to the commercial areas immediately to the north across the alley. In order to maximize the functionality of the building area available between the edge of enclosed parking and the street, the proposed development has requested a reduction in the allowable setback from 5'0" to 0'0" along Texas Street on the first level only. With the exception of the exit stair tower at the northeastern portion of the building (closest to the higher-intensity commercial areas to the north), the building's upper floors meet the 5'0" setback requirement. The projecting exit stair is additionally proposed as a parapet for fire truck ladder roof access. Parapet access must be provided within 15' to 25' of the proposed truck parking lane. By placing the roof edge at 0' setback, a parking lane can be preserved along Texas St. while still providing the 15' to 25' required setback. Requiring the building to meet the 5' setback would have the additional ramification of requiring additional red-curbing along Texas to allow the fire truck to park in what is now being used as parking space. The loss of on-street parking is a significant concern of neighboring residents.

On Lot 1, the reduced setback is requested only for the northwestern most portion of the building, and is intended to similarly place the building edge at a 0' setback, allowing fire access without impacting existing parking. The 0' setback occurs and provides a transition from the adjacent commercial/mixed-use zone, across the alley to the north.

The second deviation is being requested for the required size of required Refuse and Recyclable Material Storage Areas. The project proposes a minimum size of required Refuse and Recyclable Material Storage Area of 350 square feet, where 480 square feet is required, for Lot 1; and a minimum size of required Material Storage Area of 254 square feet, where 384 square feet is required, for Lot 2.

The provision of San Diego Municipal Code requiring refuse and recyclable material storage areas competes with the provision of code-required onsite resident parking, both of which are ideally located at ground level for cost effectiveness, and at the rear alley entrances to the lot for aesthetic and accessibility concerns. Accordingly, as a cost saving measure, both buildings have sought to provide sufficient storage area to meet the intent of the code, but not to oversize the required waste and recyclable material areas. There is no potential health or safety impact associated with this request. The Waste Management Plan, prepared by RECON Environmental Inc., anticipates a 141.6 ton per year generation rate for Lot 1. Applying an 8.88 cubic yard per ton generation rate suggests that the annual generation of 141.6 tons per year would generate the need for 1,257 cubic yards of storage annually. Assuming a typical twice-weekly multifamily residential pickup schedule, this would translate to 12 cubic yards of storage needed for accumulation between pickups ($1,257 \text{ cubic yards} \div 52 \text{ weeks/year} \div 2 \text{ times/week}$). The proposed 350 square feet is more than adequate to handle six (6) four-cubic-yard dumpsters, three (3) each for waste and recycling, for a total capacity of 24 cubic yards storage. Accordingly more than 100% excess capacity is provided within Lot 1.

Similarly for Lot 2, a generation rate of 91.2 annual tons is estimated, suggesting storage need between twice-weekly pickups of 7.8 cubic yards ($91.2 \text{ tons} \times 8.88 \text{ cubic yards} = 810 \text{ cubic yards annually} \div 52 \text{ weeks/year} \div 2 \text{ times/week}$). The space is designed to handle four (4) four-cubic-yard dumpsters, for a total capacity of 16 cubic yards storage, again an excess capacity factor of 100%.

The third deviation is being requested for the maximum plumb height. The project proposes a maximum plumb height of 63'6", where 60 feet is required. The increased plumb height is primarily requested for the Lot 1 building along Texas Street, and results from the topographical difference between Arizona Street to the east, approximately 13'6" higher, and Texas Street to the west. The proposed development requests the 63'6" maximum plumb height limit for the entire development, Lots 1 and 2, to allow construction phase refinements of parapets and roof screening for mechanical equipment, solar, etc. The requested deviation is necessary to achieve the affordable housing density bonus, retain existing street parking and the proposed development's objectives for a high-quality aesthetic design that will enhance both the marketability (and thus economic feasibility) of the buildings, and community need.

The fourth deviation is being requested on Lot 1 for provision of architectural features. The project proposes provide four (4) unique features consistent with the

Contemporary Design criteria, where five (5) unique features are required. Lot 1 proposes to provide the following Contemporary architectural features per SDMC Section 1512.0304(b): (E) a minimum of one (1) transom window, (F) an entry porch, (H) planted wall mounted lattice, and (i) windows recessed a minimum of 2 inches. The remaining choices were either incompatible with the design objectives of the building, or had significant cost ramifications that were not economically feasible.

Therefore, the requested four (4) deviations are necessary to make it economically feasible for the applicant to utilize a density bonus authorized for the development pursuant to Section 143.0725.

Mid-City Development Permit Findings – Section 1512.0204

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

- 1. Conformance with Community Plan and Design Manuals. The proposed use and project design meet the purpose and intent of the Mid-City Communities Planned District (Section 1512.0101), and the following documents, as applicable to the site: the Mid-City Community Plan, the Greater North Park Community Plan, the State University Community Plan, the Uptown Community Plan, the Mid-City Design Plan (California State Polytechnic University, Pomona; Graduate studies in Landscape Architecture; June, 1983), Design Manual for the Normal Heights Demonstration Area and the City Heights Demonstration Area (HCH Associates and Gary Coad; April, 1984), The Design Study for the Commercial Revitalization of El Cajon Boulevard (Land Studio, Rob Quigley, Kathleen McCormick), The North Park Design Study, Volume 1, Design Concept and Volume 2, Design Manual (The Jerde Partnership, Inc. and Lawrence Reed Moline, Ltd.), Sears Site Development Program (Gerald Gast and Williams-Kuebelbeck and Assoc.; 1987) and will not adversely affect the Greater North Park Community Plan, the Uptown Community Plan or the General Plan of the City of San Diego.**

The goal of the Housing Element of the Greater North Park Community Plan is to, “Provide a diversity of housing options encouraging the construction and preservation of moderate- and higher-cost housing.” The proposed development is consistent with the goal, providing 118 market rate multi-family residential units that will provide new moderate- and higher-cost housing on Lot 1, while maintaining diversity by providing 76 senior housing units on Lot 2, which will have 23 units of the 76 units restricted to very low-income households.

The owner further intends to support and preserve the diversity of the existing North Park Population by seeking Low Income Housing Tax

Credits that may ultimately allow all of the 76 apartments in the senior housing (Lot 2) to have affordability restrictions. The owner will partner with the San Diego Lesbian Gay Bisexual Transgender (LGBT) Center to provide onsite services for senior residents in a LGBT-Affirming environment, meeting an important community need that was identified in the 2011 community needs survey *LGBT San Diego's Trailblazing Generation: housing & related needs of LGBT seniors*.

The Greater North Park Community Plan also encourages development at medium- to high-densities centrally located within the community and focused around El Cajon Boulevard and University Avenue. Located ½ block from El Cajon Boulevard, and straddling the very important central node of El Cajon Boulevard and Texas Street – a designated stop on the Mid-City Rapid bus – the proposed high-density development with an attractive high-quality design that enhances the vitality of this central area by proposing a semi-public plaza on the northeast corner of Texas Street and Howard Avenue that acts as a transition between the commercial node immediately to the north and the multi-family and single-family residences to the south.

The goal of the Urban Design Element of the community plan is to enhance the unique character and community image of Greater North Park. The design guidelines contained within the Element provide specific recommendations to accomplish this goal. While not every guideline is applicable to the proposed project and the project location, the proposed project meets several design guidelines and policies in the Urban Design Element. According to the Urban Design Element, new development should be consistent with the scale and character of the existing development of surrounding areas. Within proximity of the proposed project site, existing development surrounding Lot 1 consists of single-story commercial structures and restaurants with accompanying surface parking to the north; two-story multi-family developments along Arizona Street to the east, and single-story residences along Howard Avenue to the south. Surrounding Lot 2, existing development consists of a single-story fast food restaurant and surface parking to north, two-story multi-family structures along the alley to the west, and single-story residences along Howard Avenue to the south. Both proposed Lots 1 and 2 would front both sides of Texas Street which separates the two lots of the overall project site. Additionally, both Lots 1 and 2 of the proposed project are not located directly adjacent to existing development, but are separated by existing alleys and streets.

The Greater North Park Community Plan acknowledges that new development, while not being forced to comply with the scale of existing development where the community plan designates higher development intensities, should not ignore existing scale and should provide good design relationships with adjacent development. Additionally, the community plan

recommends that taller portions of buildings should be set back from the required front setbacks to control building scale and emphasize one to two-story building facades along street frontages. Further, features such as entryways, side notches, partial façade setbacks, entry porches, bay windows, window proportions, and other small-scale geometric forms should be utilized in order create harmony between new development and the surrounding area. The proposed project would meet this recommendation through the provision of several design features that would assist in articulating building surfaces and reducing the bulk and scale of the project. Several of these features would include the use of upper-story setbacks; the use of varying colors, textures, and quality building materials, the planting of street trees along the project's perimeter along Howard, Texas, and Arizona Streets; the use of awnings and walk up stoops; balconies and roof decks; and locating the taller portions of the projects along Texas Street where both Lots 1 and 2 would face each other. The proposed project also would include as one of its notable design features a varying building setback that expands along Texas Street to a semi-public plaza at the northeast corner of Texas Street and Howard Avenue.

The Urban Design Element also recommends the use of landscaping to add texture to blank walls, soften edges, and to provide a sense of pedestrian scale. The proposed project would implement this recommendation through the provision of landscaping consisting of street trees and shrubs along all street frontages to enhance the pedestrian environment around the proposed project. Enhanced paving would also be proposed to provide a seamless transition between the public sidewalk and semi-public plaza at the northeast corner of Texas Street and Howard Avenue. It is also recommended within the Urban Design Element that automobile parking should not be the dominant element of neighborhood parking and that on-site parking should be screened or located in areas not highly visible from the street. The plan also recommends further that parking facilities should be located underground, located to the rear of buildings and accessed from the rear alley whenever feasible so that curb-cuts and driveways are minimized. The proposed project would implement these recommendations by providing undergrounding parking which would be accessed via the alleys north of lots 1 and 2 of the project. Other parking facilities located with the project would be completely screened by residential components and building elements of the project.

The provision of adequate off-street parking is another goal of the Greater North Park Community Plan. The proposed development's off-street parking is in excess of code requirements. Although located in a Transit Overlay Zone, the portion of the development on Lot 1 proposes a parking ratio of approximately 1 space per bedroom, and does not propose to take advantage of the 0.25 space/unit reduction offered under the Transit Overlay Zone. Because of the age-restricted and affordable nature of Lot 2, the

reduction offered by the Transit Overlay Zone is used in determining the Lot 2 parking ratio.

The site is in a High/Very High designated area that allows density up to 75 du/acre based on parcel accumulation and design guidelines in the Urban Design element. Both Lot 1 and Lot 2 are multi-parcel consolidations that are surrounded by streets/alleys on all four sides, and thus represent full block consolidations. In addition, the project meets numerous aspects of the design guidelines. Urban Design guidelines for building scale, architectural detailing, parking, streetscape and parkways and landscaping, are achieved through carefully articulated buildings that offer high-quality design, transitional massing, use of materials and varied planes to reduce appearance of bulk, rich detailing, and a strong focus on the pedestrian experience. Therefore, the proposed development will not adversely impact the Greater North Park Community Plan and the proposed use and project design meet the purpose and intent of the Mid-City Communities Planned District, including all design manuals.

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

The proposed development proposes the demolition of existing structures and the construction of 194 units on a 1.77 acre site, located at 4220 Arizona Street (Lot 1) and 4212 Texas Street (Lot 2), within the MR-800B zone of the Mid-Cities Communities Planned District and the Greater North Park Community Plan. The phased development will consist of 118 market rate, multi-family residential units on the 1.21 acre site, located at 4220 Arizona Street (Lot 1) and 76 senior housing units (23 units restricted to very low income households) located at 4212 Texas Street (Lot 2). The 118 market rate units would be constructed within the first phase of the development and the 76 senior housing units would be constructed in the second/final phase of the development. The proposed development on Lot 2 would be for-rent senior housing units.

The proposed development is designed to be sensitive to the scale and character of existing development. The east elevation of Lot 1 at Arizona Street mimics the massing and setback of the existing non-conforming office building on the first floor and mezzanine level. However, the blank façade and limited entrance point is not mimicked. Instead, apartment units at street level along Arizona Street are provided with front porches and street entrances that are intended to enhance the residential nature of Arizona Street. The upper three floors are setback in varying planes ranging

from approximately 4'5" to 7'5" to minimize the impact of the upper floors on the pedestrian experience.

The south elevation of Lot 1 along Howard Street similarly provides street entrances along Howard Avenue and a building that transitions from four to two stories as it meets the plaza at the corner of Texas Street and Howard Avenue. Building projections mimic bay windows and provide a residential character to the street with siding accents that mimic materials commonly used on residential buildings in the neighborhood while still maintaining a high-quality contemporary design consistent with the design guidelines.

The south elevation of Lot 2 along Howard Street is pulled back from the corner, providing an inviting gathering environment on a slightly elevated front porch where the residents of the senior apartments can wait for visitors. Large windows provide transparency into a lobby that will provide additional sheltered gathering space. Along the majority of the building edge, vine-planted trellises will obscure the building edge with attractive landscaping. The building exceeds the minimum setback and provides a linear landscaped area that provides for water-quality treatment and another place for resident/neighbor gathering while pet-walking or engaging in other pedestrian activity. The uppermost floor is significantly pulled back from the building edge to reduce the apparent height of the building.

The Texas Street elevations of both buildings are designed to accomplish a transition between the commercial area immediately to the north, and the residential uses to the south. The buildings along Texas Street are designed to engage the street. Even though the zoning is exclusively residential, active uses such as leasing offices, meeting areas, fitness/recreation rooms, etc. have been placed at street level to provide visual interest for pedestrians.

Both Lot 1 and Lot 2 employ use of balconies on upper floors, and front porches on lower levels (on Lot 1) to provide resident amenities and break up building masses. Bay windows are employed as accents, and significant variations in the building massing serve to provide visual interest and reduce the perception of bulk. Siding materials are used as an accent to reinforce the residential nature of the buildings and provide additional texture. Color is used to separate building masses and emphasize the difference between building planes and masses. The reduction of massing on upper floors occurs on both lots along the street-facing edges.

Landscaping at the public right of way edge is used to enhance the pedestrian experience. Enhanced paving is intended to provide a seamless transition between the public sidewalk and the semi-public plaza area on the northeast corner of Texas Street and Howard Avenue. Along Lot 2, vine plantings and increased setback provide a buffer to soften the edge of the wall and provide pedestrian interest without creating a commercial feel or

putting too much activity on the more residential street.

On most facades, the proposed development provides street connection and architectural detailing consistent with the existing buildings across the street. Most of the buildings on the south side of Howard Avenue are on resubdivided corner lots that result in very small homes and structures. Exactly mimicking that pattern with a consolidated lot in a higher-density zone is a design challenge, but by employing front porches, changes in building massing, projecting elements that mimic bay windows, etc., the building on Lot 1 provides a rhythm and pattern that is sympathetic and compatible.

On Lot 2, the proposed building edge on Howard Avenue approximately matches the setback of the existing building immediately to the west and provides additional landscape enhancements that soften the building edge. The building's interface with the pedestrian experience are an improvement to the character of the existing neighborhood. Therefore, the proposed development provides architectural harmony with the surrounding neighborhood and community.

3. **No Detriment to Health, Safety and Welfare. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.**

The proposed development proposes the demolition of existing structures and the construction of 194 units on a 1.77 acre site, located at 4220 Arizona Street (Lot 1) and 4212 Texas Street (Lot 2), within the MR-800B zone of the Mid-Cities Communities Planned District and the Greater North Park Community Plan. The phased development will consist of 118 market rate, multi-family residential units on the 1.21 acre site, located at 4220 Arizona Street (Lot 1) and 76 senior housing units (23 units restricted to very low income households) located at 4212 Texas Street (Lot 2). The 118 market rate units would be constructed within the first phase of the development and the 76 senior housing units would be constructed in the second/final phase of the development. The proposed development on Lot 2 would be for-rent senior housing units. The proposed development is compatible with the surrounding uses and would not be detrimental to the public health, safety and welfare of the surrounding community. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code requirements will be met with the proposed development. Therefore, the proposed project does will not be detrimental to the public health, safety and welfare.

4. **Adequate Public Facilities. For residential and mixed residential/commercial projects within the park-deficient neighborhoods shown on Map Number B-4104 that are not exempted**

by Section 1512.0203(b)(1)(A) or (B), the proposed development provides a minimum of 750 square feet of on-site usable recreational open space area per dwelling unit. The on-site usable recreational open space area shall not be located within any area of the site used for vehicle parking, or ingress and egress, and shall be configured to have a minimum of 10 feet in each dimension. The area will be landscaped and may also include hardscape and recreational facilities.

The proposed development proposes the demolition of existing structures and the construction of 194 units on a 1.77 acre site, located at 4220 Arizona Street (Lot 1) and 4212 Texas Street (Lot 2), within the MR-800B zone of the Mid-Cities Communities Planned District and the Greater North Park Community Plan. The phased development will consist of 118 market rate, multi-family residential units on the 1.21 acre site, located at 4220 Arizona Street (Lot 1) and 76 senior housing units (23 units restricted to very low income households) located at 4212 Texas Street (Lot 2). The 118 market rate units would be constructed within the first phase of the development and the 76 senior housing units would be constructed in the second/final phase of the development. The proposed development on Lot 2 would be for-rent senior housing units. The proposed development is not located within the park-deficient neighborhoods shown on Map Number B-4104.

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

The proposed development proposes the demolition of existing structures and the construction of 194 units on a 1.77 acre site, located at 4220 Arizona Street (Lot 1) and 4212 Texas Street (Lot 2), within the MR-800B zone of the Mid-Cities Communities Planned District and the Greater North Park Community Plan. The phased development will consist of 118 market rate, multi-family residential units on the 1.21 acre site, located at 4220 Arizona Street (Lot 1) and 76 senior housing units (23 units restricted to very low income households) located at 4212 Texas Street (Lot 2). The 118 market rate units would be constructed within the first phase of the development and the 76 senior housing units would be constructed in the second/final phase of the development. The proposed development on Lot 2 would be for-rent senior housing units.

There are two existing street lights immediately adjacent to Lots 1 and 2 at the intersection of Texas Street and Howard Avenue and an existing street light adjacent to Lot 1 at the intersection of the alley and Arizona Street. There are four additional existing street lights on the opposite side of the alleys and Howard Avenue. In addition, the City's two utility undergrounding CIP projects proposed for Howard Avenue (Utility Undergrounding #71 and #72) will install an additional street light along the

frontage of both Lots 1 and 2, and the Vesting Tentative Map for Lot 1 will require compliance with current street lighting standards. Additionally, the proposed buildings on Lots 1 and 2 will provide adequate on-site lighting that will address neighborhood security. Therefore, the proposed development has adequate lighting.

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

The proposed development proposes the demolition of existing structures and the construction of 194 units on a 1.77 acre site, located at 4220 Arizona Street (Lot 1) and 4212 Texas Street (Lot 2), within the MR-800B zone of the Mid-Cities Communities Planned District and the Greater North Park Community Plan. The phased development will consist of 118 market rate, multi-family residential units on the 1.21 acre site, located at 4220 Arizona Street (Lot 1) and 76 senior housing units (23 units restricted to very low income households) located at 4212 Texas Street (Lot 2). The 118 market rate units would be constructed within the first phase of the development and the 76 senior housing units would be constructed in the second/final phase of the development. The proposed development on Lot 2 would be for-rent senior housing units.

An Affordable Housing Density Bonus will be utilized to gain additional density from the High/Very High Residential (55 to 75 units/acre) designation within in the Greater North Park Community Plan. The development will provide a minimum of 23 units restricted for Very Low Income households within Lot 2, as provided by an agreement with the San Diego Housing Commission. The proposed development is providing 15 percent of the pre-density bonus units for Very Low Income households, which allows a density bonus of 35 percent. This results in 180 residential units ($133 \text{ base density} \times 35\% = 46.55$ then $133 + 46.55 = 179.55$, rounded up to 180). The applicant has requested additional density above the 35 percent affordable housing density bonus. To accommodate this request, the applicant is processing a site specific ordinance allowing an additional 14 units above the 180 units, for a development total of 194 residential units. The site specific ordinance requires approval by the City Council.

Since the development is providing 15 percent of the pre-density bonus units for Very Low Income households, the development is allowed three (3) affordable housing density bonus incentives, consistent with California Government Code Section 65915. The three (3) requested incentives are for Floor Area Ratio (FAR) and FAR in the front 40% of the lot, for Lots 1 and 2; maximum diagonal plan dimensions, for Lots 1 and 2; and to provide a minimum of 56 cubic feet per unit of exterior storage from a common area, for Lot 2. The proposed development is also requesting four (4) deviations from the Land Development Code. All requested deviations are necessary to

make it economically feasible to provide the 23 affordable housing units for very low income households.

The first deviation is being requested for the required street side setback. The project proposes a street side setback of 0 feet, where five (5) feet is required per Map No. 6200, for Lots 1 and 2. The reduced street side setback allows the proposed development to meet the Greater North Park Community Plan design guideline objectives of providing pedestrian-level activity, screening enclosed parking, and providing strong transitions between residential and commercial areas.

On Lot 2, as a cost-saving measure, the owner has designed the building to have on-grade enclosed parking. Rough industry estimates suggest that the cost of structured parking increases approximately \$20,000 per space for every level below ground that is constructed due to expensive dirt export and shoring requirements. Accordingly, to incorporate subterranean parking in order to meet the design objectives of the Community Plan would increase project costs by an estimated \$1.15 million dollars.

Instead, the owner has elected to locate leasing offices, resident meeting rooms, and a large lobby at ground level along Texas Street to provide architectural interest, active uses, and an appropriate transition to the commercial areas immediately to the north across the alley. In order to maximize the functionality of the building area available between the edge of enclosed parking and the street, the proposed development has requested a reduction in the allowable setback from 5'0" to 0'0" along Texas Street on the first level only. With the exception of the exit stair tower at the northeastern portion of the building (closest to the higher-intensity commercial areas to the north), the building's upper floors meet the 5'0" setback requirement. The projecting exit stair is additionally proposed as a parapet for fire truck ladder roof access. Parapet access must be provided within 15' to 25' of the proposed truck parking lane. By placing the roof edge at 0' setback, a parking lane can be preserved along Texas St. while still providing the 15' to 25' required setback. Requiring the building to meet the 5' setback would have the additional ramification of requiring additional red-curbing along Texas to allow the fire truck to park in what is now being used as parking space. The loss of on-street parking is a significant concern of neighboring residents.

On Lot 1, the reduced setback is requested only for the northwestern most portion of the building, and is intended to similarly place the building edge at a 0' setback, allowing fire access without impacting existing parking. The 0' setback occurs and provides a transition from the adjacent commercial/mixed-use zone, across the alley to the north.

The second deviation is being requested for the required size of required Refuse and Recyclable Material Storage Areas. The project proposes a minimum size of required Refuse and Recyclable Material Storage Area of 350 square feet, where 480 square feet is required, for Lot 1; and a minimum size of required Material Storage Area of 254 square feet, where 384 square feet is required, for Lot 2.

The provision of San Diego Municipal Code requiring refuse and recyclable material storage areas competes with the provision of code-required onsite resident parking, both of which are ideally located at ground level for cost effectiveness, and at the rear alley entrances to the lot for aesthetic and accessibility concerns. Accordingly, as a cost saving measure, both buildings have sought to provide sufficient storage area to meet the intent of the code, but not to oversize the required waste and recyclable material areas. There is no potential health or safety impact associated with this request. The Waste Management Plan, prepared by RECON Environmental Inc., anticipates a 141.6 ton per year generation rate for Lot 1. Applying an 8.88 cubic yard per ton generation rate suggests that the annual generation of 141.6 tons per year would generate the need for 1,257 cubic yards of storage annually. Assuming a typical twice-weekly multifamily residential pickup schedule, this would translate to 12 cubic yards of storage needed for accumulation between pickups ($1,257 \text{ cubic yards} \div 52 \text{ weeks/year} \div 2 \text{ times/week}$). The proposed 350 square feet is more than adequate to handle six (6) four-cubic-yard dumpsters, three (3) each for waste and recycling, for a total capacity of 24 cubic yards storage. Accordingly more than 100% excess capacity is provided within Lot 1.

Similarly for Lot 2, a generation rate of 91.2 annual tons is estimated, suggesting storage need between twice-weekly pickups of 7.8 cubic yards ($91.2 \text{ tons} \times 8.88 \text{ cubic yards} = 810 \text{ cubic yards annually} \div 52 \text{ weeks/year} \div 2 \text{ times/week}$). The space is designed to handle four (4) four-cubic-yard dumpsters, for a total capacity of 16 cubic yards storage, again an excess capacity factor of 100%.

The third deviation is being requested for the maximum plumb height. The project proposes a maximum plumb height of 63'6", where 60 feet is required. The increased plumb height is primarily requested for the Lot 1 building along Texas Street, and results from the topographical difference between Arizona Street to the east, approximately 13'6" higher, and Texas Street to the west. The proposed development requests the 63'6" maximum plumb height limit for the entire development, Lots 1 and 2, to allow construction phase refinements of parapets and roof screening for mechanical equipment, solar, etc. The requested deviation is necessary to achieve the affordable housing density bonus, retain existing street parking and the proposed development's objectives for a high-quality aesthetic

design that will enhance both the marketability (and thus economic feasibility) of the buildings, and community need.

The fourth deviation is being requested on Lot 1 for provision of architectural features. The project proposes provide four (4) unique features consistent with the Contemporary Design criteria, where five (5) unique features are required. Lot 1 proposes to provide the following Contemporary architectural features per SDMC Section 1512.0304(b): (E) a minimum of one (1) transom window, (F) an entry porch, (H) planted wall mounted lattice, and (i) windows recessed a minimum of 2 inches. The remaining choices were either incompatible with the design objectives of the building, or had significant cost ramifications that were not economically feasible.

Therefore, the requested three (3) density bonus incentives and four (4) deviations are necessary to make it economically feasible to provide the 23 affordable housing units for very low income households.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED, that Site Development Permit No. 1265467 is granted to CHW Arizona Street Development, LP, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____
Corrine L. Neuffer
Deputy City Attorney

CLN:dkr
11/5/2014
Or.Dept:[Dept] Development Services
Doc. No. 897642

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004457

SITE DEVELOPMENT PERMIT NO. 1265467
CHW ARIZONA STREET DEVELOPMENT - PROJECT NO. 359872 [MMRP]
CITY COUNCIL

This Site Development Permit No. 1265467 is granted by the City Council of the City of San Diego to CHW Arizona Street Development, LP, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) sections 126.0504, and 1512.0204. The 1.77 acre project premise is located at 4220 Arizona Street (Lot 1) and 4212 Texas Street (Lot 2) within in the Mid Cities Communities Planned District (MCCPD)-MR-800B Zone, Transit Area Overlay Zone, FAA Part 77 Notification Area and the Greater North Park Community Plan area. The project site is legally described as: Lots 1 and 2 of Hillside Square, in the City of San Diego, County of San Diego, According to Map No. 6200, dated September 27, 1968.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish the existing building and surface parking lot and construct a 6-story, market rate, multi-family residential building and a 5-story, for-rent, senior housing residential building, providing 76 units (23 affordable units dedicated to very low income households), totaling 194 residential units for the entire development, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated _____, on file in the Development Services Department.

The project shall include:

- a. Demolition of the existing building and surface parking lot on Lot 1 and the existing surface parking lot on Lot 2;
- b. Construction of a 6-story, 154,357 square foot, market rate, multi-family residential building, providing 118 residential units and a total of 154 parking spaces located at 4220 Arizona Street (Lot 1);

- c. Construction of a 5-story, 91,977 square foot, for rent, senior housing building, providing 76 units (23 units dedicated to very low income households) and a total of 58 parking spaces located at 4212 Texas Street (Lot 2);
- d. Density bonus is approved for the project pursuant to California Government Code Section 65915. The project includes development incentives pursuant to Density Bonus Law, and deviations pursuant to the SDMC to deviate from the following development regulations: floor area ratio; maximum diagonal plan dimension; minimum exterior storage area; street side setback; refuse and recyclable materials storage area; maximum plumb height; and requirement for unique architectural features.
- e. Landscaping (planting, irrigation and landscape related improvements);
- f. Off-street parking;
- g. 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 _____, 2018.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee sign and return the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 *et seq.*).

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

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

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

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

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

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

11. This Permit may be developed in phases. The Owner/Permittee has stated that Lot 1 will be developed prior to Lot 2. The order of which lot will be developed first may switch. Each lot may be constructed independently and in advance of the other lot. Each phase shall be constructed to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. 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.

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 359872, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 359872, 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 area: Paleontological Resources.

AFFORDABLE HOUSING REQUIREMENTS:

15. 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 density bonus, alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide 20 units with rents of no more than 30% of 50% of AMI, so as to be considered affordable to very low income households as defined in San Diego Municipal Code [SDMC] section 143.0720, for no fewer than 30 years. The 20 restricted units shall be located on Lot 2.

16. Prior to issuance of any building permit associated with this project, Owner/Permittee shall also demonstrate compliance with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code (Inclusionary Affordable Housing Regulations), to the satisfaction of the San Diego Housing Commission. The Agreement referenced in Condition No. 15 of this document shall also incorporate the applicable affordability conditions consistent with the SDMC and the Inclusionary Affordable Housing Implementation & Monitoring Procedures Manual; specifically including that, in exchange for an exemption from the requirement to pay an Inclusionary Affordable Housing Fee and as consideration for the receipt of incentives or concessions pursuant to SDMC section 142.1303(f), which require the Owner/Permittee to enter into a contract to restrict rents, the Owner/Permittee shall provide 14 of the 20 units with rents of 30% of 65% of AMI, so as to be considered affordable to targeted rental households for years 31 through 55. The 20 restricted units shall be located on Lot 2.

17. Prior to the issuance of any building permit associated with this Project, Owner/Permittee shall also demonstrate compliance with the provisions of Ordinance No. _____ (Ordinance), as approved by San Diego City Council, to the satisfaction of the San Diego Housing Commission. The Agreement referenced in Condition Nos. 15 and 16 of this permit shall also incorporate the applicable affordability conditions consistent with the Ordinance. Specifically including that, in exchange for the City's approval of the Project and Ordinance, the Owner/Permittee shall provide three (3) units (in addition to the other affordable units required hereunder) with rents of no more than 30% of 50% 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. The three (3) restricted units shall be located on Lot 2.

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

ENGINEERING REQUIREMENTS:

19. Prior to the issuance of the building permit for Lot 2, the Owner/Permittee shall dedicate and improve a sight triangle, located at the northwest corner of Lot 2, satisfactory to the City Engineer.

20. Prior to the issuance of the building permit for each Lot, the Owner/Permittee shall assure by permit and bond the closure of all existing non-utilized driveways fronting the applicable lot with City standard curb, gutter and sidewalk, satisfactory to the City Engineer.

21. Prior to the issuance of the building permit for each Lot, the Owner/Permittee shall assure by permit and bond the replacement of existing curb with City standard curb and gutter, along each lot frontages on Howard Avenue, Texas Street and Arizona Street, satisfactory to the City Engineer.

22. Prior to the issuance of the building permit for each Lot, the Owner/Permittee shall assure by permit and bond the replacement of the existing sidewalk with the same scoring pattern City standard sidewalk, along each lot frontage on Texas Street, Arizona Street and Howard Avenue, satisfactory to the City Engineer.

23. Prior to the issuance of the building permit for each Lot, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb ramps with City standard curb ramps with truncated domes, located adjacent to each applicable lot at all streets intersection and at the alley entrances on Texas Street and Arizona Street, satisfactory to the City Engineer.
24. Prior to the issuance of the building permit for each Lot, the Owner/Permittee shall assure by permit and bond the construction of City standard alley aprons, locate adjacent to the alley entrance of each lot on Howard Avenue, Arizona Street and on both sides of Texas Street, satisfactory to the City Engineer.
25. Prior to the issuance of the building permit for each Lot, the Owner/Permittee shall assure by permit and bond the replacement of the existing alley with City standard concrete alley, adjacent to each lots, satisfactory to the City Engineer.
26. Prior to the issuance of the building permit for each lot, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the enhanced paving fronting each lot locate within Texas Street and Howard Avenue right-of-way, satisfactory to the City Engineer.
27. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.
28. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction BMPs necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
29. Prior to the issuance of any construction permit for Lot 2, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
30. Prior to the issuance of any construction permit for each Lot, the Water Quality Technical Report will be subject to final review and approval by the City Engineer.
31. The drainage system for each Lot will be subject to approval by the City Engineer.
32. Prior to the issuance of Lot 1 building permit, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
33. Development of Lot 1 shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009-DWQ and the Municipal Storm Water Permit, Order No. R9-2007-0001. In accordance with Order No. 2009-0009DWQ, a Risk Level

Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

34. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

35. The Site Development Permit shall comply with the conditions of the final map for Vesting Tentative Map No. 1265466.

GEOLOGY REQUIREMENTS:

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

37. For each phase, the Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

LANDSCAPE REQUIREMENTS:

38. Prior to issuance of any construction permits for structures or grading for each Lot, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.

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

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

41. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan.
42. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15-gallon size or 60-inch box size /15 foot BTH material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material.
43. 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 unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.
44. An approved Water Budget shall be provided on the Landscape Construction plans and shall be in conformance with water conservation requirements of SDMC section 142.0413.
45. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

PLANNING/DESIGN REQUIREMENTS:

46. 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.
47. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.
48. The Owner/Permittee shall post a copy of each approved discretionary Permit or Tentative Map in its sales office for consideration by each prospective buyer.
49. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENT:

50. No fewer than 121 parking spaces (151 proposed) within Lot 1, and 55 spaces within Lot 2 (58 proposed) for a total of 176 parking spaces (209 proposed) for the entire project shall be maintained on the property at all times in the approximate locations shown on Exhibit "A". All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

51. All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.
52. All proposed private sewer facilities located within each Lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.
53. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate above ground private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer. BFPD's are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.
54. Prior to the issuance of building occupancy, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer services and abandon (kill) any unused water and sewer service by plugging both ends in a manner satisfactory to the Public Utilities Director and the City Engineer.
55. No trees or shrubs exceeding three feet in height at maturity shall be installed within 5 feet of any water and 10 feet of any sewer and facilities.

INFORMATION ONLY:

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

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

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

APPROVED by the City Council of the City of San Diego on _____ and
Resolution No. R-_____.

Site Development Permit No. 1265467

Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Laura C. Black, AICP
Development Project Manager

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

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

**CHW Arizona Street Development, LP
Community Housing Works
its General Partner
Owner/Permittee**

By

Anne B. Wilson
Senior Vice President

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

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING VESTING TENTATIVE MAP NO.
1265466, CHW ARIZONA STREET DEVELOPMENT –
PROJECT NO. 359872 [MMRP]

WHEREAS, CHW Arizona Street Development, LP, Subdivider, and Project Design Consultants, Engineer, submitted an application to the City of San Diego for a vesting tentative map for the demolition of the existing building and surface parking lot and construction of a 6-story, market rate, multi-family residential building, known as CHW Arizona Street Development. The project site is located at 4220 Arizona Street (Lot 1) within the Mid Cities Communities Planned District (MCCPD)-MR-800B Zone, Transit Area Overlay Zone, FAA Part 77 Notification Area and the Greater North Park Community Plan area. The property is legally described as Lot 1 of Hillside Square, in the City of San Diego, County of San Diego, According to Map No. 6200, dated September 27, 1968; and

WHEREAS, the Map proposes the Subdivision of a 1.21-site (Lot 1) into one lot for residential development; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, Lot 1 of this subdivision is a condominium project as defined in Section 4125 et. seq. of the Civil Code of the State of California and are filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 118; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on _____, the City Council of the City of San Diego considered Vesting Tentative Map No. 359872, pursuant to San Diego Municipal Code section 125.0440, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 359872:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).

The proposed development proposes the subdivision of Lot 1 into a common interest development, and includes the demolition of existing structures and the construction of 194 units on a 1.77 acre site within the MR-800B zone of the Mid City Communities Planned District and the Greater North Park Community Plan. The phased development will consist of 118 market rate, multi-family residential units on the 1.21 acre site, located at 4220 Arizona Street (Lot 1) and 76 senior housing units (23 units restricted to very low income households) located at 4212 Texas Street (Lot 2). The 118 market rate units would be constructed within the first phase of the development and the 76 senior housing units would be constructed in the second/final phase of the development. The proposed subdivision map would apply for the market rate multi-family residential units within Lot 1. The proposed development on Lot 2 would be for-rent senior housing units.

The project site is designated for High/Very High Residential (55 to 75 units/acre) in the Greater North Park Community Plan, with the higher end of the range allowed for

consolidated or accumulated lots and consistency with the design guidelines. The development will provide a minimum of 23 units restricted for Very Low Income households within Lot 2, as provided by an agreement with the San Diego Housing Commission. The proposed development is providing 15 percent of the pre-density bonus units for Very Low Income households, which allows a density bonus of 35 percent. This results in 180 residential units ($133 \text{ base density} \times 35\% = 46.55$ then $133 + 46.55 = 179.55$, rounded up to 180). The applicant has requested additional density above the 35 percent affordable housing density bonus. To accommodate this request, the applicant is processing a site specific ordinance allowing an additional 14 units above the 180 units, for a development total of 194 residential units. The site specific ordinance requires approval by the City Council.

Since the development is providing 15 percent of the pre-density bonus units for Very Low Income households, the development is allowed three (3) affordable housing density bonus incentives, consistent with California Government Code section 65915. The 76 senior housing units will have fewer residents than a traditional multi-family residential unit building which equals less traffic for this building. The proposed mix of housing types provides a diversity of housing options consistent with the Housing Element of the Greater North Park Community Plan and is located in an area where higher intensity development is planned and encouraged – near El Cajon Boulevard.

The proposed development implements urban design guidelines from the Greater North Park Community plan by: articulating and texturing large surfaces to reduce apparent size; providing pedestrian entrances to buildings along the residential streets of Howard Avenue. and Arizona Street; enhancing pedestrian experience with landscaping and creating an active street environment; locating parking in underground or screened parking areas accessed from the alley; providing common open space for the use of residents; and by providing high-quality new housing for residents. Therefore the proposed development is consistent with the policies, goals, and objectives of the applicable land use plan and the subdivision map act.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The proposed development proposes the subdivision of Lot 1 into a common interest development, and includes the demolition of existing structures and the construction of 194 units on a 1.77 acre site within the MR-800B zone of the Mid City Communities Planned District and the Greater North Park Community Plan. The phased development will consist of 118 market rate, multi-family residential units on the 1.21 acre site, located at 4220 Arizona Street (Lot 1) and 76 senior housing units (23 units restricted to very low income households) located at 4212 Texas Street (Lot 2). The 118 market rate units would be constructed within the first phase of the development and the 76 senior housing units would be constructed in the second/final phase of the development. The proposed subdivision map would apply for the market rate multi-family residential units within Lot 1. The proposed development on Lot 2 would be for-rent senior housing units.

The project site is designated for High/Very High Residential (55 to 75 units/acre) in the Greater North Park Community Plan, with the higher end of the range allowed for consolidated or accumulated lots and consistency with the design guidelines. The development will provide a minimum of 23 units restricted for Very Low Income households within Lot 2, as provided by an agreement with the San Diego Housing Commission. The proposed development is providing 15 percent of the pre-density bonus units for Very Low Income households, which allows a density bonus of 35 percent. This results in 180 residential units ($133 \text{ base density} \times 35\% = 46.55$ then $133 + 46.55 = 179.55$, rounded up to 180). The applicant has requested additional density above the 35 percent affordable housing density bonus. To accommodate this request, the applicant is processing a site specific ordinance allowing an additional 14 units above the 180 units, for a development total of 194 residential units. The site specific ordinance requires approval by the City Council.

Since the development is providing 15 percent of the pre-density bonus units for Very Low Income households, the development is allowed three (3) affordable housing density bonus incentives, consistent with California Government Code section 65915. The three (3) density bonus incentives are for Floor Area Ratio (FAR) and FAR in the front 40% of the lot; maximum diagonal plan dimension and exterior storage area. The proposed development is requesting four (4) deviations from the San Diego Municipal Code.

The first deviation requested is for street side setback of 0 feet, where five (5) feet is required per Map No. 6200, for Lot 1. The second deviation is for minimum size of required Material Storage Area of 350 square feet, where 480 square feet is required, for Lot 1. The third deviation is for maximum plumb height of 63'6", where 60 feet is required. The fourth deviation is for Architectural Features to provide four (4) unique features consistent with the Contemporary Design criteria, where five (5) unique features are required.

The first deviation is being requested for the required street side setback. The project proposes a street side setback of 0 feet, where five (5) feet is required per Map No. 6200, for Lot 1. The reduces street side setback allows the proposed development to meet Greater North Park Community Plan design guideline objectives of providing pedestrian-level activity, screening enclosed parking, and providing strong transitions between residential and commercial areas.

