



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** August 6, 2015

**REPORT NO.** PC-15-094

**ATTENTION:** Planning Commission, Agenda of August 13, 2015

**SUBJECT:** SILVER STREET VILLAGE HOMES - PROJECT NO. 393503  
PROCESS FIVE

**OWNER/  
APPLICANT:** EHOFF La Jolla, LLC, a Delaware Limited Liability Company

### SUMMARY

**Issue:** Should the Planning Commission recommend approval to the City Council of an application to demolish two existing commercial structures and to construct eighteen (18) attached single family residential condominium units, and associated improvements on the adjacent City-owned, non-dedicated park parcel, located at 720 Silver Street and 7601 Draper Avenue in the La Jolla Community Plan and Local Coastal Program Area?

### Staff Recommendation(s):

1. Recommend the City Council **ADOPT** Mitigated Negative Declaration No. 393503, and **ADOPT** the Mitigation, Mitigation, Monitoring, and Reporting Program; and
2. Recommend the City Council **APPROVE** Vesting Tentative Map No. 1375776 and Easement Vacation No. 1400360; and
3. Recommend the City Council **APPROVE** Coastal Development Permit No. 1375775 and Site Development Permit No. 1387447.

**Community Planning Group Recommendation:** On April 2, 2015, the La Jolla Community Planning Association voted 8-6-1 to recommend approval of the project with no conditions (Attachment 16).

**Environmental Review:** A Mitigated Negative Declaration (MND) No. 393503 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, which address potential impacts to Historical Resources (Archaeology), Noise, and Paleontological Resources. A Mitigation, Monitoring and

Reporting Program (MMRP) would be implemented with this project, which will reduce the potential impacts to below a level of 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 0.739 acre project site is located at 720 Silver Street and 7601 Draper Avenue in the LJPd-3 Zone of the La Jolla Planned District (LJPd) within the La Jolla Community Plan and Local Coastal Program Area. The zoning designation allows for community serving retail/office and encourages residential use. The zone restricts residential development to a maximum 29 dwelling units per acre (DU/AC). The community plan designates the proposed project site for Medium High Density Residential use at 30-45 du/ac. The project site, occupying 0.739 acres, could accommodate 21 dwelling units based on the underlying zone and 22-33 dwelling units based on the community plan.

This project is subject to the requirements of the City's Inclusionary Affordable Housing Regulations (Chapter 14, Article 2, Division 13 of the San Diego Municipal Code), and the payment of Affordable Housing fees are due at the time of building permit issuance.

## **BACKGROUND**

The 0.739 acre project site is located 720 Silver Street and 7601 Draper Avenue (Attachment 1 and 2), in the LJPd-3 Zone of the La Jolla Planned District (Attachment 3) within the La Jolla Community Plan and Local Coastal Program Area (Attachment 4), the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Parking Impact Overlay Zone (Coastal Impact Area), the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. The LJPd-3 Zone is a multi-family zone that restricts residential development to a maximum 29 dwelling units per acre (DU/AC). The community plan designates the proposed project site for Medium High Density Residential use at 30-45 du/ac. The project site, occupying 0.739 acres, could accommodate a maximum 21 dwelling units based on the underlying zone and 22-33 dwelling units based on the La Jolla Community Plan (LJCP).

The project site is a corner lot with frontage on Silver Street and Draper Avenue. The parcel has been previously graded and developed with two existing commercial structures (a 2,800-square-foot veterinary clinic and an 11,000-square-foot United States Post Office Annex). The United States Post Office Annex was constructed in 1981, and the veterinary clinic building was constructed in 1966. A historical assessment was performed and City staff has determined that the property and associated structure would not be considered historically or architecturally significant in terms of architectural style, appearance, design, or construction associated with important persons or events in history. In addition, the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

On March 4, 1977, Conditional Use Permit (CUP) No. 14155 (Attachment 5) was approved by the Zoning Administrator of the City of San Diego. This CUP allowed for improvements, that

included landscaping and parking, to encroach into the adjacent, City-owned, non-dedicated park parcel located south of the existing tennis courts within the La Jolla Community Park. The improvements were for the proposed United States Post Office Annex building. This permit did not include any expiration date and would still apply to the parcel of land. The property is zoned OP-1-1 (Open Space-Park) and the community plan designates the site as Parks (Open Space). On June 24, 1948, a 10 foot wide drainage easement was recorded on the property pursuant to Drawing No. 3544-B (Attachment 6) and currently contains a 63 inch cast in place concrete pipe (CIPCP) public storm drain that traverses the southern portion of the parcel.

The surrounding properties have been previously graded and developed. The Bishop's School is located directly across the street to the west and is zoned LJPD-5 (Multi-Family Zone) and LJPD-6 (Cultural Zone), and the community plan designates the site as Schools (northern portion) and Medium Density Residential use at 15-30 DU/AC (southern portion). The property to the north contains a City-owned non-dedicated park parcel located south of the existing tennis courts within the La Jolla Community Park zoned OP-1-1 (Open Space-Park), and the community plan designates the site as Parks (Open Space). The properties to the east are developed with multi-family residential structures and a commercial office building, and are zoned LJPD-3, and the community plan designates the site as Medium High Density Residential use at 30-45 du/ac. The properties to the south are developed with multi-family residential structures and are zoned LJPD-5, and the community plan designates the site as Medium High Density Residential use at 30-45 du/ac and Medium Density Residential use at 15-30 du/ac.

## **DISCUSSION**

### **Project Description:**

The project proposes the demolition of two existing commercial structures (a 2,800-square-foot veterinary clinic and an 11,000-square-foot United States Post Office Annex) and the construction of three, two-story buildings with a combined square-footage of 48,905-square feet, and comprised of 18 attached multi-dwelling condominium units with 17 subterranean, two-car garages, 1 attached, two-car garage, and associated site improvements. The buildings would contain two-, three- and four-bedroom units, ranging from 1,878 square feet to 2,585 square feet. As a component of the proposed project, the project would achieve a Leadership in Energy and Environmental Design (LEED) Silver Certification as well as incorporate a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 30 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The northern portion of the property was part of Ravina Street and on July 29, 1929, this street was vacated by Resolution No. 50978. On November 21, 1929, a 10 foot wide storm drain, water, and sewer easement were recorded within portions of the vacated street; however, no utilities and/or facilities were installed within the easement. On June 24, 1948, a 10 foot wide storm drainage easement was recorded on the property pursuant to Drawing No. 3544-B (Attachment 6) and currently contains a 63 inch CIPCP public storm drain that traverses the northern portion of the parcel. The project proposes the vacation of the above referenced easements as part of the Vesting Tentative Map (VTM) and proposes the dedication of a 20 foot wide storm drain easement in the same location to comply with current City standards for the easement width. The sewer and water mains servicing the property and surrounding

development are located within the public right-of-ways on Silver Street and Draper Avenue. The proposed replacement of the existing 10 foot wide storm drain easement with a 20 foot wide easement will allow for future service and maintenance of the existing 63 inch CIPCP public storm drain. Therefore, there is no present or prospective use for the 10 foot 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 project includes the removal of the existing parking spaces and landscaping that encroaches into the adjacent, City-owned, non-dedicated park parcel located south of the existing tennis courts within the La Jolla Community Park. The area will be developed by the project into a passive landscape area and would not require vacation of the existing easement. The approval of the design and improvements for the area shall be processed through the Real Estate Assets Department and Development Services Department, and implemented under the existing CUP No. 14155. This action would not require an amendment of the CUP; however, the proposal was evaluated within Mitigated Negative Declaration (MND) No. 393503 that was prepared for the project as an off-site amenity.

Development of the proposed project requires the following approvals: Process Two Coastal Development Permit (CDP) for development within the Non-Appealable area of the Coastal Overlay Zone; a Process 4 Site Development Permit (SDP) for deviations from the development regulations for a Sustainable Building project; a Process 4 Vesting Tentative Map (VTM) for the creation of 18 condominium units; and a Process 5 Easement Vacation (EV) to vacate existing storm drain, water, and sewer easements. Because the project utilizes renewable technologies and qualifies as a Sustainable Building, the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

### **Project Related Issues:**

Deviations- The project includes a request for deviations to the development regulations for no retail uses on the ground floor, ground floor residential use in the front half of the lot, vehicle circulation or vehicle turnaround areas, the number of driveways, and driveway design and distance between the driveways. The following are the code sections and justification for the deviations (Attachment 8-Deviation Location Drawings):

No Retail Use on the Ground Floor: A deviation from San Diego Municipal Code (SDMC) Section 159.0306(a) to provide no retail uses on the ground floor where the regulation requires that projects located in Zone 3 are to provide a "minimum" of 50 percent of retail uses on the ground floor.

Justification- This portion of Silver Street and Draper Avenue is primarily developed with multi-family residential structures, a school, and park land. The community commercial/retail development is located approximately a block north and south, and east of the project site and the site is not located within a designated commercial area or district within the LJCP. The project site is located within Zone 3 and part of the intent of the regulations is to encourage residential uses to provide a transition zone to the multi-family residential areas to the west of Fay Avenue. The proposed residential development would implement the LJCP designation, goals, and objectives for the site, and would provide a larger transitional zone from the school and parks to the surrounding residential

development.

Residential Uses on the Ground Floor: A deviation from SDMC Section 159.0306(c) to allow 100 percent of the ground floors for residential use where the regulation restricts residential uses on the ground floor within the front 50 percent of the lot.

*Justification-* As stated above, the project site is located within Zone 3 and part of the intent of the regulations is to encourage residential uses to provide a transition zone to the multi-family residential areas to the west of Fay Avenue. The proposed residential development would implement the LJCP designation, goals, and objectives for the site, and would provide a larger transitional zone from the school and parks to the surrounding residential development.

Vehicle Circulation or Vehicle Turnaround Areas: A deviation from SDMC Section 142.0560(d) (3), to allow for no through vehicle circulation or vehicle turnaround areas where the regulation requires "aisles that do not provide through circulation shall provide a turnaround area at the end of the aisle that is clearly marked to prohibit parking and that has a minimum area equivalent to a parking space."

*Justification-* The gated on-site driveways and drive aisles provide access to the private garages for the residential units only, and all guest parking is provide off-site. (There are 20 on-street parking spaces adjacent to the property on Silver Street and Draper Avenue.) A red painted 'No Parking' and backup area is provided at the end of each drive aisle for the garages adjacent to the area. This requested deviation reduces the number of driveways required for the development and reduces the pedestrian vs. vehicular conflicts, which provides for a more pedestrian friendly and interaction along Silver Street and Draper Avenue.

Number of Driveways: A deviation from SDMC Section 142.0560(j)(8), to allow for two driveways on Silver Street where the regulation requires that for properties with no access to an alley, there shall be at least one driveway opening permitted per street frontage with a maximum of one driveway opening for each 100 feet of street frontage.

*Justification-* On the eastern side of the property, along Silver Street, the topography impacts the ability to provide access from the private drive aisle to the garage for the residential unit fronting Silver Street. This requested deviation is to allow for a separate driveway to access the one unit fronting Silver Street, which would be located 10 feet from the driveway servicing the 4 rear units and a 10 foot visibility area has been provided to assure pedestrian vs. vehicular safety.

Driveway Design and Distance Between: A deviation from SDMC Section 159.0405(c) and Chapter 15 Article 9 Appendix D (3), to allow for two non-standard driveways on Silver Street with a 10 foot clearance between the driveways where the regulation requires driveways to be designed to current City standards and require a minimum of 150 feet between driveways constructed along the same frontage.

*Justification-* As stated above, the topography of the site and drive aisle impacts the ability to provide access from the private drive aisle to the garage for the residential unit

fronting Silver Street. This requested deviation is to allow for a separate driveway to access the one unit fronting Silver Street, which would be located 10 feet from the driveway servicing the 4 rear units and a 10 foot visibility area has been provided to assure pedestrian vs. vehicular safety.

The proposed residential development is consistent with the purpose of the underlying zone that encourages residential uses as a transitional zone to the multi-family residential areas that are located west of Fay Avenue and would provide a larger transitional zone from the school and parks to the surrounding residential development. In addition, the project would implement the LJCP designation, goals, and objectives for the site, and would reduce the pedestrian vs. vehicular conflicts along the streets, which provides for a more pedestrian friendly and interaction along Silver Street and Draper Avenue. For all of these reasons, including the justifications listed above, the deviations are appropriate and necessary, and will result in a more desirable project than would be achieved if designed in strict conformance with the applicable development regulations.

### **Community Plan Analysis:**

The site is located within the La Jolla Community Plan area. The subject site is designated Medium High Density Residential (30-45 du/ac) in the Community Plan. The site density is further capped by a zone restriction that limits residential density to a maximum 29 dwelling units per acre. The zoning adopted by Ordinance will take precedence. The project density as proposed is in conformance with the zone.

The General Plan Conservation Element, sustainability energy goal state is for an increase in local energy independence through conservation, efficient community design, reduced consumption and efficient production and development of energy supplies that are diverse, efficient, environmentally sound, sustainable, and reliable. The project integrates sustainable features in the design construction and landscaping in conformance with the policy.

The project is well designed and addresses the street with windows, doors and garden areas. The townhomes fit within the character of the community and the location is at the edge of the La Jolla village area to allow pedestrian access to shops, services, arts, and entertainment.

### **Conclusion:**

With the approval of the requested deviations, the 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 LJCP and Local Coastal Program Land Use Plan, SDMC, and the General Plan. In addition, 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) to generate electricity needed by the buildings and its occupants. Furthermore, the project will achieve a LEED Silver certificate, which will further implement conservation efforts associated for the proposed development.

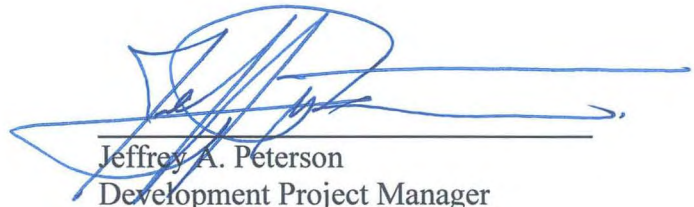
## ALTERNATIVE

1. Recommend the City Council **ADOPT** Mitigated Negative Declaration No. 393503, and **ADOPT** Mitigation, Mitigation, Monitoring, and Reporting Program; and **APPROVE** Vesting Tentative Map No. 1375776, Easement Vacation No. 1400360, Coastal Development Permit No. 1375775 and Site Development Permit No. 1387447, **with modifications.**
2. Recommend the City Council **NOT ADOPT** Mitigated Negative Declaration No. 393503, and **DO NOT ADOPT** Mitigation, Mitigation, Monitoring, and Reporting Program; and **DENY** Vesting Tentative Map No. 1375776, Easement Vacation No. 1400360, Coastal Development Permit No. 1375775 and Site Development Permit No. 1387447, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake  
Assistant Deputy Director  
Development Services Department



Jeffrey A. Peterson  
Development Project Manager  
Development Services Department

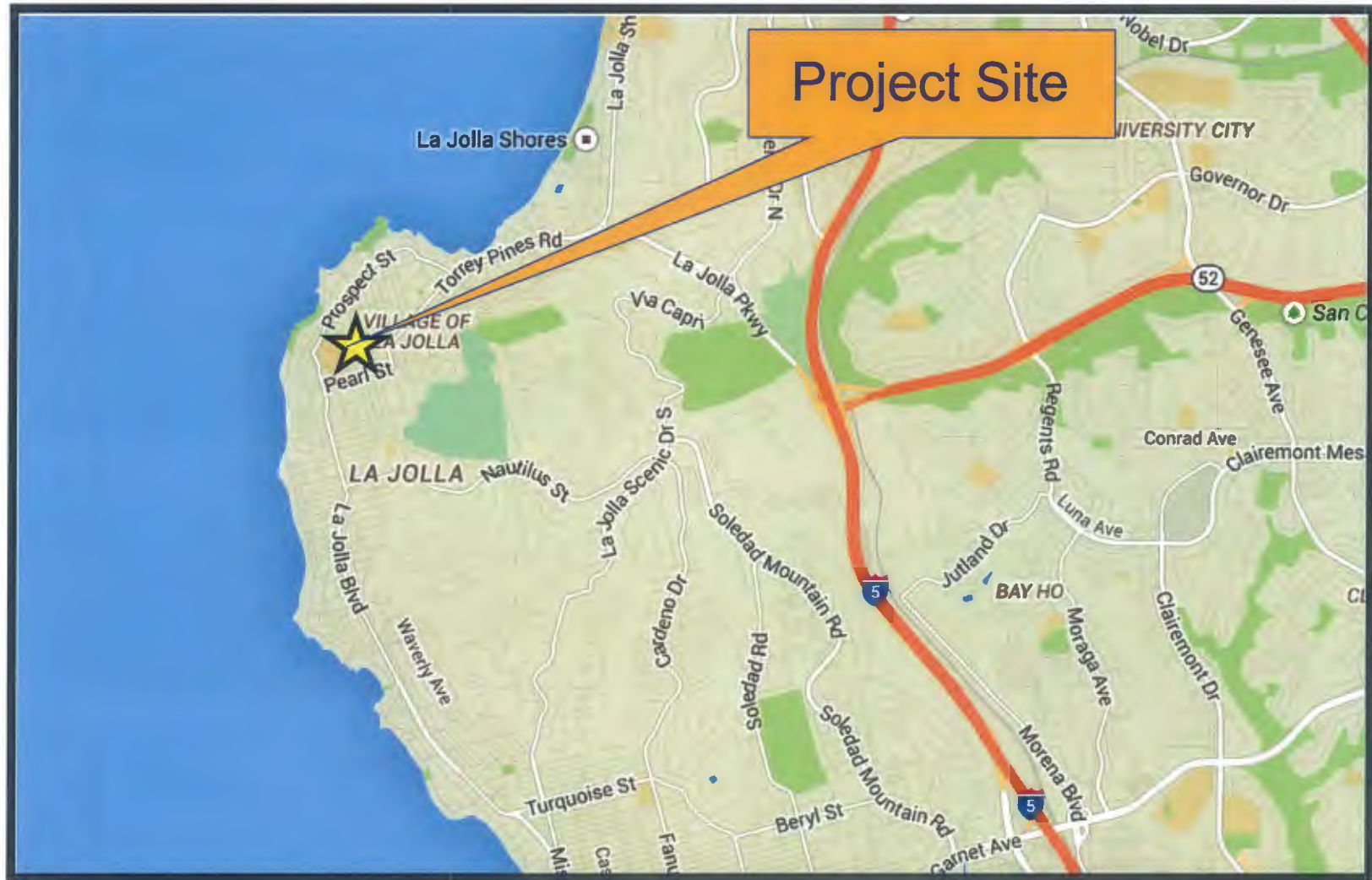
WESTLAKE/JAP

Attachments:

1. Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. CUP No. 14155
6. Drainage Easement Drawing No. 3544-B
7. Project Data Sheet
8. Deviation Location Drawings
9. Draft CDP and SDP Resolution with Findings
10. Draft CDP and SDP Permit with Conditions
11. Draft VTM, and EV Resolution with Findings
12. Draft VTM and EV Conditions
13. Draft Environmental Resolution with MMRP
14. Draft Planning Commission Resolution
15. Project Plan
16. Community Planning Group Recommendation
17. Ownership Disclosure Statement

Internal Order No. 24005220





## Location Map

**Silver Street Village Homes - Project No. 393503**  
**720 Silver Street and 7601 Draper Avenue**





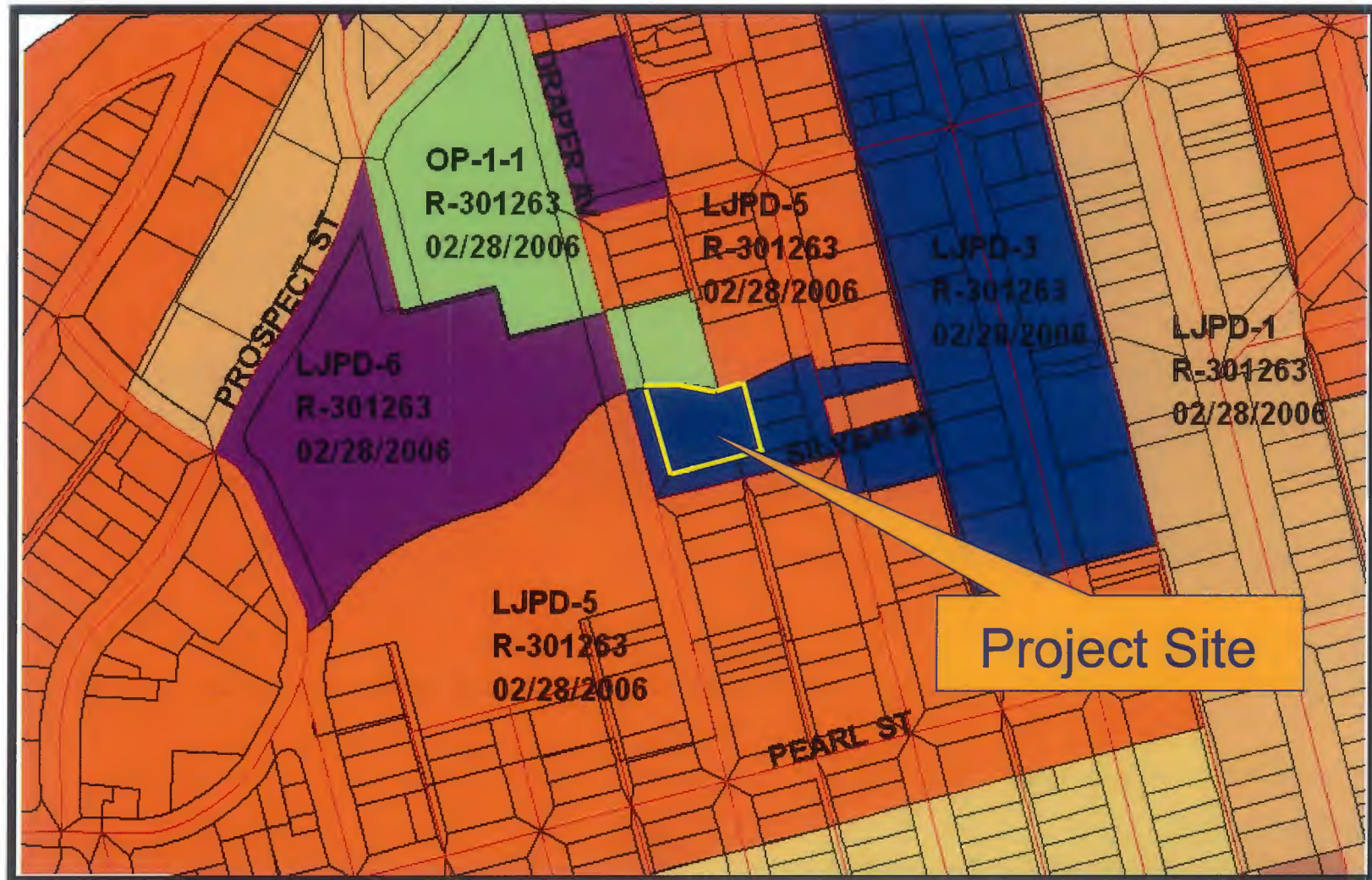


## Aerial Photograph

**Silver Street Village Homes - Project No. 393503**  
720 Silver Street and 7601 Draper Avenue



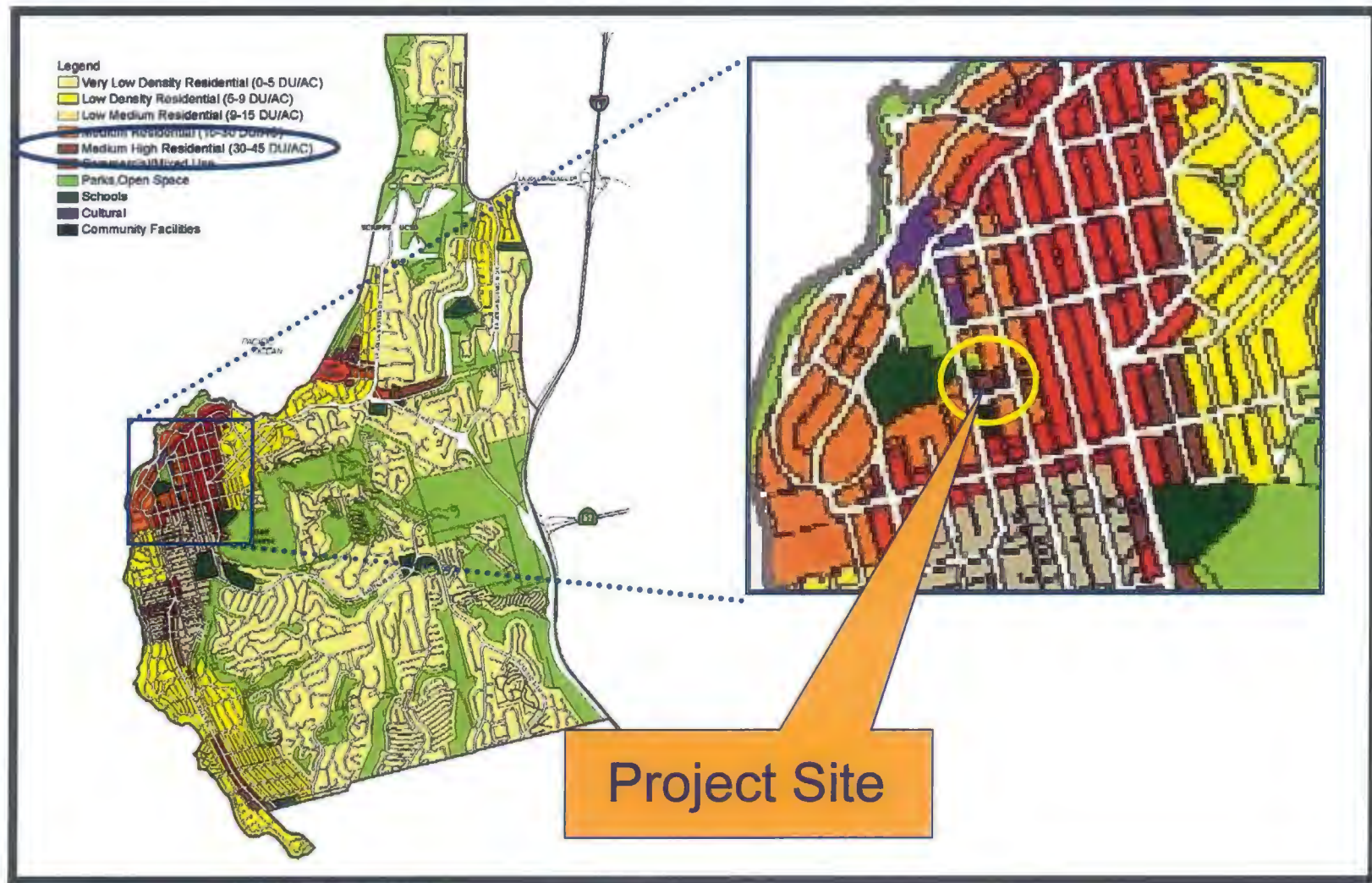




## Zoning Map

**Silver Street Village Homes - Project No. 393503**  
720 Silver Street and 7601 Draper Avenue





## La Jolla Community Plan Land Use Map

**Silver Street Village Homes - Project No. 393503**  
**720 Silver Street and 7601 Draper Avenue**





Return To:

1240

ZONING ADMINISTRATION  
(Mail Station 300)  
City Operations Building  
1222 First Avenue  
San Diego, California, 92101

77-175516  
FILE/PAGE NO.  
BOOK 1977  
RECORDED REQUEST OF  
ADDRESSEE  
MAY 9 3 58 PM '77  
OFFICIAL RECORDS  
SAN DIEGO COUNTY, CALIF.  
HARLEY F. BLOOM  
RECORDER

ATTACHMENT 5

NO FEE

CITY OF SAN DIEGO - DECISION OF THE ZONING ADMINISTRATOR

CONDITIONAL USE PERMIT - CASE NO. 14155

The Assistant Zoning Administrator has considered the request of CITY OF SAN DIEGO, Owner, and LA JOLLA COMMERCIAL ASSOCIATES, Lessee, to use property for a parking lot to serve the Post Office Carrier Station on property adjoining to the south - on Portion of N 1/2 of Ravina Street closed, westerly of the southerly prolongation of the center line of the alley, in Block 20 of La Jolla Park, in the 7600 Block of Draper Avenue, in the R-3 Zone; and after consideration of the following Finding of Facts, has APPROVED the request, subject to the following conditions:

1. That a detailed set of landscape plans, including underground sprinkler system, shall be submitted to and be approved by the Zoning Administrator prior to the issuance of any Building Permits;
2. That all parking areas shall be installed and maintained in accordance with Division 8 of Section 101.0800 of the San Diego Municipal Code.

