



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: June 18, 2015 **REPORT NO.** PC-15-044

ATTENTION: Planning Commission, Agenda of June 25, 2015

SUBJECT: DUNLOP STREET APARTMENTS - Project No. 295340.
PROCESS 4.

**OWNER/
APPLICANT:** Dunlop 7, LLC; Michael Contreras

SUMMARY

Issue: Should the Planning Commission approve an application to construct a 76 unit multi-family housing development on a 2.4-acre site located within the Linda Vista Community Plan area?

Staff Recommendation:

1. **CERTIFY** Mitigated Negative Declaration No. 295340 and **ADOPT** the Mitigation, Monitoring, and Reporting Program;
2. **APPROVE** Site Development Permit No. 1475368;
3. **APPROVE** Easement Vacation No. 1155222; and
4. **APPROVE** Easement Vacation No. 1496106.

Community Planning Group Recommendation: On November 24, 2014, the Linda Vista Community Planning Group voted 11-0-1 to recommend approval of the project with conditions (Attachment 11).

Environmental Review: Mitigated Negative Declaration No. 295340 has been prepared for the project in accordance with California Environmental Quality Act (CEQA) guidelines, which addresses potential impacts in the following area(s): Paleontological Resources. A Mitigation, Monitoring, and Reporting Program (MMRP) will be implemented with this project to reduce the potential impacts to a level below significance.

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

Code Enforcement Impact: None with this action.

Housing Impact Statement: The 2.4 acre site is split between two land use designations: High Density Residential (43 - 74 du/ac) and Community Commercial in the Linda Vista Community Plan. Based on the combined land use designations, the site could accommodate up to 115 dwelling units. The proposed project will retain 6 existing dwelling units and construct 70 multi-family dwelling units for a total of 76 dwelling units on site. The project will comply with the inclusionary affordable housing requirements and will provide eight (8) affordable units on site.

BACKGROUND

The 2.4-acre project site is located at 2355 1/3 Ulric Street at the intersection of Ulric Street and Dunlop Street, south of the public alley between Ulric Street and Hyatt Street (Attachment 1), and is surrounded by commercial/retail development to the west, and single-family and multi-family residential development to the north, east and south (Attachments 1 and 2). The property has two different zoning and land use designations. An approximate 1.4-acre portion is zoned CC-2-3 (Community Commercial) and is designated by the Linda Vista Community Plan (LVCP) for Community Commercial land use, and the remaining 1-acre is zoned RM-3-9 (Residential--Multiple Unit) and is designated by the LVCP for High Density Residential (43 - 74 du/ac) development (Attachments 3 and 4).

The project property is somewhat unique in that it is comprised of three (3) irregularly shaped parcels with limited street frontage. An existing two story apartment building is located on Lot No. 9 at the corner of Ulric Street and Dunlop Street and will be retained as part of the project. Lots No. 14 and No. 15 are vacant parcels located behind the existing apartment building, south of the public alley between Ulric Street and Hyatt Street, and do not have frontage onto a public street. The L-shaped Lot No. 14 has approximately 29 feet of frontage onto the public alley. Lot No. 15 is considered landlocked and does not front a public right-of-way.

The existing apartment building fronting Ulric Street has six (6) 2 bedroom units, and was renovated under Building Permit No. 791904 (issued October 2010 under PTS 222310). Lots No. 14 and No. 15 have been graded under Grading Permit No. 923349 (issued September 2012 under PTS 262239). Centrally located portions of the site were filled to level the grade to current elevations ranging from 320 feet above mean sea level (MSL) on the eastern edge of the site to approximately 343' MSL at the existing alley on the western property boundary and approximately 351' MSL at Ulric Street. Prior to grading activities the lowest point of the property was approximately 310' MSL on the eastern edge of the site. Under the 2012 grading permit existing sewer utility and storm drain facilities were removed, new replacement sewer utility and storm drain facilities were constructed in alternate locations on site and a new 20-foot wide public utilities easement was accepted by the City Engineer per Grading plans 36747-D/ Drawing 36965-B. The storm drain and sewer easement vacations that are part of this project will remove the existing non-utilized easements from the property (Attachments 8 and 9).

The project is an Affordable/In-fill Housing Project providing 10 percent affordable units on site for citizens of low income pursuant to the San Diego Housing Commission requirements. With the project comprised of 76 residential units, the project developer has agreed to provide eight (8) on-site residential units which will be set aside to be occupied by, and affordable to, households earning 60% or less of the AMI.

In accordance with San Diego Municipal Code (SDMC) Section 125.1010, the project requires Process 2 Easement Vacations to vacate the existing storm drain and sewer easements on site. A Process 3 Site Development Permit (SDP) is required per Table 126-05A in SDMC Section 126.0502(b)(4) because the project proposes a multiple unit residential project with an excess of twenty (20) dwelling units on lots in the RM-3-9 zone. Additionally, an SDP decided in accordance with Process 4 is required for requests for deviations from the applicable development regulations for Affordable/In-fill housing projects in accordance with SDMC Section 143.0920. The project qualifies as an Affordable/In-fill housing project and four (4) deviations to development regulations are requested. These approvals are required to be consolidated and considered at a public hearing in accordance with Process Four (Planning Commission as decision maker). The decision of the Planning Commission is appealable to the City Council.

DISCUSSION

Project Description:

The Dunlop Street Apartments project is an application for a Site Development Permit (SDP) and Easement Vacations (EV) to allow the construction of a new 70-unit apartment complex within five (5) new buildings and the maintenance of six (6) existing residential apartment units for a project total of 76 apartments, as follows:

<u>Building#</u>	<u>#Units</u>	<u># Levels over Subterranean Parking</u>
Building I	24	2
Building II:	18	3
Building III:	10	2
Building IV:	8	2
Building V:	10	3
<u>Existing:</u>	<u>6</u>	<u>2</u>
Total:	76 Units	

The proposed residential units will range in size from 701 to 1500 square feet and include (15) one-bedroom units, (41) two-bedroom units, and (14) three-bedroom units. Site amenities will include common terrace areas edged with landscaped planter boxes (between Buildings I, III and IV), an outdoor "room" with seating, food preparation area, barbeque and a fireplace/hearth for resident use, and a tot-lot is planned on the north end of the site.

Primary vehicular access will be provided via a shared driveway off Dunlop Street at the southern end of the project site, leading to a circular cul-de-sac and entry to the underground parking for the facility. The Dunlop Street driveway access is located on adjacent property also owned by the applicant. This driveway will be reconstructed to meet current City engineering

standards and perpetual access will be secured through a recorded Joint Use Driveway/Mutual Access Agreement between all affected properties prior to the issuance of any construction permits. Secondary vehicular access will be from the public alley at the northeastern portion of lot and this access will also serve as the fire access roadway.

To meet current City engineering standards, off-site infrastructure improvements along Dunlop Street include the dedication of one foot of property to provide a standard 10-foot curb to property line distance, replacement of the existing curb ramp at the corner of Dunlop Street, replacement of 46 feet of curb and gutters along Dunlop Street and the installation of new streetscape landscaping and street trees along the Ulric Street public right-of-way. New pedestrian walkways throughout the site will provide access to the existing alley, Ulric Street and Dunlop Street. On-site infrastructure includes new water, sewer and storm drain facilities. Aligned in a linear fashion to follow the northeastern property line to the alley, a new 20-foot wide easement will accommodate the new public stormwater and sewer facilities. The project will provide a total of 153 off-street automobile parking spaces (a minimum of 148 spaces required) including 6 disabled accessible spaces (of which at least 1 shall be van accessible), 42 bicycle spaces (38 required) and 9 motorcycle parking spaces (8 required).

Project-Related Issues:

An applicant may request a deviation from the applicable development regulations in the Land Development Code for Affordable/In-fill housing and Sustainable Buildings in accordance with SDMC Section 143.0915 pursuant to a Site Development Permit decided in accordance with Process Four, provided that the findings in Section 126.0504(a) and the supplemental findings in Section 126.0504(m) are made. The project qualifies as an Affordable/In-fill housing project and four (4) deviations to development regulations are requested related to land use, building height and retaining wall height:

- i. Residential Use/Front 50 Percent of Ground Floor in the CC-2-3 Zone: For the portions of the project site located within the CC-2-3 zone, the project is requesting residential uses and residential parking to be located fully on the ground floor, where the CC-2-3 zone prohibits such residential uses and parking on the ground floor in the front half of a lot (this deviation does not pertain to portions of the project located within the RM-3-9 zone).
- ii. Mixed-Use/ Multi-Use Requirement in the CC-2-3 Zone: For the portions of the project site located within the CC-2-3 zone, the project is requesting residential development for the site, where the CC-2-3 zone permits residential development only when a commercial structure exists on the premises or is a part of the proposed development (this deviation does not pertain to portions of the project located within the RM-3-9 zone). A commercial structure does not exist on the premises and is not a part of the proposed development.
- iii. Building Height: For the portions of the project site located within the CC-2-3 zone where structure height is limited to 45 feet (as measured from pre-existing grade or new grade, whichever is lower), the project includes building heights of 62 feet as measured vertically from pre-existing grade (grade which existed prior to site grading in 2012 per grading plans 36747-D as part of PTS 262239) to the top of the structure

directly above. The highest proposed structure height shall be 62 feet, where 45 feet is allowed in the CC-2-3 zone, as shown in Site Section A and Site Section B (Attachment 14 - Exhibit "A" Sheet A-7).

- iv. Retaining Wall Height: retaining wall heights along the east side yard setback of the proposed project are proposed at 9 feet, where 6 feet is allowed per the LDC.

The property has site constraints due to split-zoning of the property, limited access from the public right-of-way, irregularly shaped lot configurations and existing development surrounding the site. The proposed 76-unit residential project is located in both the CC-2-3 Zone and the RM-3-9 Zone. Although a fully residential development (without commercial use) is not allowed in the CC-2-3 zone, and the CC-2-3 zone limits the location of residential uses and residential parking on the ground floor in the front half of a lot, the Linda Vista Community Plan states that in the commercial areas around Linda Vista Plaza, residential uses should be permitted in areas behind the public street frontage. The project will implement this plan recommendation as the new construction for the proposed project is located entirely behind the existing commercial street frontages of Linda Vista Road and Ulric Street, in the vicinity of the Linda Vista Plaza. This smaller scale commercial node of the community provides a variety of commercial and retail goods and services to nearby residents including service stations, banking, neighborhood market, music store, pharmacy and florist services. Due to its location behind existing development fronting Ulric Street and Linda Vista Road, the property is not well suited for commercial development and the proposed residential development will provide a balanced land use transition between the existing commercial strip to the west and the residential neighborhoods east of the project site.

The split-zoning of the property also establishes different development regulations regarding building height limitations. The CC-2-3 zone establishes a 45 foot building height limit and in the RM-3-9 zone the building height limit is 60 feet. The project site was graded in 2012 to level the site, which resulted in the addition of fill material with depths up to approximately 18 feet in the central portions of the site. As building height for this project is measured from lower pre-existing grade (prior to 2012 grading activities), some of the proposed building heights will exceed the respective 45-foot and 60-foot height limits. While the majority of buildings on the northern, western and southern edges of the site will meet the height limitations, buildings over the central portion of the site where the maximum fill is located result in a height measurement of up to 62 feet (Attachment 13). The applicant has indicated that although he could build by-right to 60-feet in the RM-3-9 zoned portions of the property, the resulting buildings in a concentrated area would produce a dense edge along the eastern portion of the site adjacent to an existing single-family neighborhood and a low scale multi-family development, so he designed the project to spread across both height zones.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. Staff supports that the proposed deviations are appropriate for the project, resulting in a development which will efficiently utilize the site, provide on-site affordable housing opportunities and will support the revitalization of the surrounding Linda Vista Plaza area, while meeting the purpose and intent of the development regulations.

General Plan/Community Plan Analysis:

The proposed project is located on a 2.4 acre site at the intersection of Dunlop Street and Ulric Street within the Linda Vista Community Planning Area. The Linda Vista Community Plan (LVCP) designates approximately 1-acre of the 2.4 acre site for High Density Residential (43 – 74 du/ac) development, and the remaining 1.4 acre portion is designated for Community Commercial land use. The community commercial land use designation is intended to provide retail and office, as well as automobile services and entertainment. As noted previously, the LVCP states that in the commercial areas around Linda Vista Plaza, residential uses should be permitted behind the street frontages. Therefore, the proposed project would not adversely affect the community plan.

The maximum residential density allowed in the CC-2-3 zone is 1,500 sq. ft. per unit which is equivalent to the density of RM-2-5 zone. The combined parcel land use density would allow a maximum of 115 potential dwelling units on the project site. The proposal to construct 70 new multi-family residential units with six units already existing is in conformance with that land use designation. By providing 8 on-site low-income housing units at 60-percent Area Median Income (AMI) the project will support the goals of the Housing Element of the City's General Plan "to assist with the provision of adequate housing to serve San Diegans of every economic level and demographic group."

In relation to the Community Plan's Urban Design Element, a number of deviations are being requested as part of the project proposal as previously outlined. Deviations would be sought by the project to exceed retaining wall heights along the east side yard setback of the proposed project. The proposed retaining wall height is 9 feet, where 6 feet are allowed. The scale and mass of the proposed retaining walls would be diminished by the planting of landscape screening along all proposed retaining walls five feet or greater in height. The project also proposes to deviate from the required building height. The maximum structure height allowed in this zone is 45 feet, and the highest proposed structure height is 62 feet (highest elevation from proposed grade would be 41 feet). The Urban Design Element of the City's General Plan calls for new construction to be integrated with the existing fabric and scale of development in surrounding neighborhoods. It states that taller or denser development is not necessarily inconsistent with older, lower-density neighborhoods but must be designed with sensitivity to existing environments. In order to minimize visual impacts, the project includes balconies, varying rooflines, tower elements and windows to articulate the building elevations. The project would not be out of character with surrounding development since there are multi-family buildings adjacent to the proposed development of similar scale and elevations. In addition, adjacent development does not follow a single or common architectural theme or contain landmark symbols. Therefore, as proposed, the project would not adversely impact the goals and the recommendations of the Linda Vista Community Plan.

Environmental:

City environmental analysis staff have reviewed the project and prepared a Mitigated Negative Declaration for this project in accordance with the State of California Environmentally Quality Act (CEQA) Guidelines. The proposed project includes mitigation measures to offset potential impacts to the environment in the area Paleontological Resources. Implementation of the Mitigation, Monitoring and Reporting Program as well as permit conditions will reduce impacts to below a level of significance.

Community Planning Group Recommendation:

On November 24, 2014, the Linda Vista Community Planning Group voted 11-0-1 to recommend approval of the project with conditions (Attachment 11). Staff has reviewed the recommended conditions and provides the following information:

Condition: No pedestrian access to alley due to safety concerns.

Staff Response: Due to site constraints from limited access to the site from the Ulric Street public right-of-way and existing development surrounding the site, the property proposes a pedestrian pathway to the public alley in addition to pathways to Ulric Street and Dunlop Street. The pathway will be constructed of enhanced paving materials and located outside of the 20 foot wide vehicular accessway.

Condition: Installation of a security gate to limit vehicle access to fire lane off alley.

Staff Response: Staff does not support installation of a security gate, as the 20 foot wide roadway off the public alley will serve as secondary vehicular and pedestrian access for the project, in addition to its dual function as a fire access lane. The roadway will be required to be red-curbed to prevent any parking within the accessway outside of the five (5) designated parking spaces.

Condition: No more than one HUD Section 8 unit in the existing 60 year-old building.

Staff Response: The San Diego Housing Commission (SDHC) staff will determine the type and location of the eight (8) affordable housing units, to be selected from the new residential construction.

Condition: Developer agrees to support efforts to convert existing alley across Dunlop Street into a one-way access exiting on to West Dunlop (developer already owns two of three properties along the alley) in order to ease possible traffic congestion on Dunlop Street.

Staff Response: The project applicant has indicated that he has no opposition to such efforts and will assist efforts if traffic engineers with the City of San Diego support such changes.

Conclusion:

Including the approval of the requested deviations, as allowed through the Affordable/Infill Housing regulations, the proposed project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted Linda Vista Community Plan, LDC, and the General Plan.

ALTERNATIVES

1. **CERTIFY** Mitigated Negative Declaration No. 295340 and **ADOPT** the Mitigation, Monitoring, and Reporting Program; and **APPROVE** Site Development Permit No. 1213242, Easement Vacation No. 1155222, and Easement Vacation No. 1496106 **with modifications.**
2. **DO NOT CERTIFY** Mitigated Negative Declaration No. 295340 and **ADOPT** the Mitigation, Monitoring, and Reporting Program; and **DENY** Site Development Permit

No. 1213242, Easement Vacation No. 1155222, and Easement Vacation No. 1496106 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Patricia J. Fitzgerald
Development Project Manager
Development Services Department

WESTLAKE/PJF

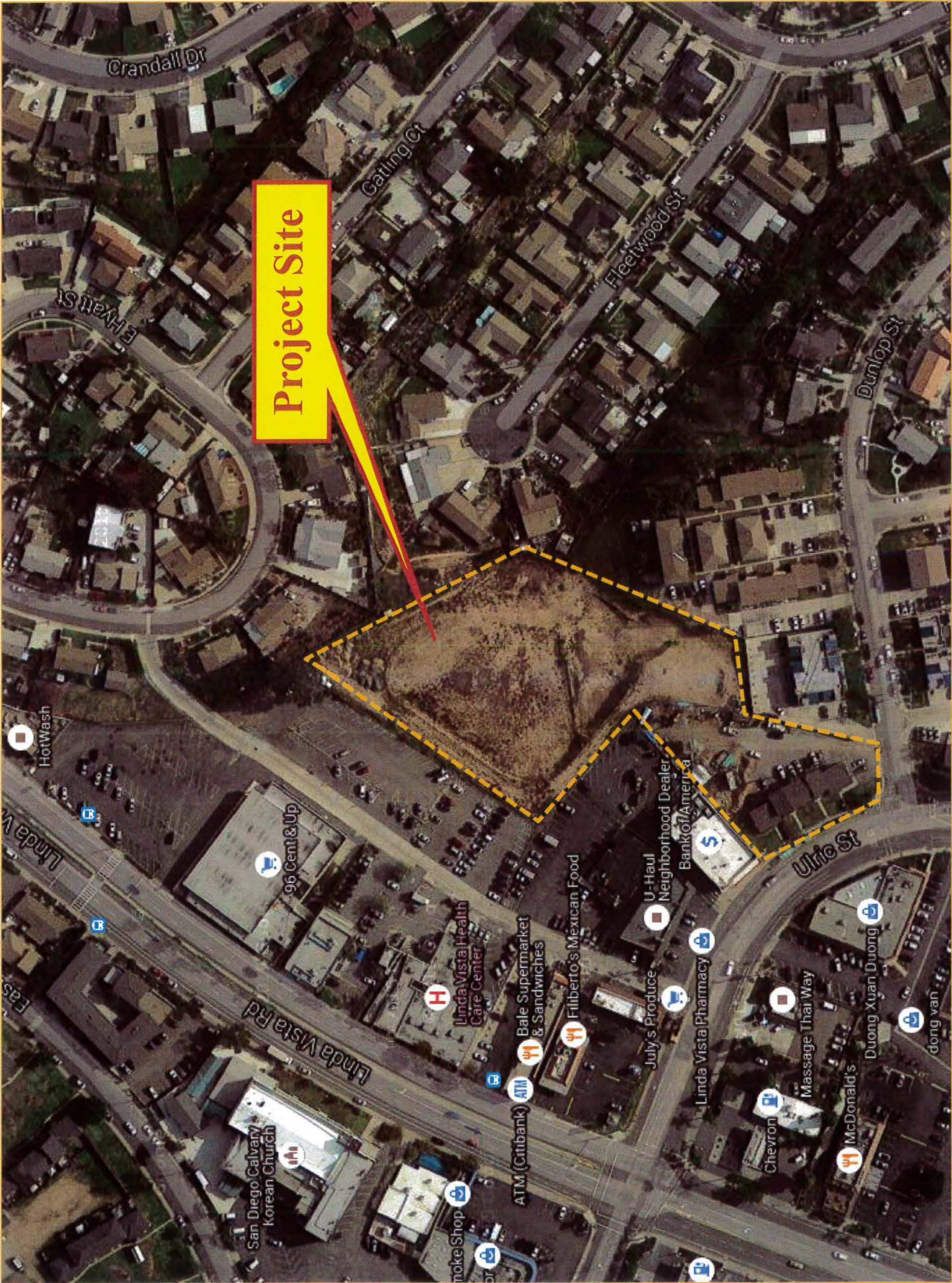
Attachments:

1. Location Map
2. Aerial Photograph
3. Zone Map
4. Community Plan Land Use Map
5. Project Data Sheet
6. Draft SDP Resolution with Findings
7. Draft SDP Permit with Conditions
8. Draft Drainage Easement Vacation Resolution
9. Draft Sewer Easement Vacation Resolution
10. Draft Environmental Resolution
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Building Heights per Zone Diagram
14. Project Plans

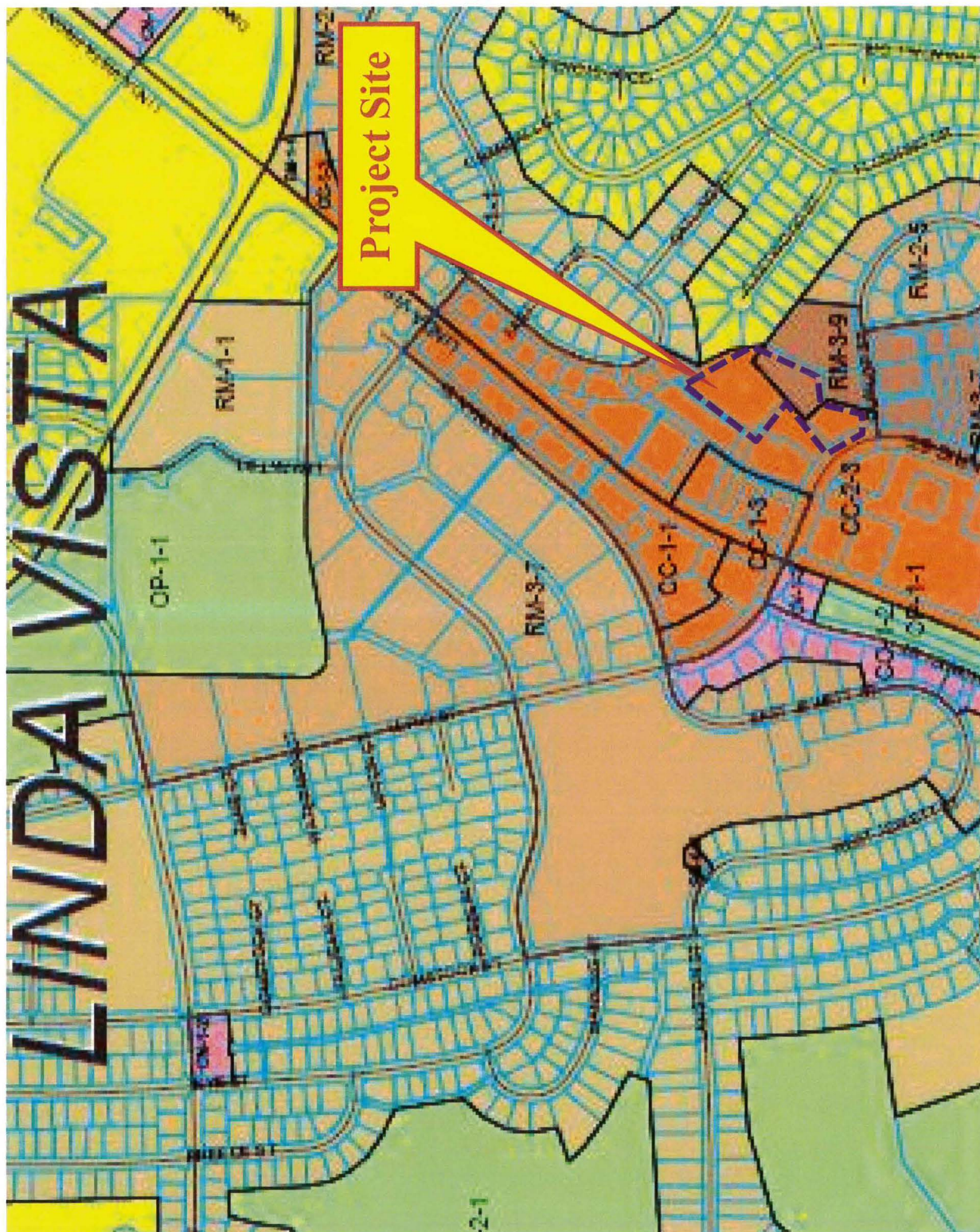
Internal Order No. 24003237



Project Location Map 2355 1/3 Ulric Street



Project Aerial Map 2355 1/3 Ulric Street



Project Zoning 2355 1/3 Ulric Street

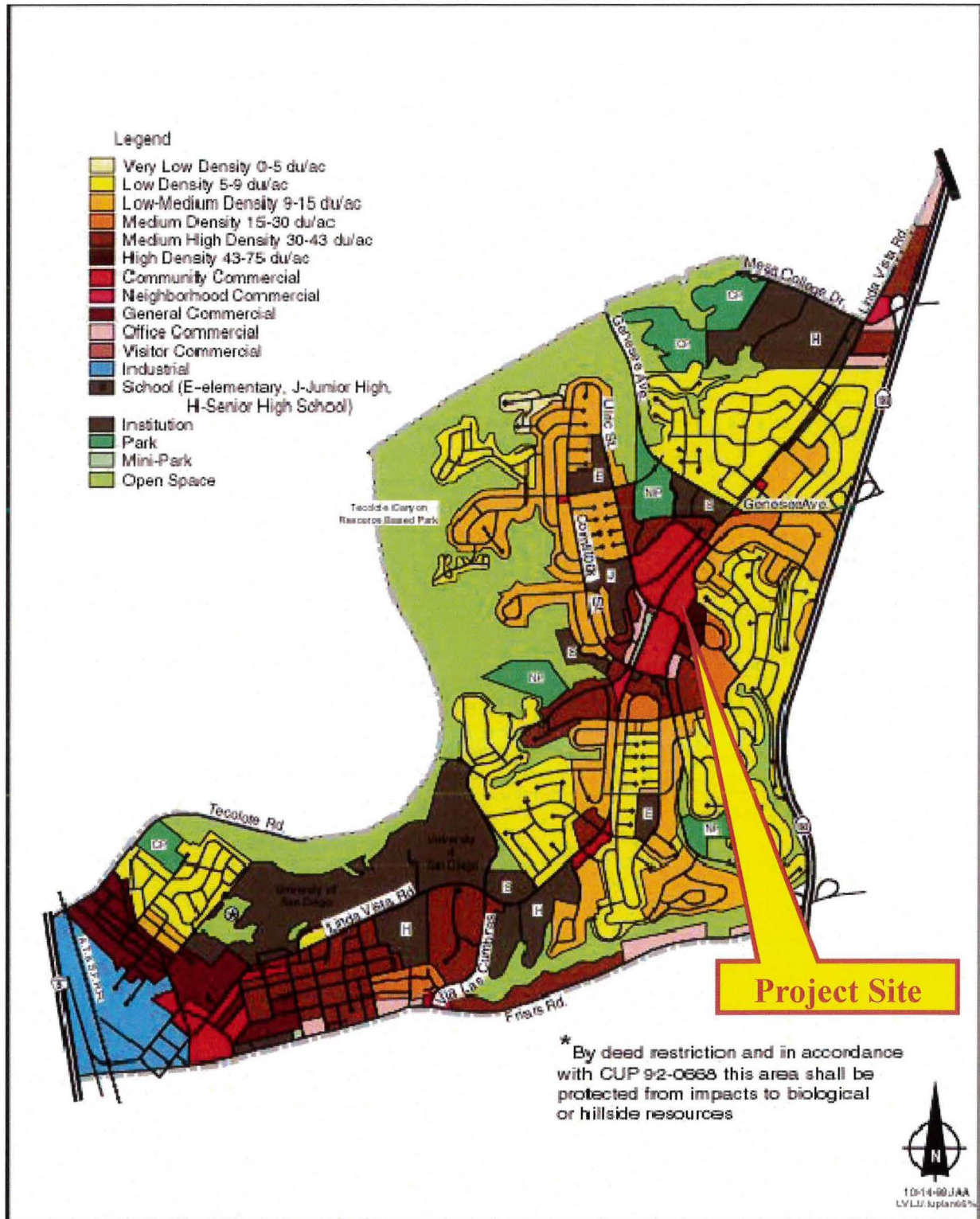
LINDA VISTA
SUBDIVISION
UNIT No. 1
MAP No. 2883

CC-2-3
Zone

Project Site

RM-3-9

BLOCK 551
LINDA VISTA SUBDIVISION
UNIT NO. 4 MAP NO. 3256



Community Land Use Map Linda Vista Community Planning Area

CITY OF SAN DIEGO • COMMUNITY AND ECONOMIC DEVELOPMENT

Figure

1

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1:0-07-04A

Linda Vista Land Use Map

PROJECT DATA SHEET		
PROJECT NAME:	Dunlop Street Apartments / PTS#295340	
PROJECT DESCRIPTION:	Construct a 76 units apartment complex in CC-2-3 Zone and RM-3-9 Zone property in the Linda Vista Community Planning area.	
COMMUNITY PLAN AREA:	Linda Vista	
DISCRETIONARY ACTIONS:	Process 4 Site Development Permit and Easement Vacations	
COMMUNITY PLAN LAND USE DESIGNATION:	High Density Residential (45 – 75 DU/Acre) and Community Commercial	
ZONING INFORMATION		
ZONE: HEIGHT LIMIT: LOT SIZE: FLOOR AREA RATIO: LOT COVERAGE: FRONT SETBACK: SIDE SETBACK: STREETSIDE SETBACK: REAR SETBACK: PARKING:	CC-2-3 45 feet 5,000 SF 0.75 N/a 0 foot 10 feet min. 0 foot Req'd abutting residential	RM-3-9 60 feet 7,000 SF 2.70 N/a 10 feet min. 5 feet min. 10 feet min. 5 feet min. 148 spaces (153 provided)
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial CC-2-3	Commercial Retail
SOUTH:	Residential RM-3-9	Multi-Family Residential
EAST:	Residential, RM-3-9	Single-Family Homes
WEST:	Commercial CC-2-3	Commercial Retail
DEVIATIONS OR VARIANCES REQUESTED:	Residential use and residential parking located on ground floor within front half of the CC-2-3 Zone property; fully residential use in the CC-2-3 Zone; proposed building height of 62 feet in the CC-2-3 Zone (max. 45 feet) and RM-3-9 Zone (max. 60 feet); proposed retaining wall height of 1 to 9 feet, where 6 feet is maximum height within sideyard.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 24, 2014, the Linda Vista Community Planning Group voted 11-0-1 to recommend approval of the project with conditions.	

**PLANNING COMMISSION
RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 1475368
DUNLOP STREET APARTMENTS - PROJECT NO. 295340 [MMRP]**

WHEREAS, DUNLOP7, LLC., Owner/Permittee, filed an application with the City of San Diego for a permit to maintain an existing building with six (6) multi-family apartment units, and construct a 70-unit multi-family apartment development (including 8 affordable housing apartment units) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1475368), on portions of a 2.4-acre site; and

WHEREAS, the project site is located at 2355 1/3 Ulric Street at the intersection of Ulric Street and Dunlop Street, south of the public alley between Ulric Street and Hyatt Street, in the CC-2-3 and RM-3-9 Zones within the Linda Vista Community Plan area; and

WHEREAS, the project site is legally described as: a portion of Lot 14 and Lot 15 of Lemona Subdivision, Map No. 684 dated September 15, 1891, and Lot 9 of Block 51 of Linda Vista Unit 4, Map No. 3256 (APNs 432-011-02, 432-011-03 and 432-070-20; and

WHEREAS, on June 25, 2015, the Planning Commission of the City of San Diego considered Site Development Permit No. 1475368, 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 25, 2015.