The reduced setback is requested only for the northwestern most portion of the building, and is intended to similarly place the building edge at a 0 foot setback, allowing fire access without impacting existing parking. The 0 foot setback occurs and provides a transition from the adjacent commercial/mixed-use zone, across the alley to the north. This setback also places the building edge at a 0 foot setback, allowing fire access without impacting existing parking. Parapet access must be provided within 15 feet to 25 feet of the proposed truck parking lane. By placing the roof edge at 0 foot setback, a parking lane can be preserved along Texas Street., while still providing the 15 foot to 25 foot required setback. Requiring the building to meet the 5 foot setback would have the additional ramification of requiring additional red-curb along Texas Street to allow the fire truck to park in what is now being used as on street parking space.

The second deviation is being requested for the required size of required Refuse and Recycle Material Storage Areas. The project proposes a minimum size of required Refuse and Recycle Material Storage Area of 350 square feet, where 480 square feet is required.

The provision of San Diego Municipal Code (SDMC) requiring refuse and recyclable material storage areas competes with the provision of San Diego Municipal Code required onsite resident parking, both of which are ideally located at ground level for cost effectiveness, and at the rear alley entrances to the lot for aesthetic and accessibility concerns. Accordingly, as a cost saving measure, both buildings have sought to provide sufficient storage area to meet the intent of the code, but not to oversize the required waste and recyclable material areas. Additionally, there is no potential health or safety impact associated with this request. The Waste Management Plan, prepared by RECON Environmental Inc., anticipates a 141.6 ton per year generation rate for Lot 1. Applying an 8.88 cubic yard per ton generation rate suggests that the annual generation of 141.6 tons per year would generate the need for 1,257 cubic yards of storage annually. Assuming a typical twice-weekly multi-family residential pickup schedule, this would translate to 12 cubic yards of storage needed for accumulation between pickups ($1,257 \text{ cubic yards} \div 52 \text{ weeks/year} \div 2 \text{ times/week}$). The proposed 350 square feet is more than adequate to handle six (6) four-cubic-yard dumpsters, three (3) each for waste and recycling, for a total capacity of 24 cubic yards storage. Accordingly more than 100% excess capacity is provided within Lot 1.

The third deviation is being requested for the maximum plumb height. The project proposes a maximum plumb height of 63'6", where 60 feet is allowed. The increased plumb height is primarily requested for the Lot 1 building along Texas Street, and results from the topographical difference between Arizona Street to the east, approximately 13'6" higher, and Texas Street to the west. The proposed development requests the 63'6" maximum plumb height limit to also allow construction phase refinements of parapets and roof screening for mechanical equipment, solar, etc. The requested deviation is necessary to achieve the affordable housing density bonus and proposed development's objectives for a high-quality aesthetic design that will enhance both the marketability (and thus economic feasibility) of the buildings, and community need.

The fourth deviation is being requested for provision of architectural features. The project proposes provide four (4) unique features consistent with the Contemporary Design criteria, where five (5) unique features are required. Lot 1 proposes to provide the following Contemporary architectural features per SDMC Section 1512.0304(b): (E) a minimum of one (1) transom window, (F) an entry porch, (H) planted wall mounted lattice, and (I) windows recessed a minimum of 2 inches. The remaining choices were either incompatible with the design objectives of the building, or had significant cost ramifications that were not economically feasible.

Therefore, the proposed development, with the allowable affordable housing density bonus incentives and development deviations, complies with the development regulations

of the MR-800B zone of the Mid-City Communities Planned District and all of the applicable development regulations of the Land Development Code.

3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act § 66474(c) and 66474(d)).

The proposed development proposes the subdivision of Lot 1 into a common interest development, and includes the demolition of existing structures and the construction of 194 units on a 1.77 acre site within the MR-800B zone of the Mid City Communities Planned District and the Greater North Park Community Plan. The phased development will consist of 118 market rate, multi-family residential units on the 1.21 acre site, located at 4220 Arizona Street (Lot 1) and 76 senior housing units (23 units restricted to very low income households) located at 4212 Texas Street (Lot 2). The 118 market rate units would be constructed within the first phase of the development and the 76 senior housing units would be constructed in the second/final phase of the development. The proposed subdivision map would apply for the market rate multi-family residential units within Lot 1. The proposed development on Lot 2 would be for-rent senior housing units.

The proposed development is consistent with the recommended residential land use of the Greater North Park Community Plan and would comply with the applicable development regulations of the MR-800B zone of the Mid-city Communities Planned District. Several technical reports have been submitted and evaluated regarding the suitability of the site for the proposed development including a geotechnical study, a traffic study, a noise study, a greenhouse gas assessment, a historical resources report, a sewer study, a drainage report, and a water quality technical report. These reports, prepared by licensed professionals in these technical fields, conclude that the site is physically suitable for the type and density of development proposed.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The proposed development proposes the subdivision of Lot 1 into a common interest development, and includes the demolition of existing structures and the construction of 194 units on a 1.77 acre site within the MR-800B zone of the Mid City Communities Planned District and the Greater North Park Community Plan. The phased development will consist of 118 market rate, multi-family residential units on the 1.21 acre site, located at 4220 Arizona Street (Lot 1) and 76 senior housing units (23 units restricted to very low income households) located at 4212 Texas Street (Lot 2). The 118 market rate units would be constructed within the first phase of the development and the 76 senior housing units would be constructed in the second/final phase of the development. The proposed subdivision map would apply for the market rate multi-family residential units within Lot 1. The proposed development on Lot 2 would be for-rent senior housing units.

The project site is located in an urbanized area and is completely developed. The site contains existing structures in addition to paved surface parking lots. The site does not contain any biological resources or watercourses and therefore does not have the potential to injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The proposed development proposes the subdivision of Lot 1 into a common interest development, and includes the demolition of existing structures and the construction of 194 units on a 1.77 acre site within the MR-800B zone of the Mid City Communities Planned District and the Greater North Park Community Plan. The phased development will consist of 118 market rate, multi-family residential units on the 1.21 acre site, located at 4220 Arizona Street (Lot 1) and 76 senior housing units (23 units restricted to very low income households) located at 4212 Texas Street (Lot 2). The 118 market rate units would be constructed within the first phase of the development and the 76 senior housing units would be constructed in the second/final phase of the development. The proposed subdivision map would apply for the market rate multi-family residential units within Lot 1. The proposed development on Lot 2 would be for-rent senior housing units.

The proposed development has been designed to comply with all applicable Federal, State, and local land use policies including the California State Map Act and the City of San Diego Land Development Code. Further, the proposed development would be permitted, constructed, and inspected in accordance with the California Building Code. Therefore, the design of the proposed development would not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The proposed development proposes the subdivision of Lot 1 into a common interest development, and includes the demolition of existing structures and the construction of 194 units on a 1.77 acre site within the MR-800B zone of the Mid City Communities Planned District and the Greater North Park Community Plan. The phased development will consist of 118 market rate, multi-family residential units on the 1.21 acre site, located at 4220 Arizona Street (Lot 1) and 76 senior housing units (23 units restricted to very low income households) located at 4212 Texas Street (Lot 2). The 118 market rate units would be constructed within the first phase of the development and the 76 senior housing units would be constructed in the second/final phase of the development. The proposed subdivision map would apply for the market rate multi-family residential units within Lot 1. The proposed development on Lot 2 would be for-rent senior housing units. As proposed, the design of the proposed development would not conflict with

easements acquired by the public at large for access through or use of the property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

The proposed development proposes the subdivision of Lot 1 into a common interest development, and includes the demolition of existing structures and the construction of 194 units on a 1.77 acre site within the MR-800B zone of the Mid City Communities Planned District and the Greater North Park Community Plan. The phased development will consist of 118 market rate, multi-family residential units on the 1.21 acre site, located at 4220 Arizona Street (Lot 1) and 76 senior housing units (23 units restricted to very low income households) located at 4212 Texas Street (Lot 2). The 118 market rate units would be constructed within the first phase of the development and the 76 senior housing units would be constructed in the second/final phase of the development. The proposed subdivision map would apply for the market rate multi-family residential units within Lot 1. The proposed development on Lot 2 would be for-rent senior housing units.

To the extent feasible, given the physical nature of high density developments, corner unit and two-side unit placements have been employed to allow for passive cooling and heating opportunities. Southerly courtyard orientations have been employed to maximize access to winter sun for passive heating. Future passive or natural heating and cooling opportunities are not precluded by the design.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The proposed development proposes the subdivision of Lot 1 into a common interest development, and includes the demolition of existing structures and the construction of 194 units on a 1.77 acre site within the MR-800B zone of the Mid City Communities Planned District and the Greater North Park Community Plan. The phased development will consist of 118 market rate, multi-family residential units on the 1.21 acre site, located at 4220 Arizona Street (Lot 1) and 76 senior housing units (23 units restricted to very low income households) located at 4212 Texas Street (Lot 2). The 118 market rate units would be constructed within the first phase of the development and the 76 senior housing units would be constructed in the second/final phase of the development. The proposed subdivision map would apply for the market rate multi-family residential units within Lot 1. The proposed development on Lot 2 would be for-rent senior housing units.

An Affordable Housing Density Bonus will be utilized to gain additional density from the High/Very High Residential (55 to 75 units/acre) designation within the Greater North Park Community Plan. The development will provide a minimum of 23 units restricted

for Very Low Income households within Lot 2, as provided by an agreement with the San Diego Housing Commission. The proposed development is providing 15 percent of the pre-density bonus units for Very Low Income households, which allows a density bonus of 35 percent. This results in 180 residential units ($133 \text{ base density} \times 35\% = 46.55$ then $133 + 46.55 = 179.55$, rounded up to 180). The applicant has requested additional density above the 35 percent affordable housing density bonus. To accommodate this request, the applicant is processing a site specific ordinance allowing an additional 14 units above the 180 units, for a development total of 194 residential units. The site specific ordinance requires approval by the City Council.

According to the 2010 census, the Greater North Park community planning area had a population of 45,728 persons. One half of the households in the planning area had annual incomes below \$45,000, and nearly 19% of the population is aged 55 or older. Availability of additional housing is a community need. The estimated vacancy rate in the 2010 census was 4.7% (a balanced market is typically 5.0% vacant), and market data reports continuing tightening vacancy. The market-rate portion of the proposed development (Lot 1) provides much needed high-quality new multi-family development that continues North Park's vitality as a balanced community. The introduction of new high-frequency transit operations with the Mid-City Rapid Bus will create additional demand for quality housing in this location. SANDAG's 2050 Regional Growth Forecast estimates the production of 13,800 new multi-family housing units between 2008 and 2050. The proposed development represents 1.4% of the anticipated production SANDAG has indicated necessary to maintain economic balance within the community.

Therefore, the proposed senior housing, including the 23 affordable units to very low income households, meets the needs of key community demographics and the proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City.

The above findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Vesting Tentative Map No. 1265466, hereby granted to, CHW Arizona Street Development, LP, Subdivider, and Project Design Consultants, Engineer, subject to the attached conditions which are made a part of this resolution by this reference.

ATTACHMENT: Vesting Tentative Map Conditions

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____
Corrine L. Neuffer
Deputy City Attorney

CLN:dkr
11/5/2014
Or.Dept:[Dept] Development Services
Doc. No. 898171

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

CITY COUNCIL

CONDITIONS FOR VESTING TENTATIVE MAP NO. 1265466, CHW ARIZONA
STREET DEVELOPMENT - PROJECT NO. 359872 [MMRP]

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Vesting Tentative Map will expire _____
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to Vesting Tentative Map expiration date, a Final Map shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Final Map shall conform to the provisions of Site Development Permit No. 1265467.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

Project No. 359872
VTM No. 1265467

DENSITY BONUS CONDITIONS

7. A density bonus is being processed for the proposed residential dwelling units, pursuant to California Government Code (CGC) section 65915, the base density for the project site is 133 residential units. This Vesting Tentative Map shall be consistent with this base density. Three density bonus incentives are incorporated into the project pursuant to California Government Code (CGC) Section 65915.

AFFORDABLE HOUSING

8. Prior to the recordation of the Final Map, Subdivider 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. Subdivider 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 Subdivider, 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 density bonus, alone or in conjunction with any incentives or concessions granted as part of Project approval, the Subdivider shall provide 20 units with rents of no more than 30% of 50% 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. The 20 restricted units shall be located on Lot 2.
9. Prior to the recordation of the Final Map, Subdivider shall also demonstrate compliance with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code (Inclusionary Affordable Housing Regulations), to the satisfaction of the San Diego Housing Commission. The Agreement referenced in Condition No. 8 of this document shall also incorporate the applicable affordability conditions consistent with the SDMC and the Inclusionary Affordable Housing Implementation & Monitoring Procedures Manual; specifically including that, in exchange for an exemption from the requirement to pay an Inclusionary Affordable Housing Fee and as consideration for the receipt of incentives or concessions pursuant to SDMC section 142.1303(f), which require the Subdivider to enter into a contract to restrict rents, the Subdivider shall provide 14 of the 20 units with rents of 30% of 65% of AMI, so as to be considered affordable to targeted rental households for years 31 through 55. The 20 restricted units shall be located on Lot 2.
10. Prior to the recordation of the Final Map, Subdivider shall also demonstrate compliance with the provisions of Ordinance No. _____ (Ordinance), as approved by San Diego City Council, to the satisfaction of the San Diego Housing

Project No. 359872

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Commission. The Agreement referenced in Condition Nos. 8 and 9 of this document shall also incorporate the applicable affordability conditions consistent with the Ordinance. Specifically including that, in exchange for the City's approval of the Project and Ordinance, the Subdivider shall provide three (3) units (in addition to the other affordable units required hereunder) with rents of no more than 30% of 50% 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. The three (3) restricted units shall be located on Lot 2.

11. The Subdivider shall record with the County Recorder of the County of San Diego the Agreement and the deed of trust in favor of the San Diego Housing Commission.

ENGINEERING

12. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
13. Pursuant to City Council Policy 600-20, the Subdivider shall provide evidence to ensure that an affirmative marketing program is established.
14. The Subdivider shall proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
15. The Subdivider shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.
16. The Tentative Map shall comply with the conditions of the Site Development Permit No. 1265467.
17. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
18. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on

the Vesting Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

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

PUD – WATER AND WASTEWATER

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

23. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.
24. No trees or shrubs exceeding three feet in height at maturity shall be installed within 5 feet of any water and 10 feet of any sewer and facilities.

GEOLOGY

25. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

INFORMATION:

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or

replace the public facility to the satisfaction of the City Engineer pursuant to San Diego Municipal Code section 142.0607.

Internal Order No. 24004457

Project No. 359872
VTM No. 1265467

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO CHW ARIZONA STREET DEVELOPMENT -
PROJECT NO. 359872 [MMRP]

WHEREAS, on May 6, 2014, CHW Arizona Street Development, LP, Owner/Permittee, submitted an application to Development Services Department for Site Development Permit No. 1265467, Vesting Tentative Map No. 1265466, and site specific Ordinance for additional density No. 1378123, for the CHW Arizona Street Development (Project); and

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

WHEREAS, the issue was heard by the City Council on _____;
and

WHEREAS, the City Council considered the issues discussed in Mitigated Negative Declaration No. 359872 (Declaration) prepared for this Project; NOW THEREFORE,

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

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

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

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

BE IT FURTHER RESOLVED, that the City Clerk 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

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____
Corrine L. Neuffer
Deputy City Attorney

CLN:dkr
11/5/2014
Or.Dept:[Dept] Development Services
Doc. No. 897632

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

I hereby certify that the foregoing Resolution was passed by the Council of the City of
San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Site Development Permit No. 1265467, Vesting Tentative Map No. 1265466, and site specific Ordinance for additional density No. 1378123
CHW ARIZONA STREET DEVELOPMENT - PROJECT NO. 359872

This Mitigation Monitoring and Reporting Program has been designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the entity 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 Development Services Department, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 359872 shall be made conditions of Site Development Permit No. 1265467, Vesting Tentative Map No. 1265466, and site specific Ordinance for additional density No. 1378123 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: Not applicable.

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant t is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 359872 and/or Environmental Document Number 359872, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc).

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

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within

one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: **Not Applicable**

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

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

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

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

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

PALEONTOLOGICAL RESOURCES

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

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

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

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored - Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents

(reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

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

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

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.

3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

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

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

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

B. Handling of Fossil Remains

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

C. Curation of fossil remains: Deed of Gift and Acceptance Verification

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

D. Final Monitoring Report(s)

1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF
SAN DIEGO ALLOWING 14 ADDITIONAL RESIDENTIAL
UNITS ABOVE THE 35 PERCENT MAXIMUM
AFFORDABLE HOUSING DENSITY BONUS ON A 0.56
ACRE SITE LOCATED AT 4212 TEXAS STREET (LOTS 2).

WHEREAS, CHW Arizona Street Development, LP, Applicant, filed an application with the City of San Diego to demolish the existing building and surface parking lot and construct a 6-story, market rate, multi-family residential building and construct a 5-story affordable senior housing building located at 4220 Arizona Street (Lot 1) and 4212 Texas Street (Lot 2), and legally described as Lots 1 and 2 of Hillside Square, in the City of San Diego, County of San Diego, According to Map No. 6200, dated September 27, 1968, in the Great North Park Community Plan area, in the MCCPD-MR-800B zone (Project); and

WHEREAS, in accordance with state law, the Applicant requested a 35 percent density bonus in exchange for setting aside at least 15 percent (20 units) of the Project's pre-density bonus units as affordable to very-low income households ; and

WHEREAS, the Applicant has included an additional restricted three units with rents affordable to very-low income households for a total of 23 affordable units; and

WHEREAS, California Government Code section 65915(n) allows the City to grant a greater density bonus if permitted by local ordinance; and

WHEREAS, San Diego Municipal Code section 143.0710, Table 143-07B, allows for an affordable housing density bonus up to 35 percent; and

WHEREAS, the Applicant has requested approval for additional density beyond the 35 percent density to allow for an additional 14 units within Lot 2, for a total Project density bonus of 45.8 percent; and

WHEREAS, on December 18, 2014, the Planning Commission of the City of San Diego considered approval of the Project, including Ordinance No. 1378123 to allow for additional density over the 35 percent affordable housing density bonus, and pursuant to Resolution No. XXXX-PC voted to recommend City Council approval; and

WHEREAS, under Charter section 280(a)(2), this ordinance is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on _____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That notwithstanding San Diego Municipal Code section 143.0710, Table 143-07B, which allows for an affordable housing density bonus up to 35 percent, 14 additional residential units above the units allowed by the 35 percent affordable housing density bonus, to be constructed within Lot 2 of the proposed Project, are granted. These additional 14 residential units constitute in an overall affordable housing density bonus of 45.8 percent and are consistent with the California Government Code Sections 65915-65918. 0.

Section 3. That a full reading of this ordinance is dispensed with prior to passage, a written copy having been made available to the Council and the public prior to the day of its passage.

Section 4. That this ordinance shall take effect and be in force on the thirtieth day from and after its final passage.

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____
Corrine L. Neuffer
Deputy City Attorney

CLN:dkr
November 5, 2014
Or.Dept:DSD
Doc. No.: 897571

SITE DEVELOPMENT PERMIT NO. 1265467 / VESTING TENTATIVE MAP NO. 1265466

CHW ARIZONA STREET DEVELOPMENT

GENERAL NOTES

- UTILITIES
WATER: CITY OF SAN DIEGO
SEWER: CITY OF SAN DIEGO
GAS & ELECTRIC: S.D.G.E.
FIRE AND POLICE PROTECTION: CITY OF SAN DIEGO
CABLE TV: COX COMMUNICATIONS
TELEPHONE: AT&T
NOTE: UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE RECORDS.
- SCHOOLS
SAN DIEGO UNIFIED SCHOOL DISTRICT
- GRADING
A. CUT AND FILL SLOPES ARE 2:1 OR FLATTER EXCEPT AS SHOWN.
B. GRADING SHOWN HEREON IS PRELIMINARY AND MAY BE ALTERED DURING FINAL DESIGN.
C. UNDERGROUND EXCAVATION IS SUPPORTED BY SHORING WALLS AND SOLDIER BEAMS.
QUANTITIES SHOWN ARE FOR ESTIMATION PURPOSES ONLY AND ARE NOT TO BE USED FOR FINAL PAY QUANTITY. QUANTITIES ARE GEOMETRIC ONLY AND DO NOT REFLECT SHRINKAGE OR BUILDING FACTORS.
- DRAINAGE
DRAINAGE FACILITIES TO BE CONSTRUCTED PER CITY OF SAN DIEGO STANDARDS. ALL DRAINAGE FROM LOT TO BE DIRECTED TO STREET OR SUBTERANEAN STORM DRAIN SYSTEMS.
- BUILDING ADDRESS
NUMBERS FOR ALL STRUCTURES ON THIS SITE SHALL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE SUBJECT PROPERTY.
- COORDINATES
LAMBERT COORDINATES: 214-1725
NAD83 COORDINATES: 1054-6285
- ALL LENGTHS, DISTANCES, LOT DIMENSIONS, AND CURVE RADII ARE APPROXIMATE.
- ALL PROPOSED STORM DRAIN SYSTEMS OUTSIDE OF THE PUBLIC RIGHT OF WAY SHALL BE PRIVATE AND PRIVATELY MAINTAINED.
- ANY REQUIRED ABOVE/BELOW GROUND UTILITY FACILITIES WILL BE LOCATED ON SITE.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBOWNER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBOWNER 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.
- FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION. [CFC 901.3 (8704.2 (8704.6))]
- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC ARTICLE 87, [CFC 8701].
- FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE MARKERS. [CFC 901.4.3]
- EMERGENCY PLANS SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO OCCUPANCY. [CFC 1303.4.2, CAL. CODE REGS., 11T 19.309]
- FIRE ACCESS ROADWAY SIGNS SHALL BE INSTALLED PER FHPS POLICY 1-00-1.
- BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (LFC 901.4.4).
- FIRE HYDRANTS SHALL COMPLY WITH FHPS F-00-1 FOR ON-SITE FIRE HYDRANTS.
- THE EXISTING OVERHEAD UTILITIES THAT FRONT THE PROPERTY WILL BE RELOCATED UNDERGROUND AS INDICATED ON SHEET C1.0.

EARTHWORK QUANTITIES

	LOT 1	LOT 2	TOTAL
GRADED ACRES	1.214 AC	0.566 AC	1.774 AC
CUT QUANTITIES	14,500A CY	3,000B CY	17,500A CY
FILL QUANTITIES	0	0	0
EXPORT	14,500C CY	3,000D CY	17,500C CY
MAX. CUT DEPTH	6.5 FT	3.5 FT	
MAX. FILL DEPTH	0	0	

QUANTITIES SHOWN ARE FOR ESTIMATION PURPOSES ONLY AND ARE NOT TO BE USED FOR FINAL PAY QUANTITY. QUANTITIES ARE GEOMETRIC ONLY AND DO NOT REFLECT SHRINKAGE OR BUILDING FACTORS. THIS PROJECT PROPOSES TO EXPORT APPROXIMATELY 17,500 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

BENCHMARK

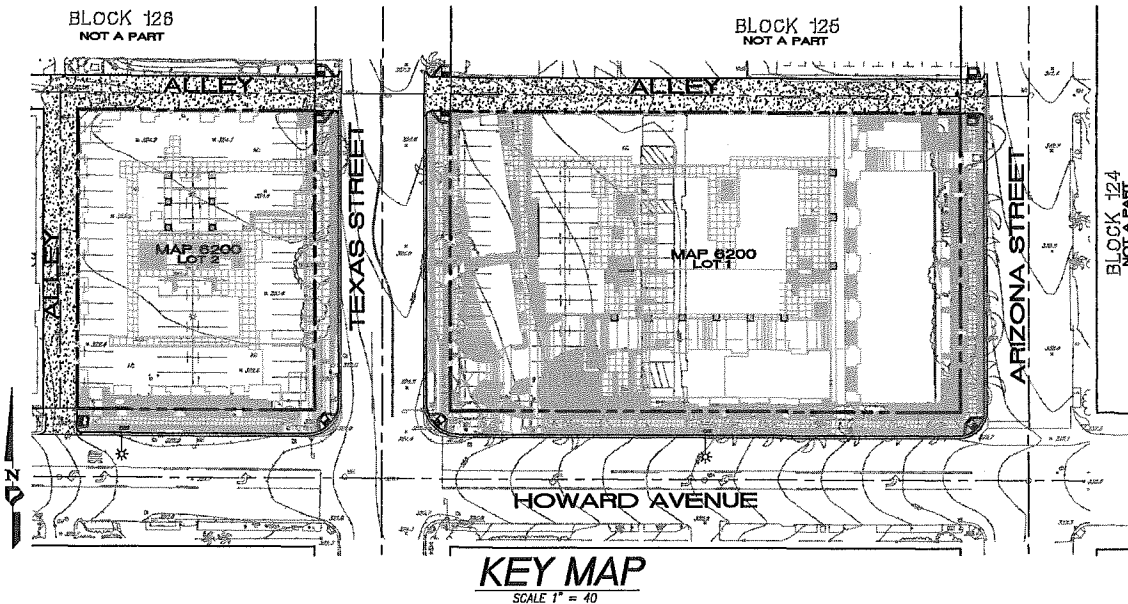
CITY OF SAN DIEGO BRASS PLUS AT N.E. CURB RETURN OF EL CAJON BLVD AND LOUISIANA STREET.
ELEVATION 332.147' M.S.L. DATUM (N.G.V.D. 29)

REFERENCE DRAWINGS

3832-D	7635-D	7636-D
7818-L	11163-B	12838-D
14432-D	14561-D	17484-D
21525-D	MAP 6200	

TOPOGRAPHY

TOPOGRAPHY SHOWN ON THESE PLANS ARE BASED UPON AN AERIAL SURVEY BY SAN LO AERIAL SURVEYS IN JULY, 2012.



PROJECT INFORMATION

PROJECT NAME CHW ARIZONA STREET DEVELOPMENT
PROJECT ADDRESSES 4220 ARIZONA STREET & 4212 TEXAS STREET
ZONING EXISTING ZONING: MCOPD-MR-800B
PROPOSED ZONING: MCOPD-MR-800B
OVERLAY ZONES: TRANSIT AREA
MINIMUM REQUIRED SETBACKS SETBACKS WERE ESTABLISHED BY MAP NO. 6200, WHICH REQUIRES 5 FOOT SETBACKS ALONG ALL STREETS AND NO SETBACKS ALONG THE ALLEYS.

PROJECT DESCRIPTION

THE PROJECT INCLUDES A REQUEST FOR A PROCESS 4 SITE DEVELOPMENT PERMIT AND VESTING TENTATIVE MAP FOR A PHASED MIXED INCOME MULTI-FAMILY DEVELOPMENT PURSUANT TO THE AFFORDABLE HOUSING DENSITY BONUS REGULATIONS.

AFFORDABLE HOUSING DEVELOPMENT INCENTIVES

- A DEVIATION TO §1512.0303(f) FOR FAR AND FAR IN THE FRONT 40% OF THE LOT. LOT 1 PROPOSES A SITE FAR OF 2.26 WHERE 1.87 IS ALLOWED. LOT 1 PROPOSES AND FAR IN THE FRONT 40% OF THE LOT AT TEXAS STREET OF 2.06 WHERE 0.75 IS ALLOWED. LOT 1 PROPOSES AN FAR IN THE FRONT 40% OF THE LOT AT ARIZONA STREET OF 2.07 WHERE 0.75 IS ALLOWED. LOT 2 PROPOSES AN FAR OF 2.61 WHERE 1.25 IS ALLOWED, AND 2.17 IN THE FRONT 40% OF THE LOT WHERE 0.75 IS ALLOWED.
- A DEVIATION FROM SDCM §1512.0312(f) FOR A MAXIMUM DIAGONAL PLAN DIMENSION OF 176'10" ON LOT 1 WHERE 149'9" IS ALLOWED (BOX OF 175' STREET FRONTAGE = 148.75'), AND A MAXIMUM DIAGONAL PLAN DIMENSION OF 166'4" ON LOT 2 WHERE 119' IS ALLOWED.
- A DEVIATION FROM SDCM §142.0812(c) FOR MINIMUM SIZE OF REQUIRED MATERIAL STORAGE AREAS TO ALLOW THE PROVISION OF 350 SQUARE FEET ON LOT 1 WHERE 400 SQUARE FEET IS REQUIRED, THE PROVISION OF 254 SQUARE FEET WHERE 384 IS REQUIRED FOR LOT #2.
- A DEVIATION FROM SDCM §1512.0303(g) FOR A MAXIMUM PLUMB HEIGHT OF 63'8" WHERE 60' IS ALLOWED.
- A DEVIATION FROM SDCM §1512.0304 FOR ARCHITECTURAL FEATURES. APPLICANT REQUESTS WAIVER OF §1512.0304(b) ON LOT 1 FOR PROVISION OF ARCHITECTURAL FEATURES, TO PROVIDE FOR UNIQUE FEATURES CONSISTENT WITH THE CONTEMPORARY DESIGN CRITERIA WHEN FIVE ARE REQUIRED.

STREET DESIGN MANUAL EXCEPTION

REQUESTED EXCEPTION FROM REQUIREMENTS OF STREET DESIGN MANUAL FOR DEDICATION OF 20' TRIANGULAR AREA AT THE INTERSECTION OF TWO ALLEYS

TYPE OF CONSTRUCTION

- LOT 1 TYPE OF CONSTRUCTION:
LEVEL 1 GARAGE: TYPE I-A (CONCRETE WITH FIRE SPRINKLERS)
LEVEL 2 THROUGH LEVEL 6: TYPE V-A (WOOD FRAMED WITH FIRE SPRINKLERS AT ONE HOUR FIRE RATING)
- LOT 2 TYPE OF CONSTRUCTION:
LEVEL 1 GARAGE: TYPE I-A (CONCRETE WITH FIRE SPRINKLERS)
LEVEL 2 THROUGH LEVEL 6: TYPE V-A (WOOD FRAMED WITH FIRE SPRINKLERS AT ONE HOUR FIRE RATING)

ASSESSOR'S PARCEL NUMBER

LOT 1 - 445-412-14
LOT 2 - 445-411-15

LEGAL DESCRIPTION

LOT 1 AND LOT 2 OF OF HILLSIDE SQUARE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6200, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 27, 1968.

EXISTING AND PROPOSED USES

LOT 1
EXISTING: 49,500 SF OF VACANT BUILDING AND 22,500 SURFACE PARKING LOT YEAR CONSTRUCTED FOR ALL EXISTING STRUCTURES: 1957
PROPOSED: 116 RESIDENTIAL CONDOMINIUM UNITS AND RELATED ACCESSORY USE

LOT 2
EXISTING: 22,800 SF SURFACE PARKING LOT
PROPOSED: 76 SENIOR APARTMENT DWELLING UNITS AND RELATED ACCESSORY USE

GEOLOGIC HAZARD CATEGORY

S2

BUILDING SUMMARY TOTAL GROSS FLOOR AREA

PROPOSED LOT 1 BUILDING AREA: 145,213 SF (6-STORY)

PROPOSED LOT 2 BUILDING AREA: 83,557 SF (5-STORY)

GROSS FLOOR AREA-FLOOR AREA RATIO

LOT 1:
PROPOSED GROSS FLOOR AREA: 141,444 SF
PARKING AREA: 16,354 SF
GFA LESS PARKING: 118,139 SF
SITE AREA: 52,707 SF
FAR: 2.26

LOT 2:
PROPOSED GROSS FLOOR AREA: 83,557 SF
PARKING AREA: 16,354 SF
GFA LESS PARKING: 64,203 SF
SITE AREA: 24,524 SF
FAR: 2.61

PARCEL SIZE

LOT 1 - 1.21 ACRES
LOT 2 - 0.56 ACRES

OCCUPANCY CLASSIFICATION

RESIDENTIAL GROUP - R2

LANDSCAPE AREA

LOT 1 - 2,127 SF
LOT 2 - 8,133 SF

CONDOMINIUM UNITS

LOT 1 - 118 UNITS

EASEMENTS

NONE

FINAL MAP

IN ORDER TO ALLOW FOR PHASED DEVELOPMENT, TWO FINAL MAPS (ONE FOR EACH LOT) WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE VESTING TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE FINAL MAP

OWNER/DEVELOPER'S

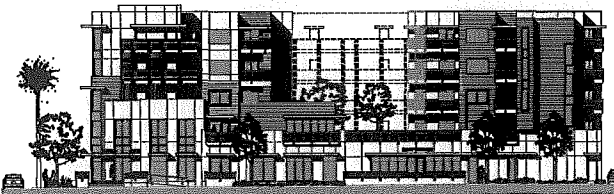
CHW ARIZONA STREET DEVELOPMENT, LP

2815 CAMINO DEL RIO SOUTH, SUITE 350,
SAN DIEGO, CA 92108
(619) 282-6647

CHW IS MANAGING GENERAL PARTNER



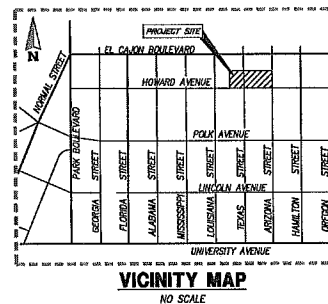
LOT 1



LOT 2

SHEET INDEX

1	T1.0	TITLE SHEET
2	C1.0	SITE AND CONCEPT GRADING
3	C2.0	TOPOGRAPHIC MAP AND EXISTING ON-SITE CONDITIONS
4	C3.0	FIRE ACCESS PLAN AND PROPOSED CURB USAGE PLAN
5	C4.0	SETBACKS AND VISIBILITY TRIANGLES
6	C5.0	ROADWAY, ALLEY, AND SITE SECTIONS
7	C6.0	MAPPING
8	L1.0	LANDSCAPE DEVELOPMENT PLAN
9	L2.0	LANDSCAPE SITE PLAN
10	A11	LOT #1 & LOT #2 - ARCHITECTURAL TITLE SHEET
11	CS	LOT #1 - ARCHITECTURAL COVER SHEET
12	A0	LOT #1 - AREA PLAN
13	A0.1	LOT #1 - ARCHITECTURAL SITE PLAN
14	A0.2	LOT #1 - MEANS OF EGRESS PLANS
15	A0.3	LOT #1 - ACCESSIBILITY PLANS
16	A0.4	LOT #1 - PEDESTRIAN ACCESS & PARKING EXHIBIT
17	A0.5	LOT #1 - GFA DIAGRAMS
18	A1.1	LOT #1 - FLOOR PLAN - PARKING LEVEL
19	A1.2	LOT #1 - FLOOR PLAN - LEVEL 1
20	A1.3	LOT #1 - FLOOR PLAN - LEVEL 2
21	A1.4	LOT #1 - FLOOR PLAN - LEVEL 3
22	A1.5	LOT #1 - FLOOR PLAN - LEVEL 4
23	A1.6	LOT #1 - FLOOR PLAN - LEVEL 5
24	A1.7	LOT #1 - ROOF PLAN
25	A2	LOT #1 - BUILDING SECTION
26	A3	LOT #1 - EXTERIOR ELEVATIONS
27	A3.1	LOT #1 - OFF SETTING PLANES
28	A4	LOT #1 - UNIT PLANS
29	TS	LOT #2 - ARCHITECTURAL COVER SHEET
30	AS.1	LOT #2 - ARCHITECTURAL SITE PLAN
31	CS.1	LOT #2 - CHARACTER SKETCH
32	A0.1	LOT #2 - UNIT PLANS
33	A0.2	LOT #2 - UNIT PLANS
34	A0.3	LOT #2 - UNIT PLANS
35	A1.1	LOT #2 - G1 BUILDING PLAN
36	A1.2	LOT #2 - R1 BUILDING PLAN
37	A1.3	LOT #2 - R2 & R3 BUILDING PLAN
38	A1.4	LOT #2 - R4 BUILDING PLAN
39	A1.5	LOT #2 - ROOF PLAN
40	A1.6	LOT #2 - EXTERIOR ELEVATIONS
41	A1.7	LOT #2 - EXTERIOR ELEVATIONS
42	A1.8	LOT #2 - SITE-BUILDING S
43	A1.9	LOT #2 - OFF SETTING PLANES



PARKING SUMMARY

LOT 1
MULTIPLE DWELLING PARKING REQUIREMENT CALCULATION PER 143.0740(g)

AUTOMOBILE SPACES	UNITS	SPACE REQ. REQUIRED/PROVIDED
STUDIO & 1 BEDROOM	66	1.0 66
2 BEDROOM	31	2.0 62
3 BEDROOM	1	2.0 2
LESS 0.25 SPACE/BU TRANSIT AREA OVERLAY	118	(0.25) (29.5)
TOTAL SPACES =	126.5	104.5

450 TANDEN PARKING SPACES PROVIDED. SEE SHEET CS

BICYCLE SPACES	UNITS	SPACE REQ. REQUIRED/PROVIDED
STUDIO	15	0.05 0.75
1 BEDROOM	71	0.1 7.1
2 BEDROOM	31	0.1 3.1
3 BEDROOM	1	0.1 0.1
TOTAL SPACES =	46.0	10.95

MOTORCYCLE SPACES	UNITS	SPACE REQ. REQUIRED/PROVIDED
STUDIO	15	0.05 0.75
1 BEDROOM	71	0.1 7.1
2 BEDROOM	31	0.1 3.1
3 BEDROOM	1	0.1 0.1
TOTAL SPACES =	11.05	1.3

LOT 2
MULTIPLE DWELLING PARKING REQUIREMENT CALCULATION PER 143.0740(g)

AUTOMOBILE SPACES	UNITS	SPACE REQ. REQUIRED/PROVIDED
STUDIO & 1 BEDROOM	73	1.0 73
2 BEDROOM	3	2.0 6
LESS 0.25 SPACE/BU TRANSIT AREA OVERLAY	76	(0.25) (19)
LESS 0.25 SPACE/BU VERY LOW INCOME	20	(0.25) (5)
TOTAL SPACES =	55	58

BICYCLE SPACES	UNITS	SPACE REQ. REQUIRED/PROVIDED
STUDIO	15	0.05 0.75
1 BEDROOM	66	0.1 6.6
2 BEDROOM	3	0.1 0.3
TOTAL SPACES =	30	30

ARIZONA STREET

SAN DIEGO, CALIFORNIA

OWNER

Community Housing Works
2815 Camino del Rio South, Suite 350
San Diego, CA 92108
(619) 282-6647

ARCHITECT

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(619) 255-8754

ARCHITECT

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(619) 544-8251

CIVIL ENGINEER

Project Design Consultants
701 B Street, Suite 800
San Diego, CA 92101

LANDSCAPE ARCHITECT

McCallough Landscape Architects
703 16th Street, Suite 100
San Diego, CA 92101

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN THE PROFESSIONAL SEAL, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

PROJECT DESIGN CONSULTANTS
Planning & Engineering Survey

DATE: 03-31-16
SHEET: T1.0 OF 43



REVISIONS

Hydro	Description	Date
1	1ST CITY SUBMITTAL	3.14.2014
2	2ND CITY SUBMITTAL	9.07.2014
3	3RD CITY SUBMITTAL	7.10.2014
4	4TH CITY SUBMITTAL	8.13.2014
5	5TH CITY SUBMITTAL	9.19.2014