FINDING OF FACTS

After thorough consideration of the statements contained in the application, the report of the Investigator thereon, a study of the plans, a personal inspection of the property and the surrounding district, and the statements made before the Zoning Administrator at the hearing on March 4, 1977, all of which are by reference made a part hereof, it was found that the four requirements for granting a Conditional Use Permit as enumerated in Section 101.0503 of the Municipal Code have been established by the following facts:

1. The proposed use at the particular location is desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or community.

Subject property is a portion of the north 40' of Ravina Street that was closed to public use in 1929, and is located between Draper Street and Eads Avenue. The property is vacant and portions are landscaped. Part of the area proposed for the parking lot is being used for parking. The balance of this north 40' of Ravina Street closed and the adjoining five lots to the north are owned by the City of San Diego and are occupied by the tennis courts of a City recreational facility.

Applicant is proposing to develop this parcel as a parking lot to serve the Post Office carrier station adjoining to the south. Portions of the parking area will also extend into the Post Office property which is in the M-1 Zone. Access to this parking area will be from the existing parking lot of the postal facility, which extends to Draper Avenue on the west and Silver Street on the south. Access to the existing parking areas are currently from Draper and Silver Streets. The existing postal parking areas plus the proposed parking lot are for the parking of carrier vehicles.

Case No. 14155

Page 2

Draper Street is 80' wide and paved to a width of 52'. Parking is permitted on both sides of street: parallel parking on the east side, and diagonal parking on the west side in a southerly direction. Most of the area is utilized on both sides of the street, especially in the afternoon.

Both curb and off-street parking are well used in this neighborhood in La Jolla. Approval of this request will allow additional parking between an existing parking area and a tennis court.

2. The proposed use will not be detrimental to the public health, safety or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.

Due to the location of the existing parking lot and the buffer-zone provided on the other side by the tennis court, the use of this small R-3 parcel for parking will not be detrimental to the neighborhood.

3. The proposed use will comply with the regulations specified in the Code for such use.

With the condition that the additional landscaping be provided and that the parking lot be improved according to Division 8 standards, this lot will comply with normal R-3 parking standards.

4. The granting of the Conditional Use Permit will not adversely affect the PROGRESS GUIDE AND GENERAL PLAN OF THE CITY OF SAN DIEGO or the adopted plan of any governmental agency.

In view of the facts and information as set forth above, the granting of this Conditional Use Permit with the conditions imposed should not adversely affect the Progress Guide and General Plan of the City of San Diego.

This Conditional Use Permit is not a permit or license and any permits and licenses required by law must be obtained from the proper department. Furthermore, if any condition of this Grant is violated, or if the same be not complied with in every respect, then this Conditional Use Permit shall be subject to revocation; provided, however, that after being notified in writing by the City that a condition has been violated and that subject permit is null and void, within ten (10) days, an appeal may be filed with the Board of Zoning Appeals to show cause why subject permit should be reinstated.

Failure to utilize such Conditional Use Permit within the eighteen (18) month period will automatically void the same, in accordance with Municipal Code Section 101.0508. Except as provided in Section 101.0509, during the eighteen (18) month period referred to in this Section, the property covered by a conditional use permit granted by the Zoning Administrator shall not be used for any purpose other than that authorized by the permit.

The permission granted by this Conditional Use Permit shall become effective and final on the eleventh day after it is filed in the office of the City Clerk unless a written appeal is filed on official form and accompanied by required fee within ten (10) days; said appeal to be

1242

Case No. 14155

Page 3

filed in Zoning Administration, Third Floor, City Operations Building, 1222 First Avenue. An appeal from any decision of the Zoning Administrator may be taken to the Board of Zoning Appeals by the applicant, any governmental body or agency, or by any owner of real property located within the City or by any resident of the City. See Municipal Code Section 101.0504.

## CITY PLANNING DEPARTMENT

*James M. Herrick*  
James M. Herrick  
Assistant Zoning Administrator

JMH:GS:mc

cc: Mr. Short  
LA JOLLA COMMERCIAL ASSOCIATES  
3344 Industrial Court  
San Diego, CA 92121

(CC 1191)  
PUBLIC AGENCY

1243

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO )

On May 6, 1977 before me, the undersigned, a Notary Public in and for said State, personally appeared JAMES M. HERRICK, known to me to be the ASST. ZONING ADMINISTRATOR of PLANNING/ZONING DEPARTMENT and known to me to be the person who executed the within instrument on behalf of said CITY OF SAN DIEGO, and acknowledged to me that such AGENT executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

Signature Madelyn L. Leibold  
MADELYN L. LEIBOLD

(Official Seal)



1244

Case No. 14155

Page 4

Applicant shall have agreed to each and every condition hereof by having this conditional use permit signed within thirty (30) days of the decision of the Zoning

Dated April 20 1977 1245

Witness to the signature of  
John Lockwood

By [Signature]

STATE OF CALIFORNIA, )  
 ) SS.  
COUNTY OF SAN DIEGO, )

On this 26 day of April, 1977, before the undersigned, a Notary Public in and for the County of San Diego, State of California, residing therein, duly commissioned and sworn, personally appeared FRED R. HEIM

personally known to me to be the person whose name is subscribed to the within instrument as a subscribing witness thereto, by me being duly sworn, deposed and said that he resides in said County of San Diego, State of California; that he was present and saw JOHN LOCKWOOD

f agrees to each and every condition of perform each and every obligation of

[Signature]  
La Jolla Commercial Associates

personally known by him to be the same person described in and whose name IS subscribed to the within instrument as party/parties thereto sign and execute the same and that he, the affiant, then and there subscribed his name to the within instrument as a witness.

\_\_\_\_\_, 197\_\_\_\_, before me \_\_\_\_\_  
for said County, residing therein, duly

In WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal this day and year in this certificate first above written.

JANE E. HUMES  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
SAN DIEGO COUNTY

In and whose name(s) is(are) subscribed to me that he executed the same.

et my hand and affixed my Official Seal at  
ity of San Diego, State of California, the

My Commission Expires May 7, 1977

TO 442 C  
(Partnership)

(TI)

STATE OF CALIFORNIA }  
COUNTY OF San Diego } SS.

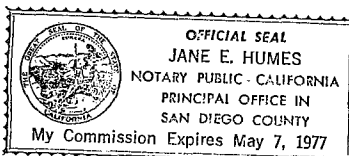
On April 26, 1977  
before me, the undersigned, a Notary Public in and for said State, personally appeared William E. Short II

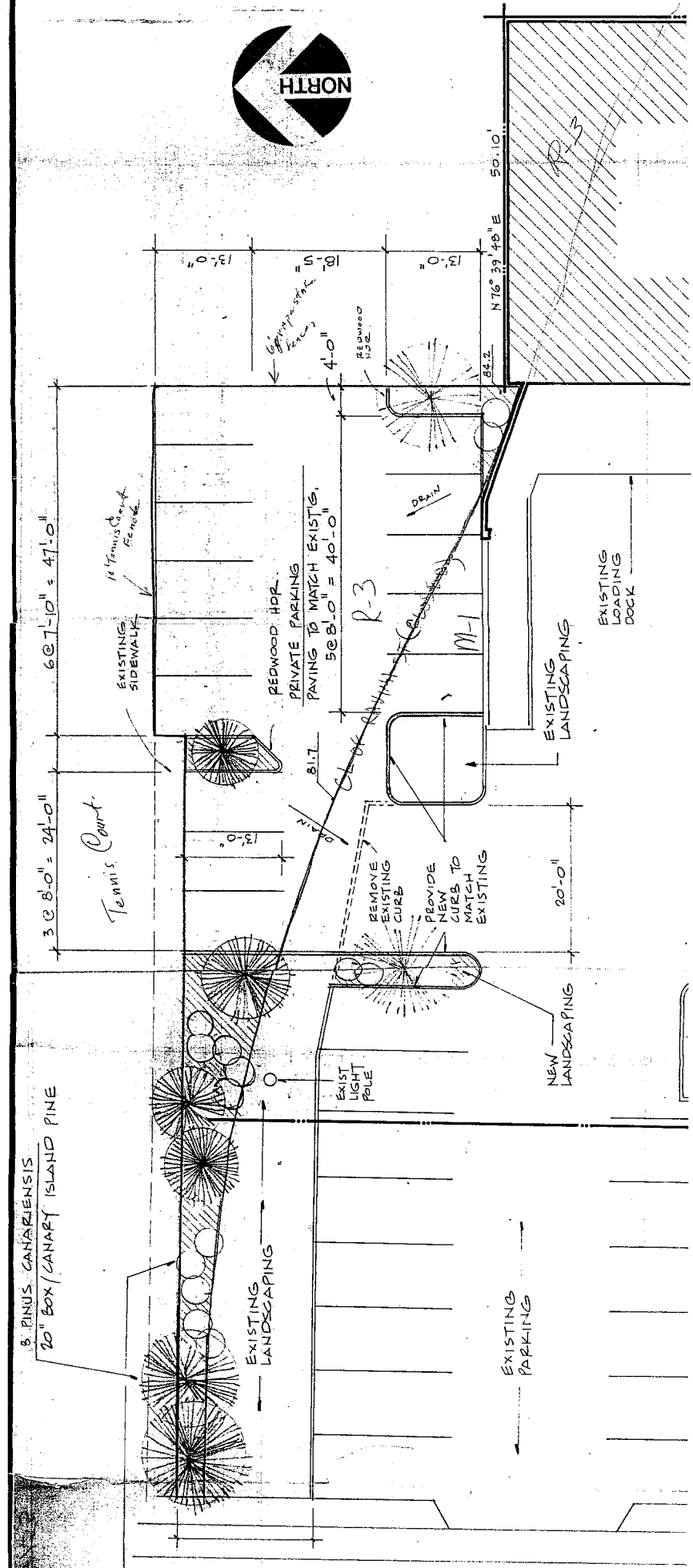
he County of  
rnia

to be the general of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

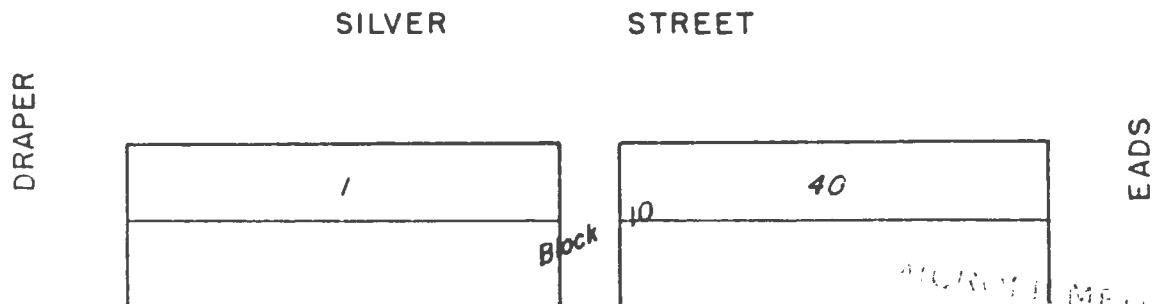
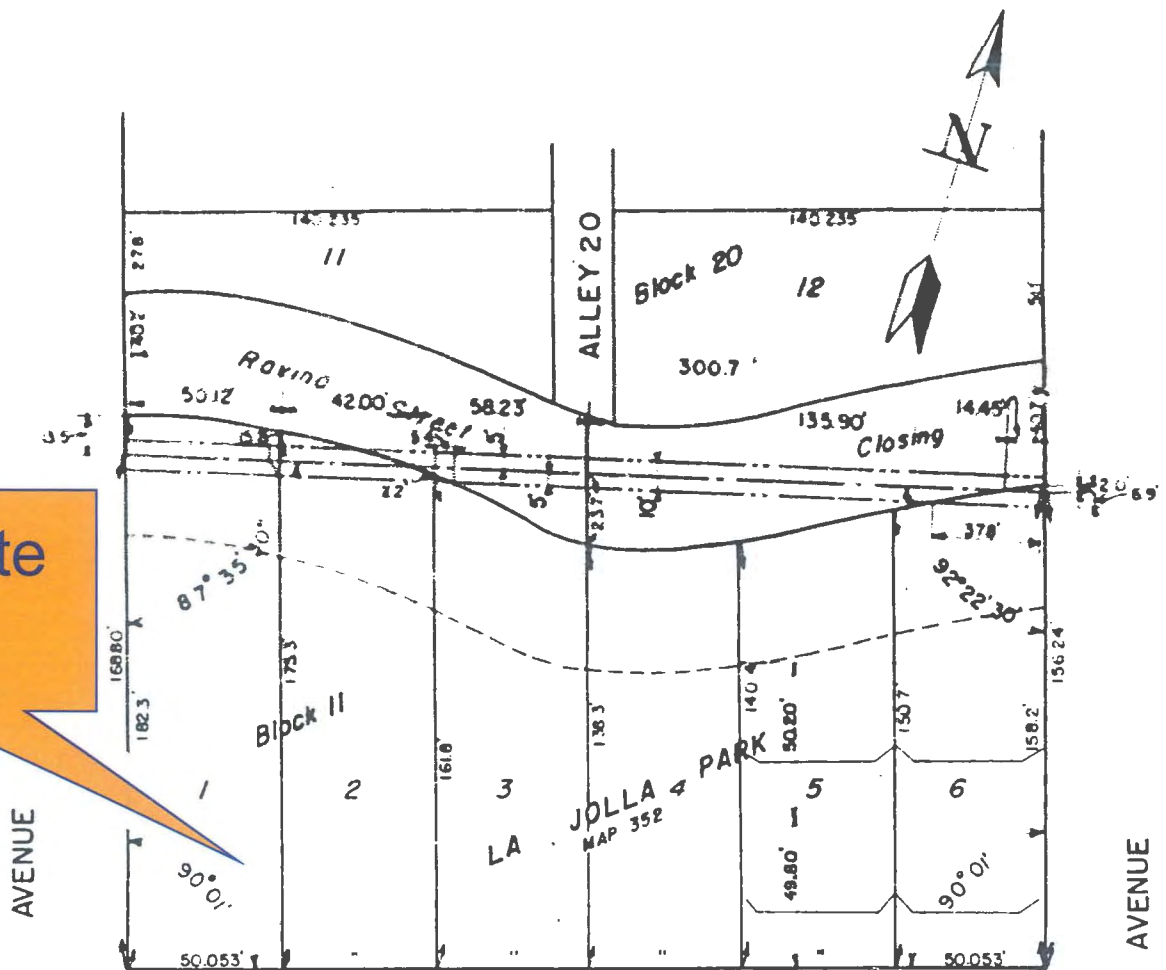
WITNESS my hand and official seal.

Signature Jane E. Humes  
JANE E. HUMES  
Name (Typed or Printed)





Project Site  
(Lots 1-4)



NOTE: The area to be covered by easement is shown shaded.  
See 7272-L for plan of storm drain extension.

<p>CGS 1726 <i>at. Fogg</i></p>	<p>SAN DIEGO ENGINEERING DEPARTMENT Plat showing Easement for Construction of Storm Drain Extension thru Rovina St, closed to public use, adjacent to Lots 1, 2, 3, 4, 5, 6, Block 11, and Lots 11, 12, Block 20. LA JOLLA PARK.</p>	<p>24 JUNE 1948 1:30 3544 - B</p>
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# PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Silver Street Village Homes - Project No. 393503
<b>PROJECT DESCRIPTION:</b>	Demolition of two existing commercial structures and the construction of three, two-story buildings, and comprised of 18 attached multi-dwelling condominium units with 17 subterranean, two-car garages, 1 attached, two-car garage, and associated site improvements
<b>COMMUNITY PLAN AREA:</b>	La Jolla
<b>DISCRETIONARY ACTIONS:</b>	Coastal Development Permit and Site Development Permit
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Medium High Density Residential use at 30-45 du/ac

## ZONING INFORMATION:

**ZONE:** LJPD-3 Zone of the La Jolla Planned District

**HEIGHT LIMIT:** 30-feet

**LOT SIZE:** 2,500 square feet

**FLOOR AREA RATIO:** 1.7 percent

**LOT COVERAGE:** NA

**FRONT SETBACK:** No Requirements (Draper Ave)

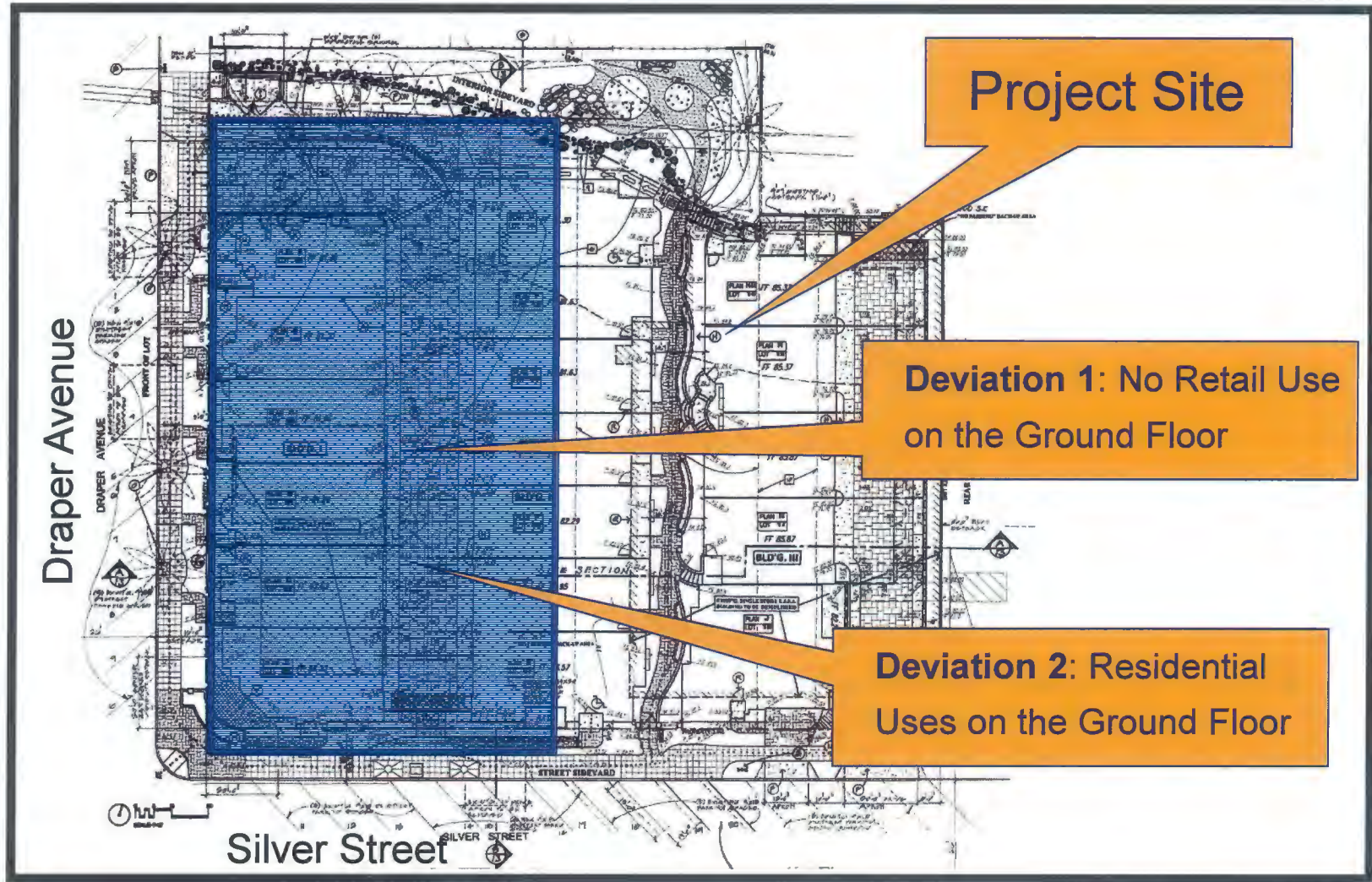
**SIDE SETBACK:** No Requirements (not abutting Residential Zone)

**STREETSIDE SETBACK:** No Requirements (Silver St.)

**REAR SETBACK:** No Requirements (not abutting Residential Zone)

**PARKING:** 36

<u>ADJACENT PROPERTIES:</u>	<u>LAND USE DESIGNATION &amp; ZONE</u>	<u>EXISTING LAND USE</u>
<b>NORTH:</b>	Parks (Open Space); OP-1-1	City-owned non-dedicated park parcel and City Tennis courts
<b>SOUTH:</b>	Medium High & Medium Density Residential; LJPD-3	Multi-family residential
<b>EAST:</b>	Medium High Density Residential; LJPD-3	Multi-family residential & commercial office
<b>WEST:</b>	School & Medium Density Residential; LJPD-5 & 6	Bishop's School
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Deviations to allow for no retail uses on the ground floor, ground floor residential use in the front half of the lot, vehicle circulation or vehicle turnaround areas, the number of driveways, and driveway design and distance between the driveways.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On April 2, 2015, the La Jolla Community Planning Association voted 8-6-1 to recommend approval of the project with no conditions.	



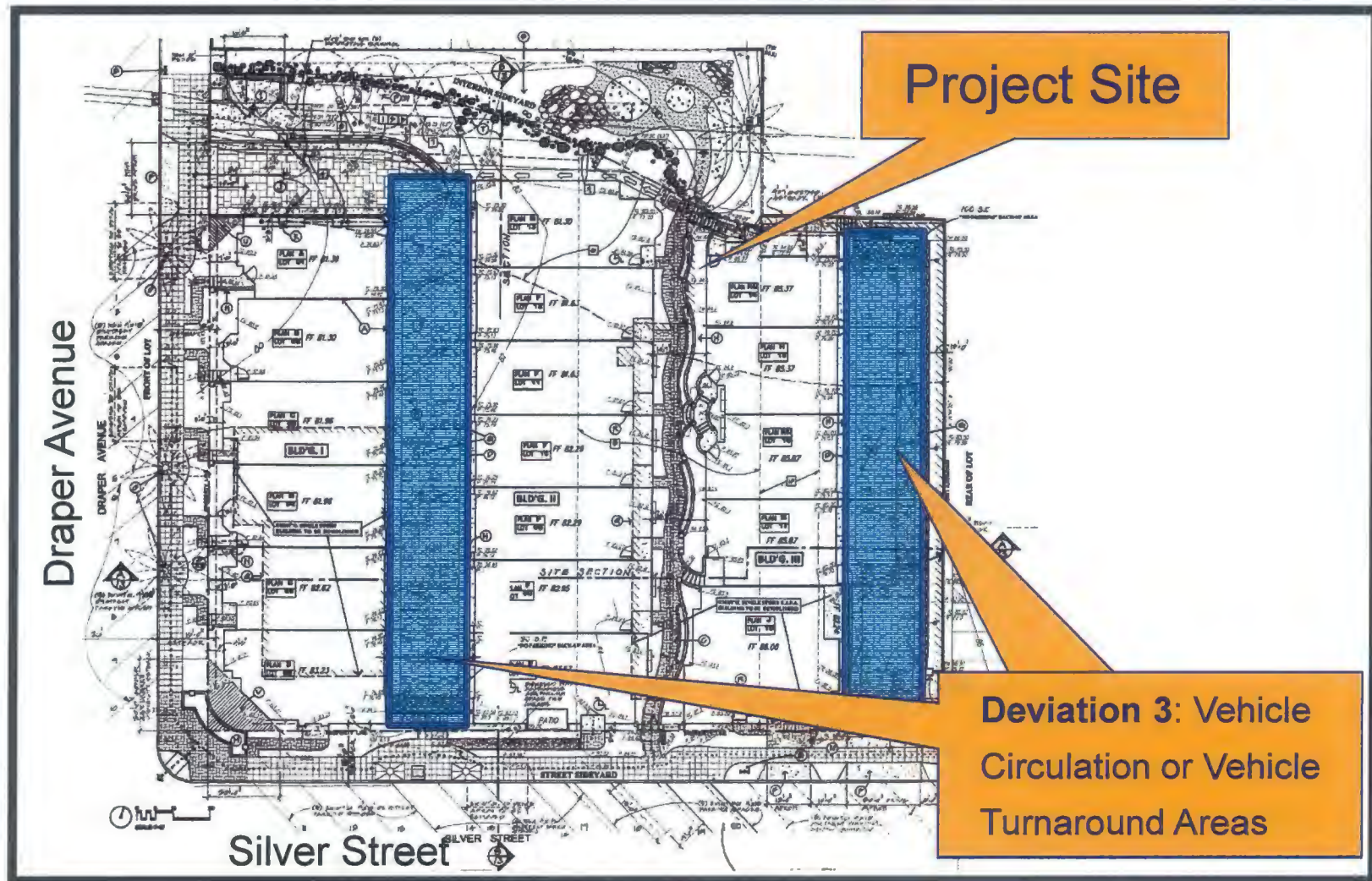
## Deviation Location Drawings 1 of 3

Silver Street Village Homes - Project No. 393503

720 Silver Street and 7601 Draper Avenue





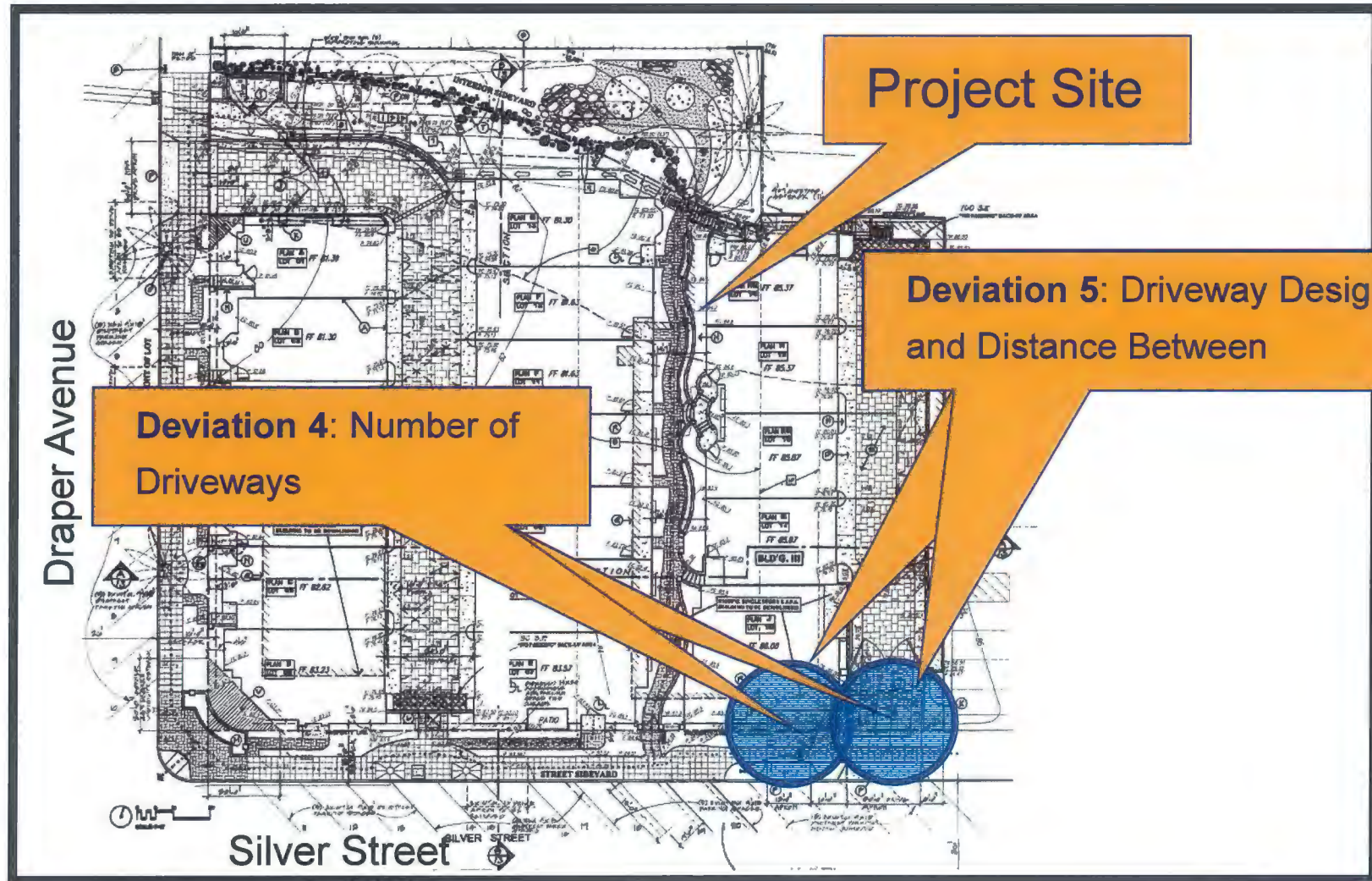


## Deviation Location Drawings 2 of 3

Silver Street Village Homes - Project No. 393503  
720 Silver Street and 7601 Draper Avenue