FINDINGS:

I. Site Development Permit - Section §126.0504

1. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN.

The project is an application for a Site Development Permit and Easement Vacations to allow the development of a 70-unit apartment complex within five new buildings (the project will maintain 6 existing units for a total of 76 units) and vacate existing sewer and storm drain utility easements. The project is an Affordable/In-fill housing project and has elected to provide 8 on-site affordable housing units pursuant to the San Diego Housing Commission requirements. The 2.4-acre site is located at the intersection of Ulric Street and Dunlop Street, south of the public alley between Ulric Street and Hyatt Street, in the CC-2-3 and RM-3-9 Zones within the Linda Vista Community Plan area. The community plan designates approximately 1-acre of the 2.4 acre site zoned RM-3-9 for High Density Residential (43 – 74 du/ac) development, and the remaining 1.4 acre portion zoned CC-2-3 is designated for Community Commercial land use.

The maximum residential density allowed in the CC-2-3 zone is 1,500-square-foot/unit and the combined parcel land use density would allow a maximum of 115 potential dwelling units on the project site. The proposal to construct 70 new multi-family residential units with six units already existing is in conformance with the land use designations for the property. The Community Plan states that in the commercial areas around Linda Vista Plaza, residential uses should be permitted behind the street frontage. The proposed residential project is located entirely behind existing commercial street frontage in close proximity to Linda Vista Plaza and will implement this recommendation.

The Urban Design Element of the City's General Plan calls for new construction to be integrated with the existing fabric and scale of development in surrounding neighborhoods. It states that taller or more dense development is not necessarily inconsistent with older, lower-density neighborhoods but must be designed with sensitivity to existing environments. In order to minimize visual impacts, the project includes balconies, varying rooflines, tower elements and windows to articulate the building elevations. There are multi-family buildings adjacent to the proposed development of similar scale and elevations, and the project will not be out of character with surrounding development. In addition, adjacent development does not follow a single or common architectural theme or contain landmark symbols. Therefore, as proposed, the project would not adversely impact the goals and the recommendations of the Linda Vista Community Plan or the City's General Plan.

2. THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.

The City of San Diego conducted an environmental review of this site. Mitigated Negative Declaration No. 295340 has been prepared for the project in accordance with California Environmental Quality Act (CEQA), which addresses potential impacts to Paleontological Resources. A MMRP will be implemented with this project to reduce any potential impacts to a level below significance.

The project will be required to obtain building permits and grading/public improvement permits prior to the construction of the residential development. The building plans and public improvement plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code requirements, and development regulations. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the LDC in effect for this project. Such conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in SDP No. 1475368, and other regulations and guidelines pertaining to the subject property per the LDC. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE APPLICABLE REGULATIONS OF THE LAND DEVELOPMENT CODE, INCLUDING ANY ALLOWABLE DEVIATIONS PURSUANT TO THE LAND DEVELOPMENT CODE.

The project is an Affordable/In-fill Housing Project providing 10 percent affordable units on site for citizens of low income pursuant to the San Diego Housing Commission requirements. With the project comprised of 76 residential units, the project developer has agreed to provide eight (8) on-site residential units which will be set aside to be occupied by, and affordable to, households earning 60% or less of the AMI. Therefore, the project qualifies as an Affordable/In-fill housing project and four (4) deviations to development regulations are requested as allowed per SDMC Section 143.0920:

- i. Residential Use/Front 50 Percent of Ground Floor in the CC-2-3 Zone: For the portions of the project site located within the CC-2-3 zone, the project is requesting residential uses and residential parking to be located fully on the ground floor, where the CC-2-3 zone prohibits such residential uses and parking on the ground floor in the front half of a lot (this deviation does not pertain to portions of the project located within the RM-3-9 zone).
- ii. Mixed-Use/ Multi-Use Requirement in the CC-2-3 Zone: For the portions of the project site located within the CC-2-3 zone, the project is requesting residential development for the site, where the CC-2-3 zone permits residential development only when a commercial structure exists on the premises or is a part of the proposed development (this deviation does not pertain to portions of the project located within the RM-3-9 zone). A commercial structure does not exist on the premises and is not a part of the proposed development.
- iii. Building Height: For the portions of the project site located within the CC-2-3 zone where structure height is limited to 45 feet (as measured from pre-existing grade or new grade, whichever is lower), the project includes building heights of 62 feet as measured vertically from pre-existing grade (grade which existed prior to site grading in 2012 per grading plans 36747-D as part of PTS 262239) to the top of the structure directly above. The highest proposed structure height shall be 62 feet, where 45 feet is allowed in the CC-2-3 zone, as shown in Site Section A and Site Section B (Exhibit "A" Sheet A-7).
- iv. Retaining Wall Height: retaining wall heights along the east side yard setback of the proposed project are proposed at 9 feet, where 6 feet is allowed per the LDC.

The property has site constraints due to dual zoning of the property, limited access from the public right-of-way, irregularly shaped lot configurations and existing development surrounding the site. The proposed 76-unit residential project is located in both the CC-2-3 Zone and the RM-3-9 Zone. Although a fully residential development (without commercial use) is not allowed in the CC-2-3 zone, and the CC-2-3 zone limits the location of residential uses and residential parking on the ground floor in the front half of a lot, the Linda Vista Community Plan states that in the commercial areas around Linda Vista Plaza, residential uses should be permitted in areas behind the public street frontage. The project will implement this plan recommendation as the new construction for the proposed project is located entirely behind the existing commercial street frontages of Linda Vista Road and Ulric Street, in the vicinity of the Linda Vista Plaza. This smaller scale commercial node of the community provides a variety of commercial and retail goods and services to nearby residents including service stations, banking, neighborhood market, music store, pharmacy and florist services. Due to its location behind existing development

fronting Ulric Street and Linda Vista Road, the property is not well suited for commercial development and the proposed residential development will provide a balanced land use transition between the existing commercial strip to the west and the residential neighborhoods east of the project site.

The dual zoning of the property also establishes different development regulations regarding building height limitations. The CC-2-3 zone establishes a 45 foot building height limit and in the RM-3-9 zone the building height limit is 60 feet. The project site was graded in 2012 to level the site, which resulted in the addition of fill material with depths up to approximately 18 feet in the central portions of the site. As building height for this project is measured from lower pre-existing grade (prior to 2012 grading activities), some of the proposed building heights will exceed the respective 45-foot and 60-foot height limits. While the majority of buildings on the northern, western and southern edges of the site will meet the height limitations, buildings over the central portion of the site where the maximum fill is located result in a height measurement of up to 62 feet. The applicant has indicated that although he could build by-right to 60-feet in the RM-3-9 zoned portions of the property, the resulting buildings in a concentrated area would produce a dense edge along the eastern portion of the site adjacent to an existing single-family neighborhood and a low scale multi-family development, so he designed the project to spread across both height zones.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. Staff supports that the proposed deviations are appropriate for the project, resulting in a development which will efficiently utilize the site, provide on-site affordable housing opportunities and will support the revitalization of the surrounding Linda Vista Plaza area, while meeting the purpose and intent of the development regulations.

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

1. THE PROPOSED DEVELOPMENT WILL MATERIALLY ASSIST IN ACCOMPLISHING THE GOAL OF PROVIDING AFFORDABLE HOUSING OPPORTUNITIES IN ECONOMICALLY BALANCED COMMUNITIES THROUGHOUT THE CITY, AND/OR THE PROPOSED DEVELOPMENT WILL MATERIALLY ASSIST IN REDUCING IMPACTS ASSOCIATED WITH FOSSIL FUEL ENERGY USE BY UTILIZING ALTERNATIVE ENERGY RESOURCES, SELF-GENERATION AND OTHER RENEWABLE TECHNOLOGIES (E.G. PHOTOVOLTAIC, WIND, AND/OR FUEL CELLS) TO GENERATE ELECTRICITY NEEDED BY THE BUILDING AND ITS OCCUPANTS.

The project is an Affordable/In-fill Housing Project providing 10 percent affordable units on site for citizens of low income pursuant to the San Diego Housing Commission requirements. With the project comprised of 76 residential units, the project developer has agreed to provide eight (8) on-site residential units which will be set aside to be occupied by, and affordable to, households earning 60% or less of the AMI. Therefore, the proposed development will materially assist in

accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the city. The design of the project has the potential to include sustainable features such as drought tolerant plantings, low flow plumbing fixtures, recycled content building materials, utilization of local material suppliers, low E glass, reduction of car trips, and the opportunity exists to utilize photovoltaic panels for the generation of electricity on site. Utilizing such sustainable design features would materially assist in reducing the overall impacts associated with fossil fuel energy use for the building and occupants.

2. THE DEVELOPMENT WILL NOT BE INCONSISTENT WITH THE PURPOSE OF THE UNDERLYING ZONE.

The project property has two different zoning and land use designations. An approximate 1.4-acre portion is zoned CC-2-3 (Community Commercial) and is designated by the Linda Vista Community Plan (LVCP) for Community Commercial land use, and the remaining 1-acre is zoned RM-3-9 (Residential--Multiple Unit) and is designated by the LVCP for High Density Residential (43 - 74 du/ac) development. The community commercial land use designation is intended to provide retail and office, as well as automobile services and entertainment. Although a fully residential development (without commercial use) is not allowed in the CC-2-3 zone, and the CC-2-3 zone limits the location of residential uses and residential parking on the ground floor in the front half of a lot, the Linda Vista Community Plan states that in the commercial areas around Linda Vista Plaza, residential uses should be permitted in areas behind the public street frontage. The project will implement this plan recommendation as the new construction for the proposed project is located entirely behind the existing commercial street frontages of Linda Vista Road and Ulric Street, in the vicinity of the Linda Vista Plaza. This smaller scale commercial node of the community provides a variety of commercial and retail goods and services to nearby residents including service stations, banking, neighborhood market, music store, pharmacy and florist services. Due to its location behind existing development fronting Ulric Street and Linda Vista Road, the property is not well suited for commercial development and the proposed residential development will provide a balanced land use transition between the existing commercial strip to the west and the residential neighborhoods east of the project site. Therefore, the proposed development is consistent with the purpose of both of the underlying zones.

3. ANY PROPOSED DEVIATIONS ARE APPROPRIATE FOR THIS LOCATION AND WILL RESULT IN A MORE DESIRABLE PROJECT THAN WOULD BE ACHIEVED IF DESIGNED IN STRICT CONFORMANCE WITH THE DEVELOPMENT REGULATIONS OF THE APPLICABLE ZONE.

Deviations from the applicable development regulations in the Land Development Code for Affordable/In-fill housing and Sustainable Buildings may be requested in accordance with SDMC Section 143.0915. The project qualifies as an Affordable/In-fill housing project and four (4) deviations to development regulations are requested related to land use, building height and retaining wall height:

- i. Residential Use/Front 50 Percent of Ground Floor in the CC-2-3 Zone: For the portions of the project site located within the CC-2-3 zone, the project is requesting residential uses and residential parking to be located fully on the ground floor, where the CC-2-3 zone

prohibits such residential uses and parking on the ground floor in the front half of a lot (this deviation does not pertain to portions of the project located within the RM-3-9 zone).

ii. **Mixed-Use/ Multi-Use Requirement in the CC-2-3 Zone:** For the portions of the project site located within the CC-2-3 zone, the project is requesting residential development for the site, where the CC-2-3 zone permits residential development only when a commercial structure exists on the premises or is a part of the proposed development (this deviation does not pertain to portions of the project located within the RM-3-9 zone). A commercial structure does not exist on the premises and is not a part of the proposed development.

iii. **Building Height:** For the portions of the project site located within the CC-2-3 zone where structure height is limited to 45 feet (as measured from pre-existing grade or new grade, whichever is lower), the project includes building heights of 62 feet as measured vertically from pre-existing grade (grade which existed prior to site grading in 2012 per grading plans 36747-D as part of PTS 262239) to the top of the structure directly above. The highest proposed structure height shall be 62 feet, where 45 feet is allowed in the CC-2-3 zone, as shown in Site Section A and Site Section B (Exhibit "A" Sheet A-7).

iv. **Retaining Wall Height:** retaining wall heights along the east side yard setback of the proposed project are proposed at 9 feet, where 6 feet is allowed per the LDC.

The property has site constraints due to dual zoning of the property, limited access from the public right-of-way, irregularly shaped lot configurations and existing development surrounding the site. The proposed 76-unit residential project is located in both the CC-2-3 Zone and the RM-3-9 Zone. Although a fully residential development (without commercial use) is not allowed in the CC-2-3 zone, and the CC-2-3 zone limits the location of residential uses and residential parking on the ground floor in the front half of a lot, the Linda Vista Community Plan states that in the commercial areas around Linda Vista Plaza, residential uses should be permitted in areas behind the public street frontage. The project will implement this plan recommendation as the new construction for the proposed project is located entirely behind the existing commercial street frontages of Linda Vista Road and Ulric Street, in the vicinity of the Linda Vista Plaza. This smaller scale commercial node of the community provides a variety of commercial and retail goods and services to nearby residents including service stations, banking, neighborhood market, music store, pharmacy and florist services. Due to its location behind existing development fronting Ulric Street and Linda Vista Road, the property is not well suited for commercial development and the proposed residential development will provide a balanced land use transition between the existing commercial strip to the west and the residential neighborhoods east of the project site.

The dual zoning of the property also establishes different development regulations regarding building height limitations. The CC-2-3 zone establishes a 45 foot building height limit and in the RM-3-9 zone the building height limit is 60 feet. The project site was graded in 2012 to level the site, which resulted in the addition of fill material with depths up to approximately 18 feet in the central portions of the site. As building height for this project is measured from lower pre-existing grade (prior to 2012 grading activities), some of the proposed building heights will exceed the

respective 45-foot and 60-foot height limits. While the majority of buildings on the northern, western and southern edges of the site will meet the height limitations, buildings over the central portion of the site where the maximum fill is located result in a height measurement of up to 62 feet (Attachment 13). The applicant has indicated that although he could build by-right to 60-feet in the RM-3-9 zoned portions of the property, the resulting buildings in a concentrated area would produce a dense edge along the eastern portion of the site adjacent to an existing single-family neighborhood and a low scale multi-family development, so he designed the project to spread across both height zones. The resulting project is more desirable than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. The proposed deviations are appropriate for the project, resulting in a development which will efficiently utilize the site, provide on-site affordable housing opportunities and will support the revitalization of the surrounding Linda Vista Plaza area, while meeting the purpose and intent of the development regulations. Other than the requested incentives and deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the LDC.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 1475368 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1475368, a copy of which is attached hereto and made a part hereof.

Patricia J. FitzGerald
Development Project Manager
Development Services

Adopted on: June 25, 2015

Internal Order No. 24003237

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: 24003237

SITE DEVELOPMENT PERMIT NO. 1475368
DUNLOP STREET APARTMENTS - PROJECT NO. 295340 [MMRP]
PLANNING COMMISSION

This Site Development Permit No. 1475368 is granted by the Planning Commission of the City of San Diego to DUNLOP7, LLC., Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0504. The 2.4-acre site is located at 2355 1/3 Ulric Street at the intersection of Ulric Street and Dunlop Street, south of the public alley between Ulric Street and Hyatt Street, in the CC-2-3 and RM-3-9 Zones within the Linda Vista Community Plan area. The project site is legally described as a portion of Lot 14 and Lot 15 of Lemona Subdivision, Map No. 684 dated September 15, 1891, and Lot 9 of Block 51 of Linda Vista Unit 4, Map No. 3256 (APNs 432-011-02, 432-011-03 and 432-070-20).

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to maintain an existing building with six (6) multi-family apartment units, and construct a 70-unit multi-family apartment development (including 8 affordable housing apartment units); described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 25, 2015, on file in the Development Services Department.

The project shall include:

- a. Maintenance of an existing 4,932-square-foot building with six (6) multi-family apartment units, construction of a 70-unit multi-family apartment development (including 8 affordable housing apartment units) totaling 91,910 square feet (consisting of 1, 2 and 3 bedroom units ranging in size from 701 - 1500 square feet), over a 54,000-square-foot one-level subterranean parking garage, and at-grade parking lots;
- b. Deviations as allowed with a Site Development Permit for an Affordable Housing Project (per SDMC Section 143.0910) as follows:
 1. Residential Use/Front 50 Percent of Ground Floor in the CC-2-3 Zone: For the portions of the project site located within the CC-2-3 zone, the project is requesting residential uses and residential parking to be located fully on the

ground floor, where the CC-2-3 zone prohibits such residential uses and parking on the ground floor in the front half of a lot (this deviation does not pertain to portions of the project located within the RM-3-9 zone).

2. Mixed-Use/ Multi-Use Requirement in the CC-2-3 Zone: For the portions of the project site located within the CC-2-3 zone, the project is requesting residential development for the site, where the CC-2-3 zone permits residential development only when a commercial structure exists on the premises or is a part of the proposed development (this deviation does not pertain to portions of the project located within the RM-3-9 zone). A commercial structure does not exist on the premises and is not a part of the proposed development.
 3. Building Height: For the portions of the project site located within the CC-2-3 zone where structure height is limited to 45 feet (as measured from pre-existing grade or new grade, whichever is lower), the project includes building heights of 62 feet as measured vertically from pre-existing grade (grade which existed prior to site grading in 2012 per grading plans 36747-D as part of PTS 262239) to the top of the structure directly above. The highest proposed structure height shall be 62 feet, where 45 feet is allowed in the CC-2-3 zone, as shown in Site Section A and Site Section B (Exhibit "A" Sheet A-7).
 4. Retaining Wall Height: retaining wall heights along the east side yard setback of the proposed project are proposed at 9 feet, where 6 feet is allowed per the LDC.
- d. Landscaping (planting, irrigation and landscape related improvements);
 - e. Off-street parking;
 - f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 13, 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. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
6. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
7. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
8. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

9. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

11. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 295340 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

12. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 295340, 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:

- Paleontological Resources

AFFORDABLE HOUSING REQUIREMENTS:

13. Prior to issuance of the first residential building permit associated with this Project, Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations"). The Developer has agreed to provide 8 on-site units that will be occupied by and shall be affordable to households earning 60% or less of the AMI, as adjusted for household size, as shall be further adjusted from time to time for the San Diego Metropolitan Area [the Affordable Units]. The Affordable Units shall be affordable for a period of not less than 55 years measured from the date of issuance of a Certificate of Occupancy, all as referenced in documentation as shall be prepared by the San Diego Housing Commission. Further, the Developer has requested the ability to provide on-site Affordable Units rather than paying an Affordable Housing Fee. The Developer acknowledges that the provision of the deviations in exchange for the on-site

construction of Affordable Units is in full and complete compliance with the provisions of the Costa Hawkins Act and the Palmer case.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing non-utilized driveway with City standard curb, gutter and sidewalk, on Dunlop Street, satisfactory to the City Engineer.
15. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate an additional 1-foot right-of-way, along the project frontage on Dunlop Street, to provide a minimum of 10 feet curb to property line distance, satisfactory to the City Engineer.
16. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a 20-foot wide City standard driveway, on Dunlop Street, satisfactory to the City Engineer.
17. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb ramp with City standard curb ramp with truncated domes, located at the northeast corner of Dunlop Street and Ulric Street, per Standard Drawing SDG-132, satisfactory to the City Engineer.
18. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb with City standard curb and gutter, along the project frontage on Dunlop Street, per Standard Drawing SDG-151, satisfactory to the City Engineer.
19. 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.
20. 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.
21. 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.
22. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
23. 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.

24. 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.

25. 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, or subsequent order, and a copy shall be submitted to the City.

LANDSCAPE REQUIREMENTS:

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

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

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

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

PLANNING/DESIGN REQUIREMENTS:

30. 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.

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

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

TRANSPORTATION REQUIREMENTS:

33. Prior to the issuance of any construction permits, Owner/Permittee shall provide evidence of a recorded Joint Use Driveway/Mutual Access Agreement between all affected properties.

34. A minimum of 148 off-street automobile parking spaces (with 153 off-street automobile parking spaces provided) shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A," including 6 disabled accessible spaces (of which at least 1 shall be van accessible). Additionally, a minimum of 38 bicycle spaces (with 42 provided) and 8 motorcycle parking spaces (with 9 provided) shall also be maintained.

35. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's San Diego Municipal Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department Director.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

36. The Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Marshal, the Director of Public Utilities and the City Engineer. If more than two (2) fire hydrants or thirty (30) dwelling units are located on a dead-end water main then the Owner/Permittee shall install a redundant water system, in a manner satisfactory to the Water Director of Public Utilities Department and the City Engineer.

37. All on-site water and sewer mains will be "private".

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

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

40. Prior to the issuance of any building permits, the Owner/Permittee shall abandon the existing public 8" PVC sewer main within this site, satisfactory to the Director of Public Utilities and the City Engineer. Abandon the sewer pipe by filling with sand and grout. No concrete caps are permitted.

41. 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 necessary to serve this development.

42. Prior to issuance of any engineering permits, the Owner/Permittee shall obtain Encroachment and Maintenance Removal Agreement (EMRA) for proposed improvements of any kind, including utilities, landscaping, enriched paving, and electrical conduits to be installed within the public- right-of-way or public easement.

43. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway, and the disconnection at the water main of the existing unused water service adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

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

45. 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.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on June 25, 2015 and Resolution No. _____.

Permit Type/PTS Approval No.: SDP No. 1475368
Date of Approval: June 25, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Patricia J. FitzGerald
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.

DUNLOP7, LLC
Owner/Permittee

By _____
Name:
Title:

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

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION VACATING STORM DRAIN EASEMENTS LOCATED
SOUTH OF THE PUBLIC ALLEY BETWEEN ULRIC STREET AND
HYATT STREET
(EASEMENT VACATION NO. 1155222 - PROJECT NO. 295340)

WHEREAS, San Diego Municipal Code section 125.1010(a) *et seq* provides a procedure for the vacation of public easements; and

WHEREAS, the DUNLOP7, LLC, filed an application to vacate two (2) existing storm drain easements located south of the public alley between Ulric Street and Hyatt Street, being described as Easement Vacation No. 1155222; and

WHEREAS, it is proposed that Easement Vacation No. 1155222, be vacated; and

WHEREAS, the matter was set for public hearing on June 25, 2015, testimony having been heard, evidence having been submitted, 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, that with respect to Easement Vacation No. 1155222, the Planning Commission finds that:

(a) There is no present or prospective use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated.

The existing easements to be vacated were acquired for the purposes of placing and maintaining a public drainage system to serve the needs of the neighborhood. In 2012, existing storm drain

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facilities were removed and new replacement storm drain facilities were constructed elsewhere on site and accepted by the City Engineer per Grading plans 36747-D (as part of PTS 262239).

The storm drain facilities constructed in 2012 currently serve the needs that necessitated the original easements, and the original easements described as Easement Vacation No. 1155222 have no prospective use. There is no other use of a like nature for these specific easements that can be reasonably anticipated.

(b) The public will benefit from the action through improved utilization of the land made available by the vacation.

The 2.4 acre project site is presently limited by the existence of the drainage easements in that the property may not develop or place new buildings over the area of the existing easements. Without vacation of the existing easements, the area of land available for the new development is constrained. With the construction of new replacement storm drain facilities to lie within a new public utility easement aligned along the northeastern property lines, the land areas of the present easements have no public benefit and the public will benefit from the vacation by the development of the site in association Site Development Permit No. 1475368.

(c) The vacation is consistent with any applicable land use plan.

The adopted Linda Vista Community Plan (LVCP) designates approximately 1-acre of the site for High Density Residential (43 - 74 du/ac) development, and the remaining 1.4 acre portion is designated for Community Commercial land use. The LVCP states that in the commercial areas around Linda Vista Plaza, residential uses should be permitted behind the street frontage. The proposed residential project is located entirely behind existing commercial street frontage. Proposed Easement Vacation No. 1155222 will facilitate construction of a new

ATTACHMENT 8

residential development consistent with the land use designation, and will not adversely affect the Linda Vista Community Plan or the goals and policies contained therein.

(d) The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

The existing easements to be vacated were acquired for the purposes of placing and maintaining a public drainage system to serve the needs of the neighborhood. In 2012, existing storm drain facilities were removed and new storm drain facilities were constructed and accepted by the City Engineer per Grading plans 36747-D (as part of PTS 262239). With the removal of the old storm drain facilities and construction of new storm drain facilities serving the needs of the neighborhood, the present drainage easements are no longer necessary, and the purpose for which the drainage easements were acquired no longer exists. The public facility for which the easements were originally acquired will not be detrimentally affected by Easement Vacation No. 1155222.

BE IT FURTHER RESOLVED, that Easement Vacation No. 1155222, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 37760-B, marked as Exhibit "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that Easement Vacation No. 1155222 is conditioned to ensure that the Owner/Permittee shall grant a new easement for any relocated storm drain facilities, per approved "Exhibit A," documents satisfactory to the City Engineer. The Owner/Permittee shall provide the easement free and clear of all encumbrances and prior

ATTACHMENT 8

easements and must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities. In the event this condition is not completed within three years following the adoption of this resolution, this resolution shall become void and be of no further force or effect.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a copy of this resolution and attached exhibits, in the Office of the County Recorder releasing to the property owner, all rights title and interest in said easement.

Patricia J. FitzGerald
Development Project Manager
Development Services

Adopted on: 06/25/2015
JO: 24003237
Drawing No. 37760-B
R- _____


EXHIBIT "A"

DRAINAGE EASEMENT VACATION
(LEGAL DESCRIPTION)

ALL THAT DRAINAGE EASEMENT DEDICATED ON DOCUMENT RECORDED MARCH 9, 1959
IN BOOK 7546, PAGE 358 OR, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN
DIEGO COUNTY, VACATED.

CONTAINING 0.045 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED LAND IS MORE PARTICULARLY DELINEATED ON EXHIBIT "B",
ATTACHED HERETO AND MADE A PART HEREOF.



ALAN F. SCHULER, RCE 33530 DATE 5/19/14
PTS# 295340
I.O# 24003237
DWG. # 37760-B(SHT 3 of 4)

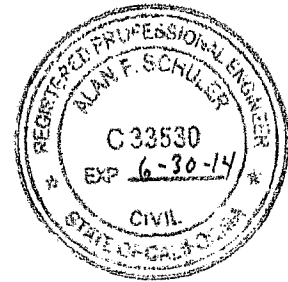



EXHIBIT "A"

DRAINAGE EASEMENT VACATION
(LEGAL DESCRIPTION)

ALL THAT DRAINAGE EASEMENT DEDICATED ON DOCUMENT NUMBER 2012-0503047,
FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AUGUST
22, 2012, VACATED.

CONTAINING 0.132 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED LAND IS MORE PARTICULARLY DELINEATED ON EXHIBIT "B",
ATTACHED HERETO AND MADE A PART HEREOF.



