



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: June 4, 2015

REPORT NO. PC-15-065

ATTENTION: Planning Commission, Agenda of June 11, 2015

SUBJECT: UNIVERSITY TERRACE EAST
Project No. 334934. Process Five.

OWNER/
APPLICANT: University Terrace East, a California limited partnership,
Owner/Luigi Angelucci, Applicant

SUMMARY

Issue(s): Should the Planning Commission recommend the City Council approve the construction of eighteen residential apartment units in a two-story building over one level of parking on the 3.76 acre site within the University Community Plan area?

Staff Recommendation(s): Approve Public Right-of-Way Vacation No. 1293418, Easement Vacation No. 1295509 and Planned Development Permit No. 1175450.

Community Planning Group Recommendation - On February 10, 2015 the University Community Planning Board voted 8:4:2 to recommend approval.

Environmental Review - The project qualifies for a Class 32 Categorical Exemption (In-Fill Development Project) from the California Environmental Quality Act. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 2, 2015 and the opportunity to appeal that determination ended February 17, 2015.

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

Code Enforcement Impact - None.

Housing Impact Statement - The project site is designated Medium Density Residential at a density range of 15-30 dwelling units per acre by the University Community Plan. The proposed addition of 18 dwelling units on the 3.76 acre site, for a total of 93 dwelling units, would result in a density of 25 dwelling units per acre. The proposed

project's density is consistent with the community plan's residential land use designation for this site. The proposed project would comply with the requirements of the City's Inclusionary Affordable Housing Regulations (SDMC §142.1301, et seq.).

BACKGROUND

The University Community Plan Land Use map designates the site for Residential uses (Attachment 1). The site is located at 5210 Genesee Cove (Attachment 2). The site is developed with a seventy-five unit apartment complex. The surrounding properties are developed with urban land uses. Single family development and the Marie Curie Elementary School are located to the east, an automobile service station is located to the immediate south and single family development is to the west and north (Attachment 3).

On January 14, 1985 the City Council approved Planned Residential Development Permit No. 84-0314 (PRD 84-0314) to allow the development of 135 dwelling units located on two sites east and west of Genesee Avenue (Attachment 4). Presently there are seventy-five apartments on the site at 5210 Genesee Cove. The site was zoned R1-5000 and Hillside Review Overlay Zone at the time PRD 84-0314 was approved and the site was developed. The current zone is the RM-2-5 Zone.

DISCUSSION

Project Description

The University Terrace East project (Project) proposes to amend the prior PRD 84-0314 to allow demolition of on-site surface parking and construction of eighteen apartment units on two levels over one level of parking in a three-story building (Attachment 5). The three-story building would measure approximately 28 feet 9 inches at the greatest height from the proposed grade.

The two-story building would have two one-bedroom apartments, fifteen two-bedroom apartments and one three-bedroom apartment. One-bedroom apartments would be approximately 655 square feet, two-bedroom apartments would be approximately 913 square feet and the three-bedroom apartment would be approximately 1,156 square feet. Fourteen of the eighteen apartments would have a balcony measuring approximately 72 square feet. The eighteen apartments require 35 additional parking spaces to be provided on the site for a total of 180 parking spaces on site. The exterior of the building would be a stucco finish with a composite shingle roof.

Public Right-of-way Vacation

The public right-of-way of Genesee Cove was originally acquired for circulation, access and public services in 1985, yet the street is a short cul-de-sac which serves only the subject property. The street has never served a local circulation need. The neighborhood and community have several existing improved public rights-of-way providing the public circulation necessary within the community. Genesee Cove is not needed for public circulation. Public water and sewer services are provided throughout the community and Genesee Cove is not needed for water or sewer services. Electricity, telephone, cable and other services are provided through other

easements and rights-of-way in the community.

Presently the public right-of-way serves only one property developed with an apartment complex. The property adjacent to the right-of-way would benefit by the vacation of the existing right-of-way as the properties would become larger and would control, maintain and be responsible for and liable for this area of land. The City of San Diego and the County of San Diego would benefit by the increase of property value by increasing the area of privately owned land subject to property tax and the incremental increase to the tax base. With an increase of tax revenue the general public would benefit by the vacation of the existing right-of-way by the increase of available funds for public purposes. The public would benefit by the reduction of liability to the City of San Diego from land it controls yet gains no larger public benefit from or use. The adopted University Community Plan designates the site for residential development. In that the use of the land for public right-of-way purposes has never served a circulation need it is in the public interest to vacate the right-of-way and transfer responsibility of the land to the adjacent property owner. Further the public would benefit by the vacation of the public right-of-way by the increase in property value.

Easement Vacation

Public water and sewer services are provided throughout the community and the easement located at 5210-5245 Genesee Cove is not needed to provide water or sewer services to the community. The applicant would relocate the sewer and water lines within the public right-of-way of Genesee Avenue at his expense to the satisfaction of the Director of Public Utilities and the City Engineer. The easement has no other utility or public use of a like nature. The land area of the present easement would have no public benefit, yet the public would benefit from the vacation of the easement by the additional development on the site.

Required Approvals

The Project requires three actions for approval; a Public Right-of-way Vacation, an Easement Vacation and a Planned Development Permit. The existing public right-of-way of Genesee Cove does not serve the public transportation needs and is requested to be vacated. The proposed new building would be located over an existing water and sewer easement and requires vacation of the easement and relocation of the water and sewer lines. A Planned Development Permit is required to amend the prior PRD 84-0314 to allow construction of eighteen additional apartments on the site. No deviations or variances are required to approve the project.

Community Plan Analysis

The project site is designated Medium Density Residential by the University Community Plan for development at a density range of 15-30 dwelling units per acre. The proposed addition of 18 dwelling units on the 3.76 acre site, for a total of 93 dwelling units, would result in a density of 25 dwelling units per acre. The proposed project's density is consistent with the community plan's residential land use designation for this site.

The Urban Design Element of the University Community Plan divides the planning area into four major subareas. The project site is located within the South University Subarea. The major

objective for development in the subarea is to guide the development of remaining vacant land and the redevelopment of urbanized properties in a manner that enhances the residential quality of South University. This would be accomplished through insuring that the massing, height and form of new infill projects are similar in character and reflect the massing, scale, height and form of existing surrounding development. Additionally, the color and building materials should blend harmoniously with surrounding developments.

The proposed project has been designed to be similar in scale, height and form of the existing surrounding multi-dwelling unit development and incorporates similar color and building materials so as to blend with existing development. As designed, the proposed project would be consistent with the main objective for infill development within the South University Subarea.

CONCLUSION

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

ALTERNATIVES

1. **Approve** Public Right-of-Way Vacation No. 1293418, Easement Vacation No. 1295509 and Planned Development Permit No. 1175450, **with modifications.**
2. **Deny** Public Right-of-Way Vacation No. 1293418, Easement Vacation No. 1295509 and Planned Development Permit No. 1175450, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



John S. Fisher
Development Project Manager
Development Services Department

VACCHI/JSF

Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Aerial Photograph

4. Planned Residential Development Permit No. No. 84-0314
5. Project Site Plan
6. Draft Street Vacation Resolution
7. Draft Easement Vacation Resolution
8. Draft Permit Resolution with Findings
9. Draft Permit with Conditions
10. Remaining Project Plans (under separate cover)
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Data Sheet
14. Project Chronology

CITY OF SAN DIEGO

CITY PLANNING AND COMMUNITY INVESTMENT

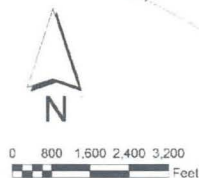
University Community Planned Land Use

Legend

LOW DENSITY RESIDENTIAL (5-10 DU/AC)	GOLF COURSE
LOW-MED DENSITY RESIDENTIAL (10-15 DU/AC)	RESOURCE BASED PARK
MEDIUM DENSITY RESIDENTIAL (15-30 DU/AC)	OPEN SPACE
MEDIUM-HIGH DENSITY RESIDENTIAL (30-45 DU/AC)	ELEMENTARY SCHOOL
HIGH DENSITY RESIDENTIAL (45-75 DU/AC)	JUNIOR HIGH SCHOOL
NEIGHBORHOOD COMMERCIAL	SENIOR HIGH SCHOOL
COMMUNITY COMMERCIAL	UCSD
VISITOR COMMERCIAL	LIBRARY
OFFICE COMMERCIAL	POLICE
REGIONAL COMMERCIAL	FIRE
SCIENTIFIC RESEARCH	HOSPITAL
RESTRICTED INDUSTRIAL	INSTITUTIONAL
NEIGHBORHOOD PARK	UTILITY
COMMUNITY PARK & REC. CENTER	WATER RECLAMATION PLANT
SPORTS COMPLEX	

- Community Commercial at street level with Medium High Density Residential above
- Neighborhood Commercial at street level with Office Commercial above

This map reflects the currently adopted community plan land use without specific plan land use incorporations. Refer to specific plan documents for specific plan land use descriptions.



