



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: June 11, 2015 **REPORT NO.** PC-15-022

ATTENTION: Planning Commission, Agenda of June 18, 2015

SUBJECT: WEST END - PROJECT NO. 368100. PROCESS 4.

**OWNER/
APPLICANT:** Alegria West End Properties LLC, Owner/Applicant (Attachment 12)

SUMMARY

Issue(s): Should the Planning Commission approve the construction of nine single family residences located in the RS-1-7 zone within the University Community Planning area?

Staff Recommendation(s):

1. **Certify** Mitigated Negative Declaration No. 368100 and **Adopt** the Mitigation Monitoring and Reporting Program; and
2. **Approve** Vesting Tentative Map No. 1416887, Planned Development Permit No. 1302049 and Site Development Permit No. 1302050.

Community Planning Group Recommendation - On May, 12, 2015 the University Community Planning Board voted 19:0:1 to recommend approval.

Environmental Review - A Mitigated Negative Declaration No. 368100 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented to reduce, to a level below significance, all potential impacts identified in the environmental review process.

Fiscal Impact Statement - None. All costs associated with processing this application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact - None.

Housing Impact Statement - The project site is located in the University Community Plan area. The University Community Plan Land Use map designates the site for Single Family Residential Development at a density range of five to ten dwelling units per acre. University Community Plan Section F4 of the Residential Element provides specific guidelines for development of the subject site. As identified in Section F4, the subject site is identified as Parcel E in Figure 30 and is not to exceed five dwelling units per net acre. The proposed residential development at nine dwelling units over a 3.87 acre site would be consistent with the UCP restriction of development not to exceed five dwelling units per net acre. The applicant would pay an affordable housing fee pursuant to the City's Inclusionary Housing Ordinance.

BACKGROUND

The site is identified by the University Community Plan Land Use map for low density residential development (Attachment 1). The site is located at the southerly terminus of Renault Way between Regents Road and Renault Street and Renault Place (Attachment 2). The site is located in the RS-1-7 zone. The site is an undeveloped parcel between Regents Road and a single-family subdivision built in the 1960's (Attachment 3). The site is gently sloping terrain with the exception of manufactured 2:1 slopes created by the adjacent subdivision. There are no steep slopes on the site as defined by the San Diego Municipal Code Section 113.0103.

DISCUSSION

Project Description

The West End project (Project) proposes to subdivide a 3.87-acre site to create nine residential lots and five lettered lots and construct nine single family dwelling units. The Project includes two floor plans, one at 2,542 square feet and the second at 2,807 square feet. The residential lots would vary in size from the smallest at 7,464 square feet to the largest at 12,921 square feet.

Required Approvals

The Project requires three actions for approval; a Vesting Tentative Map to subdivide the 3.87 acre site to create nine residential lots and five lettered lots, a Planned Development Permit to allow one deviation from the development regulations of the RS-1-7 zone, and a Site Development Permit in accordance with the requirements of the Environmentally Sensitive Lands regulations for development on a site which contains sensitive biological resources.

Deviations

The purpose of the Planned Development Permit procedures is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations.

The Project requires the approval of one deviation, specifically described as:

<u>Deviation</u>	<u>RS-1-7 Zone</u>	<u>Proposed</u>
• Minimum Street Frontage	50'	None (private driveway)

Where a project proposes a private driveway in lieu of a publicly dedicated street, the lots which gain access from the private driveway have no frontage on a public street and therefore do not meet the minimum frontage requirements of the development regulations of the zone. In this circumstance a deviation from the minimum street frontage requirement is necessary.

The Project proposes a private driveway from the cul-de-sac of Renault Way into the site rather than a publicly dedicated road. Consistent with the purpose and intent of the Planned Development Permit regulations, a private driveway would result in several benefits. These benefits include design and construction flexibility to respond to the topographic constraints of the site, a reduced cross-section of pavement to achieve the environmental benefits resulting from less impervious surfaces, less urban runoff, less heat island effect from radiant energy reflecting off of the reduced area of a private driveway and less commitment of limited resources to the development of the site. The private driveway would also reduce the amount of grading necessary on the site than would otherwise be required of a publicly dedicated street because the maximum gradient of a driveway may be greater than the maximum gradient of a public street. This steepening of the driveway reduces the grading necessary to physical access the site.

Community Plan Analysis

The project site is located in the University Community Plan area. The University Community Plan (UCP) Land Use map designates the site for Single Family Residential Development at a density range of five to ten dwelling units per acre. UCP Section F4 of the Residential Element provides specific guidelines for development of the subject site. As identified in Section F4, the subject site is identified as Parcel E in Figure 30 and is not to exceed five dwelling units per net acre. The proposed residential development at nine dwelling units over a 3.87 acre site would be consistent with the UCP restriction of development not to exceed five dwelling units per net acre.

Regents Road, from Governor Drive to State Route 52, is classified as a four-lane major roadway in the UCP Transportation Element. Consistent with the City of San Diego Street Design Manual, a four-lane major roadway includes an urban parkway configuration identified as U-4 (b). This configuration requires a minimum five-foot wide non-contiguous sidewalk within a fourteen-foot wide parkway along the project frontage on Regents Road. The Project is consistent with this standard and policy. UCP Section F4 of the Residential Element also provides a specific guideline to prohibit through traffic between Regents Road and Renault Way. The project has been designed to take access from Renault Way via a private drive and preclude access by vehicles to and from Regents Road. The street frontage deviation discussed above is required to be consistent with this UCP guideline as identified in Section F4. Pedestrians would be able access the project via the private drive as well as an at-grade pathway on Lot D to the public right-of-way along Regents Road.

The deviation is consistent with the purpose and intent of the Planned Development Permit procedures. The applicable UCP objective for new residential development within the South University Subarea is to guide development which enhances the predominately low density residential quality of South University. This would be accomplished by insuring that the massing, height and form of new infill projects are similar in character and reflect the massing, scale and height of existing surrounding development. The Project design and the proposed deviation are consistent with this objective by creating residential lots which do not disrupt the existing single family residential quality of South University in an area which is constrained by topography and prior adjacent construction.

Conclusion

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project (Attachments 5, 6 and 7) and draft conditions of approval (Attachments 8 and 9). Staff recommends the Planning Commission approve the project as proposed.

ALTERNATIVES

1. **Approve** Vesting Tentative Map No. 1416887, Planned Development Permit No. 1302049 and Site Development Permit No. 1302050, **with modifications.**
2. **Deny** Vesting Tentative Map No. 1416887, Planned Development Permit No. 1302049 and Site Development Permit No. 1302050, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



John S. Fisher
Development Project Manager
Development Services Department

VACCHI/JSF

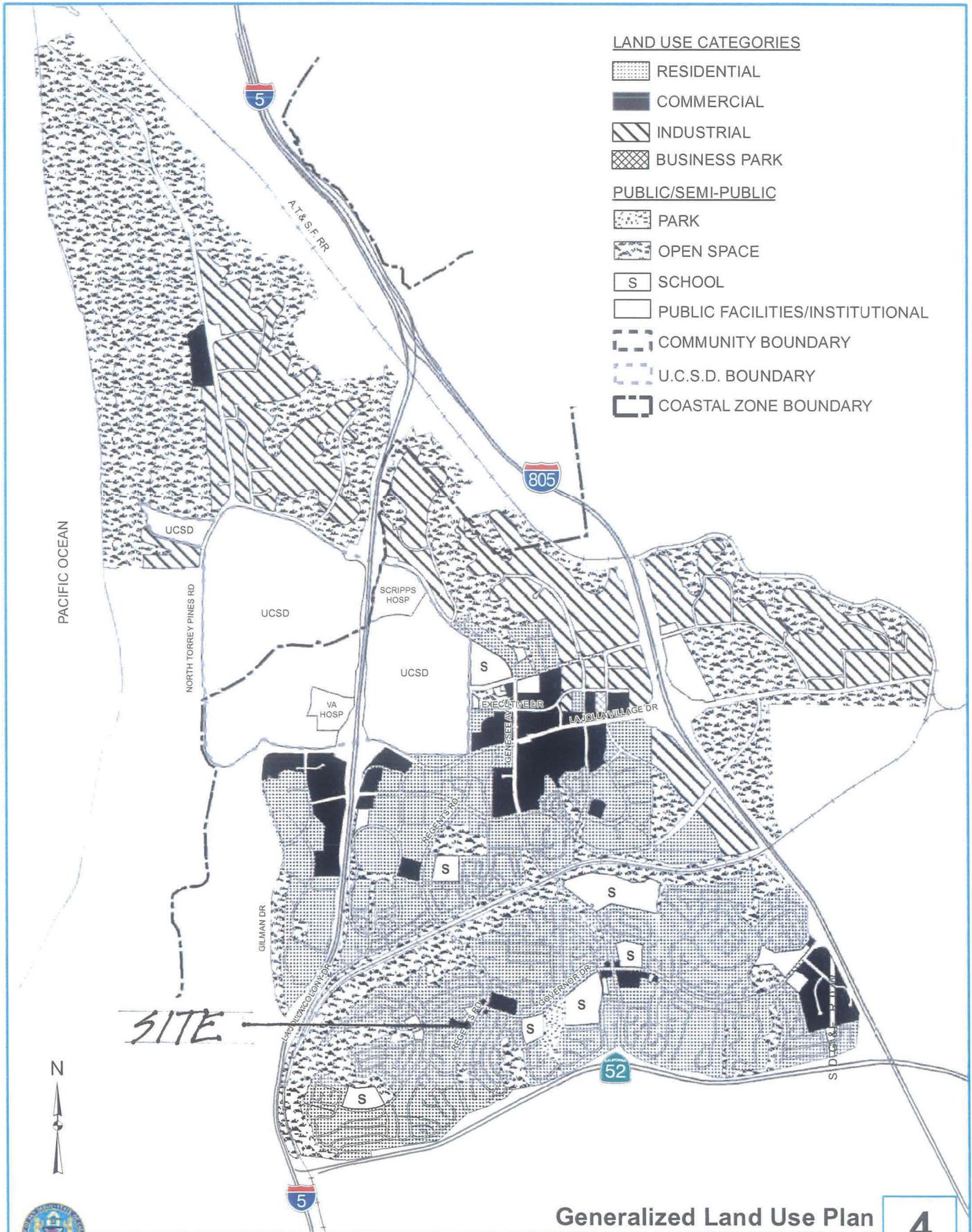
Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Aerial Photograph
4. Project Site Plan
5. Draft Environmental Resolution with MMRP

6. Draft Vesting Tentative Map Resolution with Findings
7. Draft Permit Resolution with Findings
8. Draft Vesting Tentative Map Conditions
9. Draft Permit with Conditions
10. Remaining Project Plans
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Data Sheet
14. Project Chronology

LAND USE CATEGORIES

-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  BUSINESS PARK
- PUBLIC/SEMI-PUBLIC**
-  PARK
-  OPEN SPACE
-  SCHOOL
-  PUBLIC FACILITIES/INSTITUTIONAL
-  COMMUNITY BOUNDARY
-  U.C.S.D. BOUNDARY
-  COASTAL ZONE BOUNDARY

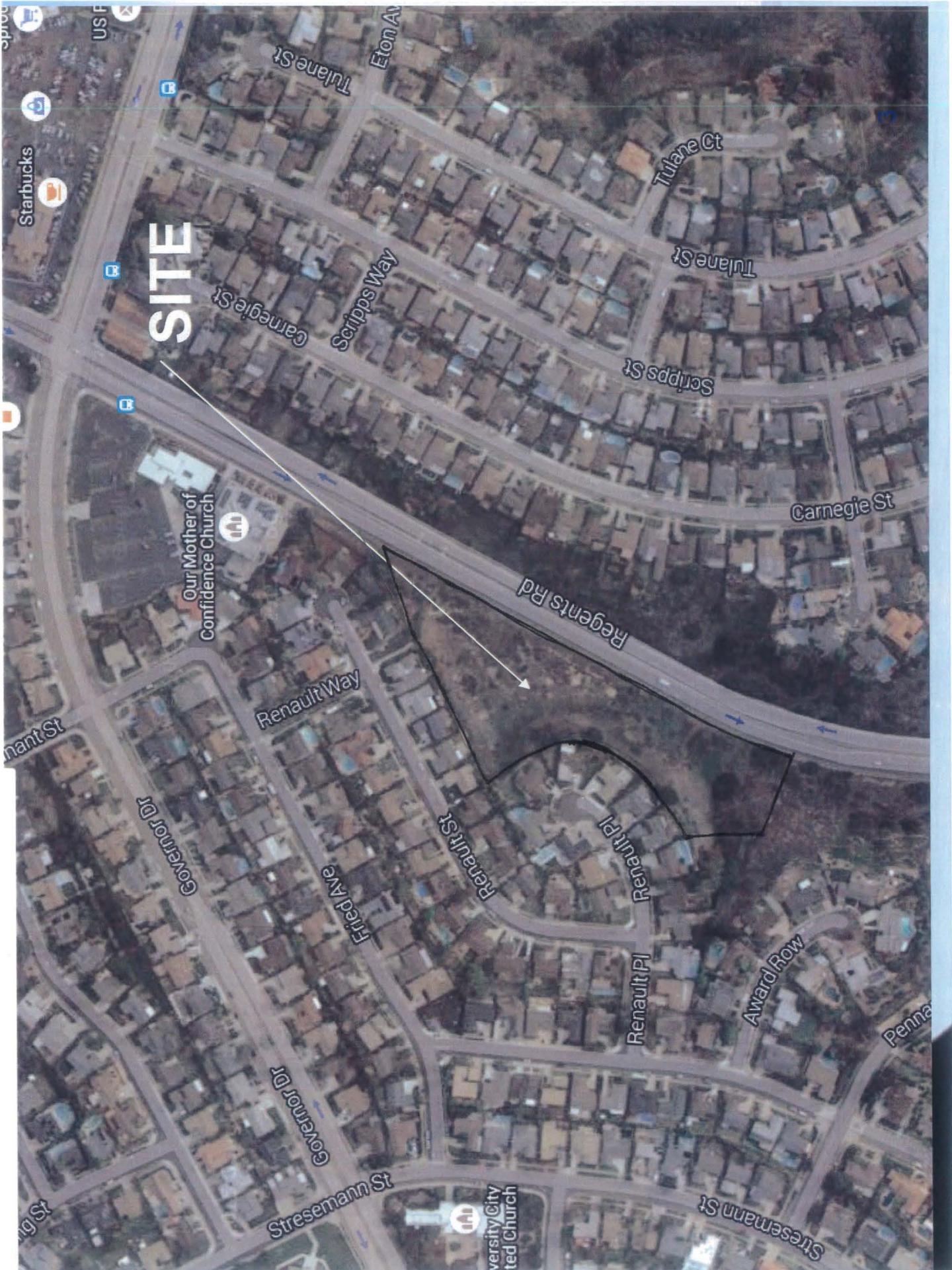


Generalized Land Use Plan
University Community Plan

4
FIGURE



SITE



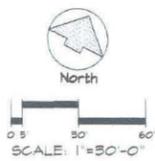


REGENTS ROAD

REGENTS ROAD

PRELIMINARY LANDSCAPE PLAN

NOTE: THIS PLAN IS CONCEPTUAL ONLY. IT IS INTENDED TO PORTRAY SCHEMATIC RELATIONSHIPS ONLY. IT IS NOT INTENDED AS A DETAILED PLAN OF SOLUTIONS TO ALL LANDSCAPE PROBLEMS. THE OWNER ASSUMES FULL RESPONSIBILITY FOR ANY WORK PERFORMED FROM THIS PLAN.



TESHIMA DESIGN GROUP
 LANDSCAPE ARCHITECTURE · LAND PLANNING
 9903 BUSINESSPARK AVE. SUITE 100 · SAN DIEGO, CA 92131
 TEL: 619-693-8824 FAX: 619-693-8824

TDG JOB NO. 14-04

DATE: 4-24-15

Prepared By:	TESHIMA DESIGN GROUP	Revision 11:	_____
Name:	_____	Revision 10:	_____
Address:	9903 BUSINESSPARK AVE, SUITE 100	Revision 9:	_____
	SAN DIEGO, CA 92131	Revision 8:	_____
Phone #:	(858) 693-8824	Revision 7:	_____
Project Address:	_____	Revision 6:	_____
	RENAULT WAY	Revision 5:	4/24/15
	SAN DIEGO, CA 92122	Revision 4:	2/10/15
Project Name:	WEST END	Revision 3:	11/4/14
	_____	Revision 2:	10/14/14
Sheet Title:	PRELIMINARY LANDSCAPE PLAN	Revision 1:	06/05/14
	_____	Original Date:	04/11/14
Sheet:	14 OF 16	Sheet:	14 OF 16
DEF#:	PTS # 368100	DEF#:	PTS # 368100

RESOLUTION NUMBER R- _____

ADOPTED ON JUNE 18, 2015

WHEREAS, on July 7, 2014, ALEGRIA WEST END PROPERTIES LLC, a California limited liability company submitted an application to Development Services Department for a Planned Development Permit, Site Development Permit and Vesting Tentative Map for the West End (Project); and

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

WHEREAS, the issue was heard by the Planning Commission on June 18, 2015; and

WHEREAS, the Planning Commission considered the issues discussed in Mitigated Negative Declaration No. 368100 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission 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 Planning Commission in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Planning Commission 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 Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

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

BE IT FURTHER RESOLVED, that Development Service Department 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: JOHN S. FISHER

By:

John S. Fisher
Development Project Manager

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

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

Vesting Tentative Map No. 1416887, Planned Development Permit No. 1302049 and
Site Development Permit No. 1302050

PROJECT NO. 368100

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. 368100 shall be made conditions of Vesting Tentative Map No. 1416887, Planned Development Permit No. 1302049 and Site Development Permit No. 1302050 as may be further described below.

MITIGATION, MONITORING AND REPORTING PROGRAM: To ensure that site development would avoid significant environmental impacts, a Mitigation, Monitoring, and Reporting Program (MMRP) is required. Compliance with the mitigation measures shall be the responsibility of the applicant. The mitigation measures are described below.

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:
<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the “Environmental/Mitigation Requirements” notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II

Post Plan Check (After permit issuance/Prior to start of construction)

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

Qualified Paleontologist
Qualified Biologist
Qualified Noise Consultant

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**, it is also required to call **RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) 282667, 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

<i>Issue Area</i>	<i>Document submittal</i>	<i>Assoc Inspection/Approvals/ Notes</i>
General Meeting	Consultant Qualification Letters	Prior to Pre-construction
General Construction Meeting	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-
Paleontology Observation	Paleontology Reports	Paleontology Site
Biology	BCME/Biology Documents	Prior to Construction
Biology	Final BCME/Biology Documents	Post Construction
Bond Release	Request for Bond Release letter	Final MMRP Inspections prior to
Bond Release		Letter

Land Use/Noise Issuance	Preliminary Acoustical Reports	Prior to Permit
Land Use/Noise	Final Acoustical Reports	Post Construction

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

1. BIOLOGICAL RESOURCES

Prior to the issuance of a Notice to Proceed (NTP) or any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits the ADD environmental designee of the City's LDR Division shall incorporate the following mitigation measures into the project design and include them verbatim on all appropriate construction documents.

I. Prior to Construction

- A. **Habitat Impact Mitigation** - The owner/permittee shall demonstrate to the satisfaction of the City's Mitigation Monitoring Coordination (MMC) section that project impacts to 0.6-acre of Tier II Sensitive Upland Habitat (0.5-acre of Diegan coastal sage scrub and 0.1-acre of Coastal sage-chaparral scrub) have been mitigated at a ratio of 1:1 through payment into the City's Habitat Acquisition Fund (HAF). Impacts will be outside the MHPA and mitigation is assumed to occur inside the MHPA.
- B. **Biologist Verification** - The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- C. **Preconstruction Meeting** - The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- D. **Biological Documents** - The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance

(ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.

- E. **BCME** -The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- F. **Avian Protection Requirements** - To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.
- G. **Resource Delineation** - Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna

species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.

- H. **Education** –Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

- A. **Monitoring**- All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on “Exhibit A” and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification** - The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

2. LAND USE/NOISE

The owner/permittee shall mitigate EXTERIOR noise impacts for the proposed project as follows:

I. Prior to Permit Issuance – Plan Check

- A. Prior to issuance of a building permit, if the second-floor exterior use areas such as balconies are incorporated as part of the residential plans, the owner/permittee shall provide an exterior acoustical analysis to ensure that the exterior noise standard of 65dBA CNEL is met or noise mitigation is provided for the dwelling units constructed on pads 1, 9 and 10 as recommended by the West End – Lot 511 of Map 4763, City of San Diego Acoustical Assessment Report, prepared by Dudek, April 4, 2014.
- B. Prior to issuance of a building permit, the Assistant Deputy Director (ADD) Environmental designee shall verify that either the 65 dBA CNEL noise standard is not exceeded for second-floor use areas or the recommended acoustical analysis sound attenuation measures have been incorporated into the design of the proposed development for the structures on pads 1,9 and10 to reduce noise levels for these areas to below 65 dBA CNEL.

II. Post Construction – Prior to Final Inspection

- A. The owner/permittee shall submit one copy of the final exterior Acoustical Analysis with construction documents to the Building Inspector, and one copy to Mitigation Monitoring Coordination (MMC).
- B. MMC to verify that any required exterior sound attenuation measures for the second-floor use areas of pads 1,9 and 10 have been constructed in accordance with the Construction documents.

The applicant shall mitigate INTERIOR noise impacts for the proposed project as follows:

I. Prior to Permit Issuance – Plan Check

- A. Prior to issuance of a building permit, the owner/permittee shall provide an interior acoustical analysis to ensure that the interior noise standard of 45 dBA CNEL is met or noise mitigation is provided for the dwelling units constructed on pads 1, 9 and 10 to reduce noise levels below 45dBA CNEL, as recommended by the West End – Lot 511 of Map 4763, City of San Diego Acoustical Assessment Report, prepared by Dudek, April 4, 2014.
- B. Prior to issuance of a building permit, the Assistant Deputy Director (ADD) Environmental designee shall verify that either the 45 dBA CNEL interior noise standard is not exceeded interior areas or the recommended interior acoustical analysis sound attenuation measures have been incorporated into

the design of the proposed development for the structures on pads 1,9 and10 to reduce interior noise levels for these structure to below 45 dBA CNEL.

II. Post Construction – Prior to Final Inspection

- A. The owner/permittee shall submit one copy of the final interior Acoustical Analysis with construction documents to the Building Inspector, and one copy to Mitigation Monitoring Coordination (MMC).
- B. MMC to verify the interior sound attenuation measures have been constructed in accordance with the Construction documents.

3. PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

- A. Entitlements Plan Check
 - 1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the 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 CSVR and submit to MMC via fax by 8AM on the next business day.

- b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
 - C. All other procedures described above shall apply, as appropriate.

V. Post Construction

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

2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft 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.

I:\All\LDR\EAS\MMRP\Paleo Private_100509.doc

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.

PLANNING COMMISSION RESOLUTION NUMBER PC-_____

VESTING TENTATIVE MAP NO. 1416887
WEST END - PROJECT NO. 368100

WHEREAS, ALEGRIA WEST END PROPERTIES LLC, a California limited liability company, Subdivider, and CORY SCHRACK, Engineer, submitted an application to the City of San Diego for a Vesting Tentative Map No. 1416887 for a subdivision to create nine residential lots and five lettered lots and construct nine 2,542 or 2,807 square foot single family residences. The project site is located the approximately southerly terminus of Renault Way in the RS-1-7 zone of the University Community Plan area. The property is legally described as Lot 511 of University City Unit No. 5, according to Map thereof No. 4763, filed May 12, 1961; and

WHEREAS, the Map proposes the Subdivision of a 3.87-acre site into 14 lots for residential development: nine residential lots and five lettered lots; 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, on June 18, 2015, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 1416887 and pursuant to San Diego Municipal Code section(s) 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 Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 1416887:

- 1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.**

The Vesting Tentative Map proposes to subdivide a 3.87-acre site to create nine residential lots and five lettered lots and construct nine 2,542 or 2,807 square foot single family residences.

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 Vesting Tentative Map proposes to subdivide a 3.87-acre site to create nine residential lots and five lettered lots and construct nine 2,542 or 2,807 square foot single family residences. The proposed density is allowed by the existing RS-1-7 zone regulations which requires a minimum lot size of 5,000 square feet. The proposed numbered lots 1 through 9 vary in size from 7,464 to 12,921 square feet. The lettered lots have no minimum and will be owned by a homeowners association formed by the Subdivider prior to the sale of any numbered lots. The proposed subdivision complies with all the development regulations of the RS-1-7 zone, with one deviation to allow a private driveway rather than create a dedicated public right-of-way in the subdivision, as allowed by the Planned Development Permit regulations.

3. The site is physically suitable for the type and density of development.

The Vesting Tentative Map proposes to subdivide a 3.87-acre site to create nine residential lots and five lettered lots and construct nine 2,542 or 2,807 square foot single family residences. The proposed density is allowed by the existing RS-1-7 zone regulations which requires a minimum lot size of 5,000 square feet. The proposed development lots 1 through 9 vary in size from 7,464 to 12,921 square feet. The lettered lots have no minimum and will be owned by a homeowners association formed by the Subdivider.

Significant portions of the site have been previously graded pursuant to prior construction permit approvals issued for the adjacent subdivision in the 1960's and for the widening of Regents Road. The proposed development area is largely within the areas of the site previously disturbed by these prior developments and public improvements. The applicant's consultant submitted an Preliminary Geotechnical Report, West End Single-Family Residential Development, University City Area, San Diego, California, dated April 8, 2014 and Geotechnical Addenda, dated October 20, 2014 and December 15, 2014, prepared by Advanced Geotechnical Solutions, Inc. and a Preliminary Hydrology Study and Preliminary Water Quality Technical Report prepared by Nasland Engineering dated April 17, 2015 and April 22, 2015, respectively, and a Biological Letter Report, prepared by Helix Environmental Planning, dated April 4, 2014, an Acoustical Assessment prepared by Dudek, dated April 4, 2014, all which find the site is physically suitable for the type and density of the proposed development. Therefore, the site is physically suitable for the type and density of the development.

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.

The Vesting Tentative Map proposes to subdivide a 3.87-acre site to create nine residential lots and five lettered lots and construct nine 2,542 or 2,807 square foot single family residences.

The Vesting Tentative Map development area is within previously graded area pursuant to prior construction permit approvals issued for the adjacent subdivision in the 1960's and for the widening of Regents Road. A minimal amount of impact to environmentally sensitive lands will occur as the site has been previously graded pursuant to prior construction permit approvals. There are no watercourses on or adjacent to the proposed project site. Therefore, the proposed subdivision will not cause substantial environmental damage or substantially 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.

The Vesting Tentative Map proposes to subdivide a 3.87-acre site to create nine residential lots and five lettered lots and construct nine 2,542 or 2,807 square foot single family residences.

The proposed Vesting Tentative Map has been designed to conform with the City of San Diego's codes, policies, and regulations whose primary purpose is the protection of the public's health, safety and welfare. The West End project has been determined to be consistent with the University Community Plan, the California Environmental Quality Act, the City's land development regulations and all adopted relevant City Council policies. In addition, prior to construction of the subject property, construction permit drawings will be reviewed to achieve conformance with the California Uniform Building Code and other California related to plumbing, fire, mechanical and structural codes to assure that structural, mechanical, electrical, plumbing, and access components of the project are designed and constructed to protect the public's 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.

The Vesting Tentative Map proposes to subdivide a 3.87-acre site to create nine residential lots and five lettered lots and construct nine 2,542 or 2,807 square foot single family residences.

The design of the Vesting Tentative Map provides for a network of private easements that will be granted to a Homeowners' Association whereby all ingress and egress improvements will be privately owned and maintained by the Homeowners' Association. There are no easements acquired by the public at large for access through or use of property within the proposed subdivision. Therefore no conflict will result which would negatively affect 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.

The Vesting Tentative Map proposes to subdivide a 3.87-acre site to create nine residential lots and five lettered lots and construct nine 2,542 or 2,807 square foot single family residences.

The Vesting Tentative Map will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and preserving environmentally sensitive lands. Design Guidelines have been adopted for the future construction of the dwelling units and these Design Guidelines will not impede or inhibit any future passive or natural heating and cooling opportunities. Within the proposed subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

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.

The Vesting Tentative Map proposes to subdivide a 3.87-acre site to create nine residential lots and five lettered lots and construct nine 2,542 or 2,807 square foot single family residences.

The project site is located in the University Community Plan area. The University Community Plan Land Use map designates the site for Single Family Residential Development at a density range of five to ten dwelling units per acre. University Community Plan Section F4 of the Residential Element provides specific guidelines for development of the subject site. As identified in Section F4, the site is identified as Parcel E in Figure 30 and is not to exceed five dwelling units per net acre. The proposed residential development at nine dwelling units over a 3.87 acre site would be consistent with the UCP restriction of development not to exceed five dwelling units per net acre. The Subdivider will pay an affordable housing fee pursuant to the City's Inclusionary Housing Ordinance.

The Vesting Tentative Map is consistent with the needs for public facilities in the community. The project design has taken into account the best use of the land to minimize grading and preserve sensitive lands. The decision maker has determined the effects of the proposed subdivision on the housing needs of the region will create a positive effect. Furthermore the decision maker has determined those needs are balanced against the needs for public services and the available fiscal and environmental resources and found the proposed subdivision is consistent with 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 anticipated for the Black Mountain Ranch Subarea Plan area.

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 Planning Commission, Vesting Tentative Map No. 1416887 is hereby granted to ALEGRIA

WEST END PROPERTIES LLC, a California limited liability company, Subdivider, subject to the attached conditions which are made a part of this resolution by this reference.

By

John S. Fisher
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24004625

DRAFT

PLANNING COMMISSION RESOLUTION NUMBER PC-
PLANNED DEVELOPMENT PERMIT NO. 1302049 and
SITE DEVELOPMENT PERMIT NO. 1302050
WEST END PROJECT NO. 368100 - [MMRP]

WHEREAS, ALEGRIA WEST END PROPERTIES LLC, a California limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to allow a subdivision to create nine residential lots and five lettered lots and construct nine 2,542 square foot single family residences (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1302049 and 1302050), on portions of a 3.87-acre site;

WHEREAS, the project site is located at the approximately southerly terminus of Renault Way in the RS-1-7 zone of the University Community Plan area;

WHEREAS, the project site is legally described as Lot 511 of University City Unit No. 5, according to Map thereof No. 4763, filed May 12, 1961;

WHEREAS, on June 18, 2015, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1302049 and Site Development Permit No. 1302050 pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated June 18, 2015.

FINDINGS:

Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits

1. The proposed development will not adversely affect the applicable land use plan. The West End project (Project) proposes to subdivide a 3.87 acre site into nine residential lots and five lettered lots and construct a nine unit single family development. The Project site is located in the University Community Plan area. The University Community Plan Land Use map designates the site for Single Family Residential Development at a density range of five to nine dwelling units per acre. The University Community Plan Section F4 of the Residential Element provides specific guidelines for development of

the subject site. As identified in Section F4 of the University Community Plan Residential Element, the subject site is identified as Parcel E in Figure 30 and is not to exceed five dwelling units per net acre. Section F4 also states a Planned Residential Development Permit shall be required for development of this site. Since the Zoning Code Update in the year 2000 Planned Residential Development's are now identified in the Zoning Code as Planned Development Permits and are meant to ensure consistency with community plan policies. The proposed residential development at nine dwelling units over a 3.87 acre site would be consistent with the University Community Plan restriction of development not to exceed five dwelling units per net acre.