ALAN F. SCHULER, RCE 33530
PTS# 295340
I.O# 24003237
DWG. # 37760-B (SHT 1 of 2)

5/19/14

DATE

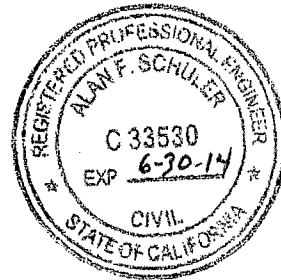



EXHIBIT "B"

LEGEND

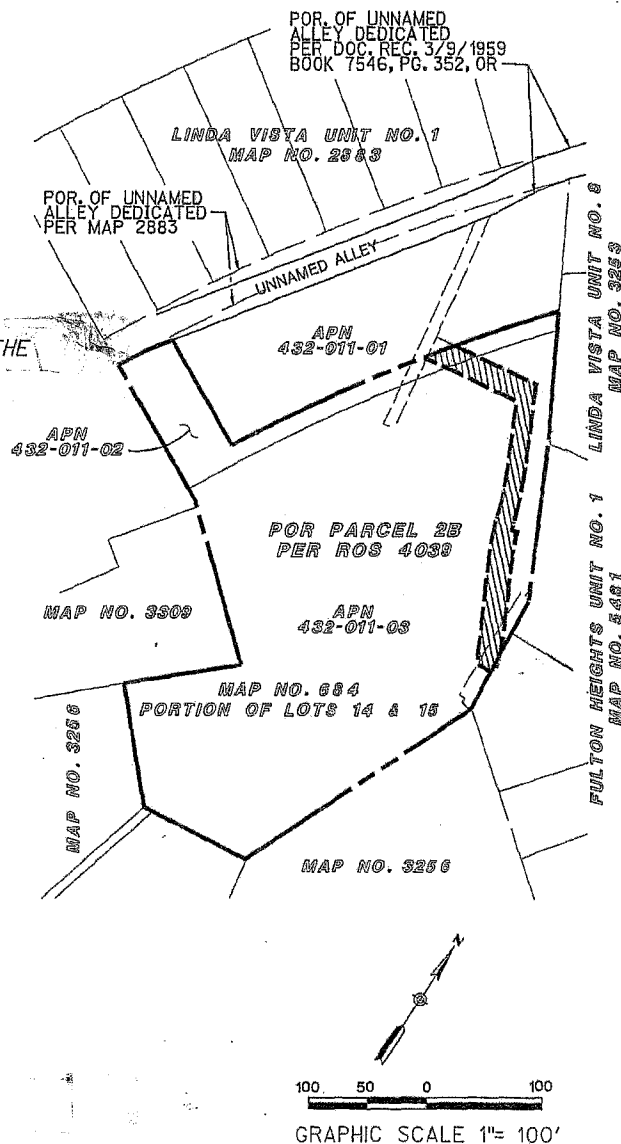
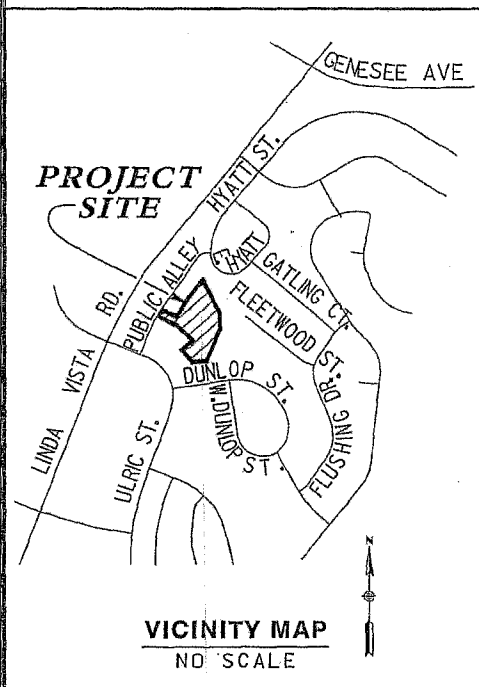
-  INDICATES DRAINAGE EASEMENT VACATED
 AREA=0.132 AC (5762.95 SQ. FT.)
 () REC. DATA PER R.O.S. 4039

- EXISTING LOT LINE
 - - - PROJECT BOUNDARY

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS PLAT IS THE NORTHEASTERLY LINE OF PARCEL 2-B AS SHOWN ON R.O.S. 4039, I.E. S28°13'43"E

APN'S: 432-011-02 & 03



DRAINAGE EASEMENT VACATION WITHIN A PORTION OF PARCEL 2B WITHIN ROS 4039

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS. NO. 295340
ORIGINAL					SHEET 1 OF 4 SHEET	I.O. NO. 24003237
	✓	J.M.	7/3/14		<i>Frederick R. de Pae</i> FOR CITY ENGINEER	1866-6277 CCS NAD 83 COORDINATES
					10/23/14 DATE	226-1717 LAMBERT COORDINATES
						37760-1-B

STATUS

EXHIBIT "B"

REFERENCE DRAWINGS

DWG. NO. 36747-D

RECORD OF SURVEY 4039

RECORD OF SURVEY 10311

MAP NO. 2883

MAP NO. 3253

MAP NO. 3256

MAP NO. 3309

DWG. NO. 10868-D

POR. OF UNNAMED ALLEY
DED. PER MAP 2883

POR. OF UNNAMED ALLEY CLOSED
AND VACATED PER CITY CLERK'S
DOC. NO. 583451, FILED 12/12/1958

LINDA VISTA UNIT NO. 1
MAP NO. 2883

UNNAMED ALLEY
POR. PAR 2-B
R.O.G. 4039

EXIST. 25' WIDE ALLEY
PER DOC. REC. 3/9/1959
BOOK 7546, PG. 352, OR

EXIST. 10' PUBLIC
STORM DRAIN ESMT
PER DOC. REC. 3/9/1959
BOOK 7546, PG. 358, OR

APN
432-011-01

APN
432-011-02

MAP NO. 684
PORTION OF LOTS 14 & 15

EXIST. PUBLIC DRAINAGE
EASEMENT PER
DOC. 2012-0503047
REC. 8/22/2012
(CITY DWG #36965-B)

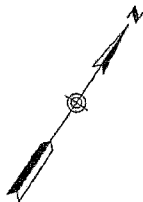
APN 432-011-03

POR. PARCEL 2-B

ROS 4039

EXIST. PUBLIC SEWER
EASEMENT GRANTED TO
THE CITY OF SAN DIEGO
PER DOC. REC. 7/01/1957
BOOK 6643, PG. 472, OR

SCALE
1" = 50'



DRAINAGE EASEMENT VACATION WITHIN A PORTION OF PARCEL 2B WITHIN ROS 4039

DESCRIPTION	BY	APPROVED	DATE	FILED	CITY OF SAN DIEGO, CALIFORNIA	PTS. NO. 295340
ORIGINAL	✓	J.M.	7/31/14		SHEET 2 OF 4 SHEET	I.D. NO. 24003237
					For City Engineer	1866-6277
					DATE 10/23/14	CCS NAD 83 COORDINATES
						226-1717
						LAMBERT COORDINATES
						37760-2-B
STATUS						

EXHIBIT "B"

LEGEND

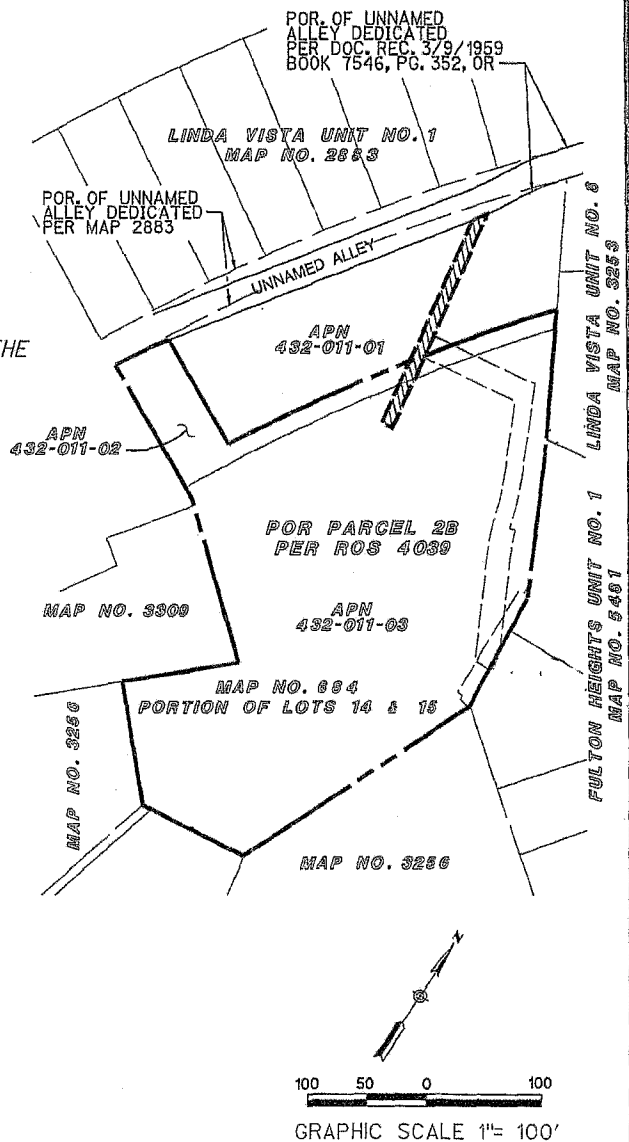
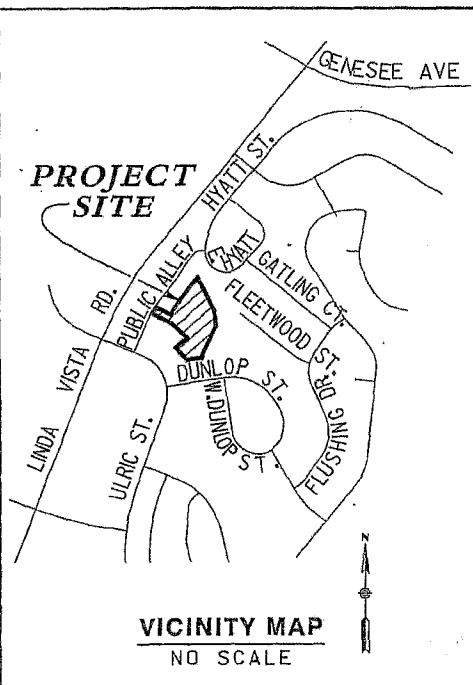
INDICATES DRAINAGE EASEMENT — VACATED AREA=0.045 AC (1941.44 SQ. FT.)
() REC. DATA PER R.O.S. 4039

— EXISTING LOT LINE
- - - PROJECT BOUNDARY

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS PLAT IS THE NORTHEASTERLY LINE OF PARCEL 2-B AS SHOWN ON R.O.S. 4039, I.E. S28°13'43"E

APN'S: 432-011-02 & 03



DRAINAGE EASEMENT VACATION
WITHIN A PORTION OF PARCEL 2B WITHIN ROS 4039

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS. NO. 295340
ORIGINAL					SHEET 3 OF 4 SHEET	I.O. NO. 24003237
	✓	J.M.	7/2/14		<i>Frederick R. F. Page</i> 10/23/15 FOR CITY ENGINEER DATE	1866-6277 CCS NAD 83 COORDINATES
						226-1717 LAMBERT COORDINATES
						37760-3-B
STATUS						

EXHIBIT "B"

REFERENCE DRAWINGS

DWG. NO. 36747-D

RECORD OF SURVEY 4039

RECORD OF SURVEY 10311

MAP NO. 2883

MAP NO. 3253

MAP NO. 3256

MAP NO. 3309

DWG NO. 10868-D

POR. OF UNNAMED ALLEY
DED. PER MAP 2883

POR. OF UNNAMED ALLEY CLOSED
AND VACATED PER CITY CLERK'S
DOC. NO. 583451, FILED 12/12/1958

LINDA VISTA UNIT NO. 1
MAP NO. 2883

15

16

13

12

25'

UNNAMED ALLEY
POR. PAR 2-B
R.O.S. 4039

EXIST. 25' WIDE ALLEY
PER DOC. REC. 3/9/1959
BOOK 7546, PG. 352, OR

APN
432-011-01

L=288.26' R=1554.15'

APN
432-011-02

MAP NO. 684
PORTION OF LOTS 14 & 15

EXIST. PUBLIC DRAINAGE
EASEMENT PER
DOC. 2012-0503047
REC. 8/22/2012
(CITY DWG #. 36965-B)

APN 432-011-03

POR. PARCEL 2-B

RDS 4039

EXIST. PUBLIC SEWER
EASEMENT GRANTED TO
THE CITY OF SAN DIEGO
PER DOC. REC. 7/01/1957
BOOK 6643, PG. 472, OR

EXIST. 10' PUBLIC
STORM DRAIN ESMT
PER DOC. REC. 3/9/1959
BOOK 7546, PG. 358, OR

S39°41'20"W
14.06'

Δ=02°58'14"
R=1554.15'
L=80.58'

S28°13'43"E
114.43'
S28°13'43"E
226.86'
(BASIS OF BEARINGS)

MAP NO. 3253

MAP 3253
MAP 5481

FULTON HEIGHTS UNIT NO. 1
MAP NO. 5481

L=23.85'

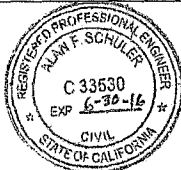
24

23

SCALE
1" = 50'

AL

6/8/14



DRAINAGE EASEMENT VACATION WITHIN A PORTION OF PARCEL 2B WITHIN ROS 4039

DESCRIPTION	BY	APPROVED	DATE	FILED	CITY OF SAN DIEGO, CALIFORNIA	PTS. NO. 295340
ORIGINAL	✓	J.m.	7/31/14		SHEET 4 OF 4 SHEET	I.O. NO. 24003237
					<i>Frederick R. A. Pay</i> 10/23/14 FOR CITY ENGINEER DATE	1866-6277 CCS NAD 83 COORDINATES
						226-1717 LAMBERT COORDINATES
						37760-4-B
STATUS						

ATTACHMENT 9

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION VACATING SEWER EASEMENT AT 2355 1/3 ULRIC STREET
(EASEMENT VACATION NO. 1496106)
PROJECT NO. 295340

WHEREAS, San Diego Municipal Code section 125.1010(a) *et seq* provides a procedure for the vacation of public easements; and

WHEREAS, the DUNLOP7, LLC, filed an application to vacate an existing sewer easement located at 2355 1/3 Ulric Street, being described as Easement Vacation No. 1496106; and

WHEREAS, it is proposed that Easement Vacation No. 1496106, be vacated; and

WHEREAS, the matter was set for public hearing on June 25, 2015, testimony having been heard, evidence having been submitted, 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, that with respect to Easement Vacation No. 1496106, the Planning Commission finds that:

(a) There is no present or prospective use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated.

The existing easement to be vacated was acquired 1957 for the purposes of placing and maintaining a public sewer utility system to serve the needs of the neighborhood. In 2012, existing sewer utility facilities were removed and new replacement sewer utility facilities were

ATTACHMENT 9

constructed elsewhere on site and accepted by the City Engineer per Grading plans 36747-D (as part of PTS 262239). The sewer utility facilities constructed in 2012 currently serve the needs that necessitated the original easements, and the original easement described as Easement Vacation No. 1496106 has no prospective use. There is no other use of a like nature for this specific easement that can be reasonably anticipated.

(b) The public will benefit from the action through improved utilization of the land made available by the vacation.

The 2.4 acre project site is presently limited by the existence of the sewer easement in that the property may not develop or place new buildings over the area of the existing easement. Without vacation of the existing easement, the area of land available for the new development is constrained. With the construction of new replacement sewer utility facilities to lie within a new public utility easement aligned along the northeastern property lines, the land area associated with Easement Vacation No. 1496106 has no public use. The public will benefit from the action through improved utilization of the land made available by the vacation with development of the site in association Site Development Permit No. 1475368.

(c) The vacation is consistent with any applicable land use plan.

The adopted Linda Vista Community Plan (LVCP) designates approximately 1-acre of the site for High Density Residential (43 - 74 du/ac) development, and the remaining 1.4 acre portion is designated for Community Commercial land use. The LVCP states that in the commercial areas around Linda Vista Plaza, residential uses should be permitted behind the street frontage. The proposed residential project is located entirely behind existing commercial street frontage. Proposed Easement Vacation No. 1496106 will facilitate construction of a new

ATTACHMENT 9

residential development consistent with the land use designation, and will not adversely affect the Linda Vista Community Plan or the goals and policies contained therein.

(d) The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

The existing easement to be vacated was acquired for the purposes of placing and maintaining a public sewer utility system to serve the needs of the neighborhood. In 2012, existing sewer facilities were removed and new sewer facilities were constructed and accepted by the City Engineer per Grading plans 36747-D (as part of PTS 262239). With the removal of the old sewer utility facilities and construction of new sewer utility facilities serving the needs of the neighborhood, the present sewer easement is no longer necessary, and the purpose for which the sewer easement was acquired no longer exists. The public facility for which the easement was originally acquired will not be detrimentally affected by Easement Vacation No. 1496106.

BE IT FURTHER RESOLVED, that Easement Vacation No. 1496106, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 38820-B, marked as Exhibit "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that Easement Vacation No. 1496106 is conditioned to ensure that the Owner/Permittee shall grant a new easement for any relocated sewer utility facilities, per approved "Exhibit A," documents satisfactory to the City Engineer. The Owner/Permittee shall provide the easement free and clear of all encumbrances and prior easements and must secure "subordination agreements" for minor distribution facilities and/or

ATTACHMENT 9

"joint-use agreements" for major transmission facilities. In the event this condition is not completed within three years following the adoption of this resolution, this resolution shall become void and be of no further force or effect.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a copy of this resolution and attached exhibits, in the Office of the County Recorder releasing to the property owner, all rights title and interest in said easement.

Patricia J. FitzGerald
Development Project Manager
Development Services

Adopted on: 06/25/2015
JO: 24003237
Drawing No. 38820-B
R- _____

J-16473

Exhibit "A"

Sewer Easement Vacation

All that portion of that Sewer Easement granted to the City of San Diego per deed recorded July 1, 1957 as Book 6643, Page 472 of Official Records of the County of San Diego lying within Parcel 2-B of Record of Survey of Survey No. 4039 filed in the Office of the County Recorder of San Diego County, in the City of San Diego, County of San Diego, State of California.

Attached hereto is a Drawing No. 38820-B labeled Exhibit "B" and by this reference made a part hereof.

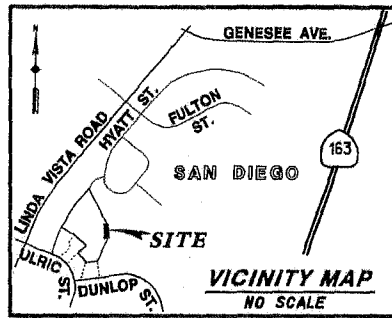
 6-8-2015
Patrick A. McMichael, PLS 6187 Date

PTS No. 295340
IO No. 24003237



PAM:sr:L:\Files\16473\Text\Legals\Sewer Easement Vacation

EXHIBIT "B"



LEGEND

- POR. SEWER EASEMENT VACATED
PARCEL "A" 0.031+ ACRES
1,343.992 SQ. FT.
- (R) RADIAL BEARING
- () RECORD DATA PER ROS 4039

POR. PARCEL 2-B
ROS 4039

BASIS OF BEARINGS

BASIS OF BEARINGS FOR
THIS PLAT IS THE EASTERLY
LINE OF ROS 4039
I.E. (S23°40'30"W)

REFERENCE DRAWINGS

ROS 4039



2 CROWN
MAP
1 HEIGHTS
3309

PARCEL 2-B
ROS 4039

20' WIDE SEWER ESMT.
GRANTED TO THE CITY
OF SAN DIEGO PER
BK 6643, PG 472, O.R.

POINT "R"
PER BK 6643,
PG 472, O.R.

177°04'59"W 492'
(CALCD)
(S23°40'30"W 231'40')
BASIS OF BEARINGS

SCALE 1" = 60'

BLOCK 51
LINDA VISTA SUBDIVISION
UNIT NO. 4
MAP NO. 3256



5620 FRIARS ROAD J. 10473
SAN DIEGO, CA 92110
619.291.0707
(FAX) 619.291.4165

Patrick A. McMichael
PATRICK A. McMICHAEL, LS 6187

6.8.2015
DATE

PORTION OF SEWER EASEMENT VACATION
IN A PORTION OF PARCEL 2-B OF ROS 4039

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS. NO. 295340
ORIGINAL	SJS		5/26/15		SHEET 1 OF 1 SHEET	I.O. NO. 24003237
		J.M.	6/9/15		<i>Frederick R. A. Day</i> FOR CITY ENGINEER	1866-6277 CCS NAD 83 COORDINATES
					6/11/15 DATE	226-1717 LAMBERT COORDINATES
						38820-B
STATUS						

RESOLUTION NUMBER R- _____

ADOPTED ON _____

WHEREAS, on November 29, 2012, DUNLOP7, LLC, Owner/Permittee, submitted an application to the Development Services Department for Site Development Permit No. 1475368, Easement Vacation No. 1155222 and Easement Vacation No. 1496106 for the Dunlop Street Apartments Project; and

WHEREAS, the matter was set for 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 25, 2015; and

WHEREAS, the Planning Commission considered the issues discussed in Mitigation Negative Declaration No. 295340 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

ATTACHMENT 10

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 Planning Commission in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

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

BE IT FURTHER RESOLVED, that Development Services Staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By: _____
Patricia J. FitzGerald
Development Project Manager

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

SITE DEVELOPMENT PERMIT AND EASEMENT VACATION

PROJECT NO. 295340

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 295340 shall be made conditions of the SITE DEVELOPMENT PERMIT and EASEMENT VACATION as may be further described below.

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **“ENVIRONMENTAL/MITIGATION REQUIREMENTS.”**

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the “Environmental/Mitigation Requirements” notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II

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

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

Paleontologist

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) # 295340 and /or Environmental Document # 295340, 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.

None required

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	Consultant Qualification Letters	Prior to Pre-construction meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-Construction meeting
Paleontology	Paleontology Reports	Paleontology site observation
Bond Release	Request for Bond Release letter	Final MMRP inspections prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**PALEONTHOLOGICAL 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 (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

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

C. Determination of Significance

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

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

IV. Night and/or Weekend Work

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

V. Post Construction

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

ATTACHMENT 10

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.

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.



LINDA VISTA PLANNING GROUP

Post Office Box 710174, San Diego, CA 92171

www.LindaVista.org/lvpg



Minutes of the November 24, 2014 Meeting

Meeting opened at 5:30 pm by Tom Cleary, Vice Chair. The Pledge of Allegiance was led by Janet Kaye. Roll call by Tom Cleary.

Members present: Tom Cleary, Tisha Rocha, Doug Beckham, Jo-Ann Carini, Margarita Castro, Sandy Duncan, Oscar Marin, Jeff Perwin, John Pinzini, Dorothy Perez, Keith Warner, and Kimberly Weber.

Members absent: Lauree Camarato, Drew Corley, Guadalupe Flores, Kathleen Morgan, Ralph Perez, Vicki Van Dyk, Dixie Wilson and 2 vacancies.

11 members present, plus 21 visitors. Total in attendance: 32

Motion by Castro to approve the November 24, 2014 Draft Agenda, seconded by D. Perez. Draft Agenda approved with a vote of 11-0-1 (chair doesn't vote, except as a tie-breaker).

Motion by Beckham to approve the Minutes for the September 22, 2014 meeting with any needed corrections, seconded by Duncan. Minutes approved with correction with a vote of 8-0-4. Marin, D. Perez, and Warner were not at Sept. meeting, and chair not voting).

Reports by Government Representatives:

- State Senator Marty Block: Joyce Temporal distributed copies of the district newsletter and spoke of Block-sponsored legislation passed in the session, notably SB 850 on community college bachelor degrees.
- City Attorney Jan Goldsmith: Julio DeGuzman spoke on neighborhood prosecution duties.
- San Diego Fire Dept: Captain Arthur Jackson of Station 23 talked about the dangers of carbon monoxide poisoning as temps drop and residents turn on gas heaters. SDG&E is available to inspect heaters.
- Councilman Scott Sherman: Sheldon Zemem reported that the councilman will be at Bayside's RLA graduation on Dec. 2 and Empower Charter School is coming to the Boys & Girls Club.
- Councilman Ed Harris: Steve Hadley invited all to the councilman's "state of the district address" on December 1 at Dana Middle School. Mr. Harris leaves office on Dec. 10 and Lorie Zapf takes over Dist. 2.
- City Planning: Tara Lieberman, Linda Vista's new community planner, introduced herself.

Announcements & Public Comment on Non-Agenda Items:

- Doug Beckham: Linda Vista Town Council – Doug re-elected as president, Tom Cleary as VP, Dottie Greenan as treasurer, and Dot Winnard and Janet Kaye will split secretary duties. Merger with LV Community Development Corp. still proceeding. Various improvements coming to Kearny High School.
- Jeff Perwin: SD Arts Foundation is having a Dec. 6 holiday fundraiser at the La Jolla home of Claire Reiss, Christmas on the Prado is back at Balboa Park on Sunday, Dec. 14.

Chairman's Report: The Four Townhomes Map Waiver (Project # 369486) at 5648-5654 Lauretta Street regarding conversion from apts to condos is being heard Dec. 3 by city hearing officer. The project was opposed by LVPG. Also, Steve Hadley thanked for his service to Dist. 2 and Linda Vista.

Treasurer Report:

Balance is currently \$566.36. No more voluntary collections will be needed because the city is providing each planning group with an annual budget of \$500 for copying, postage and administrative needs.

Committee Reports & Updates:

- Code Compliance: Carini – city will no longer hold regular meetings on code compliance matters.
- Graffiti – D. Perez was told of an incident at Friars Village. Photos will be sent to police.
- Transportation: Pinzini – Ulric St. is not within MAD boundaries, it can be added, but process is lengthy.
- Traffic: Beckham – Crosswalk in front of Bayside Community Center needs flashing lights in the ground to provide added safety, especially for children and seniors.

Information Items:

- 1) **AT&T Linda Vista** (Project #390414): as a Process 1 Substantial Conformance Review (SCR), this item was only a courtesy notice to the community.

Action Items:

Creation of ad hoc committee on Riverwalk (Levi-Cushman Specific Plan): tasked to work with Mission Valley Planning Group, the developer and city staff on issues of mutual community interest such as traffic, parking, pedestrian access and safety, and other relevant planning matters and make regular reports to the LVPG board. Motion by Beckham, second by Warner, passed 11-0-1. Beckham and Rocha volunteered to co-chair, community members who volunteered to serve are Felicity Senoski, Mary Sheppard, Jennifer Carroll, and Mehdi Khalili.

- 1) **Dunlop Street Apts** (Project #295340): Recommendation by Zoning & Land Use Committee for approval with conditions: 1) no pedestrian access to alley due to safety concerns, 2) a security gate to limit vehicle access to fire lane off alley, 3) no more than one HUD sec. 8 unit in the existing 60 year-old building, and 4) developer agrees to support efforts to convert existing alley across Dunlop St. into a one-way, exiting on to West Dunlop (developer already owns two of three properties along the alley) in order to ease possible traffic congestion on Dunlop St. Motion by Castro, second by Pinzini, passed 11-0-1.
- 2) **Pacific Time** (Project #385885): applicant David Loretta addressed the board and answered questions. Concern was expressed about proper and timely noticing of the alcohol permit application by the city and if adequate public information has reached local residents before a vote by the planning group. Motion by Castro to table to Jan. with applicant's consent, seconded by D. Perez, passed 11-0-1.
- 3) **Striping of Ulric Street**: City senior traffic engineer Phil Rust presented two detailed scenarios for striping consideration 1) keep the lanes the way they are, or 2) reduce the number of lanes to two (one in each direction). Also 13 street lights will be added along Ulric and sidewalks extended in either case. Motion by Castro to go with #2, second by Warner, passed 11-0-1.
- 4) **Maintenance Assessment Budget**: Motion by Warner to approve the FY 2016 MAD budget, second by Castro, passed 10-0-1 (Beckham stepped outside).
- 5) **Website domain hosting renewal**: Motion by Castro, second by Warner to authorize a payment of \$135 to the Linda Vista Town Council for shared access to the lindavista.org domain for the next three years (2015-2017). Passed 10-0-1 (Beckham still out of room).
- 6) **Reimbursement** authorized to Margarita Castro for \$16.20 in coping and postage costs associated with LVPG appeal to Planning Commission on West Dunlop Apts. Motion by D. Perez, second by Duncan, passed 10-0-1 (Beckham still outside).

Future Issues: Hazel Drain of Overlook Hts. request the Morena Blvd. Study height issue be added to a future agenda. (This matter and all other aspects of the study are tentatively scheduled for Feb. meeting.)

Next Meeting to be held on January 26, 2015 at 5:30 pm at the Linda Vista branch library. There is no LVPG meeting held in December.

Meeting adjourned at 7:43 pm.

Respectfully submitted,

Tom Cleary, Vice Chair
(on behalf of Lauree Camarato, Secretary)



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

Project No. For City Use Only

Dunlop Street Apartments.

295340

Project Address:

Dunlop Street

San Diego, CA 92111

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:	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? _____ Corporate Identification No. _____
☐ Partnership

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

Corporate/Partnership Name (type or print):
Dunlop - 7 - LLC

☒ Owner ☐ Tenant/Lessee


Street Address: 2249 Ulric Street

City/State/Zip: San Diego, CA 92111

Phone No: 858-349-0442 Fax No: 619-872-9200

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

Title (type or print): Partner

Signature:  Date: 9/12/2012

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

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:

ATTACHMENT 13

Proposed Building Heights

**Maximum Height
= 62 feet
(see Sheet A-7)**

Height = 59 feet

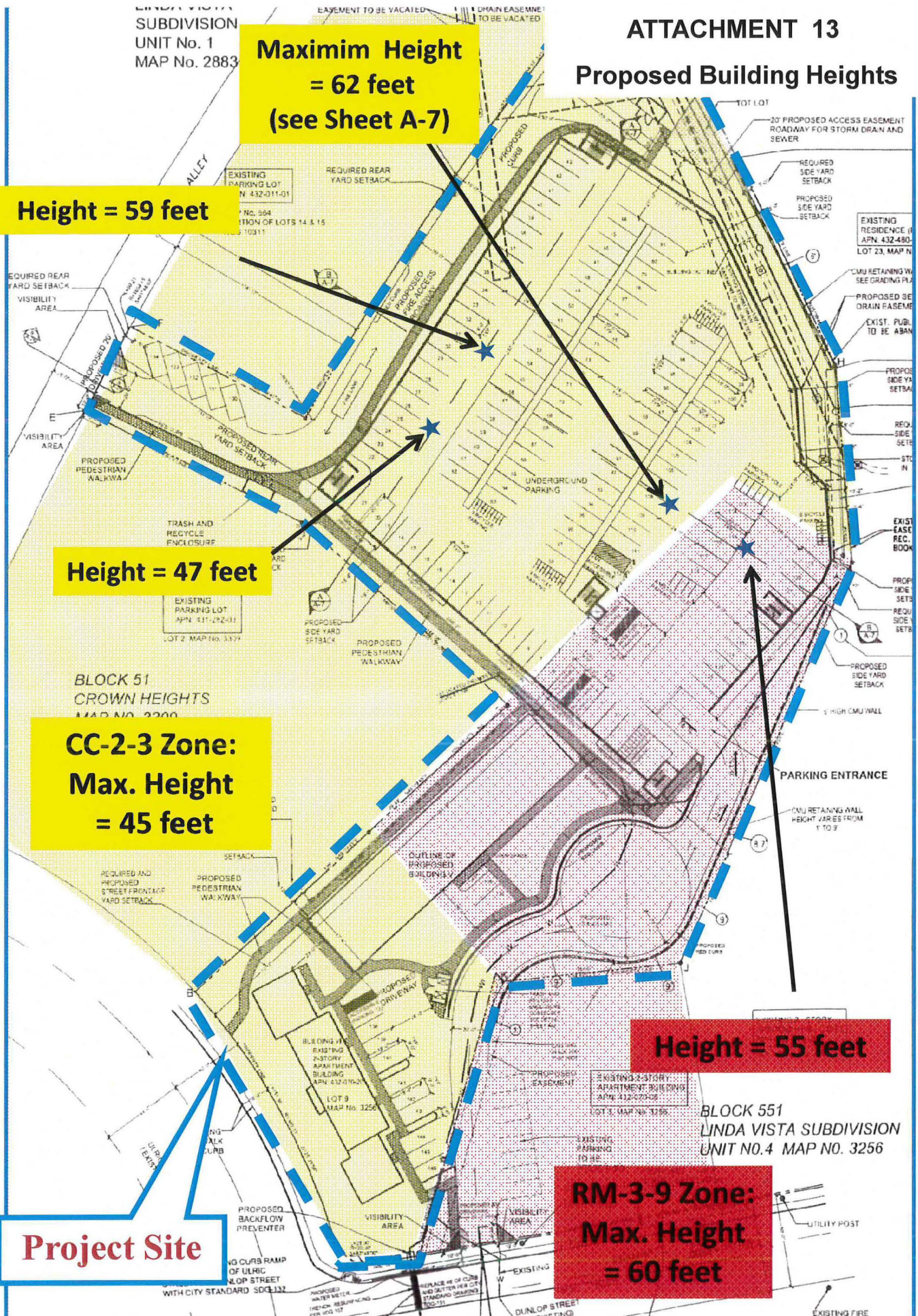
Height = 47 feet

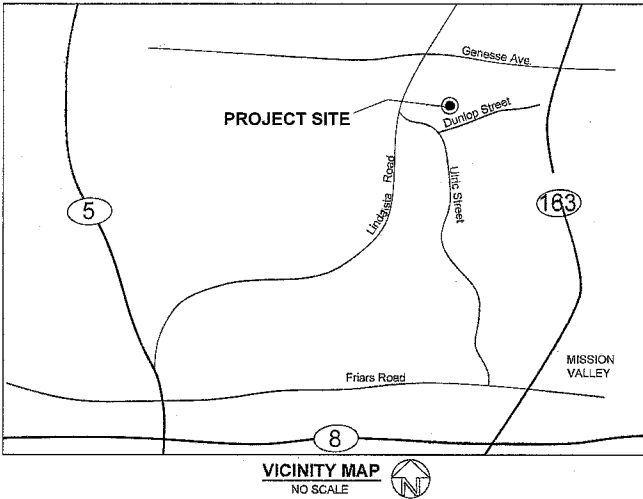
**CC-2-3 Zone:
Max. Height
= 45 feet**

Height = 55 feet

Project Site

**RM-3-9 Zone:
Max. Height
= 60 feet**





PROJECT TEAM	
Civil Engineer:	Ekim Builders Inc. Michael Contreras (858) 349-0442
Structural Engineer:	J & B Engineers, Surveyors Roberto Domingo (858) 213-1379
Surveyor:	Rick Engineering Company Raun Connely (619) 291- 0707
Landscape Architect	Earth Sculpture Design Todd Cure (760) 941-7800
Designer/Project Manager	Ekim Builders Inc. Ysabel Mercedes (858) 220-1585

DEVELOPMENT SUMMARY

SCOPE OF WORK:

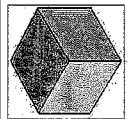
SITE DEVELOPMENT PERMIT APPLICATION FOR MULTIPLE UNITS RESIDENTIAL DEVELOPMENT. THIS PROJECT CONSISTS IN 70 PROPOSED UNITS AND 6 EXISTING UNITS THAT WILL BE PRESERVED. THE TOTAL 76 UNITS WILL BE FOR RENT. THE BUILDINGS WILL INCLUDE 1, 2, AND 3 BEDROOM UNITS, THAT RANGE IN SIZE FROM 701 TO 1,650 S.F. APPROX. THIS PROJECT WILL COMPLY WITH THE INCLUSIONARY AFFORDABLE HOUSING REQUIREMENTS AND WILL PROVIDE 8 UNITS FOR HOUSEHOLDS WITH LOW INCOME. THIS SDP ALSO INCLUDES AN EASEMENT VACATION AND RELOCATION PROCESS.