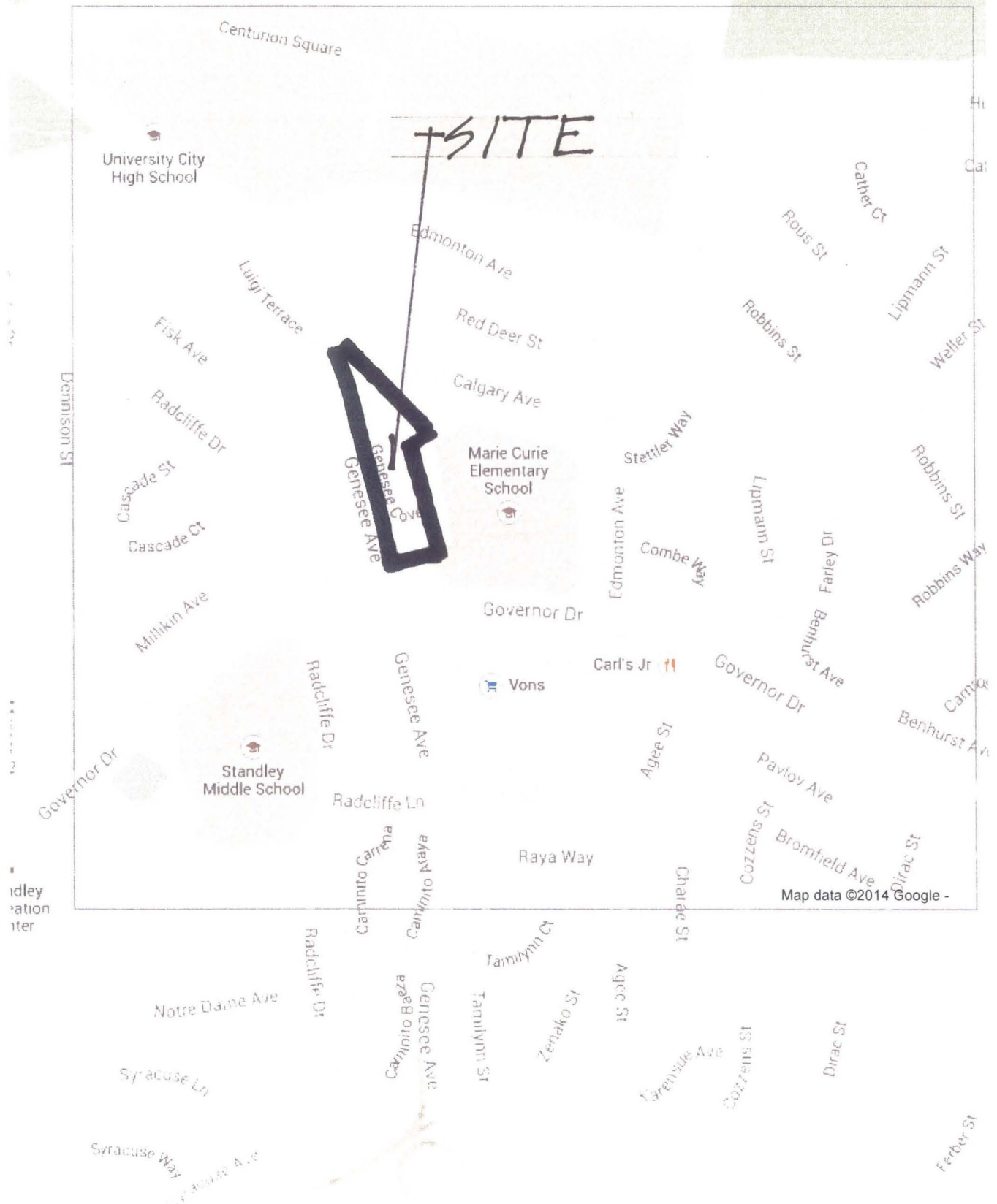
SITE



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To see all the details that are visible on the screen, use the "Print" link next to the map.





RECORDING REQUESTED BY *City Clerk, City of San Diego*
 AND MAIL TO: *City Clerk, MC #1241*
 ORIGINAL 1561

PLANNED RESIDENTIAL DEVELOPMENT PERMIT NO. 84-0314
 CITY COUNCIL

This Planned Residential Development Permit is granted by the City Council of The City of San Diego to ANGELUCCI DEVELOPMENT, INC., a California Corporation, "Owner/Permittee," under the conditions contained in Section 101.0900 of the Municipal Code of The City of San Diego.

1. Permission is granted to "Owner/Permittee" to construct a Planned Residential Development described as Portion of Pueblo Lots 1272, 1277 and 1278, Misc. Map 36, located on the east and west sides of Genesee Avenue between Governor Drive and Rose Canyon, in the R1-5000, portion HR Overlay (Proposed R1-5000 and R-1500, portion HR Overlay) Zones.

2. The Planned Residential Development Permit shall include the total of the following facilities:

- a. 135 attached dwelling units consisting of 60 units on the west side of Genesee Avenue in three-story structures over parking and 75 units on the east side of Genesee Avenue in two-story structures.
- b. Off-street parking.
- c. Incidental accessory uses as may be determined and approved by the Planning Director.
- d. Swimming pools, jacuzzi's, spas, and gazebo's.

3. Prior to the issuance of any building permits, a final subdivision map shall be recorded on the subject property. Rescinding of the subject property shall be approved by the City Council and become effective with the recordation of the subdivision map.

4. An open-space easement shall be granted and shown on said map on all areas not shown for building sites. Such areas shall be coupled with the severalty interests of the owners of the dwelling units.

5. Prior to the issuance of grading permits, a landscaping and irrigation plan shall be submitted to the Planning Director for approval. Prior to the issuance of building permits, complete building plans, including landscaping and signs, shall be

DOCUMENT

PRD-84-0314

FILE

4-22-85

CITY CLERK
 S.D. CALIFORNIA

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OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYF

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PRD Permit No. 84-0314

submitted to the Planning Director for approval. All plans shall be in substantial conformity to Exhibit "A," dated December 17, 1984 and January 14, 1985, on file in the Planning Department. All landscaping shall be installed prior to issuance of an occupancy permit. Subsequent to the completion of this project, no changes shall be made until an appropriate application for an amendment to this permit shall have been granted.

6. The construction and continued use of this permit shall be subject to the regulations of this or other governmental agencies.

7. 326 total parking spaces shall be provided (at a ratio of 2.41 spaces per dwelling unit). Of those spaces, 116 shall be provided for guests (at a ratio of approximately 0.86 spaces per unit). No curb spaces may be included in the calculation. Each of the parking spaces shall be permanently maintained and not converted for any other use at any time. Each subsequent owner shall be informed of this requirement through the C.C. and R's. Each space shall be maintained on the subject property in the approximate location as shown on Exhibit "A," dated January 14, 1985. Parking spaces and aisles shall conform to Planning Department standards. No charge shall be made at any time for use of these off-street parking spaces.