Issue Date

City of San Diego Project No. #359872

IO: 24004457

PTS: 359872

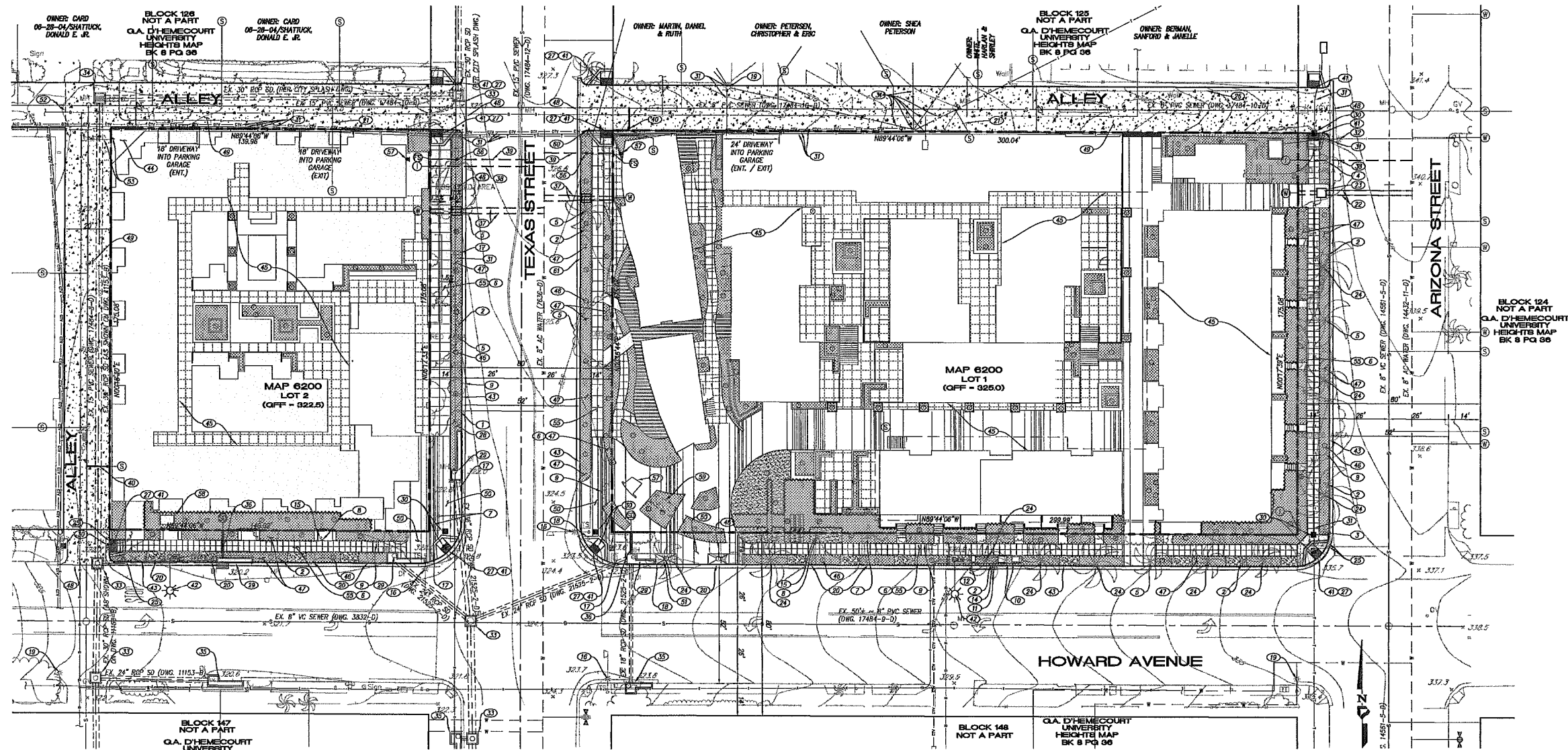
TITLE SHEET

T1.0

SHEET 01 OF 43

CHW ARIZONA STREET DEVELOPMENT- VESTING TENTATIVE MAP NO. 1265466

ARIZONA STREET



SITE AND CONCEPT GRADING PLAN

KEY NOTES

- 1. EXISTING WATER METER AND WATER METER BOX TO BE REMOVED. EXISTING WATER SERVICE TO BE KILLED AT WATER MAIN PER CITY STD.
- 2. EXISTING SIGN (STREET SHEEPING) TO BE REMOVED AND REPLACED.
- 3. EXISTING SIGN (STOP) TO BE REMOVED AND REPLACED.
- 4. EXISTING WATER METER BOX TO BE REMOVED.
- 5. EXISTING TREE TO BE REMOVED PER SEPARATE PERMIT.
- 6. EXISTING SIDEWALK TO BE REMOVED AND REPLACED.
- 7. EXISTING PRIVATE PARKING SIGN TO BE REMOVED.
- 8. EXISTING BOLLARD TO BE REMOVED (TYP.).
- 9. EXISTING LANDSCAPE TO BE REMOVED (TYP.).
- 10. EXISTING SDOGE ABOVE GRADE INFRASTRUCTURE TO REMAIN.
- 11. EXISTING SDOGE GAS METER TO REMAIN.
- 12. EXISTING CITY COMMUNICATION HANDHOLE TO REMAIN.
- 13. EXISTING SDOGE POWER POLE TO BE REMAIN.
- 14. EXISTING BOLLARDS TO REMAIN.
- 15. EXISTING PRIVATE GATE KEYPAD TO BE REMOVED.
- 16. EXISTING TRAFFIC SIGNAL AND STREET LIGHT TO REMAIN.
- 17. EXISTING TRAFFIC SIGNAL HANDHOLE TO REMAIN. ADJUST TO GRADE.
- 18. EXISTING TRAFFIC SIGNAL HANDHOLE TO BE REMOVED AND RELOCATED.
- 19. EXISTING STREET LIGHT TO REMAIN.
- 20. EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH TYPE C CURB & GUTTER AND SIDEWALK PER CITY STD.
- 21. EXISTING 4" SEWER SERVICE TO BE KILLED AND ABANDONED PER CITY STD.
- 22. EXISTING DUAL 2" WATER SERVICES AND METER TO REMAIN AND BE USED AS DOMESTIC WATER SERVICE FOR LOT #1.
- 23. EXISTING WATER METER VAULT TO REMAIN AND BE USED AS DOMESTIC WATER METER VAULT.
- 24. EXISTING STREET TREE TO REMAIN. PROTECT IN PLACE.
- 25. EXISTING HISTORICAL SIDEWALK MARKING TO BE SALVAGED PRIOR TO CONSTRUCTION AND REINSTALLED IN NEW SIDEWALK PAVEMENT ADJACENT TO ORIGINAL LOCATION.
- 26. EXISTING SIGN (STOP SIGN AHEAD) TO BE REMOVED AND REPLACED.
- 27. EXISTING RETAINING WALL TO REMAIN. PROTECT IN PLACE.
- 28. EXISTING CURB RAMP TO BE REMOVED.
- 29. EXISTING AC SIDEWALK TO BE REMOVED (TYP.).
- 30. EXISTING STORM DRAIN CURB INLET TO BE ADJUSTED TO GRADE AS NECESSARY.
- 31. EXISTING SURVEY MONUMENT (LEAD & TACK, SEE SHEET C0.0 FOR DESCRIPTION)
- 32. EXISTING OVERHEAD DRY UTILITIES TO BE RELOCATED UNDERGROUND.
- 33. EXISTING STREET LIGHT TO BE REMOVED.
- 34. EXISTING STORM DRAIN CLEAN OUT TO REMAIN. ADJUST TO GRADE AS NECESSARY.
- 35. EXISTING TYPE-B STORM DRAIN CATCH BASIN TO REMAIN. ADJUST TO GRADE AS NECESSARY.
- 36. EXISTING OFFSIDE STORM DRAIN CURB INLET TO REMAIN.
- 37. PROPOSED PRIVATE STORM DRAIN LATERAL PER CITY STANDARDS.
- 38. PROPOSED DUAL 2" WATER SERVICES AND METERS.
- 39. PROPOSED IRRIGATION SERVICE.
- 40. PROPOSED FIRE SERVICE.
- 41. PROPOSED 6" SEWER LATERAL WITH CLEAN OUT PER SORSO S05-105.
- 42. PROPOSED CURB RAMP PER SORSO S06-130 FOR STREETS AND S09-139 FOR ALLEYS.
- 43. PROPOSED TYPE 15 (165W INDUCTION, LP SODIUM) STREET LIGHT TO BE INSTALLED AS PART OF CITY UNDERGROUND UTILITIES #72 CP.
- 44. PROPOSED 6" TYPE-C CURB AND GUTTER PER C-2 (TYP.).
- 45. VISIBILITY TRIANGLE: THIS PORTION OF LOT #2 SHALL BE DEDICATED TO THE CITY OF SD. DEDICATED AREA TO BE IMPROVED WITH CONCRETE AS PART OF THIS PROJECT.
- 46. PROPOSED STREET TREE (TYP.).
- 47. PROPOSED PLANTING AREA (TYP.).
- 48. PROPOSED ALLEY APRON PER SORSO S06-120.
- 49. EXISTING ALLEY TO BE REPLACED PER SORSO C-21.
- 50. PROPOSED ENHANCED PAVING (TYP.).
- 51. PROPOSED TREE GRATE (TYP.).
- 52. LIMITS OF PROPOSED ALLEY PAVEMENT REPLACEMENT
- 53. PROPOSED STOP SIGN AND STOP UNIT LINE
- 54. PROPOSED TYPE 15 (165W INDUCTION, LP SODIUM) STREET LIGHT TO BE INSTALLED AS PART OF CITY UNDERGROUND UTILITIES #71 CP.
- 55. PROPOSED SIDEWALK PAVING PER SORSO S06-105 (TYP.).
- 56. PROPOSED FIRE DEPARTMENT POST INDICATOR WALK PER CITY STANDARD
- 57. PROPOSED FIRE DEPARTMENT CONNECTION PER CITY STANDARD
- 58. PROPOSED KIOSK
- 59. PROPOSED CATCH BASIN STORMFILTER BMP
- 60. PROPOSED CONSTRUCTED WETLAND BMP

LOT #1 CONDOMINIUM UNIT INFORMATION

LABEL	UNIT TYPE	AREA/UNIT	TOTAL NO. OF UNITS	TOTAL FLOOR AREA
HO	1 BD / 1 BA HOME OCCUPANCY	903 SF	2	1,806 SF
J1	1 BD / 1 BA JUNIOR	505 SF	15	8,925 SF
1	1 BD / 1 BA	728 SF	22	16,016 SF
1M	2 BD / 1 BA & MEZZANINE	858 SF	1	858 SF
1a	1 BD / 1 BA	648 SF	3	2,544 SF
1+	1 BD / 1 BA & DEN	750 SF	15	11,250 SF
1+M	2 BD / 1 BA & DEN & MEZZANINE	954 SF	3	2,862 SF
TH	2 BD / 1.5 BA TOWNHOME	980 SF	6	5,880 SF
2	2 BD / 2 BA	878 SF	14	12,292 SF
2M	3 BD / 2 BA & MEZZANINE	1,053 SF	1	1,053 SF
2+	3 BD / 2 BA	1,110 SF	3	3,330 SF
L-1	1 BD / 1 BA LOFT	558 SF	16	8,928 SF
L-1+	1 BD / 1 BA & DEN LOFT	685 SF	3	2,055 SF
L-1+M	1 BD / 1 BA & DEN LOFT & MEZZANINE	868 SF	10	8,680 SF
L-2	2 BD / 2 BA LOFT	1,072 SF	4	4,288 SF
TOTAL			118	90,767 SF

REFER TO LOT 1 ARCHITECTURAL PLANS FOR FURTHER INFORMATION

NOTE: PRE & POST DEVELOPMENT STREET PARKING SUMMARY TABLE PROVIDED ON SHEETS C2.0 & C3.0 RESPECTIVELY.

COORDINATES
LAMBERT COORDINATES: 214-1725
NAD83 COORDINATES: 1854-6285

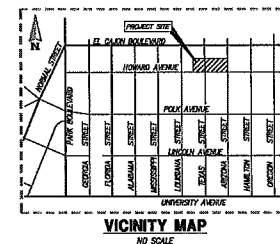
NOTE: A GRADING/SIDING PLANS AND PUBLIC IMPROVEMENT PLANS ARE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.

NOTE: LOT 1 OF THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 118 UNITS.

NOTE: THIS PLAN GENERALLY REPRESENTS EXCAVATION TO GARAGE FINISHED FLOOR AS PROVIDED BY THE ARCHITECT AND IS A CONCEPT GRADING PLAN CREATED ONLY FOR THE MAP PROCESS. THIS IS NOT A CONSTRUCTION DOCUMENT.

LEGEND

- EXISTING RIGHT OF WAY
- EXISTING CURB AND GUTTER
- EXISTING LOT LINE
- EXISTING SURVEYED CENTERLINE
- EXISTING CONTOUR
- EXISTING SCENER
- EXISTING WATER
- EXISTING GAS
- EXISTING OVERHEAD COMMUNICATION
- EXISTING OVERHEAD ELECTRIC
- EXISTING OVERHEAD TELEPHONE
- EXISTING STREET LIGHT
- EXISTING MANHOLE
- EXISTING STREET TREE
- EXISTING FIRE HYDRANT
- PROPERTY LINE
- ROADWAY CENTERLINE
- PROPOSED CURB AND GUTTER
- PROPOSED CURB RAMP PER R.S.D. (1 WING ALLEY) S06-132
- PROPOSED CURB RAMP PER R.S.D. (2 WINGS) S06-132
- PROPOSED BUILDING FOOTPRINT
- PROPOSED SIDEWALK
- PROPOSED WATER SERVICE
- EXISTING AND PROPOSED SEWER SERVICE
- PROPOSED PRIVATE STORM DRAIN SERVICE
- PROPOSED STREET TREE & TREE GRATE
- PROPOSED STREET TREE PER
- PROPOSED PLANTING AREA OR PLANTER
- SURVEY MONUMENT
- PROPOSED REPAIRS OF EXISTING ALLEY
- PROPOSED FLOW PLANTER BOX BMPs



OWNER/DEVELOPER'S STATEMENT

CHW ARIZONA STREET DEVELOPMENT, LP
2815 CAMINO DEL RIO SOUTH, SUITE 350,
SAN DIEGO, CA 92108
(619) 282-6847
CHW IS MANAGING GENERAL PARTNER

WE THE OWNERS OF OR ARE INTERESTED IN THE PROPERTY COVERED BY THIS MAP, HEREBY APPROVE SAID MAP AND THE FILING THEREOF.

BY: _____

NAME: _____

TITLE: _____

SAN DIEGO, CALIFORNIA
OWNER
Community Housing Works
2815 Camino del Rio, Suite 350
San Diego, CA 92108
(619) 282-6847

ARCHITECT
Shypart Architects
703 16th Street, Suite 100
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ARCHITECT
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Architects & Planners, Inc.
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CIVIL ENGINEER
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San Diego, CA 92101

LANDSCAPE ARCHITECT
McCallough Landscape Architects
703 16th Street, Suite 100
San Diego, CA 92101

DECLARATION OF RESPONSIBLE CHARGE
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN THE CITY OF SAN DIEGO'S SUBDIVISION MAP ACT, AND THAT THE DESIGN IS CONSISTENT WITH THE CITY OF SAN DIEGO'S SUBDIVISION MAP ACT.
I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.
PROJECT DESIGN CONSULTANTS
Planning | Engineering | Survey
PROJECT: CHW ARIZONA STREET DEVELOPMENT
DATE: 03/31/16
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 03/31/16



Number	Description	Date
1	1ST CITY SUBMITTAL	3.14.2014
2	2ND CITY SUBMITTAL	5.07.2014
3	3RD CITY SUBMITTAL	7.10.2014
4	4TH CITY SUBMITTAL	8.13.2014
5	5TH CITY SUBMITTAL	9.19.2014

Issue Date: _____ Scale: _____
City of San Diego Project No.: #359872
IO: 24004457 PTS: 359872
CIVIL

VESTING TENTATIVE MAP
SITE AND CONCEPT GRADING PLAN

C1.0

CHW ARIZONA STREET DEVELOPMENT - VESTING TENTATIVE MAP NO. 1265466

ARIZONA STREET

SAN DIEGO, CALIFORNIA

OWNER
Community Housing Works
2815 Camino del Rio, Suite 250
San Diego, CA 92108
(619) 292-4647

ARCHITECT
Skypoint Architects
703 16th Street, Suite 100
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ARCHITECT
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Architects & Planners, Inc.
2445 Fifth Avenue, Suite 220
San Diego, CA 92101
(619) 544-8851

CIVIL ENGINEER
Project Design Consultants
701 E Street, Suite 800
San Diego, CA 92101

LANDSCAPE ARCHITECT
McClough Landscape Architects
103 16th Street, Suite 100
San Diego, CA 92101

DECLARATION OF RESPONSIBLE CHARGE
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN THE CITY OF SAN DIEGO'S ENGINEERING REGULATION, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.
I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS LIMITED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

DATE	REVISION	BY	DATE	REVISION	BY
03/10/2014	1	PROJECT DESIGN CONSULTANTS			



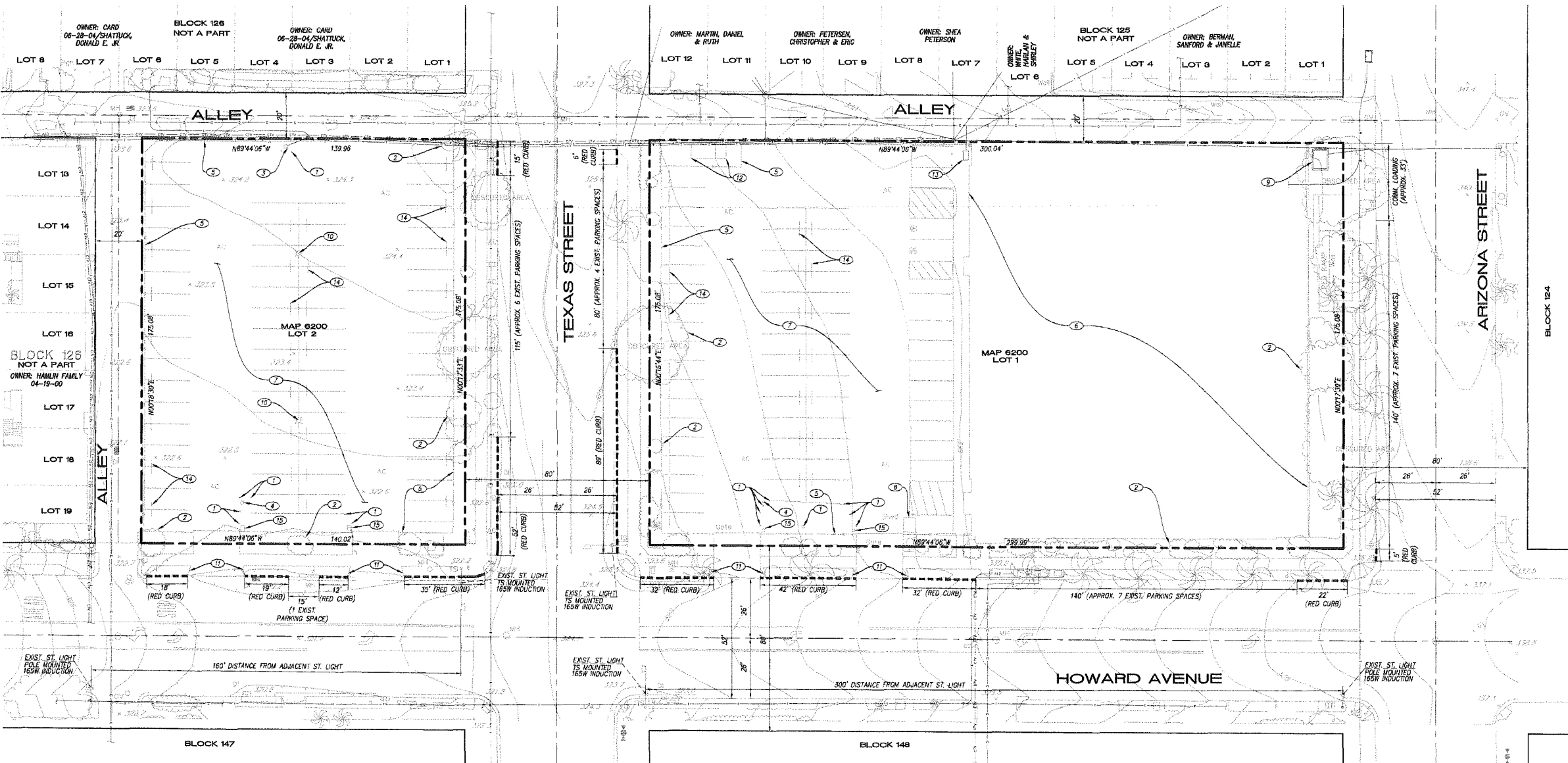
REVISIONS		
Number	Description	Date
1	1ST CITY SUBMITTAL	3.14.2014
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Issue Date: _____ Scale: _____
City of San Diego Project No. #359872
IO: 24004457 PTS: 359872

CIVIL

VESTING TENTATIVE MAP
EXISTING TOPOGRAPHY, ONSITE
CONDITIONS, CURB USAGE, AND STREET
LIGHT LOCATIONS

C2.0



EXISTING TOPOGRAPHY, ONSITE CONDITIONS, CURB USAGE, AND STREET LIGHT LOCATIONS

LEGEND

- EXISTING RED CURB
- EXISTING FIRE HYDRANT
- PROPERTY LINE
- EXISTING STREET LIGHT
- EXISTING TRAFFIC SIGNAL AND STREET LIGHT

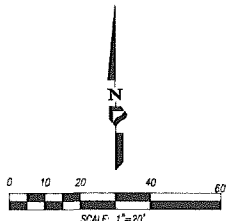
KEY NOTES

- EXISTING BOLLARD TO BE REMOVED (TYP.)
- EXISTING LANDSCAPE TO BE REMOVED (TYP.)
- EXISTING SDG&E ABOVE GRADE INFRASTRUCTURE TO REMAIN
- EXISTING PRIVATE GATE KEYPAD TO BE REMOVED
- EXISTING CHAINLINK FENCE TO BE REMOVED
- EXISTING BUILDING TO BE DEMOLISHED PER SEPARATE PERMIT
- EXISTING AC PAVEMENT AND STRIPING TO BE DEMOLISHED PER SEPARATE PERMIT
- EXISTING CLAUD SHACK TO BE DEMOLISHED PER SEPARATE PERMIT
- EXISTING VAULT TO BE DEMOLISHED PER SEPARATE PERMIT
- EXISTING PARKING LOT LIGHT TO BE REMOVED
- EXISTING DRIVEWAY TO BE REMOVED AND REPLACED BY TYPE-G CURB AND CUTTER
- EXISTING TRASH ENCLOSURE TO BE REMOVED
- EXISTING EXISTING GAS METER TO BE REMOVED
- EXISTING WHEEL STOPS TO BE REMOVED
- EXISTING GATE MECHANISM TO BE REMOVED

STREET PARKING SUMMARY

EXISTING STREET PARKING	
AUTOMOBILE SPACES	EXISTING SPACES
HOWARD AVENUE	8
TEXAS STREET	10
ARIZONA STREET	7
TOTAL SPACES	25

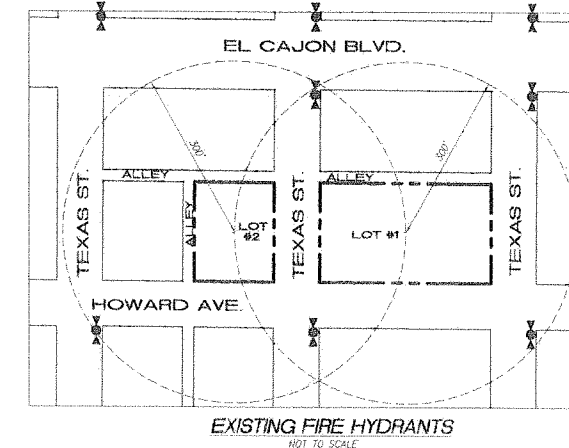
PROPOSED STREET PARKING SHOWN ON SHEET C3.0



DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE PERFORMED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DESCRIBED IN THE SUBMITTAL, AND THAT THE DESIGN IS IN ACCORDANCE WITH THE PROFESSIONAL CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CREATION OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONSIDERED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

[illegible]

CHW ARIZONA STREET DEVELOPMENT - VESTING TENTATIVE MAP NO. 1265466

ARIZONA STREET

SAN DIEGO, CALIFORNIA

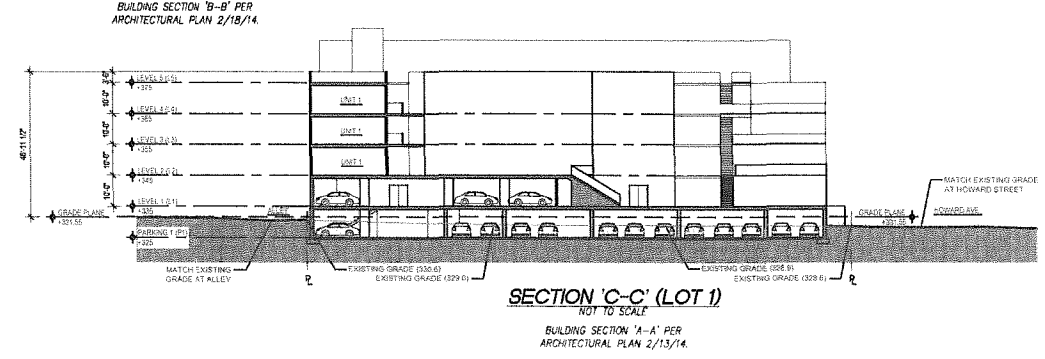
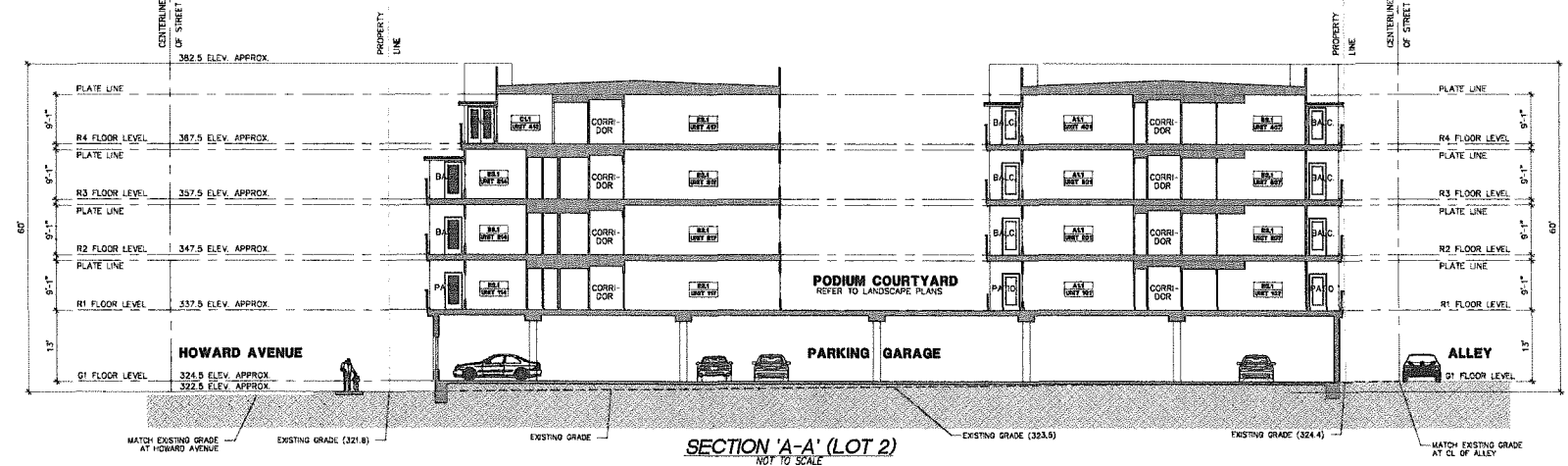
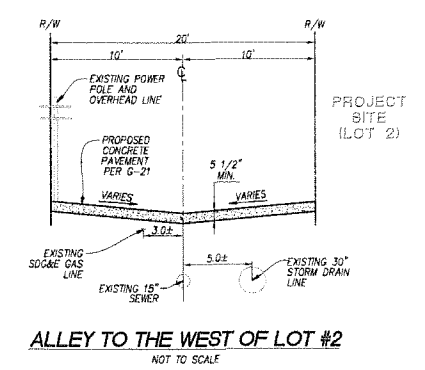
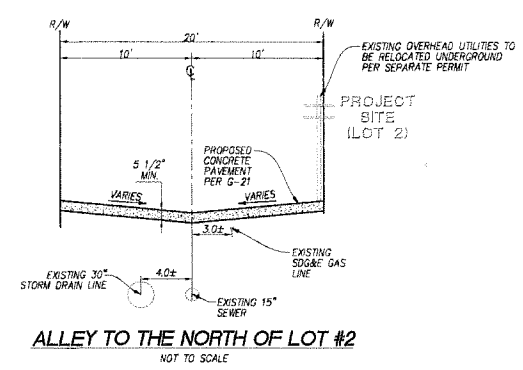
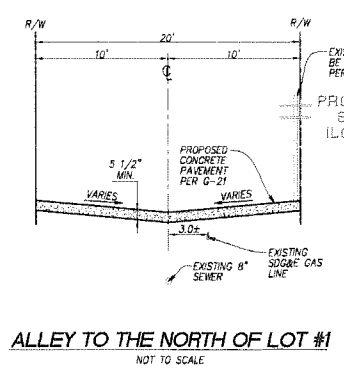
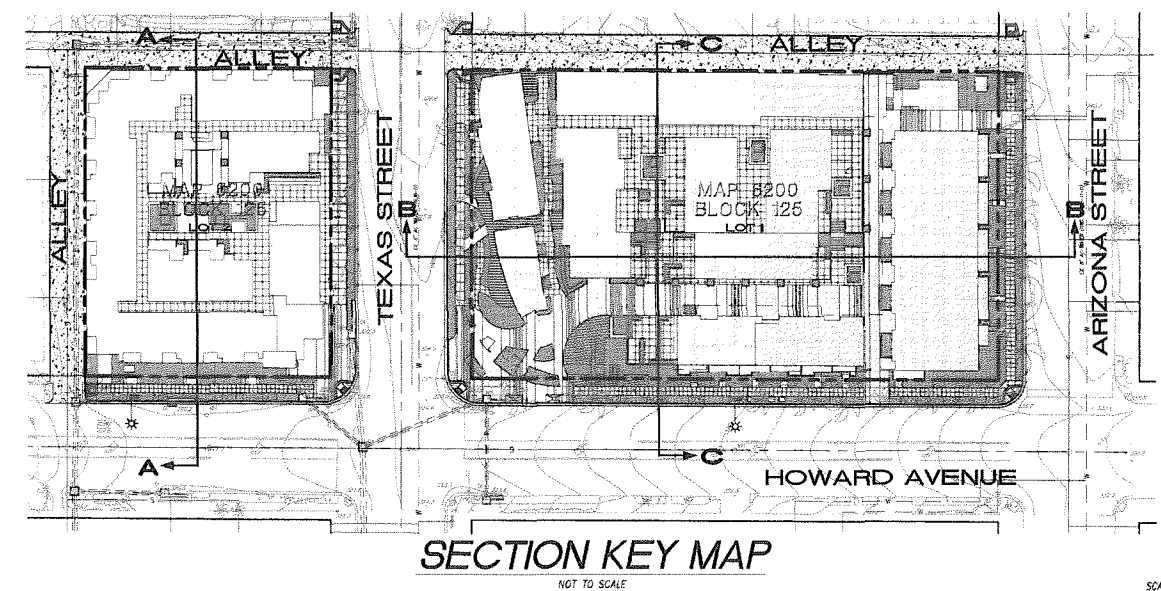
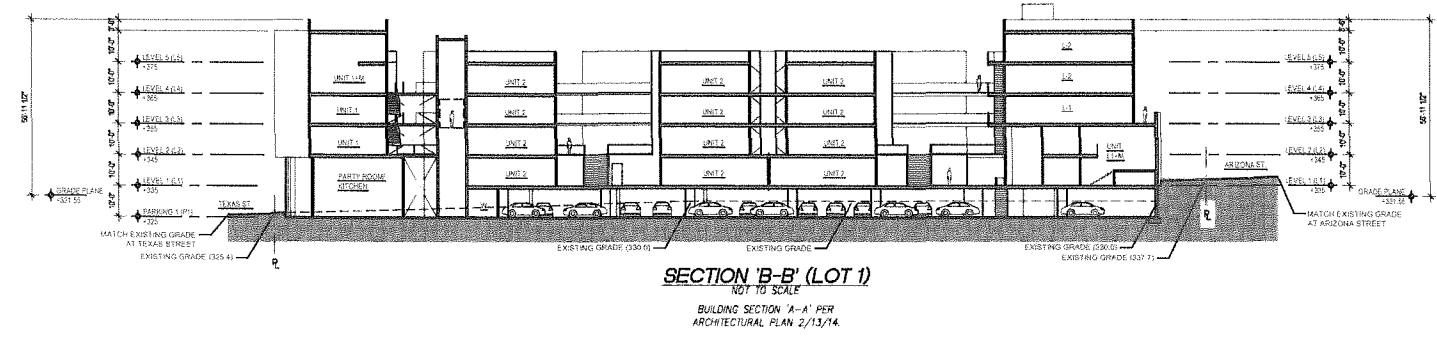
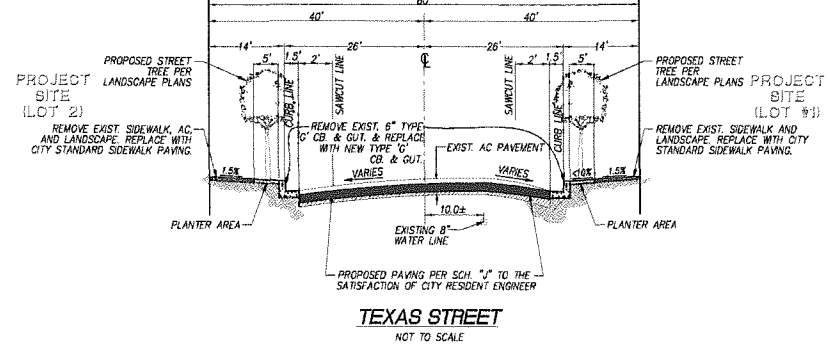
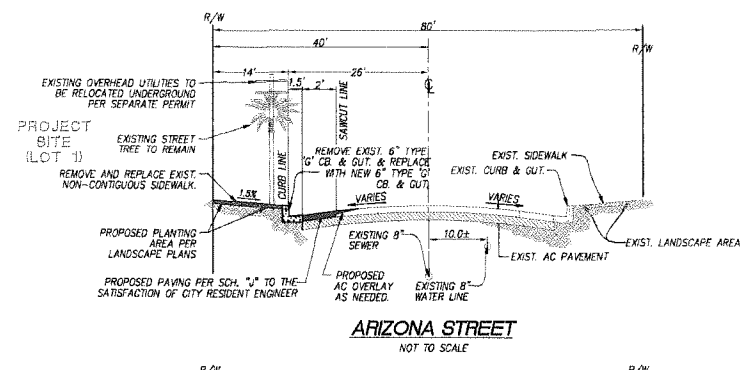
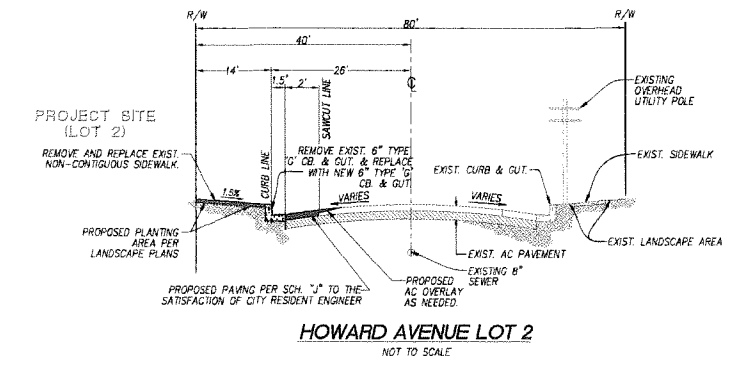
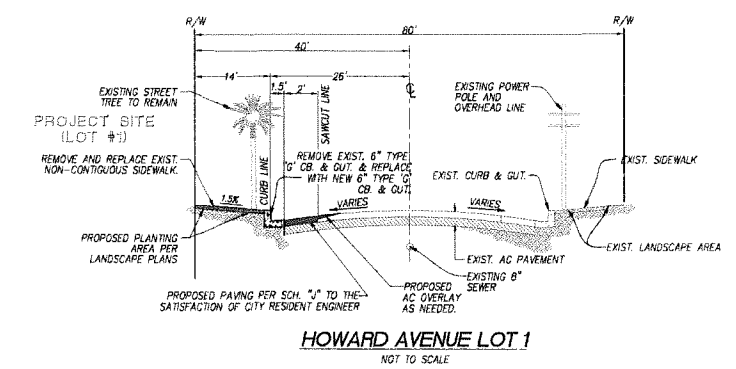
OWNER
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CIVIL ENGINEER
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San Diego, CA 92101

LANDSCAPE ARCHITECT
McGuillough Landscape Architects
703 16th Street, Suite 100
San Diego, CA 92101



DECLARATION OF RESPONSIBLE CHARGE
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 4901 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSIDERED TO BE THE ENGINEER'S DESIGN AND NOT THAT OF ANY OTHER PERSON OR FIRM.

PROJECT DESIGN CONSULTANTS
Planning & Engineering Survey
CIVIL
No. 42951
Exp. 03-31-16
STATE OF CALIFORNIA



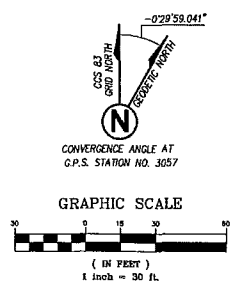
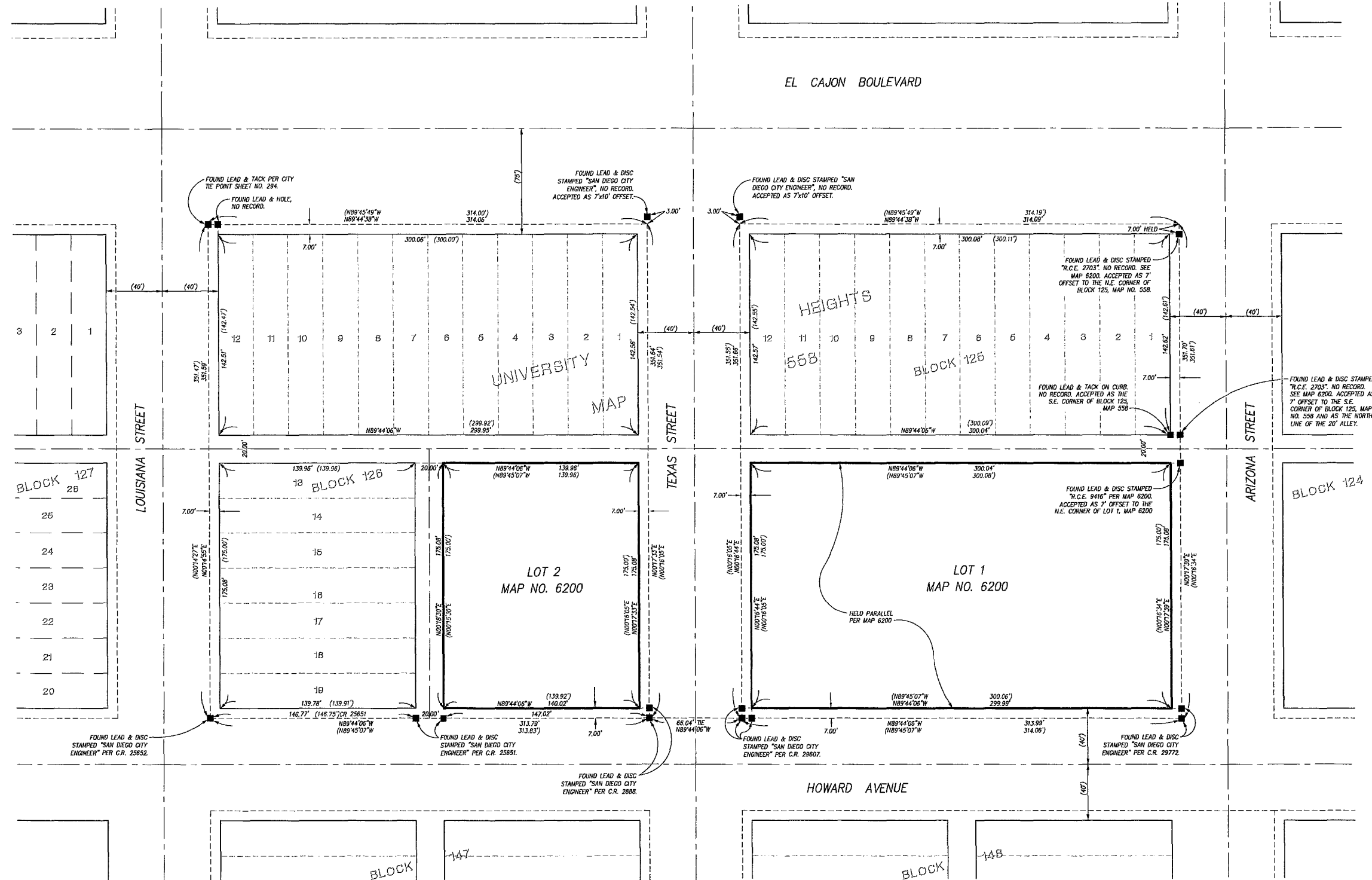
REVISIONS	Number	Description	Date
1	1ST CITY SUBMITTAL		5.14.2014
2	2ND CITY SUBMITTAL		5.07.2014
3	3RD CITY SUBMITTAL		7.10.2014
4	4TH CITY SUBMITTAL		8.13.2014
5	5TH CITY SUBMITTAL		9.19.2014

Issue Date: _____ Scale: _____
City of San Diego Project No. **#359872**
IO: 24004457 PTS: 359872
CIVIL

VESTING TENTATIVE MAP
ROADWAY, ALLEY, AND SITE SECTIONS

C5.0

CHW ARIZONA STREET DEVELOPMENT - VESTING TENTATIVE MAP NO. 1265446

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 GRID. BEARING BETWEEN G.P.S. POINT NO. 3057 AND G.P.S. POINT NO. 3058 PER ROD 14492.