- Address: Dunlop Street, San Diego, CA 92111
- Legal Description: Portion of lot 14 and 15 of Lemona Subdivision in the City Of San Diego, State of California. Map # 684 dated September 15, 1891. Exc. St. OP/Lot 9 Blk. 51 Subdivision Linda Vista Unit 04 County Of San Diego, State of California According to Map No. 3256
- APNS: 432-011-02 , 432-011-03 & 432-070-20
- Owner: Dunlop-7- LLC
- Owner Address: 2249 Ulric Street San Diego, CA 92111
- Zoning Designation: CC-2-3 Zone and RM-3-9 zone of the Linda Vista Community Plan neighborhood.
- Type of construction: Type V- A wood-frame construction over concrete parking podium.
- Occupancy: R-2/U1
- Gross site area: 2.4 Acres / 104,544 S.F.
- Floor area : Residential 91,910 S.F. Approx. Proposed Garage: 54,000 S.F. Approx. Proposed
- Floor area ratio: 0.88
- Existing Use: Vacant Land
- Proposed Use: Multiple Units
- Landscape area Footage: 23,720 Landscape S.F.
14,000 Terrace Deck

TABLE OF CONTENTS

DESCRIPTION	SHEET
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FIRST FLOOR PLAN	A - 2
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THIRD FLOOR PLAN	A - 4
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DISABLED ACCESSIBILITY PLAN	A - 6
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BUILDING II FLOOR PLANS	A - 11
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LANDSCAPE DEVELOPMENT PLAN	L - 1
RECREATION PLAN	L - 2
ENLARGED LANDSCAPE PLAN	L - 3

04/22/2013
10/01/2013
2/12/2014
7/28/2014



EKIM BUILDERS, INC.
2249 ULRIC ST.
SAN DIEGO, CA 92111
TEL. 858-349-0442
858-625-1824
FAX: 619-872-9200

DUNLOP APARTMENTS

OWNER: DUNLOP-7 LLC
2249 ULRIC ST.
SAN DIEGO, CA 92111
TEL. 858-349-0442

TITLE SHEET

DATE: 04/22/2013

SCALE: NO SCALE

DRAWN BY: YSABEL MERCEDES

JOB: # 1

T-1

SHEET 1 OF 28

FIRE DEPARTMENTS NOTES

- 1-3 STORY BUILDINGS REQUIRES A FIRE ALARM SYSTEM.
- 2- POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE.
- 3- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6
- 4- PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-08-1

FIRE HYDRANTS LOCATION WITHIN 600'
#1- LOCATED AT 125' (APPROX.) FROM POINT F IN LINDA VISTA ROAD.

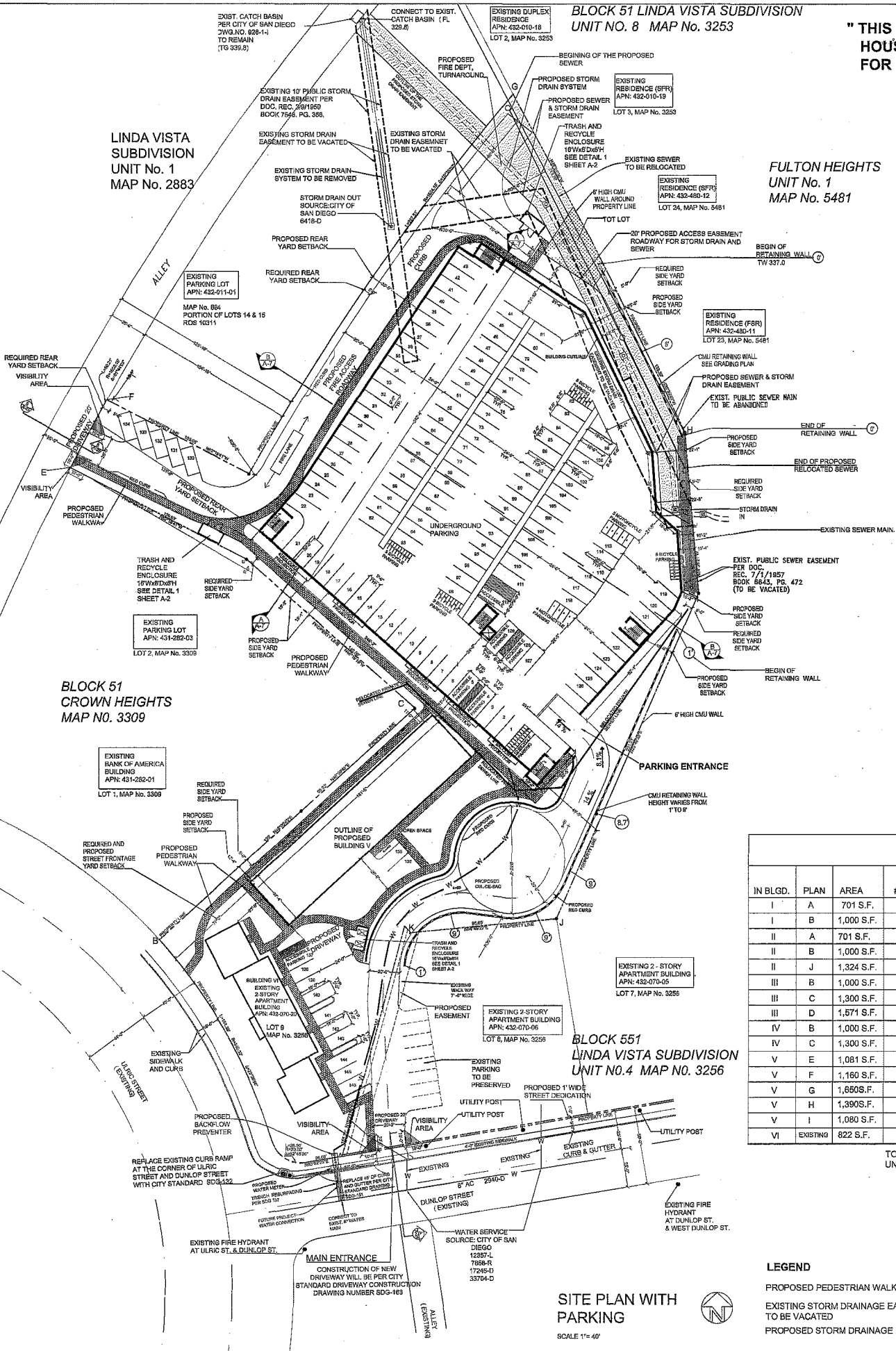
#2- LOCATED AT 170' (APPROX.) FROM POINT J AT THE CORNER OF DUNLOP STREET AND WEST DUNLOP STREET.

#3- LOCATED AT 200' (APPROX.) FROM POINT K AT THE CORNER OF ULRIC STREET AND DUNLOP STREET.

#4- LOCATED AT 270' (APPROX.) FROM POINT E AT THE CORNER OF LINDA VISTA ROAD AND ULRIC ST.

GENERAL NOTES

1. EXISTING BUS STOP AT 50' APPROX. FROM THE CORNER OF LINDA VISTA ROAD AND ULRIC STREET.
2. NO SIGNS ARE PROPOSED UNDER THIS PERMIT. NO SIGN PLAN ARE REQUIRED.
3. NO OBSTACLES HIGHER THAN 36" WILL BE PROPOSED IN THE VISIBILITY AREAS.
4. EXISTING BUILDING FINISHES ARE TO MATCH NEW.



SITE PLAN WITH PARKING
SCALE 1"=40'

LEGEND

- PROPOSED PEDESTRIAN WALKWAY
- EXISTING STORM DRAINAGE EASEMENT TO BE VACATED
- PROPOSED STORM DRAINAGE EASEMENT

" THIS PROJECT WILL COMPLY WITH THE INCLUSIONARY AFFORDABLE HOUSING REQUIREMENTS AND IT WILL PROVIDE 8 APARTMENTS UNITS FOR HOUSEHOLDS WITH LOW INCOME".

DUNLOP STREET APARTMENTS

OWNER INFORMATION
DUNLOP 7 LLC
2249 ULRIC STREET
SAN DIEGO, CA 92111
APNS: 432-011-02
432-011-03
432-070-20

LEGAL DESCRIPTION
PORTIONS OF LOT 14 AND 15 OF LEMONA SUBDIVISION IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 684 FILED IN THE OFFICE OF THE COUNTY RECORDER, DATED SEPTEMBER 15, 1981. EXC. ST. OP/LOT 9 BLK 51 SUBDIVISION LINDA VISTA UNIT 04, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 3256.

BENCHMARK

BBP HYATT STREET AND FULTON STREET
ELEVATION: 349.128 DATUM: MSL

PROPOSED AREA CALCULATIONS

TOTAL FLOOR AREA	91,910 S.F. APPROX.
TOTAL # OF PROPOSED UNITS	70
FLOOR AREA RATIO	0.88
TOTAL AUTOMOBILE SPACES PROVIDED	153
TOTAL MOTORCYCLE SPACES PROVIDED	9
TOTAL BICYCLE SPACES PROVIDED	42
LOT SIZE	2.4 ACRES/104,544 S.F.

EXISTING AREA INFORMATION

TOTAL FLOOR AREA	4,932 S.F. APPROX.
TOTAL # OF EXISTING UNITS	6
LOT SIZE	0.45 ACRES/19,576 S.F.

PROPOSED BUILDING SUMMARY

BUILDINGS	FLOOR AREA	TOTAL # OF UNITS
I	25,000 S.F. (Approx.)	24
II	24,880 S.F. (Approx.)	18
III	13,700 S.F. (Approx.)	10
IV	11,100 S.F. (Approx.)	8
V	17,230 S.F. (Approx.)	10
TOTAL S.F. BLDG. AREA	91,910 S.F. (Approx.)	
UNDERGROUND PARKING AREA	54,000 S.F. (Approx.)	

EXISTING BUILDING SUMMARY

BUILDING VI	FLOOR AREA	TOTAL # OF UNITS
	4,930 S.F. (Approx.)	6 - 2 - BEDROOM UNITS

TOTAL UNITS	
PROPOSED	UNITS
TOTAL 1 BEDROOM UNITS	15
TOTAL 2 BEDROOM UNITS	41
TOTAL 3 BEDROOM UNITS	14
PROPOSED	70
EXISTING-2 BEDROOM UNITS	6
TOTAL UNITS	76

PROPOSED UNIT SUMMARY

IN BLDG.	PLAN	AREA	# UNITS	# BEDROOMS	REQUIRED AUTOMOBILE SPACES PER UNIT	TOTAL REQUIRED AUTOMOBILE SPACES	REQUIRED MOTORCYCLE SPACES PER UNIT	TOTAL REQUIRED MOTORCYCLE SPACES	REQUIRED BICYCLE SPACES PER UNIT	TOTAL REQUIRED BICYCLE SPACES
I	A	701 S.F.	12	1	1.5	18	0.1	1.2	0.4	4.8
I	B	1,000 S.F.	12	2	2	24	0.1	1.2	0.5	6
II	A	701 S.F.	3	1	1.5	4.5	0.1	0.3	0.4	1.2
II	B	1,000 S.F.	9	2	2	18	0.1	0.9	0.5	4.5
II	J	1,324 S.F.	6	3	2.25	13.5	0.1	0.6	0.6	3.6
III	B	1,000 S.F.	8	2	2	16	0.1	0.8	0.5	4
III	C	1,300 S.F.	1	3	2.25	2.25	0.1	0.1	0.8	0.6
III	D	1,571 S.F.	1	3	2.25	2.25	0.1	0.1	0.6	0.6
IV	B	1,000 S.F.	8	2	2	12	0.1	0.8	0.5	3
IV	C	1,300 S.F.	2	3	2.25	4.50	0.1	0.2	0.8	1.2
V	E	1,081 S.F.	2	2	2	4	0.1	0.2	0.5	1
V	F	1,160 S.F.	2	2	2	4	0.1	0.2	0.5	1
V	G	1,650 S.F.	2	3	2.25	4.50	0.1	0.2	0.8	1.2
V	H	1,390 S.F.	2	3	2.25	4.50	0.1	0.2	0.6	1.2
V	I	1,080 S.F.	2	2	2	4	0.1	0.2	0.5	1
VI	EXISTING	822 S.F.	6	2	2	12	0.1	0.6	0.5	3
TOTAL UNITS 76					REQUIRED 148 PROPOSED 153		REQUIRED 8 PROPOSED 9		REQUIRED 38 PROPOSED 42	

8 OF THE PARKING SPACES WILL BE ACCESSIBLE, INCLUDING 1 VAN ACCESSIBLE SPACE. PER THE 2010 CALIFORNIA BUILDING CODE SECTION 1129B TABLE 11B-6

REVISION

04/22/2013

10/01/2013

10/29/2013

02/12/2014

04/26/2014

EKM BUILDERS, INC.

2249 ULRIC ST.

SAN DIEGO, CA 92111

TEL. 858-349-0442

FAX: 619-872-9200

DUNLOP APARTMENTS

OWNER: DUNLOP-7 LLC

2249 ULRIC ST.

SAN DIEGO, CA 92111

TEL. 858-349-0442

SITE PLAN WITH UNDERGROUND PARKING

DATE: 05/12/2012

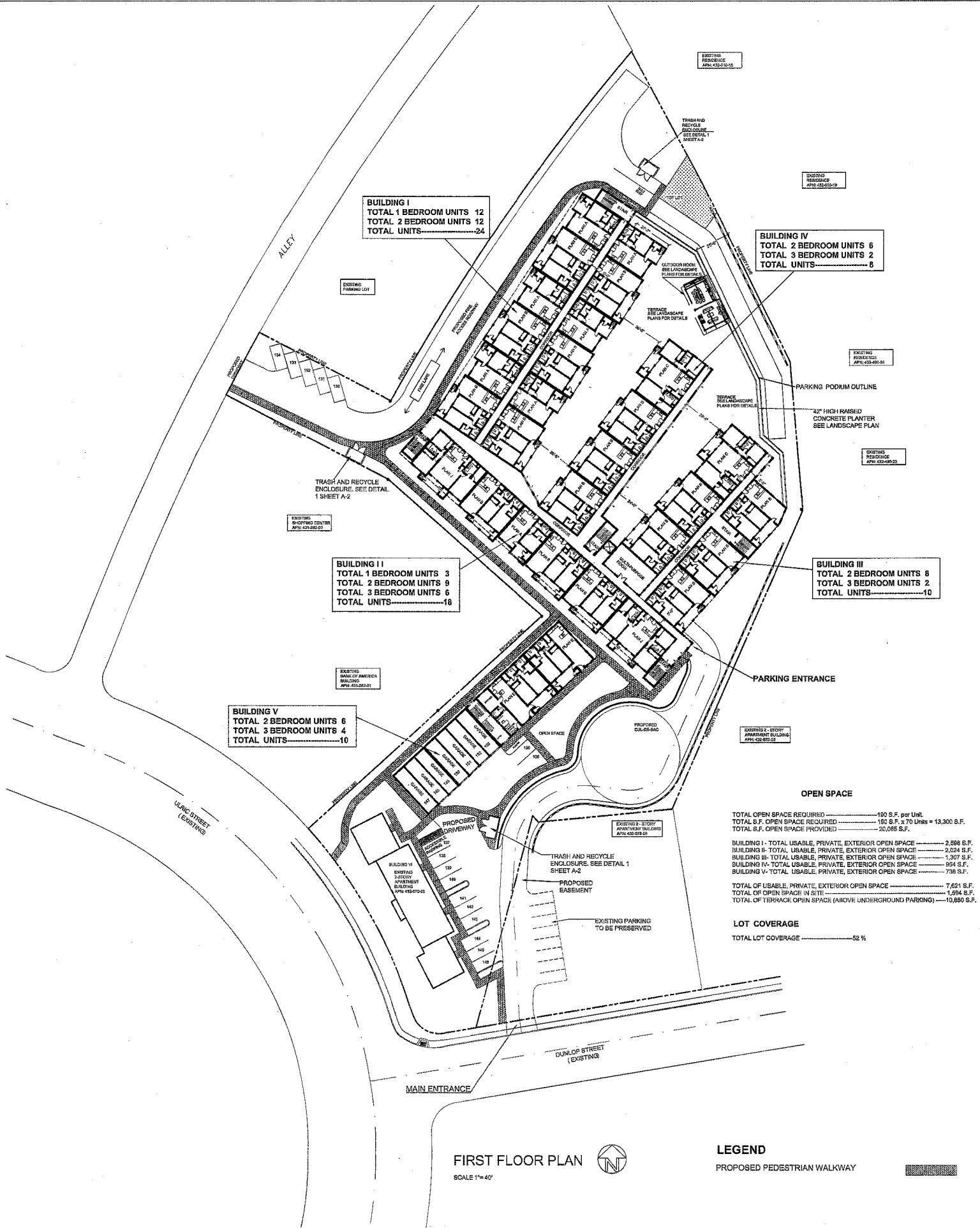
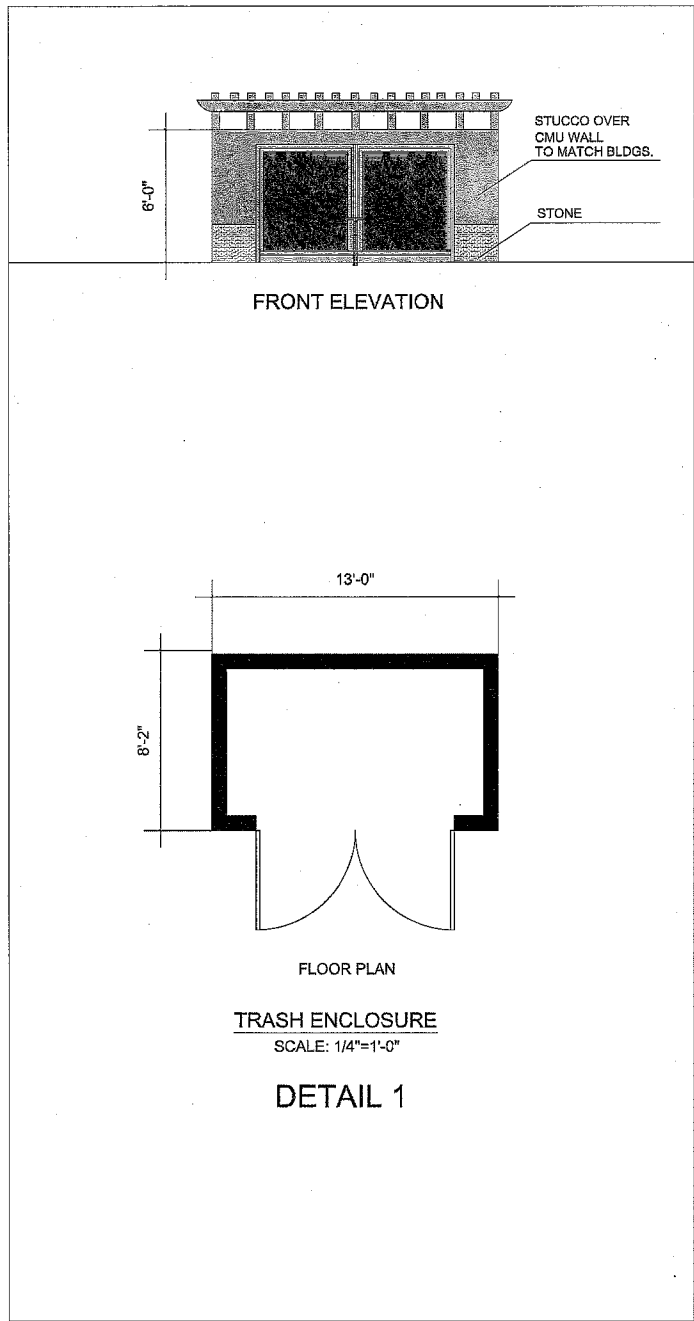
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DRAWN BY: YSABEL MERCEDES

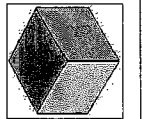
JOB: # 1

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SHEET 2 OF 29



REVISION
04/22/2013
10/01/2013
2/12/2014



EKIM BUILDERS, INC.
2249 ULRIC ST.
SAN DIEGO, CA 92111
TEL. 858-349-0442
TEL. 858-625-1824
FAX: 619-872-9200

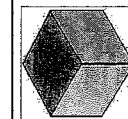
DUNLOP APARTMENTS
OWNER: DUNLOP-7 LLC
2249 ULRIC ST.
SAN DIEGO, CA 92111
TEL. 858-349-0442

FIRST FLOOR PLAN

DATE: 08/12/2012
SCALE: 1"=40'
DRAWN BY:
YSABEL MERCEDES
JOB: # 1

A - 2
SHEET 3 OF 29

△	REVISION
①	04/22/2013
②	10/01/2013
③	2/12/2014



EKIM BUILDERS, INC.
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DUNLOP APARTMENTS
OWNER: DUNLOP-7 LLC
22249 ULRIC ST.
SAN DIEGO, CA 92111
TEL. 858-349-0442

THIRD FLOOR PLAN

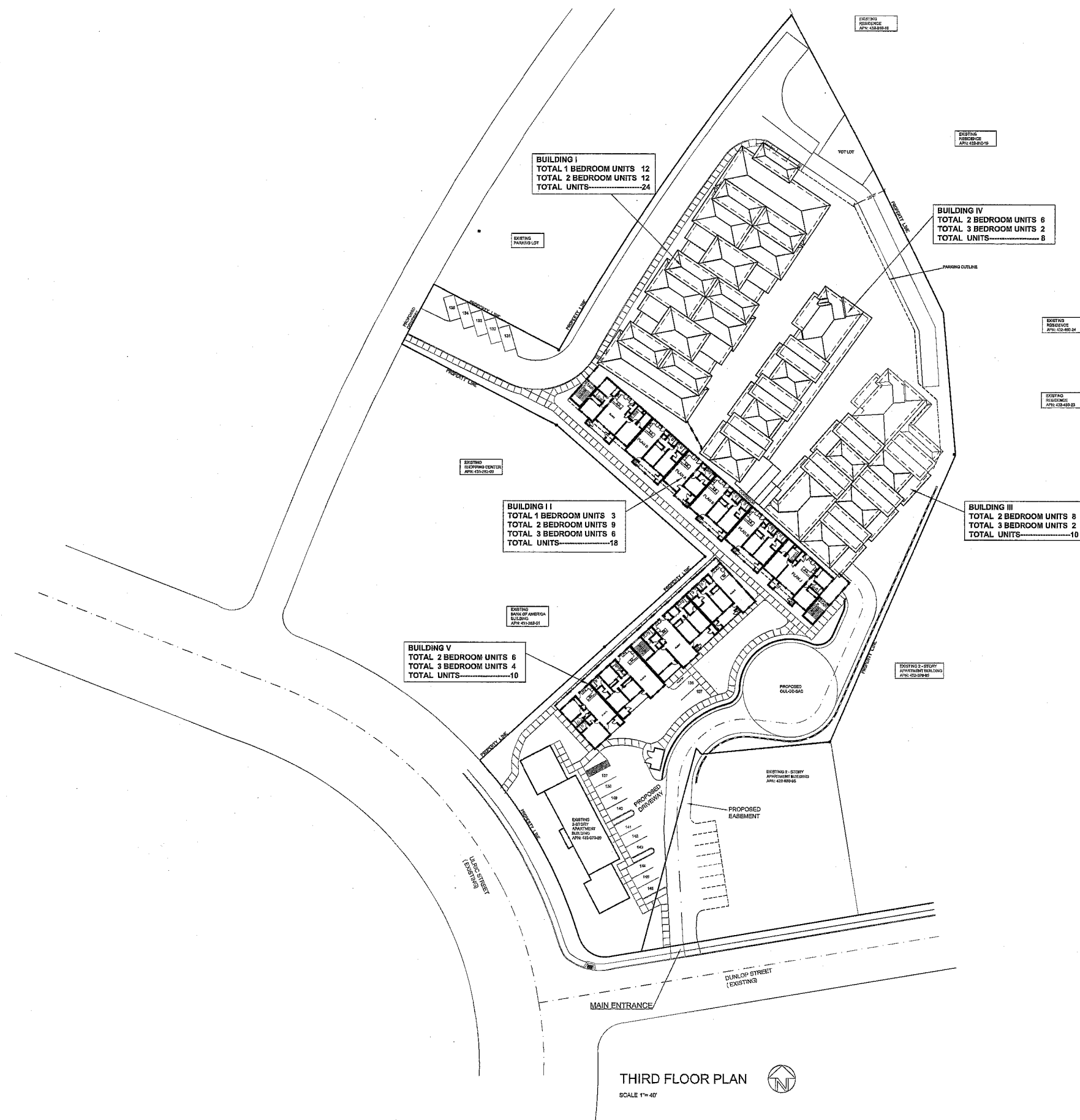
DATE : 09/12/2012

SCALE: 1" = 40'

DRAWN BY:
MODEL MERGED

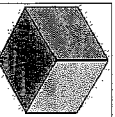
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A - 4





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04/22/2013
10/01/2013
2/12/2014

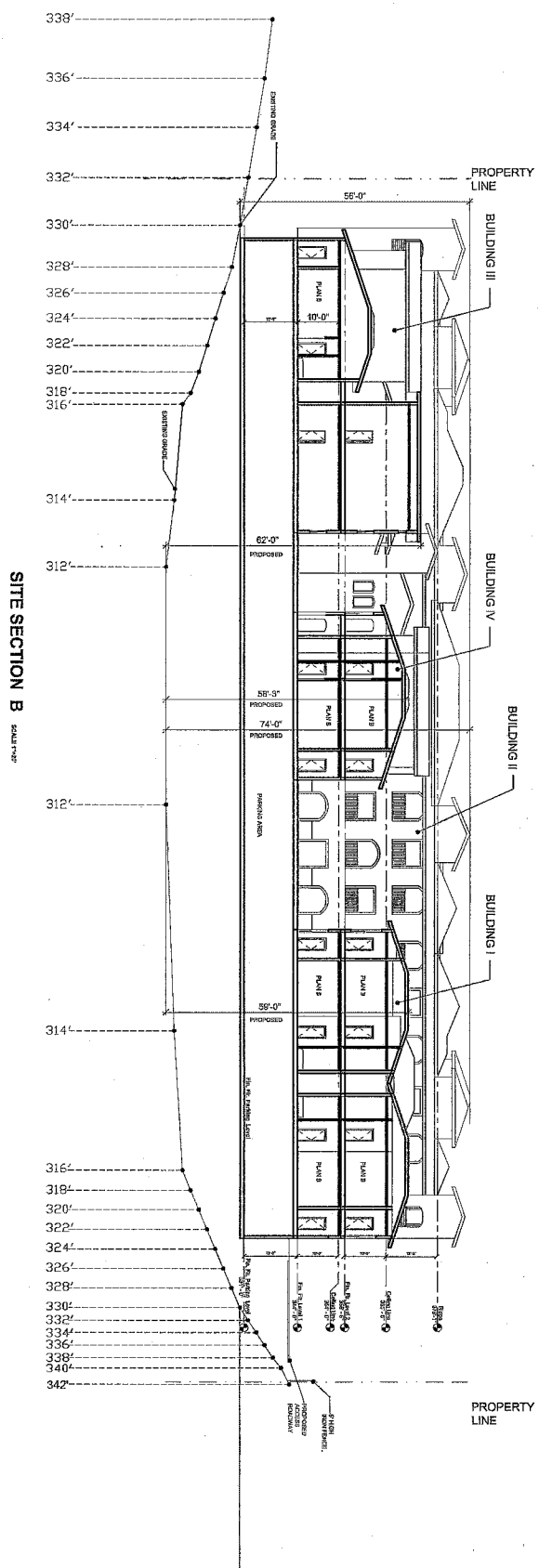
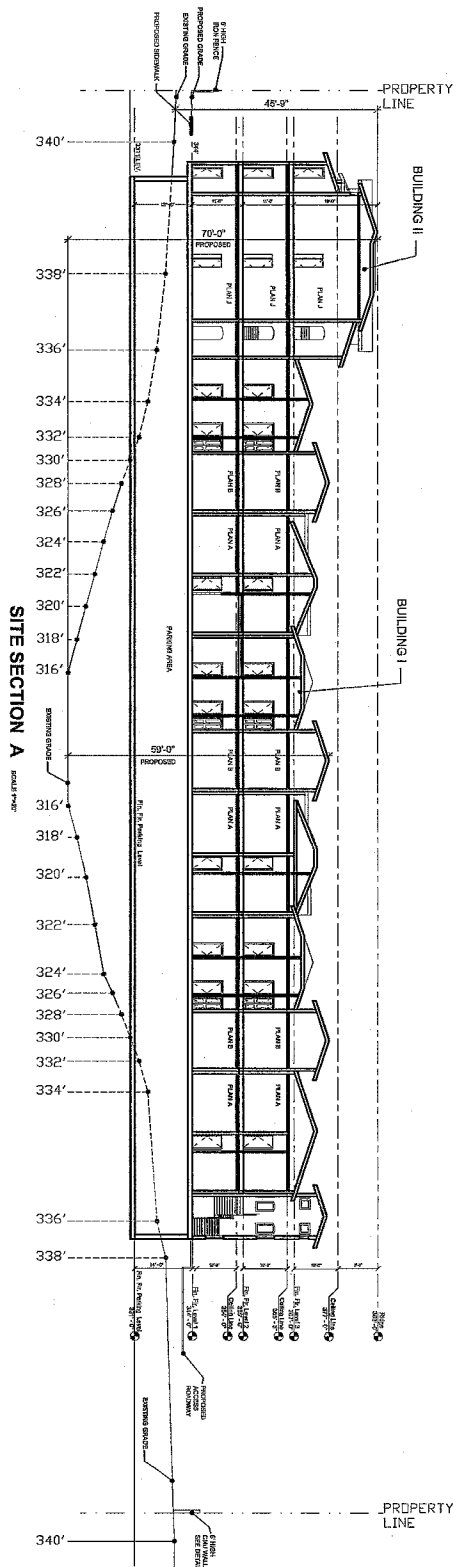


EKIM BUILDERS, INC.
2249 ULRIC ST.
SAN DIEGO, CA 92111
TEL. 858-349-0442
FAX: 619-872-9200

DUNLOP APARTMENTS
OWNER: DUNLOP-7 LLC
2249 ULRIC ST.
SAN DIEGO, CA 92111
TEL. 858-349-0442

FIRST FLOOR DISABLED ACCESSIBILITY PLAN

DATE: 08/12/2012
SCALE: 1"=40'
DRAWN BY: YSABEL MERCEDES
JOB: # 1
A - 6
SHEET 7 OF 29



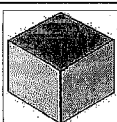
SITE SECTIONS

DUNLOP APARTMENTS

OWNER: DUNLOP-7 LLC
2249 ULRIC ST.
SAN DIEGO, CA 92111
TEL. 858-349-0442

EKIM BUILDERS, INC.