The City Council is approving fifteen of the required guest parking spaces in tandem garage spaces below the dwelling units in trade for additional landscaping between structures on the portion of the project on the west side of Genesee Avenue. These landscaped areas shall be shown for future parking for a period of three years from the date of issuance of the Occupancy Permit for the 60th dwelling unit on this site. During this three-year period, the Planning Department shall review the adequacy of the parking configuration on this site, and if determined necessary, the 15 parking spaces shown as future parking shall be constructed in conformity to Exhibit "A," dated November 1, 1984. The developer shall post a bond in the amount of \$20,000.00 with the City to cover this three-year period to guarantee the construction of these spaces as required.

8. Exterior radio or television antennas shall be prohibited, except for one master antenna for the project. The installation of any underground CATV cable in any public rights-of-way within or adjacent to the project shall require either a license or franchise with the City prior to such installation.

9. No building additions, including patio covers, shall be permitted unless approved by the homeowners association and the Planning Director. Patio covers may be permitted only if they are consistent with the architecture of the dwelling unit.

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PRD Permit No. 84-0314

10. No manufactured slope shall be steeper than a ratio of 2:1.
11. The applicant shall post a copy of the approved permit in the sales office for consideration by each prospective buyer.
12. Any sales office or temporary sales signs advertising the subdivision shall be approved by the Planning Director and shall be consistent with the criteria established by the R1-5000 and R-1500 Zones.
13. Sidewalks shall be provided from each unit to the sidewalk within the dedicated right-of-way, and if the sidewalks are contiguous to the curb of private streets, a five-foot general utility easement must be provided behind this walk.
14. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.
15. The effective date of this permit shall be the date of final action by the Planning Director or the effective date of a concurrent rezoning case. If an appeal is filed, the effective date shall be the date of final action by the Planning Commission or, if appealed, the date of City Council action. The permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time has been granted by the Planning Director, as set forth in Section 101.0900 of the Municipal Code. Any such extension of time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the Planning Director.
16. No development shall commence, nor shall any permit for construction be issued, until:
- a. The Permittee signs and returns the permit to the Planning Department;
 - b. The planned residential development permit is recorded in the Office of the County Recorder.
- If the signed permit is not received by the Planning Department within 90 days of the decision of the Planning Director, Planning Commission or City Council, the permit shall be void.
17. The property included within this Planned Residential Development shall be used only for the purposes and under the terms and conditions set forth in this permit unless authorized by the Planning Director or the permit has been revoked by The City of San Diego.

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PMD Permit No. 84-0314

18. This Planned Residential Development Permit may be cancelled or revoked if there is any material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by the City or Permittee.

19. This Planned Residential Development shall constitute a covenant running with the land; all conditions and provisions shall be binding upon the permittee and any successor(s), and the interests of any successor(s) shall be subject to every condition herein.

20. Private streets shall be named and begin with appropriate terms such as "Caminito," "Ruelle," "Row," or "Square." Public refuse collection shall not be permitted unless approved by the Director of General Services. All private streets shall be improved to the requirements set forth by the Engineering and Development Director. No parking shall be permitted on any private streets except in approved locations.

21. This Planned Residential Development shall be constructed prior to sale to individual owners to ensure that all development is consistent with conditions and exhibits submitted to and approved by the Planning Director.

22. The manufactured slopes on the west side of Genesee Avenue which are currently covered with hotten-tot-fig, commonly known as ice plant, will be revegetated with native species and "naturalized" species per the landscape plan as shown on Exhibit "A," dated January 14, 1985.

23. A landscaped earthen berm shall be constructed along the west side of Genesee Avenue to screen the parking lot and reduce the visual impact to drivers. This berm shall be constructed in that location shown on Exhibit "A," dated January 14, 1985.

24. The developer shall offer to the City of San Diego for dedication as open space those areas on the west side of Genesee Avenue as shown on the approved site plan. Should the City not accept the dedication, these hillsides would be covered by open space easements as required by Condition No. 4 of this Permit.

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PRD Permit No. 84-0314

25. The parking and storage of trailers and boats shall be prohibited. The parking and storage of motorized recreational vehicles which cannot be contained in a standard parking space shall be prohibited. This condition shall be enforced by the owners of the property.

26. Grading and fill necessary to develop this project shall be prohibited between the hours of 6:30 a.m. and 7:30 a.m. and between 2:15 p.m. and 3:15 p.m. on school days to avoid conflict with the movement and safety of school children. These hours are subject to modification should the school hours change. No truck traffic associated with the grading operation shall utilize the local streets, Calgary Drive and Edmonton Avenue.

27. Landscaping shall be provided in the median islands on Genesee Avenue as shown on Exhibit "A," dated January 14, 1985, to the satisfaction of the City Engineer, Park and Recreation Department and Planning Director. This landscaping shall be irrigated and maintained by the developer or any homeowners association which might be established for this 135-unit Planned Residential Development.

28. A continuous six-foot high solid block wall shall be constructed on the north and south property lines of the eastern parcel adjacent to the existing single-family residences and gasoline service station. In addition to this wall on the north property line, an earthen berm with a maximum height of four feet shall be constructed. This berm will begin at the north end of this property line with a tapering of eight to ten feet into the project property as shown on the approved site plan dated January 14, 1985. Those portions of the berm to be constructed on the adjacent single-family lots are subject to the permission of these owners. The construction of a wall atop that portion of the berm not on the property line is subject to approval by the Planning Director with review by the developer and adjacent homeowners.

ADOPTED BY THE COUNCIL OF THE CITY OF SAN DIEGO ON JANUARY 14, 1985.

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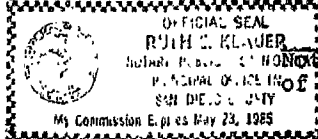
AUTHENTICATED BY:

Roger Hedgecock
 Roger Hedgecock
 Mayor of The City of San Diego
James P. [unclear]
 City Clerk of The City of San Diego

STATE OF CALIFORNIA)
)
 COUNTY OF SAN DIEGO)

On this 22nd day of April, 1985, before me, the undersigned, a notary public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared ROGER HEDGECK, known to me to be the Mayor, and CHARLES G. ABDELNOUR, known to me to be the City Clerk of The City of San Diego, the municipal corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the municipal corporation therein named, and acknowledged to me that such municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in the County of San Diego, State of California, the day and year in this certificate first above written.



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

ANGELUCCI DEVELOPMENT, INC.
 a California corporation

By *[Signature]*

NOTE: NOTARY ACKNOWLEDGEMENTS MUST
 BE ATTACHED PER CIVIL CODE,
 SEC. 1180 et seq.

OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE, REC-111

OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE, RECORDER

NOT NO. NN00737
TO 1946 CA 17-82
(Corporation)

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STATE OF CALIFORNIA
COUNTY OF San Diego } ss.

On March 26, 1985 before me, the undersigned, a Notary Public in and for
said State, personally appeared Augusto Angelucci

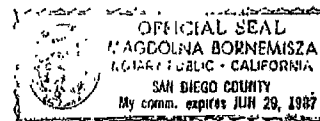
personally known to me or proved to me on the basis
of satisfactory evidence to be the person who executed
the within instrument as the

President, Angelucci Development
Inc. personally known to me or
proved to me on the basis of satisfactory evidence to be
the person who executed the within instrument as the

Secretary of the Corporation
that executed the within instrument and acknowledged
to me that such corporation executed the within instru-
ment pursuant to its by-laws or a resolution of its
board of directors.

WITNESS my hand and official seal.