I.E., SOUTH 28°04'44" WEST

DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO OBTAIN GROUND LEVEL DISTANCES, MULTIPLY DISTANCES BY 1.009999921. QUOTED BEARINGS FROM REFERENCE DEEDS/MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

LEGEND

- INDICATES FOUND LEAD & DISC AS NOTED.
- () INDICATES RECORD VALUE PER MAP NO. 6200, UNLESS OTHERWISE NOTED.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND I HAVE REVIEWED THE DESIGN AND SPECIFICATIONS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFORMED TO A REVIEW ON AND DOES NOT REVEAL ME AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

PROJECT DESIGN CONSULTANTS

Planning | Engineering | Survey

McCollough Landscape Architects

703 16th Street, Suite 100
San Diego, CA 92101



Number	Description	Date
1	1ST CITY SUBMITTAL	3.14.2014
2	2ND CITY SUBMITTAL	5.07.2014
3	3RD CITY SUBMITTAL	7.10.2014
4	4TH CITY SUBMITTAL	8.13.2014
5	5TH CITY SUBMITTAL	9.19.2014

Issue Date: _____ Scale: _____

City of San Diego Project No: #359872

IO: 24004457 CIVIL PTS: 359872

VESTING TENTATIVE MAP
MAPPING

C6.0

ARIZONA STREET

SAN DIEGO, CALIFORNIA

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LANDSCAPE ARCHITECT

McClough Landscape Architects
703 16th Street, Suite 100
San Diego, CA 92101

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EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN

SECTION 92.01 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS

UNDERSTANDING THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY

OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER

OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

PROJECT DESIGN CONSULTANTS
Planning & Engineering Survey
COURTNEY M. SHIELDS, P.E., C.E.S.

DATE: 03-31-16
DESIGNED BY: []
CHECKED BY: []
IN CHARGE: []
SHEET NO.: []



REVISIONS

Number	Description	Date
1	1ST CITY SUBMITTAL	3.14.2014
2	2ND CITY SUBMITTAL	5.07.2014
3	3RD CITY SUBMITTAL	7.10.2014
4	4TH CITY SUBMITTAL	8.13.2014
5	5TH CITY SUBMITTAL	9.19.2014

Issue Date

Scale

City of San Diego Project No.

#359872

HQ: 24004457

PTS: 359872

ARCHITECTURAL TITLE SHEET

AT1

SHEET 10 OF 43

SITE DEVELOPMENT PERMIT NO. 1265467 / VESTING TENTATIVE MAP NO. 1265466

CHW ARIZONA ARCHITECTURAL SITE PLAN

GENERAL PROJECT INFORMATION

AFFORDABLE HOUSING DEVELOPMENT INCENTIVES

- DEVIATION TO §1512.0303(F) FOR FAR AND FAR IN THE FRONT 40% OF THE LOT. LOT 1 PROPOSES A SITE FAR OF 2.26 WHERE 1.67 IS ALLOWED. LOT 1 PROPOSES AND FAR IN THE FRONT 40% OF THE LOT AT TEXAS STREET OF 2.06 WHERE 0.75 IS ALLOWED. LOT 1 PROPOSES AN FAR IN THE FRONT 40% OF THE LOT AT ARIZONA STREET OF 2.07 WHERE 0.75 IS ALLOWED. LOT 2 PROPOSES AN FAR OF 2.61 WHERE 1.20 IS ALLOWED, AND 2.17 IN THE FRONT 40% OF THE LOT WHERE 0.75 IS ALLOWED.
- A DEVIATION FROM SDMC §1512.0303(I) FOR A MAXIMUM DIAGONAL PLAN DIMENSION OF 176'10" ON LOT 1 WHERE 149'9" IS ALLOWED (85% OF 175' STREET FRONTAGE = 149.75'), AND A MAXIMUM DIAGONAL PLAN DIMENSION OF 166'4" ON LOT 2 WHERE 119' IS ALLOWED.
- A DEVIATION FROM SDMC §1512.0312(D) TO PROVIDE A MINIMUM OF 56 CUBIC FEET PER UNIT OF EXTERIOR STORAGE ACCESSIBLE FROM THE COMMON CIRCULATION AREA AND GARAGE OR PRIVATE BALCONY AND NOT PART OF THE HABITABLE AREA WHERE 100 CUBIC FEET ACCESSIBLE FROM THE COMMON CIRCULATION AREA OR GARAGE IS REQUIRED FOR LOT 2.

ADDITIONAL DEVIATIONS

- SETBACK DEVIATION TO ALLOW A 0' SETBACK ALONG TEXAS STREET WHERE 5' IS REQUIRED PER MAP NO. 6200.
- A DEVIATION FROM SDMC §142.0810(G) FOR MINIMUM SIZE OF REQUIRED MATERIAL STORAGE AREAS TO ALLOW THE PROVISION OF 350 SQUARE FEET ON LOT 1 WHERE 480 SQUARE FEET IS REQUIRED, THE PROVISION OF 254 SQUARE FEET WHERE 384 IS REQUIRED FOR LOT #2.
- A DEVIATION FROM SDMC §1512.0303(G) FOR A MAXIMUM PLUMB HEIGHT OF 63'-6" WHERE 60' IS ALLOWED.
- A DEVIATION FROM SDMC §1512.0304 FOR ARCHITECTURAL FEATURES. APPLICANT REQUESTS WAIVER OF §1512.0304(B) ON LOT 1 FOR PROVISION OF ARCHITECTURAL FEATURES, TO PROVIDE FOR UNIQUE FEATURES CONSISTENT WITH THE CONTEMPORARY DESIGN CRITERIA WHEN FIVE ARE REQUIRED.

ADDITIONAL DEVIATIONS CONTINUED...

- A DEVIATION FROM SDMC §1512.0304 FOR ARCHITECTURAL FEATURES. APPLICANT REQUESTS WAIVER OF §1512.0304(B) ON LOT 1 FOR PROVISION OF ARCHITECTURAL FEATURES, TO PROVIDE FOUR UNIQUE FEATURES CONSISTENT WITH THE CONTEMPORARY DESIGN CRITERIA WHEN FIVE ARE REQUIRED.

EXISTING AND PROPOSED USES

LOT 1
EXISTING: 49,500 SF OF VACANT BUILDING AND 22,500 SURFACE PARKING LOT
YEAR CONSTRUCTED FOR ALL EXISTING STRUCTURES: 1957
PROPOSED: 118 RESIDENTIAL CONDOMINIUM UNITS AND RELATED ACCESSORY USE

PARCEL SIZE

LOT 1 - 1.21 ACRES
LOT 2 - 0.56 ACRES

OCCUPANCY CLASSIFICATION

RESIDENTIAL GROUP - R2

CONDOMINIUM UNITS

LOT 1 - 118 UNITS

EASEMENTS

NONE

LOT #2 DEVELOPMENT SUMMARY

WASTE AREA CALCULATIONS

WAIVER TO SDMC 142.0810(A) REDUCTION IN MIN. EXTERIOR WASTE AND STORAGE
AREA REQUIRED: RECYCLING = 192 SF TRASH = 192 SF
TOTAL REQUIRED=384 SF
TOTAL PROVIDED=254 SF

HEIGHT CALCULATIONS

WAIVER TO SDMC 15.0303(G) HEIGHT LIMITS: REQUEST TO EXCEED PLUMB HEIGHT CALCULATION [113.0270(G)(2)(A)] FROM 60'-0" TO 63'-6"

MAXIMUM ALLOWED HEIGHT = 50' OR 60' OVER ENCLOSED PARKING

PROPOSED PLUMB HEIGHT = 63'-0"

LOT COVERAGE CALCULATIONS

LOT AREA 24,524 SF
MAXIMUM ALLOWABLE COVERAGE= 45%

PROPOSED COVERAGE= 12%

DIAGONAL PLAN DIMENSIONS

REQUEST FOR WAIVER OF SDMC 1512.0303(I) DIAGONAL PLAN DIMENSION

DIAGONAL PLAN DIMENSION 166'-4" (SEE SHEET AS D1)

DENSITY CALCULATIONS

REQUEST FOR ADDITIONAL DENSITY WHERE 57 WOULD BE ALLOWED UNDER THE COMMUNITY PLAN AND THE AFFORDABLE HOUSING DENSITY BONUS ORIGINANCE.

LOT SIZE 24,524 S.F. (0.56 AC)

ALLOWABLE DENSITY 75 UNITS PER ACRE = 42 UNITS

35% DENSITY BONUS 42 UNITS X 1.35 = 57 UNITS

ACTUAL DENSITY 76 UNITS

G.F.A.

LOT #1 TOTAL GROSS FLOOR AREA 145,213 S.F.

LOT #2 TOTAL GROSS FLOOR AREA 83,557 S.F.

F.A.R. CALCULATIONS

REQUEST FOR AFFORDABLE HOUSING DEVELOPMENT INCENTIVE DEVIATION TO SDMC 1512.0303(I) ALLOWABLE F.A.R. OF 1.25 OVER THE ENTIRE LOT AND THE REMOVAL OF .75 F.A.R. LIMIT AT FRONT 40% OF LOT AT BOTH TEXAS STREET AND ARIZONA STREET FRONTAGES

LOT SIZE 24,524 S.F. (0.56 AC)

PROPOSED: 64,203/24,524 SF = 2.61 (EXCLUDES GARAGE)

PROPOSED 21,328/9,810 SF = 2.17 FRONT 40% (EXCLUDES GARAGE)

PARKING SUMMARY

LOT 1 MULTIPLE DWELLING PARKING REQUIREMENT CALCULATION PER 143.0740(G)

AUTOMOBILE SPACES	UNITS	SPACE REQ	REQUIRED	PROVIDED
STUDIO & 1 BEDROOM	86	1.0	86	-
1 BEDROOM	31	2.0	62	-
2 BEDROOM	1	2.0	2	-
LESS 0.25 SPACE/DU TRANSIT AREA OVERLAY	118	(0.25)	(29.5)	-
TOTAL SPACES =			120.5	151*

*50 TANDEM PARKING SPACES PROVIDED. SEE SHEET CS

BIKEWAY SPACES	UNITS	SPACE REQ	REQUIRED	PROVIDED
STUDIO	15	0.3	4.5	-
1 BEDROOM	71	0.4	28.4	-
2 BEDROOM	31	0.5	15.5	-
2 BEDROOM	1	0.6	0.6	-
TOTAL SPACES =			49.0	60

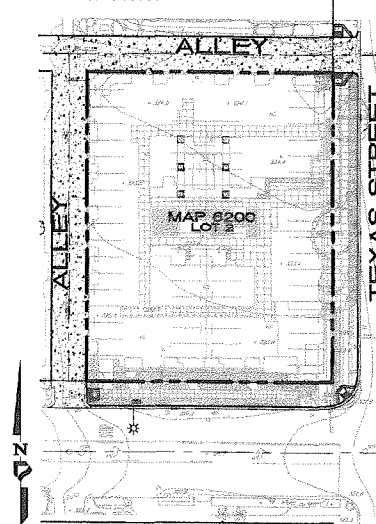
MOTORCYCLE SPACES	UNITS	SPACE REQ	REQUIRED	PROVIDED
STUDIO	15	0.05	0.75	-
1 BEDROOM	71	0.1	7.1	-
2 BEDROOM	31	0.1	3.1	-
2 BEDROOM	1	0.1	0.1	-
TOTAL SPACES =			11.05	13

LOT 2 MULTIPLE DWELLING PARKING REQUIREMENT CALCULATION PER 143.0720(G)

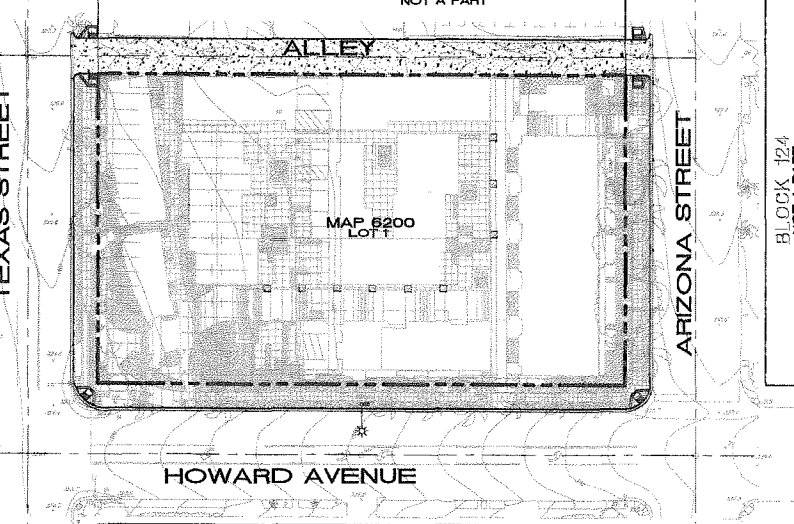
AUTOMOBILE SPACES	UNITS	SPACE REQ	REQUIRED	PROVIDED
STUDIO & 1 BEDROOM	73	1.0	73	-
2 BEDROOM	3	2.0	6	-
LESS 0.25 SPACE/DU TRANSIT AREA OVERLAY	76	(0.25)	(19)	-
LESS 0.25 SPACE/DU VERY LOW INCOME	20	(0.25)	(5)	-
TOTAL SPACES =			55	58

BIKEWAY SPACES	UNITS	SPACE REQ	REQUIRED	PROVIDED
STUDIO	3	0.3	0.9	-
1 BEDROOM	66	0.4	26.4	-
2 BEDROOM	3	0.5	1.5	-
TOTAL SPACES =			30	30

BLOCK 128
NOT A PART



BLOCK 125
NOT A PART



KEY MAP

SCALE 1" = 40'

LOT #1 CONDOMINIUM UNIT INFORMATION

LABEL	UNIT TYPE	AREA/UNIT	TOTAL NO. OF UNITS	TOTAL FLOOR AREA
H0	1 BD / 1 BA HOME OCCUPANCY	903 SF	2	1,806 SF
J1	1 BD / 1 BA JUNIOR	595 SF	15	8,925 SF
1	1 BD / 1 BA	728 SF	22	16,016 SF
1M	2 BD / 1 BA & MEZZANINE	858 SF	1	858 SF
1a	1 BD / 1 BA	848 SF	3	2,544 SF
1+	1 BD / 1 BA & DEN	750 SF	15	11,250 SF
1+M	2 BD / 1 BA & DEN & MEZZANINE	954 SF	3	2,862 SF
7H	2 BD / 1.5 BA TOWNHOME	980 SF	6	5,880 SF
2	2 BD / 2 BA	878 SF	14	12,292 SF
2M	3 BD / 2 BA & MEZZANINE	1,053 SF	1	1,053 SF
2+	3 BD / 2 BA	1,110 SF	3	3,330 SF
L-1	1 BD / 1 BA LOFT	558 SF	16	8,928 SF
L-1+	1 BD / 1 BA & DEN LOFT	685 SF	3	2,055 SF
L-1+M	1 BD / 1 BA & DEN LOFT & MEZZANINE	668 SF	10	6,680 SF
L-2	2 BD / 2 BA LOFT	1,072 SF	4	4,288 SF
TOTAL			118	90,767 SF

REFER TO LOT 1 ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION

LOT #2 RESIDENTIAL UNIT INFORMATION

LABEL	UNIT TYPE	AREA/UNIT	TOTAL NO. OF UNITS	TOTAL FLOOR AREA
A1	STUDIO / 1 BA	416 SF	7	2,912 SF
B1	1 BD / 1 BA	606 SF	4	2,424 SF
B2	1 BD / 1 BA	602 SF	45	27,090 SF
B3	1 BD / 1 BA	602 SF	15	9,030 SF
C1	1 BD / 1 BA	657 SF	2	1,314 SF
D1	2 BD / 2 BA	775 SF	3	1,550 SF
TOTAL			76	44,320 SF

REFER TO LOT 1 ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION

SETBACK INFORMATION

LOT #1	REQUIRED SETBACK	PROPOSED SETBACK
FRONT (TEXAS ST.)	5'-0"	VARIES (0' - 18.5')
STREET SIDE (HOWARD AVE.)	5'-0"	5'-0"
FRONT (ARIZONA ST.)	5'-0"	11'-6"
INTERIOR SIDE (ALLEY)	0'-0"	0'-0"

LOT #2	REQUIRED SETBACK	PROPOSED SETBACK
FRONT (HOWARD AVE.)	5'-0"	5'-0"
STREET SIDE (TEXAS ST.)	5'-0"	0'-0"
SIDE YARD (WEST ALLEY)	0'-0"	0'-0"
REAR YARD (NORTH ALLEY)	0'-0"	0'-0"

SHEET INDEX

10	A11	LOT #1 & LOT #2 - ARCHITECTURAL TITLE SHEET
11	CS	LOT #1 - ARCHITECTURAL COVER SHEET
12	A0	LOT #1 - AREA PLAN
13	A0.1	LOT #1 - ARCHITECTURAL SITE PLAN
14	A0.2	LOT #1 - MEANS OF EGRESS PLANS
15	A0.3	LOT #1 - ACCESSIBILITY PLANS
16	A0.4	LOT #1 - PEDESTRIAN ACCESS & PARKING EXHIBIT
17	A0.5	LOT #1 - OFF SETTING PLANS
18	A1.1	LOT #1 - FLOOR PLAN - PARKING LEVEL
19	A1.2	LOT #1 - FLOOR PLAN - LEVEL 1
20	A1.3	LOT #1 - FLOOR PLAN - LEVEL 2
21	A1.4	LOT #1 - FLOOR PLAN - LEVEL 3
22	A1.5	LOT #1 - FLOOR PLAN - LEVEL 4
23	A1.6	LOT #1 - FLOOR PLAN - LEVEL 5
24	A1.7	LOT #1 - ROOF PLAN
25	A2	LOT #1 - BUILDING SECTION
26	A3	LOT #1 - EXTERIOR ELEVATIONS
27	A3.1	LOT #1 - OFF SETTING PLANS
28	A4	LOT #1 - UNIT PLANS
29	CS	LOT #2 - ARCHITECTURAL COVER SHEET
30	CS.1	LOT #2 - ARCHITECTURAL SITE PLAN
31	CS.2	LOT #2 - CHARACTER SKETCH
32	A1	LOT #2 - UNIT PLANS
33	A2	LOT #2 - UNIT PLANS
34	A0.3	LOT #2 - UNIT PLANS
35	A1.1	LOT #2 - G1 BUILDING PLAN
36	A1.2	LOT #2 - R1 BUILDING PLAN
37	A1.3	LOT #2 - R2 & R3 BUILDING PLAN
38	A1.4	LOT #2 - R4 BUILDING PLAN
39	A1.5	LOT #2 - ROOF PLAN
40	A1.6	LOT #2 - EXTERIOR ELEVATIONS
41	A1.7	LOT #2 - EXTERIOR ELEVATIONS
42	A1.8	LOT #2 - SITE-BUILDING S
43	A1.9	LOT #2 - OFF SETTING PLANS

AFFORDABLE HOUSING DENSITY BONUS

	LOT #1	LOT #2	TOTAL
LAND AREA (S.F.)	24,524	52,529	77,053
LAND AREA (ACRES)	0.56	1.21	1.77
BASE DENSITY ALLOWED (@ 75 DU/ACRE)	42	90	133
VERY LOW INCOME UNITS PROVIDED (TABLE 143-07B)	20	0	20
PERCENT PF BASE DENSITY PROVIDED			15%

ALL AFFORDABLE UNITS AT VERY LOW INCOME (50% AMI)			
BEDROOM TYPE	# OF UNITS	AREA (SF)	TOTAL
STUDIO	2	416	832
1 BEDROOM	16	602	9,632
1 BEDROOM	1	657	657
2 BEDROOM	1	775	775
TOTAL	20		11,896
AVERAGE		595	

AFFORDABLE UNITS WILL BE DISTRIBUTED EVENLY THROUGHOUT THE BUILDING, OCCURRING ON EACH FLOOR, AND IN EACH WING OF THE PROPOSED BUILDING. SPECIFIC UNITS WILL BE IDENTIFIED WITH THE AFFORDABLE HOUSING AGREEMENT TO BE NEGOTIATED WITH THE SAN DIEGO HOUSING COMMISSION.

BUILDING AND FIRE CODE CONSULTING
Churchill Engineering, Inc
3593 5th Ave., Suite C
San Diego, CA 92103

SHEET 11 OF 43

SAN DIEGO, CALIFORNIA

CLIENT

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McGullough Landscape Architects
703 16th Street, Suite 100
San Diego, CA 92101

STRUCTURAL ENGINEERING CONSULTANT

KPFF Consulting Engineers
3131 Camino del Rio North, Suite 1080
San Diego, CA 92108

BUILDING AND FIRE CODE CONSULTING

Church & Engineering, Inc.
3593 5th Ave., Suite C
San Diego, CA 92103

SKYPORT STUDIOS

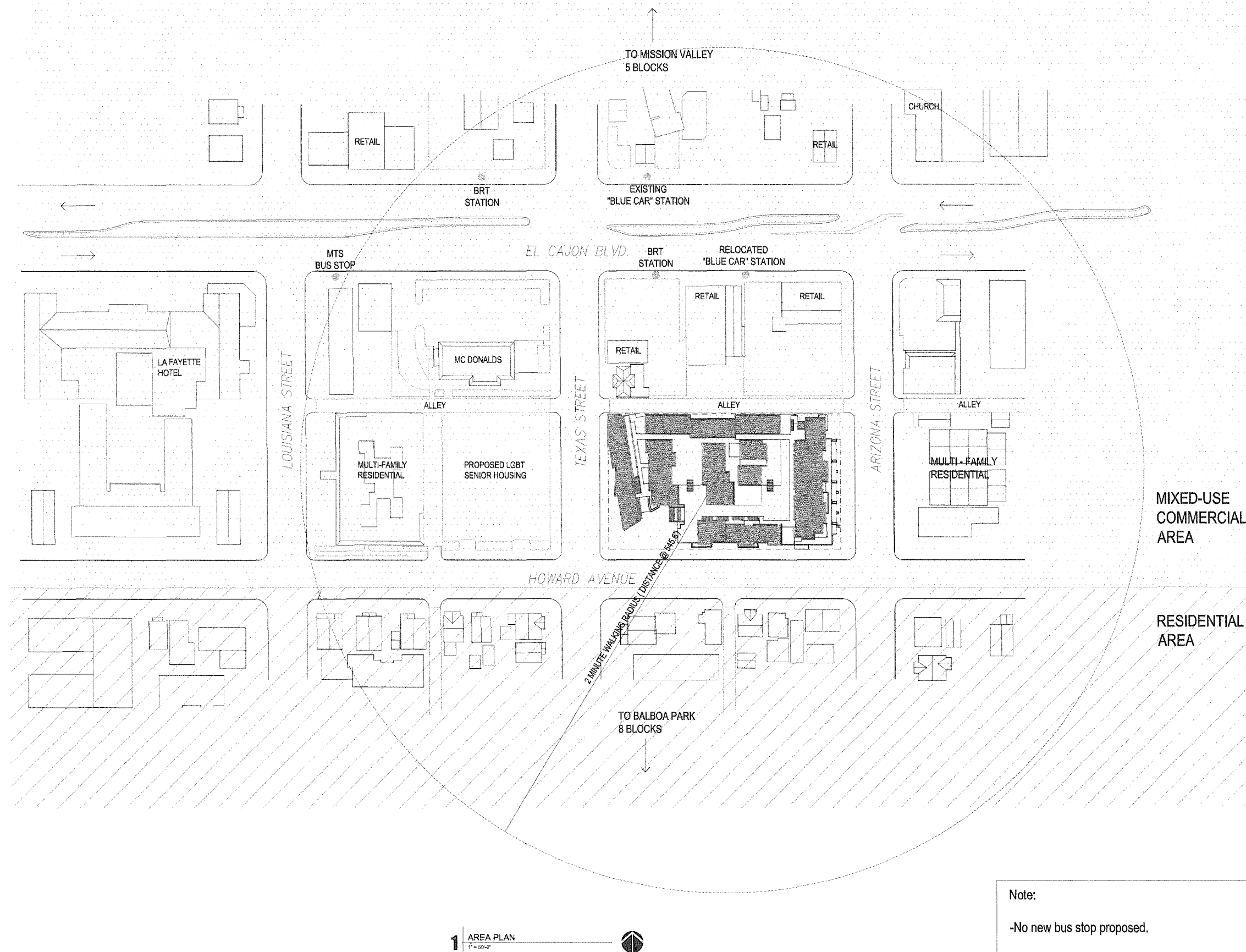
REVISIONS

[illegible]

AREA PLAN

LOT 1
A 0

SHEET 12 OF 43



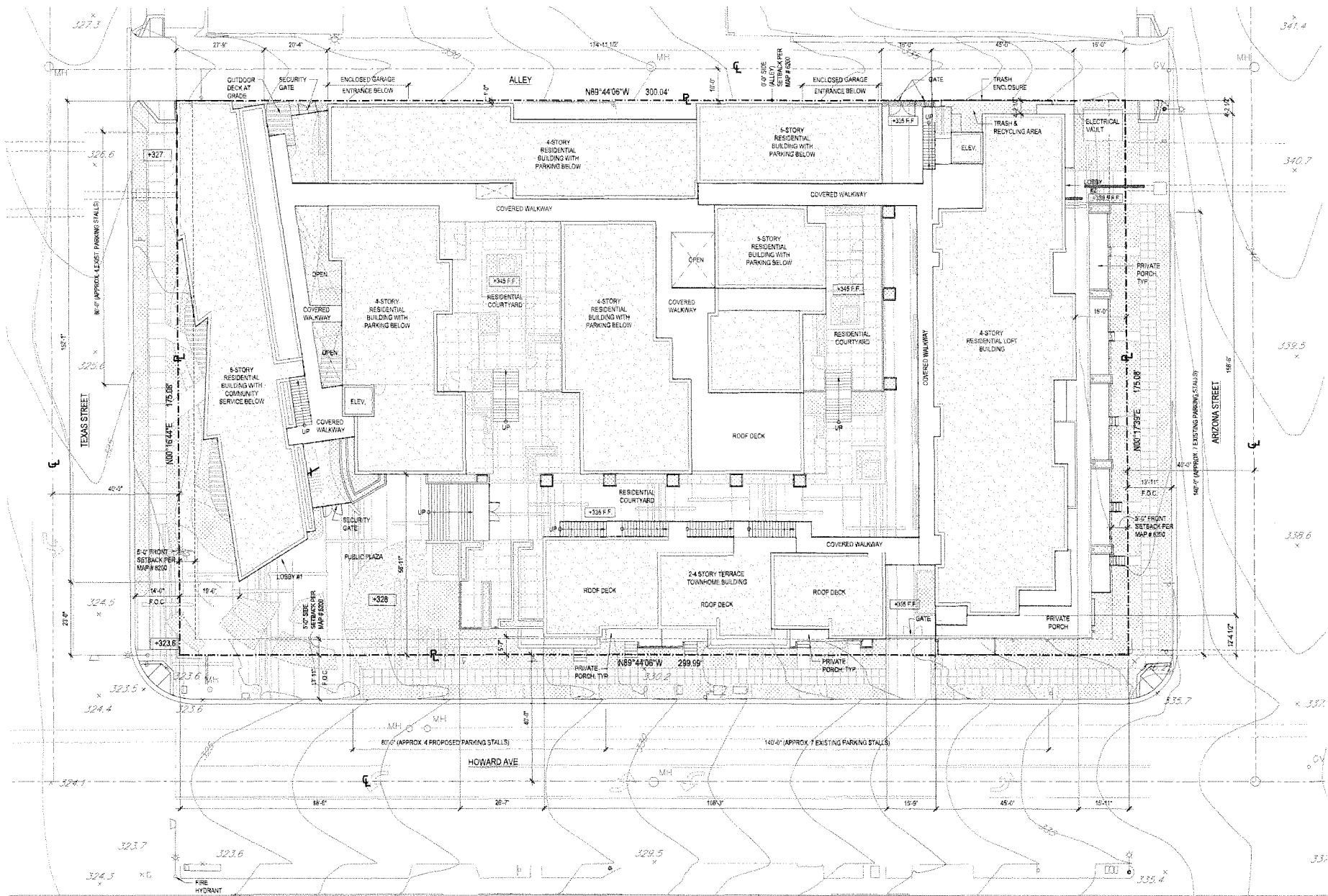
BUILDING AND FIRE CODE CONSULTING
Churchill Engineering, Inc.
3593 5th Ave., Suite C
San Diego, CA 92103

OSU STUDENT SKYPORT

LOT 1
A 0.1

SHEET 13 OF 43

1. FOR PROJECT INFORMATION AND DETAILS SEE SHEET C
2. FOR ACCESSIBLE PATHS OF TRAVEL SEE ACCESSIBILITY PLANS, SHEET AD 3
3. FOR MEANS OF EGRESS ANALYSIS SEE MEANS OF EGRESS PLANS, SHEET AD 2
4. FOR PEDESTRIAN ACCESS SEE PEDESTRIAN ACCESS & PARKING EXHIBIT, SHEET AD 4



S1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"



ARIZONA
STREET

SAN DIEGO, CALIFORNIA

CLIENT
Community Housing Works
2815 Camino del Rio, Suite 350
San Diego, CA 92108
(619) 282-6847

ARCHITECT

Skyport Architects
703 16th Street, Suite 10
San Diego, CA 92101
(619) 255-9754

ARCHITECT

Rodriguez Associates Architects & Planners, Inc.
2445 Fifth Avenue, Suite 220
San Diego, CA 92101
(619) 544-8961

CIVIL ENGINEER

Project Design Consultants
701 B Street, Suite 800
San Diego, CA 92101

LANDSCAPE ARCHITECT

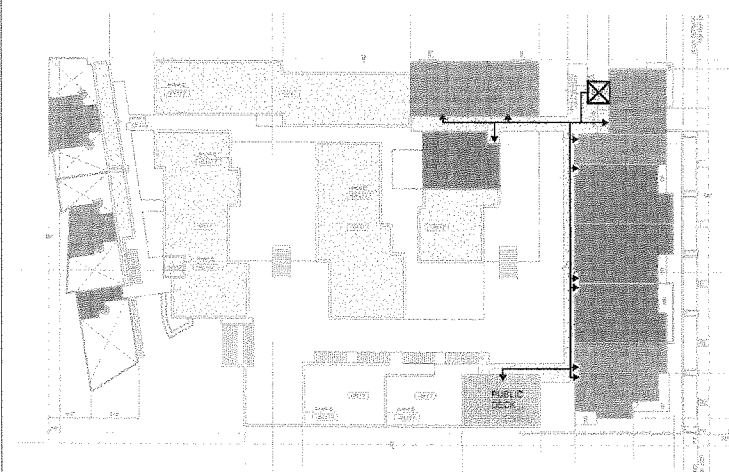
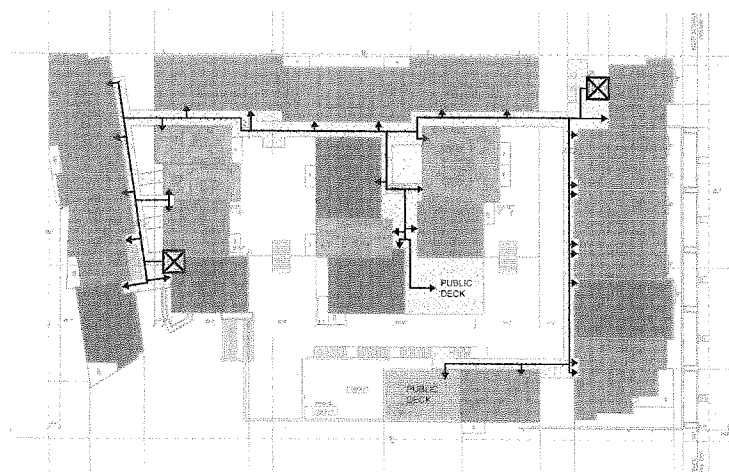
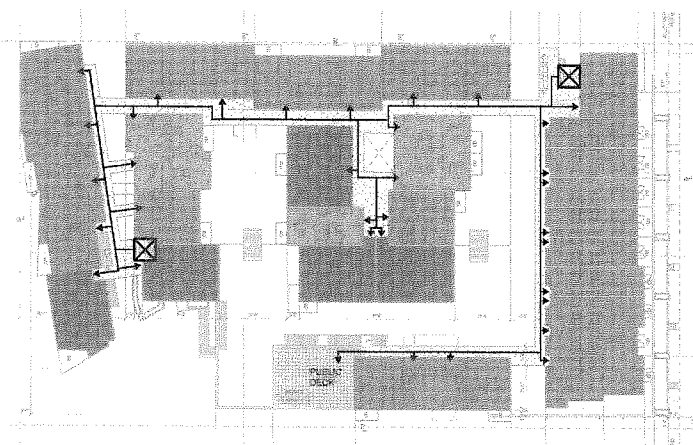
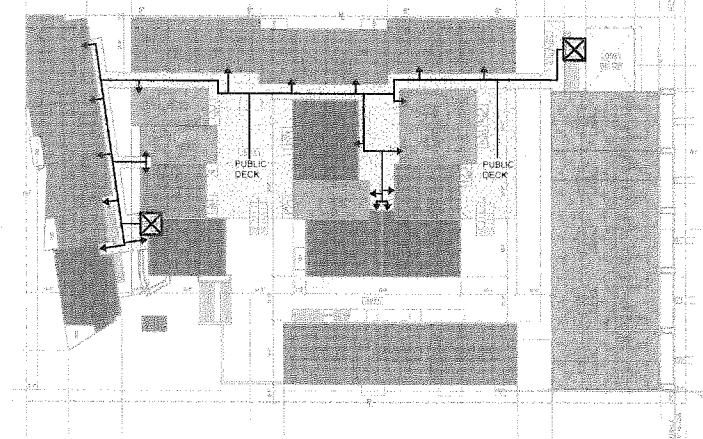
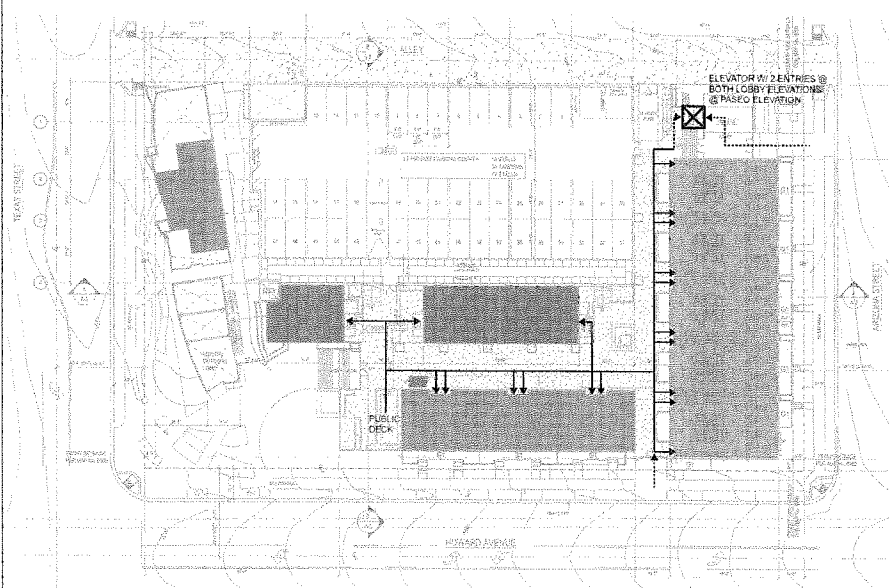
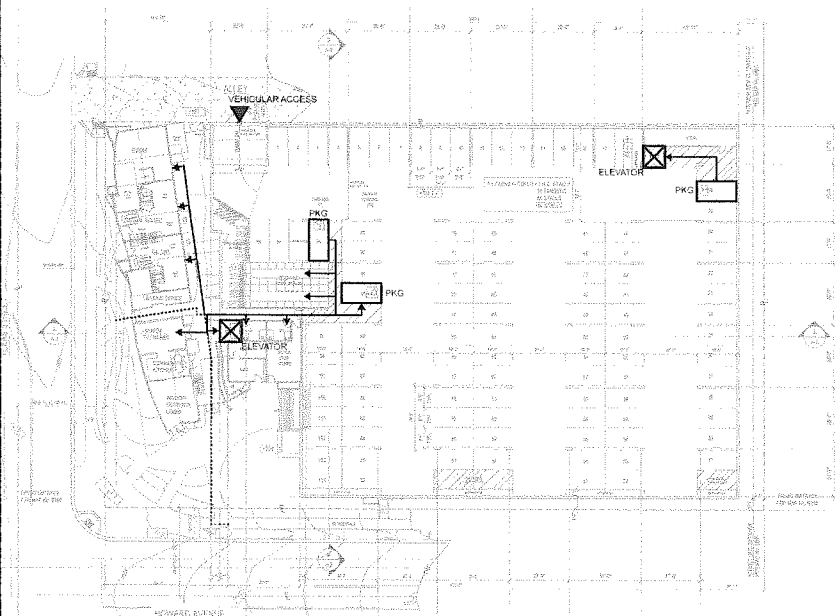
McCuillough Landscape Architects
703 16th Street, Suite 100
San Diego, CA 92101

STRUCTURAL ENGINEERING CONSULTANTS

KPFF Consulting Engineers
3131 Camino del Rio North, Suite 101
San Diego, CA 92108

BUILDING AND FIRE CODE CONSULTING

Churchill Engineering, Inc.
3593 5th Ave., Suite C
San Diego, CA 92103



СЕРТИФИКАТ

REVISIONS

[illegible]

2009-10

City of San Diego Project No.
#350872

ACCESSIBILITY
PLANS

LOT 1
A 0.3

ARIZONA STREET

SAN DIEGO, CALIFORNIA

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Community Housing Works
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Project Design Consultants
701 B Street, Suite 800
San Diego, CA 92101