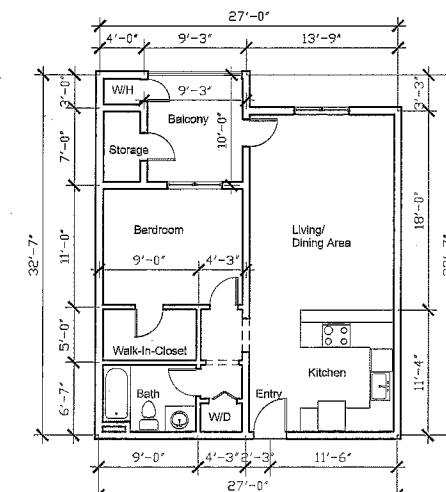
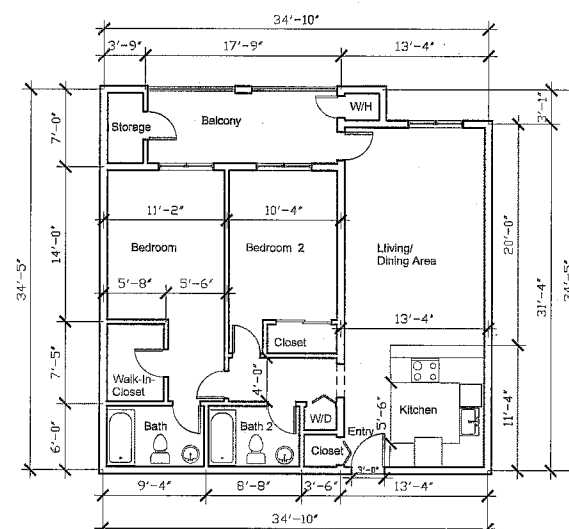
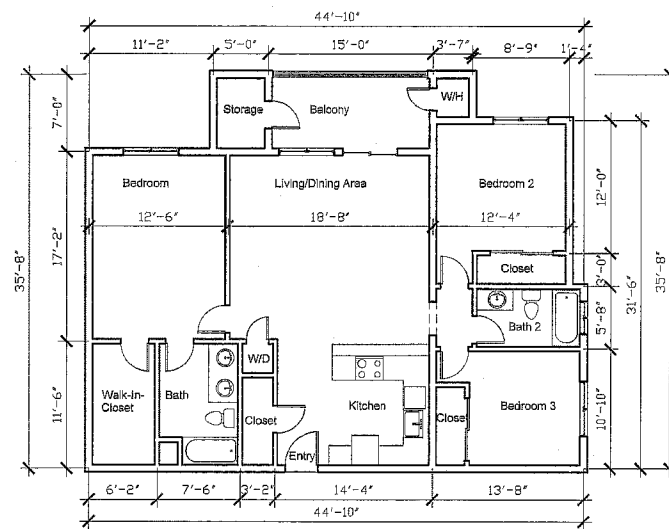
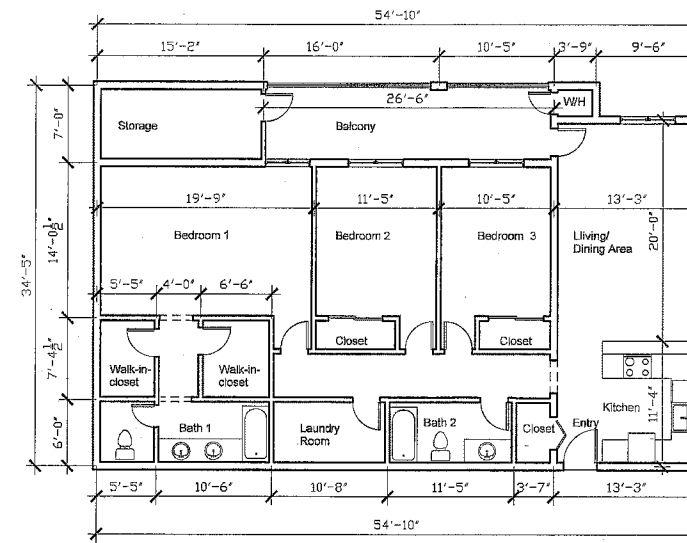
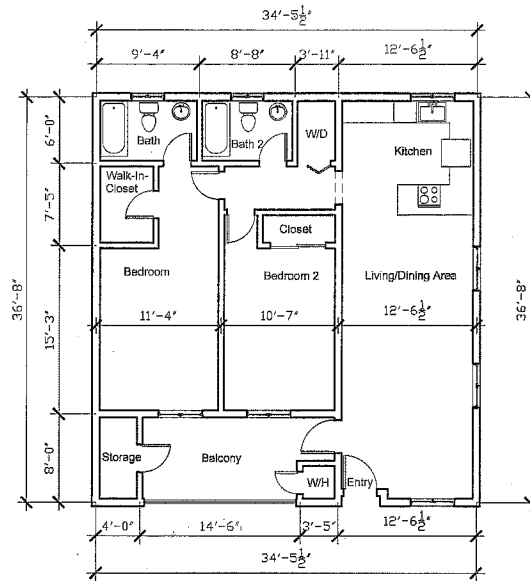
2249 ULRIC ST.
SAN DIEGO, CA 92111
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858-625-1824
FAX: 619-872-9200




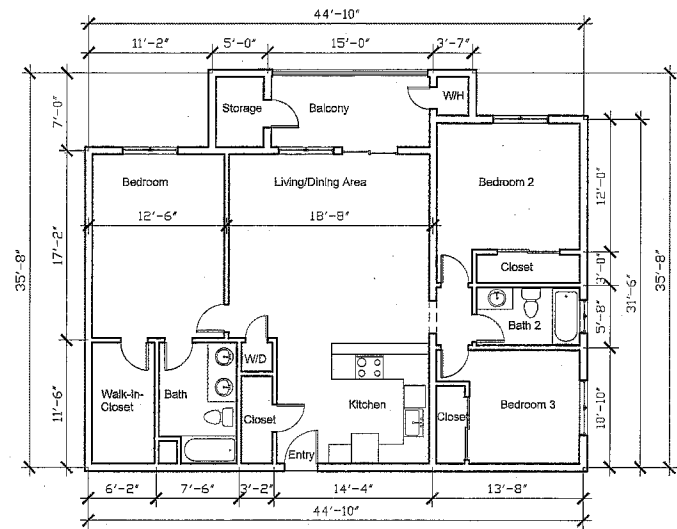
△	REVISION
△1	04/22/2013
△2	10/01/2013

A-7
SHEET 8 OF 22

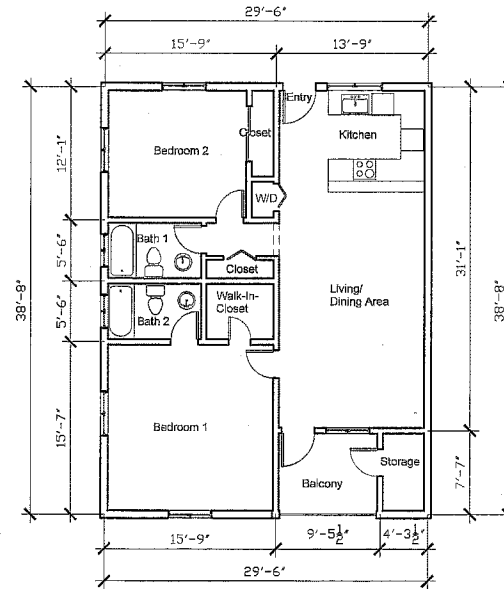
SHEET 8 OF 25



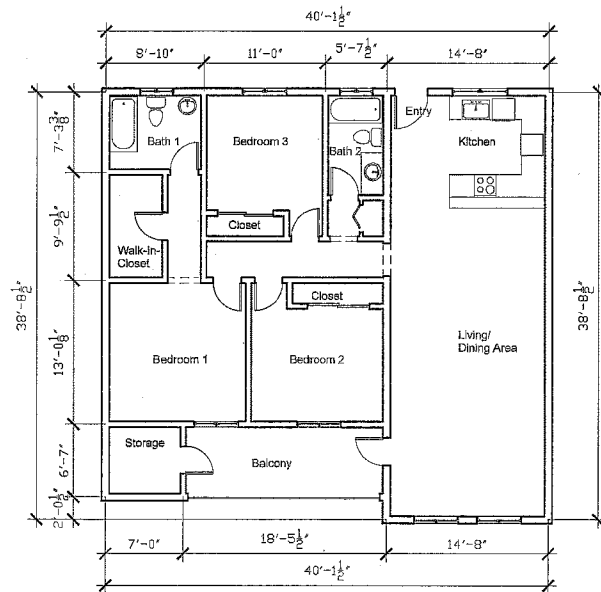
UNITS A, B, C, D & E FLOOR PLANS		<div>DUNLOP APARTMENTS OWNER: DUNLOP-7 LLC 2249 ULRIC ST. SAN DIEGO, CA 92111 TEL. 858-349-0442</div> <div>EKIM BUILDERS, INC. 2249 ULRIC ST. SAN DIEGO, CA 92111 TEL. 858-349-0442 858-625-1824 FAX: 619-872-9200</div>		<table><tr><td>△</td><td>REVISION</td></tr><tr><td>△</td><td>04/22/2013</td></tr><tr><td>△</td><td>10/01/2013</td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>		△	REVISION	△	04/22/2013	△	10/01/2013						
△	REVISION																
△	04/22/2013																
△	10/01/2013																
<div>DATE: 06/12/2012</div> <div>SCALE: 1/8" = 1'-0"</div> <div>DRAWN BY: YSABEL MERCEDES</div> <div>JOB # : 1</div>																	
<div>A - 8</div> <div>SHEET 8 OF 20</div>																	



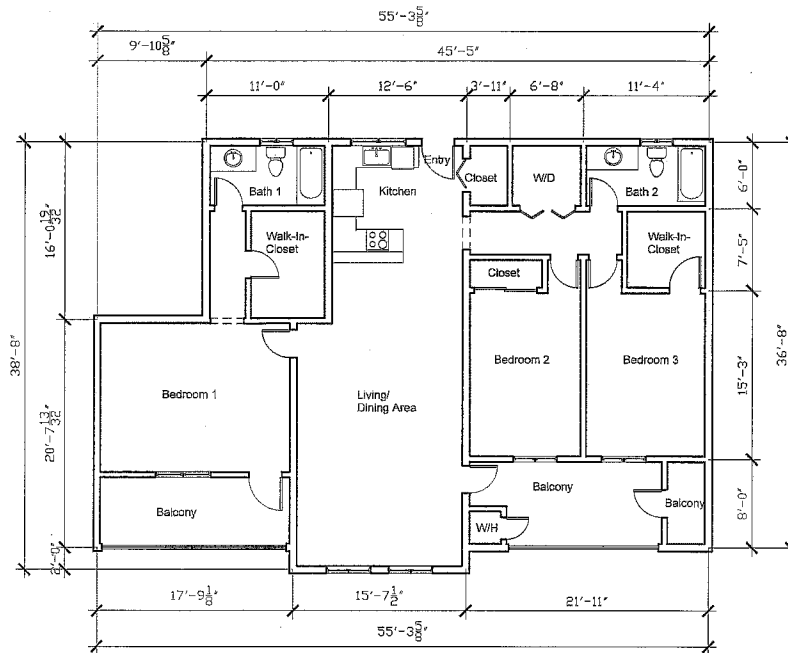
PLAN J
SCALE 1/8" = 1'-0"
AREA 1324 S.F. APPROX.



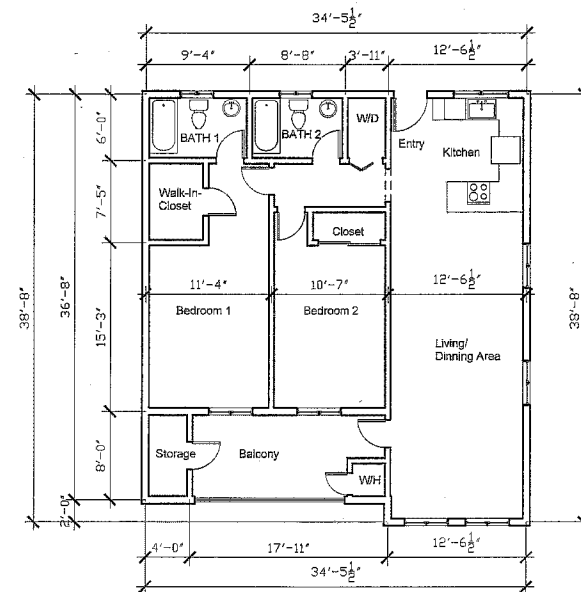
PLAN I
SCALE 1/4" = 1'-0"
AREA 1,080 S.F. APPROX.



PLAN H
SCALE 1/4" = 1'-0"
AREA 1,390 S.F. APPROX.



PLAN G
SCALE 1/4" = 1'-0"
AREA 1,650 S.F. APPROX.



PLAN F
SCALE 1/4" = 1'-0"
AREA 1,160 S.F.

245'-6



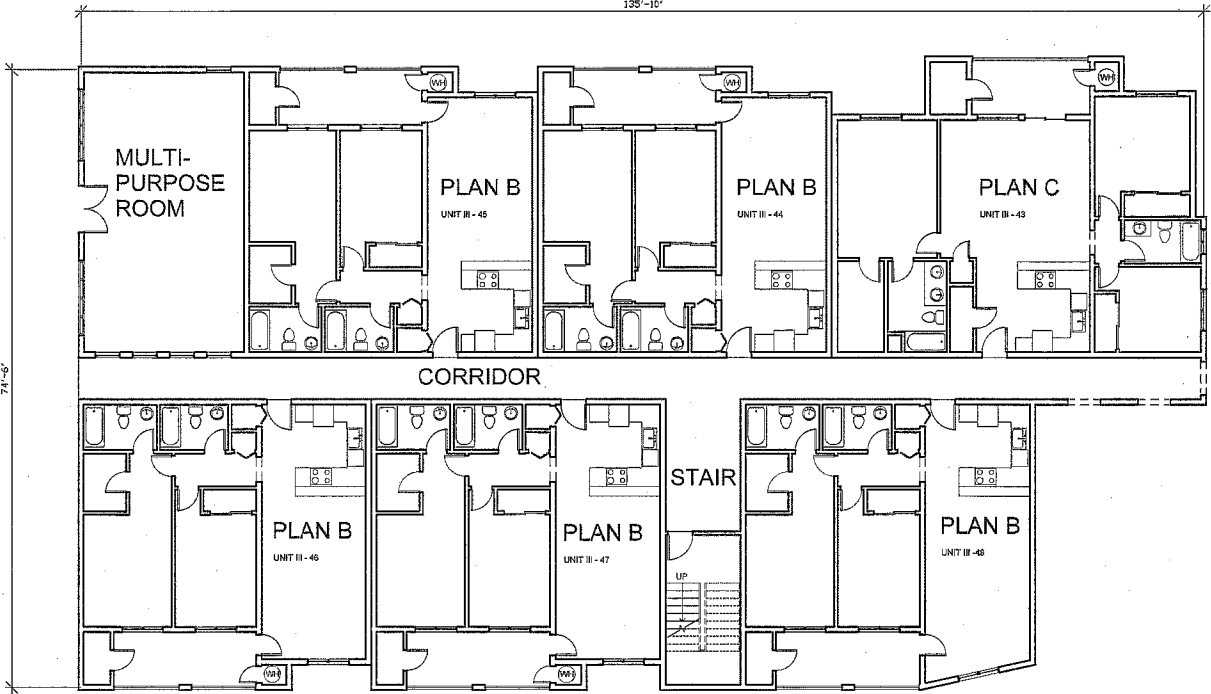
SCALE 3/32"=1'-0"



SCALE 3/32"=1'-0"

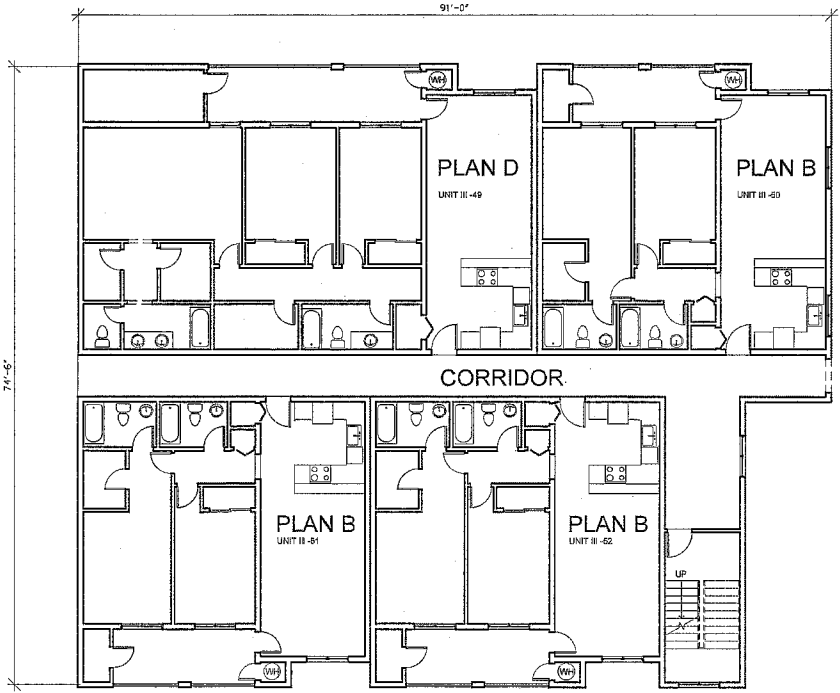
ALL UNITS IN BUILDING II COMPLY WITH THE REQUIREMENT OF AT LEAST 60 SQUARE FEET OF USABLE, PRIVATE, EXTERIOR OPEN SPACE ABUTTING THE UNIT WITH A MINIMUM DIMENSION OF 6 FEET. WITH A TOTAL OF 2,024 S.F. OF USABLE, PRIVATE, OPEN SPACE.

BUILDING III



FIRST FLOOR PLAN

SCALE 3/32"=1'-0"



SECOND FLOOR PLAN

SCALE 3/32"=1'-0"

BUILDING III
PERSONAL STORAGE AREA

	BUILDING III PERSONAL STORAGE AREA	
	UNIT	TOTAL CUBIC FEET
FIRST FLOOR	III-43	350 C.F.
	III-44	262 C.F.
	III-45	262 C.F.
	III-46	262 C.F.
	III-47	262 C.F.
	III-48	262 C.F.
SECOND FLOOR	UNIT	TOTAL CUBIC FEET
	III-49	262 C.F.
	III-50	262 C.F.
	III-51	350 C.F.
	III-52	262 C.F.

ALL UNITS IN BUILDING III COMPLY WITH THE REQUIREMENT OF A FULLY ENCLOSED, PERSONAL STORAGE AREA OUTSIDE THE UNIT OF AT LEAST 240 CUBIC FEET WITH MINIMUM 7-FOOT HORIZONTAL DIMENSION.

BUILDING III
USABLE, PRIVATE, EXTERIOR OPEN SPACE

	BUILDING III USABLE, PRIVATE, EXTERIOR OPEN SPACE	
	UNIT	TOTAL SQUARE FEET
FIRST FLOOR	III-43	105 S.F.
	III-44	124 S.F.
	III-45	124 S.F.
	III-46	124 S.F.
	III-47	124 S.F.
	III-48	124 S.F.
SECOND FLOOR	UNIT	TOTAL SQUARE FEET
	III-49	229 S.F.
	III-50	124 S.F.
	III-51	124 S.F.
	III-52	124 S.F.

ALL UNITS IN BUILDING III COMPLY WITH THE REQUIREMENT OF AT LEAST 60 SQUARE FEET OF USABLE, PRIVATE, EXTERIOR OPEN SPACE ABUTTING THE UNIT WITH A MINIMUM DIMENSION OF 6 FEET. WITH A TOTAL OF 1,307 S.F. OF USABLE, PRIVATE, EXTERIOR OPEN SPACE.

REVISION

04/22/2013

10/01/2013

EKIM BUILDERS, INC.

2249 ULRIC ST.
SAN DIEGO, CA 92111
TEL. 858-349-0442
858-625-1824
FAX: 619-672-9200

DUNLOP APARTMENTS

OWNER: DUNLOP-7 LLC
2249 ULRIC ST.
SAN DIEGO, CA 92111
TEL. 858-349-0442

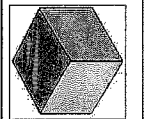
BUILDING III FLOOR PLANS

DATE: 09/12/2012
SCALE: 3/32"=1'-0"
DRAWN BY:
YSABEL MERCEDES
JOB: # 1

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REVISION
04/22/2013
10/01/2013

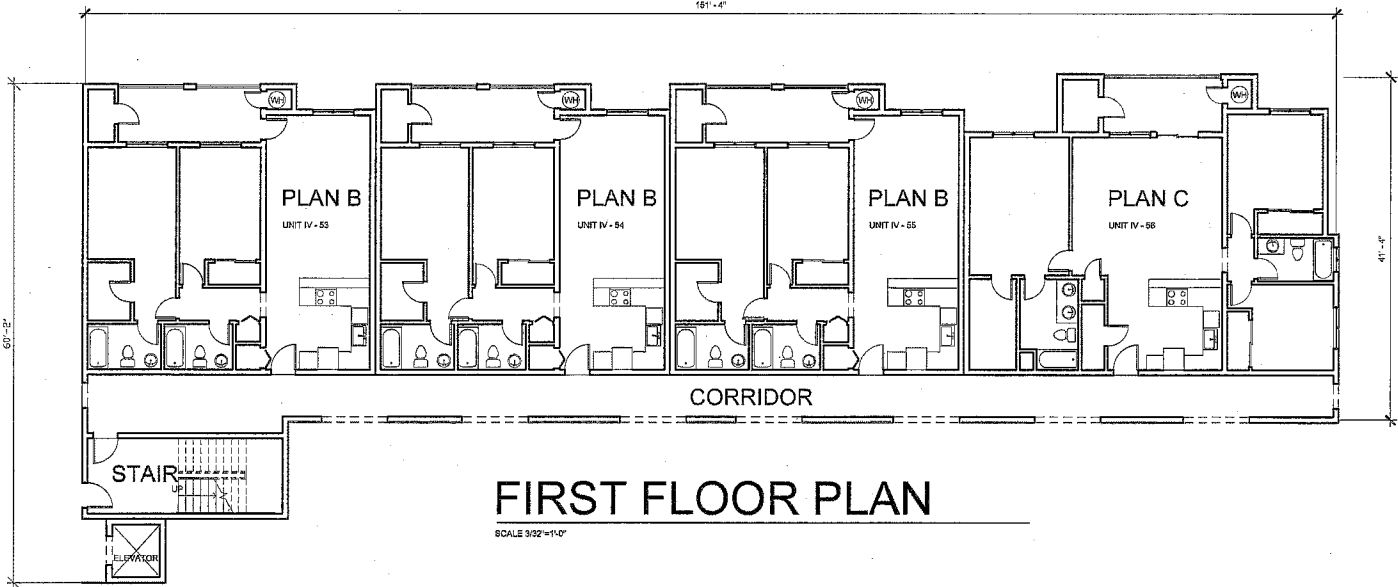


EKIM BUILDERS, INC.
 2249 ULRIC ST.
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 TEL. 858-349-0442
 858-625-1824
 FAX: 619-872-9200

DUNLOP APARTMENTS
 OWNER: DUNLOP-7 LLC
 2249 ULRIC ST.
 SAN DIEGO, CA 92111
 TEL. 858-349-0442

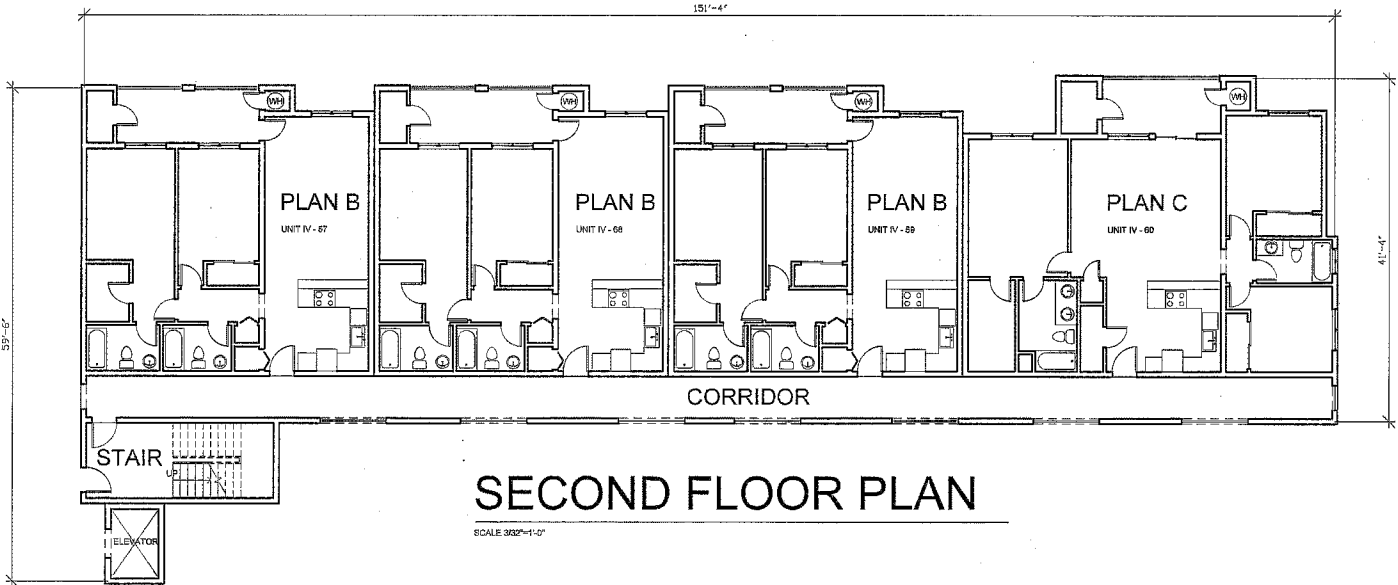
**BUILDING IV FLOOR
 PLANS**

BUILDING IV



BUILDING IV PERSONAL STORAGE AREA		
FIRST FLOOR	UNIT	TOTAL CUBIC FEET
	IV-53	262 C.F.
	IV-54	262 C.F.
	IV-55	262 C.F.
SECOND FLOOR	UNIT	TOTAL CUBIC FEET
	IV-56	350 C.F.
	IV-57	262 C.F.
	IV-58	262 C.F.
	IV-59	262 C.F.
	IV-60	350 C.F.

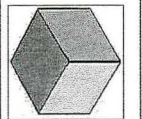
ALL UNITS IN BUILDING IV COMPLY WITH THE REQUIREMENT OF A FULLY ENCLOSED, PERSONAL STORAGE AREA OUTSIDE THE UNIT OF AT LEAST 240 CUBIC FEET WITH MINIMUM 7-FOOT HORIZONTAL DIMENSION.



BUILDING IV USABLE, PRIVATE, EXTERIOR OPEN SPACE		
FIRST FLOOR	UNIT	TOTAL SQUARE FEET
	IV-53	124 S.F.
	IV-54	124 S.F.
	IV-55	124 S.F.
SECOND FLOOR	UNIT	TOTAL SQUARE FEET
	IV-56	105 S.F.
	IV-57	124 S.F.
	IV-58	124 S.F.
	IV-59	124 S.F.
	IV-60	105 S.F.

ALL UNITS IN BUILDING IV COMPLY WITH THE REQUIREMENT OF AT LEAST 60 SQUARE FEET OF USABLE, PRIVATE, EXTERIOR OPEN SPACE ABUTTING THE UNIT WITH A MINIMUM DIMENSION OF 6 FEET. WITH A TOTAL OF 954 S.F. OF USABLE, PRIVATE, EXTERIOR OPEN SPACE.

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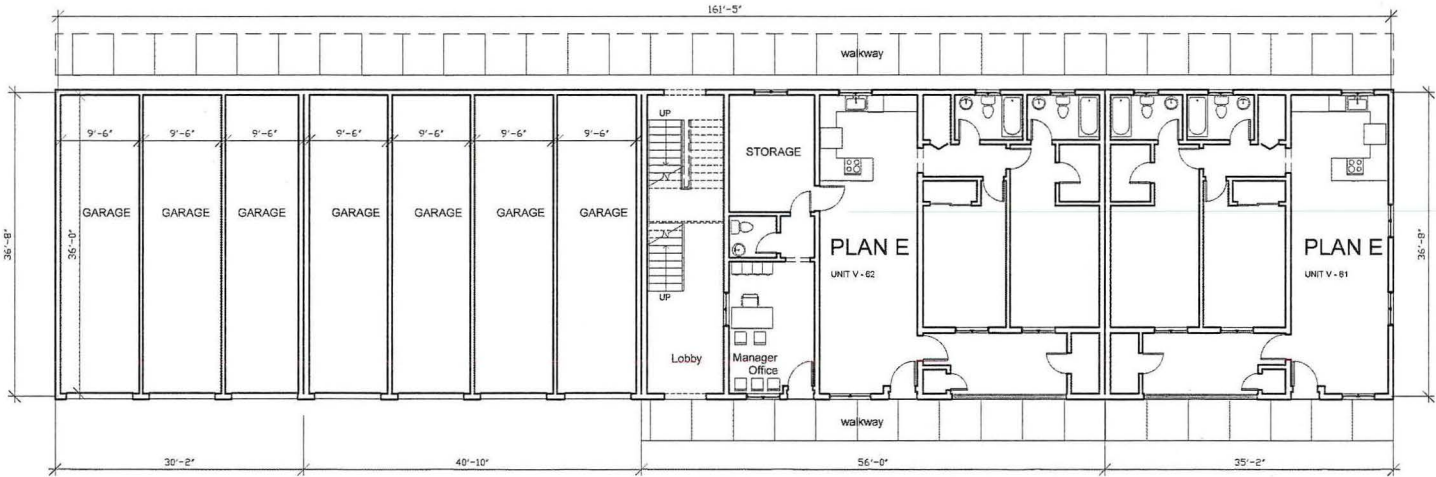


EKIM BUILDERS, INC.
 2249 ULRIC ST.
 SAN DIEGO, CA 92111
 TEL. 858-349-0442
 858-625-1824
 FAX: 619-872-9200

DUNLOP APARTMENTS
 OWNER: DUNLOP-7 LLC
 2249 ULRIC ST.
 SAN DIEGO, CA 92111
 TEL. 858-349-0442

BUILDING V FLOOR PLANS

BUILDING V

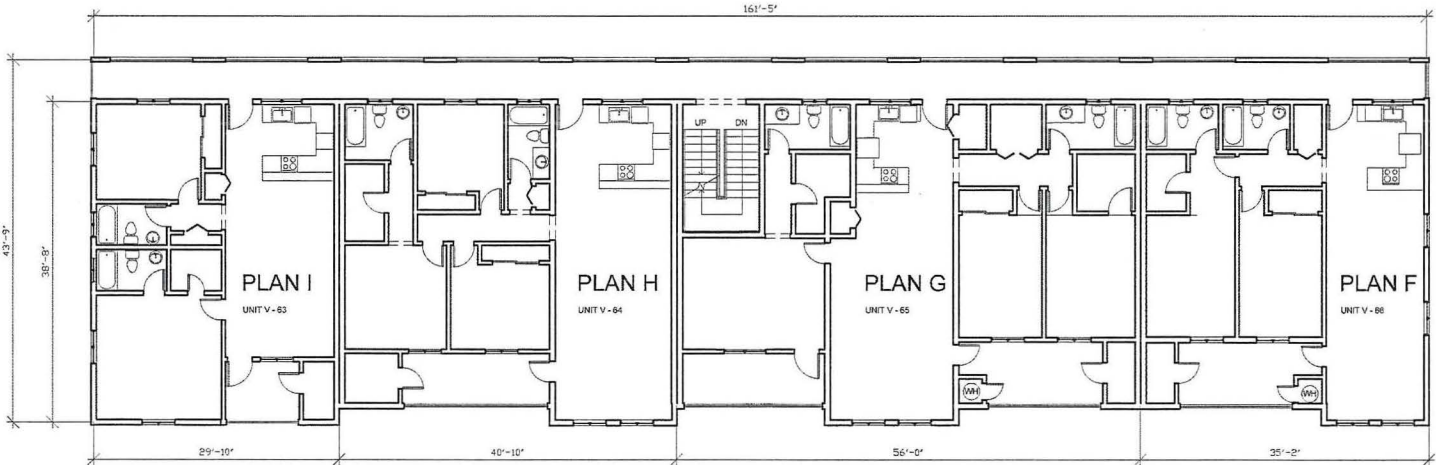


FIRST FLOOR PLAN

SCALE 3/32"=1'-0"

BUILDING V PERSONAL STORAGE AREA		
FIRST FLOOR	UNIT	TOTAL CUBIC FEET
	V- 61	320 C.F.
SECOND FLOOR	V- 62	320 C.F.
	V- 63	335 C.F.
	V- 64	380 C.F.
	V- 65	300 C.F.
THIRD FLOOR	V- 66	320 C.F.
	V- 67	335 C.F.
	V- 68	380 C.F.
	V- 69	320 C.F.
	V- 70	320 C.F.