## Deviation Location Drawings 3 of 3

Silver Street Village Homes - Project No. 393503

720 Silver Street and 7601 Draper Avenue



RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION GRANTING COASTAL DEVELOPMENT PERMIT NO. 1375775 SITE DEVELOPMENT PERMIT NO. 1387447; SILVER STREET VILLAGE HOMES - PROJECT NO. 393503 [MMRP]

WHEREAS, EHOF LA JOLLA, LLC, a Delaware Limited Liability Company, Owner and Permittee, filed an application with the City of San Diego for a Coastal Development Permit [CDP] and Site Development Permit [SDP], for the demolition of two existing commercial structures (a 2,800-square-foot veterinary clinic and an 11,000-square-foot United States Post Office Annex) and the construction of three, two-story buildings with a combined square-footage of 48,905-square feet, and comprised of 18 attached multi-dwelling condominium units with 17 subterranean, two-car garages, 1 attached, two-car garage, and associated site improvements, on a 0.739-acre parcel of land known as the Silver Street Village Homes project [Project]; and

WHEREAS, the project site is located at 720 Silver Street and 7601 Draper Avenue in the LJPD-3 Zone of the La Jolla Planned District within the La Jolla Community Plan and Local Coastal Program Area, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Parking Impact Overlay Zone (Coastal Impact Area), the Residential Tandem Parking Overlay Zone and the Transit Area Overlay Zone; and

WHEREAS, the property is legally described as: Parcel 1 of Parcel Map No. 3935, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, July 17, 1975, and all of Lot 1, Block 11, of the La Jolla Park, according to Map thereof No. 352, in the City of San

Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, March 22, 1887, together with all that portion of the south half of Ravina Street, lying north of and adjoining said Lot, as vacated and closed to public use by Resolution No. 50978, on July 29, 1929; and

WHEREAS, on August 13, 2015, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 1375775 and Site Development Permit No. 1387447, and pursuant to Resolution No. \_\_\_\_\_-PC voted to recommend approval of the Permit; and

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

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

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 1375775 and Site Development Permit No. 1387447:

**I. Coastal Development Permit - Section 126.0708(a)**

**1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan; and**

The 0.739 acre site is located at 720 Silver Street and 7601 Draper Avenue. The project propose the demolition of two existing commercial structures (a 2,800-square-foot veterinary clinic and an 11,000-square-foot United States Post Office Annex) and the construction of three, two-story buildings with a combined square-footage of 48,905-square feet, and comprised of 18 attached multi-dwelling condominium units with 17 subterranean, two-car garages, 1 attached, two-car garage, and associated site improvements. The buildings would contain two-, three- and four-bedroom units, ranging from 1,878 square feet to 2,585 square feet. As a component of the proposed project, the project would achieve a Leadership in Energy and Environmental Design (LEED) Silver Certification as well as incorporate a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 30 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The property is a corner lot and is located approximately 1,425 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea, and Silver Street and Draper Avenue at this location is not designated as a physical accessway or view corridor, and therefore will not encroach upon any physical accessway or view corridor. The site does not contain intermittent or partial vistas, viewsheds or scenic overlooks as indentified within the adopted La Jolla Community Plan (LJCP) and Local Coastal Program Land Use Plan.

The project proposes a maximum building height of 30 feet, so the building and any projections will not exceed the maximum 30 foot height limit allowed by the Coastal Height Limitation Overlay Zone (CHLOZ). Therefore, the development has been designed to meet the development regulations of the underlying zone and would enhance and protect any public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

**2. The proposed coastal development will not adversely affect environmentally sensitive lands; and**

The project propose the demolition of two existing commercial structures and the construction of three, two-story buildings with a combined square-footage of 48,905-square feet, and comprised of 18 attached multi-dwelling condominium units with 17 subterranean, two-car garages, 1 attached, two-car garage, and

associated site improvements. As a component of the proposed project, the project would achieve a LEED Silver Certification as well as incorporate a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 30 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The property is a corner lot and is located approximately 1,425 feet from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. The site is approximately 85 feet above Mean Sea Level (MSL), and is located above the 100-year floodplain. The property is not within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA) and does not contain any other type of Environmental Sensitive Lands (ESL) as defined in San Diego Municipal Code (SDMC) Section 113.0103.

A Mitigated Negative Declaration (MND) No. 393503 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, which address potential impacts to Historical Resources (Archaeology), Noise, and Paleontological Resources. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project, which will reduce the potential impacts to below a level of significance. Therefore, the proposed coastal development would not adversely affect ESL.

**3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program; and**

The 0.739 acre project site is located at 720 Silver Street and 7601 Draper Avenue in the LJPd-3 Zone of the La Jolla Planned District (LJPd) within the La Jolla Community Plan and Local Coastal Program Area. The zoning designation allows for community serving retail/office and encourages residential use. The zone restricts residential development to a maximum 29 dwelling units per acre (du/ac). The community plan designates the proposed project site for Medium High Density Residential use at 30-45 du/ac. The project site, occupying 0.739 acres, could accommodate 21 dwelling units based on the underlying zone and 22-33 dwelling units based on the community plan. The project is consistent with the multi-family residential land use designation of the community plan and local coastal program and is consistent with the maximum allowed density of the LJPd-3 Zone of the LJPd.

The project propose the demolition of two existing commercial structures and the construction of three, two-story buildings with a combined square-footage of 48,905-square feet, and comprised of 18 attached multi-dwelling condominium units with 17 subterranean, two-car garages, 1 attached, two-car garage, and associated site improvements. As a component of the proposed project, the project would achieve a LEED Silver Certification as well as incorporate a roof-mounted

photovoltaic system consisting of solar panels sufficient to generate at least 30 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The property is a corner lot and is located approximately 1,425 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea, and Silver Street and Draper Avenue at this location is not designated as a physical accessway or view corridor, and therefore will not encroach upon any physical accessway or view corridor. The site does not contain intermittent or partial vistas, viewsheds or scenic overlooks as identified within the adopted LJCP and Local Coastal Program Land Use Plan.

The project proposes a maximum building height of 30 feet, so the building and any projections will not exceed the maximum 30 foot height limit allowed by the CHLOZ. The project includes a request for deviations to the development regulations for no retail uses on the ground floor, ground floor residential use in the front half of the lot, vehicle circulation or vehicle turnaround areas, the number of driveways, and driveway design and distance between the driveways.

The proposed residential development would not be inconsistent with the purpose of the underlying zone that encourages residential uses as a transitional zone to the multi-family residential areas that are located west of Fay Avenue and would provide a larger transitional zone from the school and parks to the surrounding residential development. In addition, the project would implement the LJCP designation, goals, and objectives for the site, and would reduce the pedestrian vs. vehicular conflicts along the streets, which provides for a more pedestrian friendly and interaction along Silver Street and Draper Avenue. For all of these reasons, including the justifications listed above, the deviations are appropriate and necessary, and will result in a more desirable project than would be achieved if designed in strict conformance with the applicable development regulations. Therefore, the development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

**4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The 0.739 acre project site is located at 720 Silver Street and 7601 Draper Avenue. The property is a corner lot and is located approximately 1,425 feet from the Pacific Ocean. The property is not located between the sea and the first public roadway paralleling the sea. Therefore, the proposed development does not have to comply with the public access and recreation policies of Chapter 3 of the California Coastal Act.



## **II. Site Development Permit - Section 126.0504**

### **A. Findings for all Site Development Permits**

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

The 0.739 acre project site is located at 720 Silver Street and 7601 Draper Avenue in the LJP3 Zone of the LJP within the LJC and Local Coastal Program Area. The zoning designation allows for community serving retail/office and encourages residential use. The zone restricts residential development to a maximum 29 du/ac. The community plan designates the proposed project site for Medium High Density Residential use at 30-45 du/ac. The project site, occupying 0.739 acres, could accommodate 21 dwelling units based on the underlying zone and 22-33 dwelling units based on the community plan. The project is consistent with the multi-family residential land use designation of the community plan and local coastal program and is consistent with the maximum allowed density of the LJP3 Zone of the LJP.

The project propose the demolition of two existing commercial structures and the construction of three, two-story buildings with a combined square-footage of 48,905-square feet, and comprised of 18 attached multi-dwelling condominium units with 17 subterranean, two-car garages, 1 attached, two-car garage, and associated site improvements. As a component of the proposed project, the project would achieve a LEED Silver Certification as well as incorporate a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 30 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program and the Conservation Elements of the General Plan. Therefore, the proposed residential development would not adversely affect the applicable land use plan.

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

The project propose the demolition of two existing commercial structures and the construction of three, two-story buildings with a combined square-footage of 48,905-square feet, and comprised of 18 attached multi-dwelling condominium units with 17 subterranean, two-car garages, 1 attached, two-car garage, and associated site improvements. As a component of the proposed project, the project would achieve a LEED Silver Certification as well as incorporate a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 30 percent of the project's projected energy consumption, in conformance with the

criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The property is a corner lot and is located approximately 1,425 feet from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. The site is approximately 85 feet above MSL, and is located above the 100-year floodplain. The property is not within or adjacent to the MSCP MHPA and does not contain any other type of ESL as defined in SDMC Section 113.0103.

A MND No. 393503 has been prepared for the project in accordance with CEQA Guidelines, which address potential impacts to Historical Resources (Archaeology), Noise, and Paleontological Resources. A MMRP would be implemented with this project, which will reduce the potential impacts to below a level of significance and are conditions of the approval.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit 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 Coastal Development Permit No. 1375775 and Site Development Permit No. 1387447, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. 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 propose the demolition of two existing commercial structures and the construction of three, two-story buildings with a combined square-footage of 48,905-square feet, and comprised of 18 attached multi-dwelling condominium units with 17 subterranean, two-car garages, 1 attached, two-car garage, and associated site improvements. As a component of the proposed project, the project would achieve a LEED Silver Certification as well as incorporate a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 30 percent of the project's projected energy consumption, in conformance with the

criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The project includes a request for deviations to the development regulations for no retail uses on the ground floor, ground floor residential use in the front half of the lot, vehicle circulation or vehicle turnaround areas, the number of driveways, and driveway design and distance between the driveways. The following are the code sections and justification for the deviations:

No Retail Use on the Ground Floor: A deviation from San Diego Municipal Code (SDMC) Section 159.0306(a) to provide no retail uses on the ground floor where the regulation requires that projects located in Zone 3 are to provide a "minimum" of 50 percent of retail uses on the ground floor.

This portion of Silver Street and Draper Avenue is primarily developed with multi-family residential structures, a school, and park land. The community commercial/retail development is located approximately a block north and south, and east of the project site and the site is not located within a designated commercial area or district within the LJCP. The project site is located within Zone 3 and part of the intent of the regulations is to encourage residential uses to provide a transition zone to the multi-family residential areas to the west of Fay Avenue. The proposed residential development would implement the LJCP designation, goals, and objectives for the site, and would provide a larger transitional zone from the school and parks to the surrounding residential development.

Residential Uses on the Ground Floor: A deviation from SDMC Section 159.0306(c) to allow 100 percent of the ground floors for residential use where the regulation restricts residential uses on the ground floor within the front 50 percent of the lot.

As stated above, the project site is located within Zone 3 and part of the intent of the regulations is to encourage residential uses to provide a transition zone to the multi-family residential areas to the west of Fay Avenue. The proposed residential development would implement the LJCP designation, goals, and objectives for the site, and would provide a larger transitional zone from the school and parks to the surrounding residential development.

Vehicle Circulation or Vehicle Turnaround Areas: A deviation from SDMC Section 142.0560(d) (3), to allow for no through vehicle circulation or vehicle turnaround areas where the regulation requires "aisles that do not provide through circulation shall

provide a turnaround area at the end of the aisle that is clearly marked to prohibit parking and that has a minimum area equivalent to a parking space.”

The gated on-site driveways and drive aisles provide access to the private garages for the residential units only, and all guest parking is provide off-site. (There are 20 on-street parking spaces adjacent to the property on Silver Street and Draper Avenue.) A red painted ‘No Parking’ and backup area is provided at the end of each drive aisle for the garages adjacent to the area. This requested deviation reduces the number of driveways required for the development and reduces the pedestrian vs. vehicular conflicts, which provides for a more pedestrian friendly and interaction along Silver Street and Draper Avenue.

Number of Driveways: A deviation from SDMC Section 142.0560(j)(8), to allow for two driveways on Silver Street where the regulation requires that for properties with no access to an alley, there shall be at least one driveway opening permitted per street frontage with a maximum of one driveway opening for each 100 feet of street frontage.

On the eastern side of the property, along Silver Street, the topography impacts the ability to provide access from the private drive aisle to the garage for the residential unit fronting Silver Street. This requested deviation is to allow for a separate driveway to access the one unit fronting Silver Street, which would be located 10 feet from the driveway servicing the 4 rear units and a 10 foot visibility area has been provided to assure pedestrian vs. vehicular safety.

Driveway Design and Distance Between: A deviation from SDMC Section 159.0405(c) and Chapter 15 Article 9 Appendix D (3), to allow for two non-standard driveways on Silver Street with a 10 foot clearance between the driveways where the regulation requires driveways to be designed to current City standards and require a minimum of 150 feet between driveways constructed along the same frontage.

As stated above, the topography of the site and drive aisle impacts the ability to provide access from the private drive aisle to the garage for the residential unit fronting Silver Street. This requested deviation is to allow for a separate driveway to access the one unit fronting Silver Street, which would be located 10 feet from the driveway servicing the 4 rear units and a 10 foot visibility area has been provided to assure pedestrian vs. vehicular safety.

The proposed residential development is consistent with the purpose of the underlying zone that encourages residential uses as a transitional zone to the multi-family residential areas that are located west of Fay Avenue and would provide a larger transitional zone from the school and parks to the surrounding residential development. In addition, the project would implement the LJCP designation, goals, and objectives for the site, and would reduce the pedestrian vs. vehicular conflicts along the streets, which provides for a more pedestrian friendly and interaction along Silver Street and Draper Avenue. For all of these reasons, including the justifications listed above, the deviations are appropriate and necessary, and will result in a more desirable project than would be achieved if designed in strict conformance with the applicable 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 propose the demolition of two existing commercial structures and the construction of three, two-story buildings with a combined square-footage of 48,905-square feet, and comprised of 18 attached multi-dwelling condominium units with 17 subterranean, two-car garages, 1 attached, two-car garage, and associated site improvements. As a component of the proposed project, the project would achieve a LEED Silver Certification as well as incorporate a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 30 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. Therefore, 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) to generate electricity needed by the buildings and its occupants.

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

The 0.739 acre project site is located at 720 Silver Street and 7601 Draper Avenue in the LJPD-3 Zone of the LJPD within the LJCP and Local Coastal Program Area. The zoning designation allows for community

serving retail/office and encourages residential use. The zone restricts residential development to a maximum 29 du/ac. The community plan designates the proposed project site for Medium High Density Residential use at 30-45 du/ac. The project site, occupying 0.739 acres, could accommodate 21 dwelling units based on the underlying zone and 22-33 dwelling units based on the community plan. The project is consistent with the multi-family residential land use designation of the community plan and local coastal program and is consistent with the maximum allowed density of the LJPD-3 Zone of the LJPD.

The proposed residential development would not be inconsistent with the purpose of the underlying zone that encourages residential uses as a transitional zone to the multi-family residential areas that are located west of Fay Avenue and would provide a larger transitional zone from the school and parks to the surrounding residential development.

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

The project propose the demolition of two existing commercial structures and the construction of three, two-story buildings with a combined square-footage of 48,905-square feet, and comprised of 18 attached multi-dwelling condominium units with 17 subterranean, two-car garages, 1 attached, two-car garage, and associated site improvements. As a component of the proposed project, the project would achieve a LEED Silver Certification as well as incorporate a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 30 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The project includes a request for deviations to the development regulations for no retail uses on the ground floor, ground floor residential use in the front half of the lot, vehicle circulation or vehicle turnaround areas, the number of driveways, and driveway design and distance between the driveways. The following are the code sections and justification for the deviations:

No Retail Use on the Ground Floor: A deviation from San Diego Municipal Code (SDMC) Section 159.0306(a) to provide no retail uses on the ground floor where the regulation requires that projects located in Zone 3 are to provide a "minimum" of 50 percent of retail uses on the ground floor.



This portion of Silver Street and Draper Avenue is primarily developed with multi-family residential structures, a school, and park land. The community commercial/retail development is located approximately a block north and south, and east of the project site and the site is not located within a designated commercial area or district within the LJCP. The project site is located within Zone 3 and part of the intent of the regulations is to encourage residential uses to provide a transition zone to the multi-family residential areas to the west of Fay Avenue. The proposed residential development would implement the LJCP designation, goals, and objectives for the site, and would provide a larger transitional zone from the school and parks to the surrounding residential development.

Residential Uses on the Ground Floor: A deviation from SDMC Section 159.0306(c) to allow 100 percent of the ground floors for residential use where the regulation restricts residential uses on the ground floor within the front 50 percent of the lot.

As stated above, the project site is located within Zone 3 and part of the intent of the regulations is to encourage residential uses to provide a transition zone to the multi-family residential areas to the west of Fay Avenue. The proposed residential development would implement the LJCP designation, goals, and objectives for the site, and would provide a larger transitional zone from the school and parks to the surrounding residential development.

Vehicle Circulation or Vehicle Turnaround Areas: A deviation from SDMC Section 142.0560(d) (3), to allow for no through vehicle circulation or vehicle turnaround areas where the regulation requires "aisles that do not provide through circulation shall provide a turnaround area at the end of the aisle that is clearly marked to prohibit parking and that has a minimum area equivalent to a parking space."

The gated on-site driveways and drive aisles provide access to the private garages for the residential units only, and all guest parking is provide off-site. (There are 20 on-street parking spaces adjacent to the property on Silver Street and Draper Avenue.) A red painted 'No Parking' and backup area is provided at the end of each drive aisle for the garages adjacent to the area. This requested deviation reduces the number of driveways required for the development and reduces the pedestrian vs. vehicular conflicts, which provides for a more pedestrian friendly and interaction along Silver Street and Draper Avenue.

Number of Driveways: A deviation from SDMC Section 142.0560(j)(8), to allow for two driveways on Silver Street where the regulation requires that for properties with no access to an alley, there shall be at least one driveway opening permitted per street frontage with a maximum of one driveway opening for each 100 feet of street frontage.

On the eastern side of the property, along Silver Street, the topography impacts the ability to provide access from the private drive aisle to the garage for the residential unit fronting Silver Street. This requested deviation is to allow for a separate driveway to access the one unit fronting Silver Street, which would be located 10 feet from the driveway servicing the 4 rear units and a 10 foot visibility area has been provided to assure pedestrian vs. vehicular safety.

Driveway Design and Distance Between: A deviation from SDMC Section 159.0405(c) and Chapter 15 Article 9 Appendix D (3), to allow for two non-standard driveways on Silver Street with a 10 foot clearance between the driveways where the regulation requires driveways to be designed to current City standards and require a minimum of 150 feet between driveways constructed along the same frontage.

As stated above, the topography of the site and drive aisle impacts the ability to provide access from the private drive aisle to the garage for the residential unit fronting Silver Street. This requested deviation is to allow for a separate driveway to access the one unit fronting Silver Street, which would be located 10 feet from the driveway servicing the 4 rear units and a 10 foot visibility area has been provided to assure pedestrian vs. vehicular safety.

The proposed residential development is consistent with the purpose of the underlying zone that encourages residential uses as a transitional zone to the multi-family residential areas that are located west of Fay Avenue and would provide a larger transitional zone from the school and parks to the surrounding residential development. In addition, the project would implement the LJCP designation, goals, and objectives for the site, and would reduce the pedestrian vs. vehicular conflicts along the streets, which provides for a more pedestrian friendly and interaction along Silver Street and Draper Avenue. For all of these reasons, including the justifications listed above, the deviations are appropriate and necessary, and will result in a more desirable project than would be achieved if designed in strict conformance with the applicable development regulations.

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

BE IT FURTHER RESOLVED, that Coastal Development Permit [CDP] No. 1375775 and Site Development Permit [SDP] No. 1387447 is granted to EHOF LA JOLLA, LLC, a Delaware Limited Liability Company, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN DIEGO OF THE CITY OF SAN DIEGO, CALIFORNIA, ON \_\_\_\_\_.

APPROVED: JAN I. GOLDSMITH, City Attorney

By \_\_\_\_\_

NAME

Deputy City Attorney

ATTY/SEC. INITIALS

DATE

R- INSERT

Reviewed by Jeffrey A. Peterson, DPM

Internal Order No. 24005220

**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: 24005220

**COASTAL DEVELOPMENT PERMIT NO. 1375775**  
**SITE DEVELOPMENT PERMIT NO. 1387447**  
**SILVER STREET VILLAGE HOMES - PROJECT NO. 393503 [MMRP]**  
**CITY COUNCIL**

This Coastal Development Permit No. 1375775 and Site Development Permit No. 1387447 is granted by the City Council of the City of San Diego to EHOF LA JOLLA, LLC, a Delaware Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0504 and 126.0708. The 0.739-acre site is located at 720 Silver Street and 7601 Draper Avenue in the LJPD-3 Zone of the La Jolla Planned District within the La Jolla Community Plan and Local Coastal Program Area, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Parking Impact Overlay Zone (Coastal Impact Area), Residential Tandem Parking Overlay Zone, and Council District 1. The project site is legally described as Parcel 1 of Parcel Map No. 3935, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, July 17, 1975, and all of Lot 1, Block 11, of the La Jolla Park, according to Map thereof No. 352, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, March 22, 1887, together with all that portion of the south half of Ravina Street, lying north of and adjoining said Lot, as vacated and closed to public use by Resolution No. 50978, on July 29, 1929;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish two existing commercial structures and to construct eighteen (18) attached single family residential condominium units, and associated improvements; described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated \_\_\_\_\_, on file in the Development Services Department.

The project shall include:

- a. Demolition of two existing commercial structures (a 2,800-square-foot veterinary clinic and an 11,000-square-foot United States Post Office Annex) and the construction of three, two-story buildings with a combined square-footage of 48,905-square feet, and comprised of 18 attached multi-dwelling condominium units with 17 subterranean, two-car garages, 1 attached, two-car garage, and associated site improvements;
- b. Deviations as follows:
  - 1. Deviation from SDMC Section 159.0306(a) to provide no retail uses on the ground floor where the regulation requires that projects located in Zone 3 are to provide a "minimum" of 50 percent of retail uses on the ground floor;
  - 2. Deviation from SDMC Section 159.0306(c) to allow 100 percent of the ground floors for residential use where the regulation restricts residential uses on the ground floor within the front 50 percent of the lot;
  - 3. Deviation from SDMC Section 142.0560(d)(3), to allow for no through vehicle circulation or vehicle turnaround areas where the regulation requires "aisles that do not provide through circulation shall provide a turnaround area at the end of the aisle that is clearly marked to prohibit parking and that has a minimum area equivalent to a parking space";
  - 4. Deviation from SDMC Section 142.0560(j)(8), to allow for two driveways on Silver Street where the regulation requires that for properties with no access to an alley, there shall be at least one driveway opening permitted per street frontage with a maximum of one driveway opening for each 100 feet of street frontage; and
  - 5. Deviation from SDMC Section 159.0405(c) and Chapter 15 Article 9 Appendix D(3), to allow for two non-standard driveways on Silver Street with a 10 foot clearance between the driveways where the regulation requires driveways to be designed to current City standards and require a minimum of 150 feet between driveways constructed along the same frontage.
- c. The project would achieve a Leadership in Energy and Environmental Design (LEED) Silver Certification as well as incorporate a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 30 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking; and
- 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 \_\_\_\_\_.
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.

#### **ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

11. 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.

12. The mitigation measures specified in the MMRP and outlined in MITIGATED NEGATIVE DECLARATION NO. 393503, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in MITIGATED NEGATIVE DECLARATION NO. 393503, 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:

**Historical Resources (Archaeology)**

**Noise**

**Paleontological Resources**

**AFFORDABLE HOUSING REQUIREMENTS:**

14. 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:**

15. This Coastal Development Permit No. 1375775 and Site Development Permit No. 1387447 shall comply with all Conditions of the Final Map for the Vesting Tentative Map No.1375776.