Regents Road, from Governor Drive to State Route 52, is classified as a four-lane major roadway in the University Community Plan Transportation Element. Consistent with the City of San Diego Street Design Manual, a four-lane major roadway includes an urban parkway configuration identified as U-4 (b). This configuration requires a minimum five-foot wide sidewalk within a fourteen-foot wide parkway along the project frontage on Regents Road. The Project is consistent with this standard and policy.

The Project will create a development compatible with the existing residential scale of the surrounding neighborhood by constructing structures less than the maximum height limit allowed and will be compatible with the existing bulk and scale of the surrounding newer single family residences. By complying with the height limits and surrounding scale, the Project will promote good design and will create harmonious visual relationship and transitions between new and older structures in the neighborhood. Therefore, in consideration of all the foregoing, the proposed Project will not adversely affect the University Community Plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The West End project (Project) proposes to subdivide a 3.87 acre site into nine residential lots and five lettered lots and construct a nine unit single family development. The Project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the project for this site contains specific conditions addressing the project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls, the review of all construction plans by professional staff to determine construction will comply with all regulations and the inspection of construction to assure construction permits are implemented in accordance with the approved plans and the final construction will comply with all regulations. These requirements will assure the continued health, safety and general welfare of persons residing or working in the area.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code. The West End project (Project) proposes to subdivide a 3.87 acre site into nine residential lots and five lettered lots and construct a nine unit single family development.

While the Project complies with the majority of the development regulations of the applicable zone the Project requires one deviation relative to the required minimum street frontage of the RS-1-7 zone, as allowed by the Planned Development Permit regulations. The deviation is required where a development

proposes a private driveway rather than a public street. The requirement for physical access to the proposed lots is met by the private driveway and the requirement for street frontage may be waived through the Planned Development Permit regulations with the approval of a Planned Development Permit.

The purpose of the Planned Development Permit regulations is to provide flexibility in the application of development regulations for projects where strict application of the base zone development regulations would restrict design options and result in a less desirable project. The intent of the Planned Development Permit regulations is to accommodate, to the greatest extent possible, an equitable balance of development types, intensities, styles, site constraints, project amenities, public improvements, and community and City benefits. Taken together these deviations will create a more desirable project that is clearly distinguishable from surrounding communities than would be achieved by strict conformance with the development regulations of the applicable zone.

In accordance with the purpose of the Planned Development Permit regulations, deviations from the applicable base zone development regulations may be requested in order to provide flexibility in achieving a zone-equivalent project design that will be consistent with the intent of the base zone. The Project is consistent with the criteria for development design which states: (1) The overall development design should be comprehensive and should demonstrate the relationships of the proposed development on-site with existing development off-site, (2) The scale of the project should be consistent with the neighborhood scale as represented by the dominant development pattern in the surrounding area or as otherwise specified in the applicable land use Plan, (3) Buildings, structures, and facilities on the premises should be well integrated into, oriented towards, and related to, the topographic and natural features of the site, (4) Proposed developments should avoid repetitious development patterns that are inconsistent with the goals of the applicable land use plan, (5) Buildings should avoid an overwhelming or dominating appearance as compared to adjacent structures and development patterns. Abrupt differences in scale between large commercial buildings and adjacent residential areas should be avoided. Instead, gradual transitions in building scale should be incorporated, (6) Larger structures should be designed to reduce actual or apparent bulk. This can be achieved by using pitched roof designs, separating large surface masses through changes in exterior treatment, or other architectural techniques, (7) To the greatest extent possible, landscaping should be used to soften the appearance of blank walls and building edges and enhance the pedestrian scale of the development, (8) Elements such as curbside landscaping, varied setbacks, and enhanced paving should be used to enhance the visual appearance of the development, (9) Roof forms should be consistent in material, design, and appearance with existing structures in the surrounding neighborhood. Plant materials and other design features should be used to define and enhance the appearance of roof spaces, especially flat roofs that are visible from higher elevations, and (10) Building material and color palettes should be consistent with applicable guidelines in the applicable land use plan, if provided. The Project is consistent with each of the nine criteria for development design of the Planned Development Permit regulations.

The site is topographically steep making development and access via a public street designed and constructed to the adopted Street Design Manual very difficult. Furthermore, the site has no permanent access rights from Regents Road and was planned to take permanent access from the adjacent single family neighborhood's street system. The difference in elevation between Renault Way and the more developable portion of the site is approximately thirty-five vertical feet. In keeping with the purpose and intent of the Planned Development Permit regulations to provide flexibility in the application of development regulations for projects where strict application of the base zone development regulations would restrict design options and result in a less desirable project, the use of a private street to provide

access into the site is preferred and requires the approval of a deviation from the Land Development Code Section §131.0431 Development Regulations Table of Residential Zones, Table 131-04D which requires each lot to have street frontage. Without a public street the proposed lots have no street frontage and do not meet this requirement of the Land Development Code. The Planned Development Permit process is the proper vehicle to request deviations where the topographic constraints of the site dictate a design response which requires flexibility. The one deviation requested is reasonable and will result in a better project in keeping with the purpose and intent of the Planned Development Permit regulations. More specifically the deviation is as follows:

<u>Deviation</u>	<u>RS-1-7 Zone</u>	<u>Proposed</u>
• Minimum Street Frontage	50'	None (private driveway)

Considering the proposed design, even with the one deviation, the Project will create a more desirable neighborhood that is clearly distinguishable from surrounding communities than would be achieved by strict conformance with the development regulations of the applicable zone.

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. **The proposed development will not adversely affect the applicable land use plan.** The West End project (Project) proposes to subdivide a 3.87 acre site into nine residential lots and five lettered lots and construct a nine unit single family development. The Project site is located in the University Community Plan area. The University Community Plan Land Use map designates the site for Single Family Residential Development at a density range of five to nine dwelling units per acre. The University Community Plan Section F4 of the Residential Element provides specific guidelines for development of the subject site. As identified in Section F4 of the University Community Plan Residential Element, the subject site is identified as Parcel E in Figure 30 and is not to exceed five dwelling units per net acre. For additional information, see Planned Development Permit Finding No. 1 above.

2. **The proposed development will not be detrimental to the public health, safety, and welfare.** The West End project (Project) proposes to subdivide a 3.87 acre site into nine residential lots and five lettered lots and construct a nine unit single family development. The Project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the project for this site contains specific conditions addressing the project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. For additional information, see Planned Development Permit Finding No. 2 above.

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 West End project (Project) proposes to subdivide a 3.87 acre site into nine residential lots and five lettered lots and construct a nine unit single family development. The purpose of the Planned Development Permit regulations is to provide flexibility in the application of development regulations for projects where strict application of the base zone development regulations would restrict design options and result in a less desirable project. The intent of the Planned Development Permit regulations is to accommodate, to the greatest extent possible, an equitable balance of development types, intensities,

styles, site constraints, project amenities, public improvements, and community and City benefits. For additional information, see Planned Development Permit Finding No. 3 above.

B. Supplemental Findings--Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands. The West End project (Project) proposes to subdivide a 3.87 acre site into nine residential lots and five lettered lots and construct a nine unit single family development.

The entire site was previously graded pursuant to prior construction permit approvals issued for the adjacent subdivision in the 1960's and for the widening of Regents Road. The proposed development area is largely within the areas of the site previously disturbed by these prior developments and public improvements. The applicant's consultant submitted a Preliminary Geotechnical Report, West End Single-Family Residential Development, University City Area, San Diego, California, dated April 8, 2014 and Geotechnical Addenda, dated October 20, 2014 and December 15, 2014, prepared by Advanced Geotechnical Solutions, Inc. and a Preliminary Hydrology Study and Preliminary Water Quality Technical Report prepared by Nasland Engineering dated April 17, 2015 and April 22, 2015, respectively, and an Acoustical Assessment prepared by Dudek, dated April 4, 2014. A Biological Letter Report, prepared by Helix Environmental Planning, dated April 4, 2014, concluded the Project requires 0.6 acres of mitigation for impacts to Coastal sage-chaparral scrub and Diegan coastal sage scrub.

With the incorporation of the mitigation measures, the strategic use of retaining walls, reduction of driveway widths, minimization of curve radii, and planting of slopes with native and drought tolerant plant materials, the Project will result the minimum disturbance of environmentally sensitive lands and will not adversely affect environmentally sensitive lands. The conclusions of all the technical reports find the site is physically suitable for the type and density of the proposed development. All impacts created by the Project will be mitigated at the appropriate ratios in accordance with the City's adopted Biology Guidelines. The Owner/Permittee has agreed to all conditions in the Mitigation Monitoring and Reporting Program and the City will monitor compliance with these conditions. Therefore, the site is physically suitable for the type and density of the development.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. The West End project (Project) proposes to subdivide a 3.87 acre site into nine residential lots and five lettered lots and construct a nine unit single family development.

The Project will not result in undue or significant risks from geologic forces based on the review of geotechnical reports provided by the geotechnical consultant and Project design measures. Additional geotechnical review meeting City performance standards will be provided with the construction applications and plans for the improvement of the site in accordance with City regulations.

The entire site was previously graded prior to 1964 and the additional grading proposed will meet all regulations of the Municipal Code. All slopes created by the Project will be stabilized and planted with landscaping to prevent erosional forces. The site is not within a flood hazard area.

The Project site does not contain a significant amount of vegetation which would generate a wildfire risk and will not result in undue or significant risks from fire hazards. The site conditions do not require a

Brush Management Plan in connection with the development of the site. Fire protection with respect to finished landscaping and required fire protection water supplies will be provided. Therefore, the Project will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. The West End project (Project) proposes to subdivide a 3.87 acre site into nine residential lots and five lettered lots and construct a nine unit single family development.

Significant portions of the site have been previously graded pursuant to prior construction permit approvals issued for the adjacent subdivision in the 1960's and for the widening of Regents Road. The proposed development area is within the area of the site previously disturbed by prior developments and public improvements. The site is not located in or adjacent to the Multiple Habitat Planning Area or any other adjacent environmentally sensitive lands. The Project has been sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. The West End project (Project) proposes to subdivide a 3.87 acre site into nine residential lots and five lettered lots and construct a nine unit single family development.

The site is not located in or adjacent to the Multiple Habitat Planning Area or any other adjacent environmentally sensitive lands. The Project has been sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. The West End project (Project) proposes to subdivide a 3.87 acre site into nine residential lots and five lettered lots and construct a nine unit single family development.

The proposed development is located approximately 2.75 miles inland from the Pacific Ocean, public beaches and local shoreline. The Project will not contribute to erosion of public beaches or adversely affect shoreline sand supply. The Project will include BMPs in compliance with local and state regulations to ensure downstream hydrology and water quality is not significantly affected. Specifically, detention/desiltation basins will be provided on-site to reduce surface water runoff and reduce water runoff velocities to the extent water runoff might increase downstream siltation and contribute to the erosion of public beaches or adversely affect local shoreline sand supply. Therefore, the Project will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development. The West End project (Project) proposes to subdivide a 3.87 acre site into nine residential lots and five lettered lots and construct a nine unit single family development.

A site specific impact analysis was prepared for the Project that identifies the Project design features and a Mitigation Monitoring and Reporting Program, which when combined with implementation of the federal, state, and local rules and regulations and the Project's permit conditions are reasonably related to

and are calculated to alleviate negative impacts created by the proposed development. The Mitigation Monitoring and Reporting Program requires mitigation to address potential impacts to Biological Resources, Land Use/Noise and Paleontological Resources. In addition, all mitigation measures identified in the Mitigated Negative Declaration No. 368100 associated with the Project have been adopted and are incorporated into the conditions of approval. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1302049 and Site Development Permit No. 1302050 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1302049 and 1302050, a copy of which is attached hereto and made a part hereof.

John S. Fisher
Development Project Manager
Development Services

Adopted on: June 18, 2015

Job Order No. 24004625

PLANNING COMMISSION
CONDITIONS FOR VESTING TENTATIVE MAP NO. 1416887

WEST END - PROJECT NO. 368100 [MMRP]

ADOPTED BY PLANNING COMMISSION RESOLUTION NO. PC-_____
ON _____

GENERAL

1. This Vesting Tentative Map will expire July 3, 2018.
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 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 there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Final Map shall conform to the provisions of Planned Development Permit No. 1302049 and Site Development Permit No. 1302050.
5. 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. 368100
VTM No. 1416887

ENGINEERING

6. The Vesting Tentative Map shall comply with the conditions of the Planned Development Permit No. 1302049 and Site Development Permit No. 1302049.
7. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
8. 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.
9. 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.
10. 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

11. "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].
12. "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."
13. The Final Map shall:

Project No. 368100
VTM No. 1416887

- 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.

PUBLIC UTILITIES

14. Prior to recordation of the Final Map, all public water facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.
15. Prior to recordation of the Final Map, the Subdivider shall grant a minimum twenty-foot water easement for the required eight-inch public water main in Renault Way in the private driveway in favor of the City of San Diego, satisfactory to the Public Utilities Director and the City Engineer.
16. Prior to recordation of the Final Map, the Subdivider shall grant an additional ten-foot easement for sewer purposes, five-feet on each side, to the existing ten-foot sewer easement per Map No. 4763, satisfactory to the Public Utilities Director and the City Engineer.

GEOLOGY

17. 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.

PLANNING

18. Prior to recordation of the Final Map, the Subdivider shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit “A” for Biological Resources, in accordance with San Diego

Municipal Code section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands that will be preserved as shown on Exhibit "A."

TRANSPORTATION

19. The Subdivider shall dedicate five feet of right-of-way and construct a five-foot wide non-contiguous sidewalk within a fourteen-foot curb to property line distance along Regents Road, satisfactory to the City Engineer.
20. The Subdivider shall relinquish all access rights along Regents Road, to the satisfaction of the City Engineer.

INFORMATION:

- The approval of this Vesting Tentative Map by the Planning Commission of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 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 (San Diego Municipal Code § 142.0607.

Internal Order No. 24004625

DRAFT

Project No. 368100
VTM No. 1416887

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004625

PLANNED DEVELOPMENT PERMIT NO. 1302049 and
SITE DEVELOPMENT PERMIT NO. 1302050
WEST END PROJECT NO. 368100
PLANNING COMMISSION

This Planned Development Permit No. 1302049 and Site Development Permit No. 1302050 is granted by the Planning Commission of the City of San Diego to ALEGRIA WEST END PROPERTIES LLC, a California limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0604 and 126.0504. The 3.87-acre site is located at the approximately southerly terminus of Renault Way in the RS-1-7 zone of the University Community Plan area. The project site is legally described as Lot 511 of University City Unit No. 5, according to Map thereof No. 4763, filed May 12, 1961.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to allow a subdivision to create nine residential lots and five lettered lots and to construct nine 2,542 or 2,807 square foot single family residences described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 18, 2015, on file in the Development Services Department.

The project shall include:

- a. A subdivision to create nine residential lots and five lettered lots and to construct nine 2,542 or 2,807 square foot single family residences;
- b. One deviation is approved, specifically described as:

<u>Deviation</u>	<u>RS-1-7 Zone</u>	<u>Allowed</u>
• Minimum Street Frontage	50'	None (private driveway)

- c. Landscaping (planting, irrigation and landscape related improvements);

- d. Off-street parking; and
- e. 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 July 3, 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 signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. 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. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species

Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

8. 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.

9. 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.

10. 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.

11. 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.

12. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants 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:

13. 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.

14. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 368100, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 368100, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- Biological Resources**
- Land Use/Noise**
- Paleontological Resources**

AFFORDABLE HOUSING REQUIREMENTS:

16. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

ENGINEERING REQUIREMENTS:

17. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
18. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
19. Prior to the issuance of any construction permit, the Water Quality Technical Report will be subject to final review and approval by the City Engineer.
20. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
21. Prior to the issuance of any building permits, 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.
22. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-00090DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2007-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, 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.
23. 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.

PLANNING/DESIGN REQUIREMENTS:

24. Owner/Permittee shall maintain a minimum of two off-street parking spaces on each residential lot and no less than six parking spaces within lot "D" on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

25. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

26. Prior to issuance of any construction permit, the Owner/Permittee shall execute a covenant of easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises, as shown Exhibit "A," for Biological Resources, in accordance with SDMC section 143.0152. The covenant of easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands, as shown on Exhibit "A."

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

28. The Owner/Permittee shall post a copy of each approved discretionary Permit and Vesting Tentative Map in its sales office for consideration by each prospective buyer.

29. 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.

30. The Planned Development Permit No. 1302049 and Site Development Permit No. 1302050 shall conform to the provisions of Vesting Tentative Map No. 1416887.

LANDSCAPE REQUIREMENTS:

31. Prior to issuance of public improvement plans, landscape construction plans consistent with this development permit shall be submitted for approval. Improvement plans shall take into account a forty square foot area around each required tree which is unencumbered by utilities.

32. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees. In the event that the Landscape Plan and the Public Improvement Plan conflict, the Public Improvement Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A."

33. Prior to building permit issuance, landscape and irrigation plans substantially conforming to Exhibit "A" shall be submitted to the Development Services Department for approval.

34. Any existing landscape to remain, as indicated on the approved plans, that is damaged during construction shall be replaced in kind to the satisfaction of the Development Services Department within 30 days of damage or final inspection.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

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

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

37. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.

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

39. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

40. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the abandonment of the existing four inch water main in Renault Way.

41. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of an eight-inch public water main in Renault Way to serve the subject project.

42. Prior to issuance of any building permits, the Owner/Permittee shall obtain Encroachment and Maintenance Removal Agreement for proposed improvements of any kind, including utilities, medians, landscaping, enriched paving, curb, gutter and sidewalk, and electrical conduits to be installed within the public right-of-way or easement. All conduits shall be ten feet away from the water main.

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 Planning Commission of the City of San Diego on June 18, 2015 by Resolution No. PC-X.

DRAFT

Permit Type/PTS Approval No.: PDP No. 1302049/SDP No. 1302050
Date of Approval: June 18, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

John S. Fisher
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.**

ALEGRIA WEST END PROPERTIES LLC,
a California limited liability company
Owner/Permittee

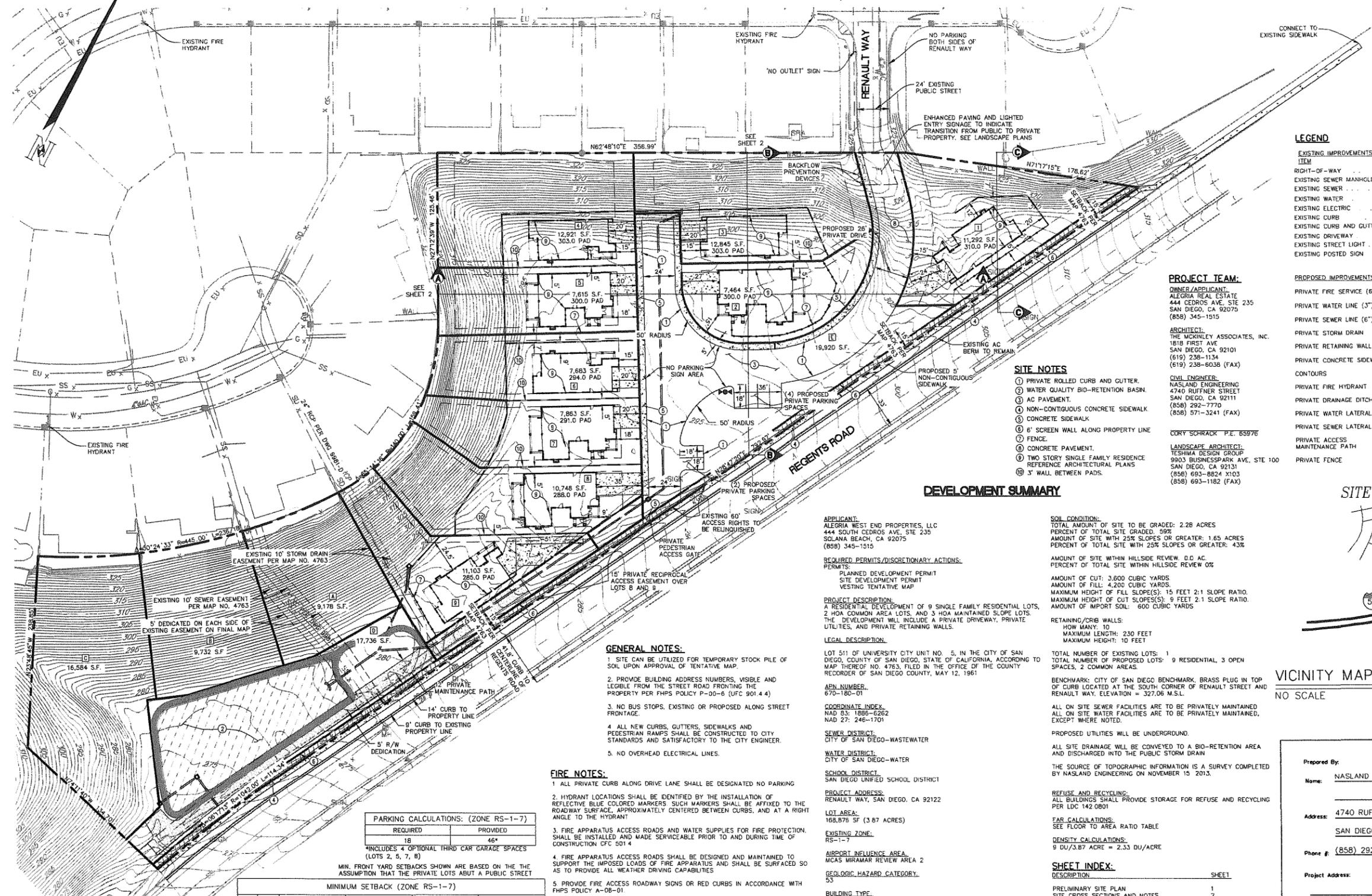
By _____
Bradley J. Tuck
Chief Operating Officer

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

SITE PLAN/FIRE ACCESS PLAN WEST END

CITY OF SAN DIEGO, CALIFORNIA

LOT	LOT AREA	BUILDING SF	FAR	MAX. FAR
1	11,292	2,542	0.23	0.60
2	7,464	2,807	0.38	0.60
3	12,845	2,542	0.20	0.60
4	12,921	2,542	0.20	0.60
5	7,615	2,807	0.37	0.60
6	7,683	2,542	0.33	0.60
7	7,863	2,807	0.36	0.60
8	10,748	2,807	0.26	0.60
9	11,103	2,542	0.23	0.60



EXISTING IMPROVEMENTS ITEM	SYMBOL
RIGHT-OF-WAY	---
EXISTING SEWER MANHOLE	⊙
EXISTING SEWER	—S—
EXISTING WATER	—W—
EXISTING ELECTRIC	—E—
EXISTING CURB	—C—
EXISTING CURB AND GUTTER	—CG—
EXISTING DRIVEWAY	—D—
EXISTING STREET LIGHT	⊙
EXISTING POSTED SIGN	⊙

PRIVATE FIRE SERVICE (6")	—FS—
PRIVATE WATER LINE (3")	—W—
PRIVATE SEWER LINE (6")	—S—
PRIVATE STORM DRAIN	—SD—
PRIVATE RETAINING WALL	—RW—
PRIVATE CONCRETE SIDEWALK/DRIVEWAY	—310—
CONTOURS	—C—
PRIVATE FIRE HYDRANT	⊙
PRIVATE DRAINAGE DITCH	—D—
PRIVATE WATER LATERAL	—WL—
PRIVATE SEWER LATERAL	—SL—
PRIVATE ACCESS MAINTENANCE PATH	—AMP—
PRIVATE FENCE	—F—

PROJECT TEAM:
OWNER/DEVELOPER:
ALEGRIA REAL ESTATE
444 CEDROS AVE, STE 235
SAN DIEGO, CA 92075
(858) 345-1515
ARCHITECT:
THE MCKINLEY ASSOCIATES, INC.
1818 FIRST AVE
SAN DIEGO, CA 92101
(619) 238-1134
(619) 238-6038 (FAX)
CIVIL ENGINEER:
NASLAND ENGINEERING
4740 RUFFNER STREET
SAN DIEGO, CA 92111
(858) 292-7770
(858) 571-3241 (FAX)
LANDSCAPE ARCHITECT:
TESHMA DESIGN GROUP
3903 BUSINESSPARK AVE, STE 100
SAN DIEGO, CA 92131
(858) 693-8824 X103
(858) 693-1182 (FAX)
CORY SCHRACK P.E. 65876

- SITE NOTES**
- PRIVATE ROLLED CURB AND GUTTER.
 - WATER QUALITY BIO-RETENTION BASIN.
 - AC PAVEMENT.
 - NON-CONTIGUOUS CONCRETE SIDEWALK.
 - CONCRETE SIDEWALK.
 - SCREEN WALL ALONG PROPERTY LINE.
 - FENCE.
 - CONCRETE PAVEMENT.
 - TWO STORY SINGLE FAMILY RESIDENCE REFERENCE ARCHITECTURAL PLANS.
 - 3' WALL BETWEEN PADS.

DEVELOPMENT SUMMARY

APPLICANT:
ALEGRIA WEST END PROPERTIES, LLC
444 SOUTH CEDROS AVE, STE 235
SOLANA BEACH, CA 92075
(858) 345-1515

REQUIRED PERMITS/DISCRETIONARY ACTIONS:
PERMITS:
PLANNED DEVELOPMENT PERMIT
SITE DEVELOPMENT PERMIT
VESTING TENTATIVE MAP

PROJECT DESCRIPTION:
A RESIDENTIAL DEVELOPMENT OF 9 SINGLE FAMILY RESIDENTIAL LOTS, 2 HOA COMMON AREA LOTS, AND 3 HOA MAINTAINED SLOPE LOTS. THE DEVELOPMENT WILL INCLUDE A PRIVATE DRIVEWAY, PRIVATE UTILITIES, AND PRIVATE RETAINING WALLS.

LEGAL DESCRIPTION:
LOT 511 OF UNIVERSITY CITY UNIT NO. 5, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4763, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 12, 1961

APN NUMBER:
670-180-01

COORDINATE INDEX:
NAD 83 1886-6262
NAD 27: 246-1701

SEWER DISTRICT:
CITY OF SAN DIEGO-WASTEWATER

WATER DISTRICT:
CITY OF SAN DIEGO-WATER

SCHOOL DISTRICT:
SAN DIEGO UNIFIED SCHOOL DISTRICT

PROJECT ADDRESS:
RENAULT WAY, SAN DIEGO, CA 92122

LOT AREA:
168,876 SF (3.87 ACRES)

EXISTING ZONE:
RS-1-7

AIRPORT INFLUENCE AREA:
MCAS MIRAMAR REVIEW AREA 2

GEOLOGIC HAZARD CATEGORY:
53

BUILDING TYPE:
TYPE FIVE, NON-RATED NFPA 13D SPRINKLERS

OCCUPANCY TYPE:
TYPE R-3

SOIL CONDITION:
TOTAL AMOUNT OF SITE TO BE GRADED: 2.28 ACRES
PERCENT OF TOTAL SITE GRADED: 59%
AMOUNT OF SITE WITH 25% SLOPES OR GREATER: 1.65 ACRES
PERCENT OF TOTAL SITE WITH 25% SLOPES OR GREATER: 43%

AMOUNT OF SITE WITHIN HILLSIDE REVIEW, D.C. AC:
PERCENT OF TOTAL SITE WITHIN HILLSIDE REVIEW 0%

AMOUNT OF CUT: 3,600 CUBIC YARDS
AMOUNT OF FILL: 4,200 CUBIC YARDS
MAXIMUM HEIGHT OF FILL SLOPES: 15 FEET 2:1 SLOPE RATIO.
MAXIMUM HEIGHT OF CUT SLOPES: 9 FEET 2:1 SLOPE RATIO.
AMOUNT OF IMPORT SOIL: 600 CUBIC YARDS

RETAINING/CORB WALLS:
HOW MANY: 10
MAXIMUM LENGTH: 230 FEET
MAXIMUM HEIGHT: 10 FEET

TOTAL NUMBER OF EXISTING LOTS: 1
TOTAL NUMBER OF PROPOSED LOTS: 9 RESIDENTIAL, 3 OPEN SPACES, 2 COMMON AREAS.

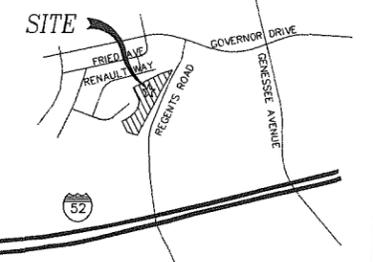
BENCHMARK: CITY OF SAN DIEGO BENCHMARK, BRASS PLUG IN TOP OF CURB LOCATED AT THE SOUTH CORNER OF RENault STREET AND RENault WAY. ELEVATION = 327.06 M.S.L.

ALL ON SITE SEWER FACILITIES ARE TO BE PRIVATELY MAINTAINED
ALL ON SITE WATER FACILITIES ARE TO BE PRIVATELY MAINTAINED,
EXCEPT WHERE NOTED.

PROPOSED UTILITIES WILL BE UNDERGROUND.

ALL SITE DRAINAGE WILL BE CONVEYED TO A BIO-RETENTION AREA AND DISCHARGED INTO THE PUBLIC STORM DRAIN

THE SOURCE OF TOPOGRAPHIC INFORMATION IS A SURVEY COMPLETED BY NASLAND ENGINEERING ON NOVEMBER 15, 2013.



VICINITY MAP
NO SCALE

- GENERAL NOTES:**
- SITE CAN BE UTILIZED FOR TEMPORARY STOCK PILE OF SOIL UPON APPROVAL OF TENTATIVE MAP
 - PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET ROAD FRONTING THE PROPERTY PER FHP'S POLICY P-00-6 (UFC 901.4.4)
 - NO BUS STOPS, EXISTING OR PROPOSED ALONG STREET FRONTAGE.
 - ALL NEW CURBS, GUTTERS, SIDEWALKS AND PEDESTRIAN RAMPS SHALL BE CONSTRUCTED TO CITY STANDARDS AND SATISFACTORY TO THE CITY ENGINEER.
 - NO OVERHEAD ELECTRICAL LINES.

- FIRE NOTES:**
- ALL PRIVATE CURB ALONG DRIVE LANE SHALL BE DESIGNATED NO PARKING
 - HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE BLUE COLORED MARKERS. SUCH MARKERS SHALL BE AFFIXED TO THE ROADWAY SURFACE, APPROXIMATELY CENTERED BETWEEN CURBS, AND AT A RIGHT ANGLE TO THE HYDRANT
 - FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION CFC 501.4
 - FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES
 - PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHP'S POLICY A-08-01.
 - A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS
 - WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION CFC 312
 - VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR PREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES
 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIALS ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THIS CODE. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.