LANDSCAPE ARCHITECT

McCullough Landscape Architects
703 16th Street, Suite 100
San Diego, CA 92101

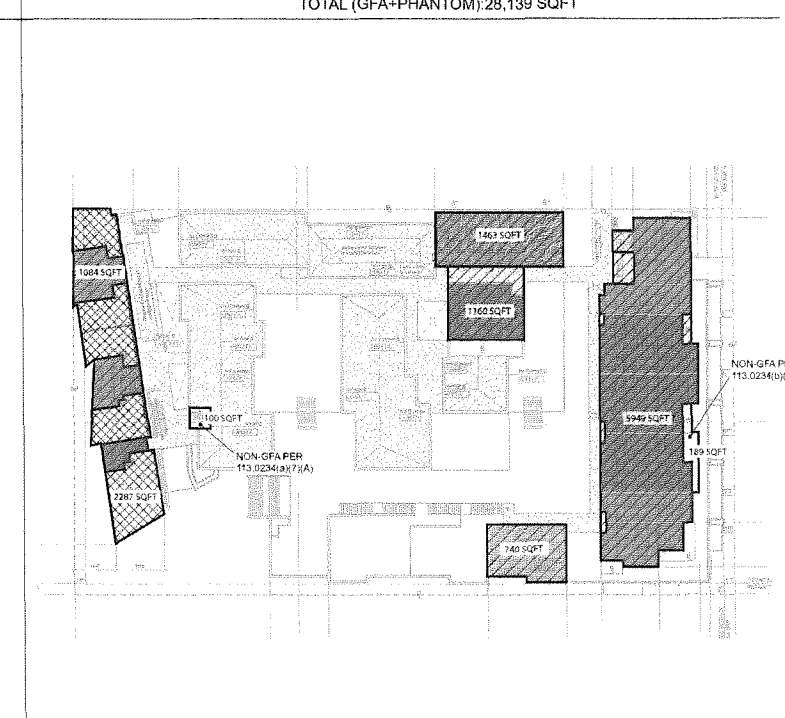
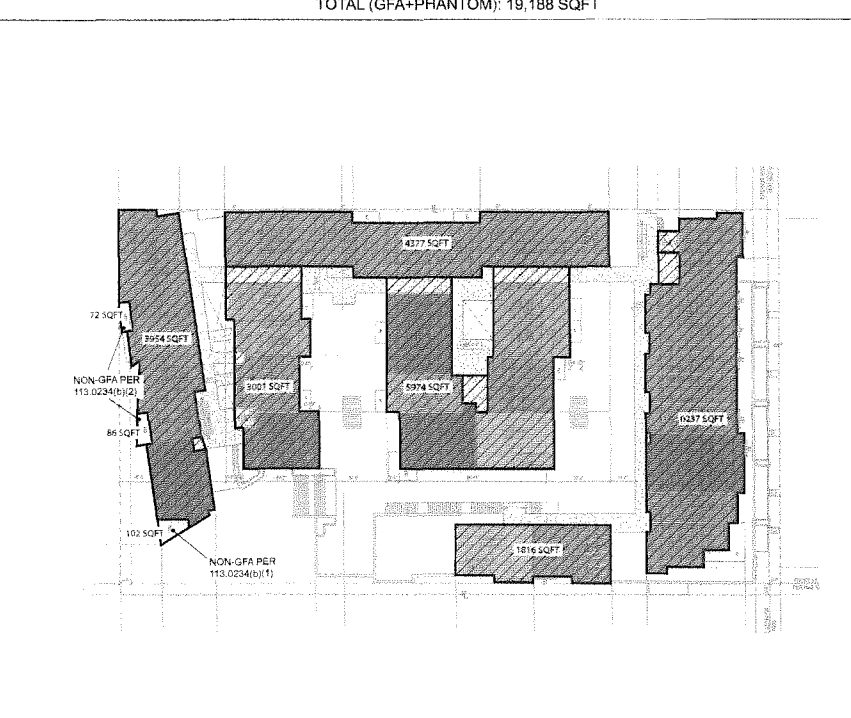
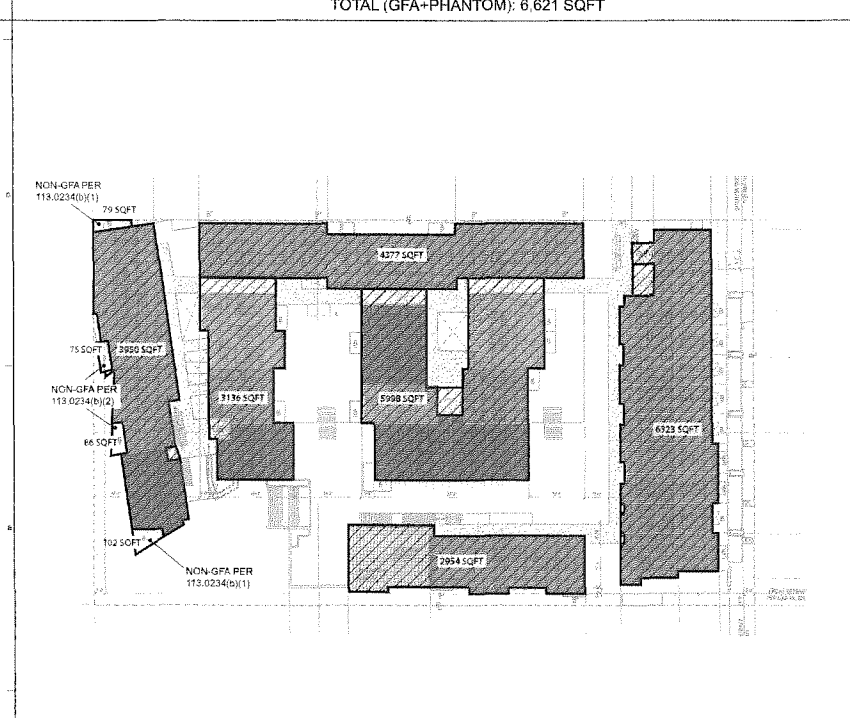
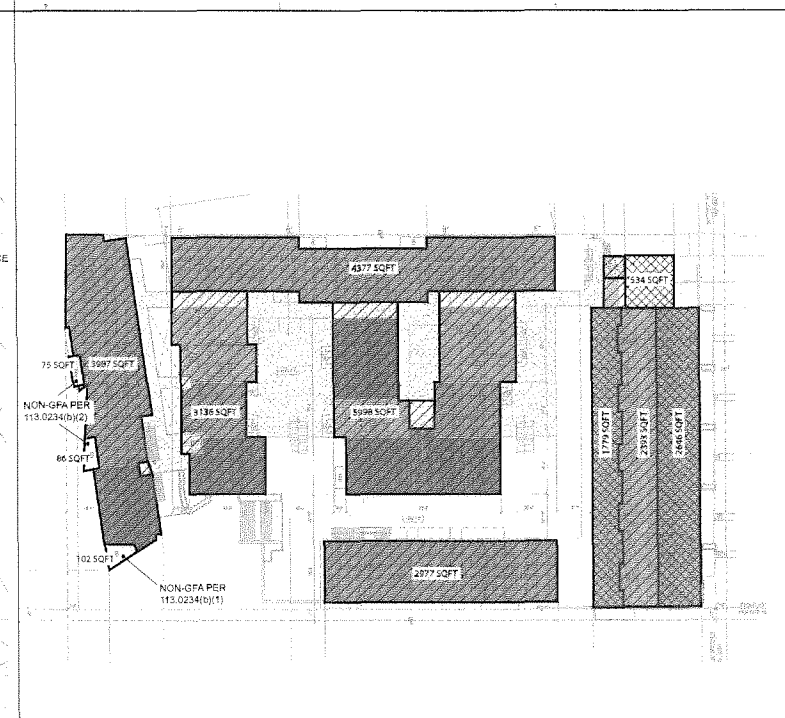
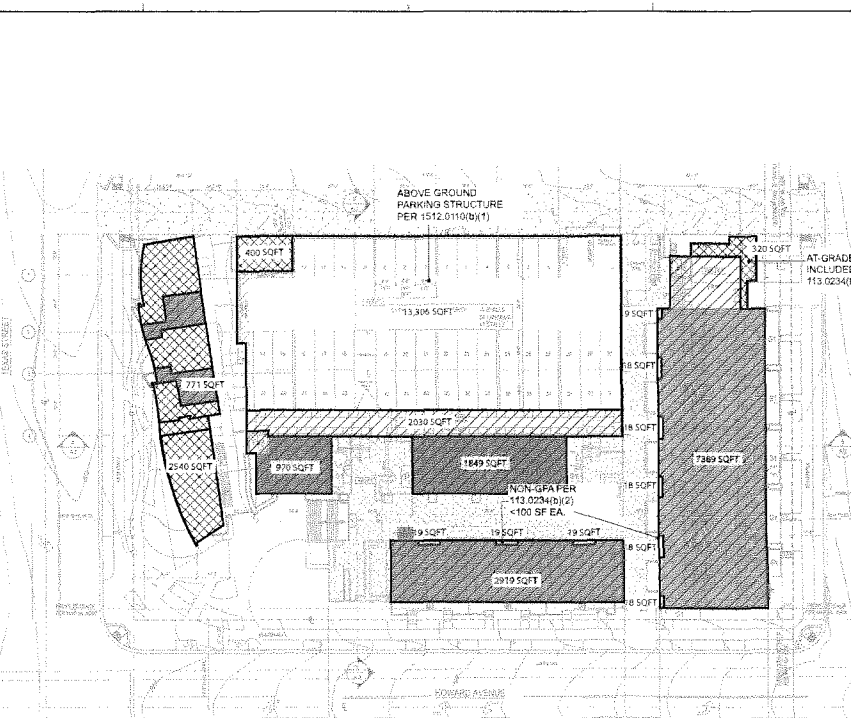
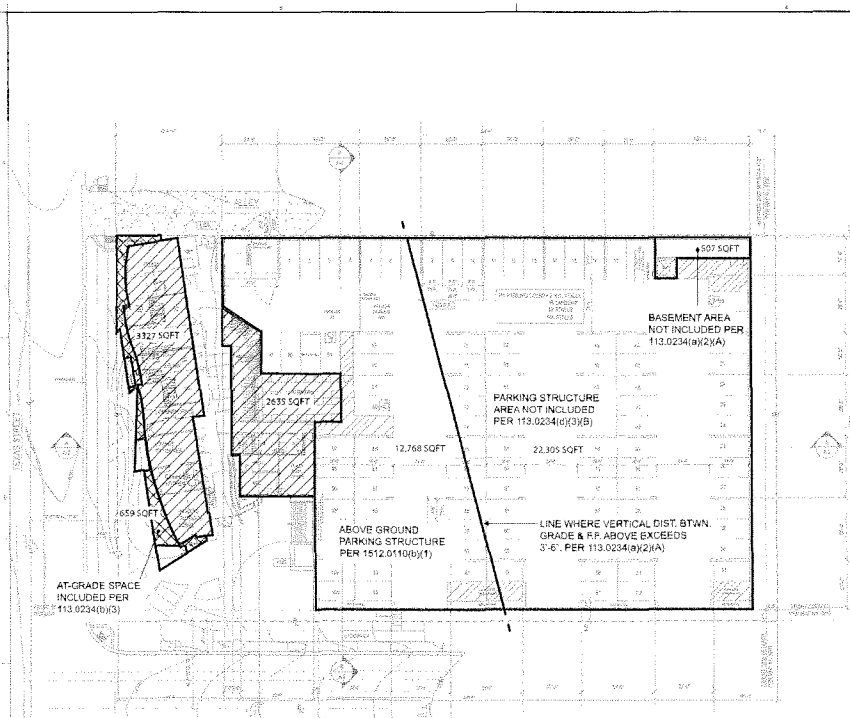
STRUCTURAL ENGINEERING CONSULTANT

KJFF Consulting Engineers
3131 Camino del Rio North, Suite 1080
San Diego, CA 92108

BUILDING AND FIRE CODE CONSULTING

Churchill Engineering, Inc.
3893 5th Ave., Suite C
San Diego, CA 92103

SKYPORT STUDIO



REVISIONS

Number	Description	Date

Issue Date Scale

City of San Diego Project No. #359872

GFA DIAGRAMS

LOT 1
A0.5

ARIZONA STREET

SAN DIEGO, CALIFORNIA

CLIENT
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2875 Camino del Rio, Suite 350
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San Diego, CA 92101
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San Diego, CA 92108

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Churchill Engineering, Inc.
3353 5th Ave., Suite C
San Diego, CA 92103

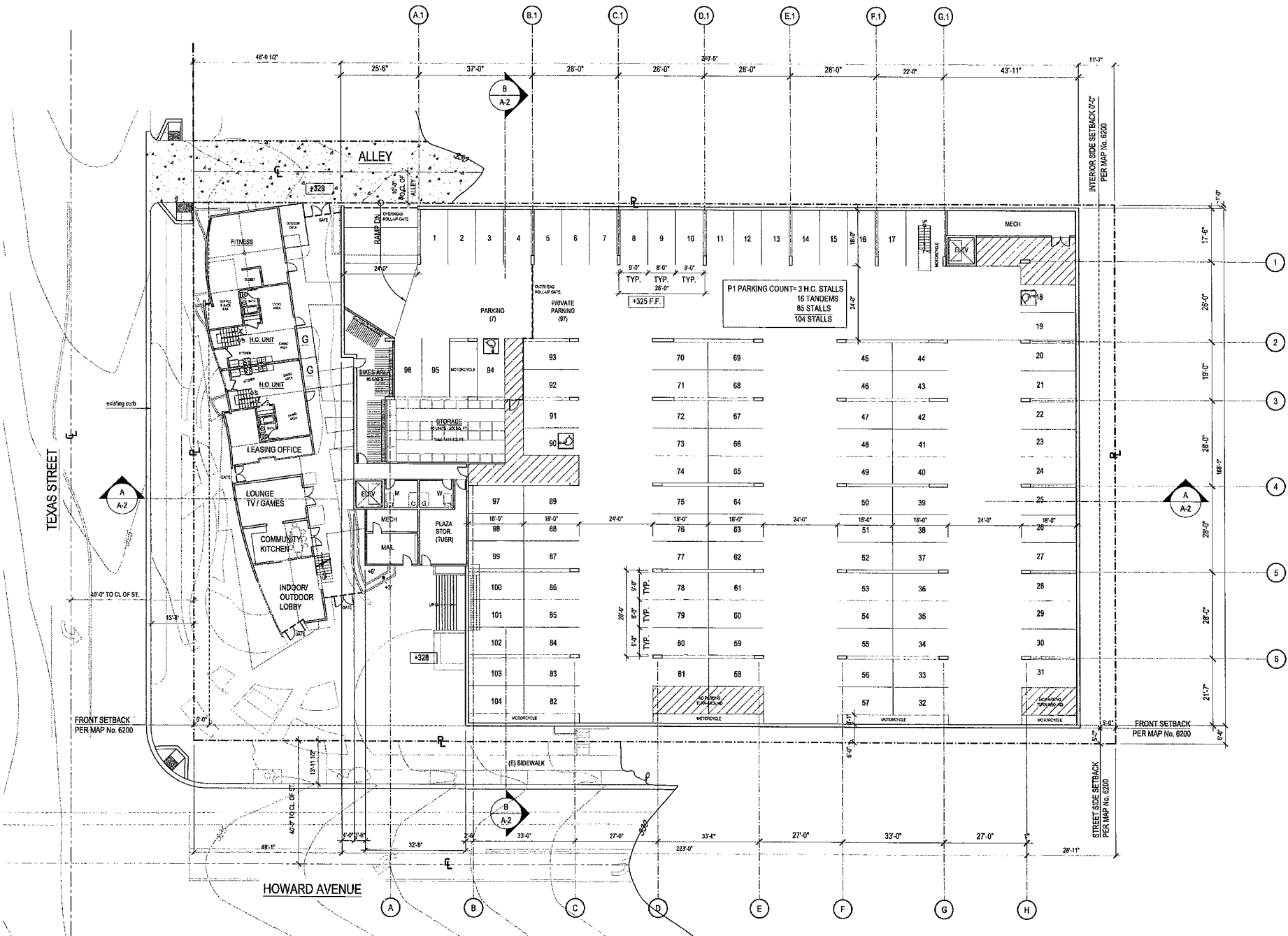
SKYPOINT

UNIT TYPE LEGEND

STUDIO UNITS	[Pattern]
1 BEDROOM UNITS	[Pattern]
2 BEDROOM UNITS	[Pattern]

PRIVATE EXTERIOR USABLE AREA - LEGEND

G - GARDEN 2



P1 FLOOR PLAN - PARKING LEVEL
1/16" = 1'-0"

REVISIONS

Number	Description	Date

Issue Date: _____ Scale: _____
City of San Diego Project No.: #359872

FLOOR PLAN
PARKING

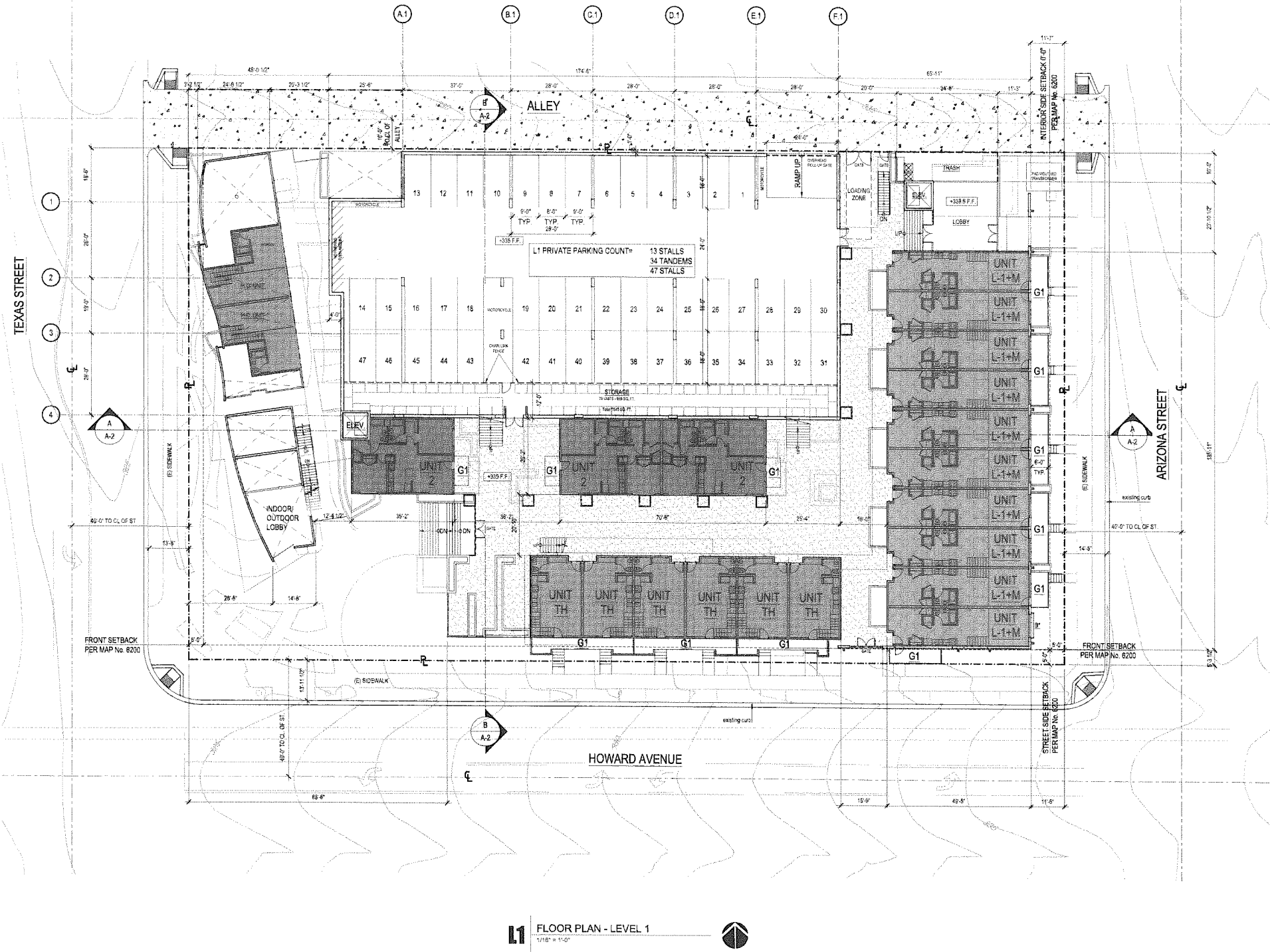
LOT 1
A 1.1

SKYPORTS.TV.O

[illegible]

FLOOR PLAN
LEVEL 1

LOT 1
A 1.2



CLIENT
Community Housing Works
2815 Camino del Rio, Suite 350
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(619) 282-6647

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ARCHITECT
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San Diego, CA 92101
(619) 544-8951

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San Diego, CA 92101

LANDSCAPE ARCHITECT
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San Diego, CA 92101

STRUCTURAL ENGINEERING CONSULTANT
KPEF Consulting Engineers
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San Diego, CA 92108

BUILDING AND FIRE CODE CONSULTING
Churchill Engineering, Inc.
3593 6th Ave., Suite C
San Diego, CA 92103

SPORTS

[illegible]

Issue Date _____ Scale _____
City of San Diego Project No. _____
#XXXXXX

FLOOR PLAN
LEVEL 2

LOT 1
A 1.3

SHEET 20 OF 43



SHEET 21 OF 43

CLIENT
Community Housing Works
2815 Camino del Rio, Suite 350
San Diego, CA 92108
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Skyport Architects
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ARCHITECT
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San Diego, CA 92101
(619) 544-8951

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Project Design Consultants
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San Diego, CA 92101

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KPF Consulting Engineers
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San Diego, CA 92108

BUILDING AND FIRE CODE CONSULTING
Churchill Engineering, Inc.
3593 5th Ave., Suite C
San Diego, CA 92103

SKYPORT 1000

[illegible]

FLOOR PLAN
LEVEL 4

LOT 1
A 1.5

SHEET 22 OF 43



SAN DIEGO, CALIFORNIA

CLIENT
Community Housing Works
2815 Camino del Rio, Suite 350
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(619) 252-5647

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San Diego, CA 92101
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San Diego, CA 92101
(619) 544-8951

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Project Design Consultants
701 B Street, Suite 600
San Diego, CA 92101

LANDSCAPE ARCHITECT
MCDougall Landscape Architects
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San Diego, CA 92101

STRUCTURAL ENGINEERING CONSULTANT
KPEFF Consulting Engineers
3131 Camino del Rio North, Suite 1080
San Diego, CA 92108

BUILDING AND FIRE CODE CONSULTING
Churchill Engineering, Inc.
3591 5th Ave., Suite C
San Diego, CA 92103

UNIT TYPE LEGEND	
STUDIO UNITS	
1 BEDROOM UNITS	
2 BEDROOM UNITS	

PRIVATE EXTERIOR USABLE AREA - LEGEND

B - BALCONY	7
B* - JULIET BALCONY	(2)



L5 FLOOR PLAN - LEVEL L5
1/16" = 1'-0"



SKYPORT STUDIO

REVISIONS

Number	Description	Date

Issue Date: Scale: City of San Diego Project No. #XXXXXX

FLOOR PLAN
LEVEL 5

LOT 1
A 1.6

CLIENT
Community Housing Works
2815 Camino del Río, Suite 350
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2445 Fifth Avenue, Suite 220
San Diego, CA 92101
(619) 544-8851

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701 B Street, Suite 602
San Diego, CA 92101

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McCullough Landscape Architects
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San Diego, CA 92101

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KPFF Consulting Engineers
 3131 Camino del Rio North, Suite 1050
 San Diego, CA 92108

BUILDING AND FIRE CODE CONSULTING
Churchill Engineering, Inc.
3593 5th Ave., Suite C
San Diego, CA 92103

SPORTS

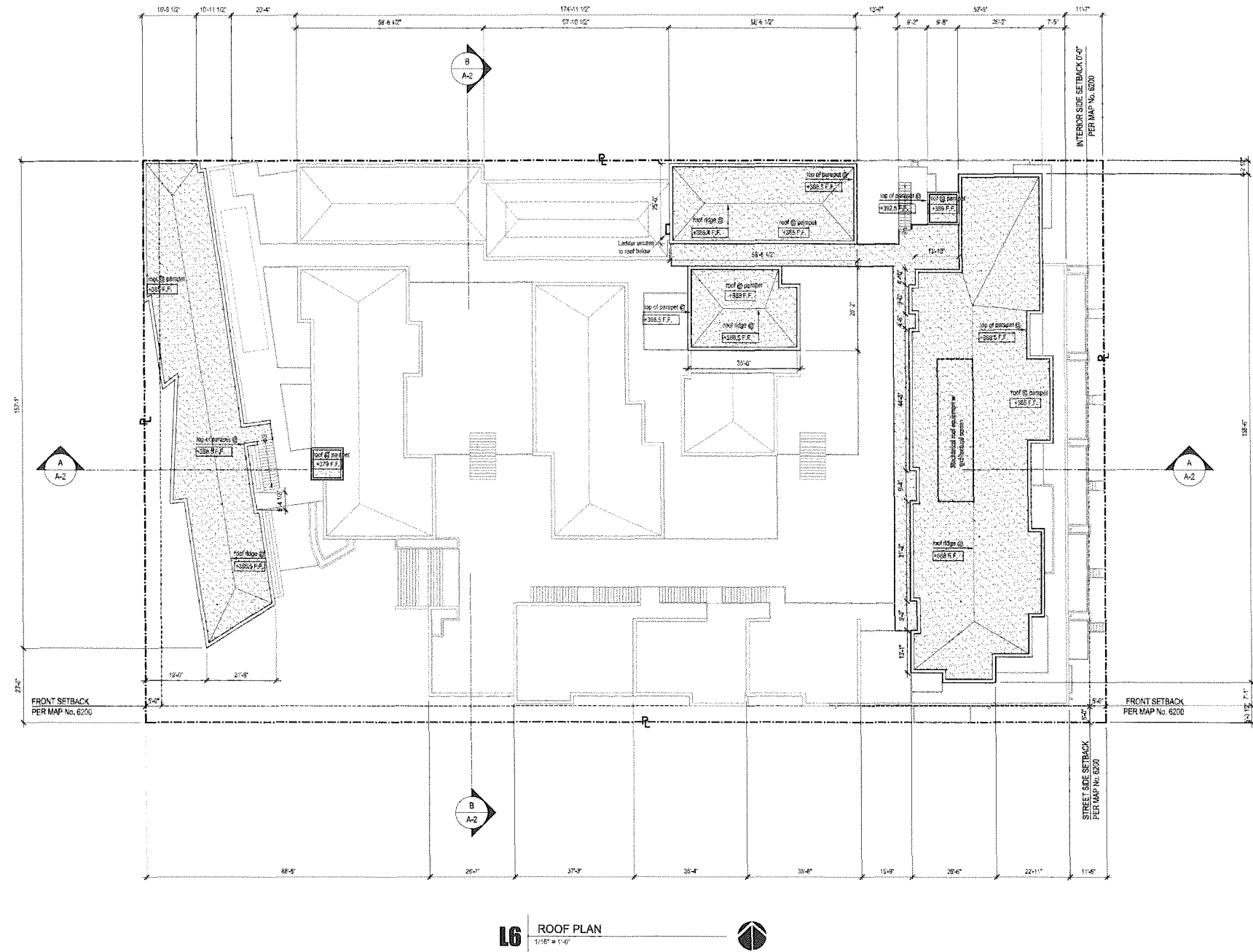
REVISIONS		
Number	Description	Date
1	Initial design	10/10/2023
2	Revised design to include feedback from client	11/05/2023
3	Final design approved by client	12/01/2023
4	Production of final design	12/15/2023
5	Delivery of final design to client	12/20/2023

Issue Date _____ Scale _____
City of San Diego Project No. _____
#XXXXXX

ROOF PLAN

LOT 1
A 1.7

SHEET 24 OF 43



CLIENT
Community Housing Works
2815 Camino del Rio, Suite 350
San Diego, CA 92108
(619) 282-6647

ARCHITECT
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ARCHITECT
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San Diego, CA 92101
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San Diego, CA 92101

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McCullough Landscape Architects
703 16th Street, Suite 100
San Diego, CA 92101

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3131 Camino del Rio North, Suite 1080
San Diego, CA 92108

BUILDING AND FIRE CODE CONSULTING
Churchill Engineering, Inc.
3593 5th Ave., Suite C
San Diego, CA 92103

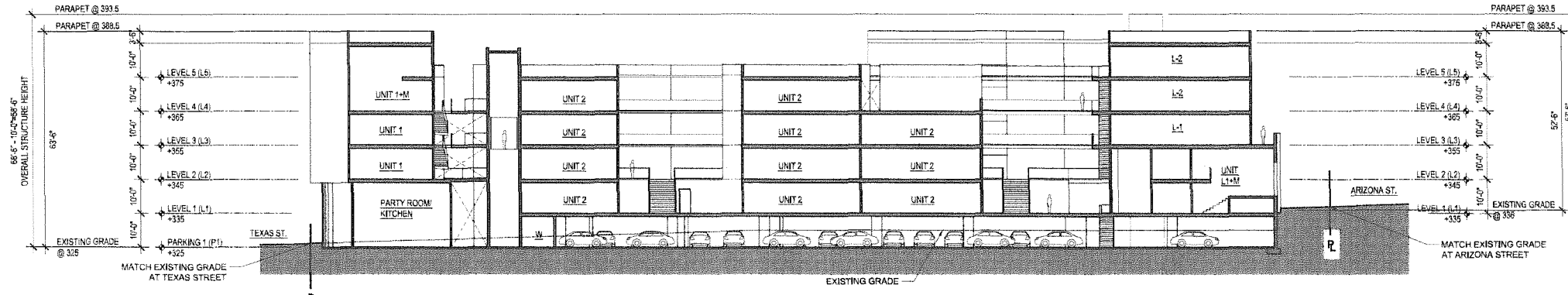
SKYPORTS LTD

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BUILDING SECTIONS

LOT 1
A 2

SHEET 25 OF 43

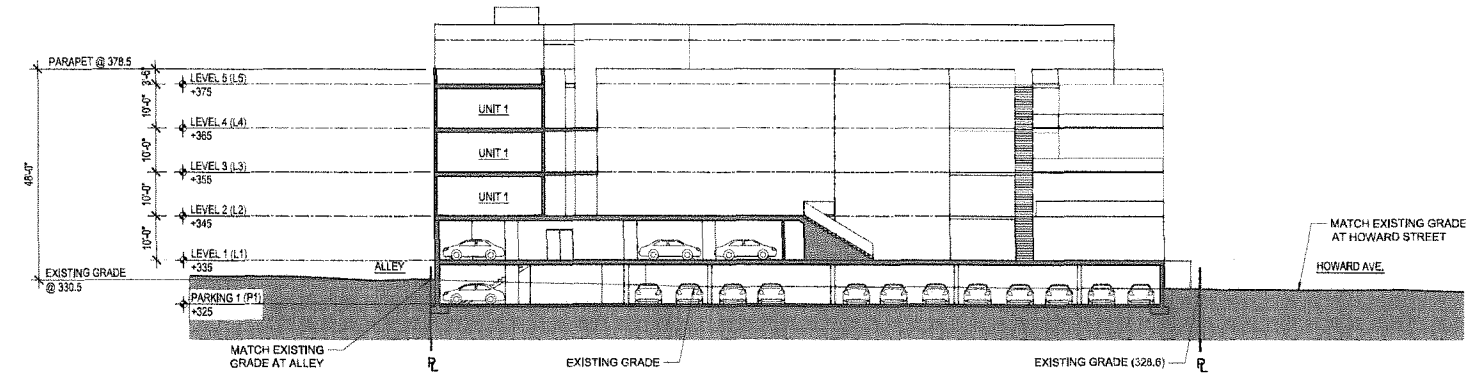


AA BUILDING SECTION
1/16" = 1'-0"

Note:

-Mechanical penthouse &/or solar panels may extend approximately 6'-0" beyond roof deck height.

-Proposed grade @ building perimeter to remain as existing.



BB BUILDING SECTION
1/16" = 1'-0"

4 EXTERIOR ELEVATION - WEST

ARIZONA STREET

SAN DIEGO, CALIFORNIA

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2815 Camino del Rio, Suite 300
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(619) 282-9047

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(619) 255-9754

ARCHITECT
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San Diego, CA 92101
(619) 544-8851

CIVIL ENGINEER
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San Diego, CA 92101

LANDSCAPE ARCHITECT
Modulough Landscape Architects
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San Diego, CA 92101

STRUCTURAL ENGINEERING CONSULTANT
KPFF Consulting Engineers
3191 Camino del Rio North, Suite 1080
San Diego, CA 92108

BUILDING AND FIRE CODE CONSULTING
Churchill Engineering, Inc.
3380 San Ave., Suite C
San Diego, CA 92103

SKYPORT STUDIO

1 SOUTH ELEVATION - Canyon Building, Townhome Building & Loft Building

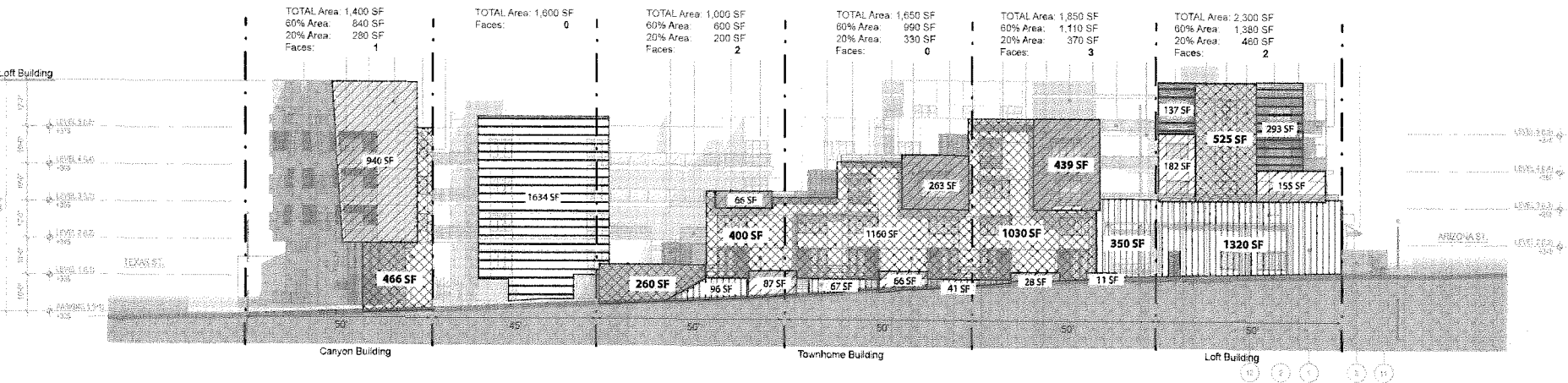
ELEVATION PLANES:
REQUIRED: 8

Canyon Building

- level -3'-0"
- level -20'-8" through -34'-1"
- level -24'-0" through -37'-5"
- level -52'-0"

Townhome Building & Loft Building

- level +0'-0"
- level -3'-0"
- level -6'-0"
- level -9'-0"

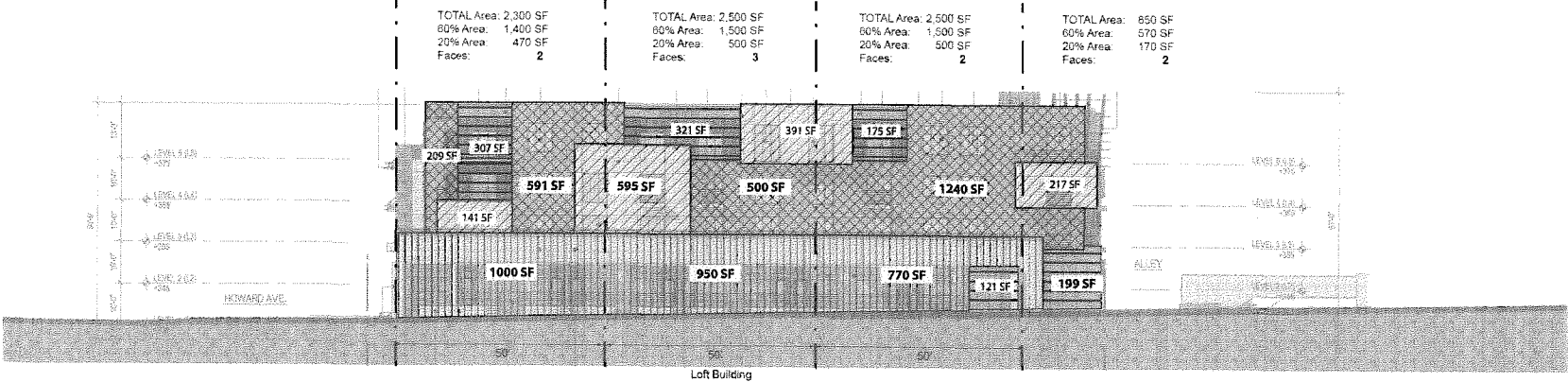


2 EAST ELEVATION - Loft Building

ELEVATION PLANES:
REQUIRED: 6

Loft Building

- level +0'-0"
- level -3'-5"
- level -7'-5"
- level -11'-5"

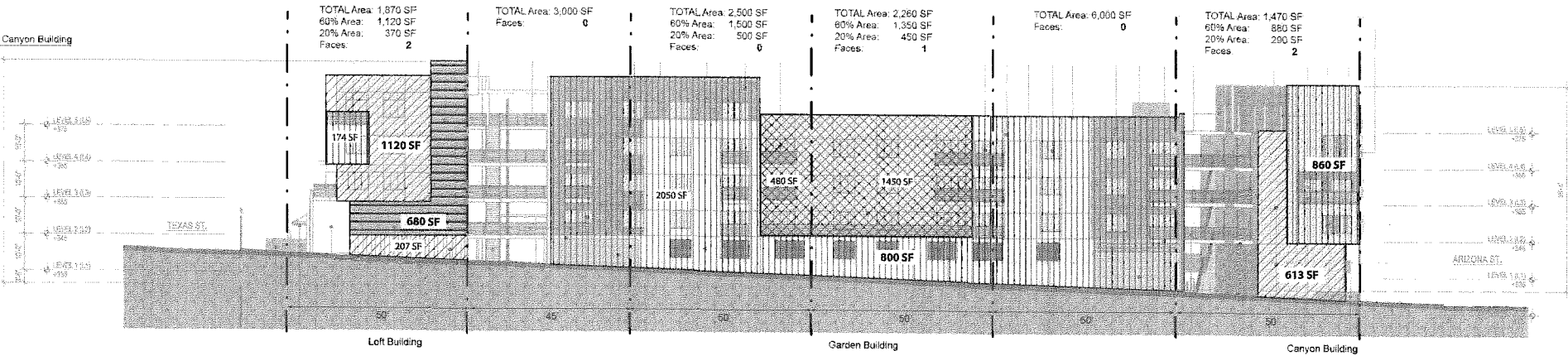


3 NORTH ELEVATION - Loft Building, Garden Building, & Canyon Building

ELEVATION PLANES:
REQUIRED: 5

Loft Building

- level +0'-0"
- level -3'-0"
- level -5'-0"
- level -10'-0"

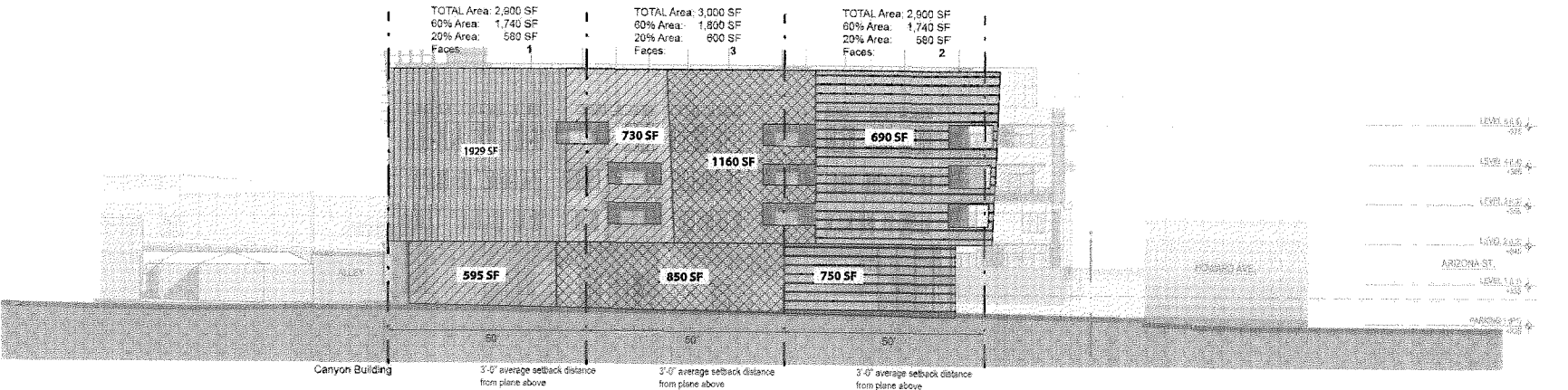


4 WEST ELEVATION - Canyon Building

ELEVATION PLANES:
REQUIRED: 6

Canyon Building

- level +0'-0"
- level -1'-6" through 4'-6"
- level -6'-0" through -9'-6"
- level -12'-0" through 18'-6"



REVISIONS

Number	Description	Date

Issue Date:

Scale:

City of San Diego Project No.:

#XXXXXX

OFFSETTING
PLANES

LOT 1
A3.1

SAN DIEGO, CALIFORNIA

CLIENT
Community Housing Works
2815 Camino del Rio, Suite 350
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(619) 295-6647

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ARCHITECT
Rodriguez Associates Architects & Planners, Inc.
2445 Fifth Avenue, Suite 220
San Diego, CA 92101
(619) 544-8881

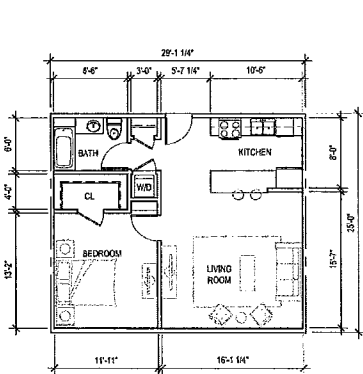
CIVIL ENGINEER
Project Design Consultants
701 B Street, Suite 800
San Diego, CA 92101

LANDSCAPE ARCHITECT
McCullough Landscape Architects
703 16th Street, Suite 100
San Diego, CA 92101

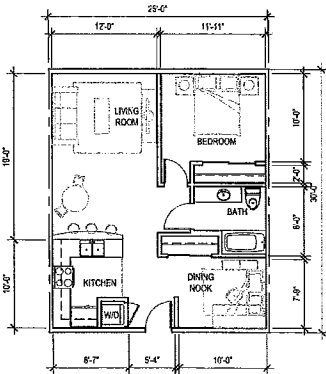
STRUCTURAL ENGINEERING CONSULTANT
KPF Consulting Engineers
3151 Camino del Rio North, Suite 1080
San Diego, CA 92108

BUILDING AND FIRE CODE CONSULTING
Churchill Engineering, Inc.
3593 5th Ave., Suite C
San Diego, CA 92103

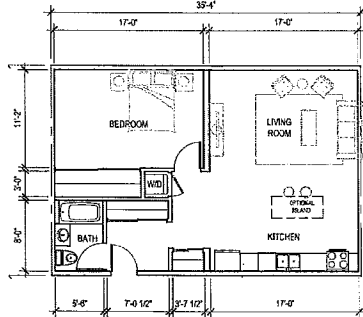
SKYPOINT



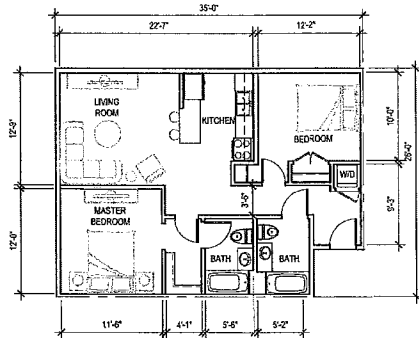
1 UNIT 1 FLOOR PLAN - 728 S.F.
1/8" = 1'-0"



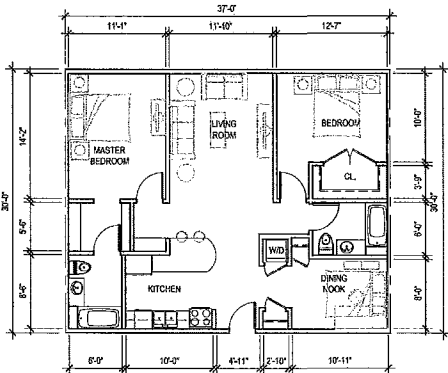
1+ UNIT 1+ FLOOR PLAN - 750 S.F.
1/8" = 1'-0"



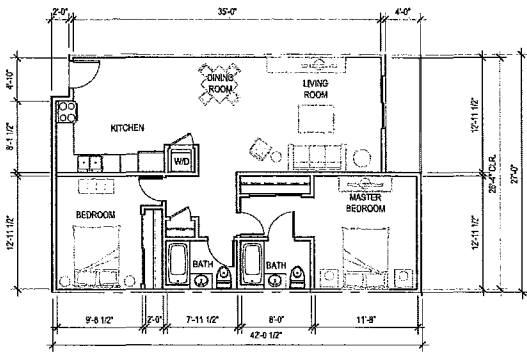
1a UNIT 1a FLOOR PLAN - 848 S.F.
1/8" = 1'-0"



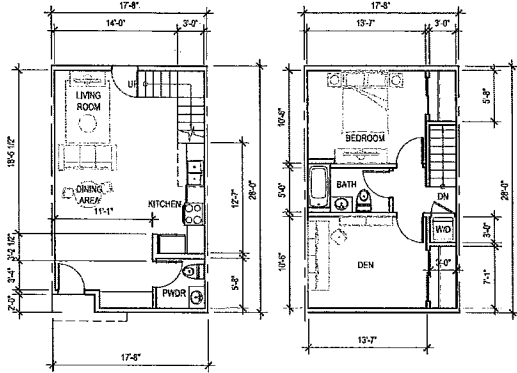
2 UNIT 2 FLOOR PLAN - 878 S.F.
1/8" = 1'-0"



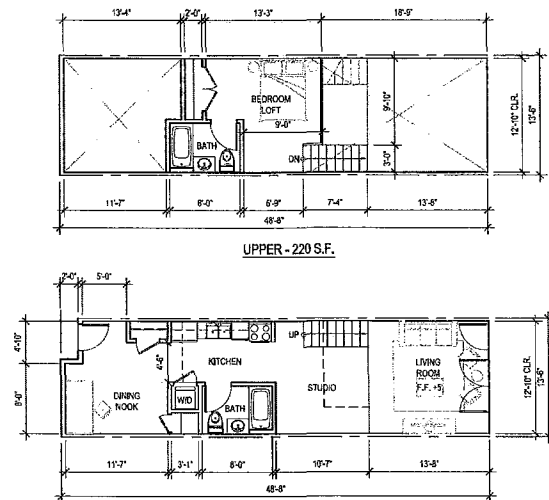
2+ UNIT 2+ FLOOR PLAN - 1110 S.F.
1/8" = 1'-0"



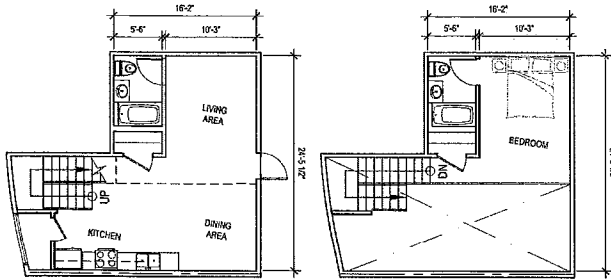
L-2 UNIT L-2 FLOOR PLAN - 1072 S.F.
1/8" = 1'-0"



TH TOWNHOME FLOOR PLANS - 980 S.F.
1/8" = 1'-0"

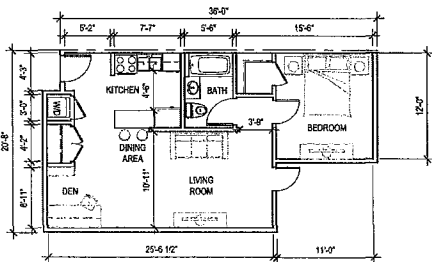


L-1+M UNIT L-1+M FLOOR PLAN - 868 S.F.
1/8" = 1'-0"

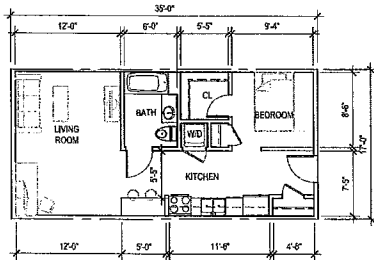


LOWER - 482 S.F.
UPPER - 292 S.F.