**LANDSCAPE REQUIREMENTS:**

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

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

18. An approved Water Budget, including MAWA and ETWU calculations shall be provided on the Landscape Construction plans and shall be in conformance with water conservation requirements of the Municipal Code Section 142.0413 for landscaped areas over 1,000 square feet.

19. Construction plans shall take into account a 40 square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

20. Existing trees to remain on site within the area of work shall be protected in place. A bright yellow or orange temporary fence will be placed around existing trees at the drip line. Stockpiling, topsoil disturbance, vehicle use, and material storage of any kind is prohibited within the drip line. A tree watering schedule will be maintained and documented during construction.

21. Prior to occupancy and use, the Owner/Permittee shall submit to the City an Irrigation Audit consistent with San Diego Municipal Code (SDMC) 142.0413(F) and Section 2.7 of the Landscape Standards of the Land Development Manual.
22. 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.
23. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or a Final Landscape Inspection.
24. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan.
25. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

**PLANNING/DESIGN REQUIREMENTS:**

26. Prior to issuance of building permits, the Owner/Permittee shall provide documentation that the project has been submitted to the U.S. Green Building Council for review and will achieve at least a Leadership in Energy and Environmental Design (LEED) Silver Certification. Construction documents shall note all criteria included in the design and construction of the project as identified in the LEED certification application.
27. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 30 percent of the project's projected energy consumption.
28. 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.
29. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.
30. The Owner/Permittee shall post a copy of each approved discretionary Permit or Tentative Map in its sales office for consideration by each prospective buyer.

31. 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**

32. Owner/Permittee shall maintain a minimum of 36 off-street parking spaces (with 36 off-street parking spaces provided) permanently maintained on the property within the approximate location shown on the project's Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

### **PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

33. 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.

34. 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 Public Utilities Director 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.

35. 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 Public Utilities Director and the City Engineer.

36. Prior to the issuance of any building permits, the Owner/Permittee shall vacate all easements.

37. Prior to the issuance of any building permits, the Owner/Permittee shall construct all water and sewer facilities required by the Public Utilities Department necessary to serve this development and assure them by permit and bond.

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

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

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

**INFORMATION ONLY:**

- 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 \_\_\_\_\_, pursuant to Resolution No. \_\_\_\_\_.

Permit Type/PTS Approval No.: CDP No. 1375775 &  
SDP No. 1387447

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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Jeffrey A. Peterson  
Development Project Manager

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

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**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.

**EHOF LA JOLLA, LLC, a Delaware  
Limited Liability Company**  
Owner/Permittee

By \_\_\_\_\_  
Name:  
Title:

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

CITY COUNCIL  
RESOLUTION NUMBER R-\_\_\_\_\_

VESTING TENTATIVE MAP NO. 1375776 AND EASEMENT  
VACATION NO. 1400360; SILVER STREET VILLAGE  
HOMES - PROJECT NO. 393503 [MMRP]

WHEREAS, EHO LA JOLLA, LLC, a Delaware Limited Liability Company, Subdivider, and ALIDADE ENGINEERING, Engineer, submitted an application to the City of San Diego for a vesting tentative map (Vesting Tentative Map No. 1375776) and easement vacation (Easement Vacation No. 1400360) for the Silver Street Village Homes Project. The project site is located at 720 Silver Street and 7601 Draper Avenue in the LJPD-3 Zone of the La Jolla Planned District within the La Jolla Community Plan and Local Coastal Program Area, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Parking Impact Overlay Zone (Coastal Impact Area), Residential Tandem Parking Overlay Zone, and Council District. The property is legally described as: Parcel 1 of Parcel Map No. 3935, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, July 17, 1975, and all of Lot 1, Block 11, of the La Jolla Park, according to Map thereof No. 352, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, March 22, 1887, together with all that portion of the south half of Ravina Street, lying north of and adjoining said Lot, as vacated and closed to public use by Resolution No. 50978, on July 29, 1929; and

WHEREAS, the Map proposes the Subdivision of a 0.739 acre site into 1 lot for a 18 unit residential condominium development; and



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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 1351 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 18; and

WHEREAS, on August 13, 2015, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 1375776 and Easement Vacation No. 1400360, and pursuant to Planning Commission Resolution No. \_\_\_\_\_, the Planning Commission voted to recommend City Council approval of the map; and

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

WHEREAS, on \_\_\_\_\_, the City Council of the City of San Diego considered Vesting Tentative Map No. 1375776 and Easement Vacation No. 1400360, and pursuant to San Diego Municipal Code Section(s) 125.0440, 125.0430, 125.0941, 125.1040, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 1375776 and Easement Vacation No. 1400360:

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

The 0.739 acre project site is located at 720 Silver Street and 7601 Draper Avenue in the LJPD-3 Zone of the La Jolla Planned District (LJPd) within the La Jolla Community Plan (LJCP) and Local Coastal Program Area. The zoning designation allows for community serving retail/office and encourages residential use. The zone restricts residential development to a maximum 29 dwelling units per acre (du/ac). The community plan designates the proposed project site for Medium High Density Residential use at 30-45 du/ac. The project site, occupying 0.739 acres, could accommodate 21 dwelling units based on the underlying zone and 22-33 dwelling units based on the community plan. The project is consistent with the multi-family residential land use designation of the community plan and local coastal program and is consistent with the maximum allowed density of the LJPd-3 Zone of the LJPd.

The project propose the demolition of two existing commercial structures and the construction of three, two-story buildings with a combined square-footage of 48,905-square feet, and comprised of 18 attached multi-dwelling condominium units with 17 subterranean, two-car garages, 1 attached, two-car garage, and associated site improvements. As a component of the proposed project, the project would achieve a Leadership in Energy and Environmental Design (LEED) Silver Certification as well as incorporate a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 30 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. Therefore, the proposed 18 unit residential condominium project would not adversely affect the applicable land use plan.

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

The project includes a request for deviations to the development regulations for no retail uses on the ground floor, ground floor residential use in the front half of the lot, vehicle circulation or vehicle turnaround areas, the number of driveways, and driveway design and distance between the driveways.

No Retail Use on the Ground Floor: A deviation from San Diego Municipal Code (SDMC) Section 159.0306(a) to provide no retail uses on the ground floor where the regulation requires that projects located in Zone 3 are to provide a "minimum" of 50 percent of retail uses on the ground floor.

This portion of Silver Street and Draper Avenue is primarily developed with multi-family residential structures, a school, and park land. The community commercial/retail development is located approximately a block north and south, and east of the project site and the site is not located within a designated commercial area or district within the LJCP. The project site is located within Zone 3 and part of the intent of the regulations is to encourage residential uses to provide a transition zone to the multi-family residential areas to the west of Fay Avenue. The proposed residential development would implement the LJCP designation, goals, and objectives for the site, and would provide a larger transitional zone from the school and parks to the surrounding residential development.

Residential Uses on the Ground Floor: A deviation from SDMC Section 159.0306(c) to allow 100 percent of the ground floors for residential use where the regulation restricts residential uses on the ground floor within the front 50 percent of the lot.

As stated above, the project site is located within Zone 3 and part of the intent of the regulations is to encourage residential uses to provide a transition zone to the multi-family residential areas to the west of Fay Avenue. The proposed residential development would implement the LJCP designation, goals, and objectives for the site, and would provide a larger transitional zone from the school and parks to the surrounding residential development.

Vehicle Circulation or Vehicle Turnaround Areas: A deviation from SDMC Section 142.0560(d) (3), to allow for no through vehicle circulation or vehicle turnaround areas where the regulation requires "aisles that do not provide through circulation shall provide a turnaround area at the end of the aisle that is clearly marked to prohibit parking and that has a minimum area equivalent to a parking space."

The gated on-site driveways and drive aisles provide access to the private garages for the residential units only, and all guest parking is provide off-site. (There are 20 on-street parking spaces adjacent to the property on Silver Street and Draper Avenue.) A red painted 'No Parking' and backup area is provided at the end of each drive aisle for the garages adjacent to the area. This requested deviation reduces the number of driveways required for the development and reduces the pedestrian vs. vehicular conflicts, which provides for a more pedestrian friendly and interaction along Silver Street and Draper Avenue.

Number of Driveways: A deviation from SDMC Section 142.0560(j)(8), to allow for two driveways on Silver Street where the regulation requires that for properties with no access to an alley, there shall be at least one driveway opening permitted per street frontage with a maximum of one driveway opening for each 100 feet of street frontage.

On the eastern side of the property, along Silver Street, the topography impacts the ability to provide access from the private drive aisle to the garage for the residential unit fronting Silver Street. This requested deviation is to allow for a separate driveway to access the one unit fronting Silver Street, which would be located 10 feet from the driveway servicing the 4 rear units and a 10 foot visibility area has been provided to assure pedestrian vs. vehicular safety.

Driveway Design and Distance Between: A deviation from SDMC Section 159.0405(c) and Chapter 15 Article 9 Appendix D (3), to allow for two non-standard driveways on Silver Street with a 10 foot clearance between the driveways where the regulation requires driveways to be designed to current City standards and require a minimum of 150 feet between driveways constructed along the same frontage.

As stated above, the topography of the site and drive aisle impacts the ability to provide access from the private drive aisle to the garage for the residential unit fronting Silver Street. This requested deviation is to allow for a separate driveway to access the one unit fronting Silver Street, which would be located 10 feet from the driveway servicing the 4 rear units and a 10 foot visibility area has been provided to assure pedestrian vs. vehicular safety.

The proposed residential development is consistent with the purpose of the underlying zone that encourages residential uses as a transitional zone to the multi-family residential areas that are located west of Fay Avenue and would provide a larger transitional zone from the school and parks to the surrounding residential development. In addition, the project would implement the LJCP designation, goals, and objectives for the site, and would reduce the pedestrian vs. vehicular conflicts along the streets, which provides for a more pedestrian friendly and interaction along Silver Street and Draper Avenue. For all of these reasons, including the justifications listed above, the deviations are appropriate and necessary, and will result in a more desirable project than would be achieved if designed in strict conformance with the applicable development regulations.

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

The 0.739 acre project site is located at 720 Silver Street and 7601 Draper Avenue in the LJPD-3 Zone of the LJPD within the LJCP and Local Coastal Program Area. The zoning designation allows for community serving retail/office and encourages residential use. The zone restricts residential development to a maximum 29 dwelling units per acre (du/ac). The community plan designates the proposed project site for Medium High Density Residential use at 30-45 du/ac. The project site, occupying 0.739 acres, could accommodate 21 dwelling units based on the underlying zone and 22-33 dwelling units based on the community plan. The project is consistent with the multi-family residential land use designation of the community plan and local coastal program and is consistent with the maximum allowed density of the LJPD-3 Zone of the LJPD.

The project site is a corner lot with frontage on Silver Street and Draper Avenue. The parcel has been previously graded and developed with two existing commercial structures (a 2,800-square-foot veterinary clinic and an 11,000-square-foot United States Post Office Annex). The United States Post Office Annex was constructed in 1981, whereas the veterinary clinic building was constructed in 1966.

The project propose the demolition of two existing commercial structures and the construction of three, two-story buildings with a combined square-footage of 48,905-square feet, and comprised of 18 attached multi-dwelling condominium units with 17 subterranean, two-car garages, 1 attached, two-car garage, and associated site improvements. As a component of the proposed project, the project would achieve a LEED Silver Certification as well as incorporate a

roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 30 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The property is located approximately 1,425 feet from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. The site is approximately 85 feet above Mean Sea Level (MSL), and is located above the 100-year floodplain. The property is not within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA) and does not contain any other type of Environmental Sensitive Lands (ESL) as defined in San Diego Municipal Code (SDMC) Section 113.0103.

A Mitigated Negative Declaration (MND) No. 393503 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, which address potential impacts to Historical Resources (Archaeology), Noise, and Paleontological Resources. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project, which will reduce the potential impacts to below a level of significance. With the implementation of the MMRP, including the justifications listed above, the proposed subdivision is physically suitable for the type and density of development.

**4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The 0.739 acre project site is located at 720 Silver Street and 7601 Draper Avenue. The property is located approximately 1,425 feet from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. The site is approximately 85 feet above MSL, and is located above the 100-year floodplain. The property is not within or adjacent to the MSCP MHPA and does not contain any other type of ESL as defined in SDMC Section 113.0103.

A MND No. 393503 has been prepared for the project in accordance with State of CEQA Guidelines, which address potential impacts to Historical Resources (Archaeology), Noise, and Paleontological Resources. A MMRP would be implemented with this project, which will reduce the potential impacts to below a level of significance. With the implementation of the MMRP, the subdivision and the proposed improvements would not cause substantial environmental damage or impact fish or wildlife or their habitat.

**5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.**

The project propose the demolition of two existing commercial structures and the construction of three, two-story buildings with a combined square-footage of 48,905-square feet, and comprised of 18 attached multi-dwelling condominium units with 17 subterranean, two-car garages, 1 attached, two-car garage, and associated site improvements. As a component of the proposed project, the project would achieve a LEED Silver Certification as well as incorporate a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 30

percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The property is a corner lot and is located approximately 1,425 feet from the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. The site is approximately 85 feet above MSL, and is located above the 100-year floodplain. The property is not within or adjacent to the MSCP MHPA and does not contain any other type of ESL as defined in SDMC Section 113.0103.

A MND No. 393503 has been prepared for the project in accordance with CEQA Guidelines, which address potential impacts to Historical Resources (Archaeology), Noise, and Paleontological Resources. A MMRP would be implemented with this project, which will reduce the potential impacts to below a level of significance and are conditions of the approval.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit 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 Vesting Tentative Map (VTM) No. 1375776 and Easement Vacation (EV) No. 1400360, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Therefore, the subdivision will not be detrimental to the public health, safety and welfare.

**6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

The northern portion of the property was part of Ravina Street and on July 29, 1929, this street was vacated by Resolution No. 50978. On November 21, 1929, a 10 foot wide storm drain, water, and sewer easement was recorded within portions of the vacated street; however, no utilities and/or facilities were installed within the easement. On June 24, 1948, a 10 foot wide storm drainage easement was recorded on the property pursuant to Drawing No. 3544-B and currently contains a 63 inch cast in place concrete pipe (CIPCP) public storm drain that traverse the northern portion of the parcel. The project proposed the vacation of the above referenced easements as part of the VTM and proposes the dedication a 20 foot wide storm drain easement in the same location to comply with current City standards for the easement width. The sewer and water mains servicing the property and surrounding development are located within the public right-of-ways on Silver Street and Draper Avenue. The proposed replace of the existing 10 foot wide storm drain easement with a 20 foot wide easement will allow for future service and maintenance of the existing 63 inch CIPCP public storm drain. Therefore, there is no present or prospective use for the 10 foot 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. Other than



the easements listed above, there are no other existing easements acquired by the public at large for access through or use of property within the proposed subdivision.

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.**

The project propose the demolition of two existing commercial structures and the construction of three, two-story buildings with a combined square-footage of 48,905-square feet, and comprised of 18 attached multi-dwelling condominium units with 17 subterranean, two-car garages, 1 attached, two-car garage, and associated site improvements. As a component of the proposed project, the project would achieve a LEED Silver Certification as well as incorporate a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 30 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. 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) to generate electricity needed by the buildings and its occupants. Therefore, the proposed subdivision will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

**8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.**

The project propose the demolition of two existing commercial structures and the construction of three, two-story buildings with a combined square-footage of 48,905-square feet, and comprised of 18 attached multi-dwelling condominium units with 17 subterranean, two-car garages, 1 attached, two-car garage, and associated site improvements. As a component of the proposed project, the project would achieve a LEED Silver Certification as well as incorporate a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 30 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

A MND No. 393503 has been prepared for the project in accordance with CEQA Guidelines, which address potential impacts to Historical Resources (Archaeology), Noise, and Paleontological Resources. A MMRP would be implemented with this project, which will reduce the potential impacts to below a level of significance and are conditions of the approval.

The decision maker has reviewed the administrative record including the project plans, MND No. 393503, and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the proposed subdivision is consistent with the housing needs anticipated for the LJCP area.

BE IT FURTHER RESOLVED, that portions of the storm drain, water, and sewer easement located within the project boundaries as shown in Vesting Tentative Map No. 1375776, shall be vacated, contingent upon the recordation of the approved Final Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

**9. 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. (San Diego Municipal Code § 125.1040(a)).**

The northern portion of the property was part of Ravina Street and on July 29, 1929, this street was vacated by Resolution No. 50978. On November 21, 1929, a 10 foot wide storm drain, water, and sewer easement was recorded within portions of the vacated street; however, no utilities and/or facilities were installed within the easement. On June 24, 1948, a 10 foot wide storm drainage easement was recorded on the property pursuant to Drawing No. 3544-B and currently contains a 63 inch CIPCP public storm drain that traverse the northern portion of the parcel. The project proposed the vacation of the above referenced easements as part of the VTM and proposes the dedication a 20 foot wide storm drain easement in the same location to comply with current City standards for the easement width. The sewer and water mains servicing the property and surrounding development are located within the public right-of-ways on Silver Street and Draper Avenue. The proposed replace of the existing 10 foot wide storm drain easement with a 20 foot wide easement will allow for future service and maintenance of the existing 63 inch CIPCP public storm drain. Therefore, there is no present or prospective use for the 10 foot 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.

**10. The public will benefit from the abandonment through improved utilization of the land made available by the abandonment. (San Diego Municipal Code § 125.1040(b)).**

The northern portion of the property was part of Ravina Street and on July 29, 1929, this street was vacated by Resolution No. 50978. On November 21, 1929, a 10 foot wide storm drain, water, and sewer easement was recorded within portions of the vacated street; however, no utilities and/or facilities were installed within the easement. On June 24, 1948, a 10 foot wide storm drainage easement was recorded on the property pursuant to Drawing No. 3544-B and currently contains a 63 inch CIPCP public storm drain that traverse the northern portion of the parcel. The project proposed the vacation of the above referenced easements as part of the VTM and proposes the dedication a 20 foot wide storm drain easement in the same location to comply with current City standards for the easement width. The sewer and water mains servicing the property and surrounding development are located within the public right-of-ways on Silver Street and Draper Avenue. The proposed replace of the existing 10 foot wide storm drain easement with a 20 foot wide easement will allow for future service and maintenance of the existing 63 inch CIPCP public storm drain. Therefore, the public will benefit from the

abandonment through the dedication of a 20 foot wide storm drain easement in the same location to comply with current City standards for the easement width.

**11. The abandonment is consistent with any applicable land use plan. (San Diego Municipal Code § 125.1040(c)).**

The northern portion of the property was part of Ravina Street and on July 29, 1929, this street was vacated by Resolution No. 50978. On November 21, 1929, a 10 foot wide storm drain, water, and sewer easement was recorded within portions of the vacated street; however, no utilities and/or facilities were installed within the easement. On June 24, 1948, a 10 foot wide storm drainage easement was recorded on the property pursuant to Drawing No. 3544-B and currently contains a 63 inch CIPCP public storm drain that traverse the northern portion of the parcel. The project proposed the vacation of the above referenced easements as part of the VTM and proposes the dedication a 20 foot wide storm drain easement in the same location to comply with current City standards for the easement width. The sewer and water mains servicing the property and surrounding development are located within the public right-of-ways on Silver Street and Draper Avenue. The proposed replace of the existing 10 foot wide storm drain easement with a 20 foot wide easement will allow for future service and maintenance of the existing 63 inch CIPCP public storm drain.

The 0.739 acre project site is located at 720 Silver Street and 7601 Draper Avenue in the LJPD-3 Zone of the LJPD within the LJCP and Local Coastal Program Area. The zoning designation allows for community serving retail/office and encourages residential use. The zone restricts residential development to a maximum 29 dwelling units per acre (du/ac). The community plan designates the proposed project site for Medium High Density Residential use at 30-45 du/ac. The project site, occupying 0.739 acres, could accommodate 21 dwelling units based on the underlying zone and 22-33 dwelling units based on the community plan. The project is consistent with the multi-family residential land use designation of the community plan and local coastal program and is consistent with the maximum allowed density of the LJPD-3 Zone of the LJPD.

The project propose the demolition of two existing commercial structures and the construction of three, two-story buildings with a combined square-footage of 48,905-square feet, and comprised of 18 attached multi-dwelling condominium units with 17 subterranean, two-car garages, 1 attached, two-car garage, and associated site improvements. Therefore, the proposed 18 unit residential condominium project with the proposed easement vacation would not adversely affect the applicable land use plan.

**12. The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by this abandonment or the purpose for which the easement was acquired no longer exists. (San Diego Municipal Code § 125.1040(d))**

The northern portion of the property was part of Ravina Street and on July 29, 1929, this street was vacated by Resolution No. 50978. On November 21, 1929, a 10 foot wide storm drain, water, and sewer easement was recorded within portions of the vacated street; however, no utilities and/or facilities were installed within the easement. On June 24, 1948, a 10 foot wide storm drainage easement was recorded on the property pursuant to Drawing No. 3544-B and

currently contains a 63 inch CIPCP public storm drain that traverse the northern portion of the parcel. The project proposed the vacation of the above referenced easements as part of the VTM and proposes the dedication a 20 foot wide storm drain easement in the same location to comply with current City standards for the easement width. The sewer and water mains servicing the property and surrounding development are located within the public right-of-ways on Silver Street and Draper Avenue. The proposed replace of the existing 10 foot wide storm drain easement with a 20 foot wide easement will allow for future service and maintenance of the existing 63 inch CIPCP public storm drain. For all of these reasons, including the justifications listed above; public facility or purpose for which the easement was originally acquired would not be detrimentally affected by this abandonment since there will be a dedication of a 20 foot wide storm drain easement in the same location.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Vesting Tentative Map No. 1375776 and Easement Vacation No. 1400360, hereby granted to EHOF LA JOLLA, LLC, a Delaware Limited Liability Company, subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: JAN I. GOLDSMITH, City Attorney

By \_\_\_\_\_  
 [Attorney]  
 Deputy City Attorney

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

**R-Error! Reference source not found.**

ATTACHMENT: Vesting Tentative Map and Easement Vacation Conditions

Internal Order No. 24005220

CITY COUNCIL  
CONDITIONS FOR VESTING TENTATIVE MAP NO. 1375776  
EASEMENT VACATION NO. 1400360; **SILVER STREET VILLAGE  
HOMES - PROJECT NO. 393503 [MMRP]**

ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON \_\_\_\_\_

**GENERAL**

1. This Vesting Tentative Map will expire on \_\_\_\_\_.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Final Map shall conform to the provisions of Coastal Development Permit No. 1375775 and Site Development Permit No. 1387447.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify the Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**AFFORDABLE HOUSING**

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

Project No. 393503  
VTM No. 1375776

**ENGINEERING**

7. The project proposes to export 4,100 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.
8. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
9. Prior to foundation inspection, the Subdivider shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit "A," satisfactory to the City Engineer.
10. Prior to the issuance of any building permits, the Subdivider shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private encroachments in the Public storm drain easement.
11. Prior to the issuance of any building permits, the Subdivider shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private storm drain connections to the Public storm drain system.
12. Prior to the issuance of any building permits, the Subdivider shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private finished grade level planter encroaching in the Draper Avenue and Silver Street Right-of-Way.
13. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, to close the non-utilized portions of the existing driveways with current City Standard curb, gutter and sidewalk, adjacent to the site on Draper Avenue and Silver Street.
14. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, the construction of a current City Standard 20 foot wide and 12 foot wide driveway, adjacent to the site on Silver Street, pursuant to Deviation from Standards approved by Deputy City Engineer.
15. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, the construction of a current City Standard 20 foot wide driveway, adjacent to the site on Draper Avenue.

Project No. 393503  
VTM No. 1375776



16. The Subdivider shall reconstruct existing curb ramp at the northeast corner of Draper Avenue and Silver Street, with current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with truncated domes.
17. Prior to the issuance of any building permit, the Subdivider shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the Right-of-Way due to the design of the Right-of-Way on Silver Street.
18. Prior to the issuance of any construction permit, the Subdivider shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practice (BMP) maintenance, satisfactory to the City Engineer.
19. Prior to the issuance of any construction permit, the Subdivider shall incorporate any construction Best Management Practices (BMPs) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
20. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
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 Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
23. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
24. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Vesting Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

**MAPPING**

25. Per SMA 66426 a Final Map is required to consolidate the existing lots into one lot and to subdivide the ownership interest as a condition of the vested tentative map. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
26. Prior to the recordation of the Final Map the SDG&E easements need to be quitclaim and recorded in the office of the San Diego County Recorder. A copy of the recorded quitclaim must be provided to satisfy this condition.
27. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
28. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
29. The Final Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

**PUBLIC UTILITIES DEPARTMENT**

30. Prior to Recordation of the Final Map, the Subdivider shall sign and provide to the City a letter acknowledging their obligation and intent to create, via CC&Rs

Project No. 393503  
VTM No. 1375776

on each Unit's title, provisions for the continuous future operation and maintenance of the development's private sewer main in a manner satisfactory to the Public Utilities Director and the City Engineer.

31. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.
32. All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.
33. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities.

### **ENVIRONMENTAL**

34. 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.
35. The mitigation measures specified in the MMRP and outlined in MITIGATED NEGATIVE DECLARATION NO. 393503, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.
36. The Subdivider shall comply with the MMRP as specified in MITIGATED NEGATIVE DECLARATION NO. 393503, 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:

#### **Historical Resources (Archaeology)**

#### **Noise**

#### **Paleontological Resources**

### **INFORMATION:**

- The approval of this Vesting Tentative Map by the City Council of the City of San Diego does not authorize the Subdivider to violate any

Project No. 393503

VTM No. 1375776

Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607.

Internal Order No. 24005220

Project No. 393503  
VTM No. 1375776

RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION ADOPTING MITIGATED NEGATIVE  
DECLARATION NO. 393503 AND THE MITIGATION,  
MONITORING AND REPORTING PROGRAM FOR THE SILVER  
STREET VILLAGE HOMES - PROJECT NO. 393503 [MMRP]

WHEREAS, on January 12, 2015, EHO LA JOLLA, LLC, a Delaware Limited Liability Company, Owner and Permittee, submitted an application to Development Services Department for Coastal Development Permit, Site Development Permit, Vesting Tentative Map, and Easement Vacation for the Silver Street Village Homes (Project); and

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

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

WHEREAS, 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 is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the City Council considered the issues discussed in Mitigated Negative Declaration No. 393503 (Report) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the City Council, that it is certified that the Mitigated Negative Declaration No. 393503 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 Report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Report, together with any comments received during the public review process, has been reviewed and considered by the City Council in connection with the approval of the Project.

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

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

BE IT FURTHER RESOLVED, that the Report and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the CITY CLERK, 202 C STREET, SAN DIEGO, CA 92101.

BE IT FURTHER RESOLVED, that the CITY CLERK is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: JAN I. GOLDSMITH, City Attorney

By \_\_\_\_\_  
NAME  
Deputy City Attorney

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



**EXHIBIT A****MITIGATION MONITORING AND REPORTING PROGRAM****MITIGATED NEGATIVE DECLARATION NO. 393503 FOR THE  
SILVER STREET VILLAGE HOMES - PROJECT NO. 393503 [MMRP]**

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 Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 393503 shall be made conditions of Vesting Tentative Map No. 1375776, Easement Vacation No. 1400360, Coastal Development Permit No. 1375775 and Site Development Permit No. 1387447 as may be further described below.