PARKING CALCULATIONS: (ZONE RS-1-7)

REQUIRED	PROVIDED
18	46

INCLUDES 4 OPTIONAL THIRD CAR GARAGE SPACES (LOTS 2, 5, 7, 8)

MINIMUM SETBACK (ZONE RS-1-7)

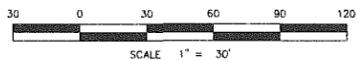
LOT	LOT WIDTH	MIN FRONT SETBACK		MIN SIDE SETBACK		MIN STREET SIDE SETBACK		MIN REAR SETBACK	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
1	113	15	15	4	5	N/A	N/A	13	13
2	54	15	15	4	5	5.4	12	13	13
3	83	15	15	4	5	N/A	N/A	13	13
4	86	15	15	4	5	N/A	N/A	13	13
5	50	15	15	4	5	N/A	N/A	13	13
6	50	15	15	4	5	N/A	N/A	13	13
7	50	15	15	4	5	N/A	N/A	13	13
8	62.5	15	15	4	5	N/A	N/A	13	13
9	55	15	15	4	5	N/A	N/A	13	13

ZONE REGULATIONS FOR RS-1-7

DEVELOPMENT REGULATIONS	REQUIRED	PROVIDED
MAX DENSITY (DU PER LOT)	1	1
MIN LOT AREA	5,000	7,464
MIN LOT FRONTAGE DIMENSIONS (FT)	50	50
MAX STRUCTURE HEIGHT (H)	24 / 30	21/26
REFUSE AND RECYCLABLE MATERIAL STORAGE (CU FT)	240	240



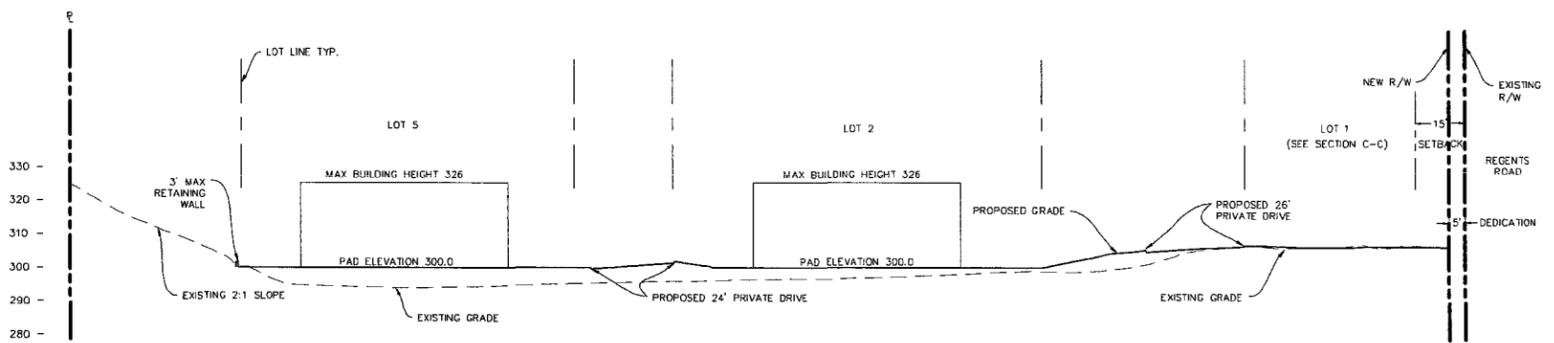
PLAN DATE IDENTIFIER
DATE OF LAST REVISION: 04/27/2015
DATE OF THIS PLAN: 05/26/2015



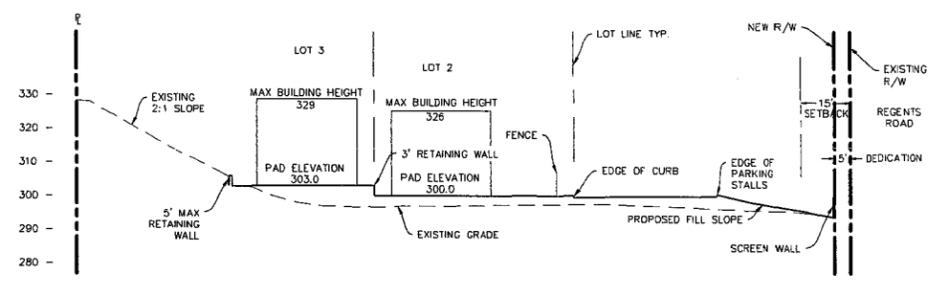
Nasland Civil Engineering
4740 Ruffner Street
San Diego, CA 92111
nasland.com
T (858) 292-7770

Prepared By:	Revision 11:
Name: NASLAND ENGINEERING	Revision 10:
Address: 4740 RUFFNER STREET SAN DIEGO, CA 92111	Revision 9:
Phone #: (858) 292-7770	Revision 8:
Project Address:	Revision 7:
RENAULT WAY SAN DIEGO, CA 92122	Revision 6: 04/27/15
Project Name:	Revision 5: 02/09/15
WEST END	Revision 4: 12/17/14
Sheet Title:	Revision 3: 11/06/14
SITE PLAN	Revision 2: 07/01/14
	Revision 1: 06/05/14
	Original Date: 04/11/14
	Sheet: 1 OF 20
	DEPG: PTS # 368100

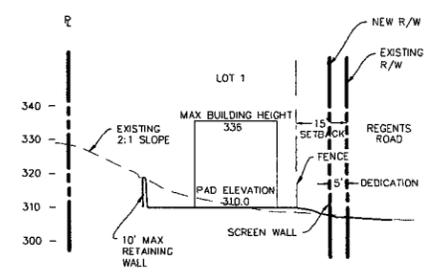
SITE CROSS SECTIONS
WEST END
 CITY OF SAN DIEGO, CALIFORNIA



SECTION A-A
 HORIZ. VERT. 1" = 20'
 SEE SHEET 1 FOR SECTION LOCATION
 *NOTE: REFER TO ARCHITECTURE PLANS FOR BUILDING ELEVATIONS



SECTION B-B
 HORIZ. VERT. 1" = 20'
 SEE SHEET 1 FOR SECTION LOCATION
 *NOTE: REFER TO ARCHITECTURE PLANS FOR BUILDING ELEVATIONS



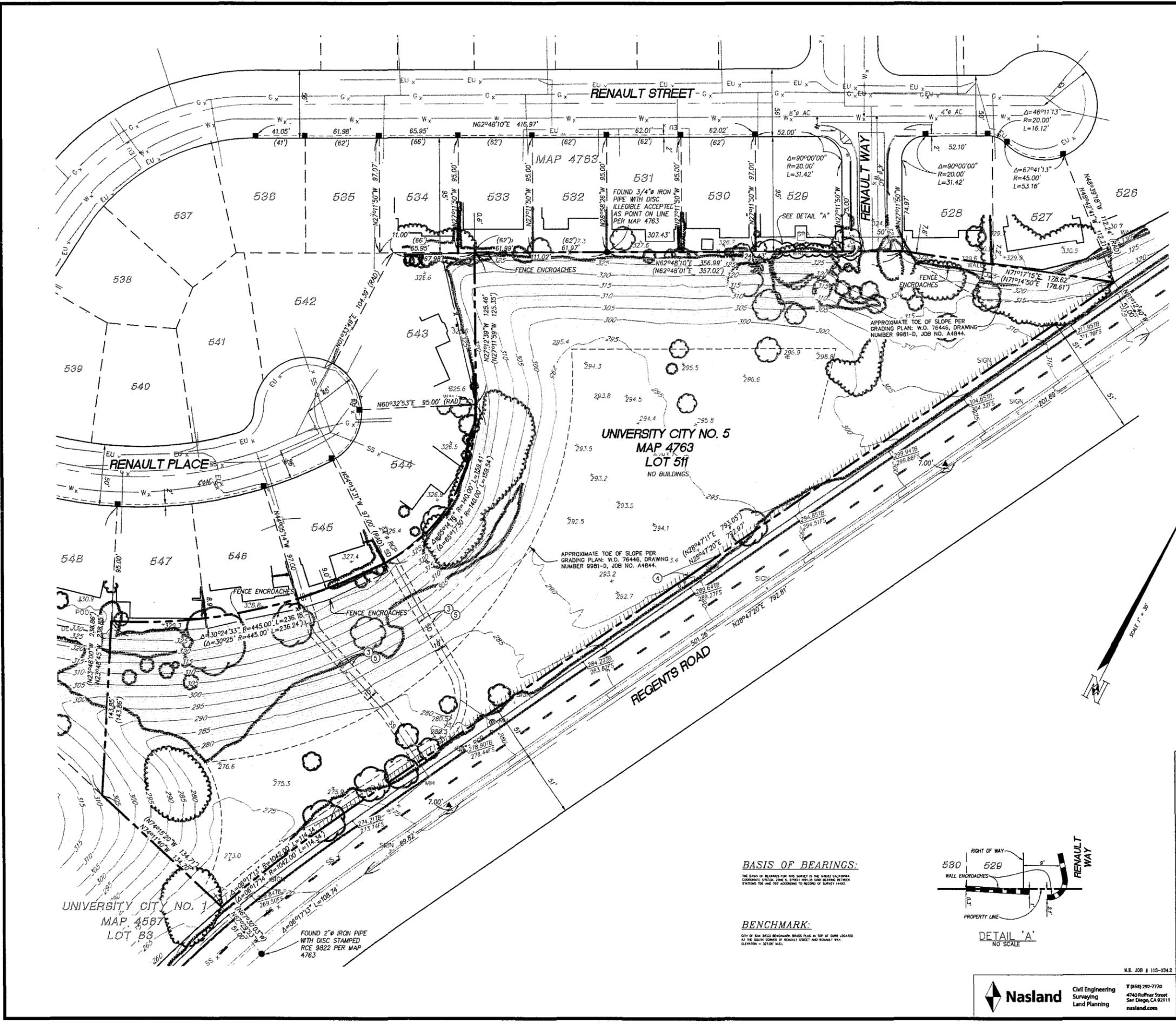
SECTION C-C
 HORIZ. VERT. 1" = 20'
 SEE SHEET 1 FOR SECTION LOCATION
 *NOTE: REFER TO ARCHITECTURE PLANS FOR BUILDING ELEVATIONS



PLAN DATE IDENTIFIER
 DATE OF LAST CORRECTION: 04/22/2015
 DATE OF THIS PRINT: 05/26/2015

Nasland Civil Engineering
 Surveying
 Land Planning
 T (858) 292-7770
 4740 Ruffner Street
 San Diego, CA 92111
 nasland.com

Prepared By:	NASLAND ENGINEERING	Revision 11:	_____
Name:	_____	Revision 10:	_____
Address:	4740 RUFFNER STREET SAN DIEGO, CA 92111	Revision 9:	_____
Phone #:	(858) 292-7770	Revision 8:	_____
Project Address:	_____	Revision 7:	_____
	RENAULT WAY	Revision 6:	04/27/15
	SAN DIEGO, CA 92122	Revision 5:	02/09/15
Project Name:	WEST END	Revision 4:	12/17/14
		Revision 3:	11/06/14
		Revision 2:	07/01/14
		Revision 1:	05/05/14
Sheet Title:	SITE CROSS SECTIONS	Original Date:	04/11/14
		Sheet:	2 OF 20
		DEP#	PTS # 368100



EXCEPTIONS

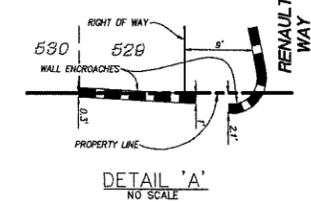
2. THE LEND OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.
3. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
 GRANTED TO: THE CITY OF SAN DIEGO
 PURPOSE: STORM DRAIN OR DRAINS, EARTH EXCAVATION AND EMBANKMENT SLOPE OR SLOPES
 RECORDED: APRIL 28, 1961 AS INSTRUMENT NO. 74179 OF OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
4. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE MAP OF SAID TRACT.
 AFFECTS: SAID LAND ADJACENT TO REGENTS ROAD EXCEPT FOR 60' OPENING, AS SHOWN ON SAID MAP.
 SAID LAND, HOWEVER, ABUTS UPON A PUBLIC THOROUGHFARE OTHER THAN THE ROAD REFERRED TO ABOVE, OVER WHICH RIGHTS OF VEHICULAR INGRESS AND EGRESS HAVE NOT BEEN RELINQUISHED.
5. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN OR AS OFFERED FOR DEDICATION ON THE RECORDED MAP SHOWN BELOW.
 MAP NO.: 4763
 EASEMENT PURPOSE: SEWER, WATER, DRAINAGE AND PUBLIC UTILITIES
 AFFECTS: AS SHOWN ON SAID MAP.
6. THE NOTE AFFECTING LOT 511 SHOWN ON MAP NO. 4763 IS AS FOLLOWS:
 ADDITIONAL WIDTH OF RIGHT OF WAY DEDICATION AND IMPROVEMENT OF REGENTS ROAD WILL BE REQUIRED FROM THE PROPERTY OWNER OF LOT 511 BEFORE ADDITIONAL PHYSICAL ACCESS TO LOT 511 CAN BE APPROVED BY THE CITY OF SAN DIEGO.
7. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
 GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
 PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
 RECORDED: JULY 12, 1961 AS INSTRUMENT NO. 119113 OF OFFICIAL RECORDS
 AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
8. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
 ENTITLED: AGREEMENT
 RECORDED: JULY 24, 1961 AS INSTRUMENT NO. 126394 OF OFFICIAL RECORDS
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
9. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
10. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/JACSA LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THIS COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
 THIS OFFICE MUST BE NOTIFIED AT LEAST 7 BUSINESS DAYS PRIOR TO THE SCHEDULED CLOSING IN ORDER TO ARRANGE FOR AN INSPECTION OF THE LAND. UPON COMPLETION OF THIS INSPECTION YOU WILL BE NOTIFIED OF THE REMOVAL OF SPECIFIC COVERAGE EXCEPTIONS AND/OR ADDITIONAL EXCEPTIONS TO COVERAGE.
11. ANY RIGHTS OF PARTIES IN POSSESSION OF SAID LAND, BASED ON ANY UNRECORDED LEASE, OR LEASES.
 THIS COMPANY WILL REQUIRE A FULL COPY OF ANY UNRECORDED LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS, AND AMENDMENTS FOR REVIEW.

FOR REFERENCE ONLY

Prepared By:	Revision 11: _____
Name:	Revision 10: _____
Address:	Revision 9: _____
Phone #:	Revision 8: _____
Project Address:	Revision 7: _____
	Revision 6: 04/27/15
	Revision 5: 02/09/15
	Revision 4: 12/17/14
	Revision 3: 11/06/14
	Revision 2: 07/01/14
	Revision 1: 06/05/14
Sheet Title:	Original Date: 04/11/14
TOPOGRAPHIC MAP	Sheet: 3 OF 20
	DEP# _____
	PTS # 368100

BASIS OF BEARINGS:
THE BASIS IS PROVIDED FOR THIS SURVEY IS THE NAD83 CALIFORNIA COORDINATE SYSTEM, ZONE 10, SPGRS 1983-10. THE BEARING BETWEEN EXISTING TIES AND THE BEARING TO RECORD OF SURVEY TIES.

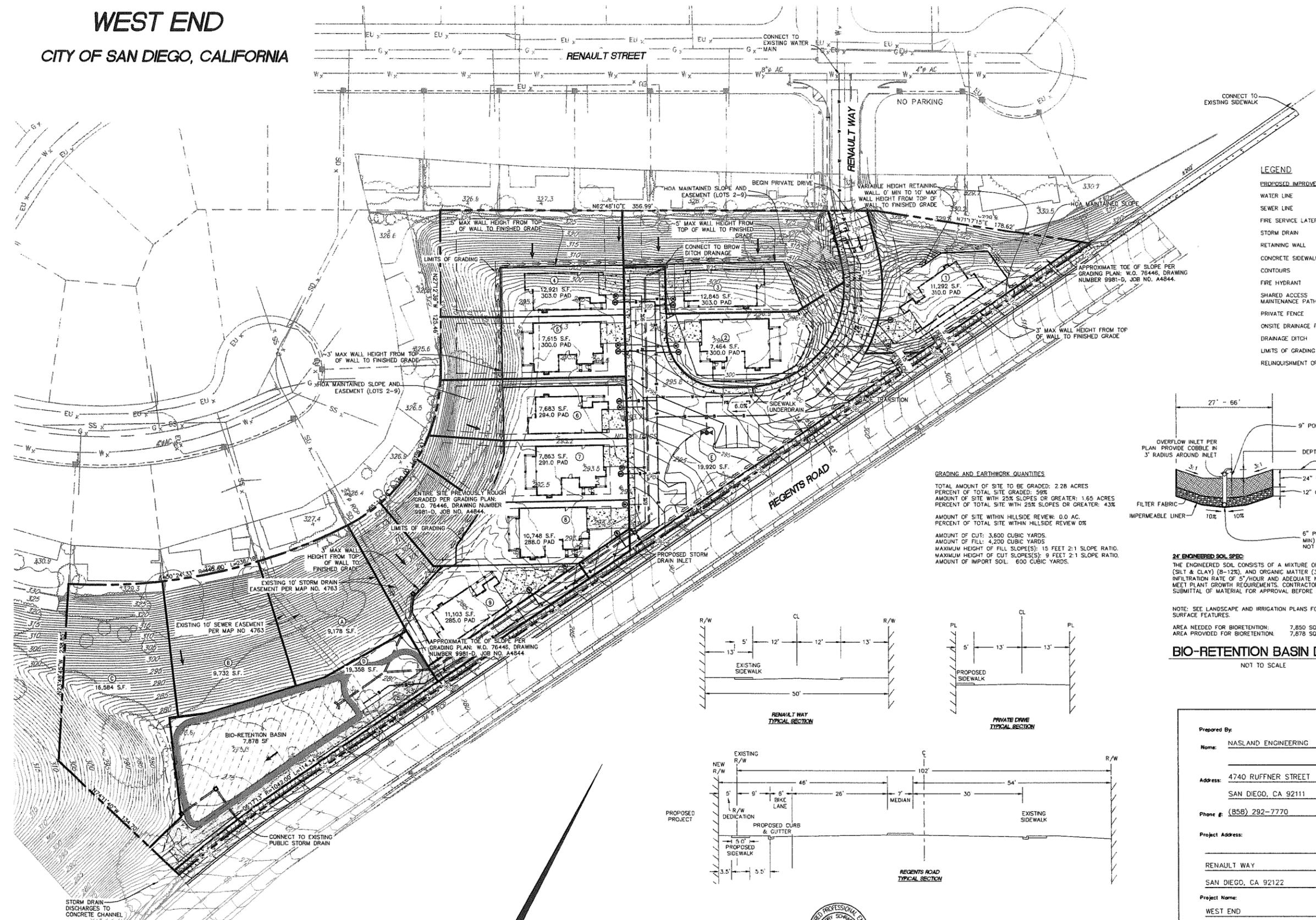
BENCHMARK:
CITY OF SAN DIEGO BENCHMARK BRASS PILE IN TOP OF CURB LOCATED AT THE SOUTH CORNER OF RENAULT STREET AND RENAULT WAY. ELEVATION = 321.61' MSL.



Nasland Civil Engineering
 Surveying
 Land Planning
 T (858) 292-7770
 4740 Ruffner Street
 San Diego, CA 92111
 nasland.com

M.E. JOB # 110-134.2

PRELIMINARY GRADING PLAN
WEST END
CITY OF SAN DIEGO, CALIFORNIA



LEGEND

PROPOSED IMPROVEMENTS

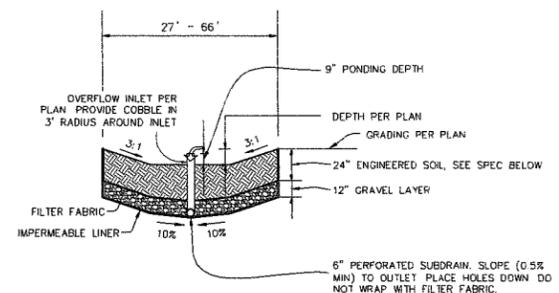
- WATER LINE — W —
- SEWER LINE — S —
- FIRE SERVICE LATERAL — FS —
- STORM DRAIN — SD —
- RETAINING WALL — RW —
- CONCRETE SIDEWALK/DRIVEWAY — CS —
- CONTOURS — 310 —
- FIRE HYDRANT — FH —
- SHARED ACCESS MAINTENANCE PATH — SMP —
- PRIVATE FENCE — PF —
- ONSITE DRAINAGE FLOW — OF —
- DRAINAGE DITCH — DD —
- LIMITS OF GRADING — LG —
- RELINQUISHMENT OF ACCESS — RA —

GRADING AND EARTHWORK QUANTITIES

TOTAL AMOUNT OF SITE TO BE GRADED: 2.28 ACRES
 PERCENT OF TOTAL SITE GRADED: 59%
 AMOUNT OF SITE WITH 25% SLOPES OR GREATER: 1.65 ACRES
 PERCENT OF TOTAL SITE WITH 25% SLOPES OR GREATER: 43%

AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0.0 AC.
 PERCENT OF TOTAL SITE WITHIN HILLSIDE REVIEW: 0%

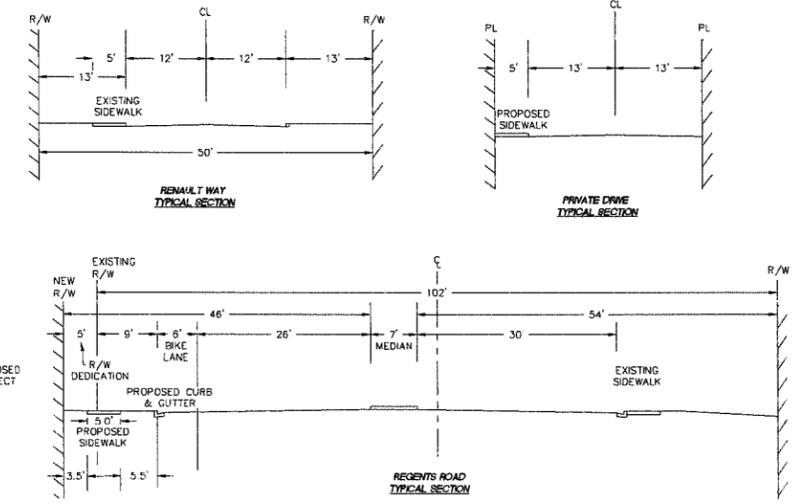
AMOUNT OF CUT: 3,600 CUBIC YARDS
 AMOUNT OF FILL: 4,200 CUBIC YARDS
 MAXIMUM HEIGHT OF FILL SLOPE(S): 15 FEET 2:1 SLOPE RATIO
 MAXIMUM HEIGHT OF CUT SLOPE(S): 9 FEET 2:1 SLOPE RATIO
 AMOUNT OF IMPORT SOIL: 600 CUBIC YARDS



**24\"/>
 THE ENGINEERED SOIL CONSISTS OF A MIXTURE OF SAND (85-88%), FINES (SILT & CLAY) (8-12%), AND ORGANIC MATTER (3-5%) (WITH A MINIMUM INFILTRATION RATE OF 5\"/>**

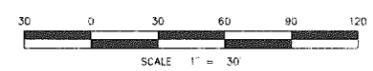
NOTE: SEE LANDSCAPE AND IRRIGATION PLANS FOR PLANTING AND SURFACE FEATURES.
 AREA NEEDED FOR BIORETENTION: 7,850 SQ. FT.
 AREA PROVIDED FOR BIORETENTION: 7,878 SQ. FT.

BIO-RETENTION BASIN DETAIL
 NOT TO SCALE



NOTES:

1. SITE CAN BE UTILIZED FOR TEMPORARY STOCK PILE OF SOIL UPON APPROVAL OF TENTATIVE MAP
2. REFERENCE LANDSCAPE ARCHITECTURE PLAN FOR RE-VEGETATION/EROSION CONTROL



PLAN DATE IDENTIFIER
 04/27/2015 BY: CCB
 05/26/2015

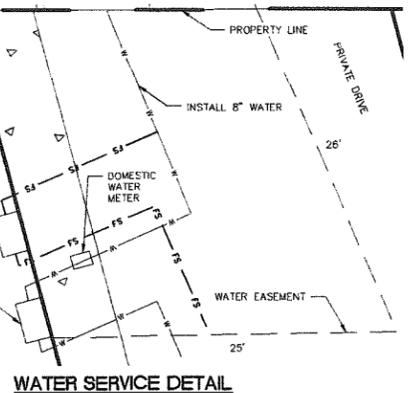
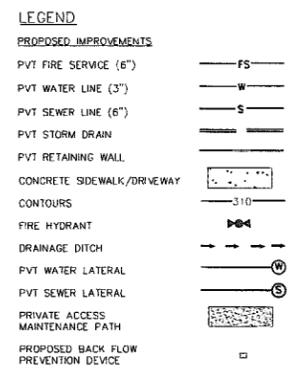
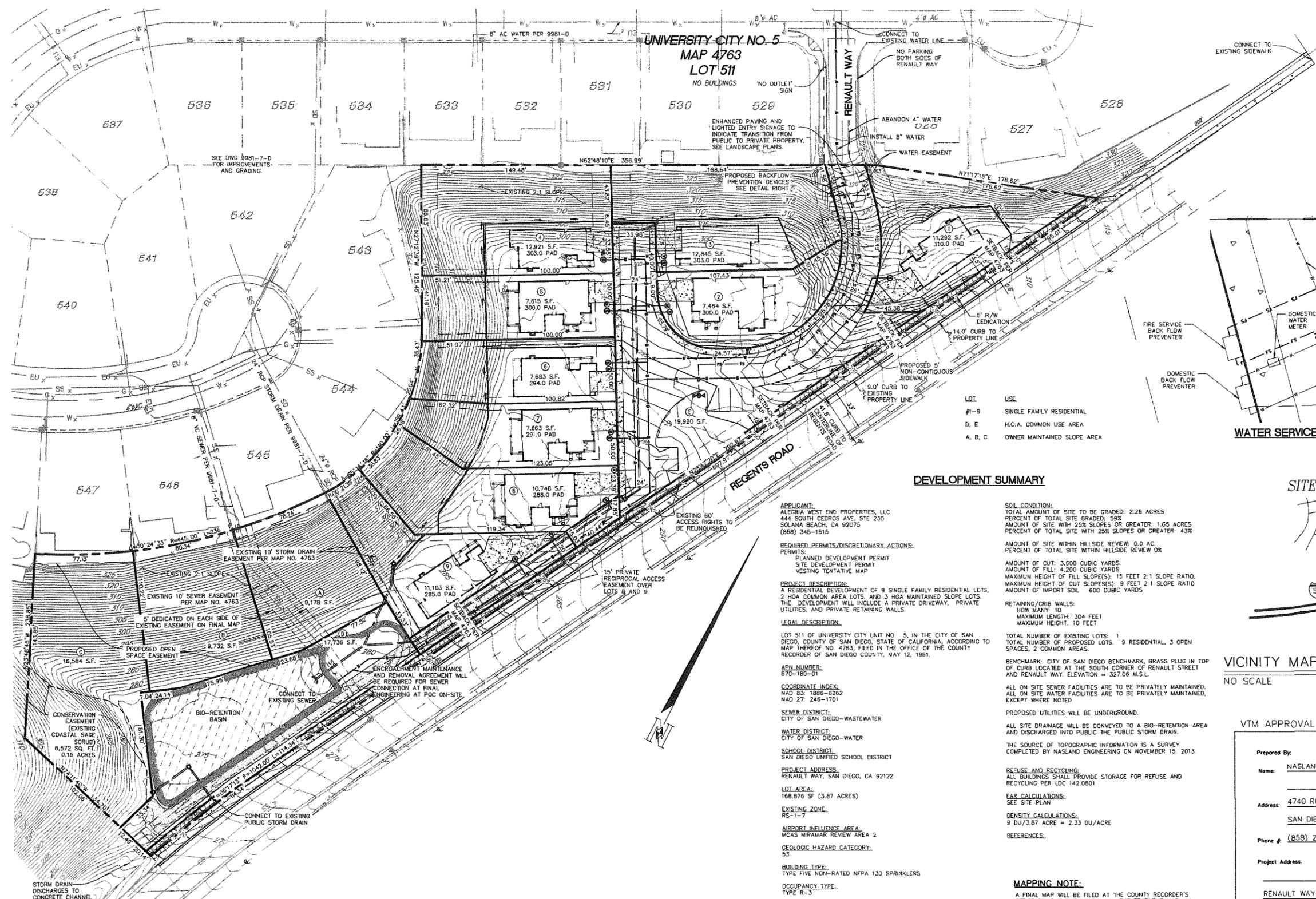
Nasland Civil Engineering
 Surveying
 Land Planning
 T (858) 292-7770
 4740 Ruffner Street
 San Diego, CA 92111
 nasland.com

Prepared By: _____
 Name: NASLAND ENGINEERING
 Address: 4740 RUFFNER STREET
SAN DIEGO, CA 92111
 Phone #: (858) 292-7770
 Project Address: RENAULT WAY
SAN DIEGO, CA 92122
 Project Name: WEST END
 Sheet Title: PRELIMINARY GRADING PLAN

Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: 04/27/15
 Revision 5: 02/09/15
 Revision 4: 12/17/14
 Revision 3: 11/06/14
 Revision 2: 07/01/14
 Revision 1: 06/05/14
 Original Date: 04/11/14
 Sheet: 4 OF 20
 DEP: PTS # 368100

WE JOB # 113-134.2

VESTING TENTATIVE MAP NO: 1416887



LOT USE

#1-9	SINGLE FAMILY RESIDENTIAL
D, E	H.O.A. COMMON USE AREA
A, B, C	OWNER MAINTAINED SLOPE AREA

DEVELOPMENT SUMMARY

APPLICANT:
ALEGRIA WEST END PROPERTIES, LLC
444 SOUTH CEDROS AVE, STE 235
SOLANA BEACH, CA 92075
(858) 345-1515

REQUIRED PERMITS/DISCRETIONARY ACTIONS:
PERMITS:
PLANNED DEVELOPMENT PERMIT
SITE DEVELOPMENT PERMIT
VESTING TENTATIVE MAP

PROJECT DESCRIPTION:
A RESIDENTIAL DEVELOPMENT OF 9 SINGLE FAMILY RESIDENTIAL LOTS, 2 HOA COMMON AREA LOTS, AND 3 HOA MAINTAINED SLOPE LOTS. THE DEVELOPMENT WILL INCLUDE A PRIVATE DRIVEWAY, PRIVATE UTILITIES, AND PRIVATE RETAINING WALLS.

LEGAL DESCRIPTION:
LOT 511 OF UNIVERSITY CITY UNIT NO. 5, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4763, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 12, 1981.

APN NUMBER:
670-180-01

COORDINATE INDEX:
NAD 83: 1886-6262
NAD 27: 248-1701

SEWER DISTRICT:
CITY OF SAN DIEGO-WASTEWATER

WATER DISTRICT:
CITY OF SAN DIEGO-WATER

SCHOOL DISTRICT:
SAN DIEGO UNIFIED SCHOOL DISTRICT

PROJECT ADDRESS:
RENAULT WAY, SAN DIEGO, CA 92122

LOT AREA:
168,876 SF (3.87 ACRES)

EXISTING ZONE:
RS-1-7

AIRPORT INFLUENCE AREA:
MCAS MIRAMAR REVIEW AREA 2

GEOLOGIC HAZARD CATEGORY:
53

BUILDING TYPE:
TYPE FIVE NON-RATED NFPA 13D SPRINKLERS

OCCUPANCY TYPE:
TYPE R-3

SOIL CONDITION:
TOTAL AMOUNT OF SITE TO BE GRADED: 2.28 ACRES
PERCENT OF TOTAL SITE GRADED: 58%
AMOUNT OF SITE WITH 25% SLOPES OR GREATER: 1.65 ACRES
PERCENT OF TOTAL SITE WITH 25% SLOPES OR GREATER: 43%
AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0.0 AC.
PERCENT OF TOTAL SITE WITHIN HILLSIDE REVIEW: 0%

AMOUNT OF CUT: 3,600 CUBIC YARDS
AMOUNT OF FILL: 4,200 CUBIC YARDS
MAXIMUM HEIGHT OF CUT SLOPE(S): 15 FEET 2:1 SLOPE RATIO
MAXIMUM HEIGHT OF CUT SLOPE(S): 9 FEET 2:1 SLOPE RATIO
AMOUNT OF IMPORT SOIL: 600 CUBIC YARDS

RETAINING/CURB WALLS:
HOW MANY: 10
MAXIMUM LENGTH: 304 FEET
MAXIMUM HEIGHT: 10 FEET

TOTAL NUMBER OF EXISTING LOTS: 1
TOTAL NUMBER OF PROPOSED LOTS: 9 RESIDENTIAL, 3 OPEN SPACES, 2 COMMON AREAS.