Signature Angela B. Buehne



(This area for official notarial seal)

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(R-85-1190)

RESOLUTION NUMBER R- 262197ADOPTED ON DEC 17 1984

WHEREAS, ANGELUCCI DEVELOPMENT, INC., a California corporation, hereafter referred to as "Owner/Permittee," filed an application to construct a Planned Residential Development east and west of Genesee Avenue, between Governor and Nobel Drives, on property described as portions of Pueblo Lots 1272, 1277 and 1278 of Pueblo Lands, Miscellaneous Map No. 36, in the R1-5000 and R-1500 (HR) Zones of the University City Community Plan Area; and

WHEREAS, on November 1, 1984, the Planning Commission of The City of San Diego made its findings of fact, granted Planned Residential Development Permit No. 84-0314 and filed its decision in the office of the City Clerk; and

WHEREAS, on November 8, 1984, pursuant to the provisions of Section 101.0900 of the San Diego Municipal Code, GENESEE GROUP, by D. Dwight Worden, appealed the decision of the Planning Commission; and

WHEREAS, said appeal was set for public hearing on December 17, 1984; and

WHEREAS, on January 14, 1985, the Council of The City of San Diego resolved issues relating to grading and traffic which had been continued from the Council hearing of December 17, 1984; and

WHEREAS, the Council of The City of San Diego received for its consideration documentary, written and oral testimony and heard from all interested parties present at the public hearing;
NOW, THEREFORE,

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

All of the following facts exist with respect to Planned Residential Development Permit No. 84-0314:

1. The proposed use will fulfill an individual and/or community need and will not adversely affect the General Plan or the community plan. The General Plan shows both parcels of this project for Residential use. The adopted University Community Plan shows the parcel on the west side of Genesee Avenue for a density range of 0-10 dwelling units per acre and the Planned Residential Development proposes a density of 6.2 dwelling units per acre. The University City Community Plan shows the parcel on the east side of Genesee Avenue for a density range of 15-30 dwelling units per acre and the Planned Residential Development proposes a density of 19.23 dwelling units per acre.

2. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area and will not adversely affect other property in the vicinity. This project is subject to all the standard conditions of Planned Residential Development Permits. Additionally, this project has been extensively reviewed by the Planning Department's Urban Design Section and the alignment of the dwelling units and site layout have been revised to assimilate the project to the community on both parcels. Revegetation of manufactured slopes with native and natural species on the west parcel and conditions to mitigate impacts to existing single-family residences on the east parcel have been incorporated in the permit.

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3. The proposed use will comply with the relevant regulations in the San Diego Municipal Code. This project meets the intent and purpose of the Planned Residential Development Ordinance and satisfies all the requirements and regulations of the Municipal Code.

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

BE IT FURTHER RESOLVED, that the appeal of GENESEE GROUP, by D. Dwight Worden is denied; the decision of the Planning Commission to deny the appeal is sustained, and this Council does hereby grant to Owner/Permittee Planned Residential Development Permit No. 84-0314 in the form and with the terms and conditions as set forth in the permit attached hereto and made a part hereof.

APPROVED: John W. Witt, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:ib:632
12/31/84
Or.Dept:Clerk
PRD-84-0314
R-85-1190
Form=r.none

OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE, RECORDER

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Passed and adopted by the Council of The City of San Diego
on DEC 17 1984, by the following vote:

YEAS: Mitchell, McColl, Jones, Struiksma, Gotch, Murphy, Martinez,
Hedgecock.

NAYS: Cleator.

NOT PRESENT: None.

AUTHENTICATED BY:

ROGER HEDGECOCK
Mayor of The City of San Diego, California,

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

(SEAL)

By JUNE A. BLACKNELL, Deputy.

I HEREBY CERTIFY that the above and foregoing is a full,
true and correct copy of RESOLUTION NO. R-262197
passed and adopted by the Council of The City of San Diego,
California, on DEC 17 1984.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

(SEAL)

By June A. Blacknell, Deputy.

(Rev. 8/79)
lbc

OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE, REC-111

OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE, REC.

DOCUMENT NO. PRD-84-0314
 FILED 4-22-85
 OFFICE OF THE CITY CLERK
 SAN DIEGO, CALIFORNIA

Approved by R-262197 on 12-17-84
 (PERM PRD-84-0314-0)

Angelucci Development, Inc.,
 Owner/Permittee
 Planned Residential Develop-
 ment Permit
 PRD por. of P.L. 1272, 1277,
 and 1278 on the east and west
 sides of Genessee Ave. be-
 tween Governor Dr. and Rose
 Canyon

cc: Planning 4A
 Zoning 300
 Bldg. Inspection 301

Owner/Permittee:

A.D.W. - Angelucci
 9191 Towne Centre Drive
 Suite L-103
 San Diego, CA 92122-
 1287

NO FEE

85-138986

RECEIVED
 OFFICIAL RECORDS
 OF SAN DIEGO COUNTY

1985 APR 23 PM 2:59

VERA L. LYLE
 COUNTY CLERK

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PARKING CALCULATIONS									
	AUTOMOBILE SPACES REQUIRED					MOTORCYCLE SPACES REQUIRED		BICYCLE SPACES REQUIRED	
	PER DWELLING UNIT	AUTOMOBILE PARKING REQUIRED	AUTOMOBILE COMMON AREA PARKING (15%)	VAN ACCESSIBLE SPACES	ACCESSIBLE SPACES	PER DWELLING UNIT	MOTORCYCLE SPACES REQUIRED	PER DWELLING UNIT	BICYCLE SPACES REQUIRED
EXISTING									
65 TWO BEDROOM UNITS	2	130	19.5			0.1	6.5	0.5	32.5
10 ONE BEDROOM UNITS	1.5	15	2.25			0.1	1	0.4	4
PROPOSED									
1 THREE BEDROOM UNIT	2.25	2.25	0.34			0.1	0.1	0.6	0.6
15 2 BEDROOM UNITS	2	30	4.5			0.1	1.5	0.5	7.5
2 ONE BEDROOM UNITS	1.5	3	0.45			0.1	0.2	0.4	0.8
TOTAL REQUIRED		180.25	27	1	3		9.3		45.4
TOTAL PROPOSED		180	27	1	3		9		45

*All parking areas throughout the entire site, including, but not limited to required dimension and number of parking spaces and driveways are in conformance with Chapter 14, Article 7, Division 5 of the current San Diego Municipal Code. Specifically sections 142.0510, 142.0525 and 142.0560.



PROPOSED 18 UNIT ADDITION

SITE PLAN 1" = 30'-0"

ATTACHMENT 5

AUGUSTO ANGELUCCI
ARCHITECT
9865 MESA RIM ROAD SUITE 215
SAN DIEGO, CA 92021
PH: (858) 450-0866
FAX: (858) 450-0866



UNIVERSITY TERRACE EAST ADDITION
SANTA DANIELA'S GARDEN

5205-5245 GENESEE COVE
SAN DIEGO, CA 92122

REVISIONS	
No.	Date

SHEET NAME
SITE PLANS

SHEET NUMBER
A1.0

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION VACATING GENESEE COVE (RIGHT-OF-WAY VACATION NO. 1293418 WITH RESERVATION OF EASEMENT - PROJECT NO. 334934).

WHEREAS, California Streets and Highways Code section 8320 *et seq.* and San Diego Municipal Code section 125.0901 *et seq.* provide a procedure for the vacation of public rights-of-way by City Council resolution; and

WHEREAS, LUIGI ANGELUCCI filed an application to vacate Genesee Cove, being described as Right-of-Way Vacation No. 1293418; and

WHEREAS, Right-of-Way Vacation No. 1293418 is located on property owned by University Terrace East, a California limited partnership; and

WHEREAS, in connection with Right-of-Way Vacation No. 1293418, the City desires to reserve and except a public easement(s); and

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

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

BE IT RESOLVED, by the Council of the City of San Diego, that with respect to Right-of-Way Vacation No. 1293418, the Council finds:

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

The land is no longer needed as public right-of-way and is not needed to provide public circulation or public services. The public right-of-way was originally acquired for circulation, access and public services in the year 1985, yet the street is a short cul-de-sac which serves one property developed with apartments. The street has never served a local circulation need. The neighborhood and community have several existing improved public rights-of-way that provide the public circulation necessary to the community and Genesee Cove is not needed for providing public circulation. Public water and sewer services are provided throughout the community and Genesee Cove is not needed for providing water or sewer services. Electricity, telephone, cable and other services are provided through other easements and rights-of-way in the community. Genesee Cove is not needed for these other services.