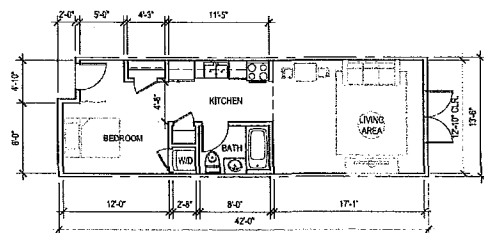
H.O. UNIT H.O. FLOOR PLAN - 774 S.F.
1/8" = 1'-0"



L-1+ UNIT L-1+ FLOOR PLAN - 685 S.F.
1/8" = 1'-0"



J1 UNIT J1 FLOOR PLAN - 595 S.F.
1/8" = 1'-0"



L-1 UNIT L-1 FLOOR PLAN - 558 S.F.
1/8" = 1'-0"

REVISIONS

Number	Description	Date

UNIT PLANS

LOT 1
A 4



ARIZONA STREET DEVELOPMENT

LOT 2

CITY OF SAN DIEGO

FOURTH SCHEMATIC DESIGN SUBMITTAL : JULY 7, 2014
 THIRD SCHEMATIC DESIGN SUBMITTAL : MAY 2, 2014
 SECOND SCHEMATIC DESIGN SUBMITTAL : MARCH 14, 2014
 INITIAL SCHEMATIC DESIGN SUBMITTAL : FEBRUARY 18, 2014



COMMUNITY HOUSING WORKS

RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC.

SHEET INDEX

TS	TITLE SHEET
AS.1	ARCHITECTURAL SITE PLAN
CS.1	CHARACTER SKETCH
A0.1	UNIT PLANS
A0.2	UNIT PLANS
A0.3	UNIT PLANS
A1.1	G1 BUILDING PLAN
A1.2	R1 BUILDING PLAN
A1.3	R2 & R3 BLDG. PLAN
A1.4	R4 BUILDING PLAN
A1.5	ROOF PLAN
A1.6	EXTERIOR ELEVATIONS
A1.7	EXTERIOR ELEVATIONS
A1.8	SITE-BUILDING SECTION
A1.9	OFFSETTING PLANE EXHIBIT

OWNER

CHW ARIZONA STREET DEVELOPMENT, L.P.
 2815 CAMINO DEL RIO SOUTH, SUITE 350
 SAN DIEGO, CALIFORNIA 92108
 (619) 282-6647

NOTES:

1. THERE ARE NO EXISTING BUS STOPS ALONG SITE FRONTAGES.

ARIZONA STREET DEVELOPMENT LOT 2

SAN DIEGO, CALIFORNIA

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 Community Housing Works
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REVISIONS

Number	Description	Date
1	City Review Comments	03-14-14
2	City Review Comments	05-02-14
3	City Review Comments	07-07-14

Issue Date:
 FEBRUARY 18, 2014

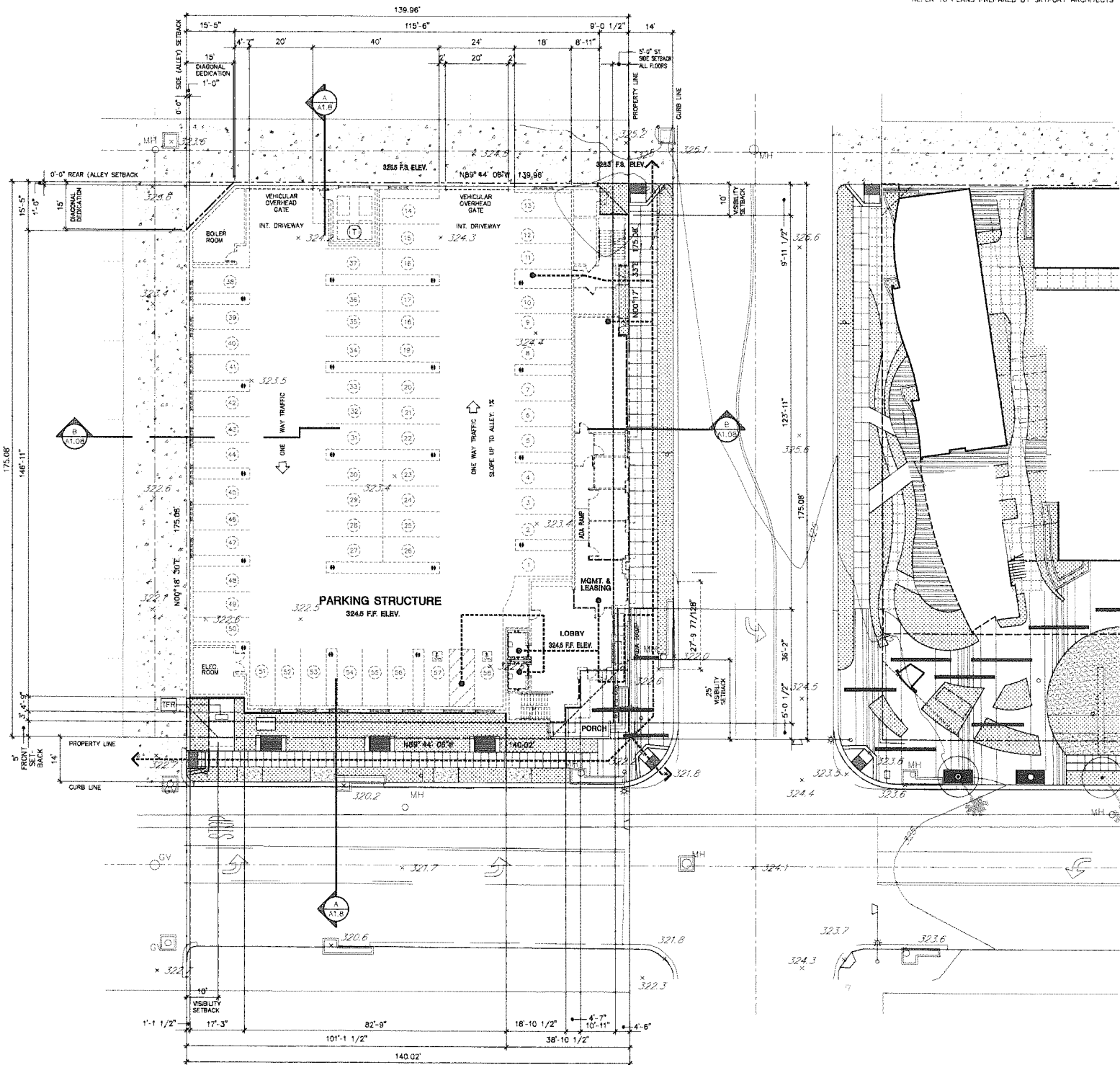
TITLE SHEET

LOT 2
 TS

LOT 2 - DEVELOPMENT

LOT 1 - DEVELOPMENT

FOR DEVELOPMENT ON EAST SIDE OF TEXAS STREET
REFER TO PLANS PREPARED BY SKYPORT ARCHITECTS



ARCHITECTURAL SITE PLAN

COMMONS - STREET

SCALE: 1" = 16'



19. SITE LEGEND

- BUILDING FOOTPRINT
- BUILDING TYPE
- HANDICAP PATH OF TRAVEL
- INDICATES PROPERTY LINE
- INDICATES SETBACK LINE
- RETAINING WALL LOCATION REFER TO CIVIL PLANS
- TRASH / RECYCLE ENCLOSURE
- ELEVATOR
- FIRE HYDRANT LOCATION
- STANDARD PARKING SPACE - 8' x 18'
- HANDICAP PARKING SPACE - 9' x 18' MIN.
- FIRE DEPT. CONNECTION
- ELECTRICAL TRANSFORMER LOCATION
- APPROX. SITE POLE LIGHT LOCATION
- STREET LIGHT LOCATION

DEVELOPMENT SUMMARY

1. SUMMARY OF REQUEST

THE PROPOSED PROJECT IS A 76 UNIT SENIOR HOUSING DEVELOPMENT IN SAN DIEGO, CALIF. DEVELOPMENT SHALL INCLUDE APARTMENTS, COMMUNITY CENTER, LANDSCAPE AREAS, COURTYARDS, RECREATION AREAS & STRUCTURED PARKING.

2. STREET ADDRESS

4212 TEXAS STREET, SAN DIEGO, CA 92104
(CHECK ONE) ☒ N ☐ S ☐ E ☐ W
BETWEEN EL CAJON BLVD. AND POLK AVENUE

3. LEGAL DESCRIPTION

LOT 2 OF HILLSIDE SQUARE, IN THE CITY OF SAN DIEGO, ACCORDING TO MAP THEREOF NO. 6200, FILED IN THE OFFICE OF THE COUNTY RECORDER, SEPTEMBER 27, 1968.

4. SITE AREAS

Site Area - Gross .56 Ac. 24,524 Sq. Ft.

5. ASSESSORS PARCEL NOS.

APN: 445-411-15

6. PROPERTY ZONE

EXISTING: MR-800B
PROPOSED: MR-800B

7a. MAX. FAR ALLOWED

Allowed: 1.25 per 1512.0303(f)(1)
Allowed: 0.75 IN FRONT 40% OF LOT

7b. FAR PROPOSED

Proposed: 0.63/24,524 SF = 2.61*
Proposed: 21,328/8,810 SF = 2.17 FRONT 40%*
* EXCLUDES GARAGE AREA

8a. LOT COVERAGE REQ'D.

Allowed: 45%

8b. LOT COVERAGE PROPOSED

Proposed: 3,132/24,524 SF = 12%
Note: Parking Structure Area Not Included
Per SDMC 1512.0303(f)(2)

9a. REQUIRED SETBACKS

Front Yard Setback: 5'-0"
Street Side Yard Setback: 5'-0"
Side Setback: 0'-0" ALLEY
Rear Yard Setback: 0'-0" ALLEY

9b. PROPOSED SETBACKS

Front Yard Setback: 5'-0"
Texas St. Side Yard Setback: 0'-0" 1ST FLR.
6'-0" ABOVE FIRST FLOOR
Alley St. Side Yard Setback: 0'-0" 1ST FLR.
Rear Yard Setback: 0'-0" ALLEY

10a. REQUIRED BLDG. HT.

Max. Height: 50'-0" Max.
(60 FT. WHERE ABOVE ENCLOSED PARKING)

10b. REQUESTED BLDG. HT.

Max. Height: 63'-0" Max. Requested

10c. ACTUAL BLDG. HT.

4 Stories over
1 Story parking: 60'-0" Approx. abv. Street

11a. REQ. PRIVATE OPEN SPACE

Minimum: 50 SF X 76 = 3,800 SF

11b. PROPOSED PRIVATE OPEN SPACE

Proposed: 4,032 SF
NOTE: ALL UNITS SHALL HAVE PRIVATE EXTERIOR USABLE AREA.

12. PROPOSED COMMON OPEN SPACE

Proposed: 5,188 SF

13a. REQUIRED PARKING

HOUSING: Per Sec. 143.0740(g)
Studio (7 units x 1) = 7.0 spaces
1 BR (66 units x 1) = 66.0 spaces
2 BR (3 units x 2) = 6.0 spaces
Sub-Total = 79.0 spaces
Reduction (25 x 20) = -19.0 spaces
For Transit Area
20 Very Low Income Units Per Sec. 143.0740(g)(4)(B)
Total Required = 59.0 spaces

13b. PROPOSED PARKING

Standard Garage Spaces = 56.0 spaces
Handicap Garage Spaces = 2.0 spaces
Total Provided = 58.0 spaces
Parking Ratio = .76/ Unit
Parking at Rear 50% of Lot = 31.0 spaces

14a. GROSS FLOOR AREA (GFA)

Per SDMC 1512.0110
Total Building Area = 92,945 Sq. Ft. (Refer to 14b. Building Areas Calculations)
Podium & Courtyard Areas = -5,416 Sq. Ft.
Private Unit Balconies/Patios = -3,972 Sq. Ft.
Total Gross Floor Area = 83,557 Sq. Ft.

14b. BUILDING AREAS

G1 - Common & Entry Areas = 3,132 Sq. Ft. R2 - Residential Areas = 13,000 Sq. Ft.
G1 - Garage = 19,354 Sq. Ft. R2 - Circulation & Common Areas = 3,342 Sq. Ft.
G1 Level Sub-total = 22,486 Sq. Ft. R2 Level Sub-total = 16,342 Sq. Ft.
R1 - Residential Areas = 11,681 Sq. Ft. R3 - Residential Areas = 13,000 Sq. Ft.
R1 - Circulation & Common Areas = 5,602 Sq. Ft. R3 - Circulation & Common Areas = 3,342 Sq. Ft.
R1 - Podium & Courtyard Areas = 5,416 Sq. Ft. R3 Level Sub-total = 16,342 Sq. Ft.
R1 Level Sub-total = 22,699 Sq. Ft. R4 - Residential Areas = 11,796 Sq. Ft.
R4 - Circulation & Common Areas = 3,080 Sq. Ft.
R4 Level Sub-total = 14,876 Sq. Ft.

15. TRASH ENCLOSURES

REQUIRED: Refuse Storage Area: 192 Sq. Ft. Number of Trash Bins: 2 - 4 Cu. Yd. Bins
Recycle Storage Area: 192 Sq. Ft. Number of Recycle Bins: 2 - 4 Cu. Yd. Bins
Total Storage Area: 384 Sq. Ft. Total Storage Area: 254 Sq. Ft.

16. RESIDENTIAL UNIT MIX

UNIT A1 416 Sq. Ft. Studio 1 Bath = 7 Units 09.2%
UNIT B1 608 Sq. Ft. 1 Bedroom 1 Bath = 4 Units 08.3%
UNIT B2 602 Sq. Ft. 1 Bedroom 1 Bath = 45 Units 59.2%
UNIT B3 602 Sq. Ft. 1 Bedroom 1 Bath = 15 Units 19.7%
UNIT C1 657 Sq. Ft. 1 Bedroom 1 Bath = 2 Units 02.6%
UNIT D1 775 Sq. Ft. 2 Bedroom 2 Bath = 3 Units 04.0%
Total Number of Residential Units: 76 Units 100%

17a. RESIDENTIAL DENSITY ALLOWABLE

Allowable Density Ratio - Gross Site Area = 42 UNITS
Affordable Housing Density Bonus Requested = 57 UNITS
35% Density Bonus: 42 UNITS X 1.35

17b. RESIDENTIAL DENSITY PROPOSED

Number of proposed dwelling units on Residential Site: 76
Proposed Residential Density Ratio - Gross Site Area: 136.2 UNITS PER ACRE

18. REQUESTED INCENTIVES & DEVIATIONS

INCENTIVES REQUESTED PURSUANT TO SECTION 143.0740

1. Deviation to §1512.0303(f) for FAR and FAR in the front 40% of the lot. Lot 2 proposes an FAR of 2.61 where 1.25 is allowed, and 2.17 in the front 40% of the lot where 0.75 is allowed.

2. A deviation from SDMC §1512.0303(i) for a maximum diagonal plan dimension of 166'4" on Lot 2 where 119' is allowed.

3. A deviation from SDMC §1512.0312(d) to provide a minimum of 56 cubic feet per unit of exterior storage accessible from a common circulation area and garage or private balcony, and not part of habitable area when 100 cubic feet accessible from a common circulation area or garage is required, for Lot 2.

ADDITIONAL DEVIATION REQUESTED PURSUANT TO SECTION 143.0750

1. Setback deviation to allow a 0' setback along Texas Street where 5' is required per Map No. 6200.

2. A deviation from SDMC §142.0820 for Refuse and Recyclable Materials Storage Regulations for Residential Development. Applicant requests waiver on Lot 2 to provide 127 SF of Refuse and 127 SF Recyclable area where 192 SF is required for Refuse and 192 SF for Recyclables.

3. A deviation from SDMC §1512.0303(a) for a maximum plant height of 63' where 60' is allowed.

ARIZONA STREET

DEVELOPMENT LOT 2

SAN DIEGO, CALIFORNIA

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1	City Review Comments	03-14-14
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3	City Review Comments	07-07-14
4	City Review Comments	08-29-14

Issue Date

FEBRUARY 18, 2014

ARCHITECTURAL SITE PLAN

LOT 2
AS.01

ARIZONA STREET
DEVELOPMENT
LOT 2

SAN DIEGO, CALIFORNIA

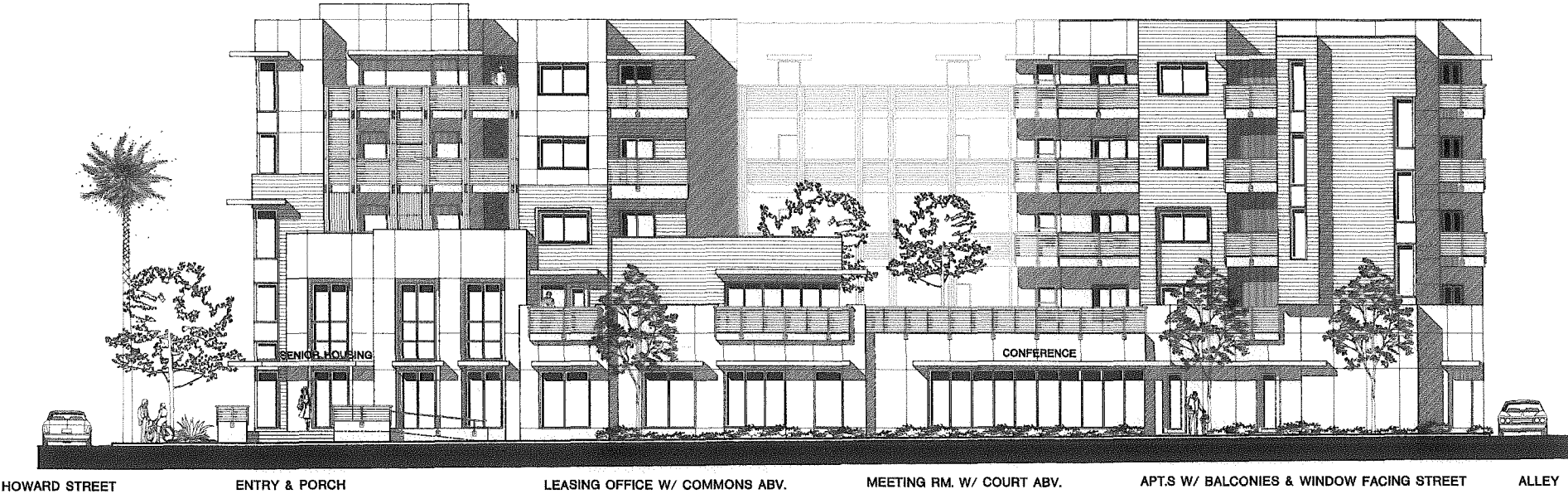
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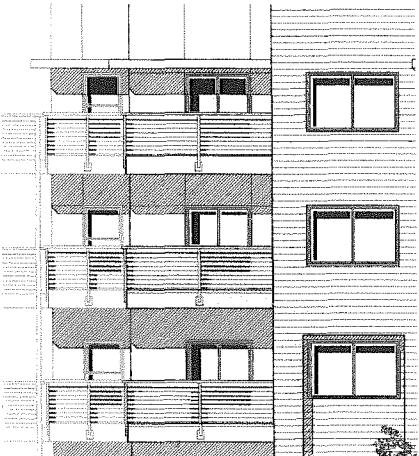
EXTERIOR ELEVATION
VIEW ALONG TEXAS STREET



BUILDING ENTRANCE AT CORNER PLAZA



PODIUM COMMONS W/ BALCONY ST. OVERLOOKS



CORNER APT. BALCONIES W/ AWNINGS

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Issue Date
FEBRUARY 18, 2014

BUILDING
CHARACTER SKETCH

LOT 2
CS.1

ARIZONA
STREET
DEVELOPMENT
LOT 2

SAN DIEGO, CALIFORNIA

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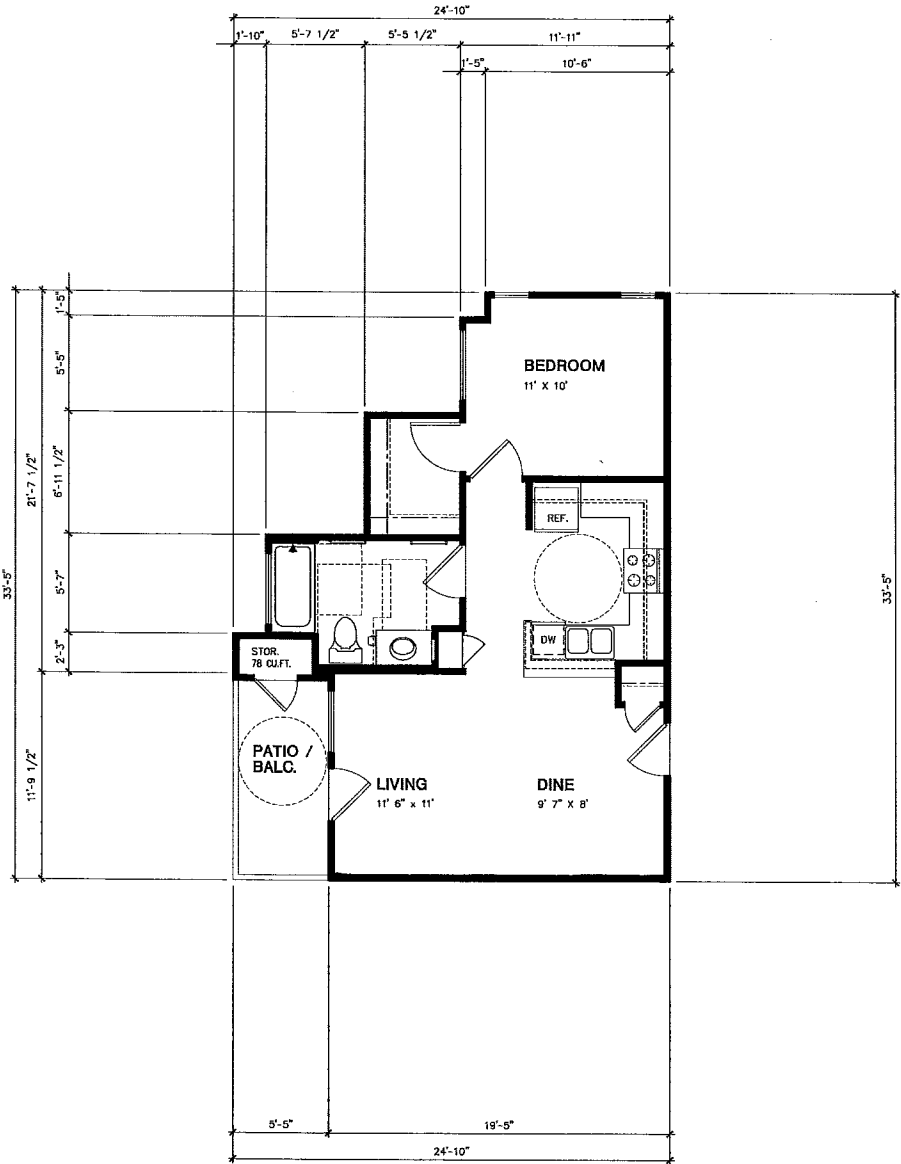
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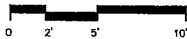


UNIT B1.1

1 BEDROOM - 1 BATH

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

ACCESSIBLE &
ADAPTABLE UNITS



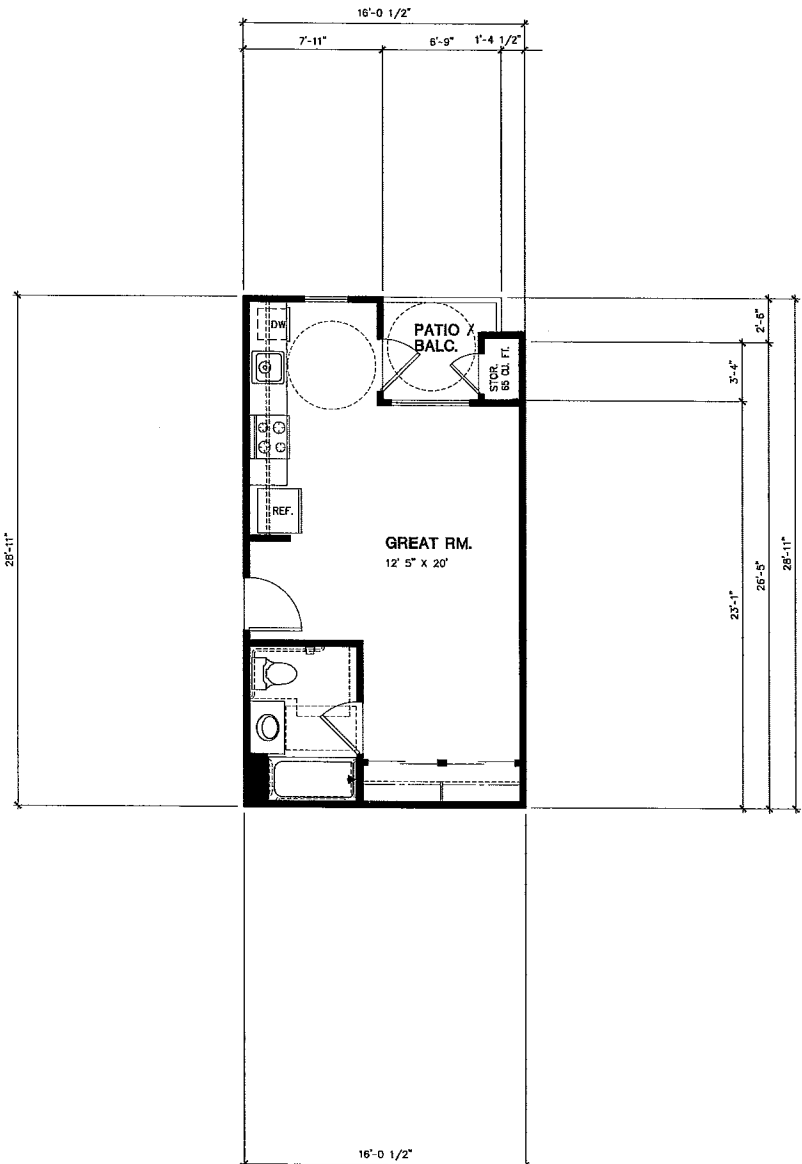
UNITS B1.1

SPACE	SQ. FOOTAGE
LIVING AREA	608 S.F.
SUB-TOTAL	608 S.F.

ACCESSORY AREAS

SPACE	SQ. FOOTAGE
COVERED PATIO/BALC.	62 S.F.
STORAGE	9 S.F.
SUB-TOTAL	71 S.F.

TOTAL	677 S.F.
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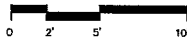


UNIT A1.1

STUDIO - 1 BATH

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

ACCESSIBLE &
ADAPTABLE UNITS



UNITS A1.1

SPACE	SQ. FOOTAGE
LIVING AREA	416 S.F.
SUB-TOTAL	416 S.F.

ACCESSORY AREAS

SPACE	SQ. FOOTAGE
COVERED PATIO/BALC.	38 S.F.
STORAGE	6 S.F.
SUB-TOTAL	44 S.F.

TOTAL	460 S.F.
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UNIT
FLOOR PLANS

LOT 2
A0.01

ARIZONA
STREET
DEVELOPMENT
LOT 2

SAN DIEGO, CALIFORNIA

CLIENT

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CIVIL ENGINEER

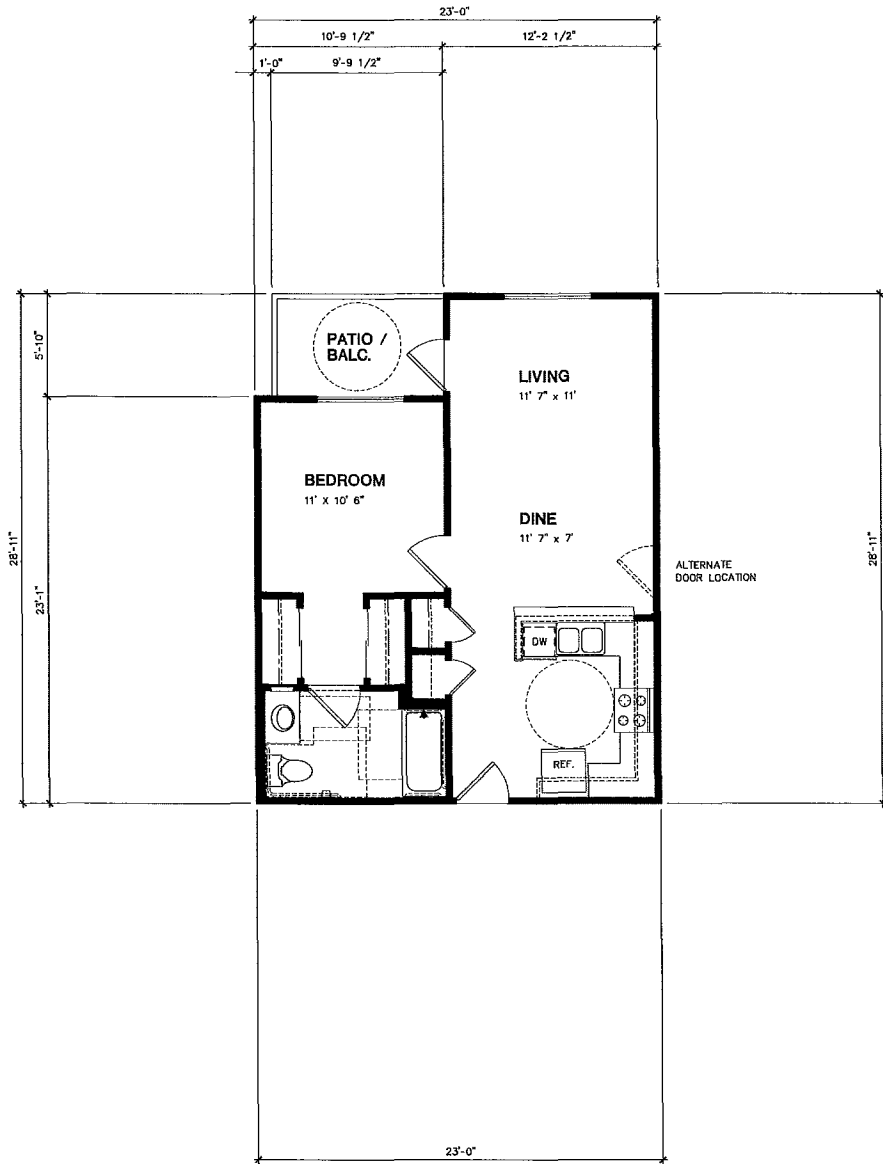
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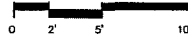


UNIT B3.1

1 BEDROOM - 1 BATH

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

ACCESSIBLE &
ADAPTABLE UNITS



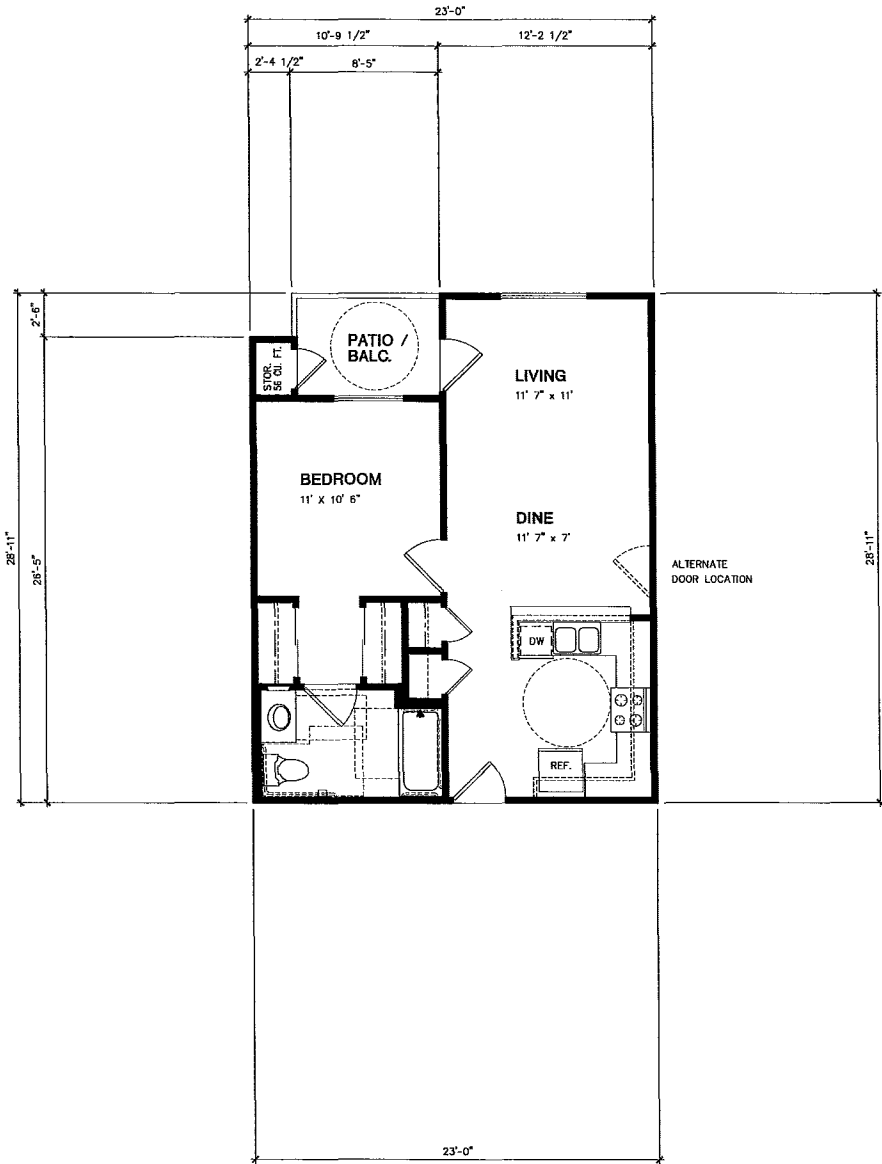
UNITS B3.1

SPACE	SQ. FOOTAGE
LIVING AREA	602 S.F.
SUB-TOTAL	602 S.F.

ACCESSORY AREAS

SPACE	SQ. FOOTAGE
COVERED PATIO/BALC.	57 S.F.
STORAGE	0 S.F.
SUB-TOTAL	57 S.F.

TOTAL	659 S.F.
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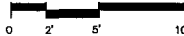


UNIT B2.1

1 BEDROOM - 1 BATH

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

ACCESSIBLE &
ADAPTABLE UNITS



UNITS B2.1

SPACE	SQ. FOOTAGE
LIVING AREA	602 S.F.
SUB-TOTAL	602 S.F.

ACCESSORY AREAS

SPACE	SQ. FOOTAGE
COVERED PATIO/BALC.	48 S.F.
STORAGE	9 S.F.
SUB-TOTAL	57 S.F.

TOTAL	659 S.F.
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REVISIONS

Number	Description	Date
1	City Review Comments	03-11-14
2	City Review Comments	05-02-14
3	City Review Comments	07-07-14

Issue Date

FEBRUARY 18, 2014

UNIT
FLOOR PLANS

LOT 2
A0.02

ARIZONA
STREET
DEVELOPMENT
LOT 2

SAN DIEGO, CALIFORNIA

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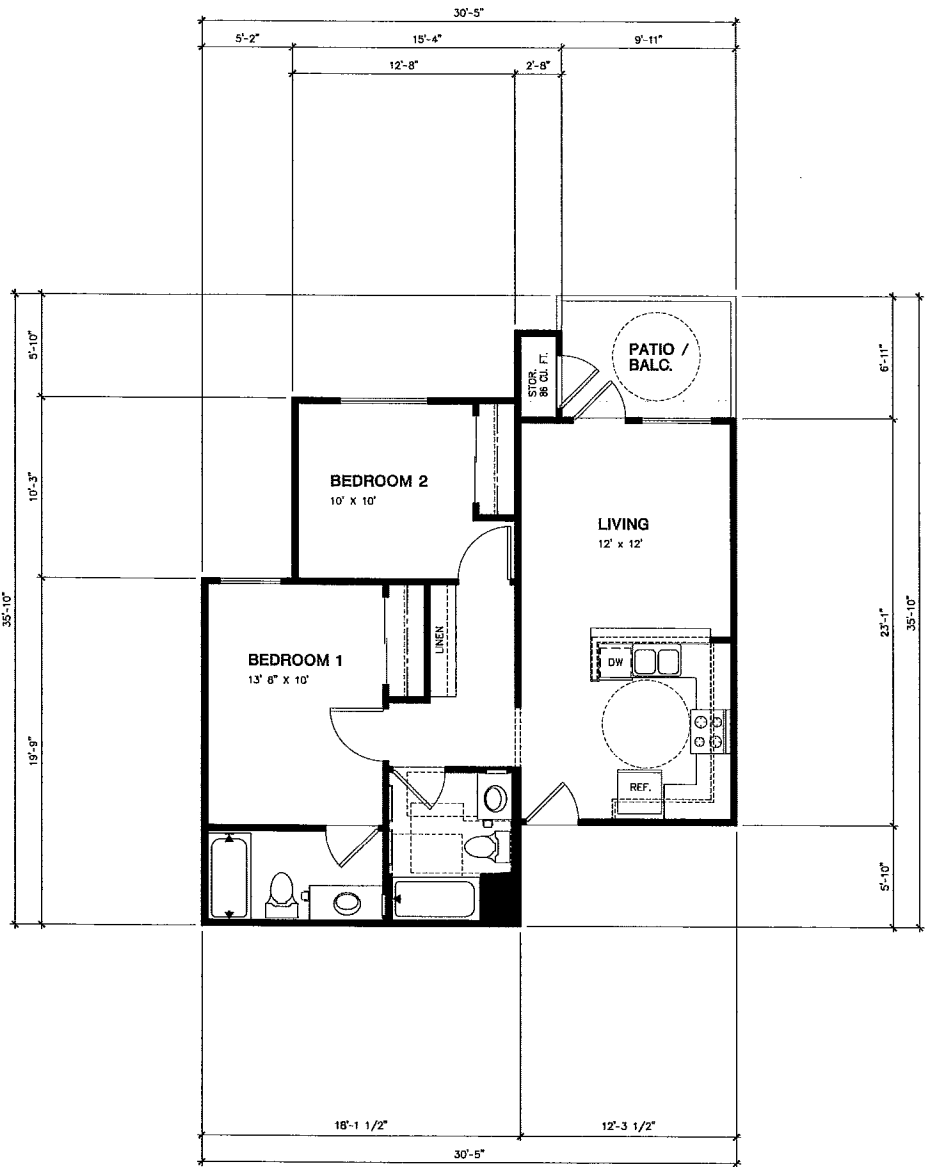
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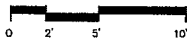


UNIT D2.1

2 BEDROOM - 2 BATH

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

ACCESSIBLE &
ADAPTABLE UNITS



UNITS D2.1

SPACE	SQ. FOOTAGE
LIVING AREA	775 S.F.
SUB-TOTAL	775 S.F.