BENCHMARK: CITY OF SAN DIEGO BENCHMARK, BRASS PLUG IN TOP OF CURB LOCATED AT THE SOUTH CORNER OF RENault STREET AND RENault WAY. ELEVATION = 327.06 M.S.L.

ALL ON SITE SEWER FACILITIES ARE TO BE PRIVATELY MAINTAINED. ALL ON SITE WATER FACILITIES ARE TO BE PRIVATELY MAINTAINED, EXCEPT WHERE NOTED.

PROPOSED UTILITIES WILL BE UNDERGROUND.

ALL SITE DRAINAGE WILL BE CONVEYED TO A BIO-RETENTION AREA AND DISCHARGED INTO PUBLIC THE PUBLIC STORM DRAIN.

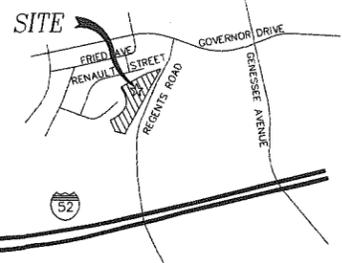
THE SOURCE OF TOPOGRAPHIC INFORMATION IS A SURVEY COMPLETED BY NASLAND ENGINEERING ON NOVEMBER 15, 2013.

REFUSE AND RECYCLING:
ALL BUILDINGS SHALL PROVIDE STORAGE FOR REFUSE AND RECYCLING PER LDC 142.0801

FAR CALCULATIONS:
SEE SITE PLAN

DENSITY CALCULATIONS:
9 DU/3.87 ACRE = 2.33 DU/ACRE

REFERENCES:

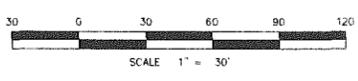


VICINITY MAP
NO SCALE

VTM APPROVAL #1416887

Prepared By:	Revision 11:
Name: NASLAND ENGINEERING	Revision 10:
Address: 4740 RUFFNER STREET	Revision 9:
SAN DIEGO, CA 92111	Revision 8:
Phone #: (858) 292-7770	Revision 7:
Project Address:	Revision 6: 04/27/15
RENAULT WAY	Revision 5: 02/09/15
SAN DIEGO, CA 92122	Revision 4: 12/17/14
Project Name:	Revision 3: 11/06/14
WEST END	Revision 2: 07/01/14
Sheet Title:	Revision 1: 06/05/14
VESTING TENTATIVE MAP	Original Date: 04/11/14
DEP#	Sheet: 5 OF 20
	PTS # 368100

- NOTES:**
- NO OVERHEAD ELECTRICAL LINES
 - SITE CAN BE UTILIZED FOR TEMPORARY STOCK PILE OF SOIL UPON APPROVAL OF TENTATIVE MAP
 - TWO STORY SINGLE FAMILY RESIDENCE. REFERENCE ARCHITECTURAL PLANS



PLAN DATE IDENTIFIER
DATE: 04/27/2015
BY: [Signature]

Nasland Civil Engineering Surveying Land Planning
7 (858) 292-7770
4740 Ruffner Street
San Diego, CA 92111
nasland.com

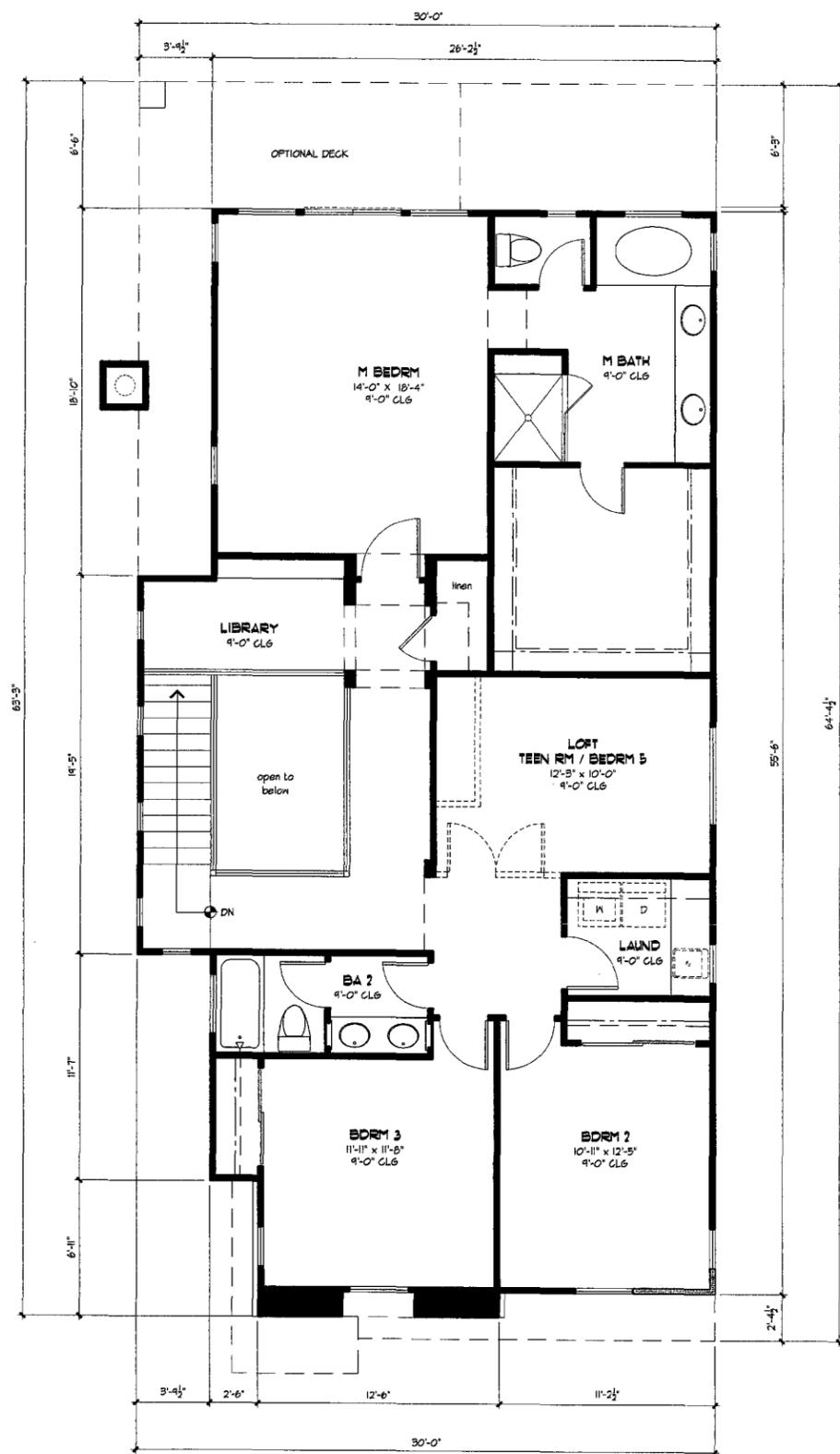
WEST END

Alegria West End Properties, LLC

Architectural Submittal Package

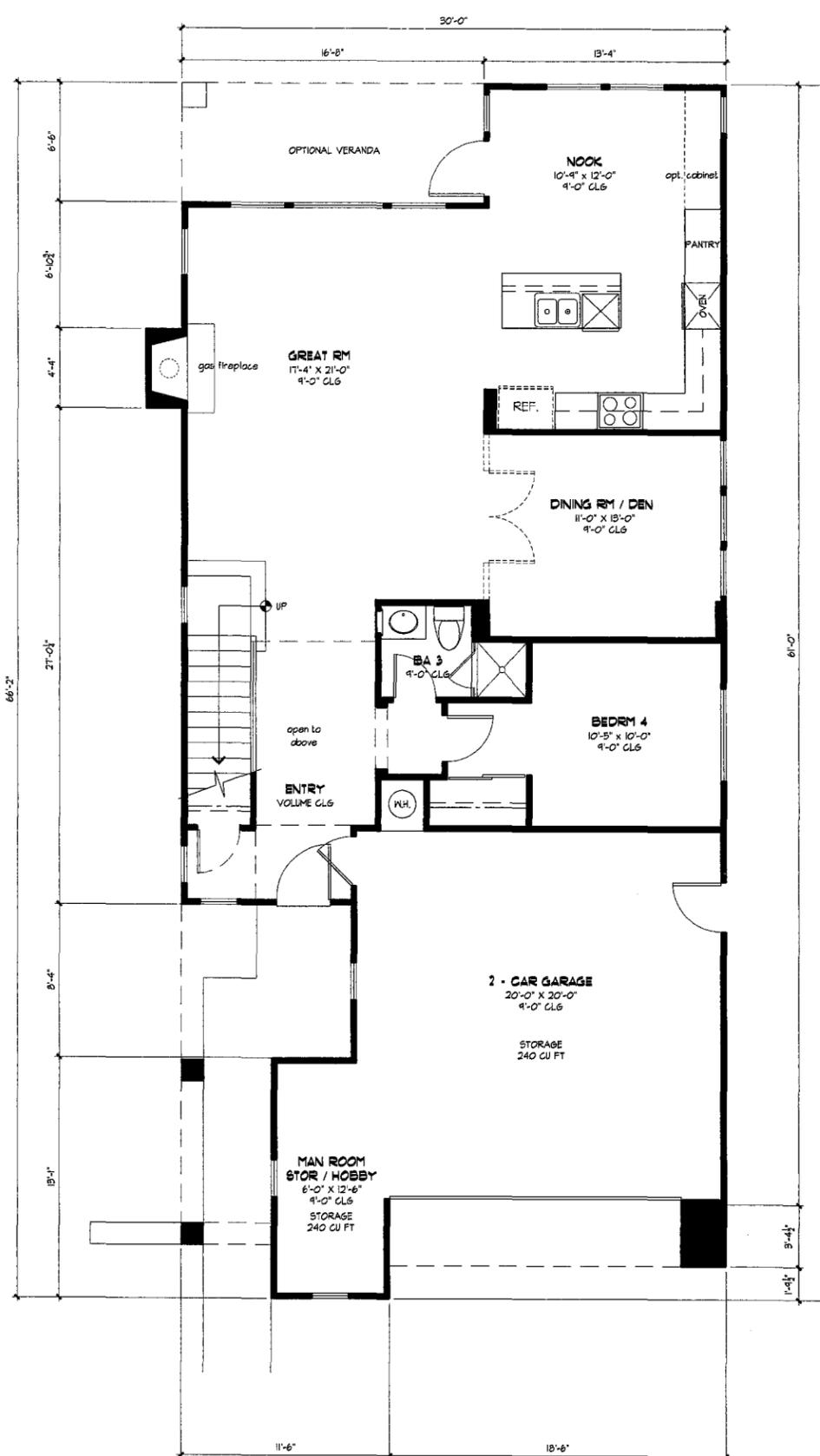


Prepared By:		Revision 14:	_____
Name:	The McKinley Associates, Inc.	Revision 13:	_____
Address:	1818 First Avenue	Revision 12:	_____
	San Diego, California 92101	Revision 11:	_____
Phone #:	(619) 238-1134	Revision 10:	_____
		Revision 9:	_____
Project Address:		Revision 8:	_____
	Renoall Way	Revision 7:	_____
	San Diego, CA xxx	Revision 6:	_____
Project Name:		Revision 5:	_____
	WEST END	Revision 4:	_____
		Revision 3:	_____
		Revision 2:	4-23-15 addition of new plan
		Revision 1:	10-21-14 Cycle 1 corrections
Sheet Title:	Cover Sheet	Original Date:	April 8, 2014
		Sheet	6 of 20



SECOND FLOOR PLAN 1-A

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

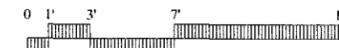


FIRST FLOOR PLAN 1-A

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

FIRST FLOOR: 1151 SQ. FT.
SECOND FLOOR: 1391 SQ. FT.
TOTAL: 2,542 SQ. FT.
GARAGE: 480 SQ. FT.

Plan -1A 2,542 Sq. Ft.
WEST END
Alegria West End Properties, LLC



Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134

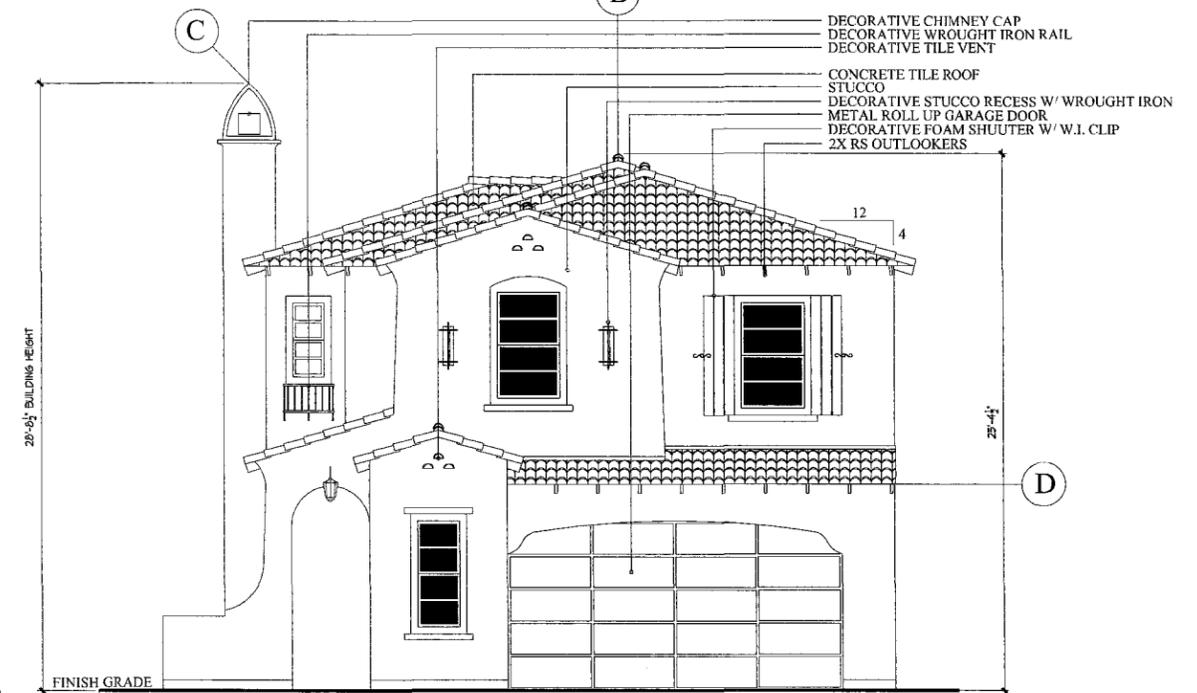
Project Address:
Renaissance Way
San Diego, CA xxxxx

Project Name:
WEST END

Sheet Title:
Plan 1 A Floor Plan

Revision 14	
Revision 13	
Revision 12	
Revision 11	
Revision 10	
Revision 9	
Revision 8	
Revision 7	
Revision 6	
Revision 5	
Revision 4	
Revision 3	
Revision 2	4-23-15 addition of new plan
Revision 1	10-21-14 Cycle I corrections

Original Date: April 8, 2014
Sheet 7 of 20

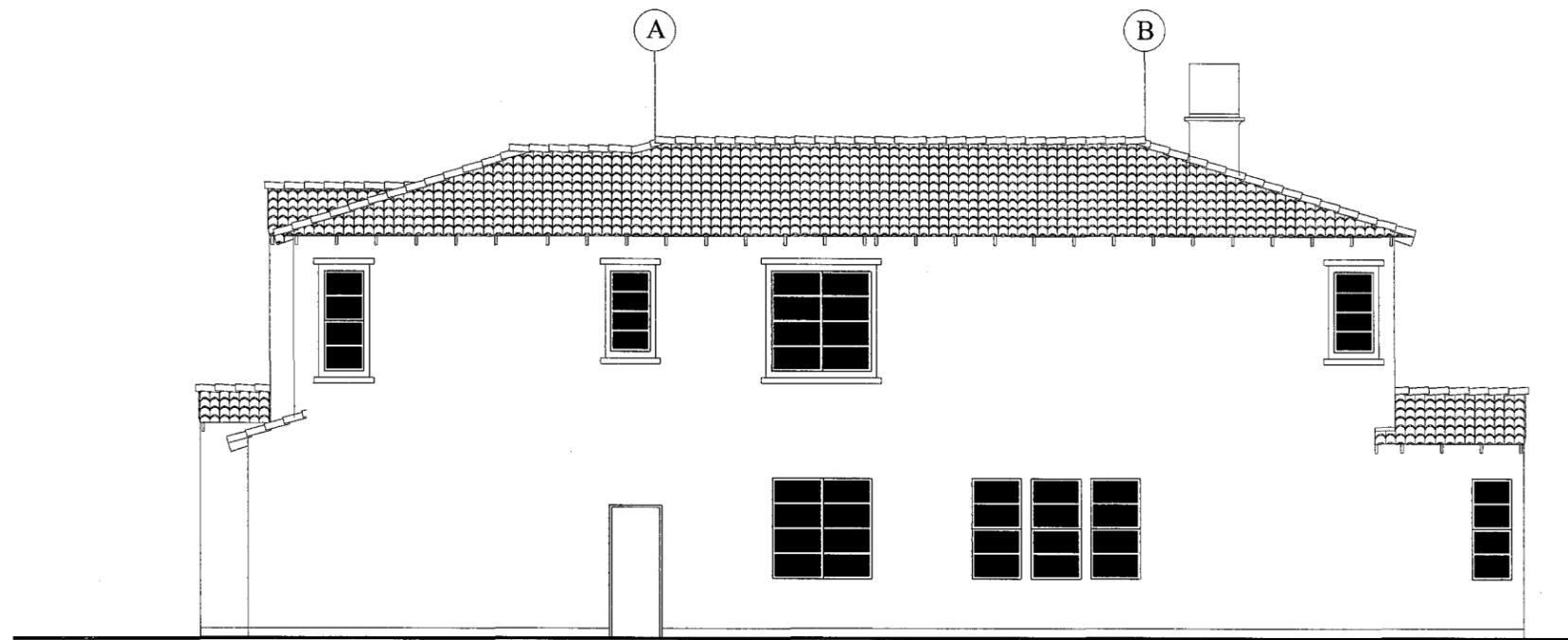


LEFT SIDE ELEVATION 'A'

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

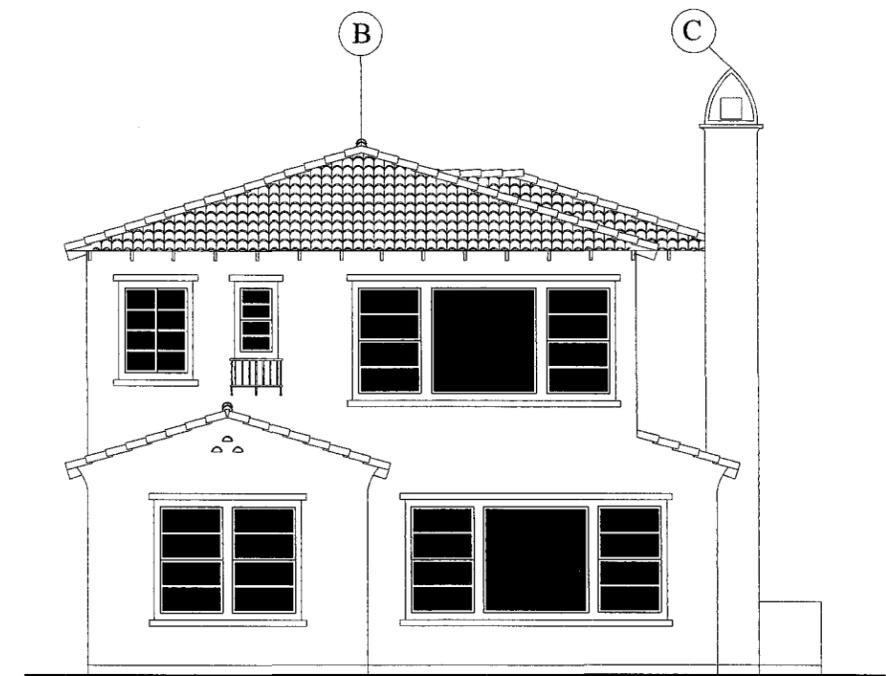
FRONT ELEVATION 'A'

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



RIGHT SIDE ELEVATION 'A'

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



REAR ELEVATION 'A'

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

HEIGHT SUMMARY

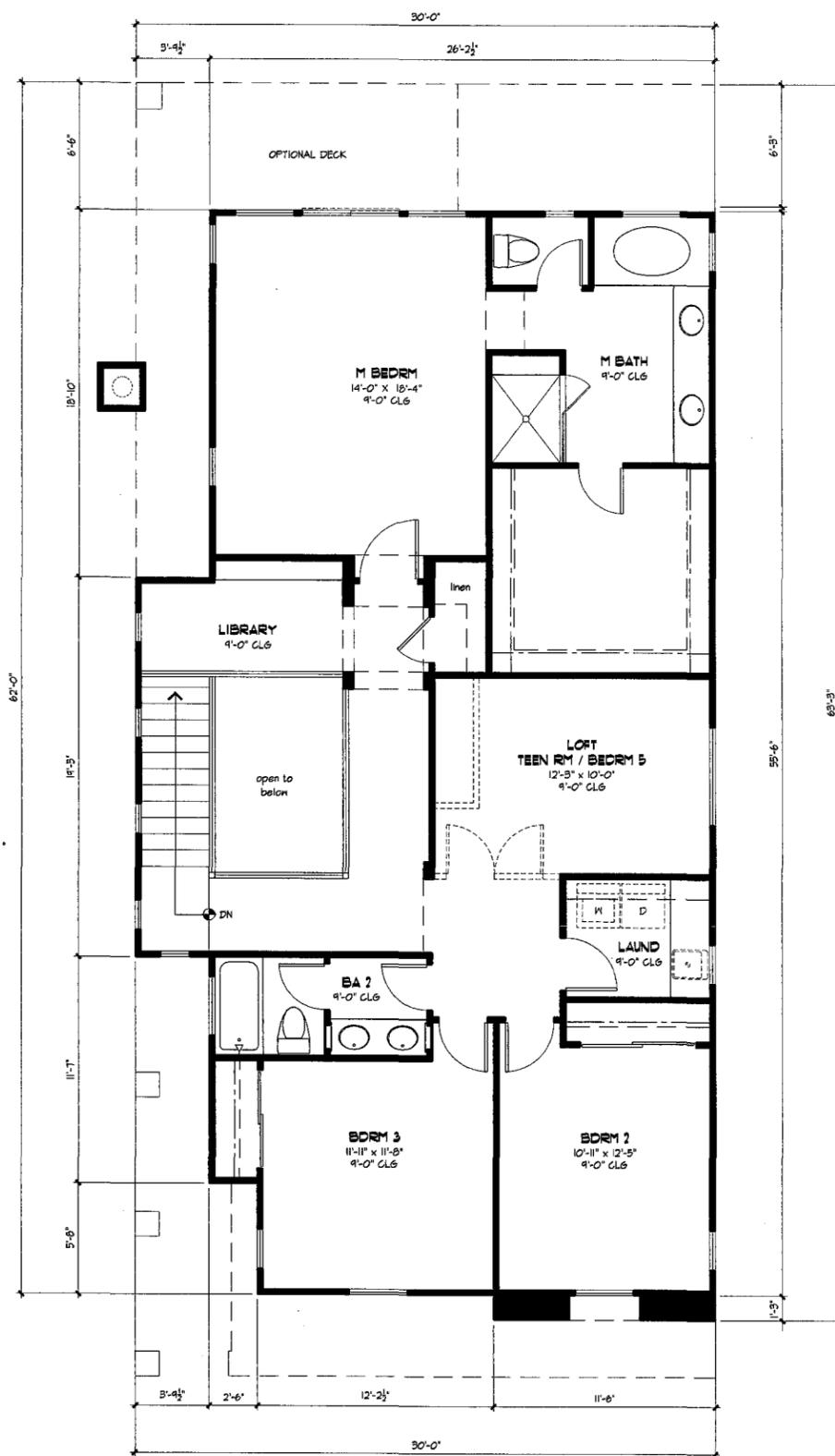
	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9
	PLAN 1	PLAN 2	PLAN 1	PLAN 1	PLAN 2	PLAN 1	PLAN 2	PLAN 2	PLAN 1
FIN. GRADE	310.00	300.00	301.00	302.00	300.00	294.00	291.00	288.00	285.00
FIN. FLOOR	310.00	300.00	301.00	302.00	300.00	294.00	291.00	288.00	285.00
POINT A	315.00	325.00	328.00	329.00	325.00	319.00	316.00	313.00	310.00
POINT B	300.00	310.00	312.00	313.00	310.00	304.00	301.00	298.00	295.00
POINT C	319.50	N/A	312.50	312.50	N/A	323.50	N/A	N/A	314.50
POINT D	329.00	310.00	313.00	313.00	310.00	304.00	301.00	298.00	295.00

Plan -1A 2,542 Sq. Ft.
WEST END
 Alegria West End Properties, LLC



Prepared By: _____
 Name: The McKinley Associates, Inc.
 Address: 1818 First Avenue
 San Diego, California 92101
 Phone #: (619) 235-1134
 Project Address: Renault Way
 San Diego, CA 92101
 Project Name: WEST END
 Sheet Title: Plan 1 A Elevations
 Original Date: April 8, 2014
 Sheet 8 of 20

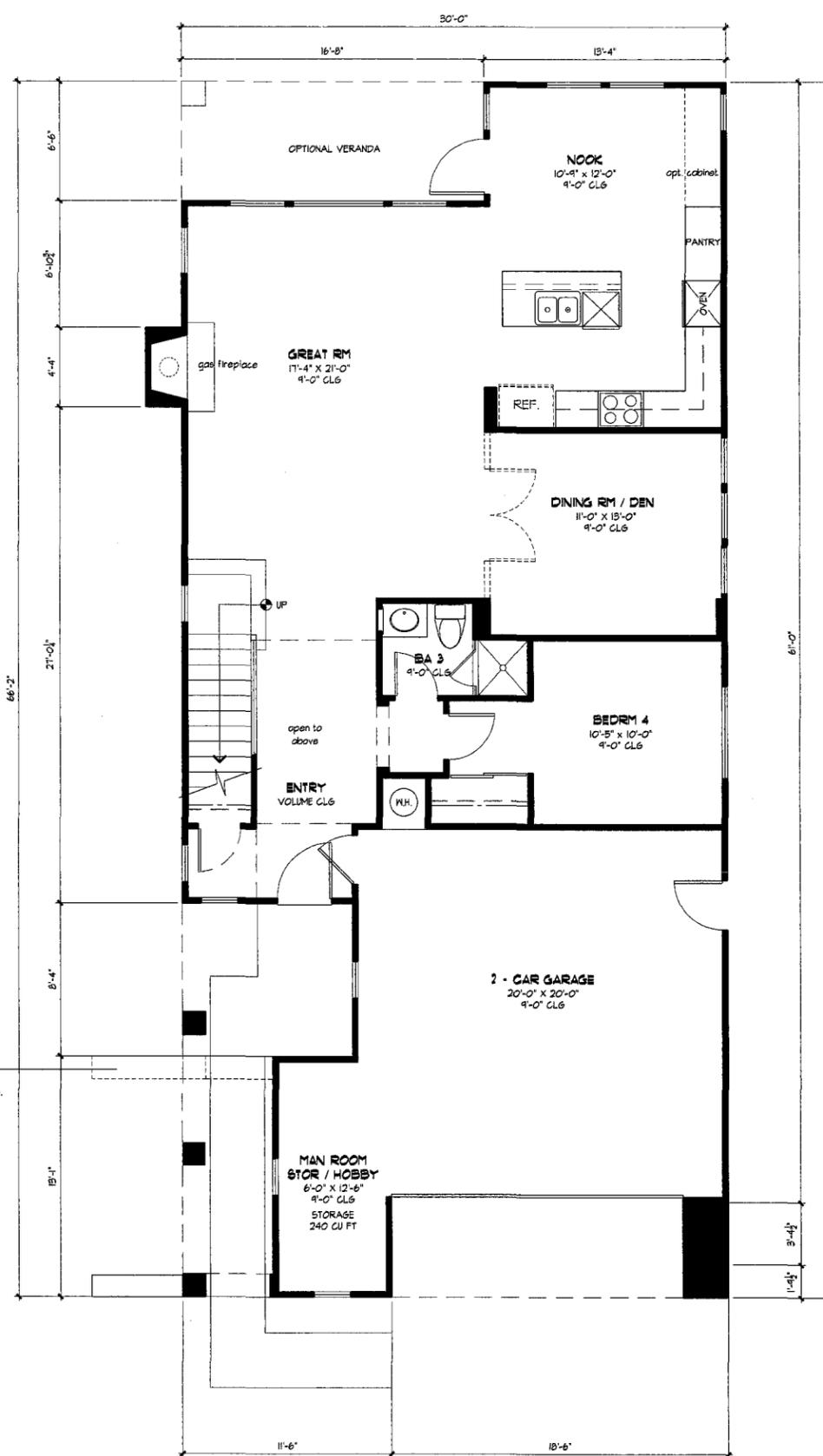
Revision 14	_____
Revision 13	_____
Revision 12	_____
Revision 11	_____
Revision 10	_____
Revision 9	_____
Revision 8	_____
Revision 7	_____
Revision 6	_____
Revision 5	_____
Revision 4	_____
Revision 3	_____
Revision 2	4-23-15 addition of new plan
Revision 1	10-21-14 Cycle 1 corrections



SECOND FLOOR PLAN 1-B

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

Plan -1B 2,542 Sq. Ft.
WEST END
 Alegria West End Properties, LLC



FIRST FLOOR PLAN 1-B

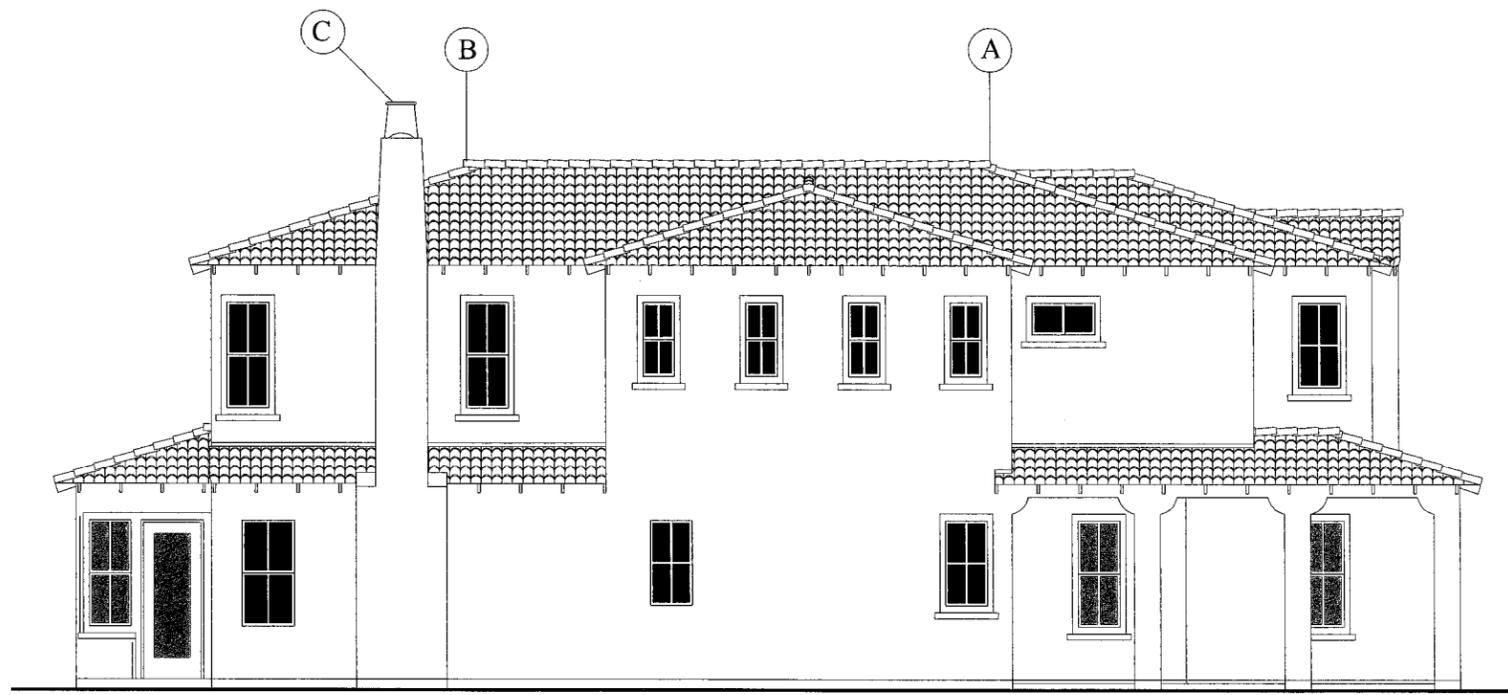
SCALE: 1/4" = 1'-0"

FIRST FLOOR: 1,551 SQ. FT.
 SECOND FLOOR: 1,391 SQ. FT.
TOTAL: 2,942 SQ. FT.
 GARAGE: 400 SQ. FT.