As such, the existing public right-of-way will no longer be necessary and will have no prospective use. There is no present or prospective public use for the public right-of-way, either for the purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

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

Presently the public right-of-way serves only one property developed with an apartment complex. The property adjacent to the right-of-way will benefit by the vacation of the existing right-of-way as the properties will become larger and will control, maintain and be responsible for and liable for this area of land. The City of San Diego and the County of San Diego will benefit by the increase of property value by increasing the area of privately owned land subject to property tax and the incremental increase to the tax base. With an increase of tax revenue the general public will benefit by the vacation of the existing right-of-way by the increase of available funds for public purposes. The public will benefit by the reduction of liability to the City of San Diego from land it controls yet gains no significant benefit or use. The adopted University Community Plan designates the site for residential development. In that the use of the land for public right-of-way purposes has never served a circulation need, it is in the public interest to vacate the right-of-way and transfer responsibility of right-of-way to the adjacent property owner. Further the public will benefit by the vacation of the public right-of-way by the increase in property value. The public will benefit by the vacation of the public right-of-way.

(c) The vacation does not adversely affect any applicable land use plan.

The adopted University Community Plan identifies this public right-of-way for residential development. The vacation of the public right-of-way will facilitate the fullest and highest use of the property as designated by the community plan. For these reasons the proposed vacation of the public right-of-way is consistent with the policies and goals of the adopted within the University Community Plan and will not adversely affect the University Community Plan.

(d) The public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation.

The public right-of-way was originally acquired for circulation, access and public services in the year 1985, yet the street is a short cul-de-sac which serves one property developed with apartments. The street has never served a local circulation need. The neighborhood and community have several existing improved public rights-of-way that provide circulation necessary to the public within and through the community and Genesee Cove is not needed to provide public circulation. Public water and sewer services are provided throughout the community and Genesee Cove is not needed to provide water or sewer services. Electricity, telephone, cable and other services are provided through other easements and rights-of-way in the community. An easement for public utilities will be reserved over the all of the area for the benefit of the public and franchise utility companies. There is no other use of a like nature for this specific right-of-way which can be reasonably anticipated and the purpose for which the right-of-way was originally acquired will no longer exist.

BE IT FURTHER RESOLVED, that Right-of-Way Vacation No. 1293418, in connection with Planned Development Permit No. 1175450, as more particularly described in the legal description marked as Exhibit "A" and shown on Drawing No. 38049-B, marked as Exhibit "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated subject to the following condition(s) which are made a part of this resolution; the owner shall relocate the existing franchise utility facilities to the satisfaction of Time Warner Cable and the City Engineer.

BE IT FURTHER RESOLVED, that the City of San Diego reserves and excepts from Right-of-Way Vacation No. 1293418 a permanent easement for public utility and

telecommunications purposes, as more particularly described hereinafter as a general utility easement for public utilities and telecommunications and access for said utilities.

BE IT FURTHER RESOLVED, that the easements reserved herein are in, under, over, upon, along, and across that portion of Genesee Cove, vacated by this Document and as more particularly described in the legal description marked as Exhibit "A" and shown on Drawing No. 38049-B, marked as Exhibit "B."

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the Office of the County Recorder.

APPROVED: JAN I. GOLDSMITH, City Attorney

By

Shannon Thomas
Deputy City Attorney

[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept:DSD
JO: 24004006
Drawing No. 38049-B
Document No:

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION SUMMARILY VACATING SEWER AND
WATER EASEMENT NO. 1295509.

WHEREAS, California Streets and Highways Code section 8330 *et seq.* San Diego Municipal Code section 125.1001 *et seq.* provide a procedure for the summary vacation of public easements by City Council resolution; and

WHEREAS, it is proposed that Sewer and Water Easement Vacation No. 1295509 be vacated; and

WHEREAS, the easement has been superseded by relocation and there are no other public facilities located within the easement; and

WHEREAS, the easement does not contain public utility facilities; and

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

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

BE IT RESOLVED, by the Council of the City of San Diego, that with respect to Sewer and Water Easement Vacation No. 1295509, the Council finds that:

(a) There is no present or prospective public 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.

Public water and sewer services are provided throughout the community and the property located at 5210-5245 Genesee Cove in the RM-2-5 Zone of the University Community Plan area is not needed to provide water or sewer services. The owner will cause the sewer and water lines to be relocated within the public right-of-way of Genesee Avenue at his sole expense to the satisfaction of the Director of Public Utilities and the City Engineer. The easement has no other utility or public use of a like nature.

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

In that public water and sewer services are provided throughout the community and the property located at 5210-5245 Genesee Cove in the RM-2-5 Zone of the University Community Plan area is not needed to provide water or sewer services and the owner will cause the sewer and water lines to be relocated within the public right-of-way of Genesee Avenue at his sole expense to the satisfaction of the Director of Public Utilities and the City Engineer, the easement has no other utility or public use of a like nature. With the relocation of the sewer and water lines to the public right-of-way of Genesee Avenue, the land area of the present easement has no public benefit and the public will benefit from the vacation by the development of the site in association with Planned Development Permit No. 1175450.

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

The adopted University Community Plan identifies the land area of this public utility easement for residential development. The vacation of the public utility easement will facilitate the fullest and highest use of the property as designated by the community plan. For these reasons the proposed vacation of the public utility easement is consistent with the policies and goals of the adopted within the University Community Plan and will not adversely affect the University Community Plan.

(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.

In that the sewer and water lines will be relocated within the public right-of-way of Genesee Avenue, the land area of the present easement becomes of no public benefit and the public will benefit from the vacation by the development of the site in association with Planned Development Permit No. 1175450. Further, with the relocation of the sewer and water lines the purpose for which the easement was originally acquired will cease to exist.

BE IT FURTHER RESOLVED, that the sewer and water easement located within property located at 5210-5245 Genesee Cove in connection with Planned Development Permit No. 1175450, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 38048-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 said easement vacation is conditioned upon the relocation of certain sewer and water lines in connection with Planned Development Permit No. 1175450 to the satisfaction of the Director of Public Utilities and the City Engineer. In the event this condition is not completed within three years following the adoption of this resolution, then 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 certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the office of the County Recorder.

APPROVED: JAN I. GOLDSMITH, City Attorney

By

Shannon Thomas
Deputy City Attorney

[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept:DSD

JO: 24004006

Drawing No. 38048-B

R-Error! Reference source not found.

DRAFT

CITY COUNCIL RESOLUTION NO. R-(to be filled in)
PLANNED DEVELOPMENT PERMIT NO. 1175450
amending Planned Residential Development Permit No. 84-0314
UNIVERSITY TERRACE EAST PROJECT NO. 339494

WHEREAS, UNIVERSITY TERRACE EAST, a California Limited Partnership, Owner/Permittee, filed an application with the City of San Diego for a permit to amend Planned Residential Development Permit No. 84-0314 to construct eighteen additional residential apartments on a site containing seventy-five apartments for a total of 93 apartments (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1175450), on portions of a 3.76 acre site;

WHEREAS, the project site is located at 5210-5245 Genesee Cove in the RM-2-5 Zone of the University Community Plan area;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 13877, in the City of San Diego, County of San Diego, State of California, recorded in the Office of the County Recorder for San Diego County on July 25, 1985 as File No. 85-265701 of Official Records;

WHEREAS, on June 11, 2015, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1175450, and pursuant to Resolution No. (to be filled in) voted to recommend approval of the Permit; and

WHEREAS, on V13 - DATE, the City Council of the City of San Diego considered Planned Development Permit No. 1175450 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the City Council adopts the following written Findings, dated V19 - DATE.