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

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

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

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants: Not applicable.

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

**CONTACT INFORMATION:**

- a) The PRIMARY POINT OF CONTACT is the RE at the **Field Engineering Division – 858-627-3200**
  - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant t is also required to call **RE and MMC at 858-627-3360**.
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 393503 and/or Environmental Document Number 393503, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).
- Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.**
3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: **Not Applicable**

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

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

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

<b>DOCUMENT SUBMITTAL/INSPECTION CHECKLIST</b>		
<b>Issue Area</b>	<b>Document Submittal</b>	<b>Associated Inspection/Approvals/Notes</b>
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Paleontology	Paleontology Reports	Paleontology Site Observation
Historical Resources	Archaeology Reports	Archaeology/Historic Site Observation
Noise	Acoustical Reports	Noise Mitigation Features Inspection
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

## **C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

### **HISTORICAL RESOURCES (ARCHAEOLOGY)**

#### **I. Prior to Permit Issuance**

##### **A. Entitlements Plan Check**

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.
- B. Letters of Qualification have been submitted to ADD
  1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
  2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
  3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

## **II. Prior to Start of Construction**

### **A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the 1/4 mile radius.

### **B. PI Shall Attend Precon Meetings**

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the 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 an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when

Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.

The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

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

### III. During Construction

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

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The 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 AME.**
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.

2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

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

IV. **Discovery of Human Remains**

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.

2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
  3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American
1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
  2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
  3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
  4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
  5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
    - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
    - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
    - c. In order to protect these sites, the Landowner shall do one or more of the following:
      - (1) Record the site with the NAHC;
      - (2) Record an open space or conservation easement on the site;
      - (3) Record a document with the County.
    - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
  2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
  3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the



applicant/landowner, any known descendant group, and the San Diego Museum of Man.

## V. 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 of the next business day.
    - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
    - c. Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
    - d. The PI shall immediately contact MMC, or by 8AM of 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 and/or weekend 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.

## VI. 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 Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
    - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
    - b. Recording Sites with State of California Department of Parks and Recreation

The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
  3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
  4. MMC shall provide written verification to the PI of the approved report.
  5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
  2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
  3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
  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.
  3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy 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 and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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#### NOISE

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, whichever is applicable, the applicant shall ensure the following noise abatement is implemented, to the satisfaction of the Assistant Deputy Director (ADD) Environmental designee:

- Placement of 10-foot-high noise barriers along the full northeast property line corner and the full south property line shall be required.
- The barriers shall be plywood, mass-loaded vinyl, or any material with a minimum surface density of 3.5 pounds per square foot. No gaps or cracks shall occur through or below the barriers,
- The project shall limit construction activities, including grading, to the hours of 7:00 a.m. to 5:00 p.m., Monday through Friday.

### **PALEONTOLOGICAL RESOURCES**

#### **I. Prior to Permit Issuance**

##### **A. Entitlements Plan Check**

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

##### **B. Letters of Qualification have been submitted to ADD**

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

#### **II. Prior to Start of Construction**

##### **A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- B. PI Shall Attend Precon Meetings
1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
    - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
  2. Identify Areas to be Monitored – Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
  3. When Monitoring Will Occur
    - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
    - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

### III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area**

**being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**

2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (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 CSV and submit to MMC via fax by 8AM on the next business day.
  - b. Discoveries – All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
  - c. Potentially Significant Discoveries – If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
  - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
  1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

#### **V. Post Construction**

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

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

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## PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_

RECOMMENDING TO THE CITY COUNCIL ADOPT MITIGATED NEGATIVE DECLARATION NO. 393503, AND ADOPT MITIGATION, MITIGATION, MONITORING, AND REPORTING PROGRAM; AND APPROVE VESTING TENTATIVE MAP NO. 1375776, EASEMENT VACATION NO. 1400360, COASTAL DEVELOPMENT PERMIT NO. 1375775 AND SITE DEVELOPMENT PERMIT NO. 1387447; **SILVER STREET VILLAGE HOMES - PROJECT NO. 393503 [MMRP]**

WHEREAS, on August 13, 2015, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering and recommending to the Council of the City of San Diego the adoption of Mitigated Negative Declaration No. 393503, and adoption Mitigation, Mitigation, Monitoring, and Reporting Program; and approval of Vesting Tentative Map No. 1375776, Easement Vacation No. 1400360, Coastal Development Permit No. 1375775 and Site Development Permit No. 1387447; and

WHEREAS, EHOF LA JOLLA, LLC, a Delaware Limited Liability Company, Owner/Permittee, filed an application to demolish two existing commercial structures and the construction of three, two-story buildings with a combined square-footage of 48,905-square feet, and comprised of 18 attached multi-dwelling condominium units with 17 subterranean, two-car garages, 1 attached, two-car garage, and associated site improvements, on a 0.739 acre site located within the La Jolla Community Plan and Local Coastal Program Area; and

WHEREAS, the Planning Commission of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby recommends to the Council of the City of San Diego to ADOPT Mitigated Negative Declaration No. 393503, and ADOPT Mitigation, Monitoring, and Reporting Program; and APPROVE Vesting Tentative Map No. 1375776, Easement Vacation No. 1400360, Coastal Development Permit No. 1375775 and Site Development Permit No. 1387447.

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Jeffrey A. Peterson  
Development Project Manager  
Development Services

Dated: August 13, 2015

By a vote of: **XX-XX-XX**

Internal Order No. 24005220

SILVER STREET VILLAGE HOMES



ADKVAS GROUP

SILVER STREET VILLAGE HOMES  
18 SINGLE FAMILY ATTACHED TOWNHOMES  
7801 DRAPER AVENUE LA JOLLA, CALIFORNIA 92037  
WILLIAM A. BERWIN (949) 442-2082 MICHAEL K. PIERSON (949) 227-2591

- SUSTAINABLE DESIGN DEVELOPMENT ELEMENTS**
- 1. INSTALLATION OF SUSTAINABLE BAMBOO AND/OR RECYCLED WOOD FLOORING PRODUCTS.
  - 2. INSTALLATION OF "ENERGY STAR" APPLIANCES.
  - 3. USE OF HIGHLY EFFICIENT LOW WATTAGE, LONG LASTING L.E.D. LIGHTING FIXTURES.
  - 4. INSTALLATION OF HIGHLY EFFICIENT HVAC MECHANICAL SYSTEMS FOR HEATING AND AIR CONDITIONING.
  - 5. USE OF TANKLESS WATER HEATERS AND INSTANT HOT WATER & RECYCLING SYSTEMS FOR LESS WASTED WATER.
  - 6. DRAINAGE SYSTEM FOR RAINWATER STORAGE AND RECYCLE USE FOR LANDSCAPE IRRIGATION.
  - 7. USE OF LOW V.O.C. PAINTS AT WALLS AND CABINET FINISHES.
  - 8. INSTALLATION OF MANUFACTURED SIMULATED SLATE ROOFING IN LIEU OF LIMITED NATURAL RESOURCES.
  - 9. USE OF SIMULATED STONE VENEERS IN LIEU OF LIMITED NATURAL RESOURCES.
  - 10. INSTALLATION OF DEDICATED ELECTRIC VEHICLE CHARGING OUTLETS IN UNIT GARAGES.
  - 11. INSTALLATION OF HIGHLY INSULATED EXTERIOR WALLS FOR LESS ENERGY USAGE FOR HEATING AND COOLING.
  - 12. INSTALLATION OF HEAT REFLECTIVE DECK COATINGS, OR ROOF DECK STONE DECKING TO LIMIT HEAT TRANSFER TO UNIT INTERIORS.
  - 13. H.O.A. GUIDELINES FOR REFUSE CONSERVATION.
  - 14. USE OF LANDSCAPE PLANTINGS REQUIRING LOWER WATER USAGE.
  - 15. INSTALLATION OF ROOF AND ROOF DECK DRAINAGE SYSTEMS THAT FILTER POLLUTANTS THROUGH LANDSCAPED PLANTERS.
  - 16. DESIGNATED BIO-SWALE AREAS FOR FILTERED RUNOFF.
  - 17. INSTALLATION OF INSULATED LOW-E DUAL GLAZED WINDOWS AND GLASS DOORS FOR LIMITED HEAT TRANSFER TO UNIT INTERIORS.
  - 18. INSULATED GARAGE DOORS.
  - 19. INSTALLATION OF PERMEABLE PAVING SYSTEMS AT DRIVEWAYS AND WALKWAYS TO ABSORB WATER RUNOFF.
  - 20. PHOTOVOLTAIC SOLAR PANELS ON ROOF FOR LOWER ENERGY USE.
  - 21. SKYLIGHTS, SOLATUBES OR SUNLIGHT CAPTURING FIBEROPTIC PANELS ON ROOFS/ROOF DECKS FOR DAYLIGHTING UNIT INTERIORS FOR LESS USE OF ELECTRICAL LIGHTING FIXTURES.

**CONSULTANTS**

**OWNER**  
E.H.O.F. LA JOLLA, LLC  
7861 HERSCHEL AVENUE  
LA JOLLA, CA 92037

**DEVELOPERS**  
SILVER STREET PARTNERS, LLC  
MR. BILL BERWIN & MR. MIKE PIERSON  
7861 HERSCHEL AVENUE  
LA JOLLA, CA 92037  
(858) 456-3880

**ARCHITECTURE**  
ADKVAS GROUP  
647 CAMINO DE LOS MARES SUITE 206  
SAN CLEMENTE, CA 92673  
TERRY ADDIKINSON/PARTNER (949) 240-6591

**LANDSCAPE ARCHITECTURE**  
NERI LANDSCAPE ARCHITECTURE  
928 HORNLEND STREET SUITE 3  
SAN DIEGO, CA 92109  
MR. JIM NERI, PRINCIPAL (858) 274-3222

**CIVIL ENGINEERING**  
ALJADE ENGINEERING  
28441 RANCHO CALIFORNIA ROAD SUITE 100  
TEMECULA, CA 92590  
LARRY DUTTON/PARTNER (951) 587-2020

- DEVELOPMENT PERMITS & APPROVALS REQUIRED**
- 1 COASTAL DEVELOPMENT PERMIT (CDP)
  - 2 SITE DEVELOPMENT PERMIT (SDP)
  - 3 VESTING TENTATIVE MAP (VTM)
- PROJECT REQUIRES EASEMENT VACATIONS, WHICH REQUIRES A PROCESS FIVE DECISION.
- NOTES**
- COASTAL NON-APPEALABLE OVERLAY ZONE  
COASTAL HEIGHT LIMIT OVERLAY ZONE
- BUS STOPS:**  
EXISTING.....NONE  
PROPOSED.....NONE
- YEAR CONSTRUCTED OF EXISTING STRUCTURES:**  
EXISTING POSTAL ANNEX BUILDING.....1981  
EXISTING VETERINARY CLINIC BLD'G.....1965

Silver Street Village Homes

**Deviations Required**

Deviation from required turnaround at drive side ends.  
Deviation to number of driveways permitted.  
Deviation to eliminate required Commercial Use on the front 50% of the lot.  
Deviation to distance between driveways.  
Deviation to allow Residential Use on the front 50% of the Lot.

- SHEET INDEX**
- ARCHITECTURAL DRAWINGS**
- A1 COVER SHEET & SHEET INDEX
  - A2 ARCHITECTURAL SITE PLAN
  - A3 BUILDING I FLOOR PLANS
  - A4 BUILDING II FLOOR PLANS
  - A5 BUILDING III FLOOR PLANS
  - A6 UNIT FLOOR PLANS A, B & C
  - A7 UNIT FLOOR PLANS D, E, F & G
  - A8 UNIT FLOOR PLANS H, IHR & J
  - A9 EXTERIOR ELEVATIONS
  - A10 EXTERIOR ELEVATIONS
  - A11 EXTERIOR ELEVATIONS
  - A12 EXTERIOR ELEVATIONS
  - A13 BUILDING SECTIONS
  - A14 ROOF & ROOF DECK PLANS
  - A15 CURB UTILIZATION PLAN
- LANDSCAPE DRAWINGS**
- L16 L1.0 LANDSCAPE DEVELOPMENT PLAN
  - L17 L1.1 LANDSCAPE DEVELOPMENT PLANTING PLAN
  - L18 L1.2 LANDSCAPE DEVELOPMENT NOTES & CALCULATIONS
- CIVIL DRAWINGS**
- C19 VESTING TENTATIVE MAP
  - C20 CONCEPTUAL GRADING PLAN
  - C21 CONCEPTUAL GRADING PLAN DETAILS
- 21 SHEETS TOTAL

PREPARED BY: ADKVAS GROUP

NAME: ADKVAS GROUP

ADDRESS: 647 CAMINO DE LOS MARES SUITE 206 SAN CLEMENTE, CA 92673

PHONE: (949) 240-6591

PROJECT ADDRESS: 7801 DRAPER AVE & 720 SILVER STREET LA JOLLA, CA

PROJECT NAME: SILVER STREET VILLAGE HOMES

SHEET TITLE: COVER SHEET & INDEX

REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	4-29-15
REVISION 5:	4-2-15
REVISION 4:	2-18-15
REVISION 3:	12-15-14
REVISION 2:	
REVISION 1:	

ORIGINAL DATE: 10-19-14

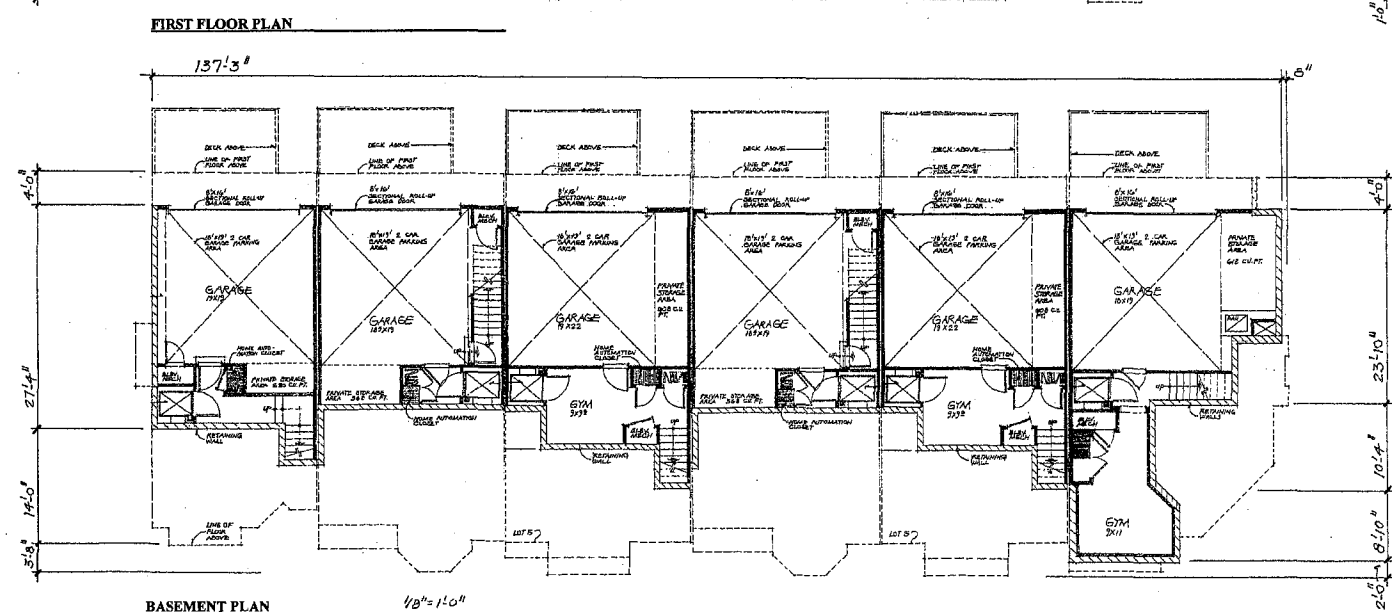
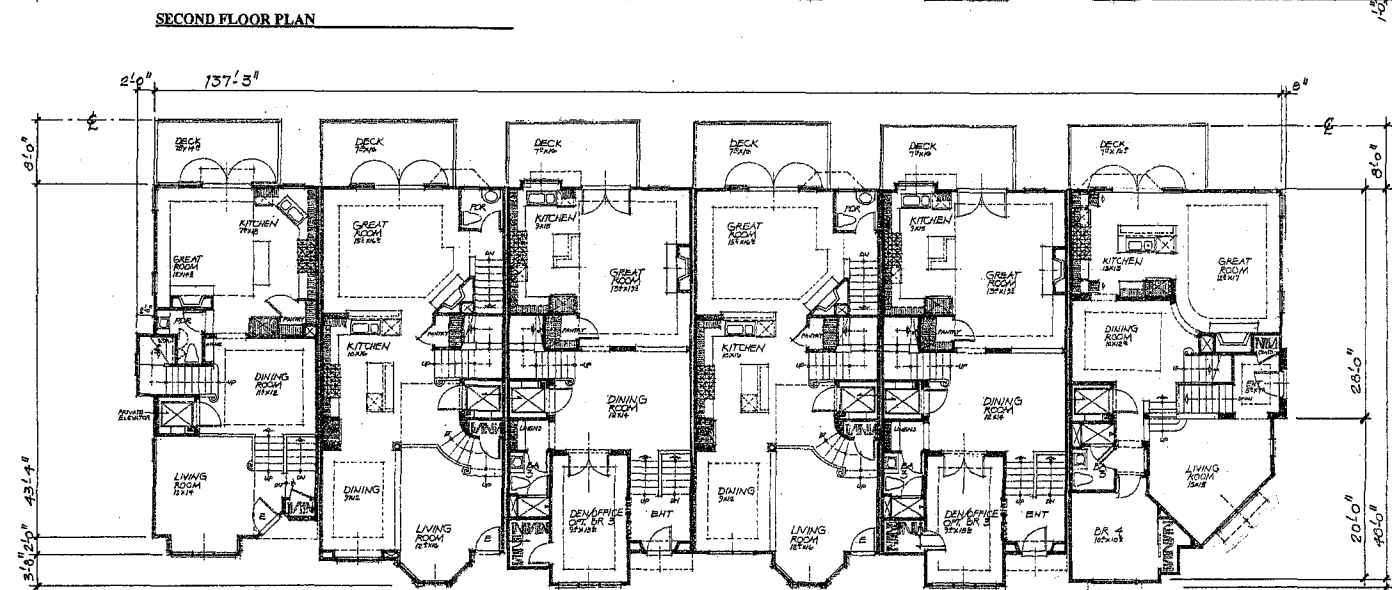
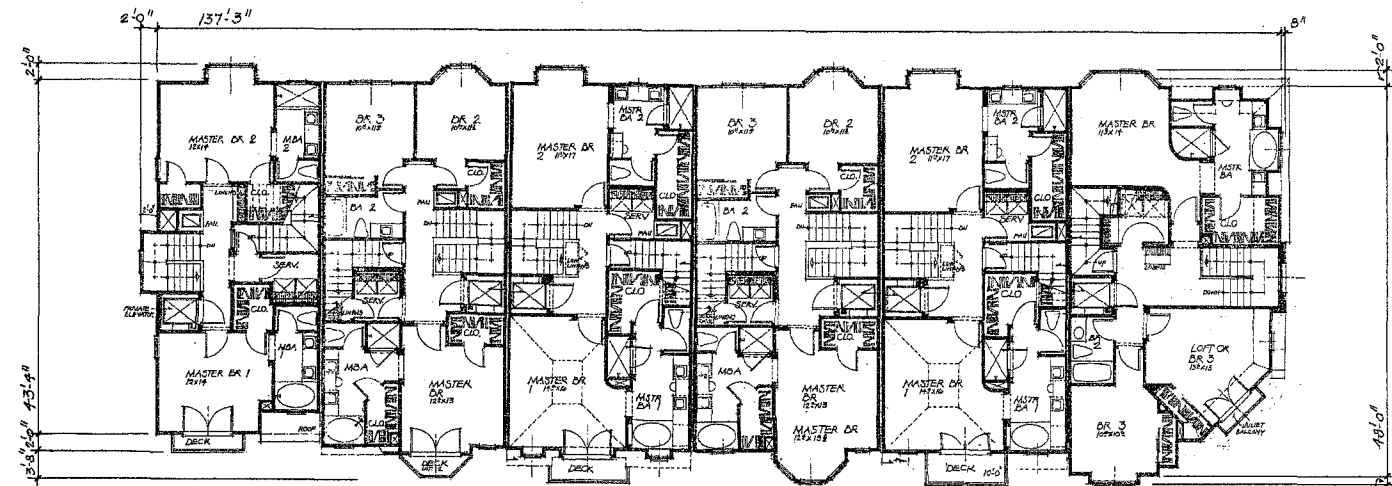
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DEF:



# SILVER STREET VILLAGE HOMES

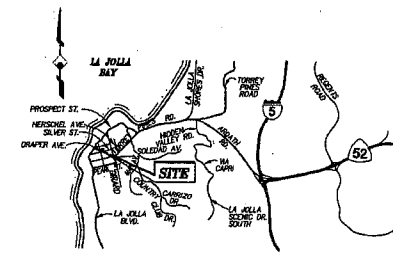
BLD'G. I



949 240 6591

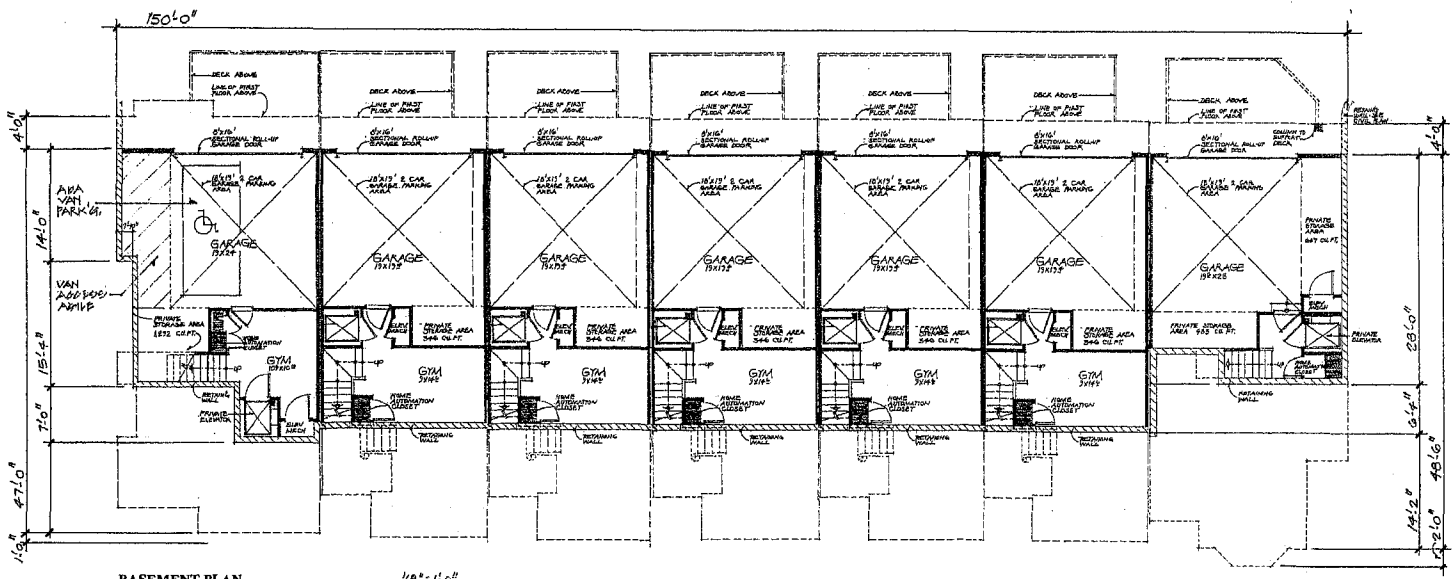
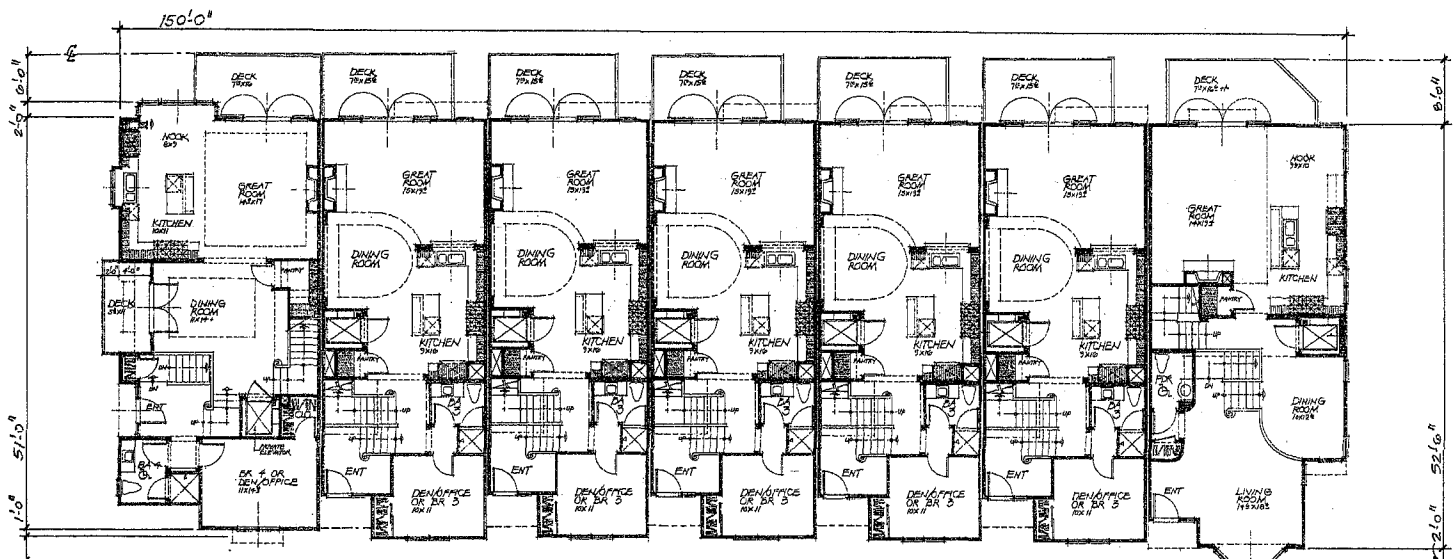
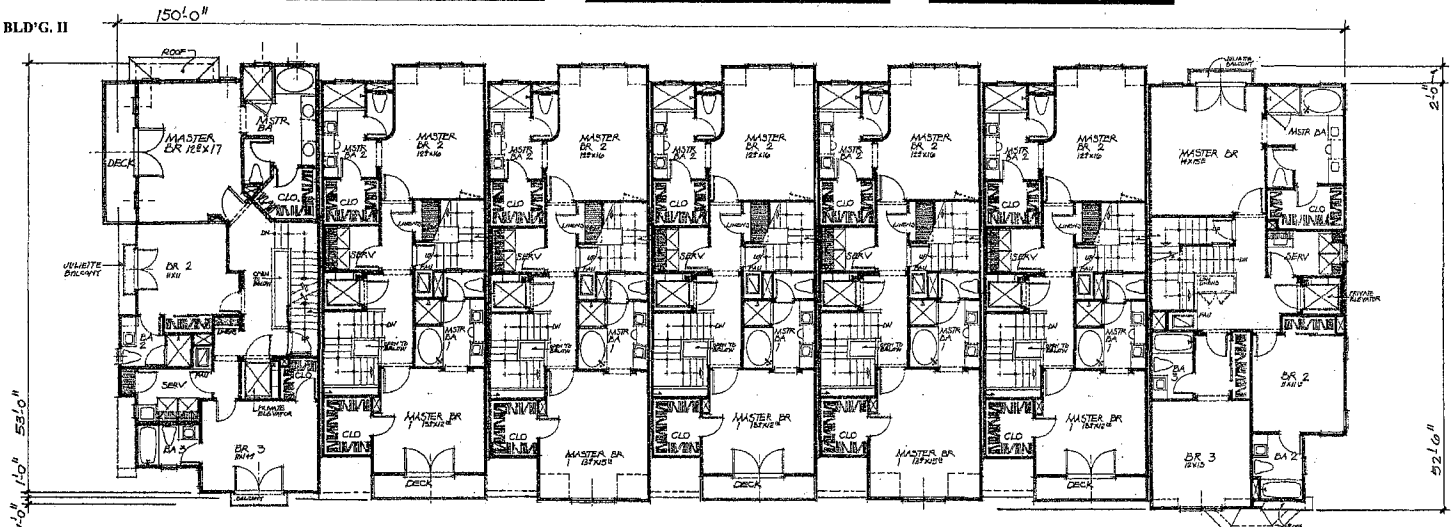
ADKVAS GROUP