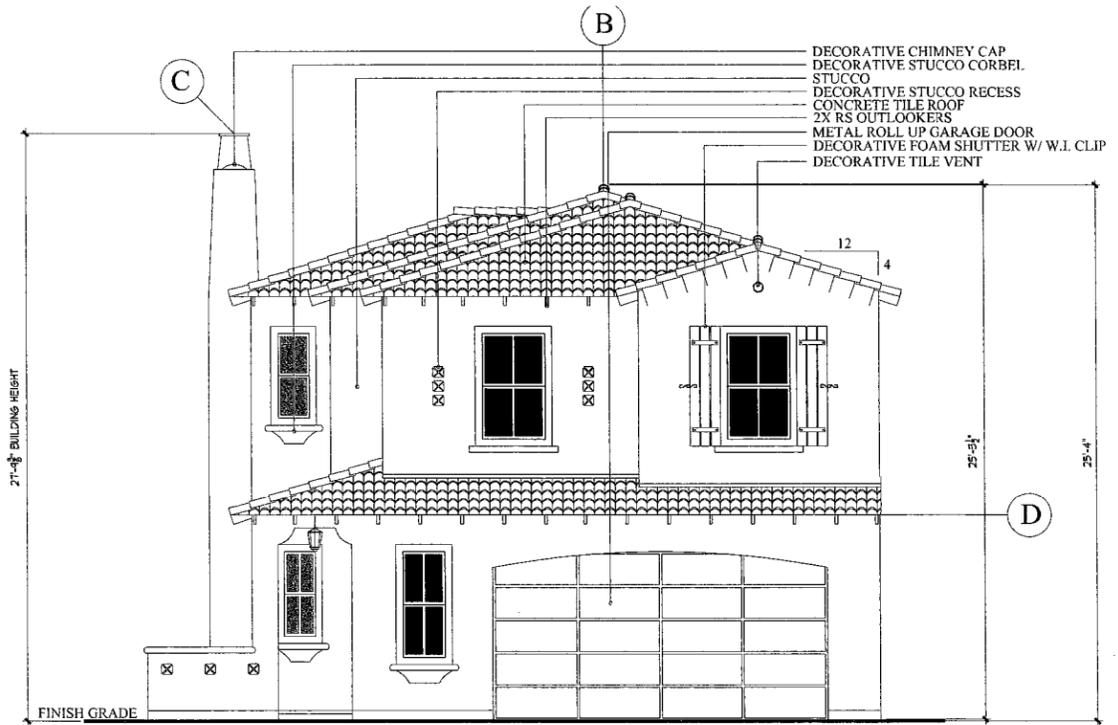
Prepared By:
 Name: The McKinley Associates, Inc.
 Address: 1818 First Avenue
 San Diego, California 92101
 Phone #: (619) 238-1134
 Project Address:
 Renault Way
 San Diego, CA 92101
 Project Name:
 WEST END
 Sheet Title:
 Plan 1 B Floor Plan

Revision 14	
Revision 13	
Revision 12	
Revision 11	
Revision 10	
Revision 9	
Revision 8	
Revision 7	
Revision 6	
Revision 5	
Revision 4	
Revision 3	
Revision 2	4-23-15 addition of new plan
Revision 1	10-21-14 Cycle 1 corrections
Original Date:	April 8, 2014
Sheet	9 of 20



LEFT SIDE ELEVATION 'B'

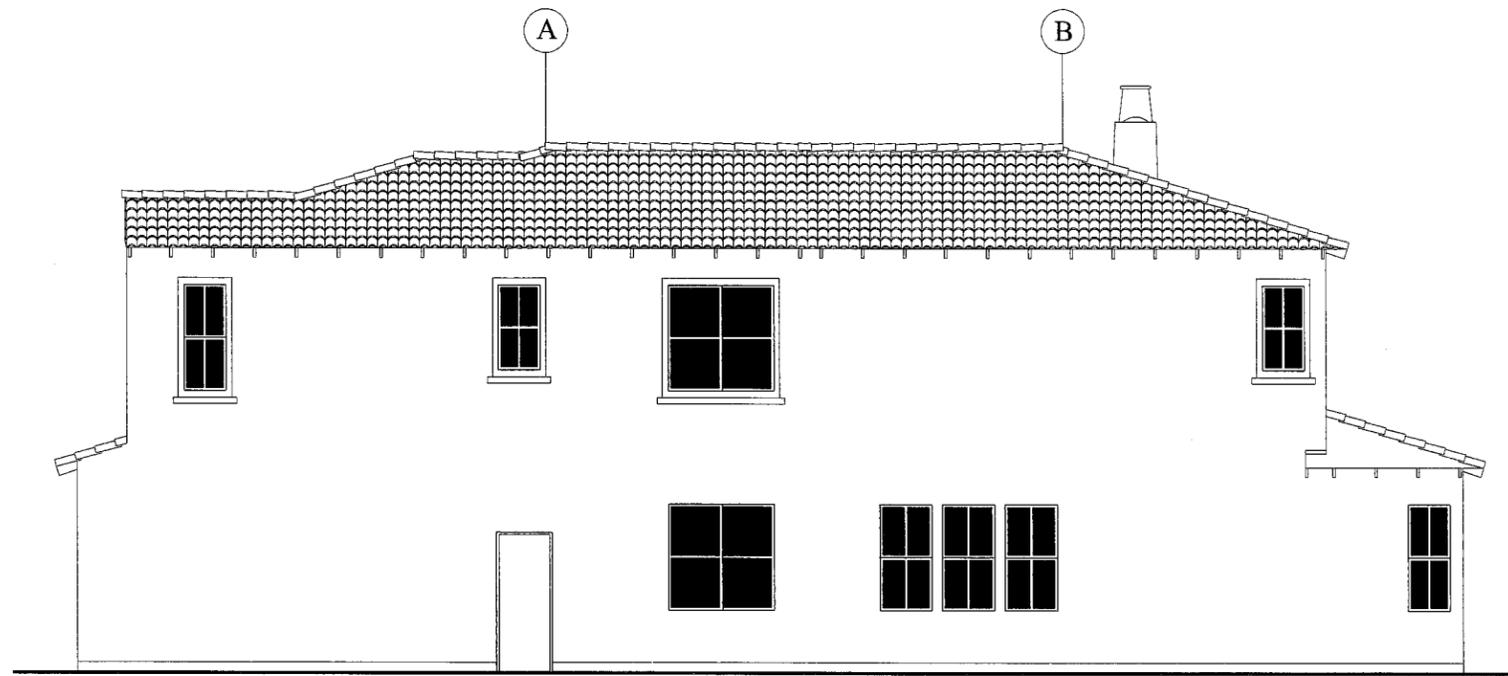
SCALE: 1/4" = 1'-0"



- DECORATIVE CHIMNEY CAP
- DECORATIVE STUCCO CORBEL
- STUCCO
- DECORATIVE STUCCO RECESS
- CONCRETE TILE ROOF
- 2X RS OUTLOOKERS
- METAL ROLL UP GARAGE DOOR
- DECORATIVE FOAM SHUTTER W/ W.I. CLIP
- DECORATIVE TILE VENT

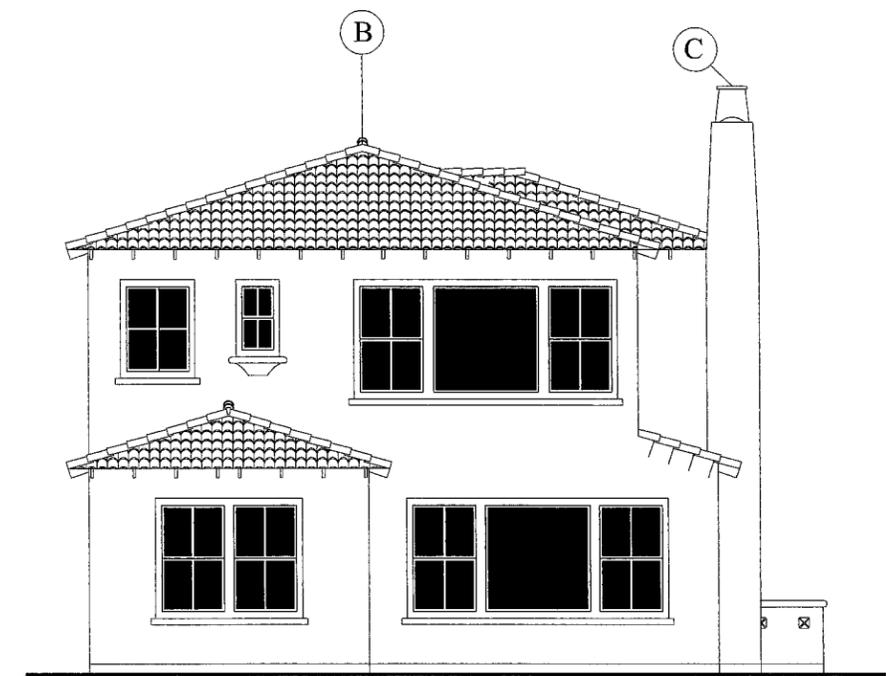
FRONT ELEVATION 'B'

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



RIGHT SIDE ELEVATION 'B'

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



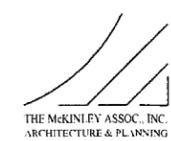
REAR ELEVATION 'B'

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

Plan -1B 2,542 Sq. Ft.
WEST END
 Alegria West End Properties, LLC

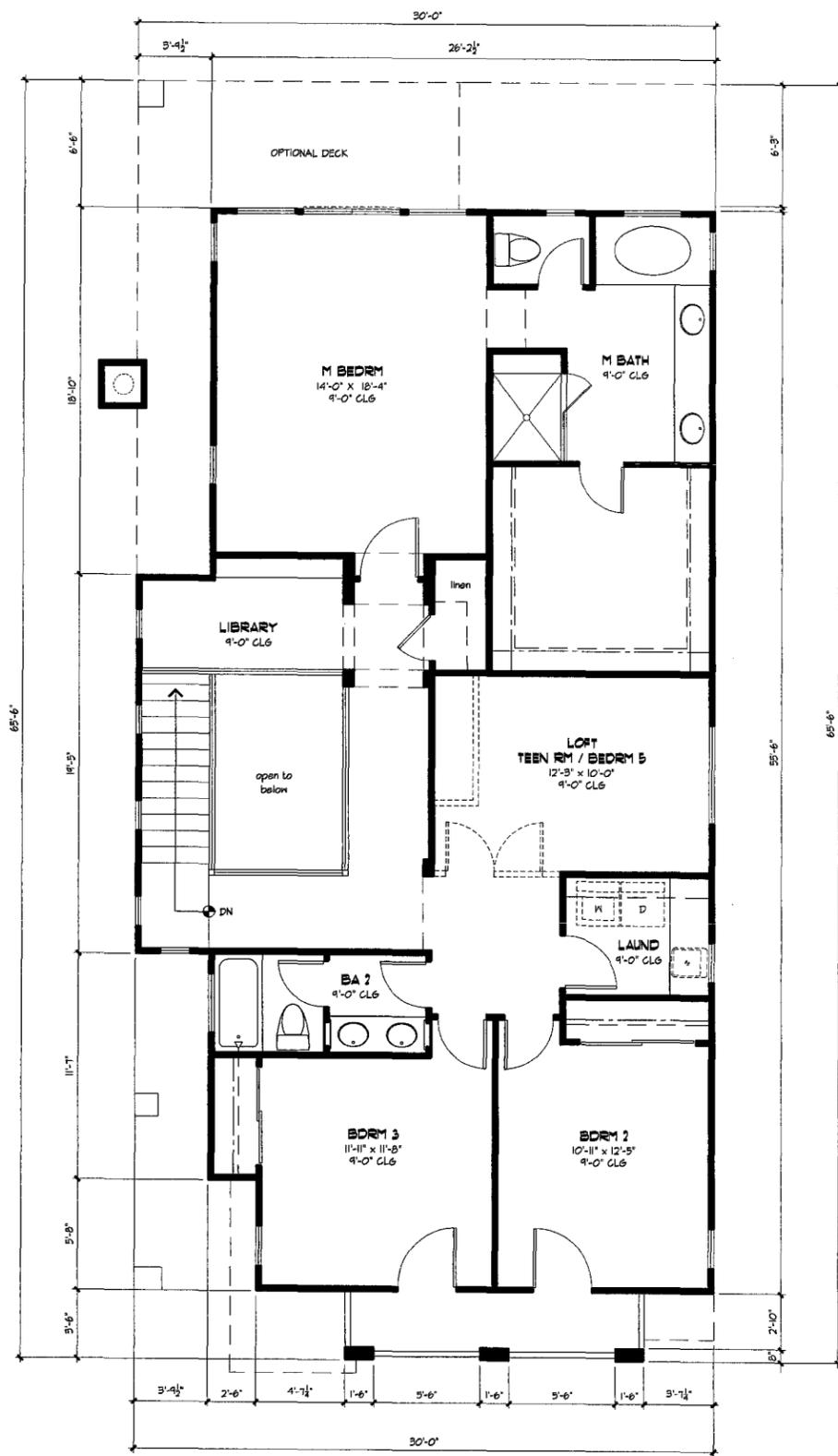
HEIGHT SUMMARY

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9
	PLAN 1	PLAN 2	PLAN 1	PLAN 1	PLAN 2	PLAN 1	PLAN 2	PLAN 2	PLAN 1
FIN. GRADE	318.00	300.00	303.00	303.00	300.00	294.00	291.00	288.00	285.00
FIN. FLOOR	318.00	300.00	303.00	303.00	300.00	294.00	291.00	288.00	285.00
POINT A	335.10	323.50	328.10	328.10	325.50	319.10	316.50	313.50	310.10
POINT B	313.10	323.50	328.10	328.10	325.50	319.10	316.50	313.50	310.10
POINT C	339.50	N/A	332.50	332.50	N/A	323.50	N/A	N/A	314.50
POINT D	329.10	310.10	313.10	313.10	310.10	304.10	301.10	298.10	295.10



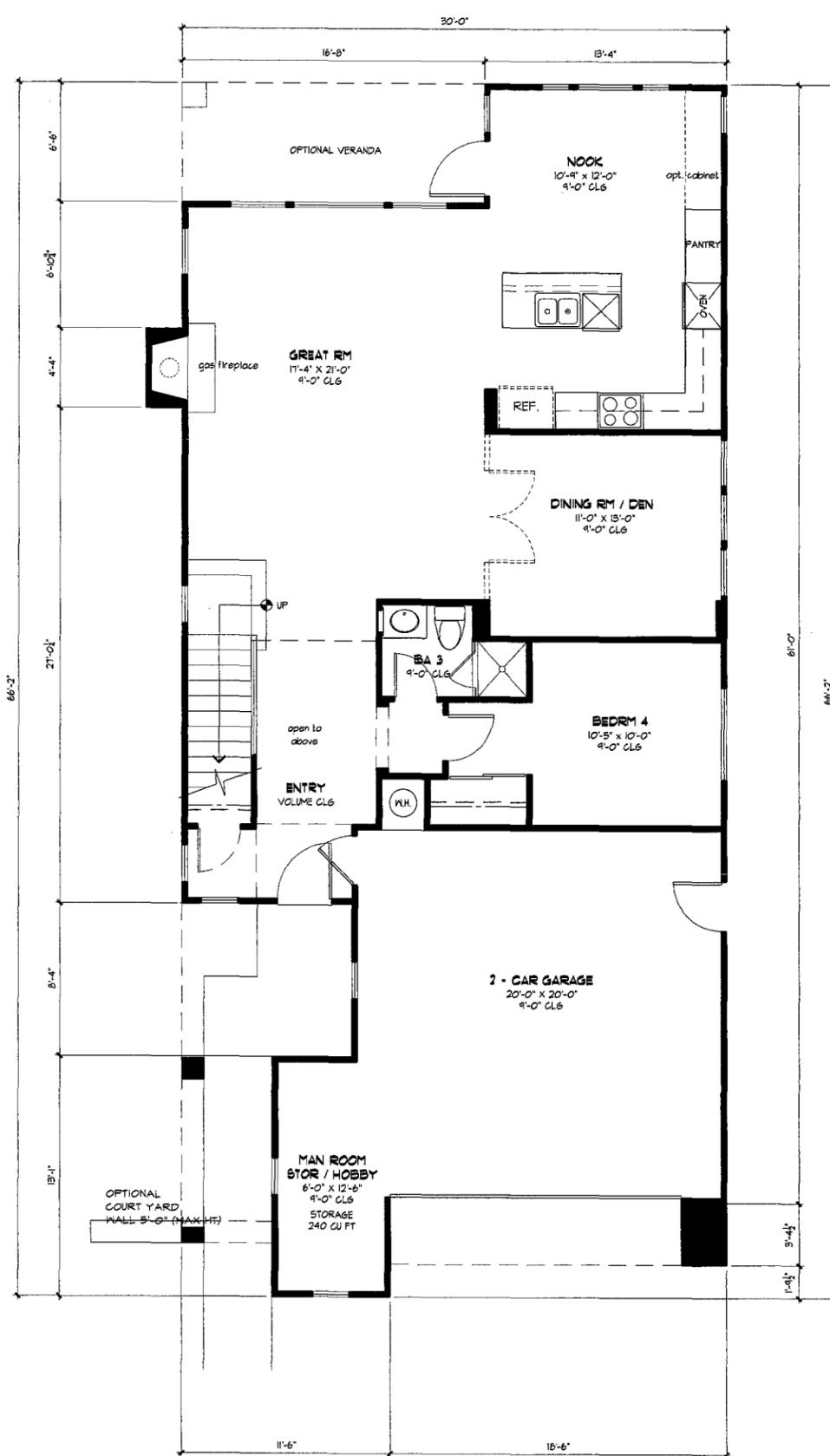
Prepared By: _____
 Name: The McKinley Associates, Inc.
 Address: 1818 First Avenue
 San Diego, California 92101
 Phone #: (619) 238-1134
 Project Address: Remold Way
 San Diego, CA 92101
 Project Name: WEST END
 Sheet Title: Plan 1 B Elevations
 Original Date: April 8, 2014
 Sheet 10 of 20

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	4-23-15 addition of new plan
Revision 1:	10-21-14 Cycle 1 corrections



SECOND FLOOR PLAN 1-C

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

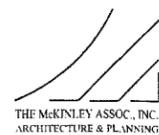


FIRST FLOOR PLAN 1-C

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

FIRST FLOOR: 1151 SQ. FT.
 SECOND FLOOR: 1391 SQ. FT.
 TOTAL: 2542 SQ. FT.
 GARAGE: 400 SQ. FT.

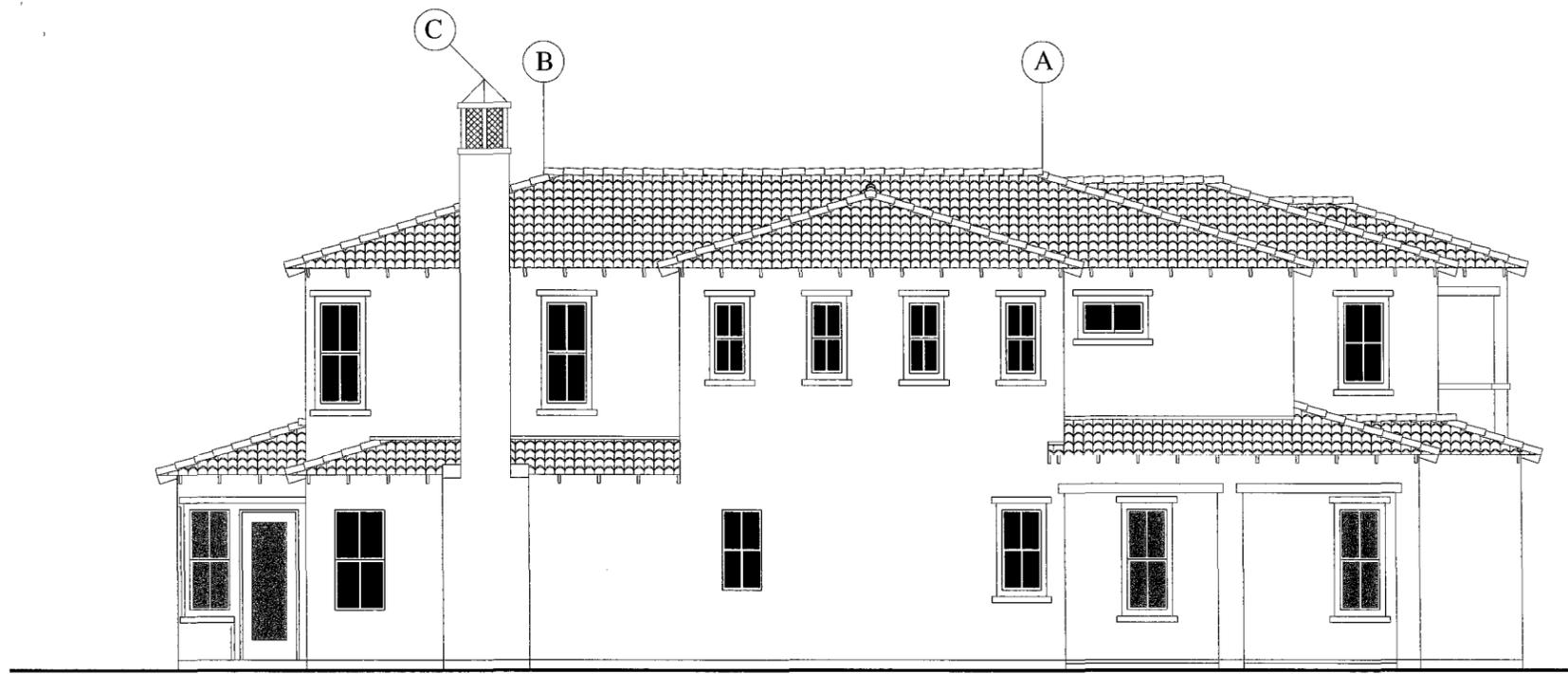
Plan -1C 2,542 Sq. Ft.
WEST END
 Alegria West End Properties, LLC



Prepared By:
 Name: The McKinley Associates, Inc.
 Address: 1818 First Avenue
 San Diego, California 92101
 Phone #: (619) 238-1134
 Project Address:
 Renoult Way
 San Diego, CA xxx
 Project Name:
 WEST END
 Sheet Title:
 Plan 1 C Floor Plan

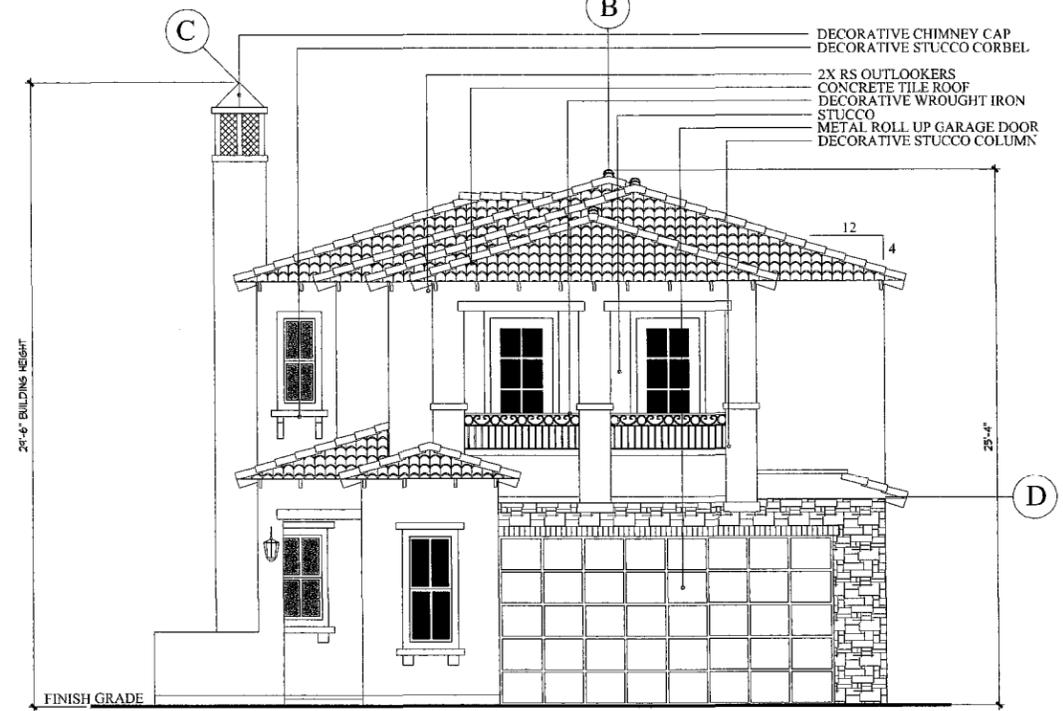
Revision 14	
Revision 13	
Revision 12	
Revision 11	
Revision 10	
Revision 9	
Revision 8	
Revision 7	
Revision 6	
Revision 5	
Revision 4	
Revision 3	
Revision 2	4-23-15 addition of new plan
Revision 1	10-27-14 Cycle 1 corrections

Original Date: April 8, 2014
 Sheet 11 of 20



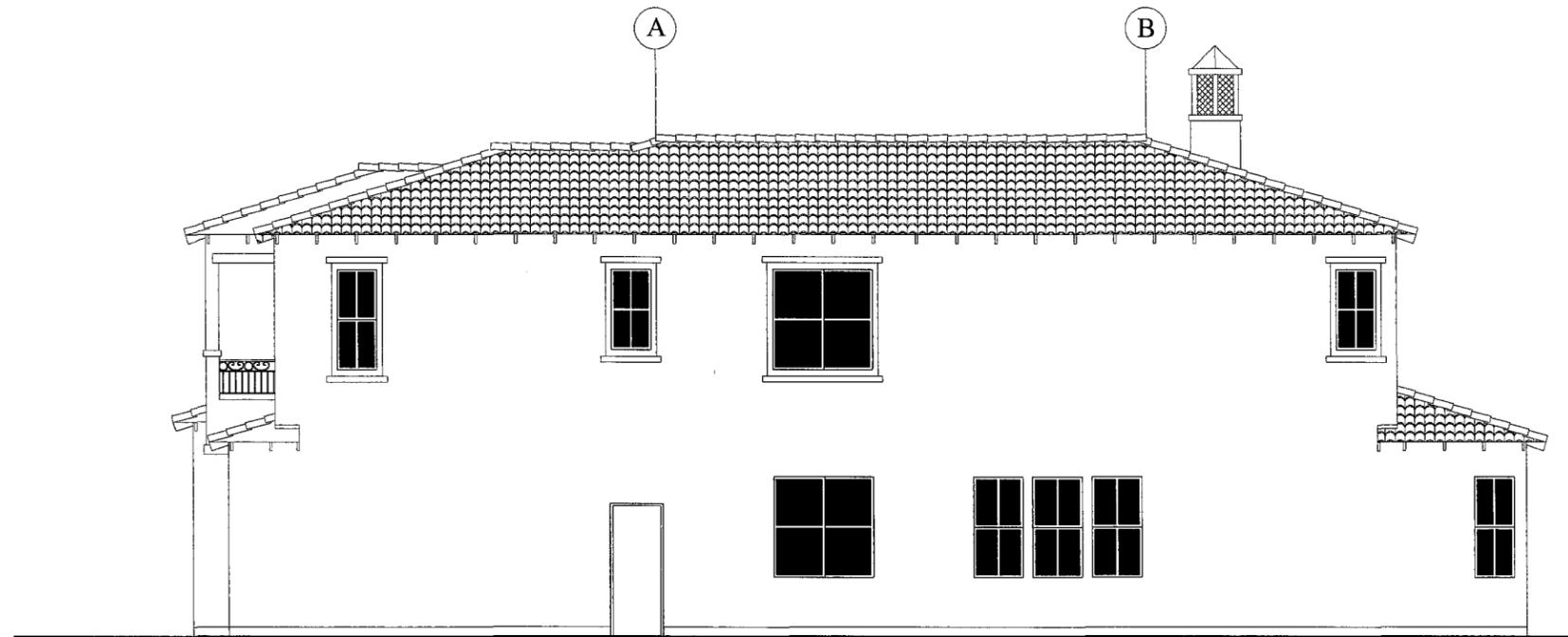
LEFT SIDE ELEVATION 'C'

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



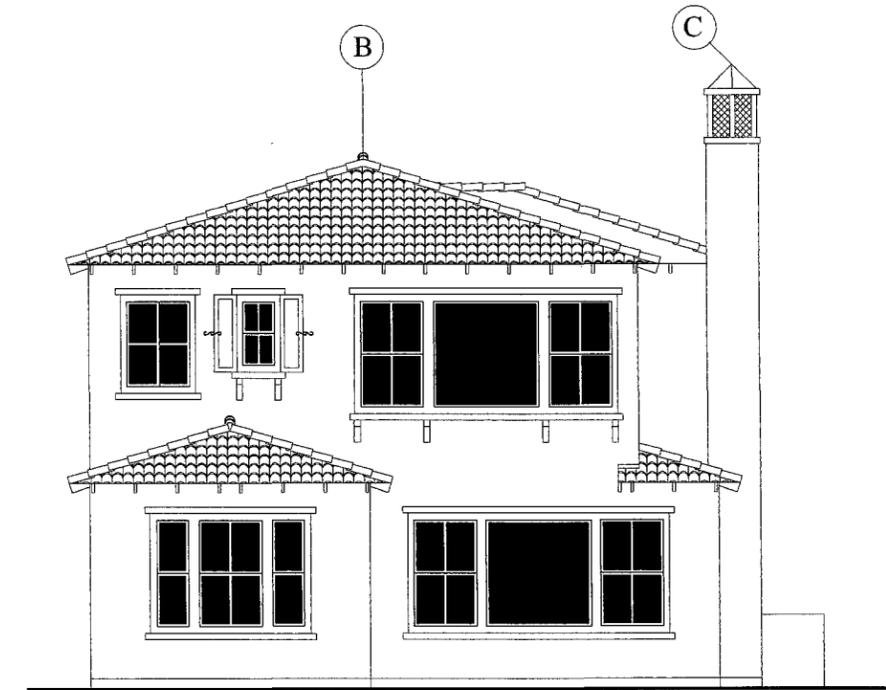
FRONT ELEVATION 'C'