ALL UNITS IN BUILDING V COMPLY WITH THE REQUIREMENT OF A FULLY ENCLOSED, PERSONAL STORAGE AREA OUTSIDE THE UNIT OF AT LEAST 240 CUBIC FEET WITH MINIMUM 7-FOOT HORIZONTAL DIMENSION.



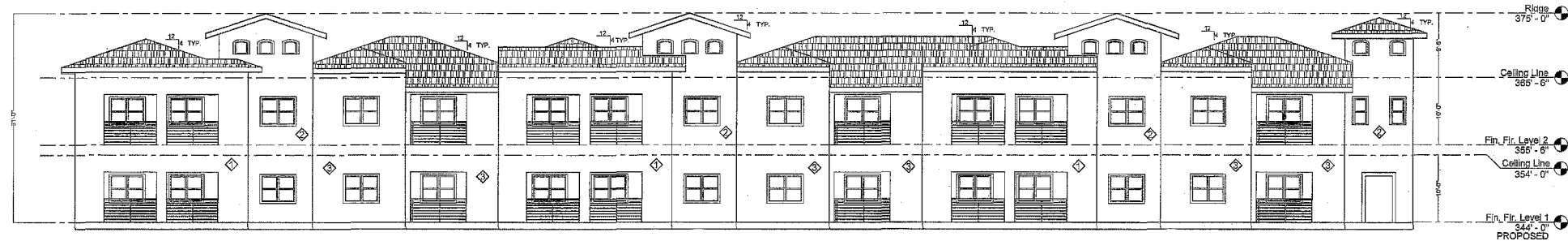
SECOND FLOOR PLAN

SCALE 3/32"=1'-0"

THIRD FLOOR PLAN SIMILAR

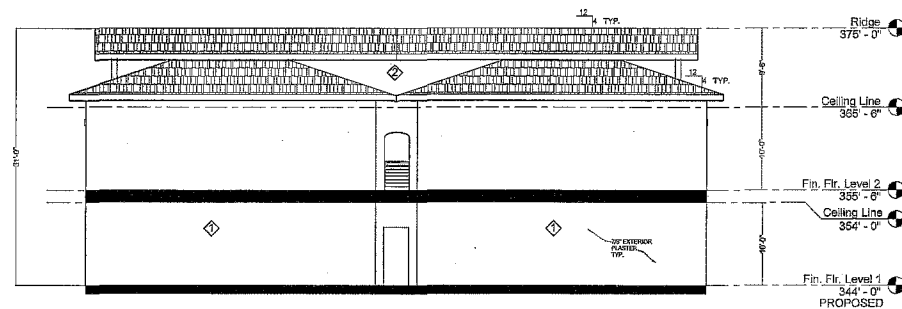
BUILDING V USABLE, PRIVATE, EXTERIOR OPEN SPACE		
FIRST FLOOR	UNIT	TOTAL SQUARE FEET
	V- 61	102 S.F.
SECOND FLOOR	V- 62	102 S.F.
	V- 63	63 S.F.
	V-64	103 S.F.
	V-65	102 S.F.
THIRD FLOOR	V-66	102 S.F.
	V-67	63 S.F.
	V-68	103 S.F.
	V-69	102 S.F.
	V-70	102 S.F.

ALL UNITS IN BUILDING V COMPLY WITH THE REQUIREMENT OF AT LEAST 60 SQUARE FEET OF USABLE, PRIVATE, EXTERIOR OPEN SPACE ABUTTING THE UNIT WITH A MINIMUM DIMENSION OF 6 FEET, WITH A TOTAL OF 738 S.F. OF USABLE, PRIVATE, EXTERIOR OPEN SPACE.



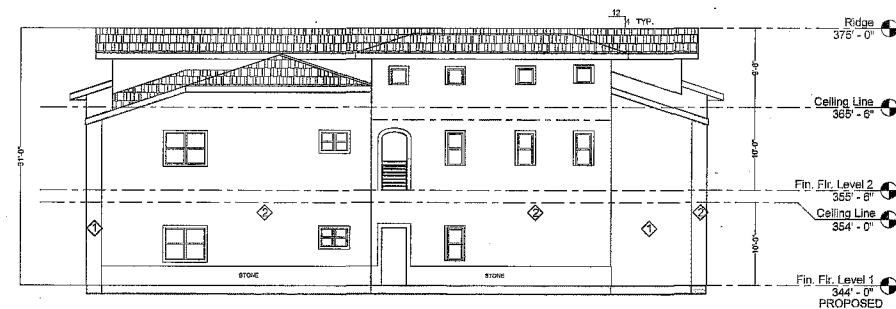
SOUTH ELEVATION

SCALE 3/32" = 1'-0"



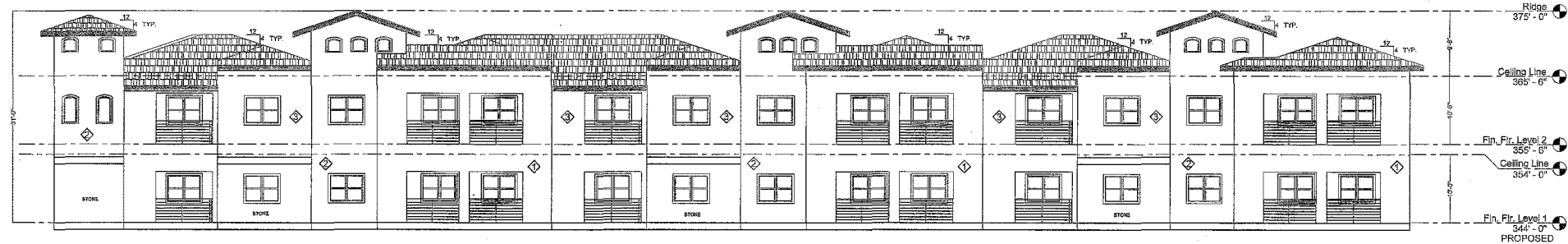
WEST ELEVATION/SECTION AT CORRIDOR

SCALE 3/32" = 1'-0"



EAST ELEVATION

SCALE 3/32" = 1'-0"

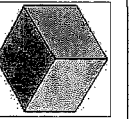


BUILDING I NORTH ELEVATION

SCALE 3/32" = 1'-0"

BUILDING I	
Symbol	Color
	1
	2
	3

REVISION	
04/22/2013	
10/01/2013	



EKIM BUILDERS, INC.

2249 ULRIC ST.
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DUNLOP APARTMENTS

OWNER: DUNLOP-7 LLC
2249 ULRIC ST.
SAN DIEGO, CA 92111
TEL. 858-349-0442

BUILDING I ELEVATIONS

DATE: 09/12/2012

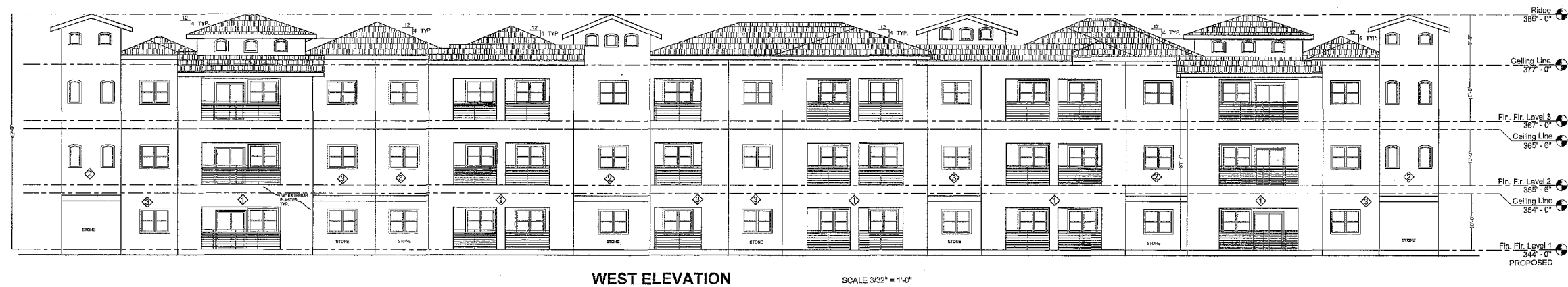
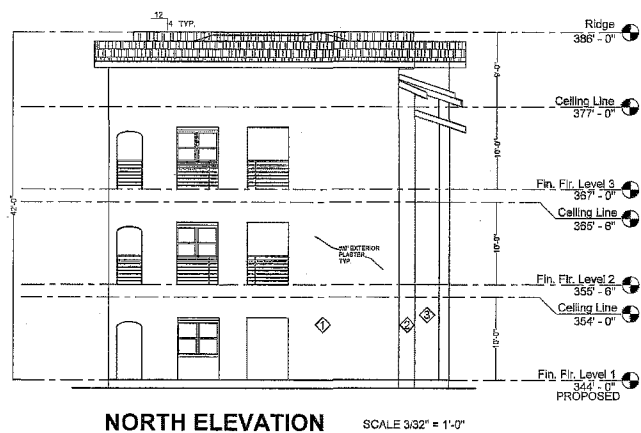
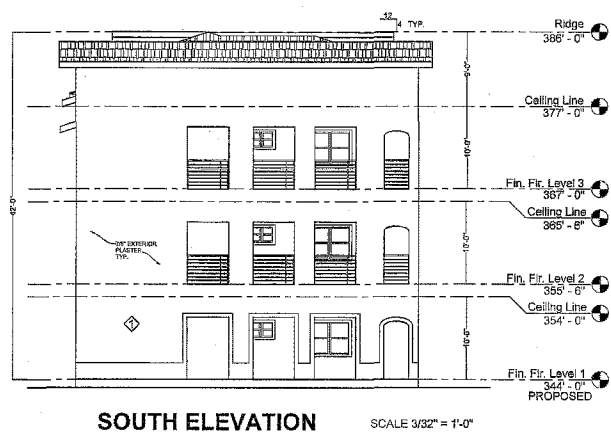
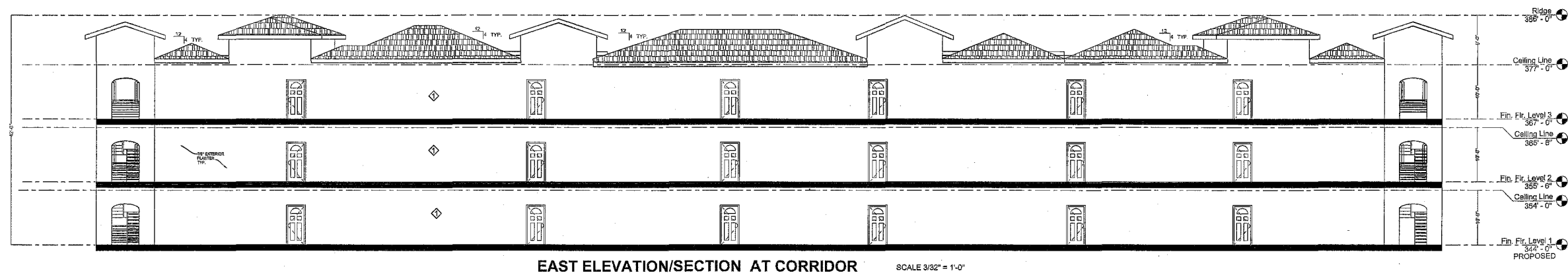
SCALE: 3/32" = 1'-0"

DRAWN BY:
YISABEL MERCEDES

JOB: # 1

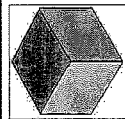
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SHEET 15 OF 20



BUILDING II	
Symbol	Color
◊	1
◊	2
◊	3

REVISION
04/22/2013
10/01/2013

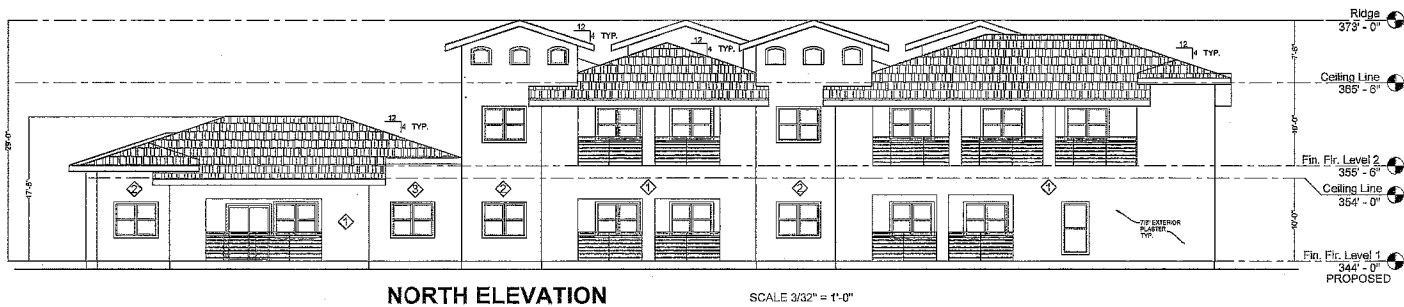
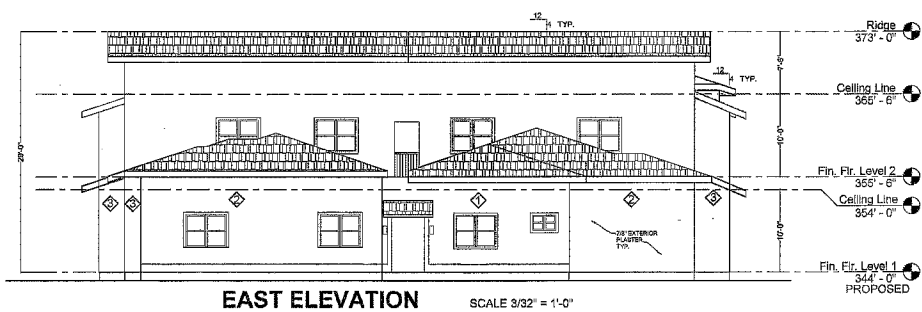
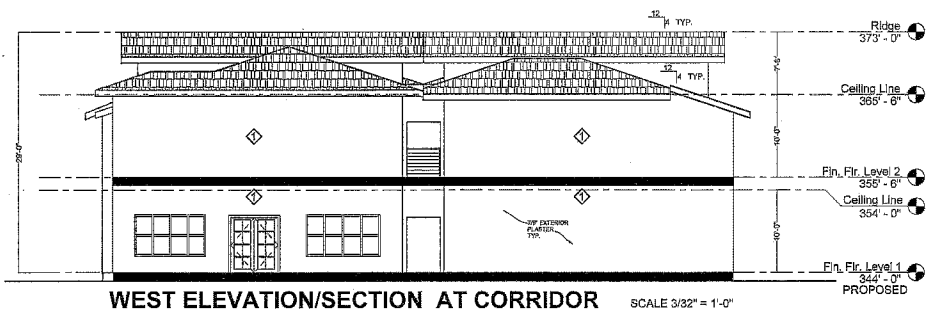
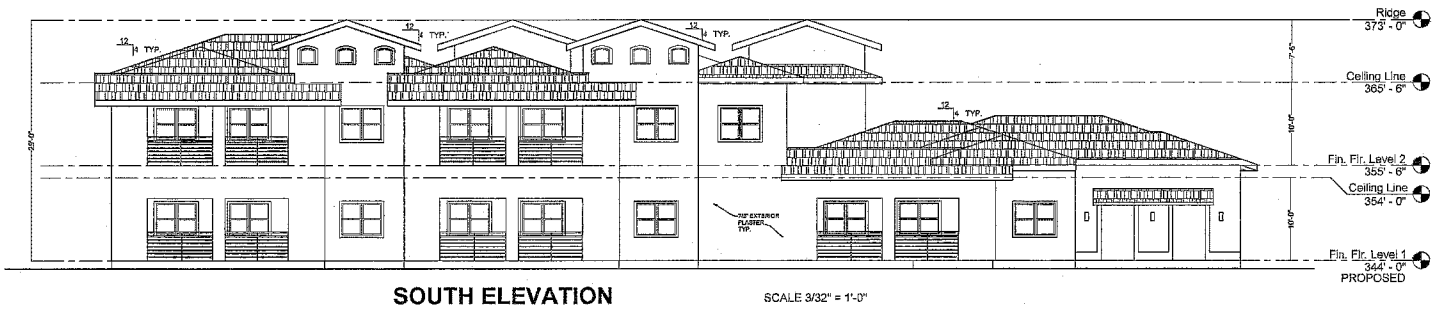


EKM BUILDERS, INC.
 2249 ULRIC ST.
 SAN DIEGO, CA 92111
 TEL 858-349-0442
 858-625-1824
 FAX 619-872-9200

DUNLOP APARTMENTS
 OWNER: DUNLOP-7 LLC
 2249 ULRIC ST.
 SAN DIEGO, CA 92111
 TEL 858-349-0442

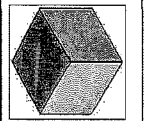
BUILDING III ELEVATIONS

DATE: 09/12/2012
SCALE: 3/32" = 1'-0"
DRAWN BY: YSABEL MERCEDES
JOB: # 1
A - 17 SHEET 18 OF 28



BUILDING III	
Symbol	Color
◊	1
◊	2
◊	3

△	REVISION
△	04/22/2013
△	10/01/2013

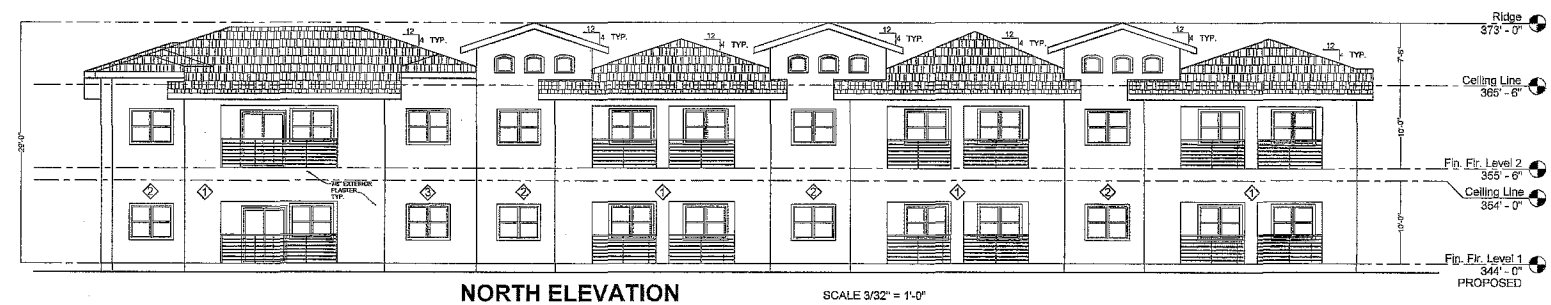
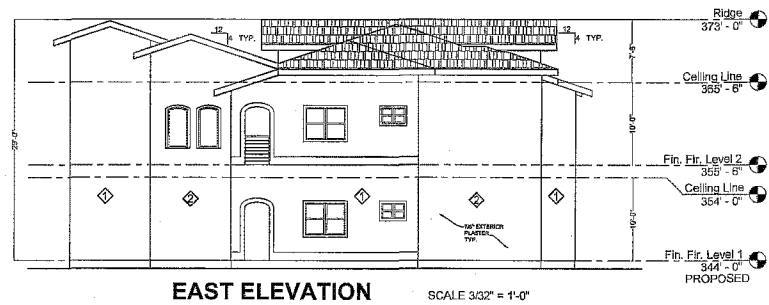
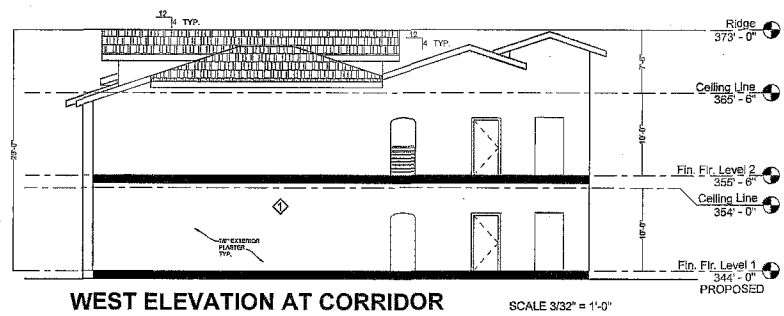
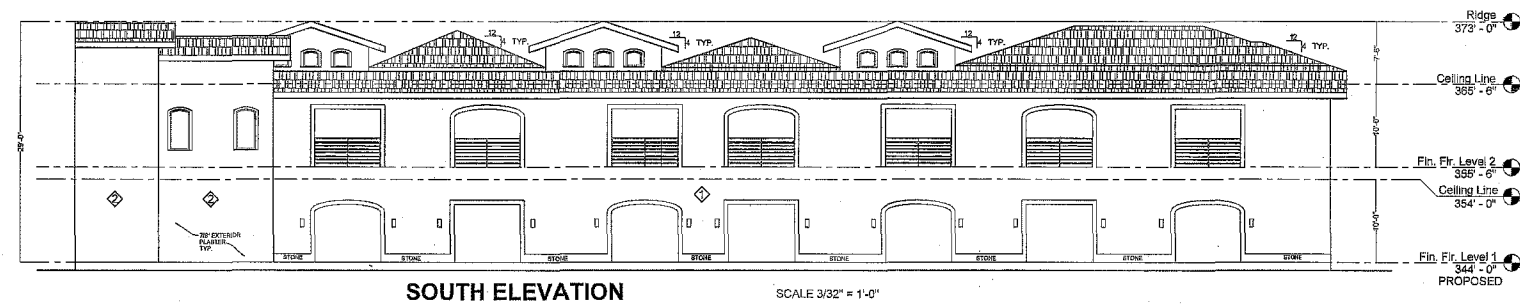


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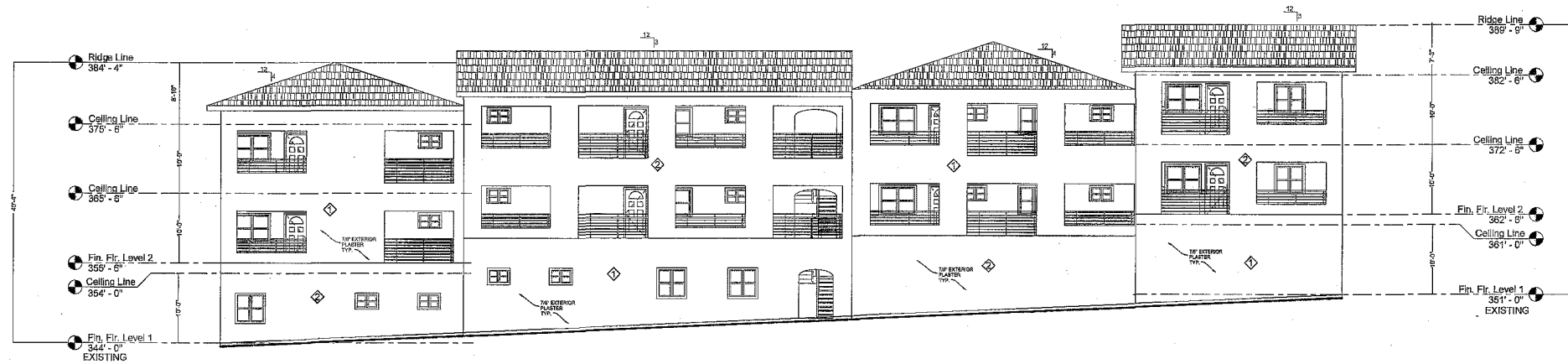
DUNLOP APARTMENTS
 OWNER: DUNLOP-7 LLC
 2249 ULRIC ST.
 SAN DIEGO, CA 92111
 TEL 858-349-0442

BUILDING IV ELEVATIONS

DATE: 09/12/2012
 SCALE: 3/32" = 1'-0"
 DRAWN BY:
 YSABEL MERCEDES
 JOB: # 1
A - 18
 SHEET 18 OF 28

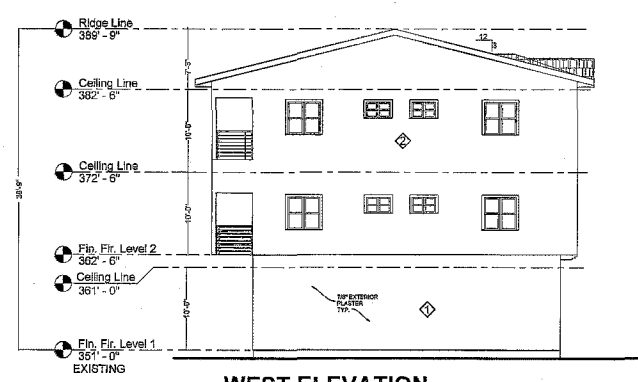


BUILDING IV	
Symbol	Color
◊	1
◊	2
◊	3



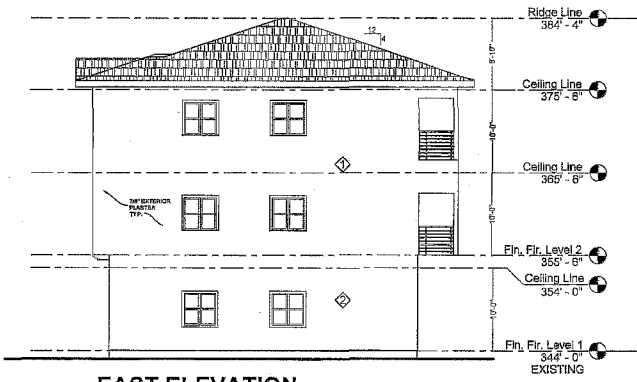
NORTH ELEVATION

SCALE 3/32" = 1'-0"



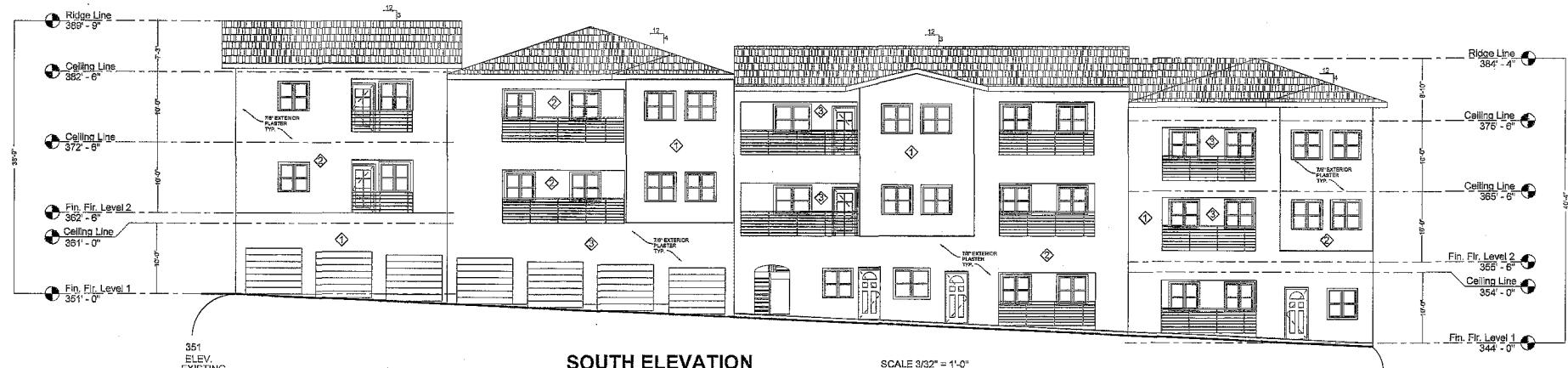
WEST ELEVATION

SCALE 3/32" = 1'-0"



EAST ELEVATION

SCALE 3/32" = 1'-0"

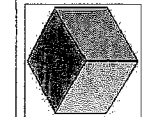


SOUTH ELEVATION

SCALE 3/32" = 1'-0"

BUILDING I	
Symbol	Color
◊	1
◊	2
◊	3

REVISION
04/22/2013
10/01/2013

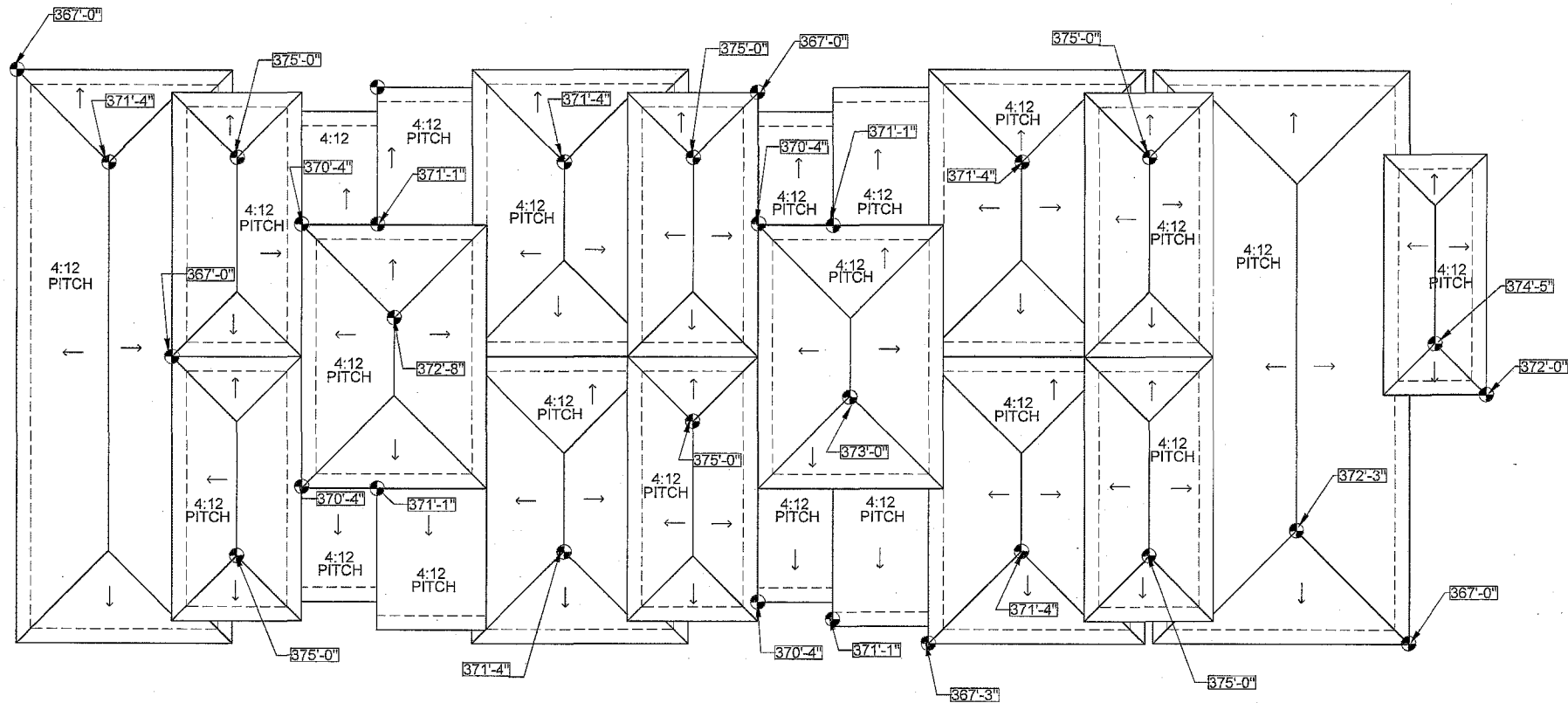


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DUNLOP APARTMENTS
 OWNER: DUNLOP-7 LLC
 2249 ULRIC ST.
 SAN DIEGO, CA 92111
 TEL. 858-349-0442

BUILDING V ELEVATIONS

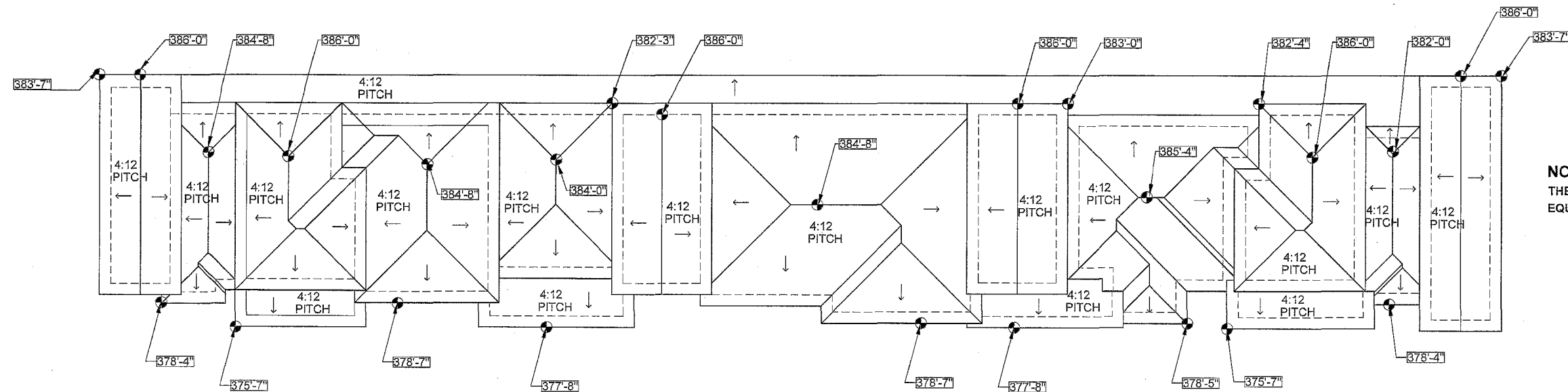
DATE: 10/12/2012
 SCALE: 3/32" = 1'-0"
 DRAWN BY:
 YSABEL MERCEDES
 JOB: 19
A - 19
 SHEET 26 OF 26



BUILDING I

SCALE 3/32" = 1'-0"

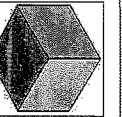
NOTE:
THERE IS NO MECHANICAL
EQUIPMENT ON THE ROOF.