ACCESSORY AREAS

SPACE	SQ. FOOTAGE
COVERED PATIO/BALC.	69 S.F.
STORAGE	13 S.F.
SUB-TOTAL	82 S.F.
TOTAL	857 S.F.

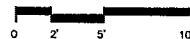


UNIT C1.1

1 BEDROOM - 1 BATH

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

ACCESSIBLE &
ADAPTABLE UNITS



UNITS C1.1

SPACE	SQ. FOOTAGE
LIVING AREA	857 S.F.
SUB-TOTAL	857 S.F.

ACCESSORY AREAS

SPACE	SQ. FOOTAGE
COVERED PATIO/BALC.	118 S.F.
STORAGE	16 S.F.
SUB-TOTAL	134 S.F.
TOTAL	791 S.F.

REVISIONS

Number	Description	Date
1	City Review Comments	03-14-14
2	City Review Comments	05-02-14
3	City Review Comments	07-07-14

Issue Date

FEBRUARY 18, 2014

UNIT
FLOOR PLANS

LOT 2
A0.03

ARIZONA STREET
DEVELOPMENT
LOT 2

SAN DIEGO, CALIFORNIA

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Community Housing Works
2615 Camino del Rio South, Suite 350
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ARCHITECT
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CIVIL ENGINEER
Project Design Consultants
701 B Street, Suite 800
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LANDSCAPE ARCHITECT
McCullough Landscape Architects
703 15th Street, Suite 100
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RODRIGUEZ ASSOCIATES
ARCHITECTS & PLANNERS, INC.
2445 FIFTH AVE. SUITE 220, SAN DIEGO, CA 92101 (619) 544-8951 (619) 544-8951 FAX

ALL DEPICTED, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. & ARE CREDITED TO RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL VARIATIONS FROM THE DIMENSIONS & CONDITIONS SHOWN ON THESE DRAWINGS.

BUILDING DATA	
OCCUPANCY	R-2/A-3/B/S-2
CONSTRUCTION TYPE	V-A & I-A
STORIES (INCLUDES SUBTERRANEAN GARAGE LEVEL)	FIVE STORY
BLDG. HEIGHT	60'-0"
TOTAL DWELLING UNITS	76
FIRE SPRINKLER SYSTEM AT RESIDENTIAL UNITS	NFPA 13 (COMMERCIAL)
FIRE SPRINKLER SYSTEM AT OFFICES & GARAGE STRUCTURES	NFPA 13 (COMMERCIAL)

AREA CALCULATIONS	
G1 LEVEL AREAS	SQ. FOOTAGE
LOBBY AREA	810 S.F.
MANAGEMENT, LEASING & MEETING SPACES	1,610 S.F.
BIKE ROOM	138 S.F.
CIRCULATION & ELEVATOR SPACES	597 S.F.
BUILDING UTILITY & STORAGE	588 S.F.
TRASH & RECYCLING AREA	176 S.F.
STRUCTURED GARAGE & PARKING	18,567 S.F.
SUB-TOTAL BLDG. AREA	22,486 S.F.

R1 LEVEL AREAS	SQ. FOOTAGE
LOBBY AREA	728 S.F.
COMMONS & MEETING SPACES	1,250 S.F.
LAUNDRY ROOM	315 S.F.
CIRCULATION & ELEVATOR SPACES	2,700 S.F.
BUILDING TRASH, RECYCLE, UTILITY & STORAGE	468 S.F.
UNIT LIVING AREAS	10,827 S.F.
UNIT COVERED PATIOS OR BALCONIES	916 S.F.
UNIT EXT. STORAGE / UTILITY ALCOVES	138 S.F.
OPEN PODIUM AND COURTYARD AREAS	5,418 S.F.
MISC.	141 S.F.
SUB-TOTAL BLDG. AREA	22,899 S.F.

R2 LEVEL AREAS	SQ. FOOTAGE
CIRCULATION & ELEVATOR SPACES	2,828 S.F.
BUILDING TRASH, RECYCLE, UTILITY & STORAGE	468 S.F.
UNIT LIVING AREAS	11,845 S.F.
UNIT COVERED PATIOS OR BALCONIES	1,011 S.F.
UNIT EXT. STORAGE / UTILITY ALCOVES	144 S.F.
MISC.	46 S.F.
SUB-TOTAL BLDG. AREA	16,342 S.F.

R3 LEVEL AREAS	SQ. FOOTAGE
CIRCULATION & ELEVATOR SPACES	2,828 S.F.
BUILDING TRASH, RECYCLE, UTILITY & STORAGE	468 S.F.
UNIT LIVING AREAS	11,845 S.F.
UNIT COVERED PATIOS OR BALCONIES	1,011 S.F.
UNIT EXT. STORAGE / UTILITY ALCOVES	144 S.F.
MISC.	46 S.F.
SUB-TOTAL BLDG. AREA	16,342 S.F.

R4 LEVEL AREAS	SQ. FOOTAGE
CIRCULATION & ELEVATOR SPACES	2,601 S.F.
BUILDING TRASH, RECYCLE, UTILITY & STORAGE	468 S.F.
UNIT LIVING AREAS	10,568 S.F.
UNIT COVERED PATIOS OR BALCONIES	1,094 S.F.
UNIT EXT. STORAGE / UTILITY ALCOVES	134 S.F.
MISC.	11 S.F.
SUB-TOTAL BLDG. AREA	14,876 S.F.

TOTAL BLDG. AREA	92,946 S.F.
------------------	-------------

- NOTES
1. THE COMMUNITY AREA WILL BE USED BY ON-SITE RESIDENTS ONLY.
 2. 1' TO 2' BALCONY, AWNING AND CANOPY ENCROACHMENTS REQUESTED ALONG PUBLIC RIGHT-OF-WAYS.

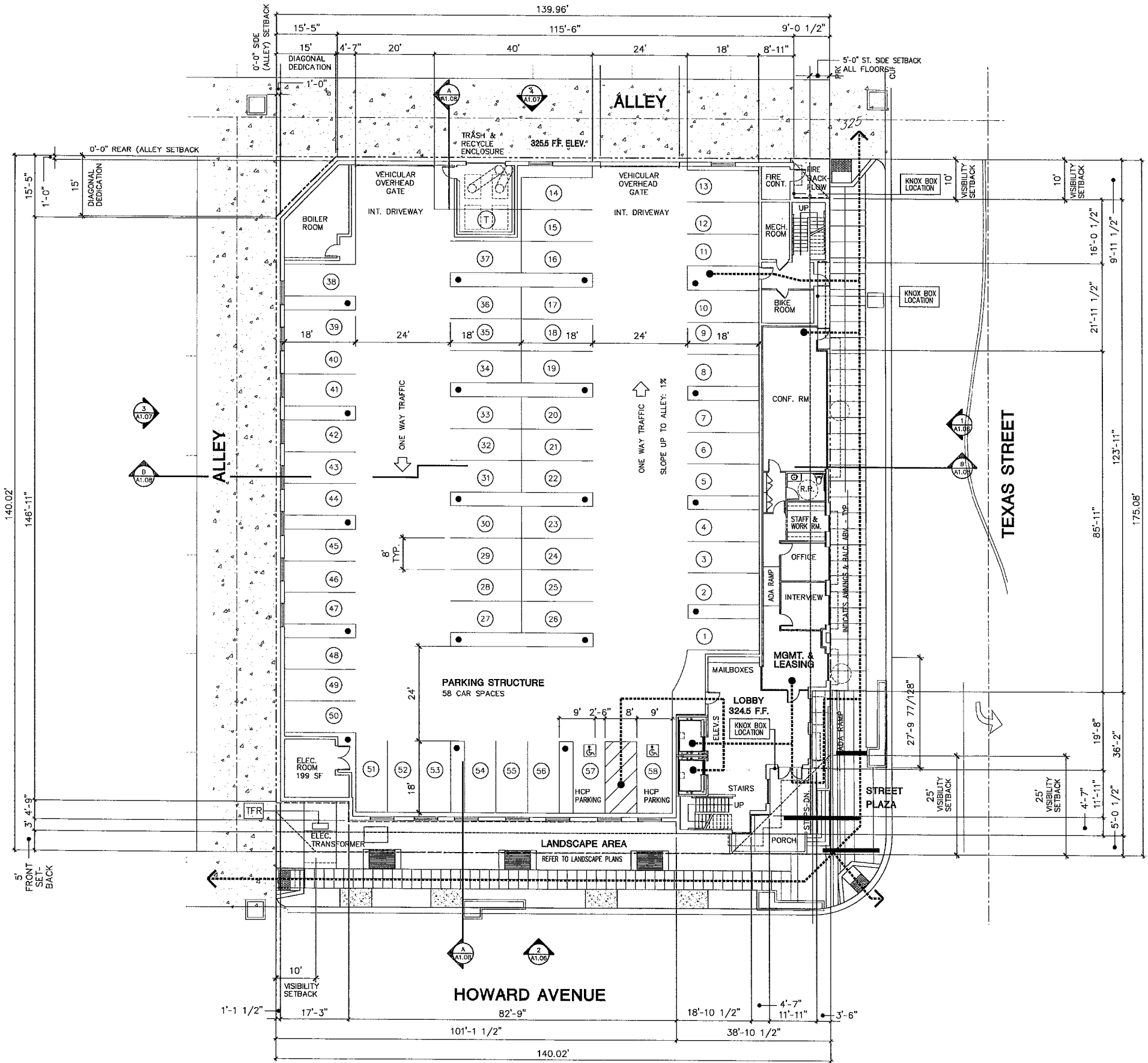
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Issue Date
FEBRUARY 18, 2014

BLDG. FLOOR PLAN
G1 LEVEL

LOT 2
A1.01

SHEET 35 OF 43



FLOOR PLAN - G1 LEVEL
COMMONS - STREET



NORTH
SCALE: 3/32" = 1'-0"

ATTACHMENT 11
ARIZONA
STREET
DEVELOPMENT
LOT 2

SAN DIEGO, CA 92101

CLIENT
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RODRIGUEZ ASSOCIATES
ARCHITECTS & PLANNERS, INC.

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BUILDING DATA	
OCCUPANCY	R-2/A-3/B/S-2
CONSTRUCTION TYPE	V-A & I-A
STORIES (INCLUDES SUBTERRANEAN GARAGE LEVEL)	FIVE STORY
BLDG. HEIGHT	60'-0"
TOTAL DWELLING UNITS	76
FIRE SPRINKLER SYSTEM AT RESIDENTIAL UNITS	NFPA 13 (COMMERCIAL)
FIRE SPRINKLER SYSTEM AT OFFICES & GARAGE STRUCTURES	NFPA 13 (COMMERCIAL)

AREA CALCULATIONS	
G1 LEVEL AREAS	SQ. FOOTAGE
LOBBY AREA	810 S.F.
MANAGEMENT, LEASING & MEETING SPACES	1,610 S.F.
BIKE ROOM	138 S.F.
CIRCULATION & ELEVATOR SPACES	597 S.F.
BUILDING UTILITY & STORAGE	588 S.F.
TRASH & RECYCLING AREA	176 S.F.
STRUCTURED GARAGE & PARKING	18,567 S.F.
SUB-TOTAL BLDG. AREA	22,486 S.F.
R1 LEVEL AREAS	SQ. FOOTAGE
LOBBY AREA	728 S.F.
COMMONS & MEETING SPACES	1,250 S.F.
LAUNDRY ROOM	315 S.F.
CIRCULATION & ELEVATOR SPACES	2,700 S.F.
BUILDING TRASH, RECYCLE, UTILITY & STORAGE	468 S.F.
UNIT LIVING AREAS	10,827 S.F.
UNIT COVERED PATIOS OR BALCONIES	918 S.F.
UNIT EXT. STORAGE / UTILITY ALCOVES	138 S.F.
OPEN PODIUM AND COURTYARD AREAS	5,416 S.F.
MISC.	141 S.F.
SUB-TOTAL BLDG. AREA	22,898 S.F.
R2 LEVEL AREAS	SQ. FOOTAGE
CIRCULATION & ELEVATOR SPACES	2,828 S.F.
BUILDING TRASH, RECYCLE, UTILITY & STORAGE	468 S.F.
UNIT LIVING AREAS	11,845 S.F.
UNIT COVERED PATIOS OR BALCONIES	1,011 S.F.
UNIT EXT. STORAGE / UTILITY ALCOVES	144 S.F.
MISC.	46 S.F.
SUB-TOTAL BLDG. AREA	16,342 S.F.
R3 LEVEL AREAS	SQ. FOOTAGE
CIRCULATION & ELEVATOR SPACES	2,828 S.F.
BUILDING TRASH, RECYCLE, UTILITY & STORAGE	468 S.F.
UNIT LIVING AREAS	11,845 S.F.
UNIT COVERED PATIOS OR BALCONIES	1,011 S.F.
UNIT EXT. STORAGE / UTILITY ALCOVES	144 S.F.
MISC.	46 S.F.
SUB-TOTAL BLDG. AREA	16,342 S.F.
R4 LEVEL AREAS	SQ. FOOTAGE
CIRCULATION & ELEVATOR SPACES	2,801 S.F.
BUILDING TRASH, RECYCLE, UTILITY & STORAGE	468 S.F.
UNIT LIVING AREAS	10,568 S.F.
UNIT COVERED PATIOS OR BALCONIES	1,094 S.F.
UNIT EXT. STORAGE / UTILITY ALCOVES	134 S.F.
MISC.	11 S.F.
SUB-TOTAL BLDG. AREA	14,876 S.F.
TOTAL BLDG. AREA	82,946 S.F.

- NOTES
1. THE COMMUNITY AREA WILL BE USED BY ON-SITE RESIDENTS ONLY.
 2. 1" TO 2" BALCONY, AWNING AND CANOPY ENCROACHMENTS REQUESTED ALONG PUBLIC RIGHT-OF-WAYS.

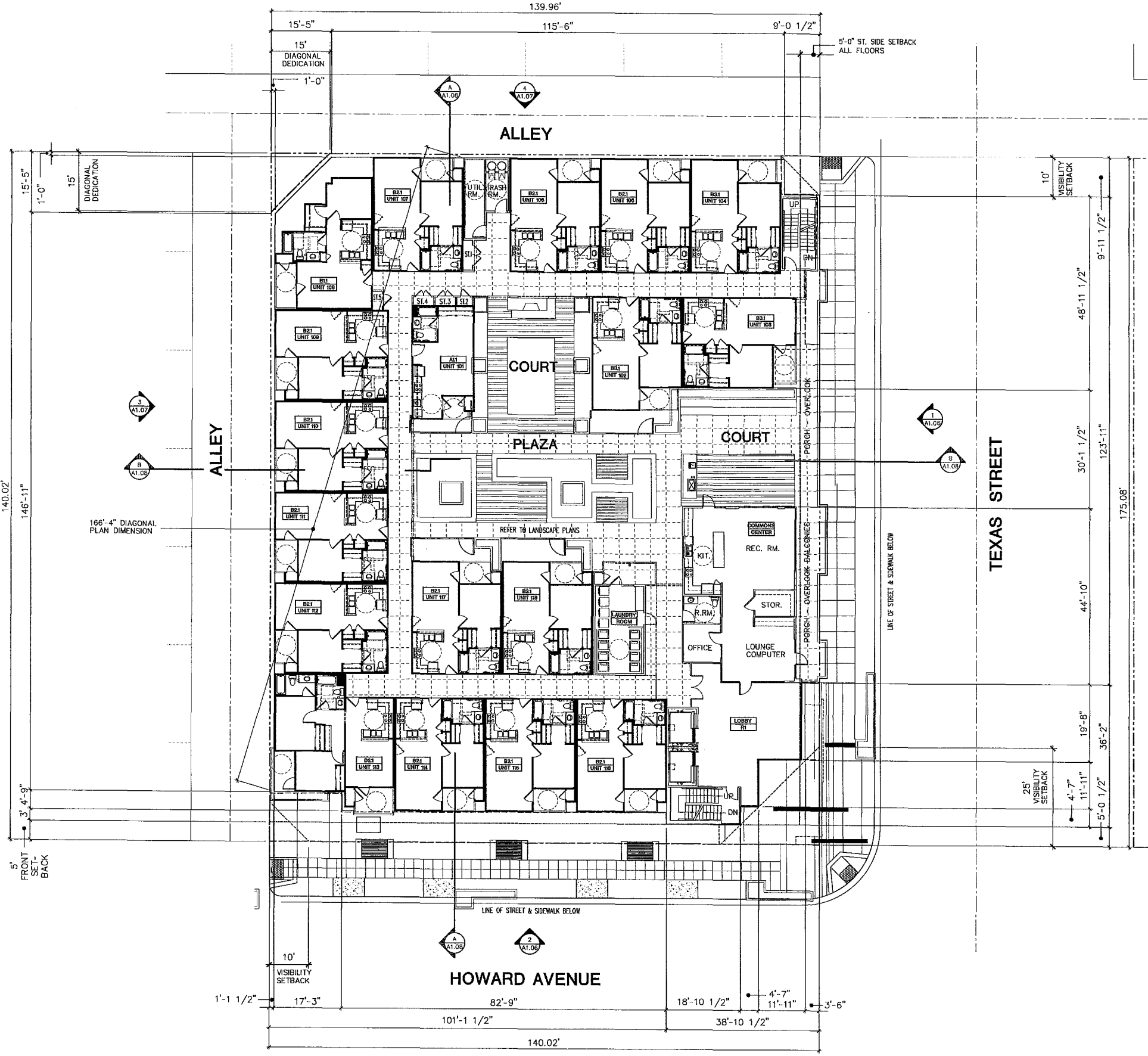
UNIT STORAGE CALCULATIONS				
UNIT NO.	UNIT TYPE	BALCONY STORAGE	CORRIDOR STORAGE	TOTAL STORAGE
101	A1.1	65 CU.FT.		65 CU.FT.
102	B3.1		ST.1 = 169 CU.FT.	169 CU.FT.
103	B3.1		ST.3 = 102 CU.FT.	102 CU.FT.
104	B3.1		ST.4 = 102 CU.FT.	102 CU.FT.
105	B2.1	56 CU.FT.		56 CU.FT.
106	B2.1	56 CU.FT.		56 CU.FT.
107	B2.1	56 CU.FT.		56 CU.FT.
108	B1.1	78 CU.FT.		78 CU.FT.
109	B2.1	56 CU.FT.		56 CU.FT.
110	B2.1	56 CU.FT.		56 CU.FT.
111	B2.1	56 CU.FT.		56 CU.FT.
112	B2.1	56 CU.FT.		56 CU.FT.
113	D2.1	86 CU.FT.		86 CU.FT.
114	B2.1	56 CU.FT.		56 CU.FT.
115	B2.1	56 CU.FT.		56 CU.FT.
116	B2.1	56 CU.FT.		56 CU.FT.
117	B2.1	56 CU.FT.		56 CU.FT.
118	B2.1	56 CU.FT.		56 CU.FT.

REVISIONS		
Number	Description	Date
1	City Review Comments	03-14-14
2	City Review Comments	05-09-14
3	City Review Comments	07-07-14

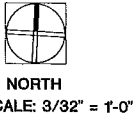
Issue Date
FEBRUARY 18, 2014

BLDG. FLOOR PLAN
R1 LEVEL

LOT 2
A1.02



FLOOR PLAN - R1 LEVEL
1ST RESIDENTIAL LEVEL - PODIUM



ARIZONA STREET
DEVELOPMENT
LOT 2

SAN DIEGO, CA 92101

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BUILDING DATA	
OCCUPANCY	R-2/A-3/B/S-2
CONSTRUCTION TYPE	V-A & I-A
STORIES (INCLUDES SUBTERRANEAN GARAGE LEVEL)	FIVE STORY
BLDG. HEIGHT	60'-0"
TOTAL DWELLING UNITS	76
FIRE SPRINKLER SYSTEM AT RESIDENTIAL UNITS	NFPA 13 (COMMERCIAL)
FIRE SPRINKLER SYSTEM AT OFFICES & GARAGE STRUCTURES	NFPA 13 (COMMERCIAL)

AREA CALCULATIONS	
G1 LEVEL AREAS	SQ. FOOTAGE
LOBBY AREA	810 S.F.
MANAGEMENT, LEASING & MEETING SPACES	1,610 S.F.
BIKE ROOM	138 S.F.
CIRCULATION & ELEVATOR SPACES	597 S.F.
BUILDING UTILITY & STORAGE	588 S.F.
TRASH & RECYCLING AREA	176 S.F.
STRUCTURED GARAGE & PARKING	18,567 S.F.
SUB-TOTAL BLDG. AREA	22,486 S.F.

R1 LEVEL AREAS	SQ. FOOTAGE
LOBBY AREA	728 S.F.
COMMONS & MEETING SPACES	1,250 S.F.
LAUNDRY ROOM	315 S.F.
CIRCULATION & ELEVATOR SPACES	2,700 S.F.
BUILDING TRASH, RECYCLE, UTILITY & STORAGE	468 S.F.
UNIT LIVING AREAS	10,827 S.F.
UNIT COVERED PATIOS OR BALCONIES	916 S.F.
UNIT EXT. STORAGE / UTILITY ALCOVES	139 S.F.
OPEN PODIUM AND COURTYARD AREAS	5,416 S.F.
MISC.	141 S.F.
SUB-TOTAL BLDG. AREA	22,899 S.F.

R2 LEVEL AREAS	SQ. FOOTAGE
CIRCULATION & ELEVATOR SPACES	2,828 S.F.
BUILDING TRASH, RECYCLE, UTILITY & STORAGE	468 S.F.
UNIT LIVING AREAS	11,845 S.F.
UNIT COVERED PATIOS OR BALCONIES	1,011 S.F.
UNIT EXT. STORAGE / UTILITY ALCOVES	144 S.F.
MISC.	46 S.F.
SUB-TOTAL BLDG. AREA	16,342 S.F.

R3 LEVEL AREAS	SQ. FOOTAGE
CIRCULATION & ELEVATOR SPACES	2,828 S.F.
BUILDING TRASH, RECYCLE, UTILITY & STORAGE	468 S.F.
UNIT LIVING AREAS	11,845 S.F.
UNIT COVERED PATIOS OR BALCONIES	1,011 S.F.
UNIT EXT. STORAGE / UTILITY ALCOVES	144 S.F.
MISC.	46 S.F.
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R4 LEVEL AREAS	SQ. FOOTAGE
CIRCULATION & ELEVATOR SPACES	2,601 S.F.
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TOTAL BLDG. AREA	92,945 S.F.
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- NOTES
1. THE COMMUNITY AREA WILL BE USED BY ON-SITE RESIDENTS ONLY.
 2. 1' TO 2' BALCONY, AWNING AND CANOPY ENCROACHMENTS REQUESTED ALONG PUBLIC RIGHT-OF-WAYS.

UNIT STORAGE CALCULATIONS				
UNIT NO.	UNIT TYPE	BALCONY STORAGE	CORRIDOR STORAGE	TOTAL STORAGE
201 - 301	A1.1	65 CU.FT.		65 CU.FT.
202 - 302	B3.1		ST.1 = 169 CU.FT.	169 CU.FT.
203 - 303	B3.1		ST.3 = 102 CU.FT.	102 CU.FT.
204 - 304	B3.1		ST.4 = 102 CU.FT.	102 CU.FT.
205 - 305	B2.1	56 CU.FT.		56 CU.FT.
206 - 306	B2.1	56 CU.FT.		56 CU.FT.
207 - 307	B2.1	56 CU.FT.		56 CU.FT.
208 - 308	B1.1	78 CU.FT.		78 CU.FT.
209 - 309	B2.1	56 CU.FT.		56 CU.FT.
210 - 310	B2.1	56 CU.FT.		56 CU.FT.
211 - 311	B2.1	56 CU.FT.		56 CU.FT.
212 - 312	B2.1	56 CU.FT.		56 CU.FT.
213 - 313	D2.1	86 CU.FT.		86 CU.FT.
214 - 314	B2.1	56 CU.FT.		56 CU.FT.
215 - 315	B2.1	56 CU.FT.		56 CU.FT.
216 - 316	B2.1	56 CU.FT.		56 CU.FT.
217 - 317	B2.1	56 CU.FT.		56 CU.FT.
218 - 318	B2.1	56 CU.FT.		56 CU.FT.
219 - 319	A1.1	65 CU.FT.		65 CU.FT.
220 - 320	B3.1		ST.5 = 106 CU.FT.	106 CU.FT.

REVISIONS

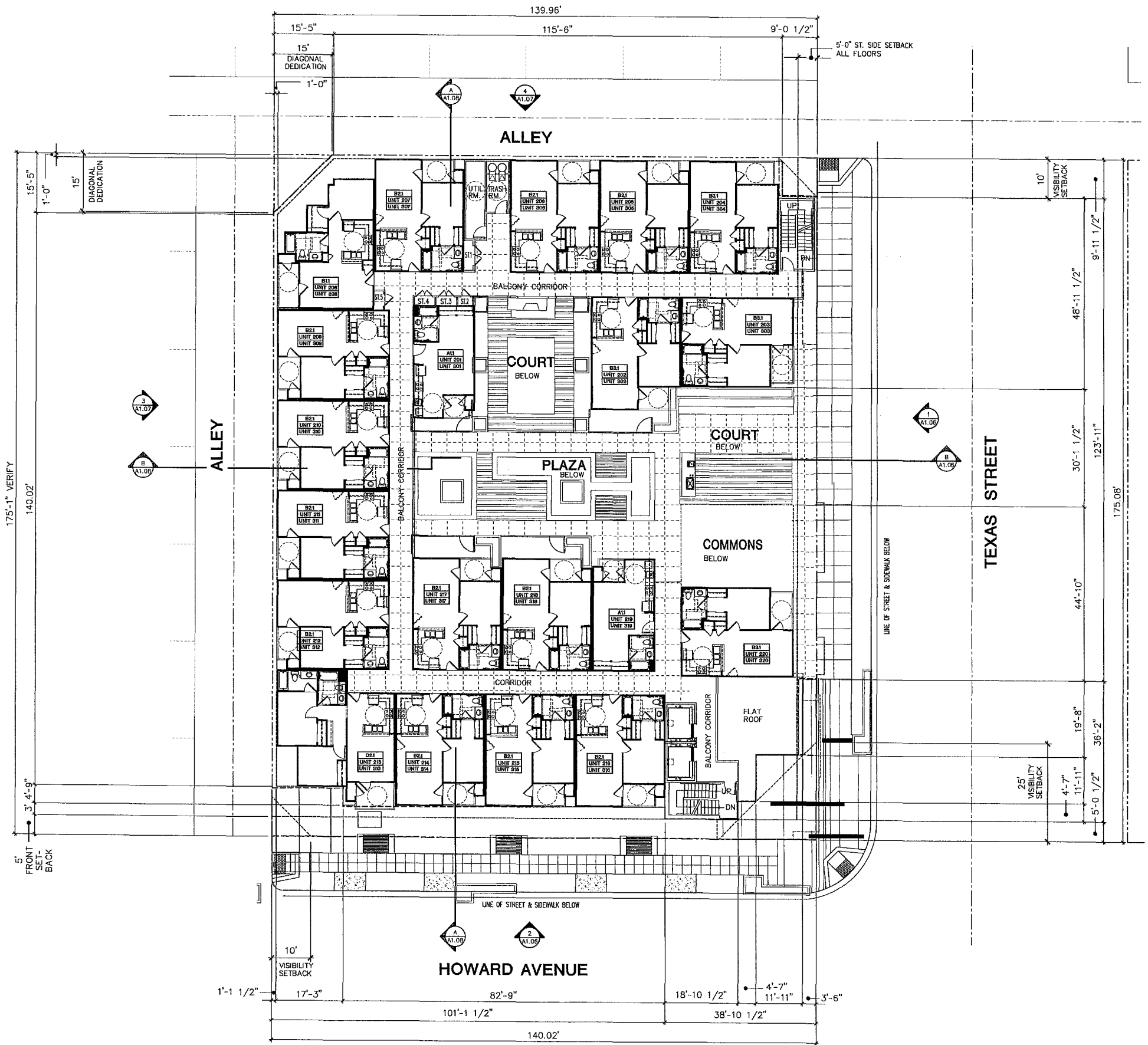
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Index Date

FEBRUARY 18, 2014

BLDG. FLOOR PLAN
R2 & R3 LEVEL

LOT 2
A1.03



FLOOR PLAN - R2 & R3 LEVELS
SECOND & THIRD RESIDENTIAL LEVELS



NORTH
SCALE: 3/32" = 1'-0"

ARIZONA STREET
DEVELOPMENT
LOT 2

SAN DIEGO, CALIFORNIA

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COMMONS & MEETING SPACES	1,250 S.F.
LAUNDRY ROOM	315 S.F.
CIRCULATION & ELEVATOR SPACES	2,700 S.F.
BUILDING TRASH, RECYCLE, UTILITY & STORAGE	458 S.F.
UNIT LIVING AREAS	10,827 S.F.
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UNIT EXT. STORAGE / UTILITY ALCOVES	138 S.F.
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MISC.	141 S.F.
SUB-TOTAL BLDG. AREA	22,899 S.F.
R2 LEVEL AREAS	
CIRCULATION & ELEVATOR SPACES	2,828 S.F.
BUILDING TRASH, RECYCLE, UTILITY & STORAGE	468 S.F.
UNIT LIVING AREAS	11,845 S.F.
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MISC.	46 S.F.
SUB-TOTAL BLDG. AREA	16,342 S.F.
R3 LEVEL AREAS	
CIRCULATION & ELEVATOR SPACES	2,828 S.F.
BUILDING TRASH, RECYCLE, UTILITY & STORAGE	468 S.F.
UNIT LIVING AREAS	11,845 S.F.
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UNIT EXT. STORAGE / UTILITY ALCOVES	144 S.F.
MISC.	46 S.F.
SUB-TOTAL BLDG. AREA	16,342 S.F.
R4 LEVEL AREAS	
CIRCULATION & ELEVATOR SPACES	2,601 S.F.
BUILDING TRASH, RECYCLE, UTILITY & STORAGE	468 S.F.
UNIT LIVING AREAS	10,568 S.F.
UNIT COVERED PATIOS OR BALCONIES	1,084 S.F.
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NOTES

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2. 1' TO 2' BALCONY, AWNING AND CANOPY ENCROACHMENTS REQUESTED ALONG PUBLIC RIGHT-OF-WAYS.

UNIT STORAGE CALCULATIONS				
UNIT NO.	UNIT TYPE	BALCONY STORAGE	CORRIDOR STORAGE	TOTAL STORAGE
401	A1.1	65 CU.FT.		65 CU.FT.
402	B3.1	-	ST.1 = 169 CU.FT.	169 CU.FT.
403	B3.1	-	ST.3 = 102 CU.FT.	102 CU.FT.
404	B3.1	-	ST.4 = 102 CU.FT.	102 CU.FT.
405	B2.1	56 CU.FT.		56 CU.FT.
406	B2.1	56 CU.FT.		56 CU.FT.
407	B2.1	56 CU.FT.		56 CU.FT.
408	B1.1	78 CU.FT.		78 CU.FT.
409	B2.1	56 CU.FT.		56 CU.FT.
410	B2.1	56 CU.FT.		56 CU.FT.
411	B2.1	56 CU.FT.		56 CU.FT.
412	B2.1	56 CU.FT.		56 CU.FT.
413	C1.1	100 CU.FT.		100 CU.FT.
414	C1.1	100 CU.FT.		100 CU.FT.
415	B2.1	56 CU.FT.		56 CU.FT.
416	B2.1	56 CU.FT.		56 CU.FT.
417	A1.1	65 CU.FT.		65 CU.FT.
418	B3.1	-	ST.5 = 106 CU.FT.	106 CU.FT.

REVISIONS

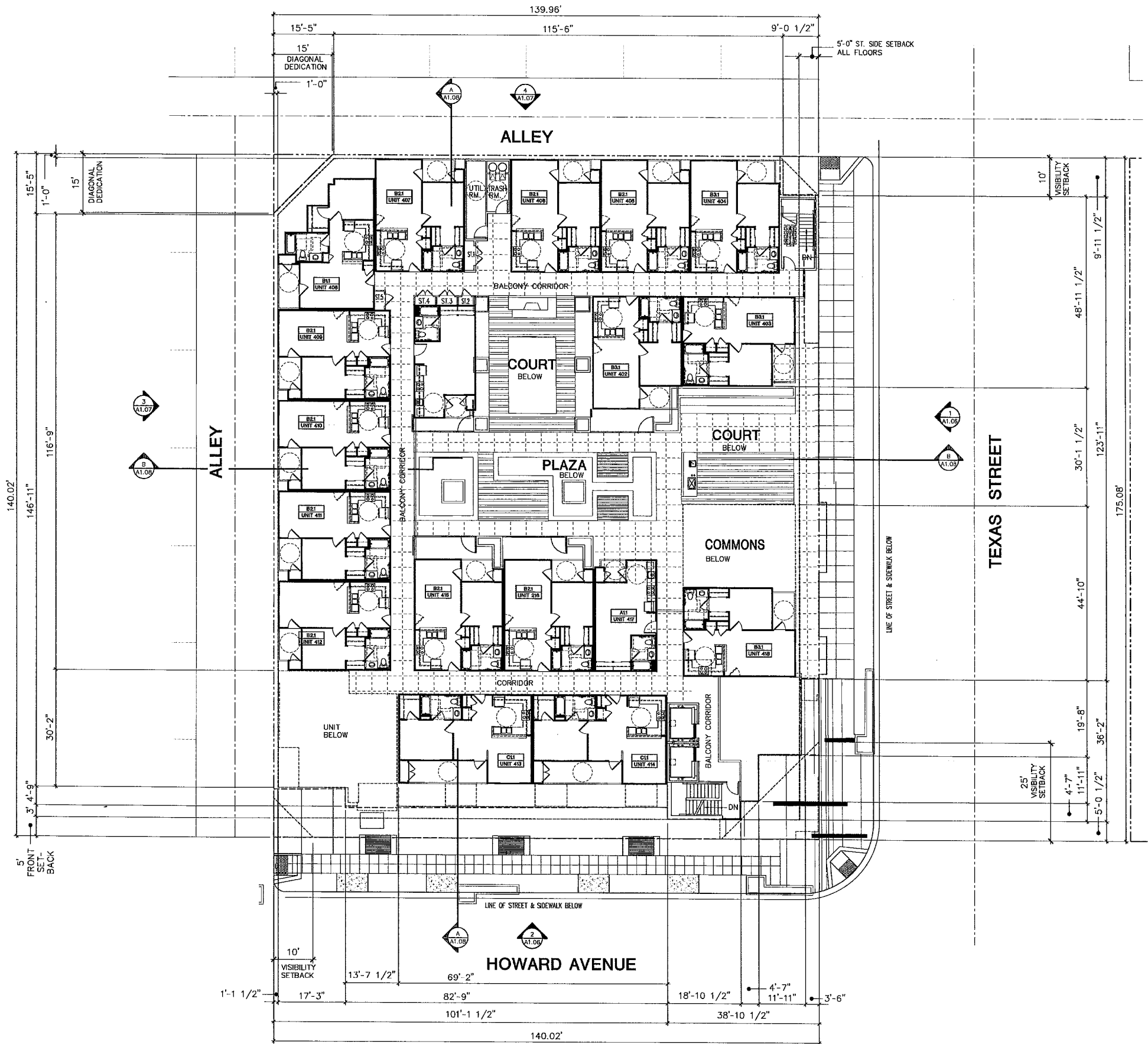
Number	Description	Date
1	City Review Comments	03.14.14
2	City Review Comments	05.02.14
3	City Review Comments	07.07.14

Issue Date

FEBRUARY 18, 2014

BLDG. FLOOR PLAN
R4 LEVEL

LOT 2
A1.04



FLOOR PLAN - R4 LEVEL
FOURTH RESIDENTIAL LEVEL



NORTH
SCALE: 3/32" = 1'-0"

CLIENT
Community Housing Works
2615 Camino del Rio South, Suite 350
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(619) 282-6847

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CIVIL ENGINEER
Project Design Consultants
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San Diego, CA 92101

LANDSCAPE ARCHITECT
McCullough Landscape Architects
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San Diego, CA 92101

RA RODRIGUEZ ASSOCIATES
ARCHITECTS & PLANNERS, INC.
2445 FIFTH AVE. SUITE 220, SAN DIEGO, CA 92101
(619) 544-8951 (619) 544-0941 FAX

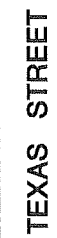
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Number	Description	Date
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Issue Date
FEBRUARY 18, 2014

LOT 2
A1.05

SHEET 39 OF 43



NORTH
SCALE: 3/32" = 1'-0"

1	T.P.O. ROOFING AT FLAT ROOF AREAS
2	PARAPET WALL WITH METAL COPING.
3	LINE OF BUILDING WALLS, BELOW
4	HATCHED AREA INDICATES LOWER ROOF AREAS
5	INDICATES METAL/FIBERGLASS AWNING LOCATION
6	INDICATES AC CONDENSER LOCATION NO EQUIPMENT SCREENING PROPOSED
7	LOCATION OF ROOF DRAIN
8	LINE OF ROOF CRICKET
9	ROOF ACCESS PANEL

ARIZONA STREET
DEVELOPMENT
LOT 2

SAN DIEGO, CALIFORNIA

CLIENT
Community Housing Works
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San Diego, CA 92101

LANDSCAPE ARCHITECT
McCallough Landscape Architects
703 16th Street, Suite 100
San Diego, CA 92101

EXTERIOR FINISHES

- T.P.O. ROOFING AT FLAT ROOF AREAS
- EXTERIOR STUCCO WALL FINISH
- EXTERIOR CEMENTITIOUS PANEL WALL FINISH
- EXTERIOR METAL PANEL WALL FINISH
- 1" WIDE METAL WALL CHANNELS
- METAL/FIBERGLASS CANOPIES
- EXPOSED METAL TRELLIS MEMBERS
- METAL CLAD EXTERIOR DOORS
- METAL CLAD FRENCH DOORS
- VINYL FRAMED WINDOWS AT RESIDENCES
- METAL BALCONY RAILINGS
- STOREFRONT WINDOWS AT STREET LEVEL SPACES
- STOREFRONT DOORS AT STREET LEVEL SPACES
- CONCRETE PODIUM & FOOTING FOUNDATION
- CONC. SLAB, CEILING & WALLS AT GARAGE
- CONCRETE COLUMNS AT GARAGE
- WOOD FRAMED WALLS AT UPPER FLOORS
- DRYWALL INTERIOR FINISHES
- PLANTED WALL MOUNTED LATTICE

ARCHITECTURAL FEATURES

- CONTEMPORARY
- 1. A MINIMUM OF ONE TRANSOM WINDOW:
TRANSOM WINDOW AT STAIR EXIT DOOR
AT EXTERIOR ELEVATION 1.
- 2. AN ENTRY PORCH:
MAIN BUILDING ENTRANCE HAS ELEVATED
PORCH TO OVERLOOK STREET WITH SITTING
AREA AT EXTERIOR ELEVATION 1.
- 3. WINDOW AWNING ON AT LEAST ALL WINDOWS
FACING A STREET:
WINDOW AWNINGS PROVIDED ON EXTERIOR
ELEVATION 2 - FACING HOWARD AVENUE.
- 4. PLANTED WALL MOUNTED LATTICE:
WALL MOUNTED LATTICE PROVIDED ON EXTERIOR
ELEVATION 2 - FACING HOWARD AVENUE.
- 5. WINDOWS RECESSED AT LEAST 2 INCHES.

EXTERIOR COLORS

- THE EXTERIOR STUCCO COLOR RANGE,
SUCH AS:
 - WARM GRAY
 - WARM SIENNA COLOR
 - BURNT OCHRE EARTH TONE
 - WARM / OFF-WHITES
 - EARTH GREEN / OLIVE
 - WARM CHARCOAL
- METAL RAILINGS ACCENT COLOR RANGE,
SUCH AS:
 - SLATE ORANGE / VERMILION
 - SLATE GREEN / SAGE
 - CLEAR ALUMINUM
 - WARM / OFF-WHITES

PREMISE IDENTIFICATION

PROVIDE BUILDING ADDRESS NUMBERS,
VISIBLE & LEGIBLE FROM THE STREET OR
ROAD FRONTING THE PROPERTY.