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



RIGHT SIDE ELEVATION 'C'

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



REAR ELEVATION 'C'

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

Plan -1C 2,542 Sq. Ft.
WEST END
 Alegria West End Properties, LLC

HEIGHT SUMMARY

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9
FIN. GRADE	310.00	309.00	307.00	305.00	300.00	294.00	291.00	289.00	285.00
FIN. FLOOR	310.66	309.66	307.66	305.66	300.66	294.66	291.66	289.66	285.66
POINT A	335.10	325.50	328.10	328.10	325.50	319.10	316.50	313.50	310.10
POINT B	335.10	325.50	328.10	328.10	325.50	319.10	316.50	313.50	310.10
POINT C	339.50	N/A	332.50	332.50	N/A	325.50	N/A	N/A	314.50
POINT D	320.10	310.10	313.10	313.10	310.10	304.10	301.10	298.10	295.10



THE MCKINLEY ASSOC., INC.
 ARCHITECTURE & PLANNING



Prepared By:
 Name: The McKinley Associates, Inc.
 Address: 1818 First Avenue
 San Diego, California 92101
 Phone #: (619) 236-1134

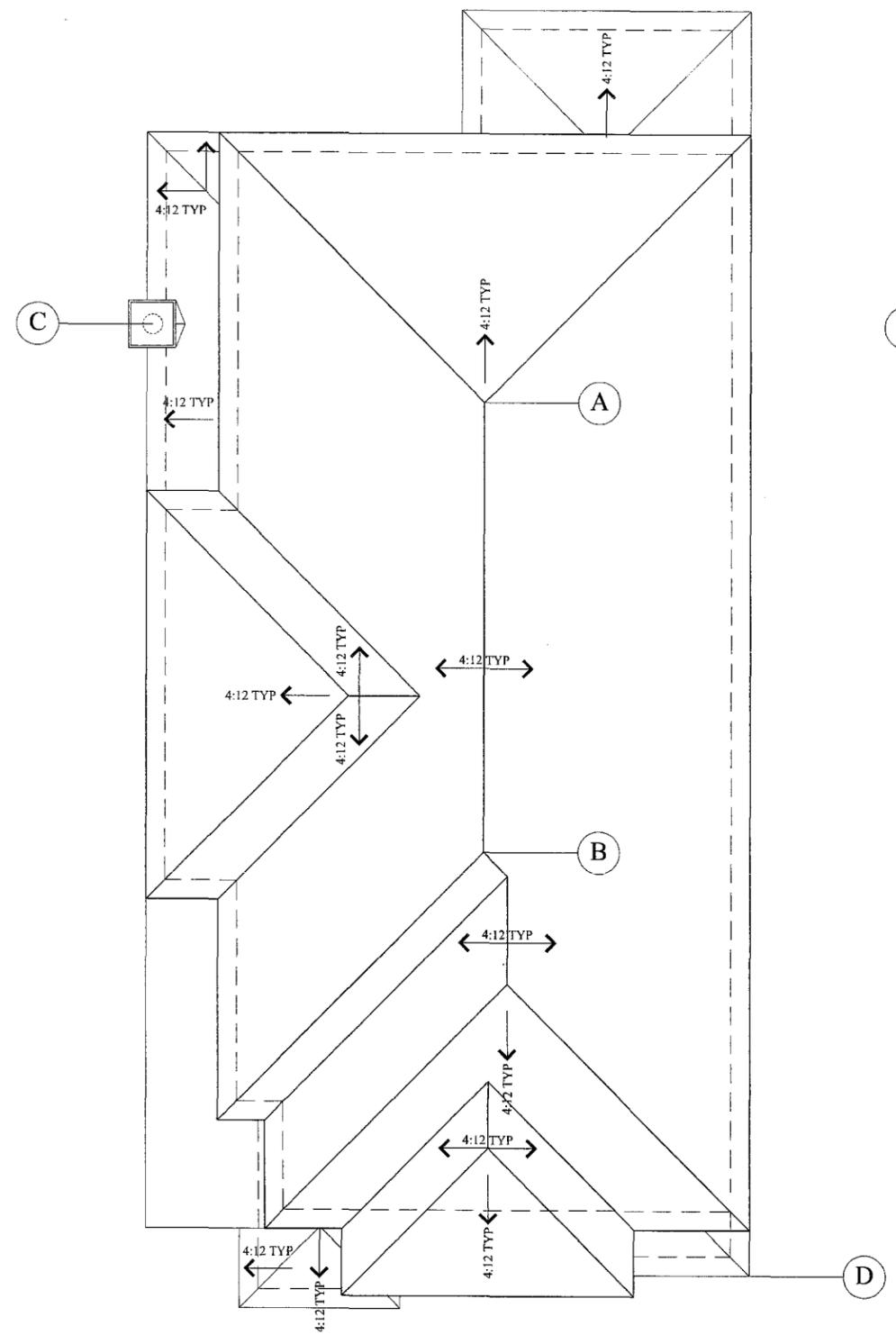
Project Address:
 Renault Way
 San Diego, CA xxx

Project Name:
 WEST END

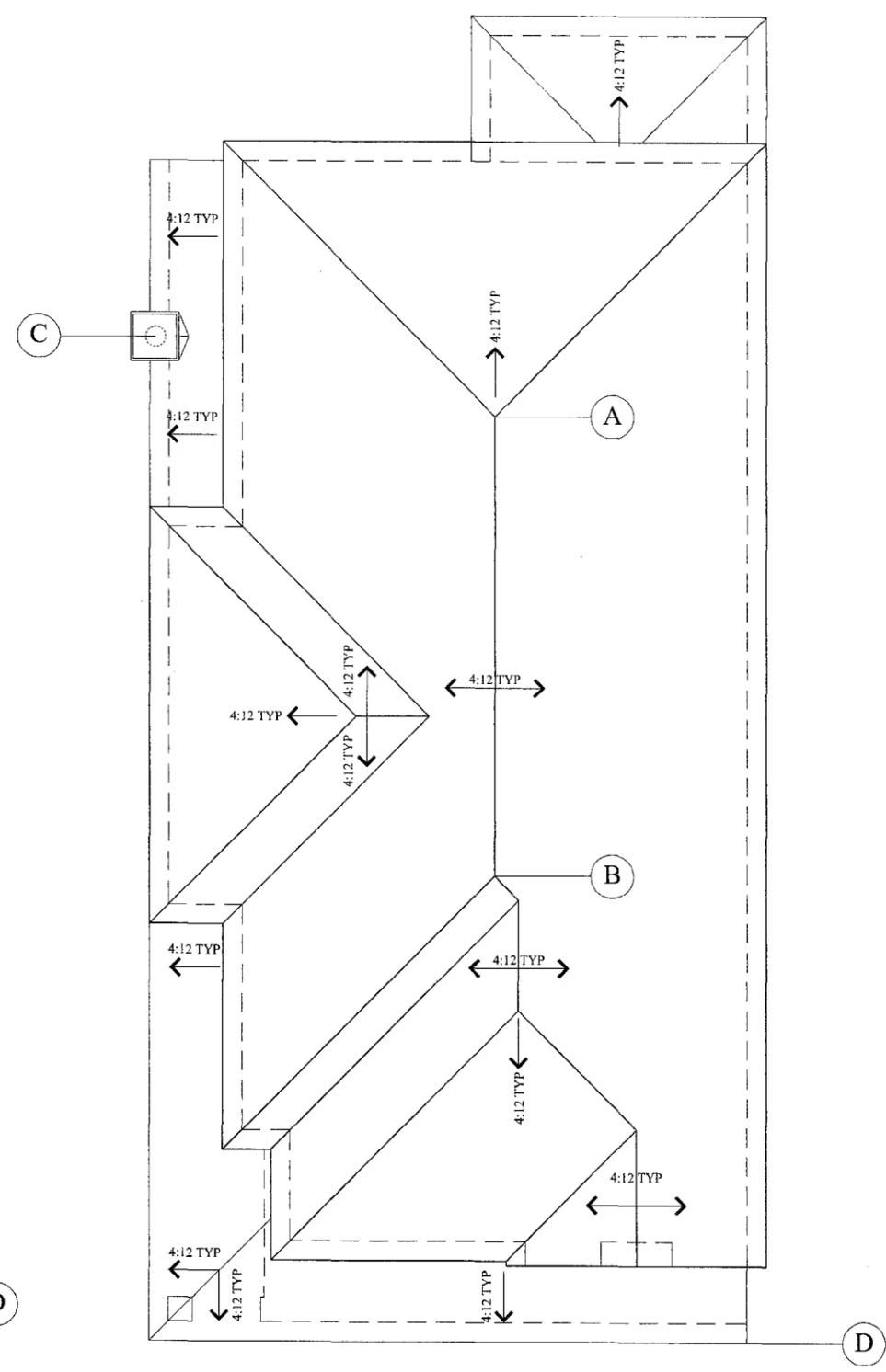
Sheet Title:
 Plan 1 - C Elevations

Revision	Date	Description
14		
13		
12		
11		
10		
9		
8		
7		
6		
5		
4		
3		
2	4-23-15	addition of new plan
1	10-21-14	cycle 1 corrections

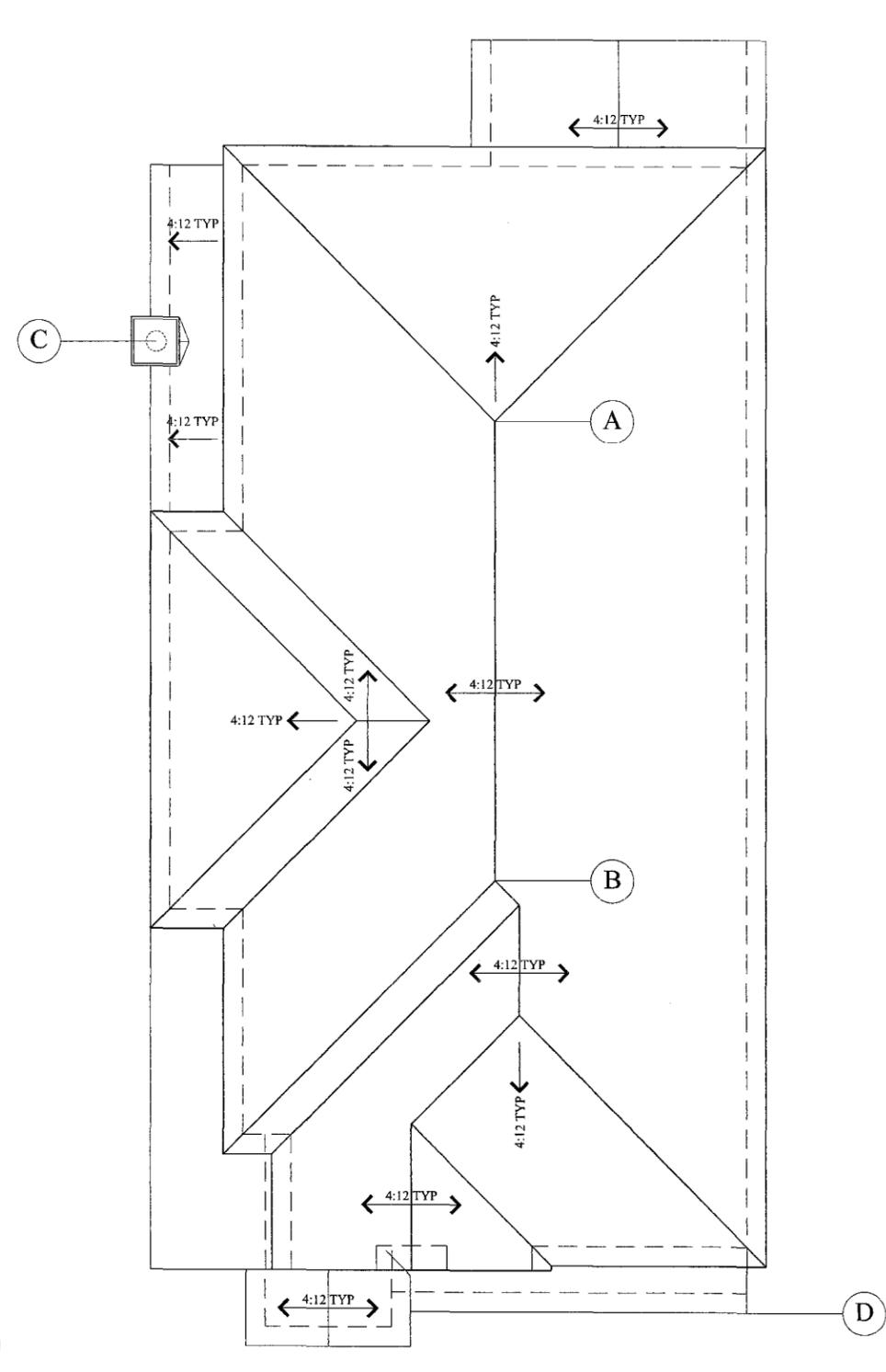
Original Date: April 8, 2014
 Sheet 12 of 20



ROOF PLAN 'C'
SCALE: 1/4" = 1'-0"

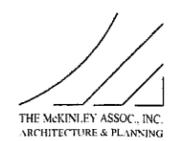


ROOF PLAN 'B'
SCALE: 1/4" = 1'-0"



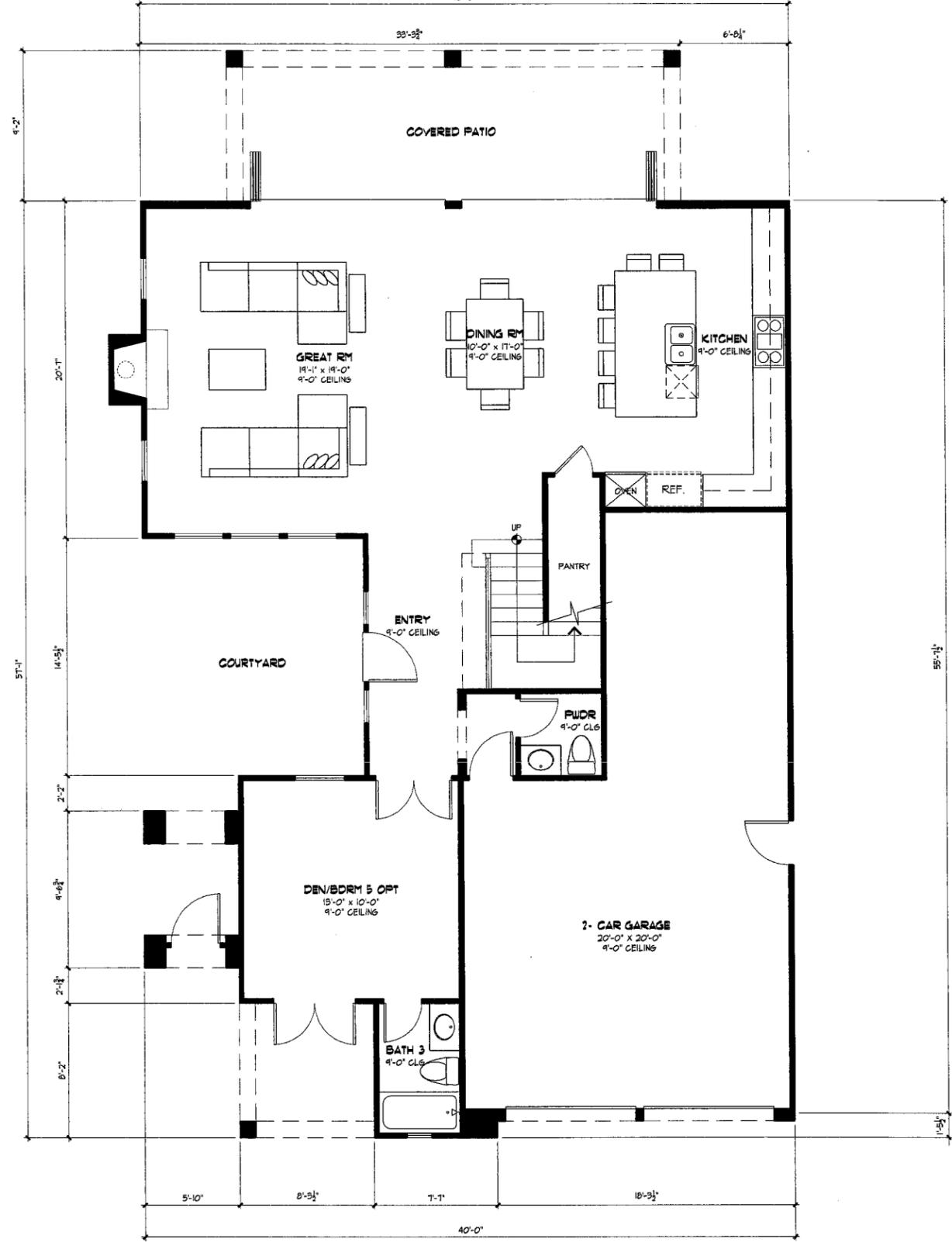
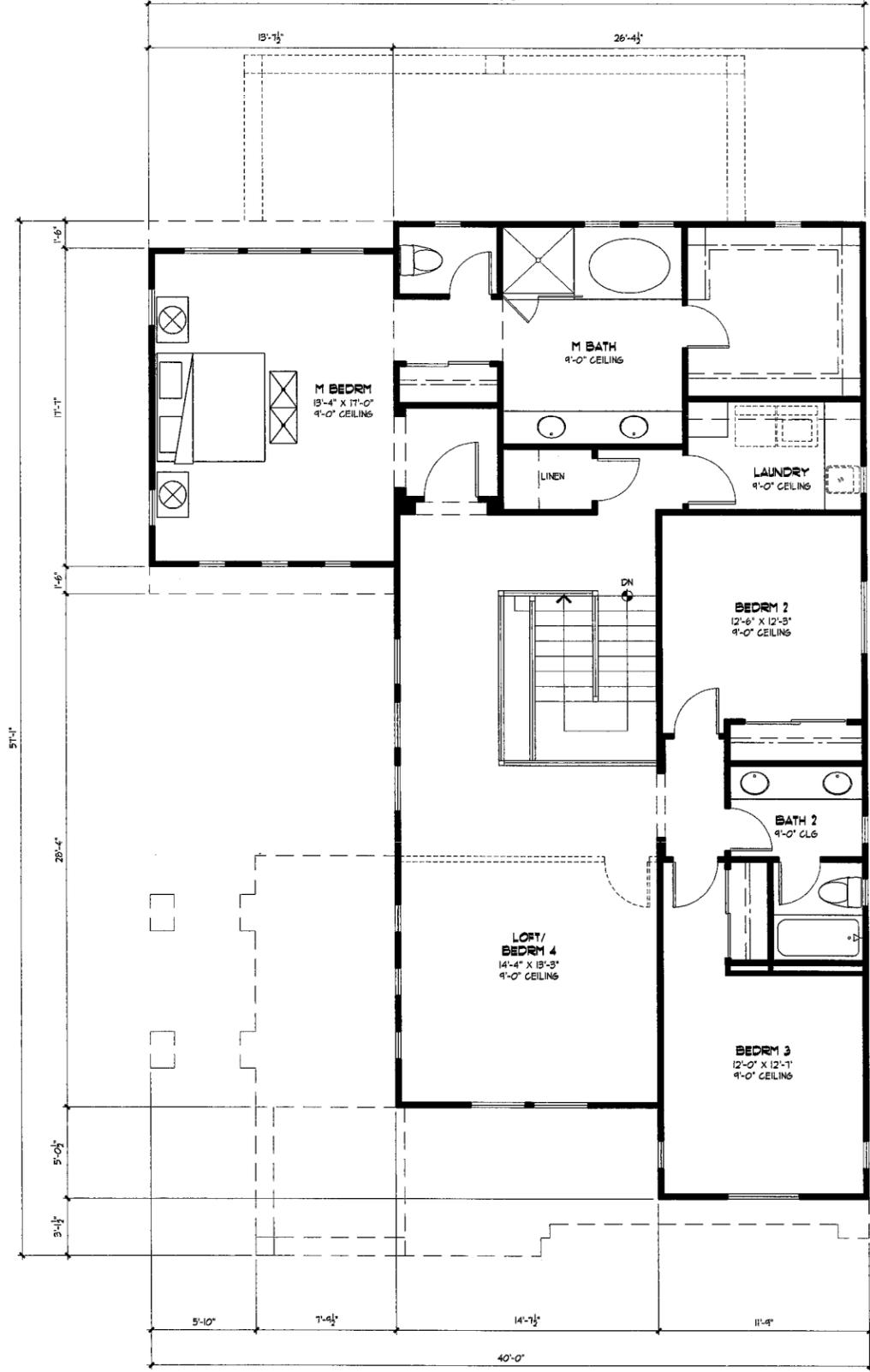
ROOF PLAN 'A'
SCALE: 1/4" = 1'-0"

WEST END
Alegria West End Properties, LLC



Prepared By:	Name: The McKinley Associates, Inc.	Revision 14
	Address: 1818 First Avenue	Revision 13
	San Diego, California 92101	Revision 12
	Phone #: (619) 236-1134	Revision 11
Project Address:	Renout Way	Revision 10
	San Diego, CA xxxx	Revision 9
Project Name:	WEST END	Revision 8
Sheet Title:	Roof Plans	Revision 7
		Revision 6
		Revision 5
		Revision 4
		Revision 3
		Revision 2
		Revision 1

Original Date: April 8, 2014
Sheet 13 of 20



Plan -2 2,807 Sq. Ft.
WEST END
 Alegria West End Properties, LLC



FIRST FLOOR: 1,315 SQ. FT.
 SECOND FLOOR: 1,492 SQ. FT.
 TOTAL: 2,807 SQ. FT.
 GARAGE: 600 SQ. FT.

Prepared By:
 Name: The McKinley Associates, Inc.
 Address: 1816 First Avenue
 San Diego, California 92101
 Phone #: (619) 238-1134
 Project Address:
 Renault Way
 San Diego, CA xxxx
 Project Name:
 WEST END

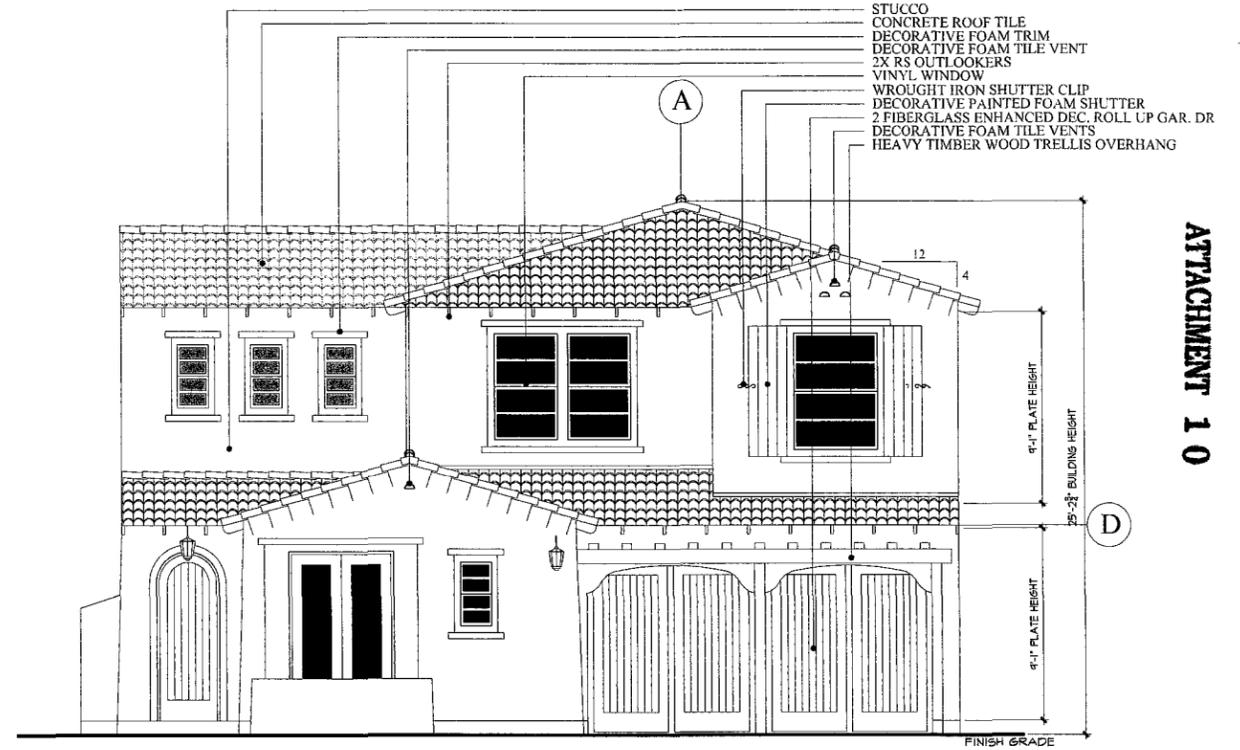
Revision 14	
Revision 13	
Revision 12	
Revision 11	
Revision 10	
Revision 9	
Revision 8	
Revision 7	
Revision 6	
Revision 5	
Revision 4	
Revision 3	
Revision 2	4-23-15 addition of new plan
Revision 1	





**RICHARD REQUA SPANISH REVIVAL
LEFT SIDE ELEVATION - ELEVATION 'A'**

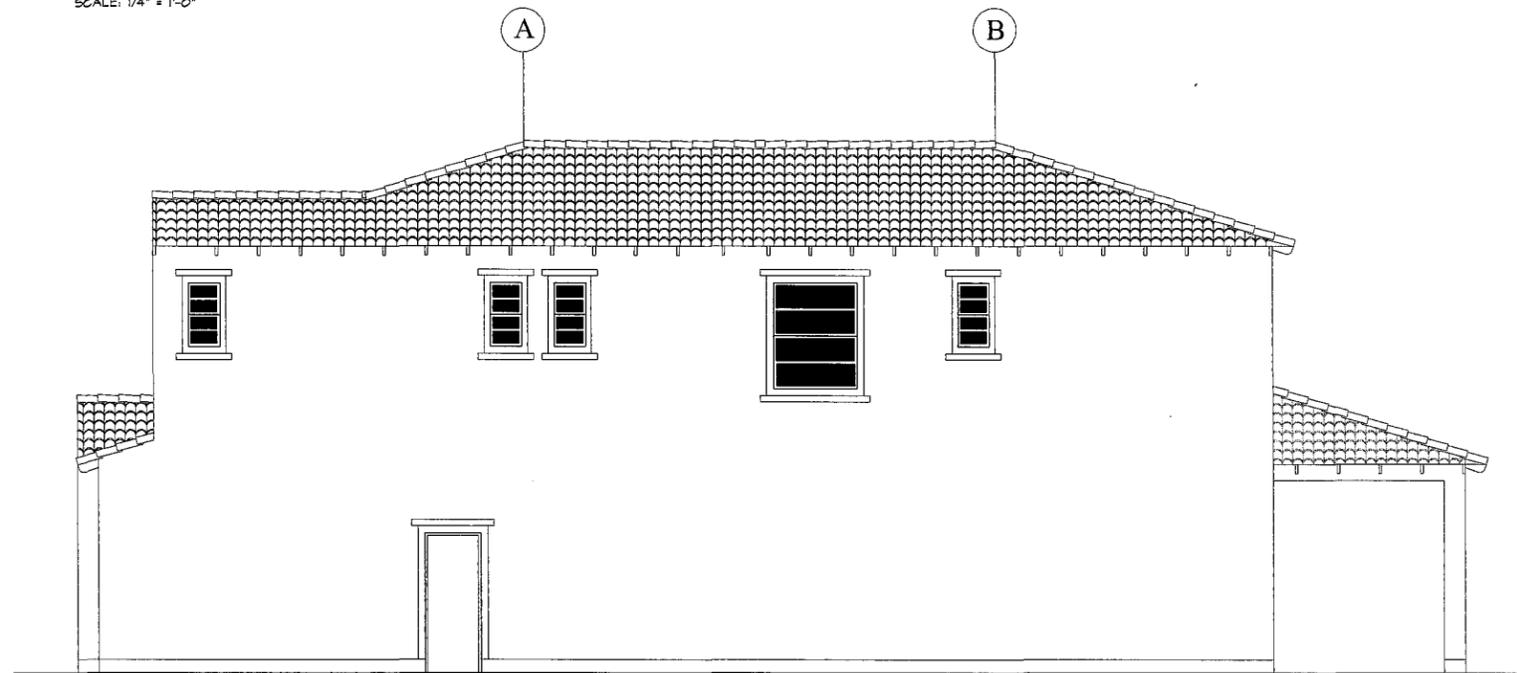
SCALE: 1/4" = 1'-0"



**RICHARD REQUA SPANISH REVIVAL
FRONT ELEVATION - ELEVATION 'A'**

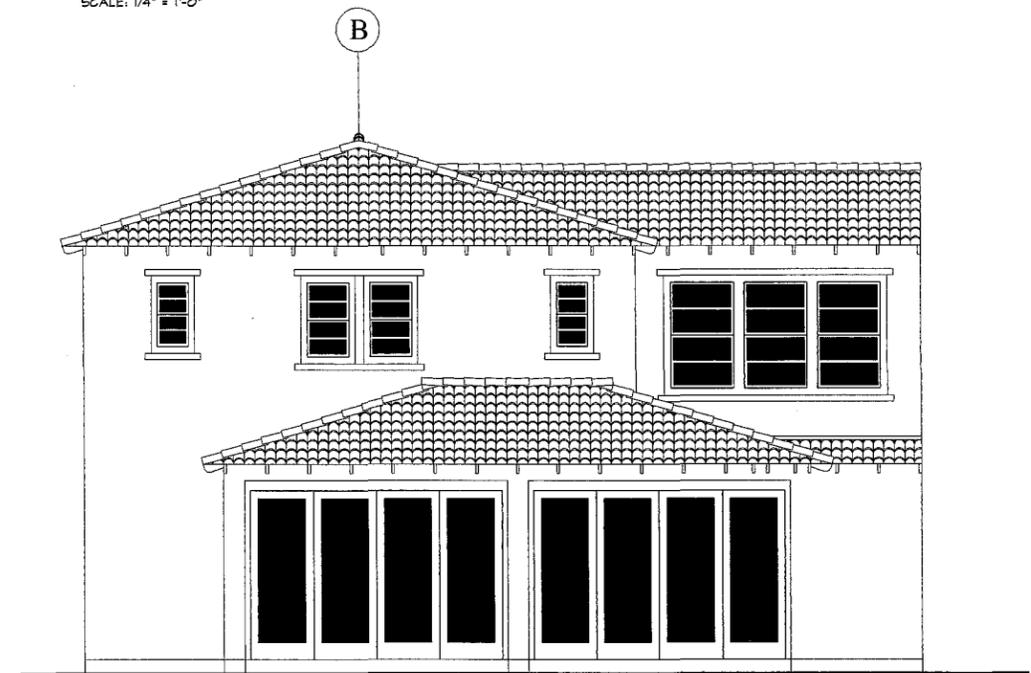
SCALE: 1/4" = 1'-0"

ATTACHMENT 10



**RICHARD REQUA SPANISH REVIVAL
RIGHT SIDE ELEVATION - ELEVATION 'A'**

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



**RICHARD REQUA SPANISH REVIVAL
REAR ELEVATION - ELEVATION 'A'**

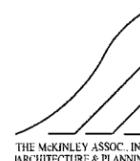
SCALE: 1/4" = 1'-0"

ATTACHMENT 10

Plan -2A 2,807 Sq. Ft.