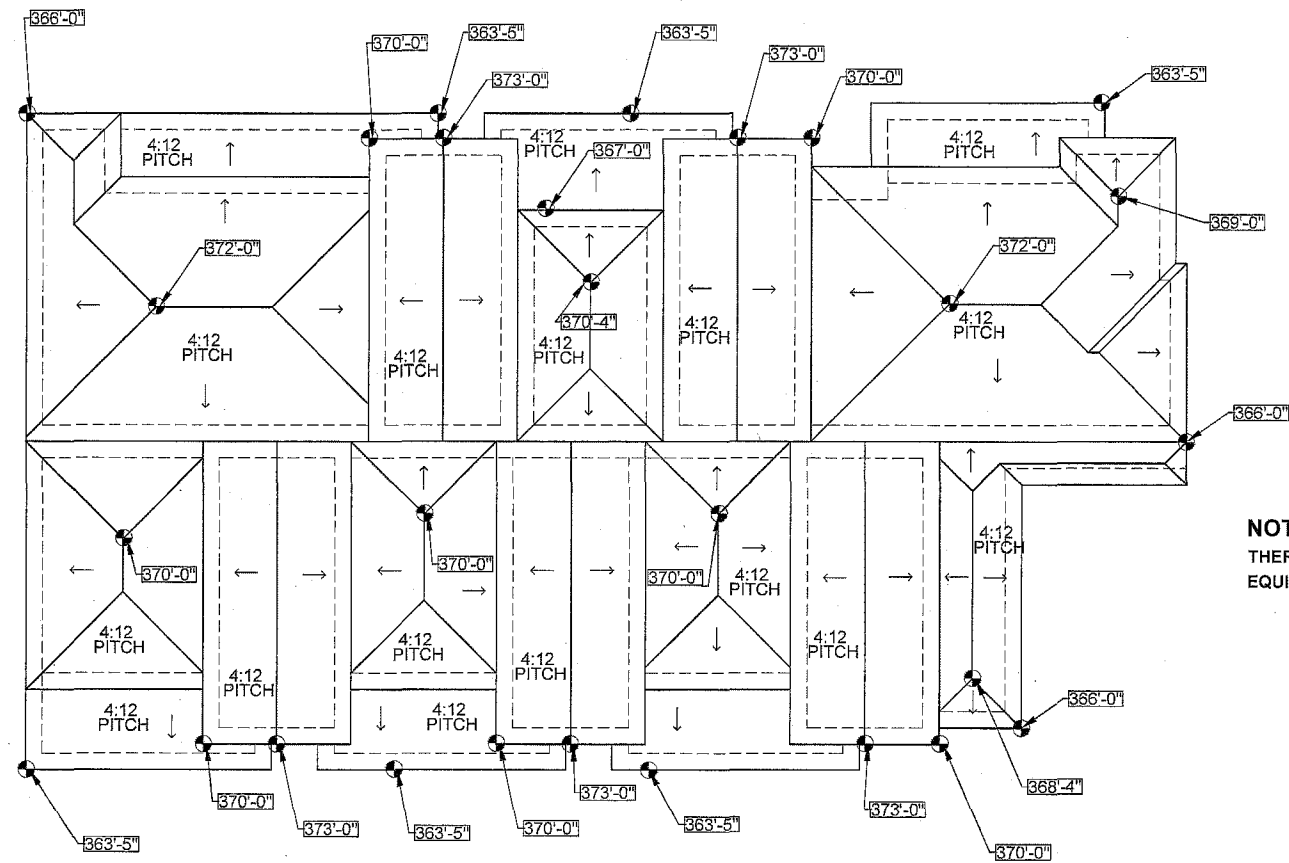


BUILDING II

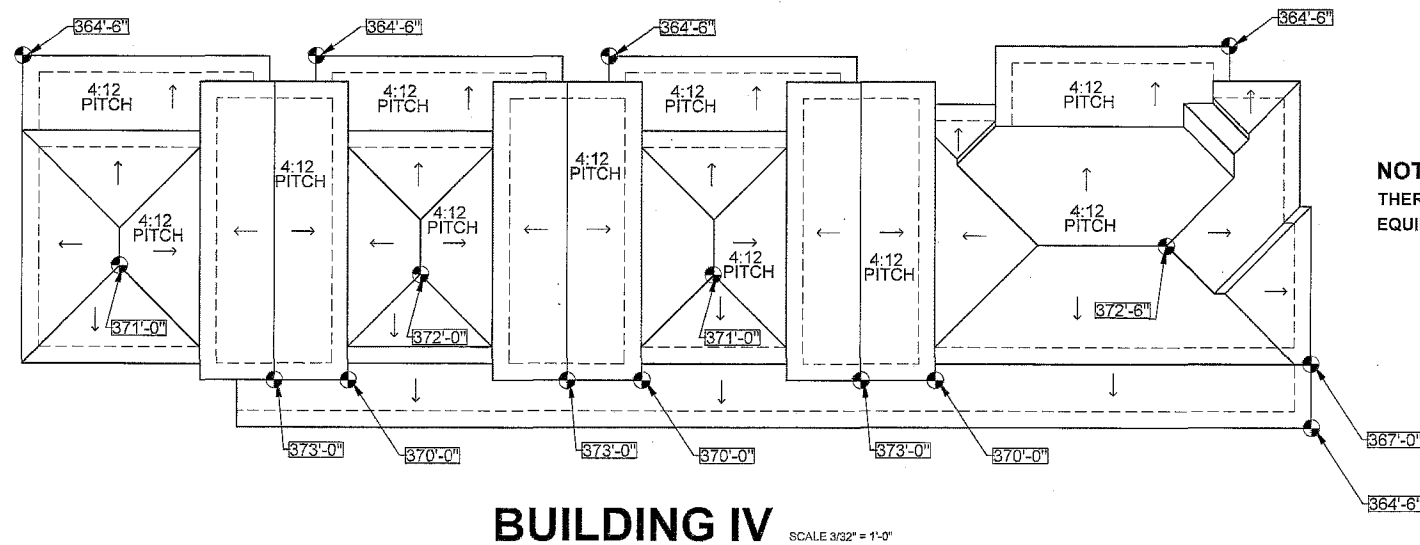
SCALE 3/32" = 1'-0"

NOTE:
THERE IS NO MECHANICAL
EQUIPMENT ON THE ROOF.

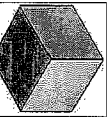
REVISION	
04/22/2013	
10/01/2013	
 EKIM BUILDERS, INC. 2249 ULRIC ST. SAN DIEGO, CA 92111 TEL. 858-349-0442 858-625-1824 FAX. 619-872-9200	
DUNLOP APARTMENTS OWNER: DUNLOP-7 LLC 2249 ULRIC ST. SAN DIEGO, CA 92111 TEL. 858-349-0442	
BUILDING I & II ROOF PLANS	
DATE: 09/12/2012	
SCALE: 3/32" = 1'-0"	
DRAWN BY: YSABEL MERCEDES	
JOB: # 1	
A - 20	
SHEET 21 OF 28	

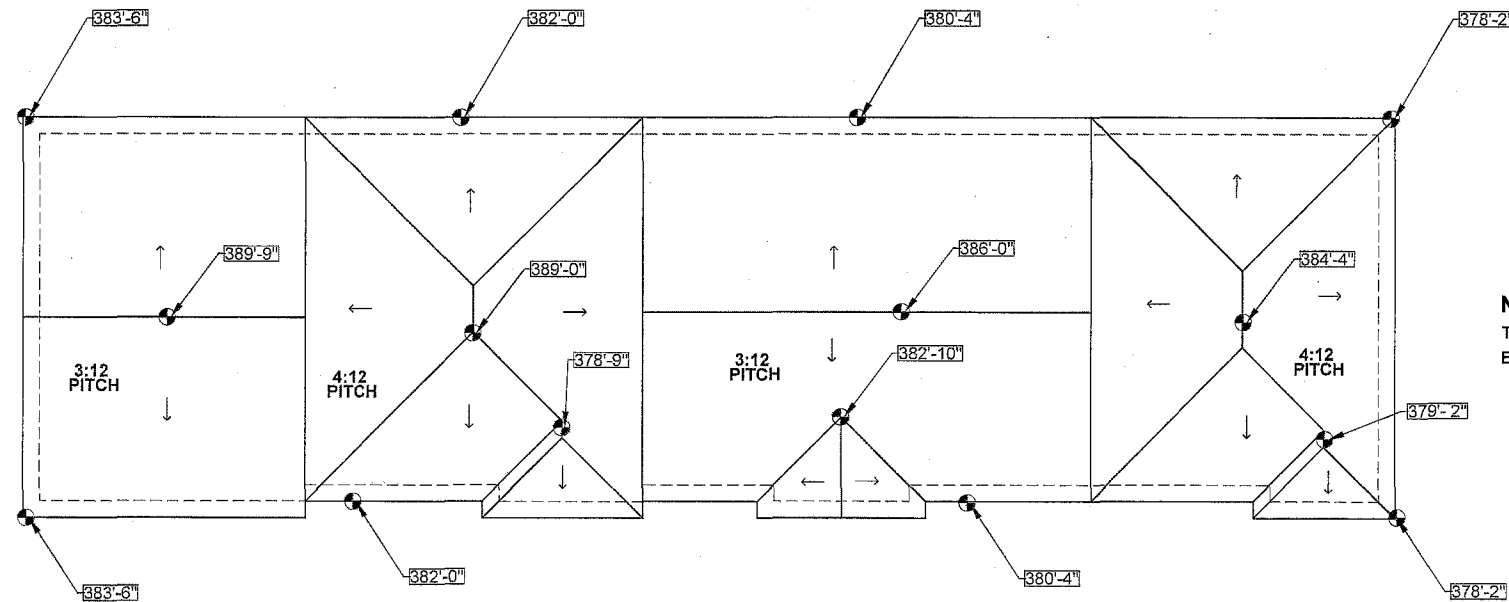


BUILDING III SCALE 3/32" = 1'-0"

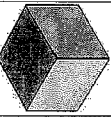


BUILDING IV SCALE 3/32" = 1'-0"

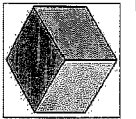
△	REVISION
△	04/22/2013
△	10/01/2013
	
EKM BUILDERS, INC. 2249 ULRIC ST. SAN DIEGO, CA 92111 TEL. 858-349-0442 TEL. 858-625-1824 FAX: 619-872-9200	
DUNLOP APARTMENTS OWNER: DUNLOP-7 LLC 2249 ULRIC ST. SAN DIEGO, CA 92111 TEL. 858-349-0442	
BUILDING III AND IV ROOF PLANS	
DATE: 08/12/2012 SCALE: 3/32" = 1'-0" DRAWN BY: YSABEL MERCEDES JOB: # 1	
A - 21 SHEET 22 OF 28	



BUILDING V SCALE 3/32" = 1'-0"

△	REVISION
△	04/22/2013
△	10/01/2013
	
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DUNLOP APARTMENTS OWNER: DUNLOP-7 LLC 2249 ULRIC ST. SAN DIEGO, CA 92111 TEL. 858-349-0442	
BUILDING V ROOF PLAN	
DATE: 09/19/2012 SCALE: 3/32" = 1'-0" DRAWN BY: YSABEL MERCEDES JOB: # 1	
A - 22 SHEET 22 OF 28	

△	REVISION
△	04/22/2013
△	10/01/2013

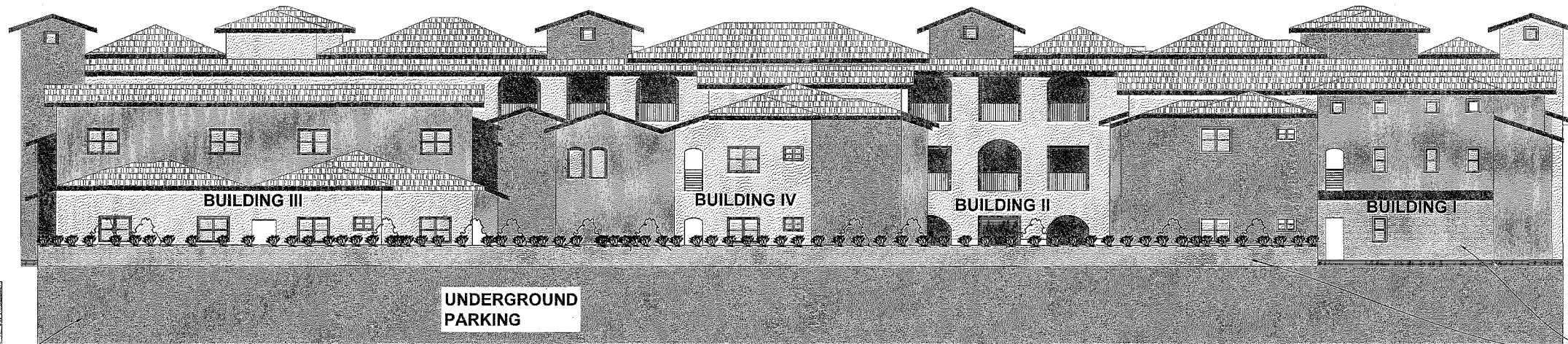


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 OWNER: DUNLOP-7 LLC
 2249 ULRIC ST.
 SAN DIEGO, CA 92111
 TEL. 858-349-0442

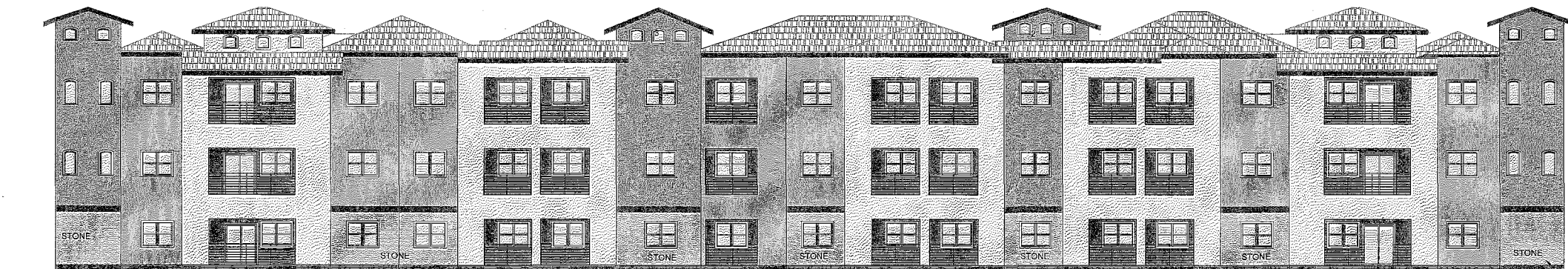
BUILDING ELEVATIONS

DATE: 04/22/2013
 SCALE: 3/32" = 1'-0"
 DRAWN BY:
 YSABEL MERCEDES
 JOB: # 1
A - 23
 SHEET 24 A OF 29



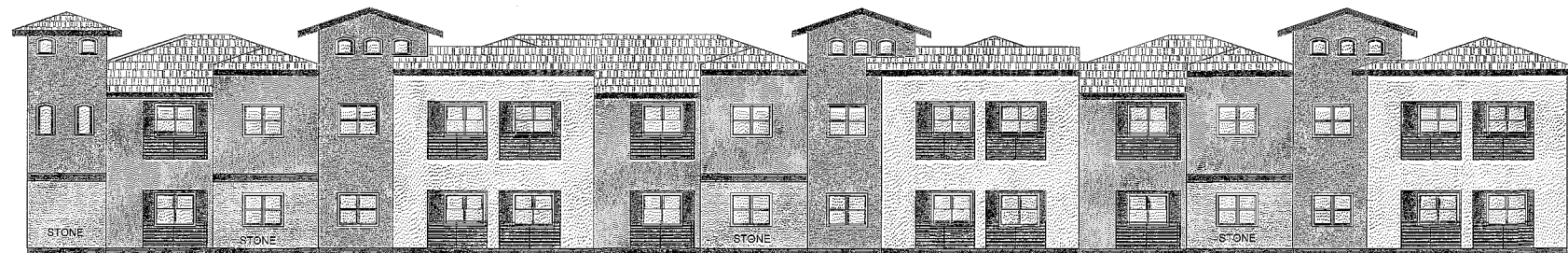
NORTH EAST ELEVATION

SCALE 3/32" = 1'-0"



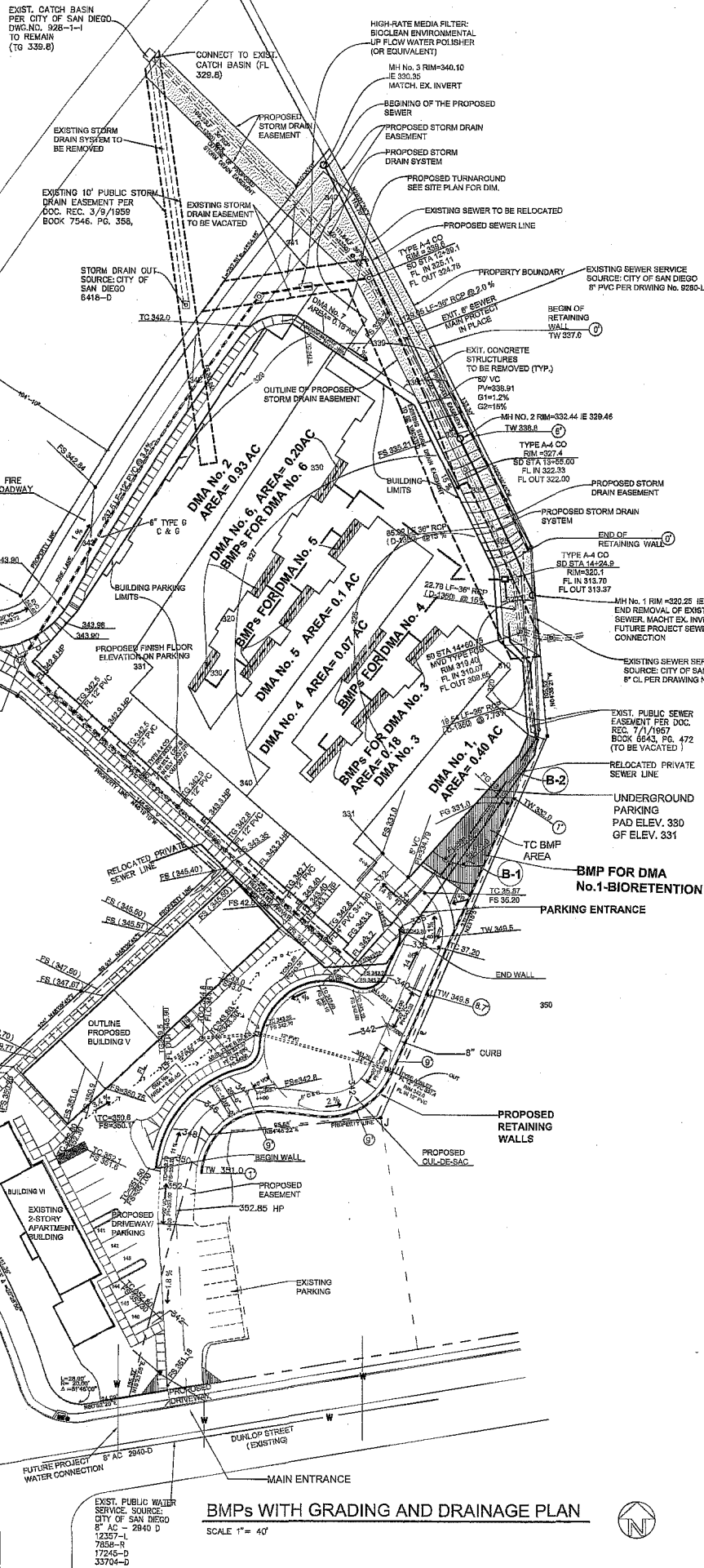
**BUILDING II WEST ELEVATION
 VIEW FROM BANK OF AMERICA**

SCALE 3/32" = 1'-0"

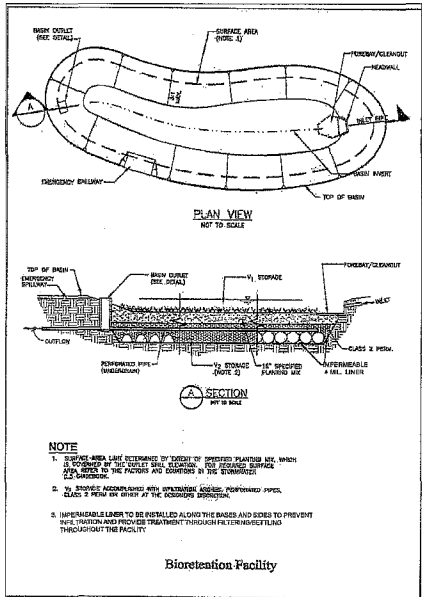
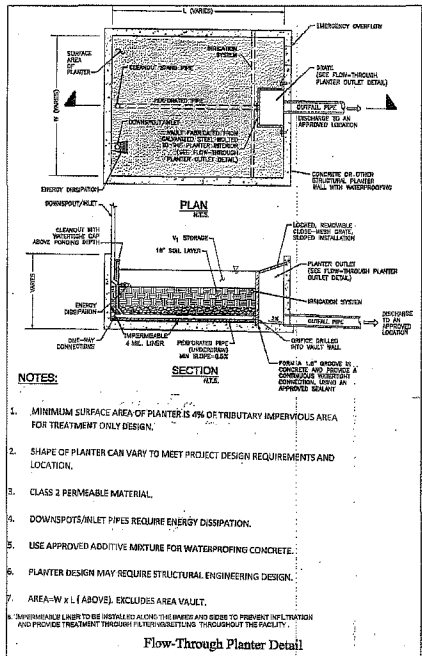


**BUILDING I NORTH ELEVATION
 VIEW FROM ALLEY**

SCALE 3/32" = 1'-0"



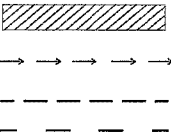
BMPs WITH GRADING AND DRAINAGE PLAN
SCALE 1" = 40'



BMP LEGEND

DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
FLOW-THROUGH PLANTER BOX
FLOW PATH
PERFORATED PIPES
BUILDING DRAIN LOCATION

SYMBOL



BENCHMARK:

EBP HYATT STREET AND FULTON STREET
ELEV: 349.128
DATUM: MSL

TOPOGRAPHIC SOURCE:

TOPOGRAPHIC INFORMATION COMPILED FROM A
TOPOGRAPHICAL FIELD SURVEY BY DGB SURVEY
& MAPPING, INC. DATED NOV. 18, 2010

SITE GRADING QUANTITIES

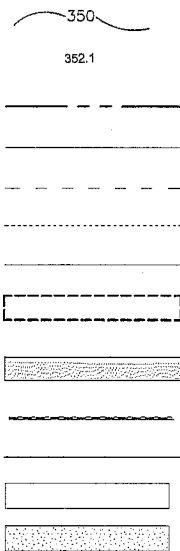
AMOUNT OF CUT 14,000 CUBIC YARDS
AMOUNT OF FILL 14,000 CUBIC YARDS
MAX. FILL HEIGHT 11 FT.
MAX. CUT DEPTH 18.5 FT.

LEGEND

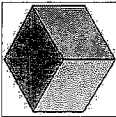
ITEM

SYMBOL

EXISTING CONTOUR
PROPOSED CONTOUR
SPOT ELEVATION
PROPERTY BOUNDARY
EXISTING RIGHT-OF-WAY
EXISTING LOT LINE
EASEMENT LINE
DAYLIGHT LINE
EXISTING STORM DRAIN EASEMENT TO BE VACATED
PROPOSED STORM DRAIN EASEMENT
PROPOSED RETAINING WALL
PROPOSED CURB
PROPOSED PAVING
PROPOSED CONCRETE
EXPOSED WALL HEIGHT



REVISION
04/22/2013
10/01/2013
2/14/2014
5/26/2014
8/28/2014



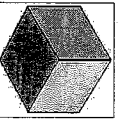
EKM BUILDERS, INC.
2249 ULRIC ST.
SAN DIEGO, CA 92111
TEL 858-349-0442
858-625-1824
FAX 619-872-9200

DUNLOP APARTMENTS

OWNER: DUNLOP-7 LLC
2249 ULRIC ST.
SAN DIEGO, CA 92111
TEL 858-349-0442

BMPs WITH GRADING AND DRAINAGE PLAN

REVISION
04/22/2013
10/01/2013
2/12/2014



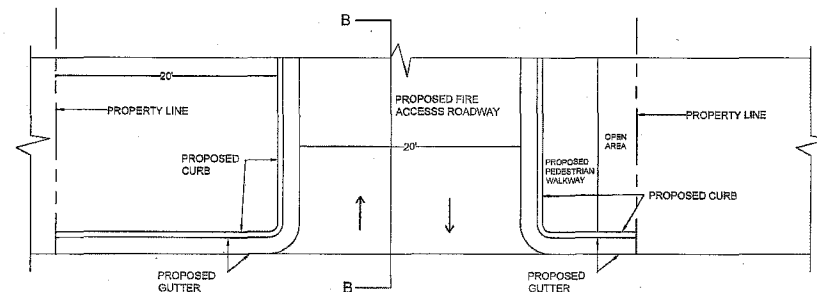
EKIM BUILDERS, INC.
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DUNLOP APARTMENTS
 OWNER: DUNLOP-7 LLC
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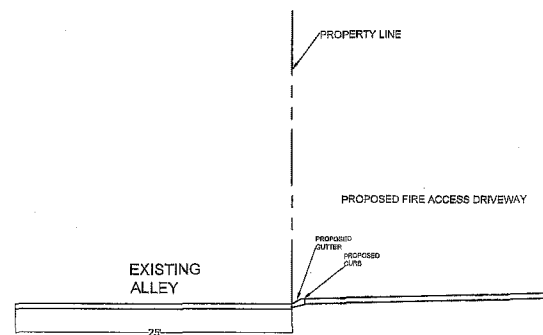
ROADWAY CROSS SECTIONS

DATE: 09/12/2013
SCALE: 1"=40'
DRAWN BY: YSABEL MERCEDES
JOB: 8 1
A-26 SHEET 27 OF 28

PROJECT ACCESS DRIVEWAY DETAIL AT ALLEY



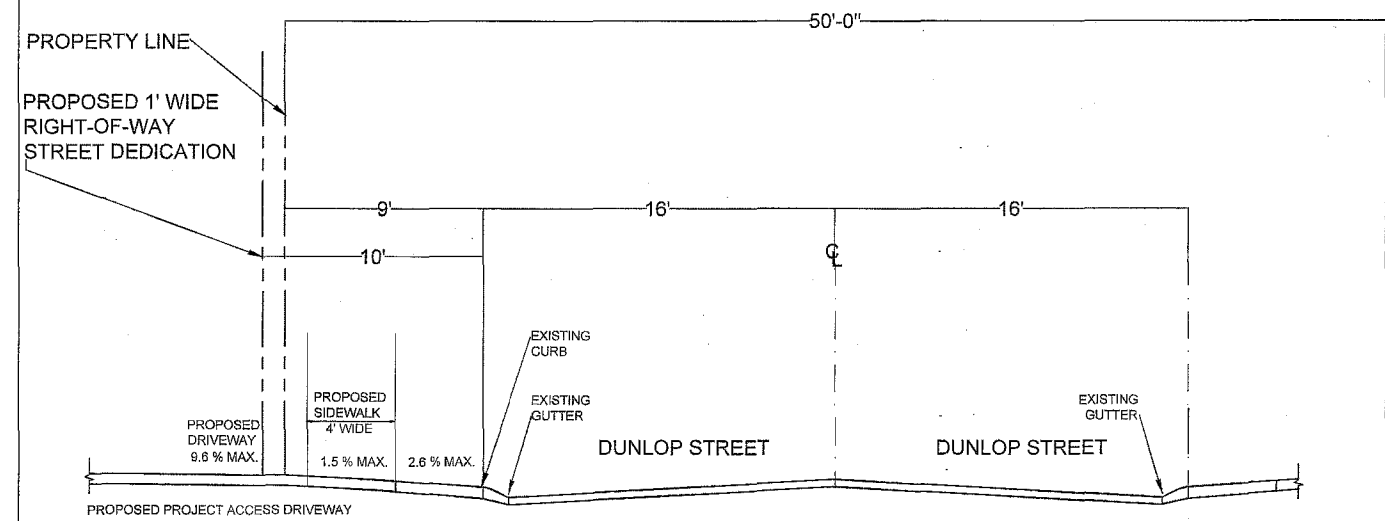
PLAN VIEW
ALLEY



SECTION B-B
SCALE 1/8"=1'-0"

CONSTRUCTION OF NEW DRIVEWAY WILL BE PER CITY STANDARD DRAWING NO. STD-163 CURB AND GUTTER WILL BE PROPOSED PER STANDARD DRAWING SDG-151

EXISTING STREET CROSS SECTION



SECTION A-A
SCALE 1/4" = 1'-0"



CONSTRUCTION OF NEW DRIVEWAY WILL BE PER CITY STANDARD DRAWING NO. STD-163 CURB AND GUTTER WILL BE REPLACED PER STANDARD DRAWING STD-151

DESIGN STATEMENT:

PLANTING PLAN MOVES FROM MEDIUM WATER USAGE MATERIAL NEXT TO BUILDINGS TO LOW WATER USE NEAR PROPERTY PERIMETERS. AUSTRALIAN DROUGHT TOLERANT MATERIAL MIXED WITH MORE COMMON DROUGHT TOLERANT MATERIALS CREATE A COLORFUL PALETTE FOR ALL SEASONS. TREES ARE PLACED TO SHADE BUILDING AND PLAY AREAS FOR DECREASED ENERGY USAGE. INTERIOR COURTYARD FEATURES PLANTS THAT ARE STRUCTURALLY INTERESTING AND CAN TAKE ABUSE.