SILVER STREET VILLAGE HOMES  
18 SINGLE FAMILY ATTACHED TOWNHOMES  
7601 DRAPER AVENUE, LA JOLLA, CALIFORNIA  
DEVELOPED BY ADKVAS GROUP, INC.  
VILLAGE OF SILVER STREET



PREPARED BY: ADKVAS GROUP  
NAME: ADKVAS GROUP  
ADDRESS: 647 CAMINO DE LOS ANDES  
SUITE 200 SAN CLEMENTE, CA  
PHONE: (949) 240-6591 92672  
PROJECT ADDRESS: 7601 DRAPER AVE &  
720 SILVER STREET  
LA JOLLA, CA  
PROJECT NAME: SILVER STREET  
VILLAGE HOMES  
SHEET TITLE: BUILDING I  
FLOOR PLANS  
REVISION 12: \_\_\_\_\_  
REVISION 11: \_\_\_\_\_  
REVISION 10: \_\_\_\_\_  
REVISION 9: \_\_\_\_\_  
REVISION 8: \_\_\_\_\_  
REVISION 7: \_\_\_\_\_  
REVISION 6: \_\_\_\_\_  
REVISION 5: \_\_\_\_\_  
REVISION 4: \_\_\_\_\_  
REVISION 3: \_\_\_\_\_  
REVISION 2: 2-10-15  
REVISION 1: \_\_\_\_\_  
ORIGINAL DATE: 10-14-14  
SHEET 13 OF 21  
DPT#

# SILVER STREET VILLAGE HOMES



**ADKVAS**  
GROUP

SILVER STREET VILLAGE HOMES  
A SINGLE FAMILY ATTACHED TOWNHOMES  
7601 DRAPER AVENUE, LA JOLLA, CALIFORNIA  
DEVELOPED BY ADKVAS GROUP, INC.  
WILLIAM A. BERNEY (949) 440-6591

VICINITY MAP  
NOT TO SCALE

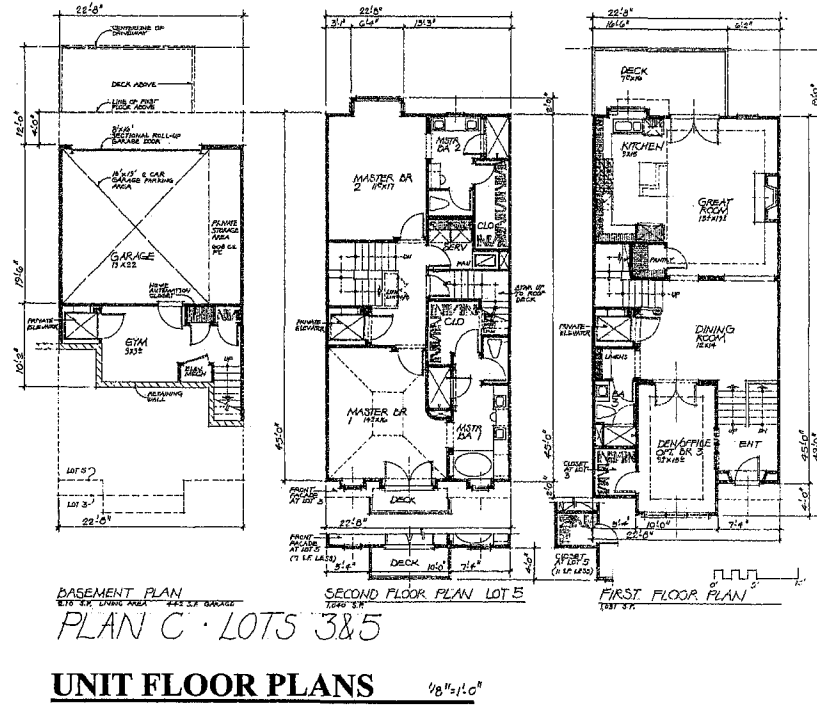
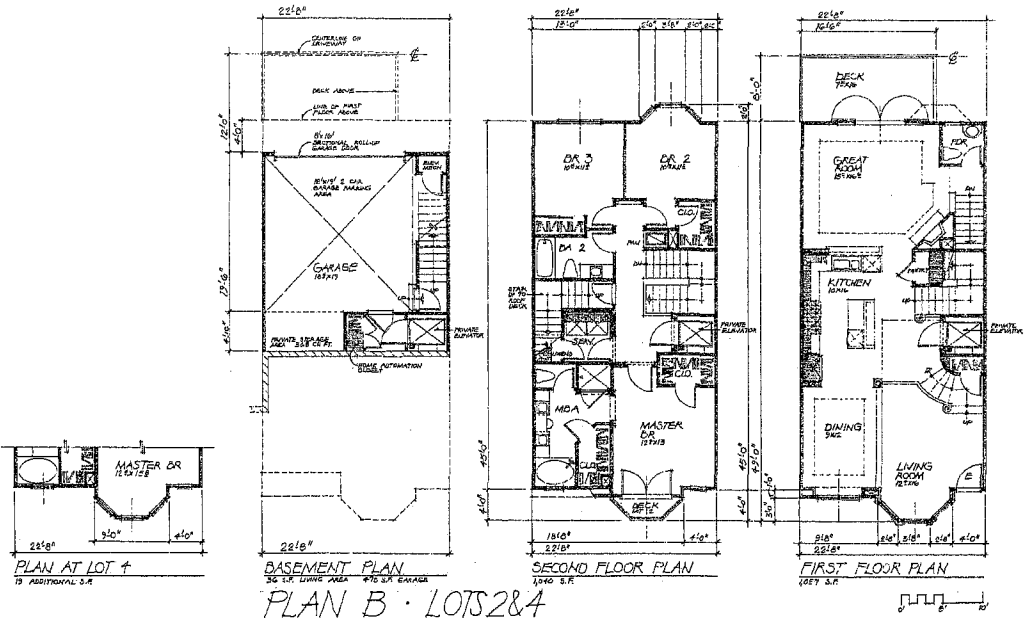
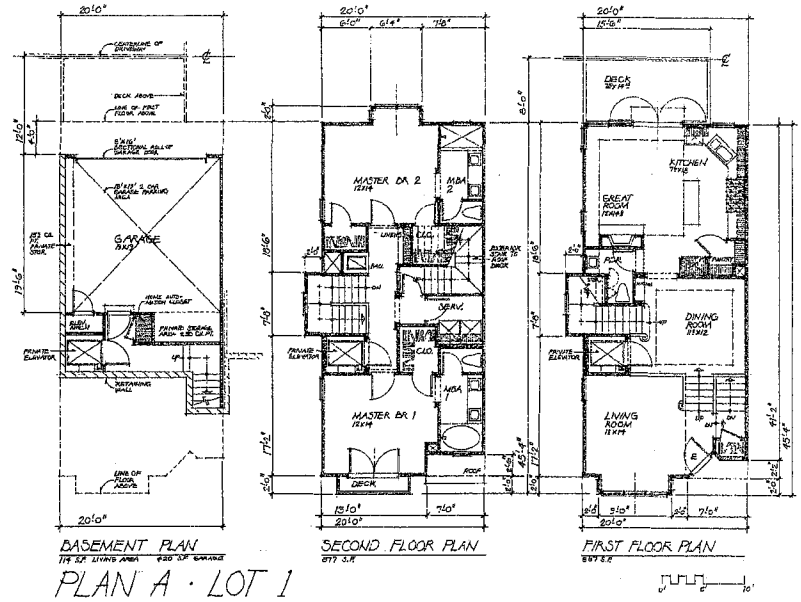
PREPARED BY: ADKVAS GROUP  
NAME: ADKVAS GROUP  
ADDRESS: 647 CAMINO DE LOS REYES  
SUITE 200 SAN CLEMENTE, CA 92672  
PHONE: (949) 240-6591  
PROJECT ADDRESS: 7601 DRAPER AVE & 720 SILVER STREET  
LA JOLLA, CA  
PROJECT NAME: SILVER STREET VILLAGE HOMES  
SHEET TITLE: BUILDING II FLOOR PLANS

REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	
REVISION 4:	
REVISION 3:	
REVISION 2:	2.10.15
REVISION 1:	
ORIGINAL DATE:	10.14.14
SHEET	A4
OF	21
DEP#	





SILVER STREET VILLAGE HOMES



ADKVAS GROUP

SILVER STREET VILLAGE HOMES  
18 SINGLE FAMILY ATTACHED TOWNHOMES  
7601 DRAPER AVENUE, LA JOLLA, CALIFORNIA  
DEVELOPED BY ADKVAS GROUP, LLC

PREPARED BY: ADKVAS GROUP

NAME: ADKVAS GROUP

ADDRESS: 647 CAMINO DE LOS REYES, SUITE 200, SAN CLEMENTE, CA 92673

PHONE: (949) 240-6591

PROJECT ADDRESS: 7601 DRAPER AVE & 720 SILVER STREET, LA JOLLA, CA

PROJECT NAME: SILVER STREET VILLAGE HOMES

SHEET TITLE: UNIT FLOOR PLANS A, B & C

REVISION 12: \_\_\_\_\_

REVISION 11: \_\_\_\_\_

REVISION 10: \_\_\_\_\_

REVISION 9: \_\_\_\_\_

REVISION 8: \_\_\_\_\_

REVISION 7: \_\_\_\_\_

REVISION 6: \_\_\_\_\_

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REVISION 2: \_\_\_\_\_

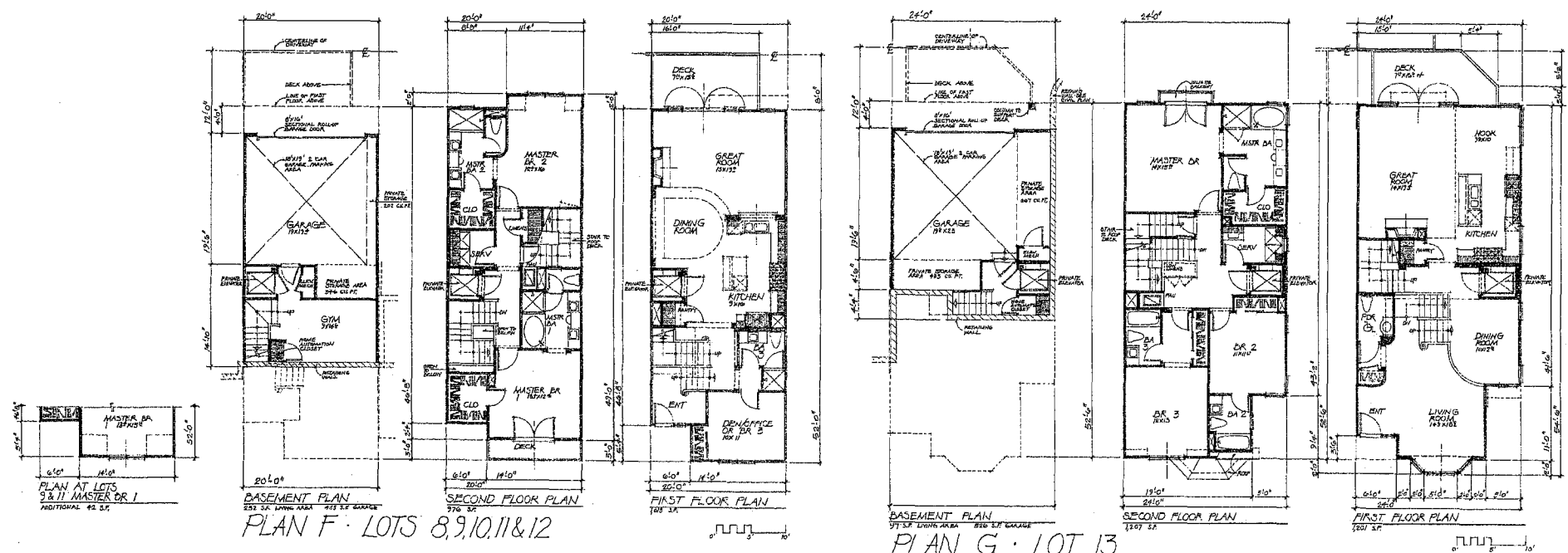
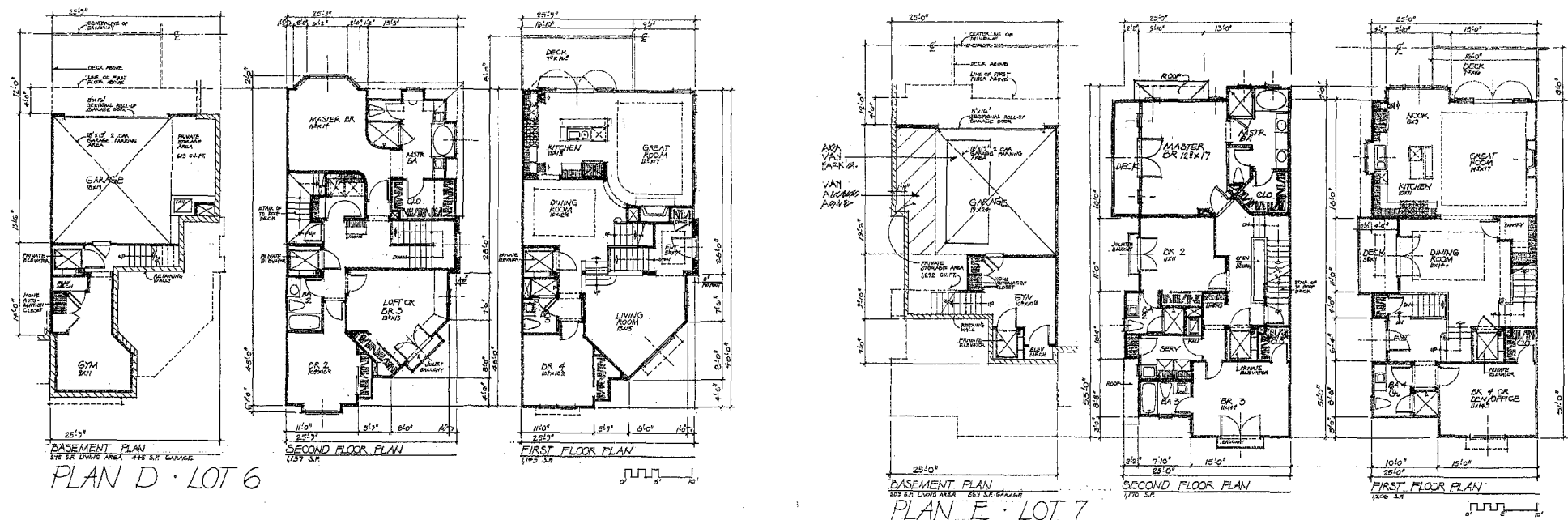
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ORIGINAL DATE: 10-14-14

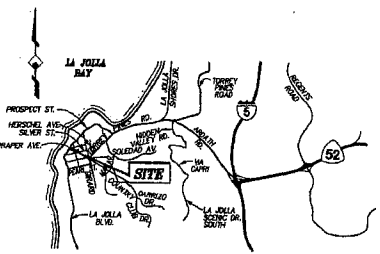
SHEET 16 OF 21



SILVER STREET VILLAGE HOMES



UNIT FLOOR PLANS 1/8"=1'-0"

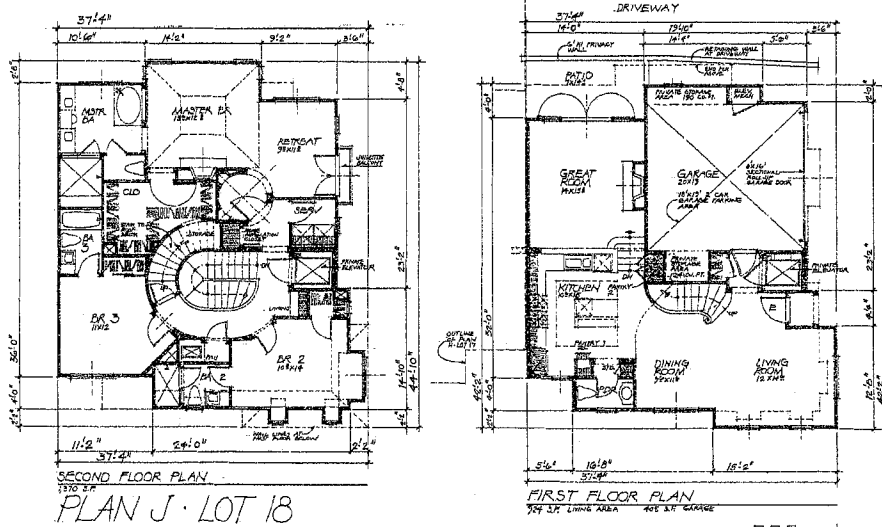
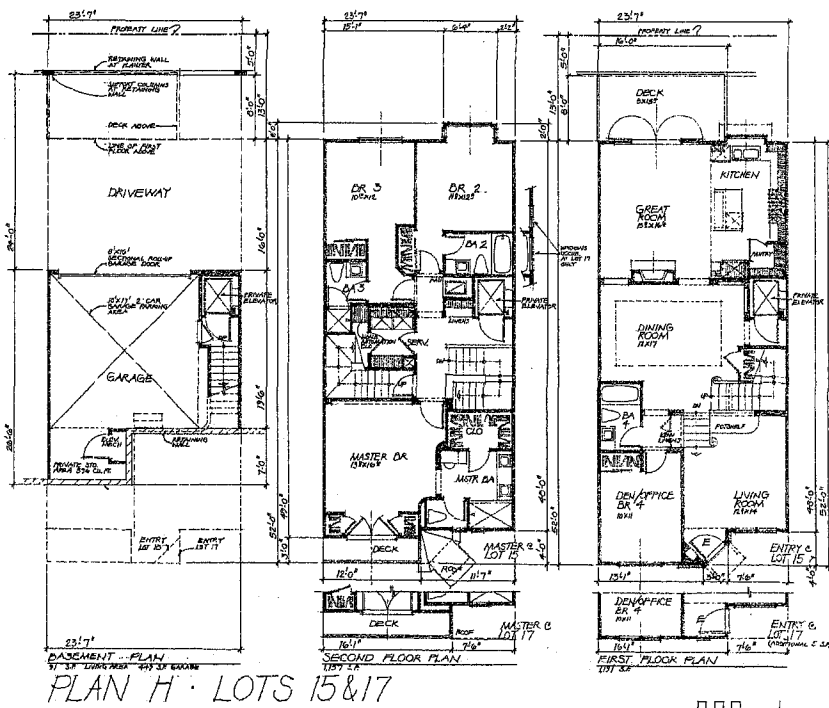
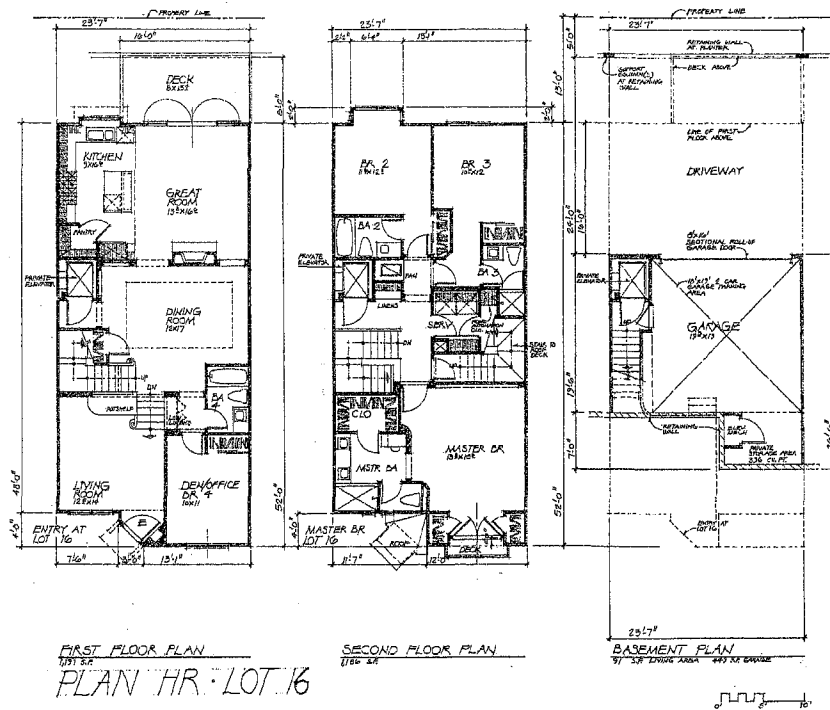
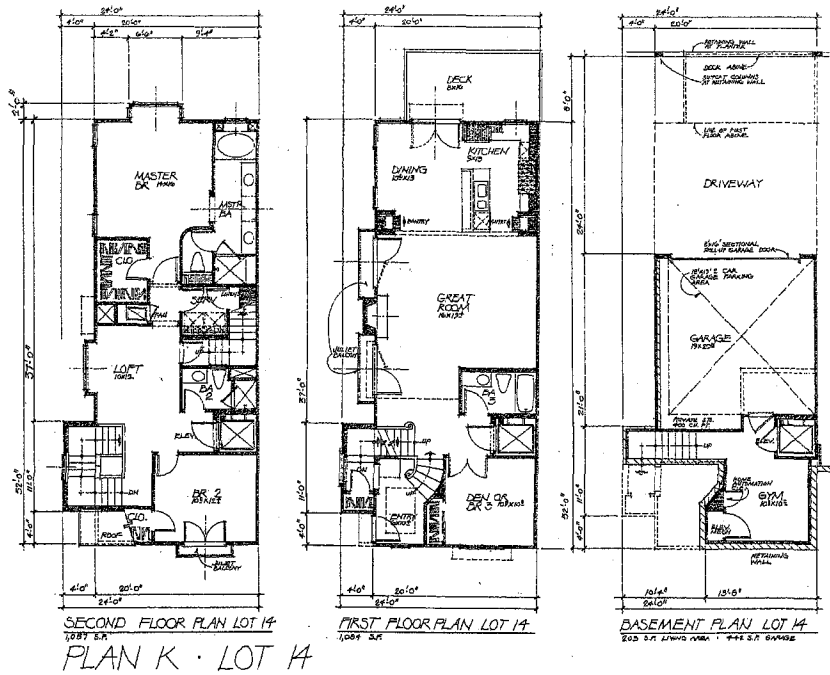


VICINITY MAP  
NOT TO SCALE

PREPARED BY:	ADKVAS GROUP	REVISION 12:	
NAME:		REVISION 11:	
ADDRESS:	647 CAMINO DE LOS MARES	REVISION 10:	
	SUITE 206 SAN CLEMENTE, CA	REVISION 9:	
PHONE:	(760) 240-6591	REVISION 8:	
	92675	REVISION 7:	
PROJECT ADDRESS:		REVISION 6:	
	7001 DRAPER AVE &	REVISION 5:	
	720 SILVER STREET	REVISION 4:	
	LA JOLLA, CA	REVISION 3:	2-16-15
PROJECT NAME:	SILVER STREET	REVISION 2:	
	VILLAGE HOMES	REVISION 1:	
SHEET TITLE:	UNIT FLOOR	ORIGINAL DATE:	10-14-14
	PLANS D, E, F & G	SHEET	A7 of 21
		DEP:	

ADKVAS GROUP  
SILVER STREET VILLAGE HOMES  
18 SINGLE FAMILY ATTACHED TOWNHOMES  
7001 DRAPER AVENUE, LA JOLLA, CALIFORNIA  
DEVELOPED BY: BROOKLYN KILLICK  
ARCHITECT: A. HENRICHS (949) 450-0000 MICHAEL E. PETERSON (949) 524-2461

# SILVER STREET VILLAGE HOMES



**VICINITY MAP**  
NOT TO SCALE

PREPARED BY: **ADKVAS GROUP**

NAME: **ADKVAS GROUP**

ADDRESS: **647 CAMINO DE LOS ANGELES  
SUITE 200 SAN CLEMENTE, CA**

PHONE: **(949) 240-6591**

PROJECT ADDRESS: **7201 DRAPER AVE &  
720 SILVER STREET  
LA JOLLA, CA**

PROJECT NAME: **SILVER STREET  
VILLAGE HOMES**

SHEET TITLE: **UNIT FLOOR  
PLANS K, H/HR & J**

REVISION 12: \_\_\_\_\_

REVISION 11: \_\_\_\_\_

REVISION 10: \_\_\_\_\_

REVISION 9: \_\_\_\_\_

REVISION 8: \_\_\_\_\_

REVISION 7: \_\_\_\_\_

REVISION 6: \_\_\_\_\_

REVISION 5: \_\_\_\_\_

REVISION 4: \_\_\_\_\_

REVISION 3: \_\_\_\_\_

REVISION 2: **2-10-15**

REVISION 1: \_\_\_\_\_

ORIGINAL DATE: **10-14-14**

SHEET **AB** OF **21**

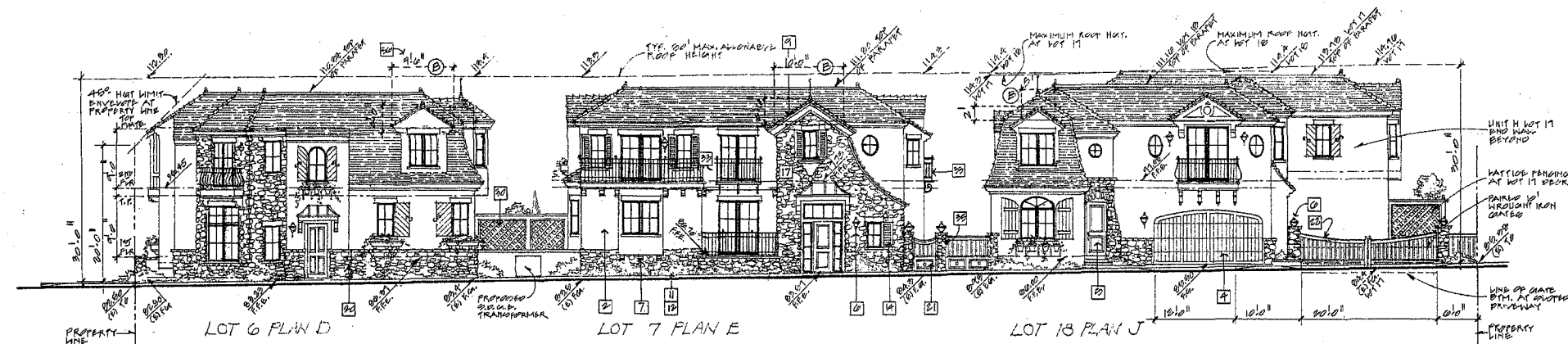
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**ADKVAS GROUP**

949 240 6591

SILVER STREET VILLAGE HOMES  
SILVER STREET VILLAGE HOMES  
7201 DRAPER AVE & 720 SILVER STREET  
LA JOLLA, CALIFORNIA  
DEVELOPED BY: ADKVAS GROUP, LLC  
WILLIAM A. BROWN (949) 484-3800 MICHAEL L. PETERSON (949) 224-2700

# SILVER STREET VILLAGE HOMES



SILVER STREET - SOUTH ELEVATION

## SOUTH ELEVATION

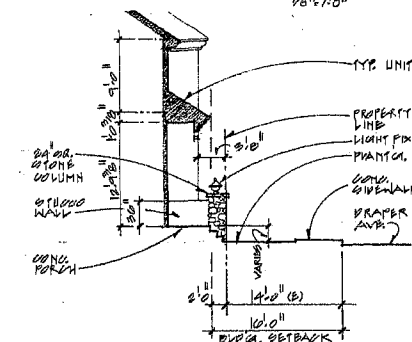
### LIPDO STREET FACADE ENVELOPE

20% ALLOWED BUILDING HEIGHT DEVIATIONS

- (A) ON DRAPER STREET ELEVATIONS, THE BUILDING LENGTH IS 137'-0". AT 20% OF BLD'G. LENGTH WE ARE ALLOWED 27'-0" OF TOTAL BLD'G. FACADE TO EXCEED THE HEIGHT OUTSIDE THE 45 DEGREE ANGLED BLD'G. ENVELOPE AT THE PROPERTY LINE. LOTS 2, 4 & 5 HAVE PORTIONS THAT ARE AS FOLLOWS: LOT 2: 8' WIDTH, LOT 4: 11' WIDTH AND LOT 5: 9' WIDTH. TOTAL OF FACADE THAT EXCEEDS HEIGHT IS 27'-0". THIS IS 0" LESS THAN ALLOWED PER THE LIPDO STREET FACADE ENVELOPE CHAPTER 15, ARTICLE 9, APPENDIX B, EXHIBIT 4.
- (B) ON SILVER STREET ELEVATIONS, LOT 6 BLD'G. LENGTH IS 48'. AT 20% OF BLD'G. LENGTH WE ARE ALLOWED 9'-6" OF FACADE WIDTH. UNIT HAS A MAX. OF 9'-6" FACADE BEYOND THE 45° LIMIT. ON LOT 7, UNIT LENGTH IS 82'. AT 20% THE ALLOWED FACADE WIDTH EXTENSION IS 16'-4". AT LOT 7 WE HAVE A PORTION OF THE FACADE THAT IS 16'-4" WIDE THAT MEETS THE ALLOWANCE. ON LOT 18, UNIT LENGTH IS 44'. AT 20% ALLOWANCE THE FACADE EXTENSION ALLOWED IS 8'-8". FACADE EXTENSION AT THIS LOT IS ONLY 9'-0" IN WIDTH. THESE THREE ELEVATIONS MEET THE LIPDO STREET FACADE ENVELOPE PER CHAPTER 15, ARTICLE 9, APPENDIX B, EXHIBIT 4.