WEST END
Alegria West End Properties, LLC

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



HEIGHT SUMMARY

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9
	PLAN 1	PLAN 2	PLAN 3	PLAN 4	PLAN 5	PLAN 6	PLAN 7	PLAN 8	PLAN 9
FIN. GRADE	319.60	300.00	301.00	301.00	300.00	298.00	291.00	289.00	285.00
FIN. FLOOR	319.60	300.00	301.00	301.00	300.00	298.00	291.00	289.00	285.00
POINT A	335.10	325.50	323.10	328.10	325.50	319.10	316.50	311.50	310.10
POINT B	335.10	N/A	328.50	328.10	325.50	319.10	316.50	311.50	310.10
POINT C	339.50	N/A	332.50	332.50	N/A	323.50	N/A	N/A	314.50
POINT D	339.10	319.10	313.10	313.10	310.10	304.10	301.10	296.10	292.10



Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134

Project Address:
Renaissance Way
San Diego, CA 92108

Project Name:
WEST END

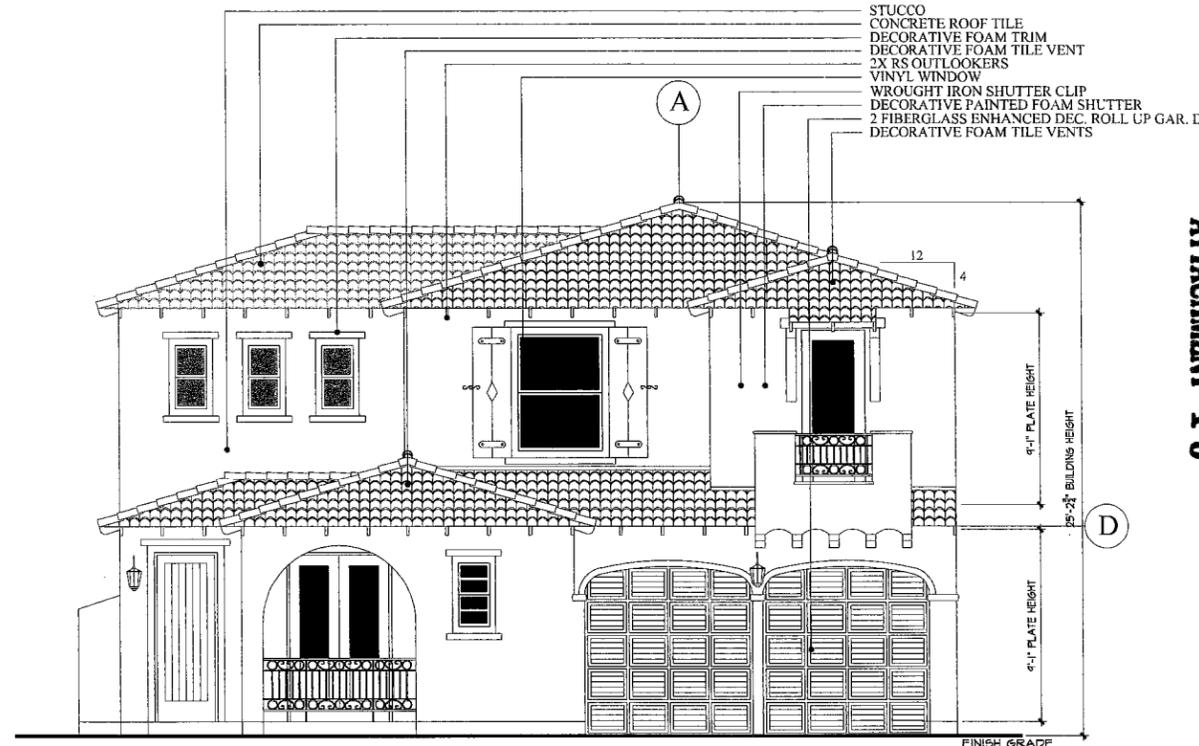
Sheet Title:
Plan - A Elevations

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	4-23-15 addition of new plan
Revision 1:	

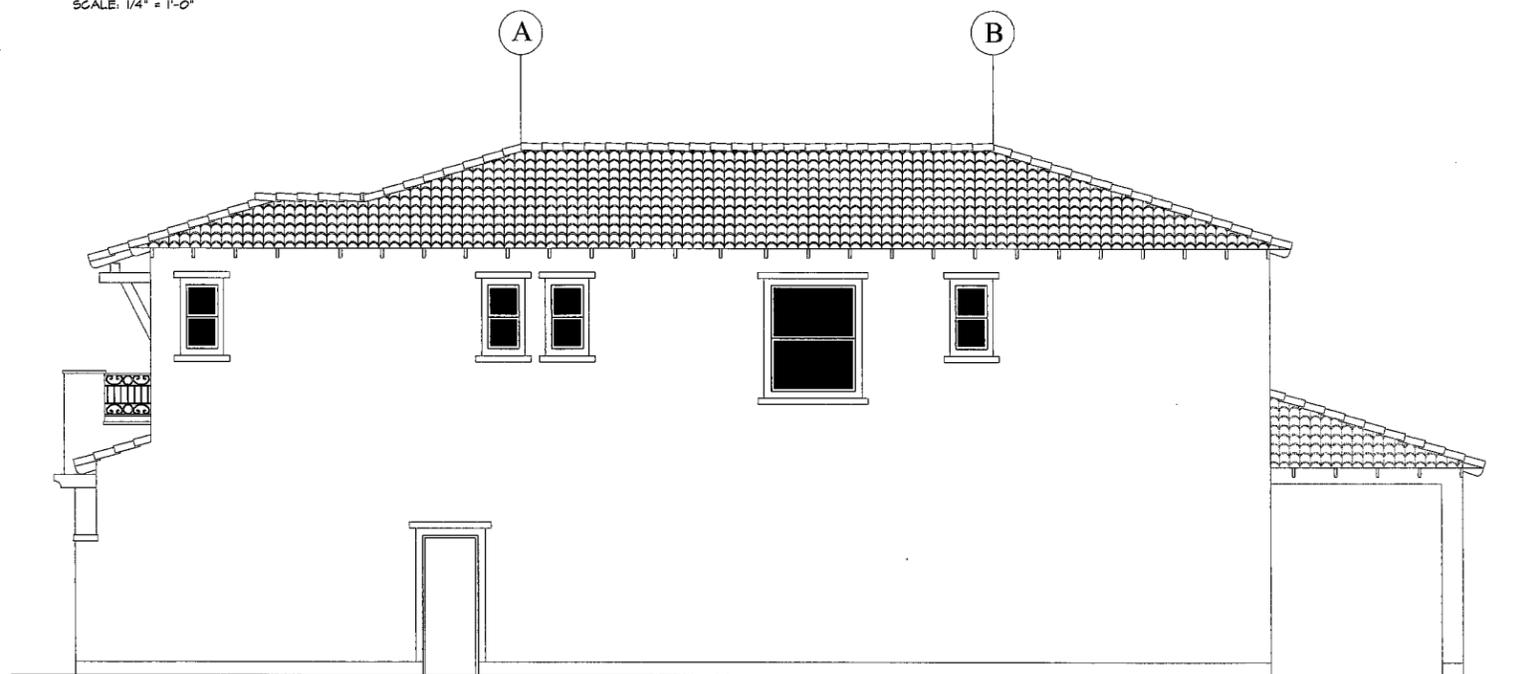
Original Date: April 8, 2014
Sheet 15 of 20



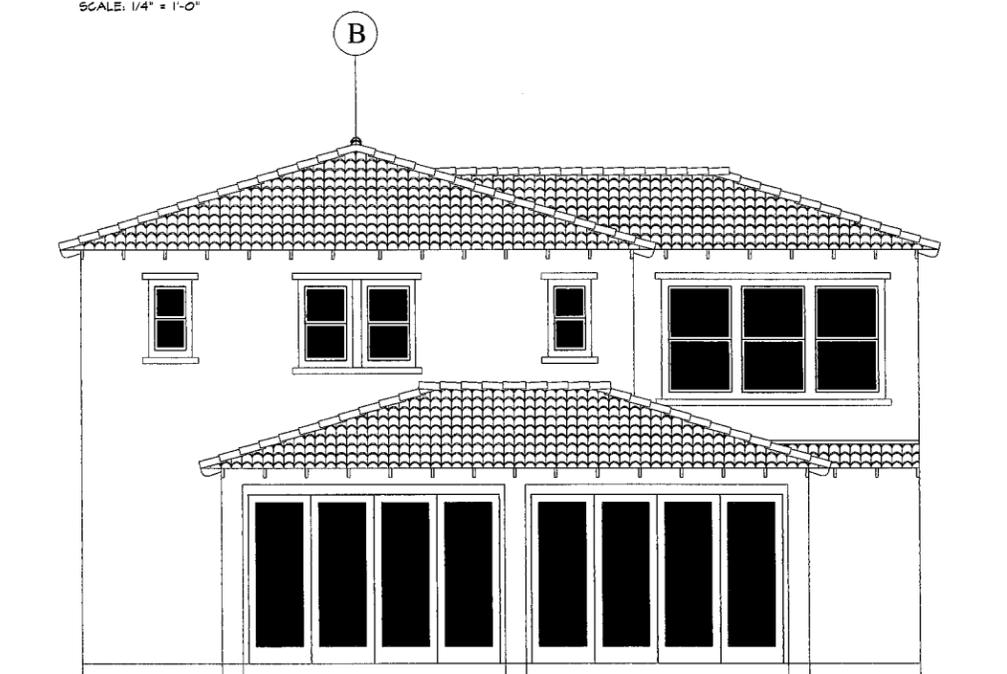
WALLACE NEFF MISSON
LEFT SIDE ELEVATION - ELEVATION 'B'
SCALE: 1/4" = 1'-0"



WALLACE NEFF MISSON
FRONT ELEVATION - ELEVATION 'B'
SCALE: 1/4" = 1'-0"



WALLACE NEFF MISSON
RIGHT SIDE ELEVATION - ELEVATION 'B'
SCALE: 1/4" = 1'-0"

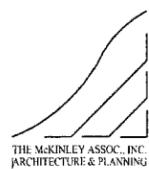


WALLACE NEFF MISSON
REAR ELEVATION - ELEVATION 'B'
SCALE: 1/4" = 1'-0"

Plan -2B 2,807 Sq. Ft.
WEST END
Alegria West End Properties, LLC
SCALE: 1/4" = 1'-0"

HEIGHT SUMMARY

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9
	PL-AN-1	PL-AN-2	PL-AN-1	PL-AN-1	PL-AN-2	PL-AN-1	PL-AN-2	PL-AN-2	PL-AN-1
FIN. GRADE	310.00	300.00	302.00	303.00	300.00	294.00	291.00	288.00	285.00
FIN. FLOOR	310.66	300.66	302.66	303.66	300.66	294.66	291.66	288.66	285.66
POINT A	325.10	325.50	328.10	328.10	325.50	319.10	316.50	313.50	310.10
POINT B	333.10	327.30	328.30	328.10	325.50	319.10	316.50	313.50	310.10
POINT C	339.50	N/A	332.50	332.50	N/A	323.50	N/A	N/A	314.50
POINT D	320.10	310.10	311.10	313.10	310.10	304.10	301.10	298.10	295.10



Prepared By:
Name: The McKinley Associates, Inc.
Address: 1816 First Avenue
San Diego, California 92101
Phone #: (619) 236-1134

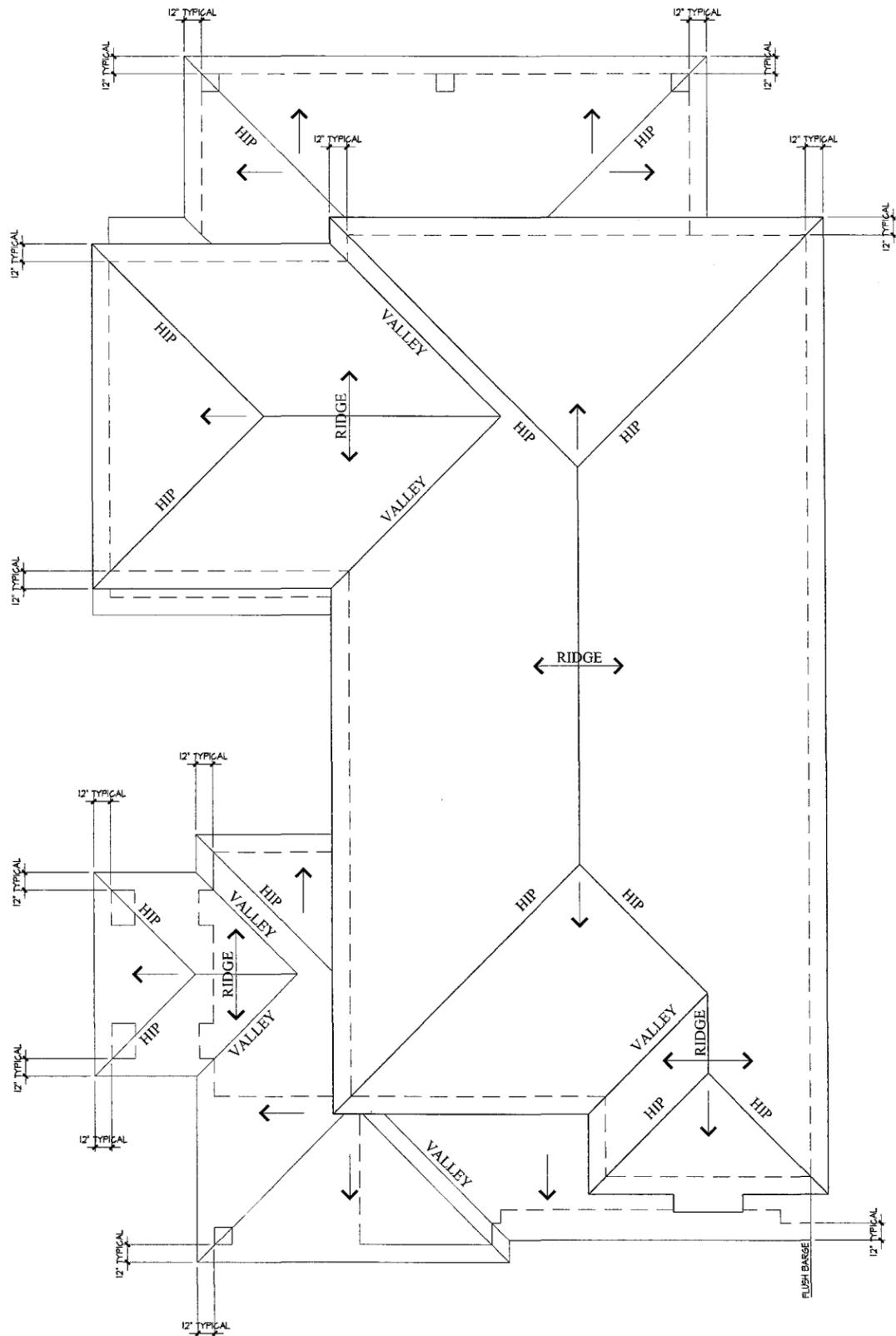
Project Address:
Renoill Way
San Diego, CA xxxx

Project Name:
WEST END

Sheet Title:
Plan 1 A Elevations

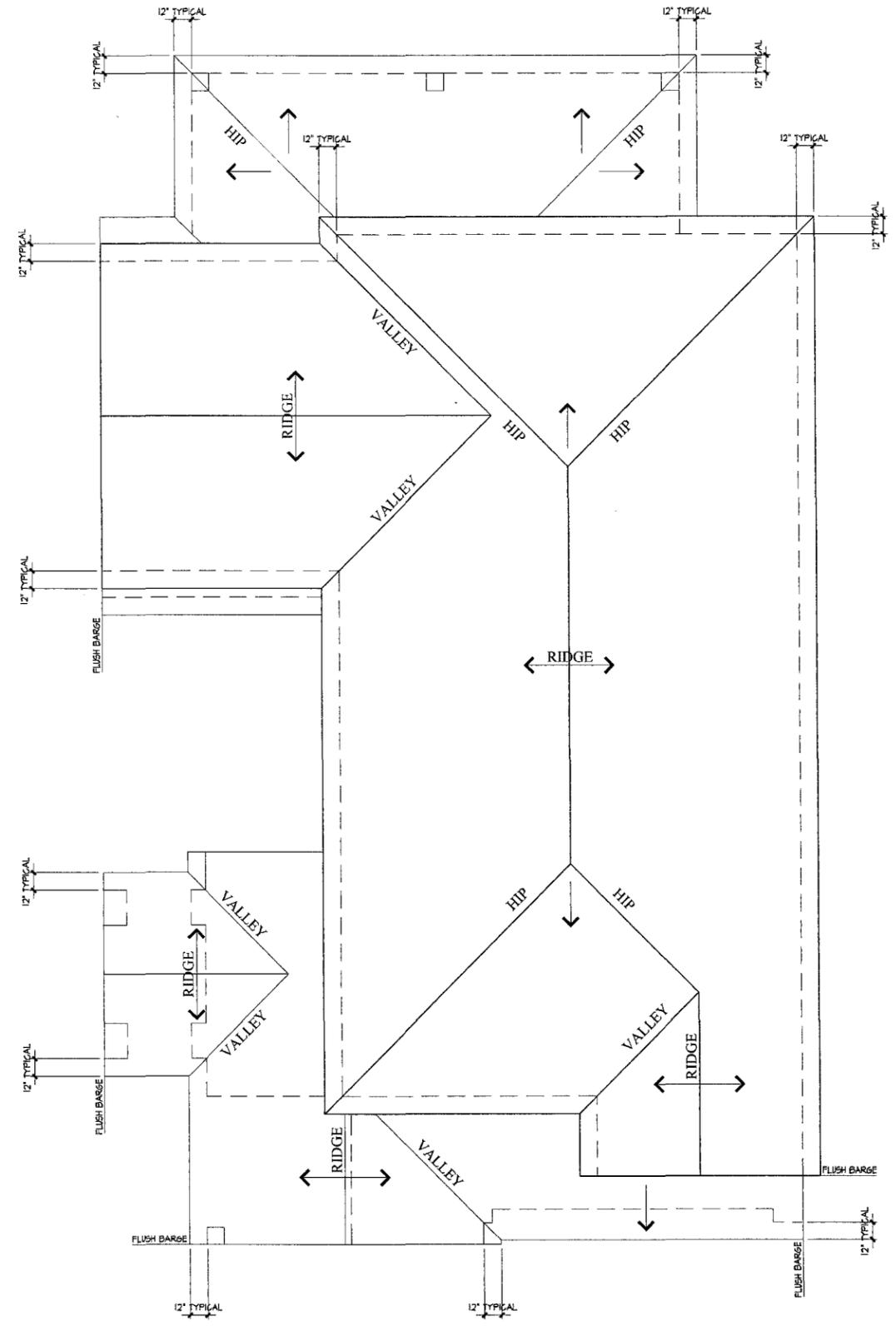
Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: 4-23-15 addition of new plan
Revision 1: _____

Original Date: April 8, 2014
Sheet 16 of 20



WALLACE NEFF MISSION
ROOF PLAN - ELEVATION B

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

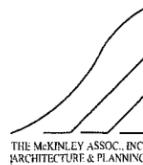


RICHARD REQUA SPANISH REVIVAL
ROOF PLAN - ELEVATION A

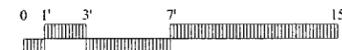
SCALE: 1/4" = 1'-0"

Plan -2B 2,807 Sq. Ft.
WEST END
Alegria West End Properties, LLC

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



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING



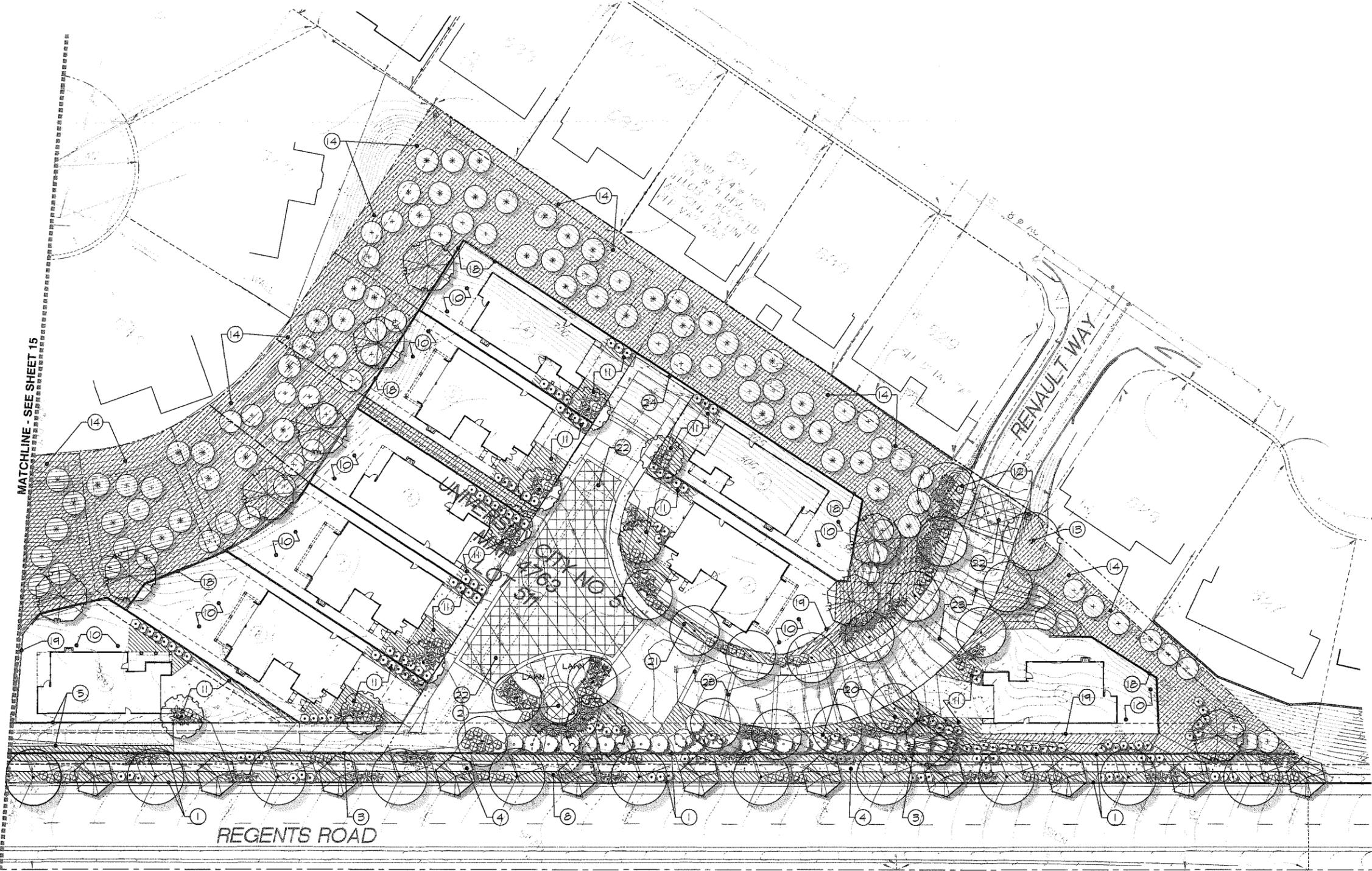
Prepared By:
Name: The McKinley Associates, Inc.
Address: 1818 First Avenue
San Diego, California 92101
Phone #: (619) 238-1134
Project Address:
Renault Way
San Diego, CA 92101
Project Name:
WEST END

Sheet Title:

Plan 1 A Elevations

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	4-23-15 addition of new plan
Revision 1:	

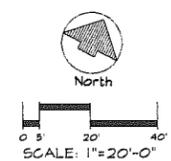
Original Date: April 8, 2014
Sheet 17 of 20



NOTES:
 All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.
 All graded, disturbed or eroded areas that will not be permanently paved or covered by structures shall be permanently revegetated and irrigated as shown in Table 142-04F and in accordance with the standards in the San Diego Municipal Code, Section 142.041. All required revegetation and erosion control shall be completed within 90 calendar days of the completion of grading or disturbance.
 Maintenance: The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit. Home Owner Association shall be responsible for long-term maintenance.
 A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMG 142.0403(b)(5).

PRELIMINARY LANDSCAPE PLAN
 NOTE: THIS PLAN IS CONCEPTUAL ONLY. IT IS INTENDED TO PORTRAY SCHEMATIC RELATIONSHIPS ONLY. IT IS NOT INTENDED AS A DETAILED PLAN OF SOLUTIONS TO ALL LANDSCAPE PROBLEMS. THE OWNER ASSUMES FULL RESPONSIBILITY FOR ANY WORK PERFORMED FROM THIS PLAN.

SEE SHEET 15 FOR CONCEPT PLAN SCHEDULE
SEE SHEET 15 FOR NOTES
SEE SHEET 16 FOR PLANT LEGEND
SEE SHEET 16 FOR REGENTS STREET SECTIONS



TESHIMA DESIGN GROUP
 LANDSCAPE ARCHITECTURE - LAND PLANNING
 9903 BUSINESSPARK AVE. SUITE 100 - SAN DIEGO, CA 92122
 TEL: 619-693-8824 FAX: 619-693-8821
 TDG JOB NO. 14-04 DATE: 4-24-15

Prepared By:	TESHIMA DESIGN GROUP	Revision 11:	_____
Name:	_____	Revision 10:	_____
Address:	9903 BUSINESSPARK AVE., SUITE 100	Revision 9:	_____
	SAN DIEGO, CA 92131	Revision 8:	_____
Phone #:	(858) 693-8824	Revision 7:	_____
Project Address:	_____	Revision 6:	_____
	RENAULT WAY	Revision 5:	4/24/15
	SAN DIEGO, CA 92122	Revision 4:	2/10/15
Project Name:	WEST END	Revision 3:	11/4/14
	_____	Revision 2:	10/14/14
	_____	Revision 1:	06/05/14
Sheet Title:	PRELIMINARY LANDSCAPE PLAN	Original Date:	04/11/14
	_____	Sheet:	18 OF 20
	_____	DEF#:	PTS # 368100

DESIGN STATEMENT / OBJECTIVES

- PLANTING WILL BE DESIGNED TO OBSCURE UNDESIRABLE VIEWS (AUTOMOBILE STORAGE UTILITY AREAS ETC) AND ADD CHARACTER AND INTEREST TO THE SITE WHERE PLANTING AREA EXCEEDS EIGHT FEET IN WIDTH. MOUNDING SHALL BE USED PLANTING SHALL BLEND WITH DESIGN PROPOSED FOR ADJACENT PROPERTY.
- ARCHITECTURAL ELEMENTS OF THE SITE WILL BE RELATED AND ENHANCED WITH PLANTINGS OF SIMILAR DESIGN CHARACTER.
- ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
- COLOR FROM PLANT FOLIAGE, BARK OR FLOWERS WILL BE UTILIZED TO CREATE A FRIENDLY, HARM AND VISUALLY EXCITING LANDSCAPE ENVIRONMENT. THEMATIC COLOR SCHEMES WILL BE UTILIZED IN DEVELOPING PROJECT IDENTITY. SEE FINAL PLANTING PLANS FOR INSTALLATION LAYOUT, DETAILS AND SPECIFICATIONS.
- ALL OUTDOOR STORAGE, LOADING, REFUSE AND UTILITY AREAS WILL BE VISUALLY SCREENED ON ALL SIDES (EXCEPT AT ACCESS POINTS). PLANTING WILL BE USED TO SORTEN HARD MATERIALS WHERE SUCH ARE USED FOR SCREENING.
- VEHICULAR ENTRANCES WILL BE IDENTIFIED AND ACCENTED WITH SPECIAL GROUPINGS OR TREES, SHRUBS AND/OR GROUND COVERS. HOWEVER THESE AREAS SHALL NOT DETRACT FROM THE BUILDING AS THE FOCUS OF THE SITE.
- LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE SITE - A MINIMUM OF TWO PERCENT (2%) AWAY FROM BUILDING IN PLANTING AREAS. SEE CIVIL ENGINEERING PLANS FOR FINAL GRADING.
- ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR SITE WHERE PLANTING ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
- ALL PLANTING AREAS WILL BE PRIVATELY MAINTAINED IN A NEED AND DEBRIS FREE CONDITION.
- ALL EXISTING PLANTING SHALL BE REMOVED EXCEPT DIEGAN COASTAL SAGE SCRUB AND ONE CALIFORNIA SYCAMORE TREE AS SHOWN ON THE PLAN.
- ALL LANDSCAPE AREAS THAT ARE LESS THAN 2:1 SLOPE WILL RECEIVE 3" OF SHREDDED BARK MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO BULK DELIVERY TO JOB SITE.

IRRIGATION NOTES

- IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND (EXCEPT OPEN SPACE SLOPE) AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION. AREAS ADJACENT TO STRUCTURES, ROADWAYS, ENTRIES AND ACTIVITY AREAS WILL BE IRRIGATED WITH PERMANENT BELOW GRADE AUTOMATED SYSTEMS. ALL LATERAL PIPE FOR THE OPEN SPACE SLOPE IRRIGATION SHALL BE ON-GRADE.
- IRRIGATION SYSTEMS SHALL UTILIZE LOW PRECIPITATION FIXED AND POP-UP STREAM ROTOR SPRINKLER HEADS AND DRIP FOR ALL LANDSCAPE AREAS. POP-UP SPRAY HEADS SHALL BE USED ADJACENT TO WALKS, DRIVES AND ACTIVITY AREAS.