ALL LANDSCAPE & 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.

BRUSH MANAGEMENT EXEMPTION NOTE:

The property is within an area mapped as a Brush Management Zone. The proposed development, however, results in structures situated greater than 100 feet from areas mapped as containing native or naturalized vegetation. The development, therefore, is exempt from the provisions of SDMC 142.0412.

PRIVATE AREA NOTES:

PLANTS USED FOR EROSION CONTROL ON DISTURBED SOIL & SLOPES SHALL ACHIEVE 80% SOIL COVERAGE WITHIN 2 YEARS OF INSTALLATION.

HYDROMULCH ALL SLOPE AREAS WITH THE FOLLOWING:
2,500 LBS. PER ACRE ECOMATRIX- STABILIZED FIBER MATRIX EROSION CONTROL MANUFACTURED BY CANFOR: 1-800-363-8873
MIX THE FOLLOWING SEEDS WITH THE HYDROMULCH MIX:
- 25 LBS./ ACRE PLANTING INSULARIS 74% PURE LIVE SEED
- 3 LBS./ ACRE CALIFORNIA POPPY 74% PURE LIVE SEED
- 3 LBS./ ACRE LUPINUS BICOLOR 78% PURE LIVE SEED
- 2 LBS./ ACRE LARSENIA CALIFORNICA 50% PURE LIVE SEED
35 LBS./ ACRE TOTAL SEED MIX

MAINTENANCE: OWNER IS REQUIRED TO FULLY MAINTAIN ALL LANDSCAPING. IRRIGATION SYSTEM: AN DIGITALLY CONTROLLED AUTOMATED IRRIGATION SYSTEM WILL BE INSTALLED WITH AN AUTOMATIC RAIN SHUT OFF DEVICE. LAWN AREAS WILL BE SEPARATE FROM SHRUB AREAS. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE INSTALLED.

STREET TREES - CONFORMS WITH LINDA VISTA STREET TREE PLAN

#5 ULRIC STREET: CANARY PINE & JACARANDA (ALTERNATING)
ULRIC STREET TREE CALCULATIONS: MINIMUM REQUIRED TREES
180' STREET FRONTAGE / 30' TREE SPACING MINIMUM = 6 TREES
TOTAL OF 6 TREES PROVIDED: 1-EXISTING & 5-24" BOX

DUNLOP STREET: RESIDENTIAL TREE DISTRICT "E" (CONDOS & APTS)
ULRIC STREET TREE CALCULATIONS: MINIMUM REQUIRED TREES
DUNLOP STREET TREE CALCULATIONS: MINIMUM REQUIRED TREES
60' STREET FRONTAGE / 30' TREE SPACING MINIMUM = 2 TREES
TOTAL OF 2 TREES PROVIDED: 2-24" BOX

1-EXISTING JACARANDA MIMOSIFOLIA
20" x 20" 6" CALIPER
2-24" BOX - JACARANDA MIMOSIFOLIA
5-24" BOX - PINUS CANARIENSIS

REVEGETATION NOTES

- 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 Land Development Manual, Landscape Standards [LDC 142.0411 (a)].
- Graded pad areas shall be hydro-seeded to prevent erosion, in the event that construction of building(s) does not occur within 30 days of grading. Hydro-seed shall be irrigated or reseeded as necessary to establish growth.
- All required re-vegetation and erosion control shall be completed within 90 calendar days of the completion of grading or disturbance.
- Irrigation: An automatic, electrically controlled irrigation system shall be provided as required for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected. Hunter low precipitation rotor heads will be used with flow sensors to minimize runoff into undisturbed areas.
- Maintenance: all required landscape areas shall be maintained by the owner. 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.

IT IS THE RESPONSIBILITY OF THE OWNER & CONTRACTOR TO IDENTIFY THE LOCATIONS OF ALL UNDERGROUND CABLES, CONDUITS, WIRES ETC. (UTILITIES), STRUCTURES, & SERVICES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROTECT ALL MENTIONED UTILITIES, STRUCTURES, AND SERVICES DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.

LINDA VISTA
SUBDIVISION
UNIT No. 1
MAP No. 2883

BLOCK 51
CROWN HEIGHTS
MAP No. 3309

BLOCK 51 LINDA VISTA SUBDIVISION
UNIT NO. 8 MAP No. 3253

FULTON HEIGHTS
UNIT No. 1
MAP No. 5481

BLOCK 551
LINDA VISTA SUBDIVISION
UNIT NO. 4 MAP NO. 3256

PLANT LEGEND

ALL QUANTITIES PER SYMBOLS ON PLAN

TREES

12- 15 GAL. 25" x 10" w
SMALL ACCENT PALM
TRACHYCARPUS FORTUNEI
WINDMILL PALM

1-48" BOX - MULTI 25" x 25" w
LARGE CANOPY TREE
Attractive bark and form/Evergreen
OLEA EUROPA 'SWAN HILL'
SWAN HILL OLIVE

14-24" BOX 25" x 25" w
MEDIUM SIZED CANOPY TREE
ARBUSUS MARINA
NO COMMON NAME

30-15 GALLON 25" x 15" w
UPRIGHT COLUMNAR TREE/Interesting foliage/form
GEJNERA PARVIFOLIA
AUSTRALIAN WILLOW

14-15 GALLON 25" x 15" w
UPRIGHT ACCENT TREE/Lacy Look/Evergreen
MELALEUCA QUINQUENERVIA
CAJUPUT TREE

15-15 GALLON 20" x 12" w
UPRIGHT ACCENT TREE/Cranberry Red flowers/Fall color
LAGERSTROEMIA 'ARAPAH0'
GRAPE MYRTLE HYBRID

9- 24" BOX 15" x 12" w
SMALL ACCENT TREE/Graceful/Purple foliage
AGONIS FLEXUOSA JERVIS BAY 'AFTER DARK'
PURPLE PEPPERMINT TREE

REMOVE
2-EXISTING EUCALYPTUS
30" x 30" w 9" CALIPER

MINIMUM TREE/IMPROVEMENT SEPARATION DISTANCE:
TRAFFIC SIGNALS/STOP SIGN—20 FEET
SEWER LINES—10 FEET
UNDERGROUND UTILITY LINES—5 FEET
ABOVE GROUND UTILITY STRUCTURES—10 FEET
DRIVEWAYS—10 FEET
INTERSECTIONS—25 FEET

ROOT BARRIERS REQUIRED FOR ALL TREES
WITHIN 5' OF PAVEMENT USE DEEPROOT
BARRIER UB 24-2 PER MANUFAC. SPECS.
FOR INFO CALL 1-800-766-8835

REMAINING YARD AREA CALCULATIONS

17,300 SQFT. REMAINING YARD AREA
12,500 SQFT. ACTUAL LANDSCAPE REMAINING YARD AREA
52 TREES @ 40 SQFT. ROOT ZONE = 2080 SQFT. REQUIRED.
52 - 15 GAL TREES @ 10 PTS. = 520 PTS.
217 - 5 GAL SHRUBS @ 2 PTS. = 432 PTS.
282 - 1 GAL SHRUBS @ 1 PTS. = 282 PTS.
TOTAL = 1234 PTS.

STREET YARD AREA CALCULATIONS

3,800 SQFT. STREET YARD AREA
50% OF 3,800 SQFT. = 1900 SQFT. REQUIRED LANDSCAPE
3,800 SQFT. ACTUAL LANDSCAPE STREET YARD AREA
.05 POINTS X 3,800 SQFT. = 190 PTS. REQUIRED.
1 - NON NATIVE TREE - 6" CALIPER @ 50 PTS. = 150 PTS.
6 - 24" BOX TREES @ 20 PTS. = 120 PTS.
3 - 5 GAL SHRUBS @ 2 PTS. = 6 PTS.
5 - 1 GAL SHRUBS @ 1 PTS. = 5 PTS.
TOTAL = 281 PTS.

VEHICULAR USE AREA CALCULATIONS

35,000 SQFT. PARKING-VEHICLE USE AREA (OUTSIDE STREET YD.)
3% OF 35,000 SQFT. = 1140 SQFT. REQUIRED LANDSCAPE
12,700 SQFT. ACTUAL LANDSCAPE VEHICLE USE AREA
.03 POINTS X 35,000 SQFT. = 1140 PTS. REQUIRED.
1 - 48" BOX TREES @ 100 PTS. = 100 PTS.
3 - 24" BOX TREES @ 20 PTS. = 60 PTS.
49 - 15 GAL TREES @ 10 PTS. = 490 PTS.
223 - 5 GAL SHRUBS @ 2 PTS. = 446 PTS.
304 - 1 GAL SHRUBS @ 1 PTS. = 304 PTS.
TOTAL = 1400 PTS.

TERRACE PLANTS

48-15 GALLON 12" x 6" w
DRACAENA MARGINATA OR D. TRICOLOR OR D. WARNECKI
OR
STRELITZIA NICOLAI-GIANT BIRD OF PARADISE
NEODYPSIS DECARYI-TRIANGLE PALM OTATEA ACUMINATA AZTECORUM
ASPARAGUS MEYERII MEXICAN WEEPING BAMBOO
PELARGONIUM PELTATUM

SCREENING SHRUBS

53-5 GALLON 8" x 6" w
OLEA EUROPAEA 'LITTLE OLLIE' (or GREVILLEA 'RUBY CLUSTERS' or Pitosporum 'Variegata')
DWARF STERILE OLIVE NO COMMON NAME

SMALL/MEDIUM SHRUBS

- 18-5 GALLON 6" x 4-5" w
CAMELLIA SASANQUA 'YULETIDE'
CAMELLIA
- 57-5 GALLON 3" x 3" w
CALLISTEMOM 'LITTLE JOHN'
DWARF CALLISTEMOM
- 75-5 GALLON 2" x 3" w
RHAPHIOLEPIS INDICA 'BALLERINA'
INDIAN PRINCESS HAWTHORN
- 38-5 GALLON 3" x 3" w
PHORMIUM 'JESTER'
FLAX HYBRID
- 3-5 GALLON 3" x 4" w
AGAVE ATTENUATA NOVA
BLUE FOX TAIL AGAVE
- 18-5 GALLON 2" x 4" w
BOUGAINVILLEA 'ROSENKA' or 'LA JOLLA' or 'OO LA LA'
BOUGAINVILLEA SHRUB TYPE
- 46-5 GALLON 2.5" x 4" w
ESCALLONIA 'NEVPORT DWARF' or 'COMPAKTA' (or PITTSOPORUM 'CREAM DE MINT')
DWARF ESCALLONIA
- 88-2 GALLON 2" x 4" w
ROSA 'PINK FLOWER CARPET' or 'PINK MEIDLAND' or 'CORAL MEIDLAND'
GROUND COVER ROSE
- 6-5 GALLON 1.5" x 4" w
COLEONEMA PULCHELLUM 'SUNSET GOLD' or 'COMPACT FORM' or CORREA 'RAY'S TANGERINE'
BREATH OF HEAVEN AUSTRALIAN FUCHSIA
- 59-1 GALLON 2" x 3" w
ASPARAGUS MEYERII
FOXTAIL ASPARAGUS
- 40-1 GALLON 6" (0.5") h x 3" w
PELARGONIUM PELTATUM
IVY GERANIUM (COLORS AND VARIETIES TBD)
- 40-1 GALLON 6" (0.5") h x 3" w
PELARGONIUM MONDIFLORUM
PINK FAIRY CASCADE GERANIUM
- 329-1 GALLON 1" x 2" w
SENECIO SERPENS or SENECIO MANDRALISCAE
KLEINIA BLUE CHALKSTICKS
- 82-1 GALLON 2" x 3" w
BEGONIA RICHMONDENSIS
RICHMOND BEGONIA

FLOWERING VINES

- 30-5 GALLON STAKED and trained onto wires (see detail)
Pandorea pandorana 'Golden Showers' or Jasminum polyanthum
Yellow Wonga Wonga Vine PINK JASMINE

GROUND COVER

MULCH ALL PLANTING AREAS EXCEPT SLOPES WITH 1" LAYER OF
FOREST FINES 1/2 - 1" SIZE MULCH
AGRI-SERVICE 760-643-4041

RETAINING WALLS (5' OR GREATER IN HEIGHT)

- 114-1 GALLON-STAKE @ 8" ON CENTER
PARTHENOISSUS TRICUSPIDATA
BOSTON IVY

LID FILTRATION AREA

Refer to the "San Diego Low Impact Development Design Manual (2011 Edition)"
BIORETENTION BASIN FACILITY
Buchloe dactyloides UC Verde from plugs
at 6" O.C. from FloraSource Ltd.

LANDSCAPE DEVELOPMENT PLAN

LEGEND

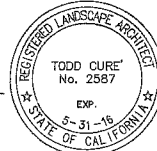
PROPOSED PEDESTRIAN WALKWAY
PERMEABLE PAVERS
EXISTING STORM DRAINAGE EASEMENT
TO BE VACATED
PROPOSED STORM DRAINAGE EASEMENT

SCALE 1" = 40'

Earth Sculpture Design
Landscape Architects Site Planning
Construction Management

300 Carlsbad Village Dr., Suite 108A #431
Carlsbad, CA 92008 (760) 941-7800

7/23/14



EKIM BUILDERS, INC.
2249 ULRIC ST.
SAN DIEGO, CA 92111
TEL. 858-336-4602
FAX: 858-598-8611

DUNLOP APARTMENTS
2249 ULRIC ST.
SAN DIEGO, CA 92111
TEL. 858-336-4602
FAX: 858-598-8611

LANDSCAPE DEVELOPMENT PLAN

DATE: 7/23/2014

SCALE: 1" = 40'

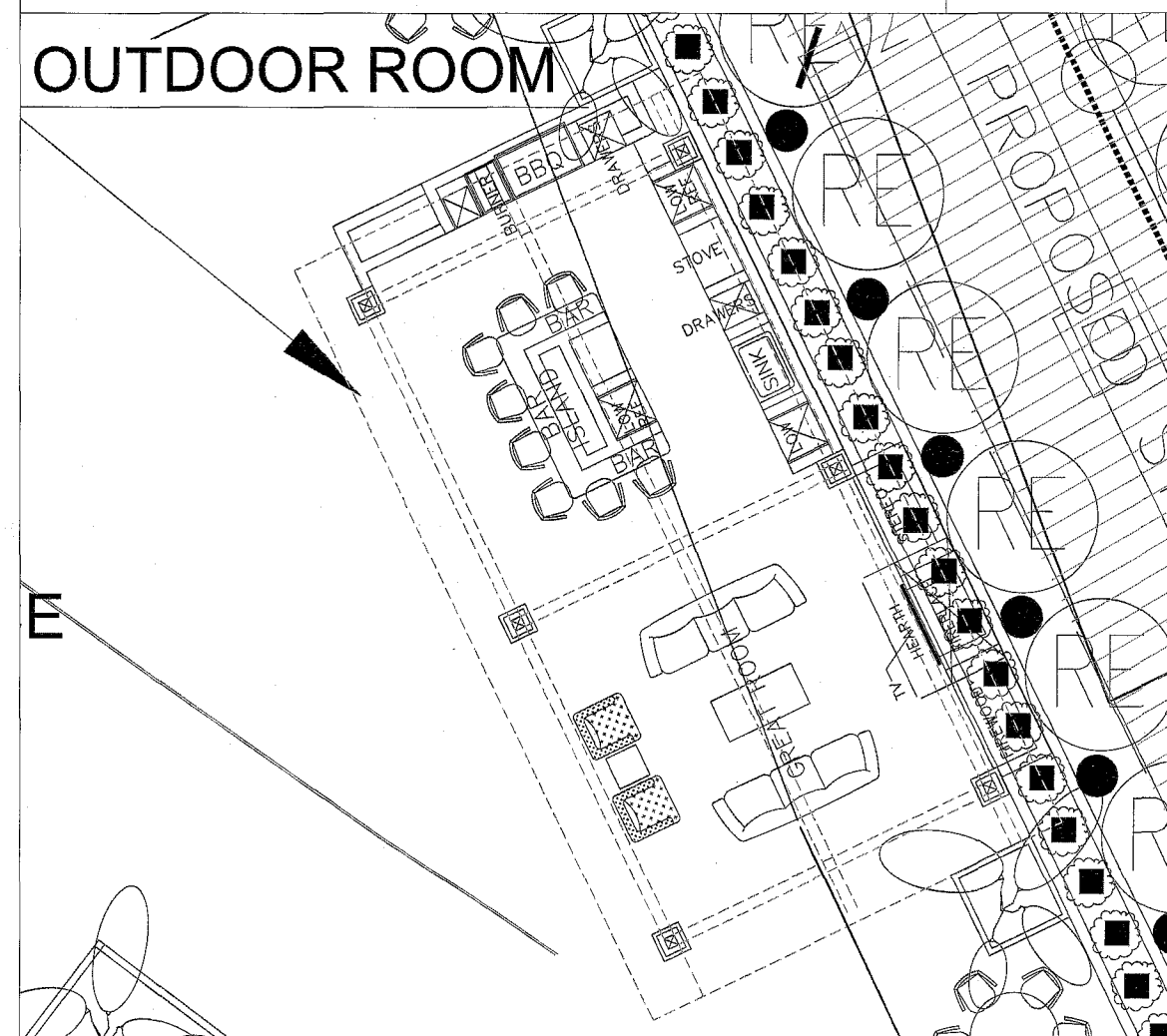
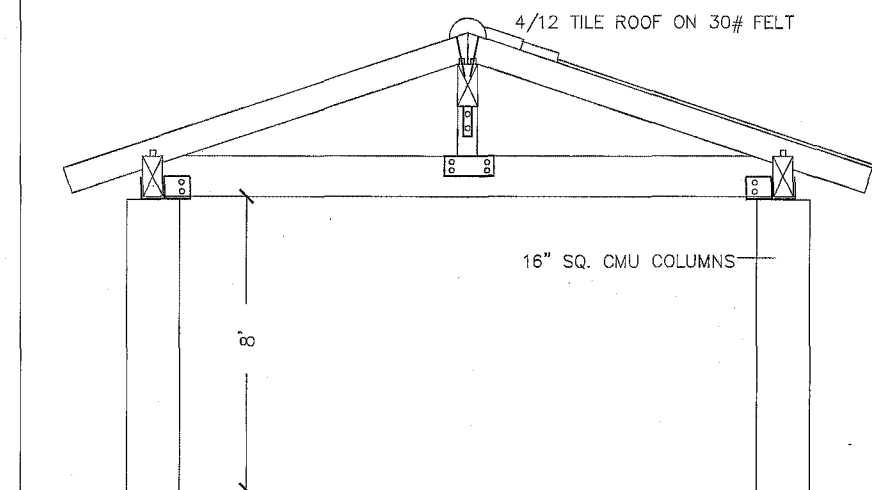
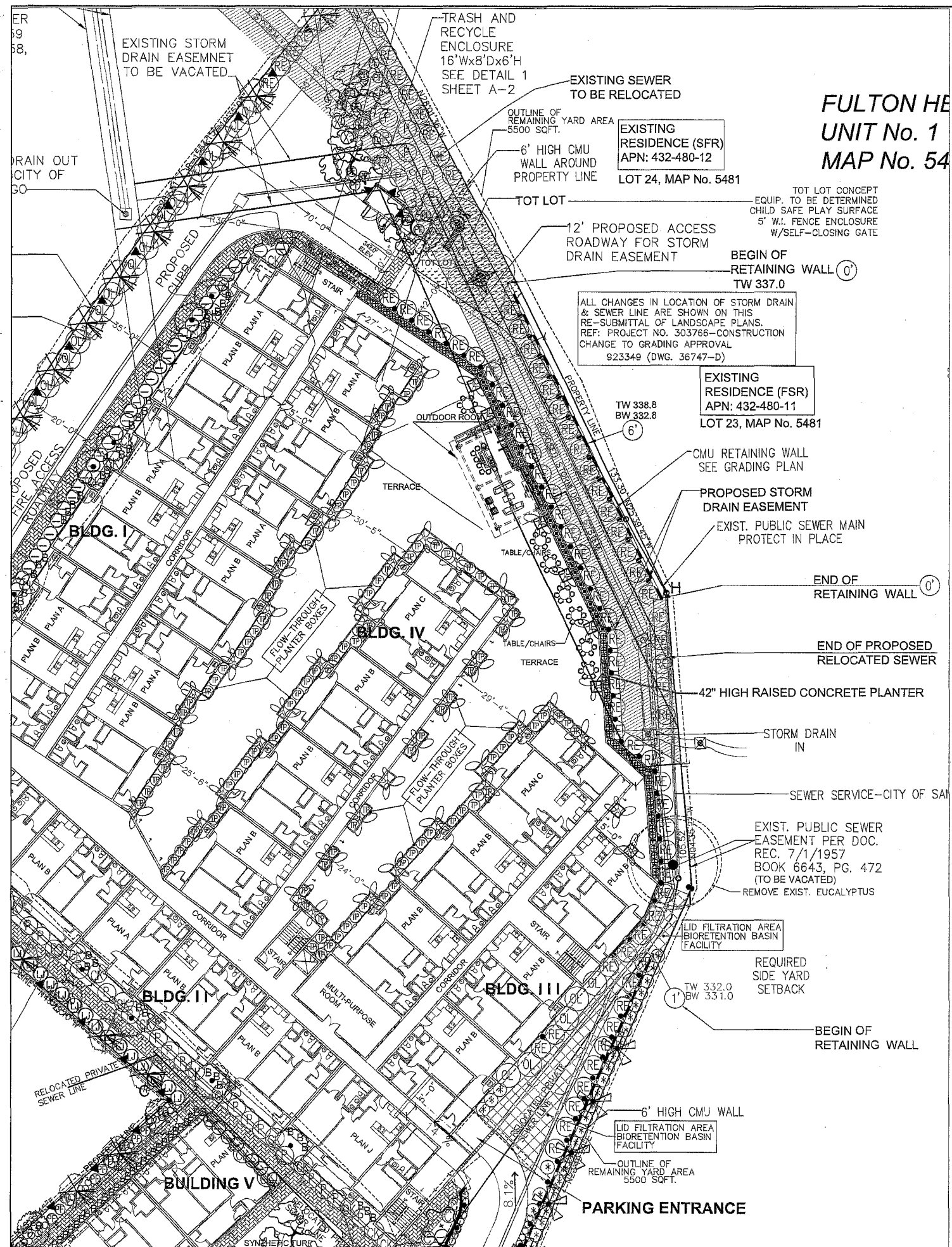
DRAWN BY:
TODD CURE

EXP. 5-31-16

JOB: 14-01

SHEET:

L-1



TERRACE & TOT LOT PLAN
SCALE: 1" = 20'

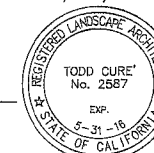
OUTDOOR ROOM PLAN
SCALE: 1/4" = 1'

Earth Sculpture Design
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Construction Management

300 Carlsbad Village Dr. Suite 108A #431
Carlsbad, CA 92008 (760) 941-7800



7/23/14



<div> <div>RECREATION FACILITIES</div> <div>PLAN</div> </div>	<div> <div>DUNLOP APARTMENTS</div> <div>OWNER: DUNLOP-7 LLC</div> <div>2249 ULRIC ST.</div> <div>SAN DIEGO, CA 92111</div> <div>TEL. 858-349-0442</div> </div>	<div> <div>EKIM BUILDERS, INC.</div> <div>2249 ULRIC ST.</div> <div>SAN DIEGO, CA 92111</div> <div>TEL. 858-336-4802</div> <div>858-349-0442</div> <div>FAX: 858-598-8611</div> </div>	<div> <div>△</div> <div>REVISION</div> </div>
			<div> <div>DATE : 7/23/2014</div> <div>SCALE :</div> <div>DRAWN BY:</div> <div>JOB# : 1</div> </div>

NDA VISTA
UBDIVISION
NIT No. 1
AP No. 2883



FULTON HEIGHTS
UNIT No. 1
MAP No. 54

TREES

- | | | | |
|--|-------------|--|-------------|
| 12- 15 GAL.
SMALL ACCENT PALM
TRACHYCARPUS FORTUNEI
WINDMILL PALM | 25'h x 10'w | 1-48" BOX - MULTI
LARGE CANOPY TREE
Attractive bark and form/Evergreen
OLEA EUROPA 'SWAN HILL'
SWAN HILL OLIVE | 25'h x 25'w |
| 14-24" BOX
MEDIUM SIZED CANOPY TREE
ARBUS 'MARINA'
NO COMMON NAME | 25'h x 25'w | 30-15 GALLON
UPRIGHT COLUMNAR TREE/ foliage/form
GEJERA PARVIFOLIA
AUSTRALIAN WILLOW | 25'h x 15'w |
| 14-15 GALLON
UPRIGHT ACCENT TREE/ Evergreen
MELALEUCA QUINQUENERVIA
CAJUPUT TREE | 25'h x 15'w | 15-15 GALLON
UPRIGHT ACCENT TREE/ Red flowers/Fall color
LAGERSTROEMIA 'ARAPAH0'
GRAPE MYRTLE HYBRID | 20'h x 12'w |
| 9- 24" BOX
SMALL ACCENT TREE/Graceful/Purple foliage
AGONIS FLEXUOSA JERVIS BAY 'AFTER DARK'
PURPLE PEPPERMINT TREE | 15'h x 12'w | TO BE REMOVED
2-EXISTING EUCALYPTUS
30'h x 30'w 9" CALIPER | |

TERRACE PLANTS

- | | |
|--|------------|
| 46-15 GALLON
DRACAENA MARGINATA OR D. TRICOLOR OR D. WARNECKI
OR
STRELITZIA NICOLAI-GIANT BIRD OF PARADISE
NEODYPSIS DECARYI-TRIANGLE PALM
OTATEA ACUMINATA AZTECORUM
MEXICAN WEEPING BAMBOO | 12'h x 6'w |
|--|------------|

SCREENING SHRUBS

- | | | |
|--|-----------|----------------|
| 53-5 GALLON
OLEA EUROPAEA 'LITTLE OLLIE' (or GREVILLEA 'RUBY CLUSTERS' or Ptilosporum 'Variegata')
DWARF STERILE OLIVE | 6'h x 6'w | NO COMMON NAME |
|--|-----------|----------------|

SMALL/MEDIUM SHRUBS

- | | | | |
|--|-------------|---|--------------------|
| 18-5 GALLON
CAMELLIA SASANQUA 'YULETIDE'
CAMELLIA | 6'h x 4-5'w | 59-1 GALLON
ASPARGUS MEYERII
FOXTAIL ASPARAGUS | 2'h x 3'w |
| 57-5 GALLON
CALLISTEMON 'LITTLE JOHN'
DWARF CALLISTEMON | 3'h x 3'w | 40-1 GALLON
PELARGONIUM PELTATUM
IVY GERANIUM (COLORS AND VARIETIES TBD) | 6" (0.5') h x 3'w |
| 75-5 GALLON
RHAPHIOLEPIS INDICA 'BALLERINA'
INDIAN PRINCESS HAWTHORN | 2'h x 3'w | 40-1 GALLON
PELARGONIUM IONIDIFLORUM
PINK FAIRY CASCADE GERANIUM | 6" (0.5') h x 3'w |
| 38-5 GALLON
PHORMIUM 'JESTER'
FLAX HYBRID | 3'h x 3'w | 329-1 GALLON
SENECIO SERPENS or SENECIO MANDRALISCAE
KLEINIA BLUE CHALKSTICKS | 1'h x 2'w |
| 3-5 GALLON
AGAVE ATTENUATA NOVA
BLUE FOX TAIL AGAVE | 3'h x 4'w | 82-1 GALLON
BEGONIA RICHMONDENSIS
RICHMOND BEGONIA | 2'h x 3'w |
| 16-5 GALLON
BOUGAINVILLEA 'ROSENKA' or 'LA JOLLA'
BOUGAINVILLEA SHRUB TYPE | 2'h x 4'w | | |
| 46-5 GALLON
ESCALLONIA 'NEWPORT DWARF' or 'COMPAKTA' (or PITTOSPORUM 'CREAM DE MINT')
DWARF ESCALLONIA | 2.5'h x 4'w | | |
| 88-2 GALLON
ROSA 'PINK FLOWER CARPET' or 'PINK MEIDLAND' or 'CORAL MEIDLAND'
GROUND COVER ROSE | 2'h x 4'w | | |
| 6-5 GALLON
COLEONEMA PULCHELLUM 'SUNSET GOLD' or 'COMPACT FORM' or CORREA 'RAY'S TANGERINE'
BREATH OF HEAVEN | 1.5'h x 4'w | | AUSTRALIAN FUCHSIA |

FLOWERING VINES

- 30-5 GALLON STAKED and trained onto wires (see detail)
Pandorea pandorana 'Golden Showers' or Jasminum polyanthum
Yellow Wonga Wonga Vine PINK JASMINE

GROUND COVER

MULCH ALL PLANTING AREAS EXCEPT SLOPES WITH 1" LAYER OF FOREST FINES 1/2 - 1" SIZE MULCH
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RETAINING WALLS (5' OR GREATER IN HEIGHT)

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PARTHENOCISSUS TRICUSPIDATA
BOSTON IVY

LID FILTRATION AREA

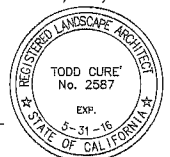
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BIORETENTION BASIN FACILITY
Buchloe dactyloides UC Verde from plugs at 6" O.C. from FloraSource Ltd.

**BIORETENTION BASIN FACILITY
& UTILITY EASEMENTS PLAN**
SCALE: 1" = 20'

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REVISION

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ENLARGED LANDSCAPE PLAN
BIORETENTION BASIN &
UTILITY EASEMENT AREAS

DATE: 7/23/2014

SCALE:

DRAWN BY:

JOB NO. 1

L-3