### ELEVATION NOTES

1. SIMULATED SLATE STYLE ROOF SHINGLES.
2. SMOOTH STUCCO EXTERIOR FINISH.
3. METAL CLAD CASSEMENT WINDOWS.
4. SECTIONAL ROLL-UP INSULATED STEEL GARAGE DOORS.
5. ENLARGED STEEL ON WOOD ENTRANCE DOORS.
6. EXTERIOR LIGHT FIXTURE.
7. WOOD CORNICES.
8. STUCCOED FOAM FASCIA AT EAVES.
9. TYPICAL 1" TIGHT BARRIERS AT RAISE EAVES.
10. IRON ROOF SPIRES.
11. IRON BOLLARDS AT PARAPET CORNERS.
12. LINE OF EXISTING GRADE.
13. LINE OF NEW FINISHED GRADE.
14. SIMULATED WOOD SHUTTERED SHUTTER.
15. SIMULATED VERTICAL WOOD SHUTTER.
16. IRON ATTACHMENT HARDWARE AT SHUTTER.
17. STANDING SEAM COVER ROOF.
18. WOOD PLANTER BOXES.
19. IRON PLANTERS TO SUPPORT POTTED PLANTS.
20. SIMULATED STONE VENEER.
21. IRON GATES AT COURTYARD ENTRANCE.
22. IRON GATES AT DRIVEWAY ENTRANCE.
23. IRON DECK GUARDRAILS.
24. LOUVERED 6" ATTIC VENT.
25. 6" SHEET METAL CAP AT ROOF DECK PARAPET WALLS.
26. WOOD PLANT ON TRIM.
27. STEPS AT UNIT INTERIOR TO BASEMENT GARAGE.
28. STEPS TO ACCESS DRIVEWAY.
29. STUCCOED RETAINING WALL.
30. LATTICE FENCING AT END UNITS AT DECK.
31. STUCCOED BRIMS TO SUPPORT DECK FRAMING.
32. WOOD DECK TRIM.
33. IRON "JULIETTE" BALCONY.
34. STUCCOED SORRITS AT CANTILEVERED FLOORS.
35. STONE VENEER COLUMNS.
36. OVERLAPPING OF PORTION OF 20% ROOF ALLOWANCE THAT EXTENDS OUTSIDE AS DEGREE ANGLE HEIGHT AT PROPERTY LINE.



C UNIT ENTRY PRIVACY WALL  
TYP. EA. UNITS PORCH

### PROJECT COLOR PALETTE

PER S.D.M.C. 159.0208(e) OUR COLOR PALETTE WILL MEET THE REQUIRED SUGGESTED COLORS AS FOLLOWS:

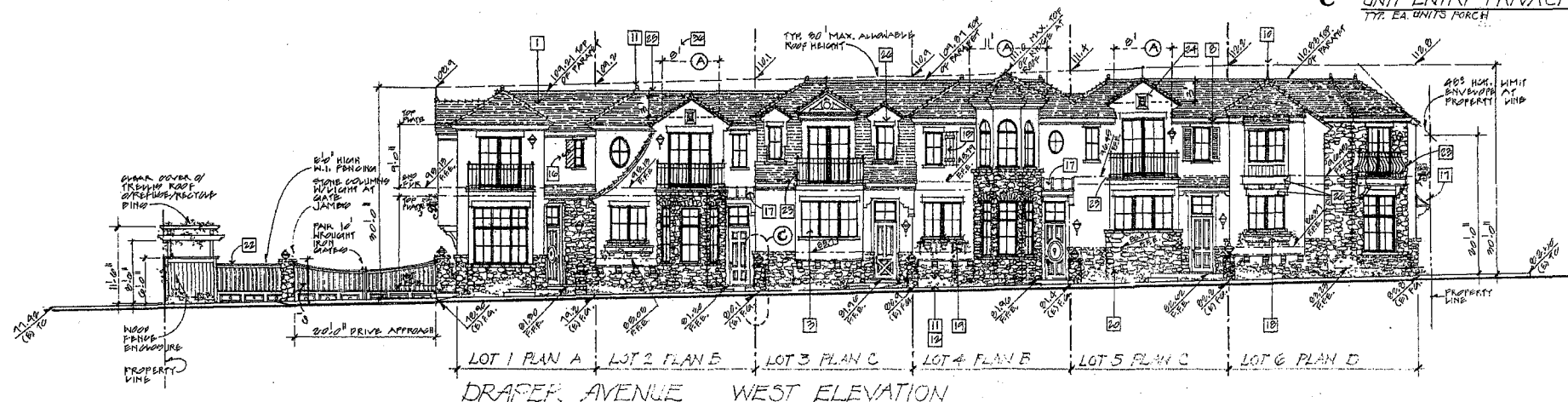
STUCCO: WHITES, SOFT EARTHTONES IN A PAINTED FINISH.

ROOFING: EARTHTONE COLORS IN A SLATE STYLE SHINGLES OR COPPER ROOFING PER LOCATION.

VENEERS: STONE VENEERS AT WALLS IN EARTHTONE/NATURAL COLORS.

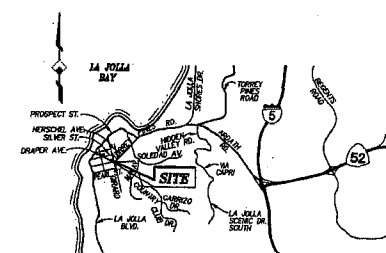
RAILINGS: IRON OR WOOD RAILINGS IN DARK BROWN/BLACK FINISHES.

COLORS SHALL BE SIMILAR TO THOSE IN THE APPROVED S.D.M.C. APPENDIX C.



WEST ELEVATION

BLD'G. I



VICINITY MAP  
NOT TO SCALE

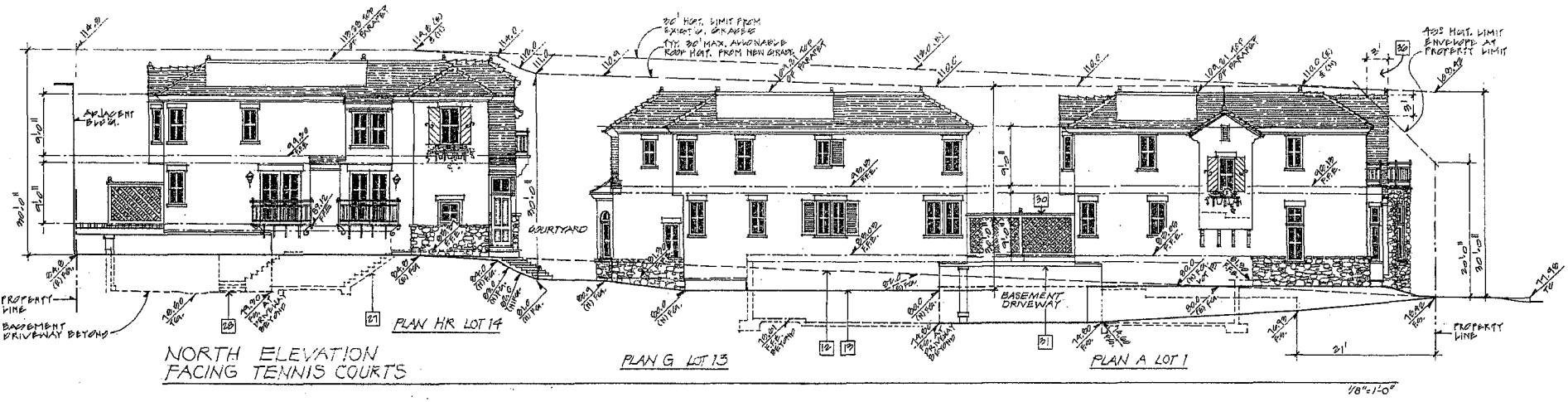
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NAME:		REVISION 11:	
ADDRESS:	647 CAMINO DE LOS ANDES SUITE 200 SAN CLEMENTE, CA	REVISION 10:	
PHONE:	(949) 240-6591 91678	REVISION 9:	
PROJECT ADDRESS:		REVISION 8:	
	7001 DRAPER AVE & 720 SILVER STREET LA JOLLA, CA	REVISION 7:	
PROJECT NAME:	SILVER STREET VILLAGE HOMES	REVISION 6:	
		REVISION 5:	
		REVISION 4:	
		REVISION 3:	
		REVISION 2:	9-16-15
		REVISION 1:	12-15-14
SHEET TITLE:	EXTERIOR ELEVATIONS	ORIGINAL DATE:	10-14-14
		SHEET	A9 of 21
		DEP	

ADKVAS  
GROUP

949 240 6591

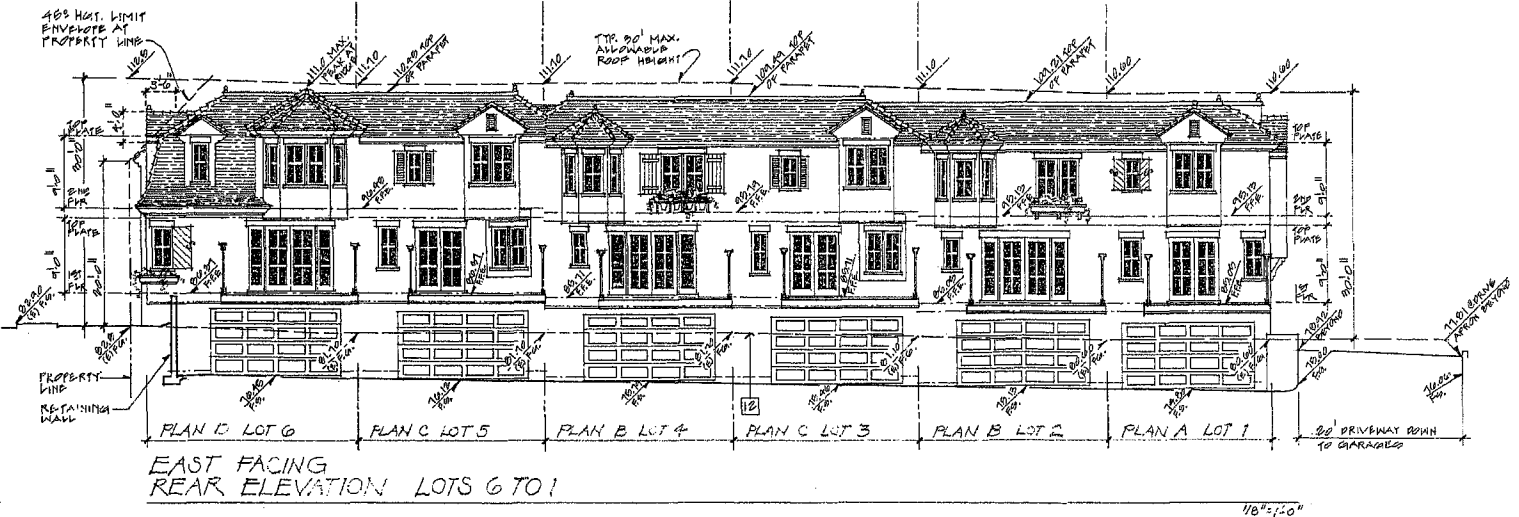
SILVER STREET VILLAGE HOMES  
A SINGLE FAMILY ATTACHED TOWNHOMES  
7001 DRAPER AVENUE LA JOLLA, CALIFORNIA  
DEVELOPED BY: ADKVAS, LLC  
WILLIAM A. BERTWIST (650) 598-5889 MICHAEL K. FEEHERRY (650) 325-1558

# SILVER STREET VILLAGE HOMES



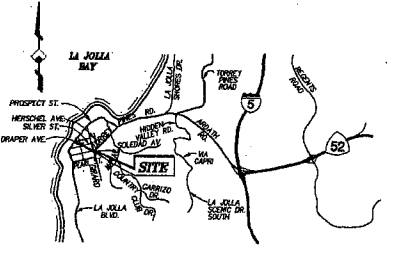
NORTH ELEVATION  
FACING TENNIS COURTS  
NORTH ELEVATION

ELEVATION NOTES  
SEE SHEET A-B



EAST FACING  
REAR ELEVATION LOTS 6 TO 1  
EAST ELEVATION

BLD'G. 1



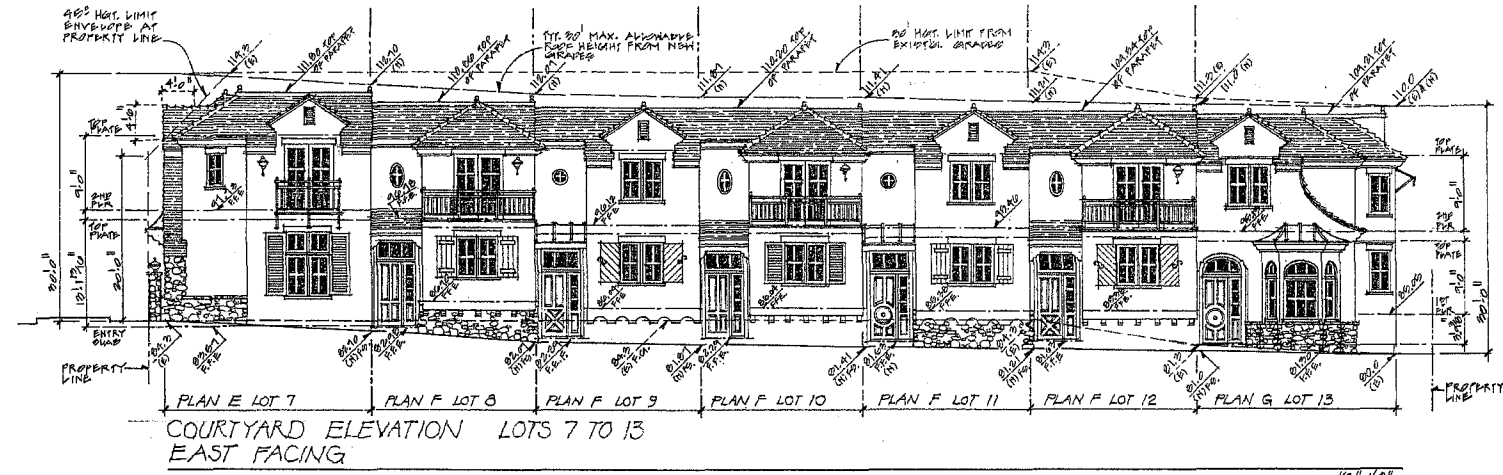
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NAME:		REVISION 11:	
ADDRESS:	247 CAMINO DE LOS MARES	REVISION 10:	
	SUITE 206 SAN CLEMENTE, CA	REVISION 9:	
PHONE:	(949) 240-6591	REVISION 8:	
		REVISION 7:	
PROJECT ADDRESS:		REVISION 6:	
	7201 DRAPER AVE &	REVISION 5:	4-23-15
	720 SILVER STREET	REVISION 4:	
	LA JOLLA, CA	REVISION 3:	2-10-15
		REVISION 2:	
		REVISION 1:	
PROJECT NAME:	SILVER STREET	ORIGINAL DATE:	12-14-14
	VILLAGE HOMES		
SHEET TITLE:	EXTERIOR	SHEET	A10 OF 21
	ELEVATIONS	DEPT	

949 240-6591

ADKVAS GROUP

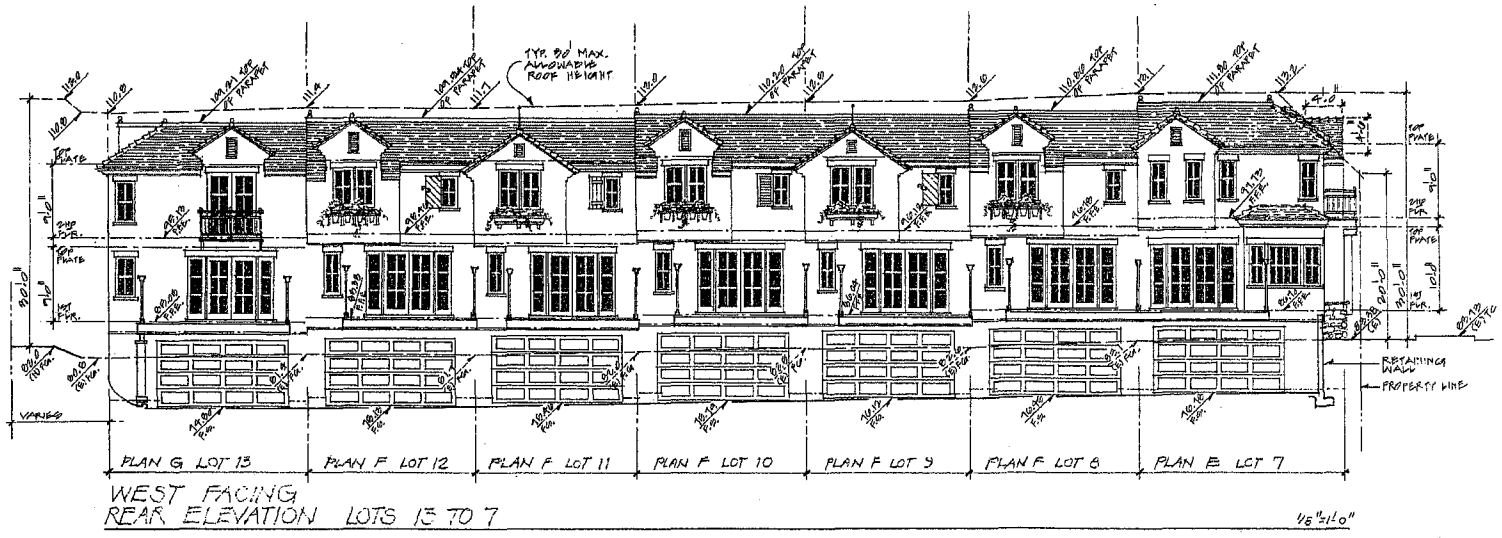
SILVER STREET VILLAGE HOMES  
IS SINGLE FAMILY ATTACHED TOWNHOMES  
7201 DRAPER AVENUE, LA JOLLA, CALIFORNIA  
DEVELOPED BY DRAPER LA JOLLA, LLC  
WILLIAM A. DRAPER (P) MICHAEL A. PERAZICH (P) 2014-15

**SILVER STREET VILLAGE HOMES**



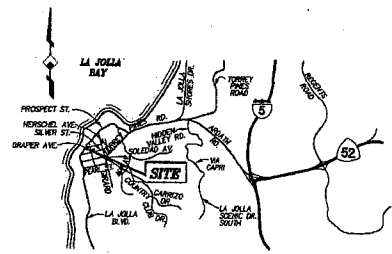
**EAST ELEVATION**

BLD'G. II



**WEST ELEVATION**

BLD'G. II



VICINITY MAP

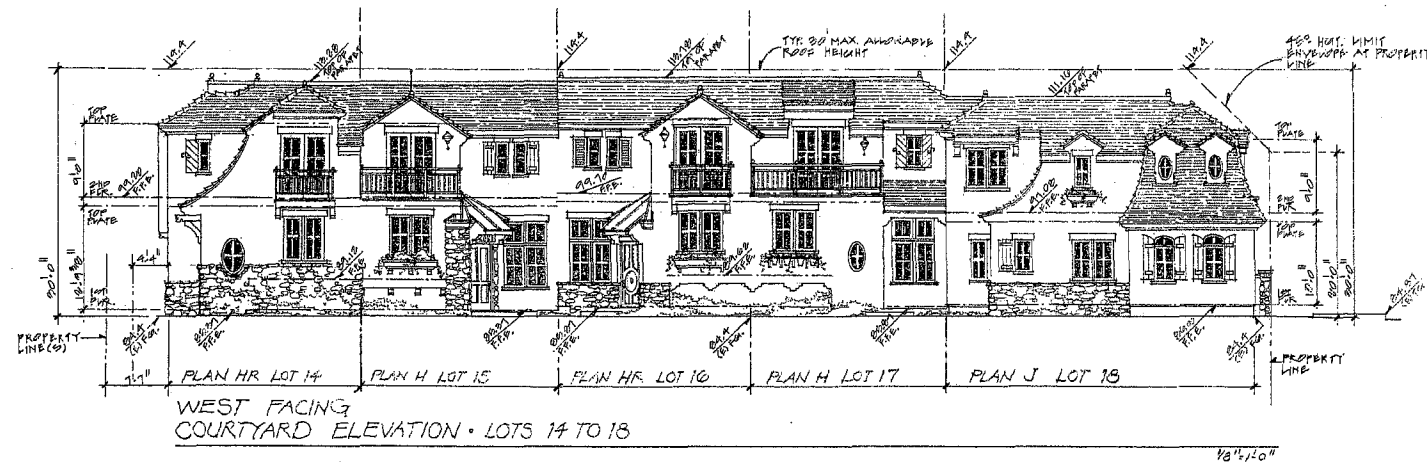
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NAME:	ADKVAS GROUP	REVISION 11:	
ADDRESS:	647 CAMINO DE LOS MAHES	REVISION 10:	
	SUITE 200 SAN CLEMENTE, CA	REVISION 9:	
PHONE:	(949) 240-6591	REVISION 8:	
	94673	REVISION 7:	
PROJECT ADDRESS:	7201 DRAPER AVE &	REVISION 6:	
	720 SILVER STREET	REVISION 5:	
	LA JOLLA, CA	REVISION 4:	
PROJECT NAME:	SILVER STREET	REVISION 3:	
	VILLAGE HOMES	REVISION 2:	2/19/15
		REVISION 1:	
SHEET TITLE:	EXTERIOR ELEVATIONS	ORIGINAL DATE:	10-14-14
		SHEET	A11 of 21
		DEPT	

ADKVAS GROUP

949 240 6591

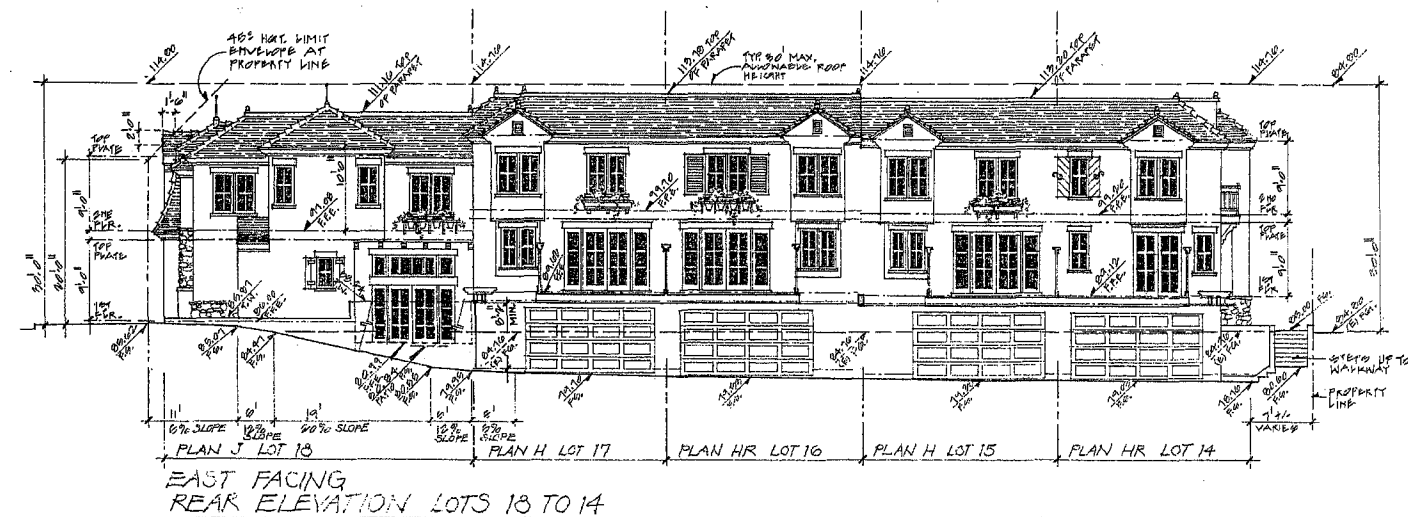
SILVER STREET VILLAGE HOMES  
3110 SILVER STREET, LA JOLLA, CA 92037  
7201 DRAPER AVE & 720 SILVER STREET, LA JOLLA, CA 92037  
DEVELOPED BY: LAMP LA JOLLA, LLC  
WILLIAM A. DEWITT (949) 544-8888