0-50 FT. FROM BLDG. TO CURB FACE: 6" HT. W/ 1" STROKE

51-150 FT. FROM BLDG. TO CURB FACE: 10" HT. W/ 1 1/2" STROKE

151 FT. FROM BLDG. TO CURB: 16" HT. W/ 2" STROKE

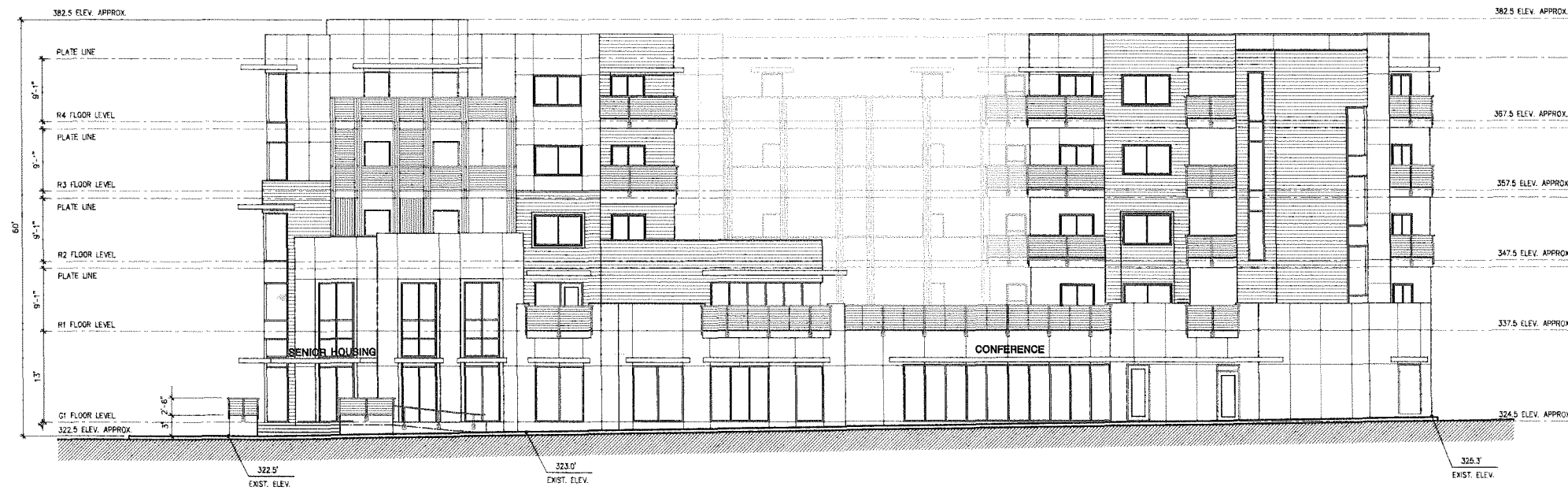
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1	City Review Comments	03-14-14
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Issues Date
FEBRUARY 18, 2014

BUILDING
EXT. ELEVATIONS

LOT 2
A1.06



EXTERIOR ELEVATION 1
TEXAS STREET ELEVATION - EAST



EXTERIOR ELEVATION 2
HOWARD AVENUE ELEVATION - SOUTH

ARIZONA STREET DEVELOPMENT LOT 2

SAN DIEGO, CALIFORNIA

CLIENT

Community Housing Works
2815 Camino del Rio South, Suite 350
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(619) 282-6547

ARCHITECT

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ARCHITECT

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CIVIL ENGINEER

Project Design Consultants
711 B Street, Suite 900
San Diego, CA 92101

LANDSCAPE ARCHITECT

McCullough Landscape Architects
713 16th Street, Suite 100
San Diego, CA 92101

EXTERIOR FINISHES

- T.P.O. ROOFING AT FLAT ROOF AREAS
- EXTERIOR STUCCO WALL FINISH
- EXTERIOR CEMENTITIOUS PANEL WALL FINISH
- EXTERIOR METAL PANEL WALL FINISH
- 1" WIDE METAL WALL CHANNELS
- METAL/FIBERGLASS CANOPIES
- EXPOSED METAL TRELLIS MEMBERS
- METAL CLAD EXTERIOR DOORS
- METAL CLAD FRENCH DOORS
- VINYL FRAMED WINDOWS AT RESIDENCES
- METAL BALCONY RAILINGS
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- CONCRETE COLUMNS AT GARAGE
- WOOD FRAMED WALLS AT UPPER FLOORS
- DRYWALL INTERIOR FINISHES
- PLANTED WALL MOUNTED LATTICE

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AREA AT EXTERIOR ELEVATION 1.
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ELEVATION 2 - FACING HOWARD AVENUE.
- 4. PLANTED WALL MOUNTED LATTICE:
WALL MOUNTED LATTICE PROVIDED ON EXTERIOR
ELEVATION 2 - FACING HOWARD AVENUE.
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SUCH AS:
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- WARM SIENNA COLOR
- BURNT OCHRE EARTH TONE
- WARM / OFF-WHITES
- EARTH GREEN / OLIVE
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- METAL RAILINGS ACCENT COLOR RANGE,
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FEBRUARY 18, 2014

BUILDING
EXT. ELEVATIONS

LOT 2
A1.07

SHEET 41 OF 43



EXTERIOR ELEVATION 3

ALLEY ELEVATION - WEST



EXTERIOR ELEVATION 4

ALLEY ELEVATION - NORTH

ATTACHMENT 11
ARIZONA
STREET
DEVELOPMENT
LOT 2

SAN DIEGO, CALIFORNIA

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CIVIL ENGINEER

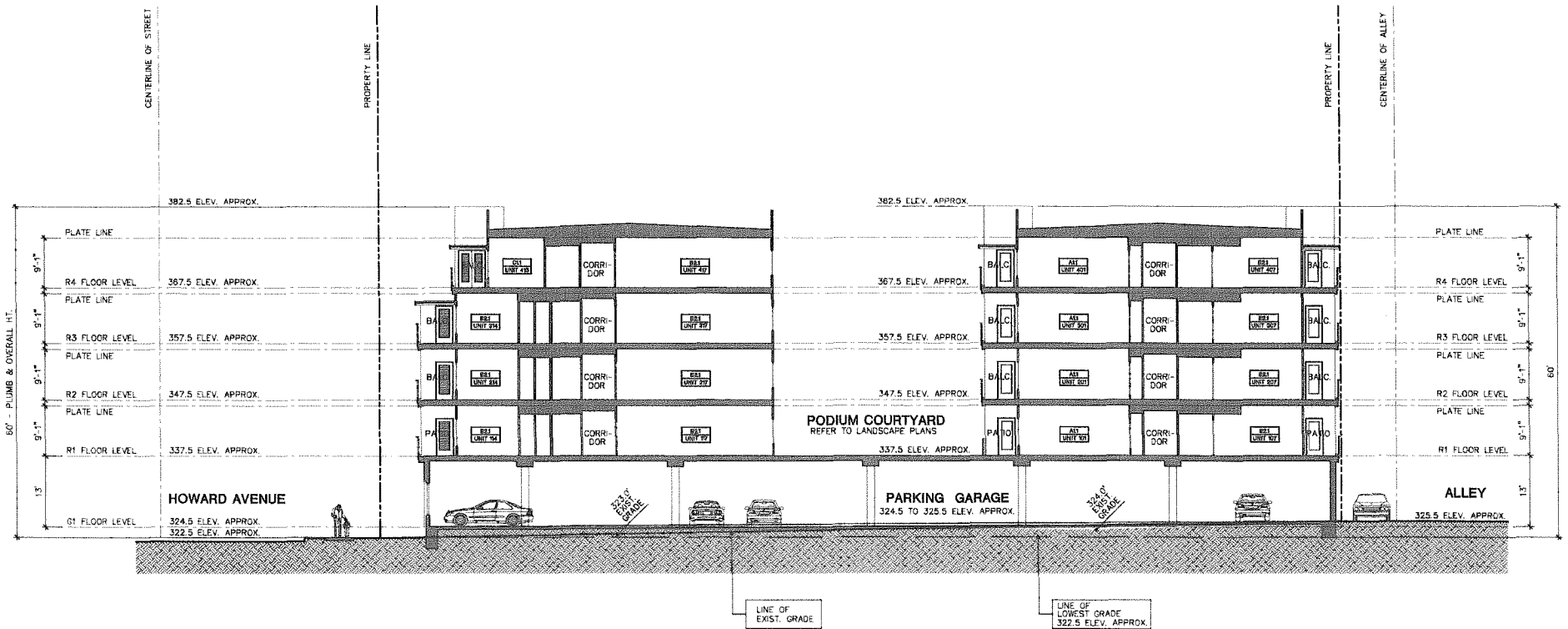
Project Design Consultants
111 S. Street, Suite 600
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LANDSCAPE ARCHITECT

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San Diego, CA 92101

SECTION NOTES

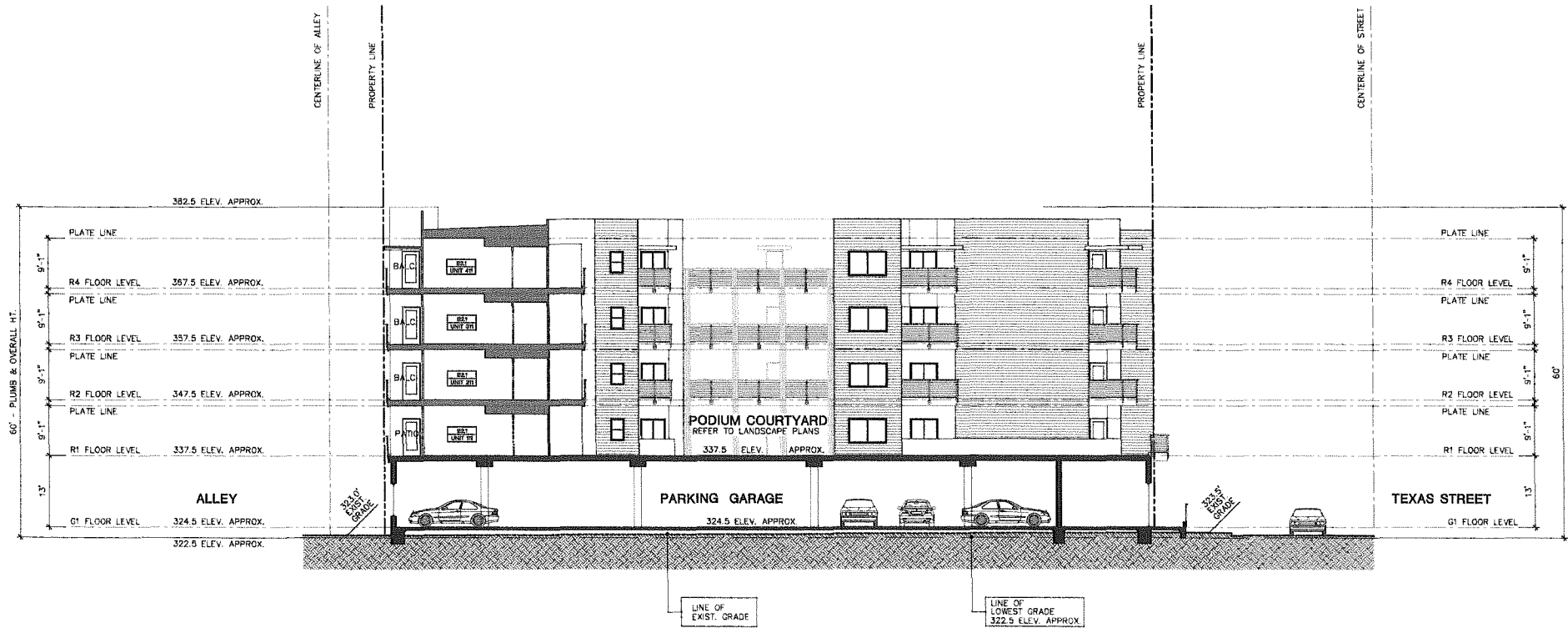
- T.P.O. ROOFING AT FLAT ROOF AREAS
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- WOOD FRAMED FLOORS AT UPPER FLOORS
- WOOD FRAMED ROOF AT UPPER FLOORS
- WOOD FRAMED WALLS AT UPPER FLOORS
- DRYWALL INTERIOR FINISHES



SITE SECTION A
RESIDENTIAL UNITS OVER PARKING STRUCTURE



SCALE: 3/32" = 1'-0"



SITE SECTION B
RESIDENTIAL UNITS OVER PARKING STRUCTURE



SCALE: 3/32" = 1'-0"

RODRIGUEZ ASSOCIATES
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3	City Review Comments	07-07-14

Issue Date

FEBRUARY 18, 2014

SITE-BLDG. SECTION

LOT 2
A1.08

ARIZONA STREET
DEVELOPMENT
LOT 2

SAN DIEGO, CALIFORNIA

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San Diego, CA 92101
(619) 544-8551

CIVIL ENGINEER

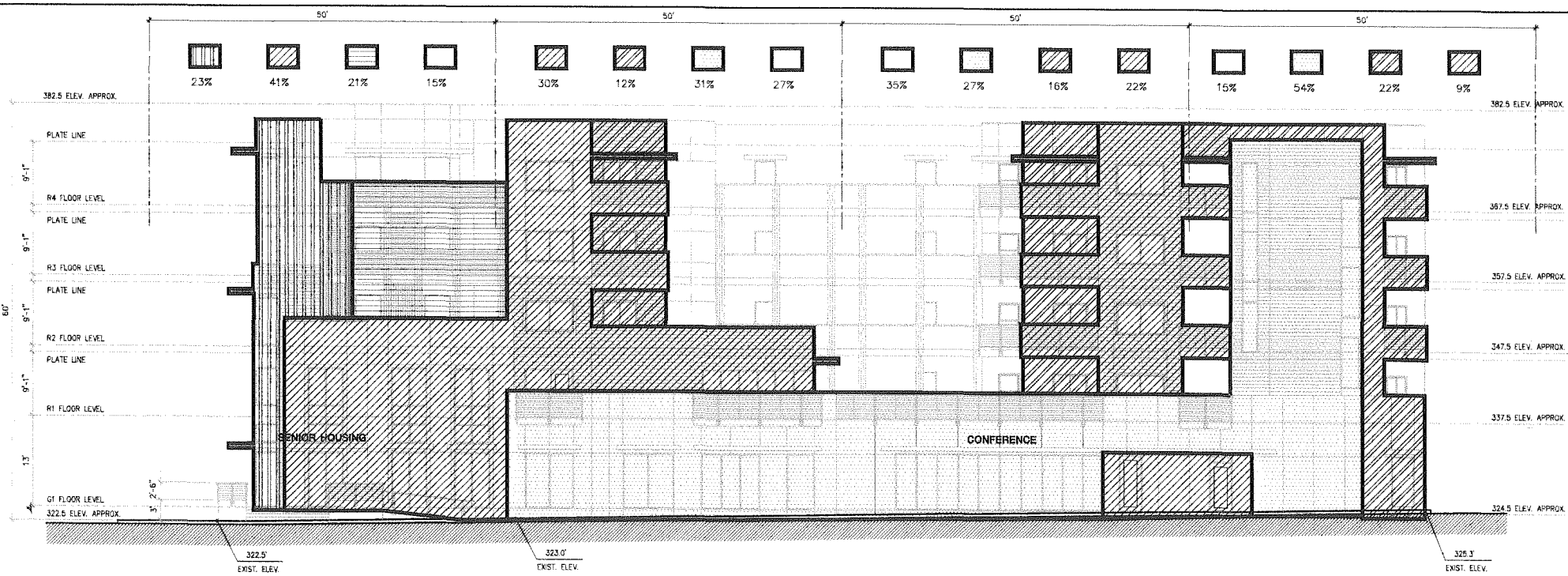
Project Design Consultants
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San Diego, CA 92101

LANDSCAPE ARCHITECT

McCullough Landscape Architects
703 10th Street, Suite 100
San Diego, CA 92101

OFFSETTING PLANES
LEGEND

	LEVEL 0'-0"
	LEVEL 5'-0" (-)
	LEVEL 8'-0" (-)
	LEVEL 12'-0" (-)
	LEVEL 20'-0" (-)
	LEVEL 25'-0" (-)
	LEVEL 25'-0" OR MORE (-) (NO HATCH)



EXTERIOR ELEVATION 1 - OFFSETTING PLANES
TEXAS STREET ELEVATION - EAST



EXTERIOR ELEVATION 2 - OFFSETTING PLANES
HOWARD AVENUE ELEVATION - SOUTH

RODRIGUEZ ASSOCIATES
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Issue Date:

FEBRUARY 18, 2014

OFFSETTING
PLANES EXHIBIT

LOT 2
A1.09

Black, Laura

From: Vicki Granowitz [vdgwrl@cox.net]
Sent: Thursday, May 29, 2014 3:53 PM
To: Black, Laura
Cc: 'Peter Hill'; 'Dave Gatzke'; Pangilinan, Marlon
Subject: NPPC Motion on CHW Arizona St Project (both affordable & market rate portions)

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Laurie,

I'm Chair of the North Park Planning Committee. On May 20, 2014 the NPPC adopted the following Motion. Our Minutes won't be ready for another week or two, the following is what will appear in terms of the description of the project and the Motion. If I can be of further assistance please let me know.

Vicki Granowitz Chair NPPC

619-884-0008

Community Housing Works Residential Project - (Market rate residential to help fund Sr LGBT Affordable Housing): Project is in the MCCPD-MR-800B Zone, the Transit Area Overlay Zone, FAA Part 77 Notification Area within the Greater North Park Community Plan area. To demo an existing building & construct a new, 6-story, 154,357 sq. ft., market rate, multi-family residential building, providing 118 residential units and a total of 154 parking spaces on a 1.21 acre lot located at 4220 Arizona St. The project proposes to construct a 5-story, 91,977 sq. ft., affordable senior housing building, providing 76 senior units and a total of 60 parking spaces on a 0.56 acre lot located at 4212 Texas St.

Motion to approve the Community Housing Works Arizona Street project as presented, including the following actions:

1. **Process Three Mid-Cities Community Development Permit and Process Four Site Development Permit (SDP No. 1265467);**
2. **Conditional Use Permit No. 1265468 for senior housing (Lot 2 – west of Texas); and,**
3. **Process Four Vesting Tentative Map No. 1265466 to create 118 residential condominiums (Lot 1 – east of Texas).**
4. **Incentives under the Affordable Housing Density Bonus Ordinance (SDMC 143.0750) for density, Floor Area Ratio (FAR) including FAR in the front 40% of lot, and setbacks; Deviations for diagonal plan dimension, minimum exterior waste and storage, height, and architectural features. Barry/Carlson 13-1-0 (Daniel Gebreselassie voting no, he wanted affordable units included in the Market Rate portion of the project)**





NORTH PARK PLANNING COMMITTEE

AGENDA: May 20, 2014– 6:30 PM

2901 NORTH PARK WAY, 2ND FLOOR

www.northparkplanning.org

info@northparkplanning.org

Like us:  [NorthParkPlanning](https://www.facebook.com/NorthParkPlanning) Follow us:  [@NPPlanning](https://twitter.com/NPPlanning)

**Times are estimates only

(6:30 pm)

I. Parliamentary Items

- A. Call to Order, Roll Call and Attendance Report
- B. Modifications to & Adoption of the April 15, 2014 NPPC Agenda
 1. **Urgent Non-Agenda Action Items** – Items may be initiated by NPPC Board Member and added to the Agenda by a 2/3 vote of the Committee. Items must have come up after the Agenda went out & be of a time sensitive nature.
 2. **Consent Agenda Items**: Items on the Consent Agenda were heard & voted on at an NPPC subcommittee; are not considered controversial. *Items on the Consent Agenda can be moved to Action for full discussion by any member of the Board or Public;* Items I. 2.a&b Heard at 5/5/14 UDPR meeting: In attendance: Board Members - Hill, Gebreselassie, R Morrison, Levin, Codraro, Granowitz, Davis; General Member - Bonn, Callen, Steppke. Nonvoting Board Members L Morrison, Carlson
 - a. **2531 34th Street - Neighborhood Development Permit (NDP)**: The Harding/Pople residence project is to add to the footprint of an existing single family residence (add a garage where none currently exists) on the east & north side of the structure at 2531 34th. The rear yard of the property is located in an environmentally sensitive lands area with steep hillsides, thus requiring a Neighborhood Development Permit. The construction will not impact the hillside area, and is separated from the area by sewer easement. **Motion: To approve the NDP as presented. Granowitz/Clark 8-1-1** (Bonn No, Callen Abstain due to getting to the meeting late)
 - b. **Wilshire Terrace Duplexes 3434, 3436, 3444, 3446 Wilshire Terrace**– PTS No. 317992 - Site Development Permit (SDP): City of San Diego Project Mgr: T. Daly. (Additional Info Provided below) Project sets the building back 10” with the garages set back 22” from the alley. Allows the incorporation of an enhanced front yard with driveways and street trees to help improve this portion of the alley. Setback modification reduces buildable area of the site by approximately 871 SF. Requesting set back modification that allows for a sensible and contextual approach for this development. **Motion to approve project SDP as presented Steppke/Bonn 10-0-0**
3. **Voting On:**
 - a. **Adoption of the May 20, 2014 NPPC Agenda**
 - b. **Approval of Consent Agenda**
- D. Minutes: Approval of the April 15, 2014 Minutes – Carl Moczydlowsky
- E. Treasurer’s Report – (\$762.87 balance as of April 15, 2014) - Brandon Hilpert
 - a. **Motion to approve \$140.10 reimbursement for Door Hangers for Parking Survey to R Lewis.**
 - b. **Motion to approve payment of \$30 to NP Christian Fellowship for use of the AC.**
- F. Social Media - Brandon Hilpert
- G. Chair’s Report/CPC – Non Debatable
 - a. **Thursday May 29, 2014 6:3 NPPC meeting on the Community Plan Update – Loosely on Urban Design issues including CPOZ/Transition/Buffer Zones.** (Not sure what they are called)
 - b. CPC Motion on Alcohol Licensing see below
 - c. Residential Utility Underground recommendation to the City’s Master Plan
 - d. Boundaries Update
 - e. Pothole Schedule <http://www.sandiego.gov/street-div/pdf/potholeschedule.pdf>

- f. Water Tower - V&A Consulting Engineers was given permissions from the to conduct a pro-bono inspection of the water tower on May 15. They will produce a summary report on the condition of the water tower & maintenance/repair work it may need to be able to stand as North Park's signature landmark well into the future.

H. Planner's Report –Marlon Pangilinan, 619.235.5293; mpangilinan@sandiego.gov

- II. **Non Agenda Public Comment (2 min. max each)** Limited to items not on the Agenda & non-debatable. Please fill out a Public Comment Sheet & Give to Secretary or Chair
(7 pm)

- III. **Announcements & Event Notices:** Please fill out a Public Comment Sheet and give to Secretary

A. Care About North Park Announcement regarding the Lawsuit against JIB/City.

The May 2nd hearing in our (Care about NP's (CANP)) lawsuit against JIB and the City was postponed after JIB admitted that it did not serve proper notice to CANP on a key part of the case. JIB now wants to drag out proceedings until November. CANP remains optimistic that Judge Prager will grant us our long-overdue day in court, and we are confident that we will prevail at trial." **CONTACT CANP: 619-543-9339 or careaboutnorthpark@gmail.com.**

B. Jefferson Elementary School Centennial Celebration, May 28, 2014, Ceremony starts at 5:30 pm. 3770 Utah St, to RSVP or for more info Maria Shingledecker 619 344-3300 mshingledecker@sandi.net

C. Annual SOHO People in Preservation Awards, Walking Tours & Historic Home Tour June 6, 7 & 8 featuring the historic community of North Park. For more info, times, prices & to purchase tickets (events fill up quickly) <http://www.sohosandiego.org/> **

D. The City of San Diego is working with its corporate partner DECOBIKE to bring a new bike sharing program to NP beginning this summer. Please contact the City's Bicycle Coordinator, Thomas Landre at (619) 533-3045 or tlandre@sandiego.gov or Vicki Granowitz Chair NPPC, if you have any questions, concerns, or other feedback about the project or the Bicycle Program. For more information, please visit: <http://www.sandiego.gov/tsw/programs/bicycle.shtml>. **

E. Storm Water Best Management Design Manual Two Public Workshops June 10 &/or 11, 2014 from 12:30 pm–5 pm SD Community Concourse Silver Rm Terrace Level, 202 C St, SD, 92101 To reserve your seat, contact Veronica Sandoval with Rick Engineering at vsandoval@rickengineering.com or (619) 291-0707. For info & materials www.projectcleanwater.org.

F. Rock 'n' Roll San Diego Marathon & 1/2 Marathon Sunday, June 1, 2014
<http://runrocknroll.competitor.com/san-diego/road-closures>**

G. Care About NP Rummage Sale Saturday, June 21st, 7 am to 2 pm FUNDS RAISED IN THIS SALE WILL HELP TO COVER LEGAL COSTS IN THE SUIT AGAINST THE CITY AND JACK IN THE BOX, and will provide further support for CANP's mission of organizing North Park residents to shape our community's future by demanding full government disclosure and transparency, honest dialogue, and fair and equitable application of land use and zoning laws. They need volunteers & donation contact CANP 619-543-9339 or careaboutnorthpark@gmail.com.

- IV. **Elected Official Reports & contact Info:** Reports are limited to 2 Min Max

- A. Gavin Deeb, Hon. Susan Davis, US Congressional District 53, 619.208.5353 Gavin.Deeb@mail.house.gov
B. Chris Ward, Hon. Marty Block State Senate District 39, 619.645.3133 christopher.ward@sen.ca.gov
C. Adrian Granda, Hon. Todd Gloria, City Councilmember District 3, AGranda@sandiego.gov

- V. **Action/Discussion Items:** (2 Min Max per Speaker-Chair can award more time)

A. Community Plan Update: Urban Design Element KTUA Consultants Presenting (7:30 pm)

B. Community Housing Works – (Heard at UDPR 1405050 Residential Project (8:10 pm)

(market rate residential to help fund Sr LGBT Affordable Housing): Project is in the MCCPD-MR-800B Zone, the Transit Area Overlay Zone, FAA Part 77 Notification Area within the Greater North Park Community Plan area. To demo an existing building & construct a new, 6-story, 154,357 sq. ft., market rate, multi-family residential building, providing 118 residential units and a total of 154 parking spaces on a 1.21 acre lot located at 4220 Arizona St. The project proposes to construct a 5-story, 91,977 sq. ft., affordable senior housing building,

providing 76 senior units and a total of 60 parking spaces on a 0.56 acre lot located at 4212 Texas St. **Motion to approve the project as present including: 1. Process 4 SDP No. 1265467; 2. Process 3 Mid-City Communities Development Permit (processed as a SDP); 3. Process 3 CUP No. 1265468, for Senior Housing; Process 4 SDP for deviations as additional development incentives under the Affordable Housing Density Bonus Ordinance (SDMC 143.0750), 5. Variances for: FAR & setback; 6. Deviations for diagonal plan dimension, minimum exterior waste and storage, height, & architectural features.); 7. Vesting Tentative Map (VTM) to create 118 residential condominiums. No. 1265466 Steppke/Morrison 10-0-0**

C. Upas & 30th St Corridor: Potential pedestrian, bike & vehicular, safety improvements being reviewed by City of SD Traffic Engineering Dept. (8:30 pm)

VI. Reports

- A. Subcommittee Reports** (5 Min Max per Report) (8:45 pm)
1. Urban Design/Project Review: Peter Hill Chair Rachel Levin Vice Chair - NP Adult Community Center, 6:00 pm 1st Monday. Next meeting June 2, 2014
 2. Public Facilities/Public Art: Dionne Carlson Chair, Roger Morrison Vice Chair, – NP Adult Community Center, 6:00 pm, 2nd Wednesday. Next meeting June 11, 2014
- B. Liaisons Reports** (2 Min. Max per Report)
1. Balboa Park Committee Rob Steppke
 2. Maintenance Assessment District Peter Hill
 3. North Park Main Street Kevin Clark
 4. NP Mid-City Regional Bike Corridors Dionne Carlson
 5. Adams Ave BIA Dionne Carlson
 6. El Cajon Blvd BIA Vicki Granowitz (9 pm)

VII. Unfinished & Future Agenda Items

VIII. Future Meeting Date:

- A. May 29, 2014, 6:30 pm Special NPPC Meeting NPCPU
- B. June 17, 2014, 6:30 pm Monthly NPPC Board Meeting

IX. Adjournment (9:05 pm)

- To request an agenda in alternative format, a sign language, or oral interpreter, call (619) 236-6405.
- To Contact the Chair of NPPC, call Vicki Granowitz 619-884-0008 or NPPC-Info@cox.net
- To Contact Urban Design/ Project Review, call Peter Hill 619-846-2689 or hillpeter@hotmail.com
- To contact Public Facilities call Dionne Carlson at (619) 584-2496 or dionneleighcarlson@cox.net
- For information about North Park Activities or to have an event posted go to NPCA website at www.northparksd.org;
- Adams Ave Business Improvement Association: www.adamsavenuebusiness.com/
- North Park Main Street: northparkmainstreet.com/
- “The Boulevard” El Cajon Boulevard Improvement Association: www.theboulevard.org
- University Heights Community Association (UHCA): uhsd.org/

I. B. 2. B. Consent Agenda Item Wilshire Terrace – additional info

Wilshire Terrace is 4-unit residential project arranged as 2 duplexes. The reason that this project is going through the discretionary process is due to a proposed setback modification. Originally, this site was 4 individual lots that fronted Wilshire Terrace (a named alley, see the attached assessor’s map). When the lots were consolidated, the ‘front’ of the lot effectively changed to the North edge of the site which abuts Myrtle St (an undeveloped paper street that cannot be vacated and will never be developed by the City). The rest of the structures on Wilshire Terrace already face the alley. Thus, we are proposing to consider the front setback as the east side of the site along Wilshire Terrace to 1) match the rest of the neighborhood context and 2) because it makes more sense for the orientation of this development.

The other existing structures are built up to the one foot set back with a number of garages facing right on the alley. While we technically could build right up to this setback, our project sets the building back 10 feet with the garages set back 22 feet from the alley. This approach incorporates an enhanced front yard with driveways and a few street trees to help improve this portion of the alley. Additionally, the attached document illustrates how this setback modification actually reduces our buildable area of the site by approximately 871 SF. We are requesting NPPC's support of this setback modification that allows for a sensible and contextual approach for this development.

I. G. b. Chair's Report

FROM: COMMUNITY PLANNERS COMMITTEE (Letter formatting was lost in transition, content is all correct)

To: Planning Commission

Date: April 25, 2014

Re: Alcohol Licensing

Honorable Commissioners:

At your March 13 Alcohol Conditional Use Permit Process Workshop you invited the Community Planners Committee to reach out to the City's 41 community planning groups and solicit ideas about how licensing approval, permitting, and enforcement could work better for our city's neighborhoods, license holders and applicants, and enforcement.

We invited all communities to participate and held 2 ad hoc committee workshops. We discussed our ad hoc committee's findings at our April 22nd regular meeting.

Recognizing that this is still a high level discussion we offer the following recommendations for the Commission to consider at its next workshop.

- Recommend the city institute land use policy with respect to alcohol licensing seeking local control via CUPs and DAOs
- Recommend a fee structure for education, compliance, and enforcement
- Recommend a cost benefit analysis (tax, fines, and fee revenue versus the cost of city services for enforcement)
- Recommend a review of existing municipal models (e.g. City Ventura) which includes CUP, DAO and fees
- Recommend re-examination of Municipal Code Section 141.0502 (paragraphs b and c)
- Identify and solicit input from all stakeholders

The CPC members supported these recommendations unanimously at our April 22nd meeting. The members noted a willingness to support high-level ideas at this stage of the conversation recognizing that there are important nuances that are critical to their continued support of each recommendation as well as for the success of any such change.

CPC looks forward to a continuing role in this conversation and stands ready to work with the Commission and city staff.

Joe LaCava Chair Community Planning Committee



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

CHW Arizona Street Development

Project No. For City Use Only

359872

Project Address:

4220 Arizona Street & 4212 Texas Street

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

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

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

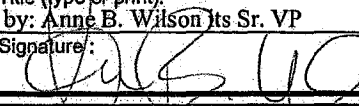
Project Title: CHW Arizona Street Development	Project No. (For City Use Only) 359872
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print): CHW Arizona Street Development, LP <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 2815 Camino del Rio South, Suite 350 City/State/Zip: San Diego, CA 92108 Phone No: _____ Fax No: _____ 619.450.8711 Name of Corporate Officer/Partner (type or print): by: Community Housing Works its General Partner Title (type or print): by: Anne B. Wilson its Sr. VP Signature:  Date: 1/30/14	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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): <input type="checkbox"/> Owner <input type="checkbox"/> 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: _____

Black, Laura

From: Dave Gatzke [dgatzke@chworks.org]
Sent: Thursday, October 23, 2014 4:48 PM
To: Black, Laura
Subject: RE: CHW Arizona - ownership listing for PC Report (low priority)
Attachments: Board & Cmt List 2014.xlsx

Laura –

Community HousingWorks is a California nonprofit public benefit corporation. I'm attaching the current list of our Board of Directors.

In addition to Anne Wilson, senior staff executives include:

Susan Reynolds, President/CEO
Brian Kay, Chief Financial Officer
Gabe del Rio, Chief Operating Officer

Let me know if you need me to go deeper into the staff list, or if the "C-level" officers are sufficient.

Thanks.

Dave

From: Black, Laura [mailto:LBlack@sandiego.gov]
Sent: Thursday, October 23, 2014 12:03 PM
To: Dave Gatzke
Subject: CHW Arizona - ownership listing for PC Report (low priority)
Importance: High

Hi Dave,
Low priority item:
The project's ownership is CHW Arizona Street Development, L.P., Community Housing Works its General Partner, Anne B. Wilson, Senior VP.

I'll have Anne as the signature on the permit.

I need a listing of all of CHW's officers/managers to provide to the Planning Commission to ensure ownership is properly disclosed within the Staff Report.

Thanks, L

Laura C. Black, AICP
Development Project Manager
Development Services Department
Affordable/In-Fill Housing and
Sustainable Buildings Expedite Program
1222 First Avenue, MS 501



Chair: Michael Innis-Thompson, Union Bank
Vice Chair: Amanda Moss, Consultant/Graphic Design
Treasurer: Stephen Baker, BBVA Compass Consumer Finance
Secretary: Cristal Salinas, Novartis

Adriana Brunner, Point Loma Credit Union
 Al Graff, Deacon/Retired Businessman
 Gustavo Santiago-Ruiz, Alfredo's Mex., Inc.
 Karen Bucey, City of San Diego
 Melba Novoa
 Mohamed Omar, San Diego Housing Commission
 Robert Gottlieb, HG Fenton
 Rosalia Salinas, Retired Educator
 Steve Siemers, Wells Fargo
 Unfilled Seat 15
 Unfilled Seat 16

Committee morphing into ACHIEVE

Finance Committee	Audit Committee	Programs Task Force
<i>Chair: Stephen Baker</i> Steve Siemers Al Graff Cristal Salinas Robert Gottlieb Greg Sayegh * <i>Staff: Brian, Sue, Gabe, Anne, Rosemary, Jorge and Michael</i>	<i>Chair: Dianna Taylor *</i> Michael Innis-Thompson Nick Palmer Robert Gottlieb <i>(Meets twice/year)</i> <i>Staff: Brian, Sue, Gabe, Mike and Julie Firl - Leaf & Cole</i>	<i>Chair: Rosalia Salinas</i> Adriana Brunner Al Graff Melba Novoa Robert Gottlieb <i>Staff: Rosemary, Carmen, Heather and Selene</i>

Officers Committee with Delegated Powers	"Tiger Team"	
<i>Chair: Michael Innis-Thompson</i> Amanda Moss Stephen Baker Cristal Salinas <i>(Meets by e-mail)</i> <i>Alternates: Rosalia and Robert</i>	<i>Chair: Michael Innis-Thompson</i> Amanda Moss Stephen Baker Cristal Salinas Karen Bucey (immediate past Chair) <i>(Meets several times/year)</i> <i>Staff: Sue</i>	

OWN	RENT	ACHIEVE
<i>Chair: Michael Innis-Thompson</i> Stephen Baker Steve Siemers Amanda Moss Cristal Salinas Greg Sayegh * Kristen Sieffert * Vince Kingsley * <i>Staff: Jorge, Gabe, Sue, Brian, Dee, Cheryl</i>	<i>Chair: Robert Gottlieb</i> Stephen Baker Karen Bucey Gustavo Santiago-Ruiz <i>Staff: Anne, Rosemary, Sue, Brian, Gabe, Jorge, Mary Jane, Sylvia, Dave, Carmen</i>	<i>Chair: Rosalia Salinas</i> Adriana Brunner Melba Novoa Al Graff Mohamed Omar <i>Staff: Carmen, Gabe, Sue, Ali, Selene</i>

* Non Board member

DEVELOPMENT SERVICES

Project Chronology**CHW Arizona Street Development – Project No. 359872**

Date	Action	Description	City Review Time (Working Days)	Applicant Response (Working Days)
05/06/2014	First Submittal	Project Deemed Complete		
06/09/2014	First Assessment Letter		23 days	
07/10/2014	Second Submittal			22 days
07/23/2014	Second Assessment Letter		9 days	
08/13/2014	Third Submittal			15 days
08/28/2014	Third Assessment Letter		11 days	
09/19/2014	Fourth Submittal			15 days
10/07/2014	Reviews Complete		12 days	
10/13/2014	Environmental Determination –Draft MND		4 days	
11/10/2014	Environmental Determination – Final MND		20 days	
12/18/2014	Planning Commission - Public Hearing		25 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	104 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		52 days
TOTAL PROJECT RUNNING TIME			156 days = 5.2 months	



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 4, 2014

NOTICE OF PUBLIC HEARING PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING: December 18, 2014
TIME OF HEARING: 9:00AM
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California

PROJECT TYPE: Site Development Permit, Conditional Use Permit, Vesting
Tentative Map, Site Specific Ordinance for additional Density –
Mitigated Negative Declaration - PROCESS FIVE

PROJECT NUMBER: 359872
PROJECT NAME: CHW ARIZONA STREET DEVELOPMENT
APPLICANT: Dave Gatzke, Community HousingWorks

COMMUNITY PLAN AREA: Greater North Park

COUNCIL DISTRICT: District Three

CITY PROJECT MANAGER: Laura C. Black, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 236-6327 / lblack@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to **recommend** approval, conditional approval, or denial to the City Council of the proposed demolition of an existing building and construction of a new, 6-story, 154,357 square foot, market rate, multi-family residential building, providing 118 residential units and a total of 154 parking spaces on a 1.21 acre lot located at 4220 Arizona Street. Additionally, the project proposes to construct a 5-story, 91,977 square foot, affordable senior housing building, providing 76 senior units and a total of 60 parking spaces on a 0.56 acre lot located at 4212 Texas Street. The project premise, 4220 Arizona Street and 4212 Texas Street, will provide a total of 194 residential units. The project premise is located in the MCCPD-MR-800B Zone, the Transit Area Overlay Zone, FAA Part 77 Notification Area and is within the Greater North Park Community Plan area.

An Affordable Housing Density Bonus will be utilized to gain additional density from the High/Very High Residential (55 to 75 units/acre) designation within in the Greater North Park Community Plan. The development will provide a minimum of 23 units restricted for Very Low Income households within Lot 2. The proposed development is providing 15 percent of the pre-density bonus units for Very Low Income households, which allows a density bonus of 35 percent. This results in 180 residential units (133 base density * 35% = 180). The applicant has requested additional density above the 35 percent affordable housing density bonus. To accommodate this request, the applicant is processing a site specific ordinance allowing an additional 14 units above the 180 units, for a development total of 194 residential units on the project premise.

Since the development is providing 15 percent of the pre-density bonus units for Very Low Income households, the development is allowed three (3) affordable housing density bonus incentives, consistent with California Government Code Section 65915. The three (3) requested incentives are for Floor Area Ratio (FAR) and FAR in the front 40% of the lot, for Lots 1 and 2; maximum diagonal plan dimensions, for Lots 1 and 2; and to provide a minimum of 56 cubic feet per unit of exterior storage from a common area, for Lot 2. The proposed development is also requesting four (4) deviations from the Land Development Code. All requested deviations are necessary to make it economically feasible for the applicant to utilize a density bonus authorized for the development pursuant to SDMC Section 143.0725. This application was filed on May 6, 2014.

The decision to approve, conditionally approve, modify or deny the proposed demolition of an existing building and construction of a new, 6-story, 154,357 square foot, market rate, multi-family residential building, providing 118 residential units on a 1.21 acre lot located at 4220 Arizona Street and the construction of a 5-story, 91,977 square foot, affordable senior housing building, providing 76 senior units on a 0.56 acre lot located at 4212 Texas Street, will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

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

Internal Order Number: 24004457