FINDINGS:

Planned Development Permit - Section 126.0604

1. The proposed development will not adversely affect the applicable land use plan. The University Terrace East project proposes to amend the prior PRD 84-0314 to allow demolition of on-site surface parking and construction of eighteen additional apartment units in a two story building over one level of parking.

The project site is designated Medium Density Residential by the University Community Plan for development at a density range of 15-30 dwelling units per acre. The proposed addition of 18 dwelling units on the 3.76 acre site, for a total of 93 dwelling units, would result in a density of 25 dwelling units per acre. The proposed project's density is consistent with the community plan's residential land use designation for this site.

The Urban Design Element of the University Community Plan divides the planning area into four major subareas. The project site is located within the South University Subarea. The major objective for development in the subarea is to guide the development of remaining vacant land and the redevelopment of urbanized properties in a manner that enhances the residential quality of South University. This would be accomplished through insuring that the massing, height and form of new infill projects are similar in character and reflect the massing, scale, height and form of existing surrounding development. Additionally, the color and building materials should blend harmoniously with surrounding developments.

The proposed project has been designed to be similar in scale, height and form of the existing surrounding multi-dwelling unit development and incorporates similar color and building materials so as to blend with existing development. As designed, the proposed project would be consistent with the main objective for infill development within the South University Subarea.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The University Terrace East project proposes to amend the prior PRD 84-0314 to allow demolition of on-site surface parking and construction of eighteen additional apartment units in a two story building over one level of parking.

The Project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the project for this site contains specific conditions addressing the project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls, the review of all construction plans by professional staff to determine construction will comply with all regulations and the inspection of construction to assure construction permits are implemented in accordance with the approved plans and the final construction will comply with all regulations. These requirements will assure the continued health, safety and general welfare of persons residing or working in the area.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code. The University Terrace East project proposes to amend the prior PRD

84-0314 to allow demolition of on-site surface parking and construction of eighteen additional apartment units in a two story building over one level of parking.

The Project requires three actions for approval; a Public Right-of-way Vacation, an Easement Vacation and a Planned Development Permit. The existing public right-of-way of Genesee Cove does not serve the public transportation needs and is required to be vacated. The proposed new building would be located over an existing water and sewer easement and requires vacation of the easement and relocation of the water and sewer lines. A Planned Development Permit is required to amend the prior PRD 84-0314 to allow construction of eighteen additional apartments on the site. The project is consistent with all relevant development regulations of the RM-2-5 Zone, any supplemental regulations and no deviations or variances are required to approve the project.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the City Council, Planned Development Permit No. 1175450 is hereby GRANTED by the City Council to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1175450, a copy of which is attached hereto and made a part hereof.

APPROVED: JAN GOLDSMITH, City Attorney

By _____
Shannon Thomas
Deputy City Attorney

MJL:pev
INSERT Date
Or.Dept:DSD
R-2014- INSERT
Form=r-t.frm(61203wct)

Job Order No. 24004006

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004006

PLANNED DEVELOPMENT PERMIT NO. 1175450
UNIVERSITY TERRACE EAST PROJECT NO. 339494
amending Planned Residential Development Permit No. 84-0314
City Council

This Planned Development Permit No. 1175450, amending Planned Residential Development Permit No. 84-0314, is granted by the City Council of the City of San Diego to UNIVERSITY TERRACE EAST, a California limited partnership, Owner/Permittee, pursuant to San Diego Municipal Code section 126.0604. The 3.76 acre site is located at 5210-5245 Genesee Cove in the RM-2-5 Zone of the University Community Plan area. The project site is legally described as Parcel 1 of Parcel Map No. 13877, in the City of San Diego, County of San Diego, State of California, recorded in the Office of the County Recorder for San Diego County on July 25, 1985 as File No. 85-265701 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish existing surface parking and construct eighteen additional residential apartments on a site containing seventy-five apartments for a total of 93 apartments described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date], on file in the Development Services Department.

The project shall include:

- a. Demolish existing surface parking and construct eighteen additional residential apartments on a site containing seventy-five apartments for a total of 93 apartments on the property;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and

- d. 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 (3 years from final approval).
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

AFFORDABLE HOUSING REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

12. The project proposes to export 6,380 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
14. Prior to the issuance of any building permits, the Owner/Permittee shall vacate the sewer and water easement in a portion of Parcel 1 of Parcel Map 13877, satisfactory to the City Engineer.
15. Prior to the issuance of any building permits, the Owner/Permittee shall vacate the Genesee Cove Right-of-Way in a portion of Parcel 1 of parcel Map 13877, satisfactory to the City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to close the non-utilized portions of the vacated Genesee Cove Right-of-Way with current City Standard curb, gutter and sidewalk, satisfactory to the City Engineer.
17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of two current City Standard twenty-six foot wide concrete driveways, adjacent to the site on Genesee Avenue, satisfactory to the City Engineer.
18. Prior to the issuance of any building permits, the Owner/Permittee shall grant to the City an irrevocable offer of dedication for Right-of-Way purposes to provide a sixty foot centerline-to-property line distance, adjacent to the site on Genesee Avenue, 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 San Diego Municipal Code, into the construction plans or specifications.
21. Prior to the issuance of any construction permit the Owner/Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.

LANDSCAPE REQUIREMENTS:

22. Prior to issuance of any engineering permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards, to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to the Exhibit "A."
23. Prior to issuance of any engineering permit for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a forty square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
24. In the event a foundation-only permit is requested, the Owner/Permittee shall submit a site plan or staking layout plan identifying all landscape areas consistent with Exhibit "A." All landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'
25. Prior to issuance of any building permit, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A." Construction plans shall show, label, and dimension a forty square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).
26. Prior to issuance of any building permit, the Owner/Permittee shall submit a water budget in accordance with the Water Conservation Requirements per SDMC 142.0413, Table 142-04I, to be included with the construction documents. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual prior to final inspection. The irrigation audit shall certify all irrigation systems have been installed and operate as approved by the Development Services Department.
27. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.
28. If any required landscape, including existing or new plantings, hardscape, landscape features, et cetera, indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace the required landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within thirty days of damage.

GEOLOGY REQUIREMENTS:

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

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 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 building permits, the Owner/Permittee shall grant to the City an Irrevocable Offer of Dedication of 6 feet to 9 feet for right-of-way purposes for Genesee Avenue, satisfactory to the City Engineer. The additional right of way is to ensure a 60 foot property line to centerline along the entire project frontage.

34. No fewer than 180 off-street parking spaces shall be permanently maintained on the multi-family site within the approximate location shown on the Exhibit "A," including 3 standard accessible and 1 van accessible. Additionally, a minimum of 9 motorcycle and 44 bicycle spaces shall be provided on site. All on-site parking spaces and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Director of DSD.

35. The existing northern driveway shall be gated and used for emergency access only, satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

36. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond the design and construction of all public water and sewer facilities as shown on the approved Exhibit "A," in a manner satisfactory to the Public Utilities Director and the City Engineer.

37. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond the design and construction of a sewer water main as shown on approved Exhibit "A," in a manner satisfactory to the Public Utilities Director and the City Engineer.

38. The Owner/Permittee must grant water and sewer easements and vacate portions of the existing water and sewer easements, as shown on the approved Exhibit "A," satisfactory to the Public Utilities Director and the City Engineer.

39. The Owner/Permittee shall process encroachment maintenance and removal agreements for all acceptable encroachments into the water and sewer easement including, but not limited to, structures, enhanced paving, and landscaping. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.