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
Traffic signals (stop sign)	20 feet
Underground utility lines	5 feet
Above ground utility structures	10 feet
Driveway (entries)	10 feet
Intersection (intersecting curb lines of two streets)	25 feet
Sewer Lines	10 feet

WATER USE CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE CALCULATION - MAWA

$$MAWA = (ETo)(0.62)[(0.7)(LA) + (0.3)(SLA)]$$

Where:

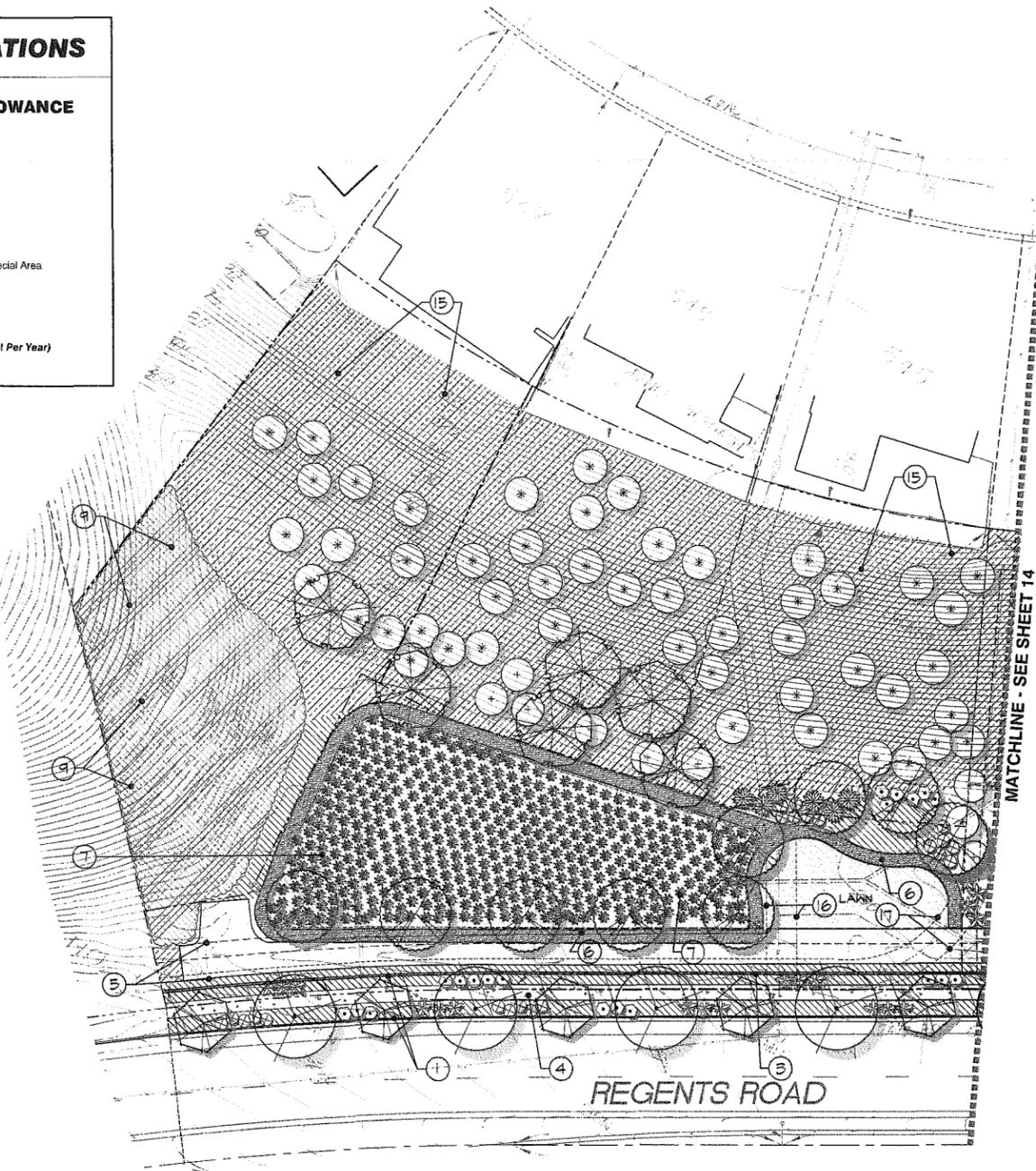
- ETo = Annual Early Evapotranspiration
- 0.62 = Conversion factor (to gallons)
- 0.7 = Evapotranspiration Adjustment Factor
- LA = Landscape Area
- 0.3 = Additional Evapotranspiration Adjustment Factor for Special Area
- SLA = Special Landscape Area (square feet)

$$MAWA = (ETo)(0.62)[(0.7)(LA) + (0.3)(SLA)]$$

$$MAWA = (47)(0.62)[(0.7)(98,067) + (0.3)(0)]$$

$$MAWA = 2,000,370 \text{ Gallons per Year}$$

$$MAWA = 2,000,370 / 748 = 2,674 \text{ HCF (Hundred-Cubic-Foot Per Year)}$$



City of San Diego
Development Services
225 West Broadway
San Diego, CA 92101-4154
(619) 444-5000

Landscape Calculations Worksheet
Vehicular Use Areas (VUA)

Provide the following information on the Landscape Plan. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 8, Division 1 of the Land Development Code.

One tree (minimum 24-inch box size) is required within 30 ft. of each parking space. (If palm trees are used, one palm (minimum 8 ft. trunk height) is required within 45 ft. of each parking space.)

Planting Area Required: provide 40 sq. ft. per tree (with no dimension less than 5')

Plant Points Required	Plant Points Provided	Excess Points Provided
Total VUA: 1,087 sq. ft. x 0.05 = 54 points	826 points	772 points
Points achieved through trees (at least half): 750 points		

VEHICULAR USE AREA (VUA) (142.0000) (142.0000)

Required Planting Area	Planting Area Provided	Excess Area Provided
VUA inside Street Yard: 0 sq. ft. x 0.05 = 0 sq. ft.	0 sq. ft.	0 sq. ft.
VUA outside Street Yard: 0 sq. ft. x 0.03 = 0 sq. ft.	0 sq. ft.	0 sq. ft.

Required Plant Points	Plant Points Provided	Points Provided with Trees (at least half)
VUA inside Street Yard: 0 sq. ft. x 0.05 = 0 points	0 points	0 points
VUA outside Street Yard: 0 sq. ft. x 0.03 = 0 points	0 points	0 points

VEHICULAR USE AREA (VUA) (142.0000)

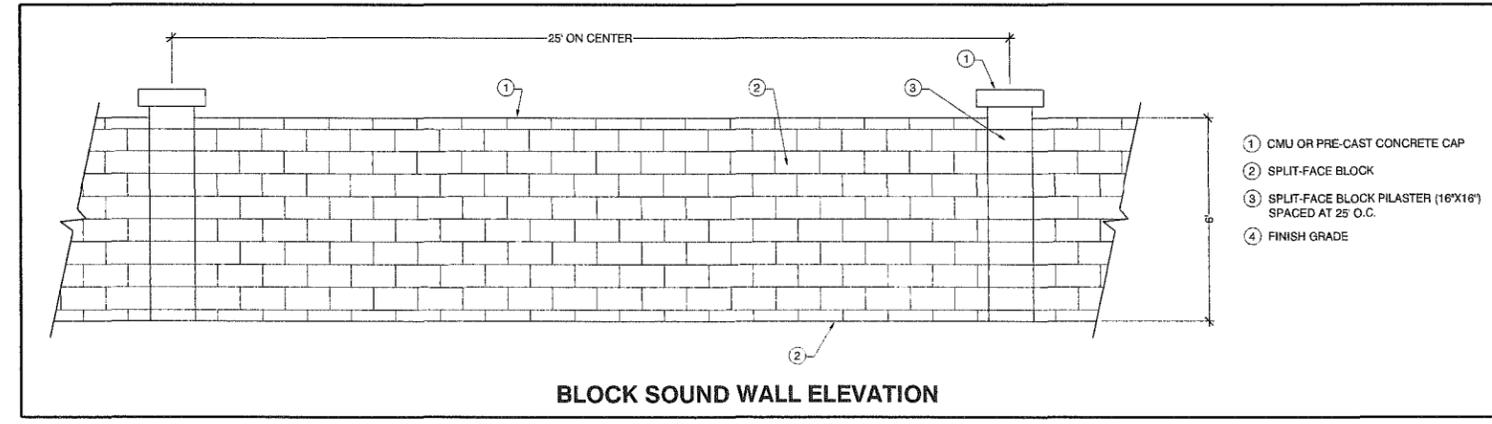
Required Planting Area	Planting Area Provided
Length of Public Right-of-Way adjacent to VUA: 0 ft. x 3 ft. = 0 sq. ft.	0 sq. ft.

- Provide planting area between Public Right-of-Way and VUA.
- Plant with evergreen shrubs.
- Shrubs must achieve a minimum height of 30" within 2 years of installation over at least 50% of the required planting area.

ADDITIONAL VUA PLANTING AREA AND POINT REQUIREMENTS

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

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services. Upon request, this information is available in alternative formats for persons with disabilities. DS-9 (03-06)



- CMU OR PRE-CAST CONCRETE CAP
- SPLIT-FACE BLOCK
- SPLIT-FACE BLOCK PILASTER (16"x16") SPACED AT 25' O.C.
- FINISH GRADE

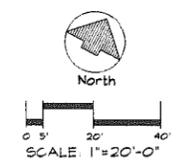
CONCEPT PLAN SCHEDULE

- REGENTS ROAD STREETSCAPE PLANTING SHALL CONSIST OF STREET TREES (30' O.C.) PLANTED BETWEEN THE SIDEWALK AND THE STREET CURB, DROUGHT TOLERANT GRASSES AND GROUNDCOVER. STREETSCAPE LANDSCAPE WILL BE MAINTAINED BY THE HOME OWNER ASSOCIATION. SEE STREET LANDSCAPE SECTION 'A'.
- PASSIVE RECREATION AREA SHALL CONSIST OF ENHANCED COLOR CONCRETE WITH A 24" WIDE SHINER BAND AND 5'x5' DIAGONAL SAW CUTS, SEATWALL AND LAWN AREA.
- PROPOSED SPLIT-FACE BLOCK SCREEN WALL WITH PILASTERS AT 25' O.C. BY OTHERS. SEE ELEVATION THIS SHEET PLANT VINES ON BOTH SIDES OF THE WALL AT 6' O.C.
- PROPOSED NON-CONTIGUOUS SIDEWALK BY OTHERS.
- SHARED ACCESS MAINTENANCE ROAD AND EASEMENT BY OTHERS.
- PROPOSED STABILIZED DECOMPOSED GRANITE PATH (4' WIDE, 3" DEEP) WITH PLASTIC EDGING.
- PROPOSED WATER QUALITY BIO-RETENTION BASIN SHALL BE PLANTED WITH CAREX SPP AND JUNCUS SPP.
- EXISTING TREE TO REMAIN. PROTECT IN PLACE. SEE PLANT LEGEND FOR EXISTING LANDSCAPE NOTES.
- EXISTING DIEGAN COASTAL SAGE SCRUB AREA TO BE PROTECTED. SEE PLANT LEGEND FOR EXISTING LANDSCAPE NOTES. THIS AREA WILL BE MAINTAINED BY THE OWNER. THERE WILL BE NO IRRIGATION IN THIS AREA.
- PRIVATE REAR AND SIDE YARD TO BE LANDSCAPED AND MAINTAINED BY THE FUTURE HOME OWNER.
- PRIVATE FRONT YARD LANDSCAPE SHALL BE INSTALLED BY DEVELOPER AND MAINTAINED BY FUTURE HOME OWNER.
- SIGN PILASTER (36" x 36") BY OTHERS (2 TOTAL). PLANT ANNUAL COLOR IN FRONT OF THE PILASTER.
- PROVIDE A KEYSTONE BLOCK RETAINING WALL AROUND THE OAK TREE PLANTED ON SLOPE.
- PROPOSED PRIVATE LOT SLOPE LANDSCAPE WILL BE MAINTAINED BY THE HOME OWNER ASSOCIATION. IRRIGATION FOR THESE SLOPES WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEM. PLANTING WILL CONSIST OF NATIVE AND DROUGHT TOLERANT 1 GALLON GROUNDCOVER SPACED AT 30" O.C., 5 GALLON SHRUBS AND 24" BOX TREES.
- PROPOSED OPEN SPACE SLOPE LANDSCAPE WILL BE MAINTAINED BY THE HOME OWNER ASSOCIATION. IRRIGATION FOR THESE SLOPES WILL BE PERMANENT ABOVE GROUND (ON-GRADE) AUTOMATED SYSTEM. PLANTING WILL CONSIST OF NATIVE AND DROUGHT TOLERANT 1 GALLON GROUNDCOVER SPACED AT 30" O.C., 5 GALLON SHRUBS AND 24" BOX TREES.
- EXISTING 20' SEWER EASEMENT. NO TREE PLANTING ALLOWED WITHIN THE EASEMENT.
- EXISTING 10' STORM DRAIN EASEMENT. NO TREE PLANTING ALLOWED WITHIN THE EASEMENT.
- PROPOSED RETAINING WALL BY OTHERS. LOT 1 OWNER SHALL PROVIDE VINES TO SCREEN THE RETAINING WALL.
- PROPOSED FENCE BY OTHERS.
- DROUGHT TOLERANT LANDSCAPE MAINTAINED BY HOME OWNER ASSOCIATION.
- 5' WIDE DROUGHT TOLERANT LANDSCAPE AREA ALONG THE SIDEWALK MAINTAINED BY HOME OWNER ASSOCIATION.
- ENHANCED COLOR CONCRETE WITH A 24" WIDE SHINER BAND AND 5'x5' DIAGONAL SAW CUTS
- 24" WIDE COLOR CONCRETE BANDING IN THE DRIVEWAY.
- PLANT VINES ON THE RETAINING WALL AT 6' O.C.

PRELIMINARY LANDSCAPE PLAN

NOTE: THIS PLAN IS CONCEPTUAL ONLY. IT IS INTENDED TO PORTRAY SCHEMATIC RELATIONSHIPS ONLY. IT IS NOT INTENDED AS A DETAILED PLAN OF SOLUTIONS TO ALL LANDSCAPE PROBLEMS. THE OWNER ASSUMES FULL RESPONSIBILITY FOR ANY WORK PERFORMED FROM THIS PLAN.

SEE SHEET 16 FOR PLANT LEGEND
SEE SHEET 16 FOR REGENTS STREET SECTIONS



TESHIMA DESIGN GROUP
LANDSCAPE ARCHITECTURE • LAND PLANNING
9903 BUSINESSPARK AVE. SUITE 100 • SAN DIEGO, CA 92128
PH: 619 693-8244 FAX: 619 693-8244

Prepared By:	TESHIMA DESIGN GROUP	Revision 11:	
Name:		Revision 10:	
Address:	9903 BUSINESSPARK AVE. SUITE 100 SAN DIEGO, CA 92131	Revision 9:	
Phone #:	(858) 693-8244	Revision 8:	
Project Address:	RENAULT WAY SAN DIEGO, CA 92122	Revision 7:	
		Revision 6:	
		Revision 5:	4/24/15
		Revision 4:	2/10/15
		Revision 3:	11/4/14
		Revision 2:	10/14/14
Project Name:	WEST END	Revision 1:	06/05/14
		Original Date:	04/11/14
Sheet Title:	PRELIMINARY LANDSCAPE PLAN	Sheet:	19 OF 20
		DEP#:	PTS # 368100

PLANT LEGEND

STREET TREES FOR REGENTS ROAD

BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X SPREAD	FORM	FUNCTION	NOTES
 LAGERSTROEMIA INDICA 'NATCHEZ'	GRAPE MYRTLE	24" BOX	25' X 12'	BROAD HEAD	STREET TREE	STANDARD, DOUBLE STAKE
 LAGERSTROEMIA INDICA 'TUSCARORA'	GRAPE MYRTLE	24" BOX	25' X 12'	BROAD HEAD	STREET TREE	STANDARD, DOUBLE STAKE
 FODOCARPUS GRACILIOR	FERN PINE	24" BOX	40' X 20'	VERTICAL	STREET TREE	STANDARD, DOUBLE STAKE.

NOTE: ALL STREET TREES SHALL BE INSTALLED WITH ROOT BARRIER. ROOT BARRIER SHALL BE BIO-BARRIER.

ACCENT TREES

BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X SPREAD	FORM	FUNCTION	NOTES
 QUERCUS AGRIFFOLIA	COAST LIVE OAK	48" BOX	60' X 60'	ROUND	ACCENT	MULTI-TRUNK

DRIVEWAY AND SHADE TREES

BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X SPREAD	FORM	FUNCTION	NOTES
 FODOCARPUS GRACILIOR	FERN PINE	36" BOX	40' X 20'	VERTICAL	VERTICAL SCALE	STANDARD, DOUBLE STAKE
 QUERCUS AGRIFFOLIA	COAST LIVE OAK	36" BOX	60' X 60'	ROUND	SHADE	STANDARD, DOUBLE STAKE.

FRONT YARD TREES

BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X SPREAD	FORM	FUNCTION	NOTES
 ARBUTUS 'MARINA'	STRAWBERRY TREE	36" BOX	25' X 25'	ROUND	SHADE	STANDARD, DOUBLE STAKE.

NOTE: ALL TREES PLANTED WITHIN 5 FEET OF ANY HARDSCAPE AND STREET TREES SHALL BE INSTALLED WITH ROOT BARRIER. ROOT BARRIER SHALL BE BIO-BARRIER.

ACCENT SHRUBS

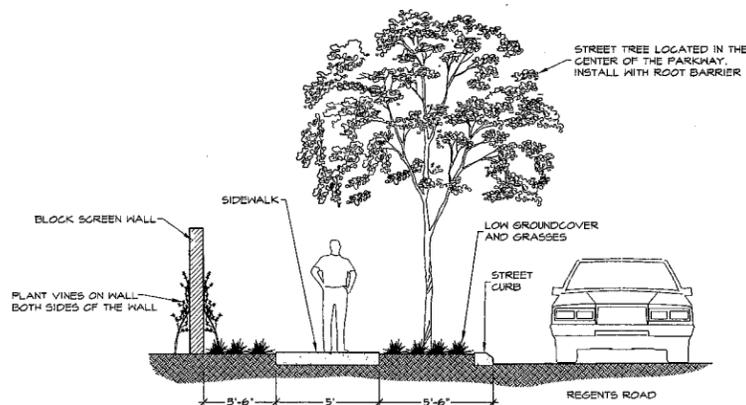
BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X SPREAD	FORM	FUNCTION	NOTES
 PHORMIUM SPP.	NEW ZEALAND FLAX	5 GALLON	6' X 6'	SHOUD-LIKE	ACCENT	
 AGAVE SPP.	AGAVE	5 GALLON	6' X 6'	SHOUD-LIKE	ACCENT	
 ANISOZANTHOS HYBRIDS	KANGAROO PAK	1 GALLON	3' X 3'	SHOUD-LIKE	FLOWER	
 KNIPHOFIA UVARIA	RED HOT POKER	1 GALLON	3' X 3'	SHOUD-LIKE	FLOWER	

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X SPREAD	FORM	FUNCTION	NOTES
 RHAPHIOLEPIS INDICA 'BALLERINA'	INDIAN HAWTHORN	5 GALLON	2' X 4'	OVAL	FOUNDATION	
 NANDINA DOMESTICA 'HARBOR DWARF'	DWARF HEAVENLY BAMBOO	5 GALLON	2' X 2'	ROUND	FOLIAGE	
 CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF KEEPERS BOTTLEBRUSH	5 GALLON	5' X 5'	ROUND	FLOWER	
 LANTANA 'DWARF YELLOW'	LANTANA	1 GALLON	1' X 5'	SPREADING	FLOWER	
 BUXIS MICROPHYLLA JAPONICA 'GREEN BEAUTY'	JAPANESE BOXWOOD	5 GALLON	2' X 2'	ROUND	HEDGE	PLANT AT 18" O.C.

SCREENING SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X SPREAD	FORM	FUNCTION	NOTES
 LIGUSTRUM J. TEXANUM	TEXAS PRIVET	5 GALLON	5' X 5'	ROUND	SCREEN	PLANT AT 36" O.C.
 RHAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORN	5 GALLON	5' X 5'	ROUND	SCREEN	PLANT AT 36" O.C.



STREET LANDSCAPE SECTION 'A' NOT TO SCALE

GRASSES

BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X SPREAD	FORM	FUNCTION	NOTES
 MULDENBERGIA RIGENS	DEER GRASS	1 GALLON	5' X 3'	STRAP LEAF	MASSING	
 FESTUCA MAIREI	ATLAS FESCUE	1 GALLON	5' X 3'	STRAP LEAF	MASSING	
 MULDENBERGIA CAPILLARIS	PINK MAHLY	1 GALLON	5' X 3'	STRAP LEAF	MASSING	

BOTTOM OF RETENTION BASIN PLANTINGS

BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X SPREAD	FORM	FUNCTION	NOTES
 JUNCUS FATENS	CALIFORNIA GRAY RUSH	1 GALLON	2' X 2'	STRAP LEAF	MASSING	
 CAREX DIVULSA	BERKLEY SEDGE	1 GALLON	2' X 2'	STRAP LEAF	MASSING	

VINES

BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X SPREAD	FORM	FUNCTION	NOTES
 DISTICTIS BUCINATORIA	BLOOD RED TRUMPET VINA	5 GALLON	N/A	CLIMBING	SCREENING	PLANT ON WALL AT 6' O.C.

GROUNDCOVER

BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X SPREAD	FORM	FUNCTION	NOTES
 LANTANA SPP.	TRAILING LANTANA	FLATS OR ROOTED CUTTINGS	2' X 4'	OVAL	FOUNDATION	PLANT AT 24" O.C.
 SENECIO MANDRALISCAE	KLEINIA	FLATS	1' X 2'	ROUND	FOLIAGE	PLANT AT 8" O.C.
 ROSMARINUS OFFICINALIS 'HUNTINGTON GARPET'	TRAILING ROSEMARY	1 GALLON	1' X 5'	SPREADING	FLOWER	PLANT AT 18" O.C.
 ANNUAL COLOR	PINK MYOPORUM	6" POTS	N/A	FOUNDATION	COLOR	6" O.C. CONTRACTOR SHALL CHECK AVAILABILITY AND VARIETY WITH LANDSCAPE ARCHITECT.

OPEN SPACE TREES

BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X SPREAD	FORM	FUNCTION	NOTES
 QUERCUS AGRIFFOLIA	COAST LIVE OAK	24" BOX	60' X 60'	ROUND	SHADE	STANDARD, DOUBLE STAKE.
 POPULUS FREMONTII	WESTERN COTTONWOOD	24" BOX	30' X 30'	UP RIGHT	VERTICAL SCALE	STANDARD, DOUBLE STAKE.
 PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	50' X 30'	VERTICAL	SHADE	STANDARD, DOUBLE STAKE.

SLOPE TREES

BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X SPREAD	FORM	FUNCTION	NOTES
 QUERCUS AGRIFFOLIA	COAST LIVE OAK	24" BOX	60' X 60'	ROUND	SHADE	STANDARD, DOUBLE STAKE.

OPEN SPACE AND SLOPE SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X SPREAD	FORM	FUNCTION	NOTES
 FREMONTODENDRON 'CAL GLORY'	FLANNEL BUSH	5 GALLON	15' X 10'	VERTICAL	FLOWER	
 HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	12' X 12'	ROUND	BACKGROUND	
 CEANOTHUS 'CONCHA'	WILD LILAC	5 GALLON	7' X 7'	ROUND	ACCENT	
 CERCIS OCCIDENTALIS	WESTERN RED BUD	5 GALLON	12' X 12'	ROUND	ACCENT	SHRUB FORM, MULTI-TRUNK.
 WESTRINGIA 'WYNABIE GEM'	COAST ROSEMARY	5 GALLON	5' X 8'	UP RIGHT	SCREEN	
 ALYOSYNE HUEGELII	BLUE HIBISCUS	5 GALLON	5' X 5'	ROUND	FLOWER	
 LEPTOSPERMUM SCOPARIUM 'SNOW WHITE'	NEW ZEALAND TEA TREE	5 GALLON	5' X 4'	SPREADING	FLOWER	

SLOPE GROUNDCOVER

BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X SPREAD	FORM	FUNCTION	NOTES
 BAGCHARIS PILLULARIS 'PIGEON POINT'	DWARF COYOTE BUSH	FLATS OR 1 GALLON	2' X 6'	SPREADING	EROSION	PLANT AT 30" O.C.
 CEANOTHUS HORIZONTALIS 'YANKEE POINT'	GARREL GREENER	FLATS OR 1 GALLON	2' X 6'	SPREADING	EROSION	PLANT AT 30" O.C.

LAWN (TURF)

BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT X SPREAD	FORM	FUNCTION	NOTES
 FESCUE BLEND	DWARF MARATHON II	SOD	N/A	LOW	ACTIVITY	

EXISTING TREES AND SHRUBS TO REMAIN

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	8" TO 12" CALIPER	PROTECT IN PLACE SEE NOTE BELOW
	EXISTING DIEGAN COASTAL SAGE SCRUB		PROTECT IN PLACE SEE NOTE BELOW

EXISTING LANDSCAPE NOTES:

ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED IN PLACE. ANY DAMAGED OR LOST EXISTING TREES DURING CONSTRUCTION SHALL BE REPLACED WITH A 24" BOX TREE OF THE SAME SPECIE AT THE CONTRACTOR'S OWN EXPENSE. CONTRACTOR SHALL AVOID CUTTING ANY EXISTING TREE ROOTS WHILE PLANTING NEW SHRUBS. ADJUST NEW SHRUB LOCATIONS TO AVOID ROOT CUTTING.

FOR ALL TREES TO REMAIN PLACE 6" HIGH VINYL FENCE COLORED BRIGHT ORANGE OR YELLOW AROUND TREE AT DRIP ZONE. PROTECT TREE FROM STOCK-PILING, TOPSOIL MATERIAL STORAGE. ALSO PROTECT TREE FROM DAMAGE DUE TO CHEMICALLY INJURIOUS MATERIALS IN SOLUTION CAUSED RUN-OFF AND SPILLAGE DURING MIXING AND PLACEMENT OF CONSTRUCTION MATERIALS AND DRAINAGE FROM STORED MATERIALS. PROTECT ROOT SYSTEMS FROM FLOODING, EROSION, EXCESSIVE WETTING AND DRYING RESULTING FROM DE-WATERING AND OTHER OPERATIONS. RESTRICT FOOT TRAFFIC THROUGH DRIP ZONE. MAINTAIN EXISTING GRADE WITHIN DRIP LINE UNLESS OTHERWISE INDICATED. CUT ROOTS APPROXIMATELY 6 INCHES BACK FROM NEW CONSTRUCTION. SEAL CUT WITH HOOD PAINT AS MANUFACTURED BY FLINTKOTE OR APPROVED EQUAL. WATER THE COURSE OF THE WORK. MAINTAIN A WATER SCHEDULE AND DOCUMENT.

ALL EXISTING SHRUBS AND GROUNDCOVER TO REMAIN SHALL BE PROTECTED IN PLACE. ADJUST ANY EXISTING SHRUBS AND GROUNDCOVER TO ACCOMMODATE NEW CONSTRUCTION IF NECESSARY. ANY EXISTING SHRUBS OR GROUNDCOVER DAMAGED OR LOST DURING CONSTRUCTION SHALL BE REPLACED WITH NEW SHRUBS (5 GALLON) AND NEW GROUNDCOVER (PLANTED FROM FLATS AT 12" O.C.) OF THE SAME SPECIE AT THE CONTRACTOR'S OWN EXPENSE.



TESHIMA DESIGN GROUP
 LANDSCAPE ARCHITECTURE • LAND PLANNING
 9903 BUSINESSPARK AVE. SUITE 100 • SAN DIEGO, CA 92131
 TEL: 619 693-8824 FAX: 619 693-8824
 TDG JOB NO. 14-04 DATE: 4-24-15

Prepared By:	Revision 11:	_____
Name: TESHIMA DESIGN GROUP	Revision 10:	_____
Address: 9903 BUSINESSPARK AVE. SUITE 100	Revision 9:	_____
SAN DIEGO, CA 92131	Revision 8:	_____
Phone #: (858) 693-8824	Revision 7:	_____
Project Address: RENAULT WAY	Revision 6:	_____
SAN DIEGO, CA 92122	Revision 5:	4/24/15
Project Name: WEST END	Revision 4:	2/10/15
Sheet Title: PRELIMINARY LANDSCAPE PLAN	Revision 3:	11/4/14
	Revision 2:	10/14/14
	Revision 1:	06/05/14
	Original Date:	04/11/14
	Sheet:	20 OF 20
	DEF#:	PTS # 368100

Fisher, John

From: Janay Kruger [janay_kruger@msn.com]
Sent: Thursday, May 14, 2015 1:10 PM
To: Fisher, John
Subject: West End project

To: Mr John Fisher
Project manager

From: Janay Kruger
Chair, UCPG

Re: West End project, 9 Homes

Please be advised that on May 12, 2015, the UCPG voted 19-0-1 (with the chair abstaining) to approve the revised project of nine lots/homes with one deviation on the private streets. We were shown the Revised homes, lots, grading and landscaping.

Janay Kruger
Chair, UCPG

Sent from my iPhone



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

West End

Project No. For City Use Only

360/100

Project Address:

Renault Way south east of Renault Street, San Diego , CA 92122

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: <u>WEST END</u>	Project No. (For City Use Only)
--------------------------------	---------------------------------

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

Legal Status (please check):

Corporation Limited Liability -or- General) What State? CA Corporate Identification No. 46-4062154
 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):
ALEGRIA WEST END PROPERTIES LLC
 Owner Tenant/Lessee

Street Address:
444 SOUTH CEDROS AVENUE, SUITE 235
 City/State/Zip:
SOLANA BEACH, CA 92075
 Phone No: 858-345-1515 Fax No:

Name of Corporate Officer/Partner (type or print):
BRAOLEY J. TUCK
 Title (type or print):
CHIEF OPERATING OFFICER
 Signature:  Date: 4/21/14

Corporate/Partnership Name (type or print):
ALEGRIA WEST END PROPERTIES LLC
 Owner Tenant/Lessee

Street Address:
 City/State/Zip:
 Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):
FYNDIG LLC
 Title (type or print):
MEMBER
 Signature: Date:

Corporate/Partnership Name (type or print):
ALEGRIA WEST END PROPERTIES LLC
 Owner Tenant/Lessee

Street Address:
 City/State/Zip:
 Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):
BRAOLEY LAMO GROUP
 Title (type or print):
MEMBER
 Signature: Date:

Corporate/Partnership Name (type or print):
ALEGRIA WEST END PROPERTIES LLC
 Owner Tenant/Lessee

Street Address:
 City/State/Zip:
 Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):
RBL WESTEND, LLC
 Title (type or print):
MEMBER
 Signature: Date:

Corporate/Partnership Name (type or print):
ALEGRIA WEST END PROPERTIES LLC
 Owner Tenant/Lessee

Street Address:
 City/State/Zip:
 Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):
IGUANA INVEST LLC
 Title (type or print):
MEMBER
 Signature: Date:

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee

Street Address:
 City/State/Zip:
 Phone No: Fax No:

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

Ownership Disclosure Statement

WEST END

PTS# 368100

Alegria West End Properties, LLC:

FYNDIG, LLC

RBL WESTEND, LLC

IGUANA INVEST, LLC

BRADLEY LAND GROUP

FYNDIG, LLC:

Elias Lilienthal

RBL WESTEND, LLC:

Ronald Morgan
David J. Dorne, Trustee
Ryan B. Morgan
Blake E. Morgan
Laura B. Morgan

IGUANA INVEST, LLC:

Ari Hirschhorn Cymerman
Leopoldo Hirschhorn Cymerman

BRADLEY LAND GROUP:

Bradley J. Tuck

PROJECT DATA SHEET

PROJECT NAME:	West End	
PROJECT DESCRIPTION:	Subdivision and development for nine dwelling units.	
COMMUNITY PLAN AREA:	University	
DISCRETIONARY ACTIONS:	Vesting Tentative Map, Planned Development Permit & Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Single Family Residential	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7		
HEIGHT LIMIT: 30-foot maximum height limit.		
LOT SIZE: 5,000 square-foot minimum lot size.		
FLOOR AREA RATIO: Varies, 0.57 – 0.52.		
FRONT SETBACK: 15 feet minimum.		
SIDE SETBACK: 4 feet minimum.		
STREETSIDE SETBACK: 5 feet minimum.		
REAR SETBACK: 13 feet minimum.		
GUEST PARKING: 6 total on site.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single Family Residential; RS-1-7	Residential
SOUTH:	Single Family Residential; RS-1-7	Residential
EAST:	Single Family Residential; RS-1-7	Residential
WEST:	Single Family Residential; RS-1-7	Residential
DEVIATIONS OR VARIANCES REQUESTED:	One deviation from SDMC Section 131.0430; <i>Street frontage.</i>	
COMMUNITY PLANNING GROUP RECOMMENDATION:	May, 12, 2015 the University Community Planning Board voted 19:0:1 to recommend approval.	

DEVELOPMENT SERVICES
Project Chronology
West End - PTS# 368100

Date	Action	Description	City Review Time	Applicant Response
07/07/14	First Submittal	Project Deemed Complete		
08/15/14	First Assessment Letter		29 days	
11/10/14	Second Submittal			61 days
12/05/14	Second Review Complete		19 days	
12/19/14	Third Submittal			10 days
01/15/15	Third Review Complete		12 days	
01/20/15	Fourth Submittal			3 days
01/26/15	Fourth Review Complete		4 days	
05/01/15	Fifth Submittal			69 days
05/20/15	Fifth Review Complete		13 days	
05/20/15	All Issues Resolved			
06/18/15	Public Hearing		21 days	
TOTAL STAFF TIME			98 days	
TOTAL APPLICANT TIME				143 days
TOTAL PROJECT RUNNING TIME		Deemed Complete to Issues Complete	8 months and 1 day	

Please note: the Applicant made significant design changes in response to community input and concerns.