40. All proposed private plumbing facilities located outside of the public right-of-way or public easements must be designed and constructed in accordance with the California Plumbing Code. These facilities will be reviewed for California Plumbing Code compliance during the building permit plan check process.

41. No tree or shrub expected to exceed three (3) feet in height at maturity shall be planted or retained within five (5) feet of any public water facility, or within ten (10) feet of any public sewer facility.

INFORMATION ONLY:

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

APPROVED by the City Council of the City of San Diego on[**INSERT Approval Date**] and [Approved Resolution Number].

Permit Type/PTS Approval No.: PDP No. 1175450
Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

John S. Fisher
Development Project Manager
Development Services Department

**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.

UNIVERSITY TERRACE EAST,
a California Limited Partnership
Owner/Permittee

By _____
Luigi Angelucci
Managing Partner

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

University Terrace East

PTS#334934

Remaining Project Plans

(under separate cover)

UNIVERSITY COMMUNITY PLANNING GROUP
University Town Center – Forum Hall
Executive Committee Monthly Meeting – Tuesday, **February 10, 2015**
Minutes(Final)

Directors present: Janay Kruger (JK) (Chair), Meagan Beale (MB) (Vice-Chair), Andrew Wiese (AW), Nancy Groves (NG), John Bassler (JB), Caryl Lees Witte (CW), Nan Madden (NM), Alison Barton (AB), Ash Nasser (AN), George Lattimer (GL), Kristopher Kopensky (KK), Donna Andonian (DA), Petr Krysl (PK), Ryan Perry (RP), Bruce Rainey (BR), Jason Moorhead (JM), Juan Lias (JL), and Anu Delouri (AD).

Directors absent: Sam L. Greening, Jr. (SG), and Dan Monroe (DM).

1. **Call Meeting to Order** – Janay Kruger, Chair, at 9:06 PM
2. **Pledge of Allegiance followed by Moment of Silence**
3. **Agenda: Call for additions/deletions: Adoption**
 - a. Item 8 is continued until March
Motion: Motion to amend item 8 and approve agenda as presented otherwise by NG and seconded by JB.
Vote: Unanimous.
4. **SDPD –**
 - a. 24 Car prowls in the area, reminder not to leave visible packages inside your vehicle
5. **Announcements - Chair Letters/Meetings**
 - a. We were going to appoint someone to the resigned seat but bylaws have changed
 - b. If the seat is open within 90 days of election then candidate must run for election
 - c. If there are two openings we must have an election
 - d. Kyle has resigned as he is no longer a student
 - e. Petr is termed out but Chancellor will appoint Petr to the faculty position
 - f. New facility finance person, Frank assigned in January
 - g. We will work with him on the community plan amendment
 - h. City is updating bylaws for planning group
 - i. These changes are small and copies are available
 - j. JK wants to appoint DA, MB, and JK to review and make recommendations
 - k. CPC is updating land use code, more information in packet provided to Directors
 - l. Regency Center CPA also in packet
 - m. Review nominees:
 - a. R1-B Andrew Wiese –spoke
 - b. R2-B Alison Barton – spoke
 - c. R3-B Roger Cavanaugh – spoke
 - d. R3-C Alice Buck – spoke
 - e. B1-B Caryl Lees Witte- spoke
 - f. B2-B George Lattimer- spoke
 - g. B3-B Bruce Rainey- spoke
 - n. Reminder that write ins are not allowed so if there are no other candidates by midnight tonight these candidates do not have someone running against them
 - o. The next three years will have likely a dozen projects.
6. **Updates:**
 - a. **UCSD –** Anu Delouri
 - a. Community Group update is available on website
 - b. Information available regarding a new building built in conjunction with Bio-Med Realty Trust
 - b. **Membership Report –** John Bassler
 - a. Review of membership and election rules

- c. **Councilperson Sherri Lightner Office** – Janie Hoover
 - a. City approved a city wide asphalt overlay project, will effect Lebon, University Center lane, Palmia drive, Charmont, Porte depalmas, timing is next five months
 - b. Swanson pool will now open in March versus April
 - c. Investigating poles that have been installed. JK: gave history of approval
 - d. Investigating foul odor experienced jmhoover@sandiego.gov
- d. **Supervisor Dave Roberts** – Wesley Moore (Absent)
- e. **State Senator Marty Block** – Hilary Nemchik (Absent)
- f. **Assemblywoman Toni Atkins** – Deanna Spain (Absent)
- g. **52nd District, Congressman Scott Peters** – Hugo Carmona (Absent)
- h. **Planning Department** – Dan Monroe(Absent)
- i. **MCAS Mirimar** – Juan Lias
 - a. Juan available for questions

7. Approval of Minutes – January 2015

- a. NG recommended adding more information on bike paths in item 10
 - b. Spelling correction to item 6, DA instead of DJ for Donna
- Motion:** Motion to approve as amended by NM and seconded by DA.
Vote: Unanimous.

8. Public Comment –

- a. None

9. Action Item: Spectrum One and Two, Alexandria Real Estate

Presenters: Jon Olson, DGA-MV Architect

- a. 3033 and 3013 Science Parkway Torrey pines road intersection
- b. One building already refurbished
- c. Demoing one building and parking structure rebuilding smaller
- d. Demolishing a second parking structure and rebuilding it
- e. 3 per 1000 parking ratio in new garage
- f. Reducing trips
- g. Been through review process
- h. PK: Q:How does it open to canyon? A: lobby opens up to canyon
- i. GL: Q: Square footage? A: Reducing from 170k rsf to 160k rsf
- j. Public: Q: What are you planting? A: California natives, drought tolerance planting, Torrey pines, no Mexican fan palms
- k. Public: Q: Will it be solar? A: We are exploring solar roofs and canopies
- l. Public: Q: Fire suppression? A: Fully sprinklered building built to code
- m. LEED gold certified targeted
- n. JK: meeting City's requirements, building LEED gold

Motion: Motion to approve as presented by PK and seconded by NM.

Vote: 14 for and 2 recusals, motion passed.

10. Action Item: Alegria Real Estate, 10 lot subdivisions and PDP

Presenters: Brad Tuck, Algeria, COO

- a. Review of project
- b. JB: Q: Why should we grant you the deviation in lot width? A: We are developing 10 instead of 19 homes
- c. Public: Q: Is there access to Regents for pedestrians? A: We are building sidewalk along Regents, there will be a 14' set back before the sound wall
- d. Public: Comments in opposition to the height of the projects obscuring in place residents views
- e. Public: Concern on water, recommends UCPG require reclaimed water
- f. JB: Q: On retaining wall height. A: Maximum 10' Q: Are there other boundary fences? A: No based on feedback
- g. PK: Q: Is there a speaker that wants to summarize the issues? A: Public, more questions on details of project
- h. Public: Can you tell us more about Alegria and its success in SD? A: Through the recession we bought and sold distressed homes, this is our first project of this type together. Individually

have done many different projects

- i. JK: Reminder that we have to keep the decisions to land use. The City has approved but there have been changes
- j. Public comment about lot width being a variance from allowable minimum width from City
- k. Other Public comments and concerns are:
 - a. Traffic
 - b. Emergency response
 - c. Concerned about high risk fire requirements
 - d. Would like to understand cross sections of elevations and Regents elevation
 - e. Noise issues
 - f. Understand changes made to pad depth and building heights
 - g. Community character
 - h. Maintenance considerations
- l. CW: what prices are you thinking of?
- m. Discussion, GL: Hard pressed to disapprove as it conforms to the community plan
- n. AW: Appreciates Alegria being somewhat cooperative but haven't addressed all concerns brought in front of the board in the past, some of what has also been shared tonight. Also concerned about the community being private
- o. NM: concerned about pedestrians and the sidewalk

Motion: Motion to recommend denial of the project by JB and seconded by MB.

Vote: 10 for, 4 against, 1 abstention, motion passed.

→ **11. Action Item:** University Terrace East, 18 units, amend project, amend application, CEQA exemption

Presenters: Matt Peterson, Peterson & Price, Luigi Angelucci, Owner

- a. Review of project and changes
- b. Discussion on original permit and covenant
- c. Addressing previous concerns
- d. Changed unit mix
- e. Reduced size of building
- f. Removed the roof deck
- g. Balconies facing neighbors removed
- h. Shifted parking area near current homes
- i. Reduced units 50 percent
- j. Will or will not put in parking gates
- k. Reduced traffic to 108 ADT's
- l. RP: Q: Parking? A: Discussed
- m. Public: Gate questions, A: Owner willing to add gates if requested
- n. PK: Comment on ingress. A: Not sure city will allow recommended change, grade precludes
- o. JK: Reading email from public, concern on not enough parking? A: Adding underground, adding parking spaces.
- p. Q: Why did you hire an attorney? A: He is a much better speaker and is advising
- q. BR: Fire access? A: Answered
- r. JB : What is the net change in parking. A: Required is 180, providing 180
- s. Public presentation
- t. Public: Comment on safety and the attractiveness of the project
- u. Public Comment: Feels project is disingenuous 30 years ago this project was negotiated and now they want to change it
- v. Public : Concerned on density and safety
- w. NG: Where is the outdoor space?
- x. AB: Comment on traffic and how more apartments are needed. Are you expecting school or families? A: Currently predominantly families.

Motion: Motion to approve as presented by AB and seconded by GL.

Vote: 8 in favor, 4 opposed, 2 abstentions. Motion passed.

12. Ad Hoc Committee Reports

- a. Bicycle Committee - Petr Krysl and Andy Wiese
 - a. No report
- b. Fire Station Committee - Ash Nasari
 - a. No report
- c. High Speed Rail - Sam Greening
 - a. No report
- d. Mid Coast Trolley - Janay Kruger
 - a. No report

13. Old Business/New Business

14. Adjourn – 7:55 pm

Submitted by:

Kristopher J. Kopensky, Secretary
University Community Planning Group



THE CITY OF SAN DIEGO

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

Ownership Disclosure Statement

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

Project Title

UTE Addition

Project No. For City Use Only

334934

Project Address:

5205-5245 Genesee Cove, San Diego, CA 92122

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

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

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

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

Legal Status (please check):

☐ Corporation
 ☒ Limited Liability -or-
 ☐ General) What State? CA
 Corporate Identification No. 33-0091154

☒ 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): University Terrace East, LP <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 9865 Mesa Rim Rd, Suite 215 City/State/Zip: San Diego, CA 92121 Phone No: Fax No: 858-450-0866 858-450-0875 Name of Corporate Officer/Partner (type or print): Danielle Warren Angelucci Title (type or print): Limited Partner Signature : Date:	Corporate/Partnership Name (type or print): Universitiy Terrace East,LP <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 9865 Mesa Rim Rd, Suite 215 City/State/Zip: San Diego, CA 92121 Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Augusto Angelucci Title (type or print): Limited Partner Signature : <i>Augusto Angelucci</i> Date: <i>8/7/2013</i>
Corporate/Partnership Name (type or print): University Terrace East, LP <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 9865 Mesa Rim Rd, Suite 215 City/State/Zip: San Diego, CA 92121 Phone No: Fax No: 858-450-0866 858-450-0875 Name of Corporate Officer/Partner (type or print): Wayne Warren Angelucci Title (type or print): Limited Partner Signature : Date:	Corporate/Partnership Name (type or print): University Terrace East, LP <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 9865 Mesa Rim Rd, Suite 215 City/State/Zip: San Diego, CA 92121 Phone No: Fax No: 858-450-0866 858-450-0875 Name of Corporate Officer/Partner (type or print): Colleen Angelucci Title (type or print): Limited Partner Signature : Date:
Corporate/Partnership Name (type or print): University Terrace East, LP <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 9865 Mesa Rim Rd, Suite 215 City/State/Zip: San Diego, CA 92121 Phone No: Fax No: 858-450-0866 858-450-0875 Name of Corporate Officer/Partner (type or print): Magda Bornemisza Title (type or print): Limited Partner Signature : Date:	Corporate/Partnership Name (type or print): University Terrace East, LP <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 9865 Mesa Rim Rd, Suite 215 City/State/Zip: San Diego, CA 92121 Phone No: Fax No: 858-450-0866 858-450-0875 Name of Corporate Officer/Partner (type or print): Zippon, Inc Title (type or print): Limited Partner Signature : Date:

Attachment to DS-318 Owner's Statement**University Terrace East, LP**

General Partner	Ownership
Angelucci Development	1.00000%

Limited Partners

Augusto & Colleen Angelucci	66.11444%
Wayne & Danielle Warren Angelucci	32.55223%
Zippon Corporation	
Magda Bornemisza	0.33333%

Total 100.00000%

Angelucci Development, Inc

Augusto & Colleen Angelucci	50%
Wayne & Danieele Angelucci	50%

Total 100.00000%

Zippon, Inc

Luigi Angelucci	100%
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Total 100.00000%

PROJECT DATA SHEET

PROJECT NAME:	University Terrace East	
PROJECT DESCRIPTION:	Amend prior approval to allow 18 additional apartments.	
COMMUNITY PLAN AREA:	University	
DISCRETIONARY ACTIONS:	PROW Vacation, Easement Vacation & Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Medium Density Residential	
<u>ZONING INFORMATION:</u> ZONE: RM-2-5 HEIGHT LIMIT: 40-foot maximum height limit. LOT SIZE: 6,000 square-foot minimum lot size. FLOOR AREA RATIO: 1.35 maximum. FRONT SETBACK: 15 feet minimum. SIDE SETBACK: 5 feet minimum. STREETSIDE SETBACK: 10 feet minimum. REAR SETBACK: 15 feet minimum. PARKING: 180 total on site.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low Density Residential; RS-1-7	Residential
SOUTH:	Neighborhood Commercial; CN-1-2	Commercial
EAST:	Low Density Residential & Elementary School; RS-1-7	Residential & Curie Elementary School
WEST:	Low Density Residential; RS-1-7	Residential
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On February 10, 2015, the University Community Planning Board voted 8:4:2 to recommend approval.	

DEVELOPMENT SERVICES
Project Chronology
University Terrace East - PTS# 334934

Date	Action	Description	City Review Time	Applicant Response
09/10/13	First Submittal	Project Deemed Complete		
10/25/13	First Assessment Letter		38 days	
01/13/14	Second Submittal			56 days
02/06/14	Second Review Complete		18 days	
04/11/14	Third Submittal			46 days
05/09/14	Third Review Complete		20 days	
06/03/14	Fourth Submittal			17 days
06/27/14	Fourth Review Complete		18 days	
08/06/14	Fifth Submittal			28 days
08/26/14	Fifth Review Complete		14 days	
08/27/14	Sixth Submittal			1 days
09/17/14	Sixth Review Complete		15 days	
11/17/14	Seventh Submittal			43 days
12/15/14	Seventh Review Complete		20 days	
12/24/14	Eighth Submittal			7 days
01/16/15	Eighth Review Complete		9 days	
01/22/15	Ninth Submittal			3 days
02/03/15	Ninth Review Complete		8 days	
04/03/15	Tenth Submittal			43 days

Attachment 14

04/16/15	Tenth Review Complete		9 days	
04/16/15	All Issues Resolved			
06/11/15	Public Hearing		40 days	
TOTAL STAFF TIME			169 days	
TOTAL APPLICANT TIME				244 days
TOTAL PROJECT RUNNING TIME		Deemed Complete to Issues Complete	12 months and 4 days	

Please note: the Applicant made significant design changes no less than four times in response to community input and concerns.