# SILVER STREET VILLAGE HOMES



## WEST ELEVATION

BLD'G. III



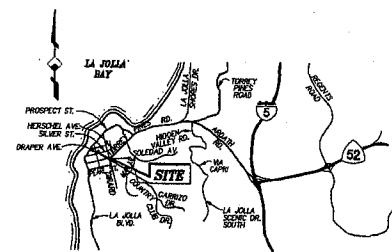
## EAST ELEVATION

BLD'G. III

ADKVAS GROUP

949 240-6591

SILVER STREET VILLAGE HOMES  
A SINGLE FAMILY ATTACHED TOWNHOMES  
720 SILVER STREET, LA JOLLA, CALIFORNIA  
DEVELOPED BY: SHOF LA JOLLA, LLC  
WILLIAM A. BERRY (65) 446-3887 MICHAEL E. PETERSON (65) 231-458

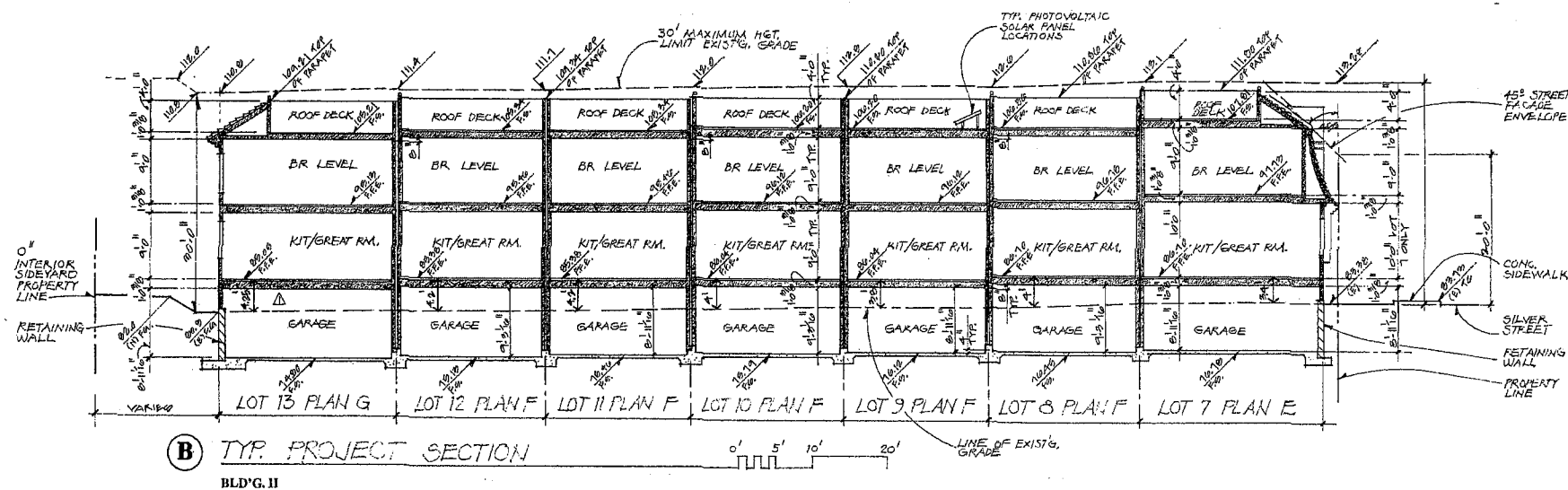
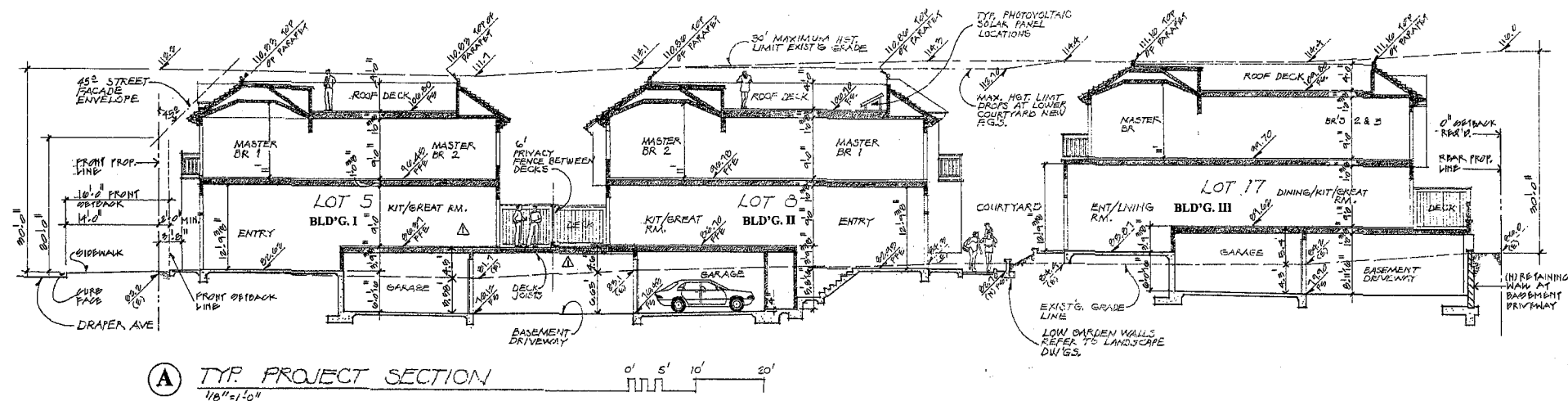


VICINITY MAP  
NOT TO SCALE

PREPARED BY:	ADKVAS GROUP	REVISION 12:	
NAME:	ADKVAS GROUP	REVISION 11:	
ADDRESS:	677 CAMINO DE LOS ANAKES	REVISION 10:	
	SUITE 206 SAN CLEMENTE, CA	REVISION 9:	
PHONE:	(949) 240-6591 92678	REVISION 8:	
PROJECT ADDRESS:	7001 DRAPER AVE &	REVISION 7:	
	720 SILVER STREET	REVISION 6:	4-23-15
	LA JOLLA, CA	REVISION 5:	
PROJECT NAME:	SILVER STREET	REVISION 4:	2-10-15
	VILLAGE HOMES	REVISION 3:	
		REVISION 2:	
		REVISION 1:	
ORIGINAL DATE:	10-16-14		
SHEET TITLE:	EXTERIOR ELEVATIONS	SHEET	A12 of 21
DATE:		DEPT:	



# SILVER STREET VILLAGE HOMES



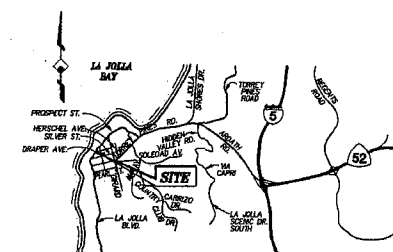
## BUILDING SECTIONS

1/8" = 1'-0"

**ADKVAS**  
GROUP

SILVER STREET VILLAGE HOMES  
18 SINGLE FAMILY ATTACHED TOWNHOMES  
7801 DRAPER AVENUE LA JOLLA, CALIFORNIA  
DEVELOPED BY DRIFT LA JOLLA, LLC  
DESIGNED BY ADKVAS GROUP

949 240-6591

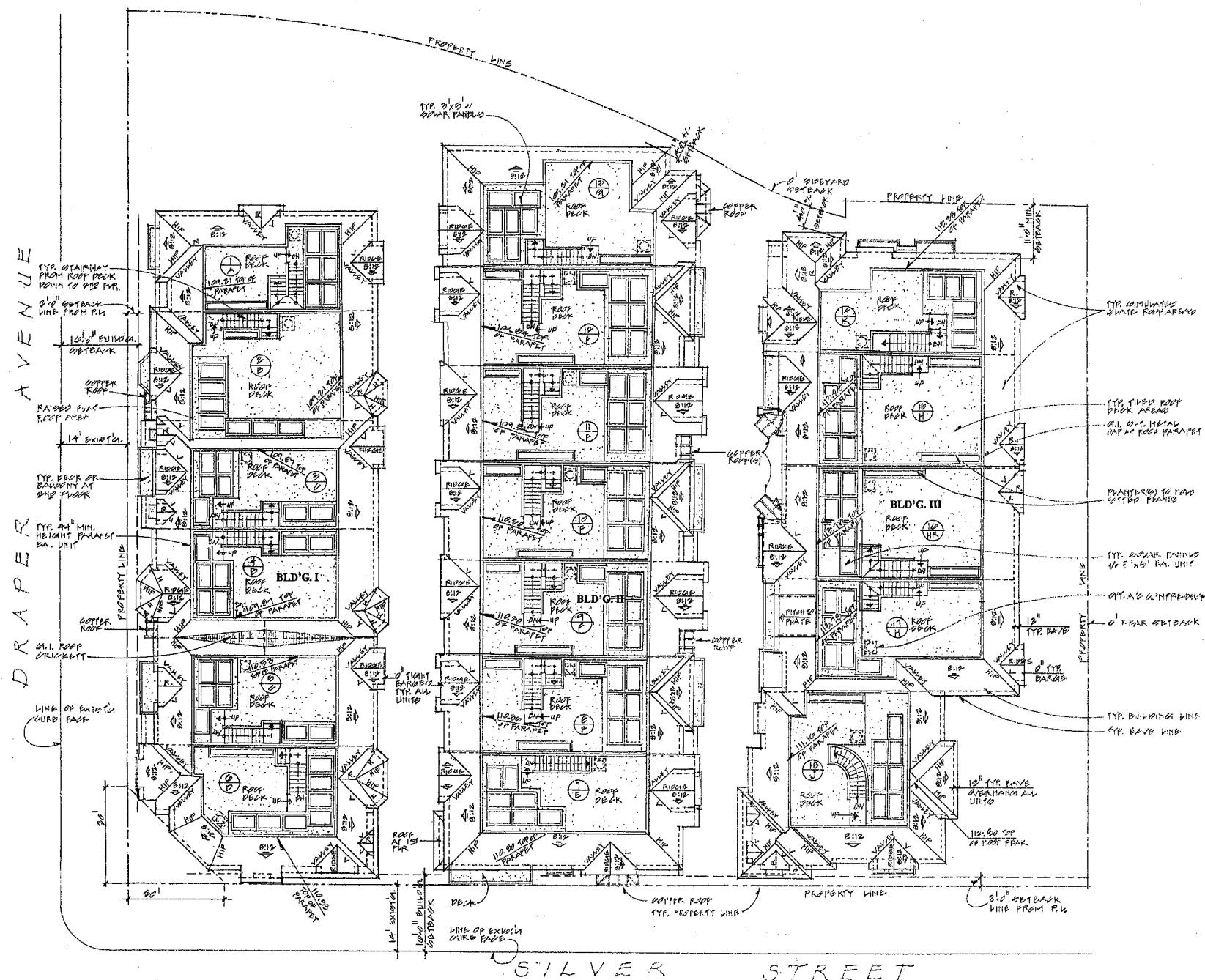


VICINITY MAP  
NOT TO SCALE

PREPARED BY:	NAME: ADKVAS GROUP	REVISION 12:	
ADDRESS:	047 CAMINO DE LOS ANDES SUITE 200 SAN CLEMENTE, CA	REVISION 11:	
PHONE:	(949) 240-6591	REVISION 10:	
PROJECT ADDRESS:	7801 DRAPER AVE & 720 SILVER STREET LA JOLLA, CA	REVISION 9:	
PROJECT NAME:	SILVER STREET VILLAGE HOMES	REVISION 8:	
SHEET TITLE:	BUILDING SECTIONS	REVISION 7:	
		REVISION 6:	
		REVISION 5:	
		REVISION 4:	
		REVISION 3:	
		REVISION 2:	
		REVISION 1:	10-15-14
		ORIGINAL DATE:	10-14-14
		SHEET	A13 of 21
		DEPT	



# SILVER STREET VILLAGE HOMES

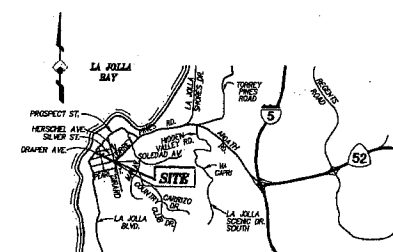


**ROOF/ROOF DECK PLANS**

949 240-6591

**ADKVAS**  
GROUP

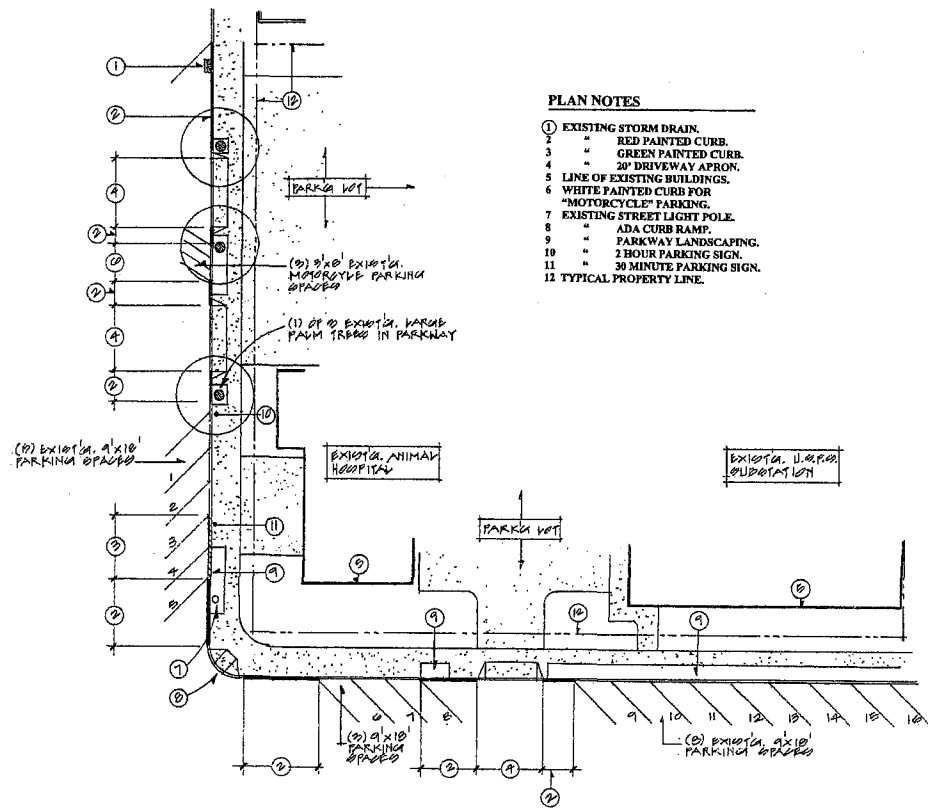
SILVER STREET VILLAGE HOMES  
18 SINGLE FAMILY ATTACHED TOWNHOMES  
7001 DRAPER AVENUE LA JOLLA, CALIFORNIA  
DEVELOPED BY ADKVAS GROUP  
DESIGNED BY ADKVAS GROUP



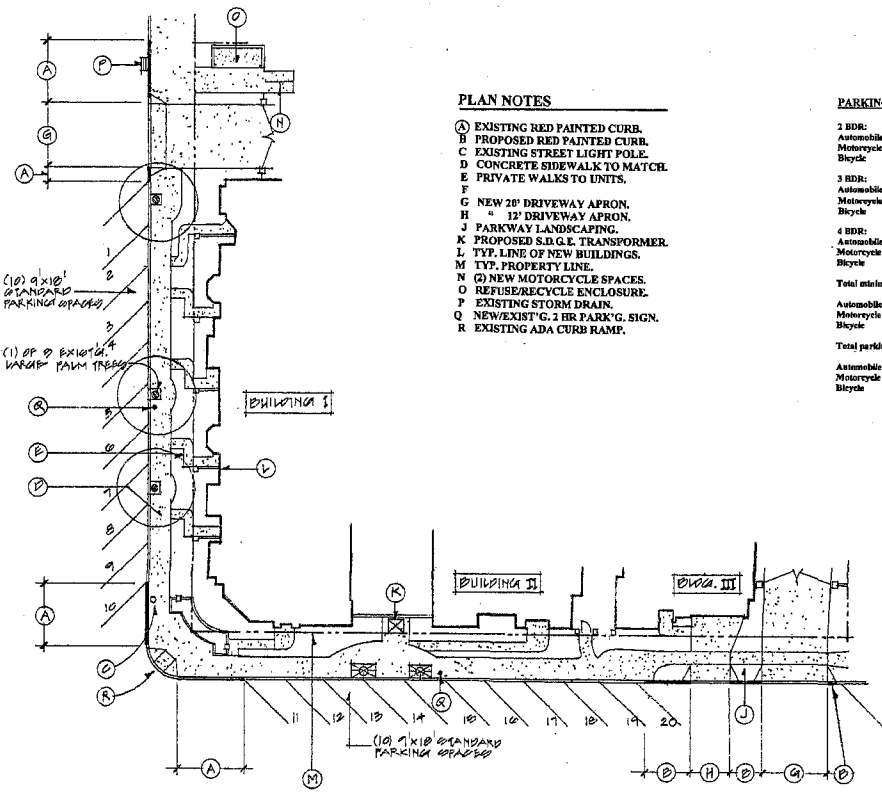
**VICINITY MAP**  
NOT TO SCALE

PREPARED BY:	ADKVAS GROUP	REVISION 12:	
NAME:	ADKVAS GROUP	REVISION 11:	
ADDRESS:	6477 CAMINO DE LOS MARES	REVISION 10:	
	SUITE 206 SAN CLEMENTE, CA	REVISION 9:	
PHONE:	(949) 240-6591	REVISION 8:	
	72673	REVISION 7:	
PROJECT ADDRESS:	7001 DRAPER AVE &	REVISION 6:	
	730 SILVER STREET	REVISION 5:	7-23-15
	LA JOLLA, CA	REVISION 4:	
		REVISION 3:	
		REVISION 2:	2-16-15
		REVISION 1:	
PROJECT NAME:	SILVER STREET VILLAGE HOMES	ORIGINAL DATE:	10-14-14
SHEET TITLE:	ROOF & ROOF DECK PLANS	SHEET	A14 OF 21
		DEPI	

# SILVER STREET VILLAGE HOMES

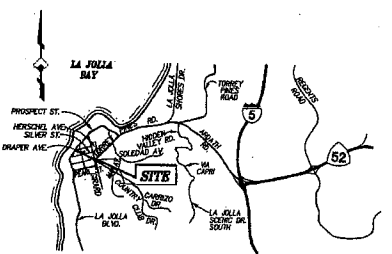
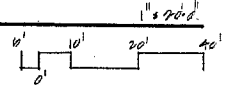


**EXISTING UTILIZATION PLAN**  
16 EXISTING STANDARD PARKING SPACES  
3 MOTORCYCLE PARKING SPACES  
16 TOTAL AUTOMOBILE PARKING SPACES



**PROPOSED UTILIZATION PLAN**  
20 PROPOSED PARKING SPACES  
20 STANDARD DIAGONAL SPACES  
STREET PARKING GAIN: 4 SPACES  
1 SPACE ALLOTTED FOR LOT 18\*  
(FOR LESS THAN 20' LONG DRIVEWAY)

## CURB UTILIZATION PLAN



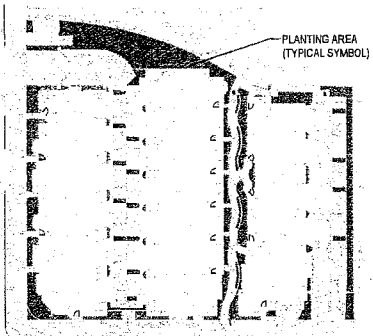
PREPARED BY:	NAME: ADKVAS GROUP	REVISION 12:	
ADDRESS:	047 CAMINO DE LOS MARES SUITE 200 SAN CLEMENTE, CA	REVISION 11:	
PHONE:	(949) 240-6591	REVISION 10:	
PROJECT ADDRESS:	7001 DRAPER AVE & 720 SILVER STREET LA JOLLA, CA	REVISION 9:	
PROJECT NAME:	SILVER STREET VILLAGE HOMES	REVISION 8:	
SHEET TITLE:	CURB UTILIZATION PLAN	REVISION 7:	
		REVISION 6:	
		REVISION 5:	4-29-15
		REVISION 4:	4-2-15
		REVISION 3:	
		REVISION 2:	
		REVISION 1:	
		ORIGINAL DATE:	2-16-15
		SHEET	A15 OF 21
		DEPT	

ADKVAS GROUP

SILVER STREET VILLAGE HOMES  
18 SINGLE FAMILY ATTACHED TOWNHOMES  
7001 DRAPER AVENUE LA JOLLA, CALIFORNIA  
92037  
WILLIAM A. DEAN (805) 444-2000 MICHAEL K. PETERSON (805) 225-7979

LA JOLLA PLANNED DISTRICT ORDINANCE  
LANDSCAPE CALCULATIONS:

LA JOLLA PLANNED DISTRICT LANDSCAPE REQUIREMENTS:  
1. ALL OF THE LANDSCAPE TO MEET THE 16% AREA REQUIREMENT FOR ZONE 3 - OPTION B SHALL BE INSTALLED AS REQUIRED BY THE LA JOLLA PLANNED DISTRICT ORDINANCE (LDC 158.0403(B)).  
TOTAL PARCEL AREA: 32,180 S.F.  
PLANTING AREA REQUIRED: 4,827 S.F. (15%)  
PLANTING AREA PROVIDED: 4,813 S.F. (15.26%)  
EXCESS AREA PROVIDED: 86 S.F.  
2. FOR LANDSCAPED AREAS DESIGNED AS VISUAL BACKDROPS:  
40% OF THE AREA SHALL BE VEGETATED WITH A COMBINATION OF GROUND COVER, VINES, SHRUBS, AND TREES.  
VISUAL BACKDROP LANDSCAPE AREA PROVIDED: 2,723 S.F. LANDSCAPE:  
78% (2,163 S.F.) VEGETATED WITH A COMBINATION OF GROUND COVER, VINES, SHRUBS & TREES  
3. (NOT APPLICABLE)  
4. FOR NARROW PEDESTRIAN AREAS SUCH AS MALLS WHERE TREES MAY NOT BE APPROPRIATE:  
25% OF THE GROUND PLANE SHALL BE VEGETATED WITH POTTED PLANTS, VINES, SHRUBS, OR GROUND COVER  
PROVIDED: 1,832 S.F. PEDESTRIAN AREA:  
51% (935 S.F.) VEGETATED AREAS WITH SHRUBS & GROUND COVER



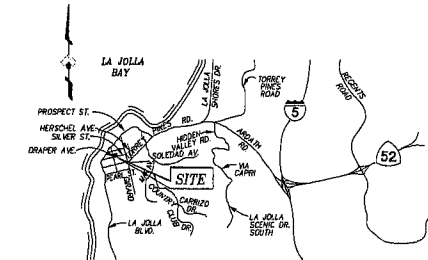
LANDSCAPE DIAGRAM

REFERENCE NOTES SCHEDULE

- | SYMBOL | DESCRIPTION   |
|--------|---|
| 13     | RIGHT OF WAY CONCRETE PAVING WITH HISTORICAL GRID PATTERN   |
| 2      | RIGHT OF WAY ENHANCED PAVING AT MINI PLAZA AREA   |
| 3      | EXISTING STREET TREES TO REMAIN   |
| 4      | 30" HIGH MASONRY PILASTER & WALLS AT MINI PLAZA AREA  |
| 5      | 3" WIDE PEDESTRIAN WALKWAYS TO INDIVIDUAL UNITS   |
| 6      | 5" HIGH TUBULAR STEEL VEHICULAR GATE  |
| 7      | 5" HIGH TUBULAR STEEL PEDESTRIAN GATE   |
| 8      | LOW MASONRY RETAINING WALLS (STONE) WITH PLANTER (OR BIOSWALE) STRIPS IN COURTYARD  |
| 9      | 6" HIGH MASONRY TRASH ENCLOSURE WALLS WITH WOOD TRELLIS OVERHEAD ROOF FOR REFUSE & TRASH BINS   |
| 10     | EXISTING ELECTRICAL TRANSFORMER TO REMAIN   |
| 11     | ELECTRICAL TRANSFORMER VAULT  |
| 12     | 24" SQ. X 5' HIGH MASONRY PILASTERS   |
| 13     | LOW MASONRY WALL & PILASTER AT ENTRIES  |
| 14     | 6" HIGH SOLID WOOD PROPERTY LINE FENCING  |
| 15     | LINE OF SECOND FLOOR ABOVE  |
| 16     | SCREEN PLANTERS BETWEEN DECKS (FLOW-THROUGH BIO RETENTION PLANTER POT) ON 2ND FLOOR DECK  |
| 17     | 10' VISIBILITY AREAS - NO OBSTRUCTION, INCLUDING LANDSCAPING OR WALLS, IN THE VISIBILITY TRIANGLE AREAS SHALL EXCEED 3 FEET IN HEIGHT (FENCE AND PILASTERS NOT TO EXCEED 3' IN THIS LOCATION)   |
| 18     | EXISTING POWER POLE & GUY WIRES TO REMAIN, KEEP 10' CLEAR FOR ACCESS FOR SDGE MAINTENANCE ACCESS  |
| 19     | DRAIN INLET - SEE CIVIL   |
| 20     | 5' X 8' TREE GRATE  |
| 21     | NEW 6" HIGH TUBULAR STEEL FENCE (PENDING AGREEMENT WITH CITY OF SAN DIEGO)  |
| 22     | POROUS LANDSCAPE IMPROVEMENTS IN LANDSCAPE AMENITY AREA SUBJECT TO SEPARATE ACTION AND CITY APPROVALS. THIS PARCEL IS CURRENTLY CITY-OWNED, NON-DEDICATED PARK PROPERTY. THE PROPOSED AMENITY AND IMPROVEMENTS WILL BE IMPLEMENTED UNDER THE EXISTING CONDITIONAL USE PERMIT NO. 14155. |
| 23     | STORMWATER BIORETENTION AREA. SEE CIVIL ENGINEER PLANS.   |
| 24     | MOTORCYCLE PARKING  |
| 25     | TRANSPLANTED PALM TREE FROM DRAPER STREET   |

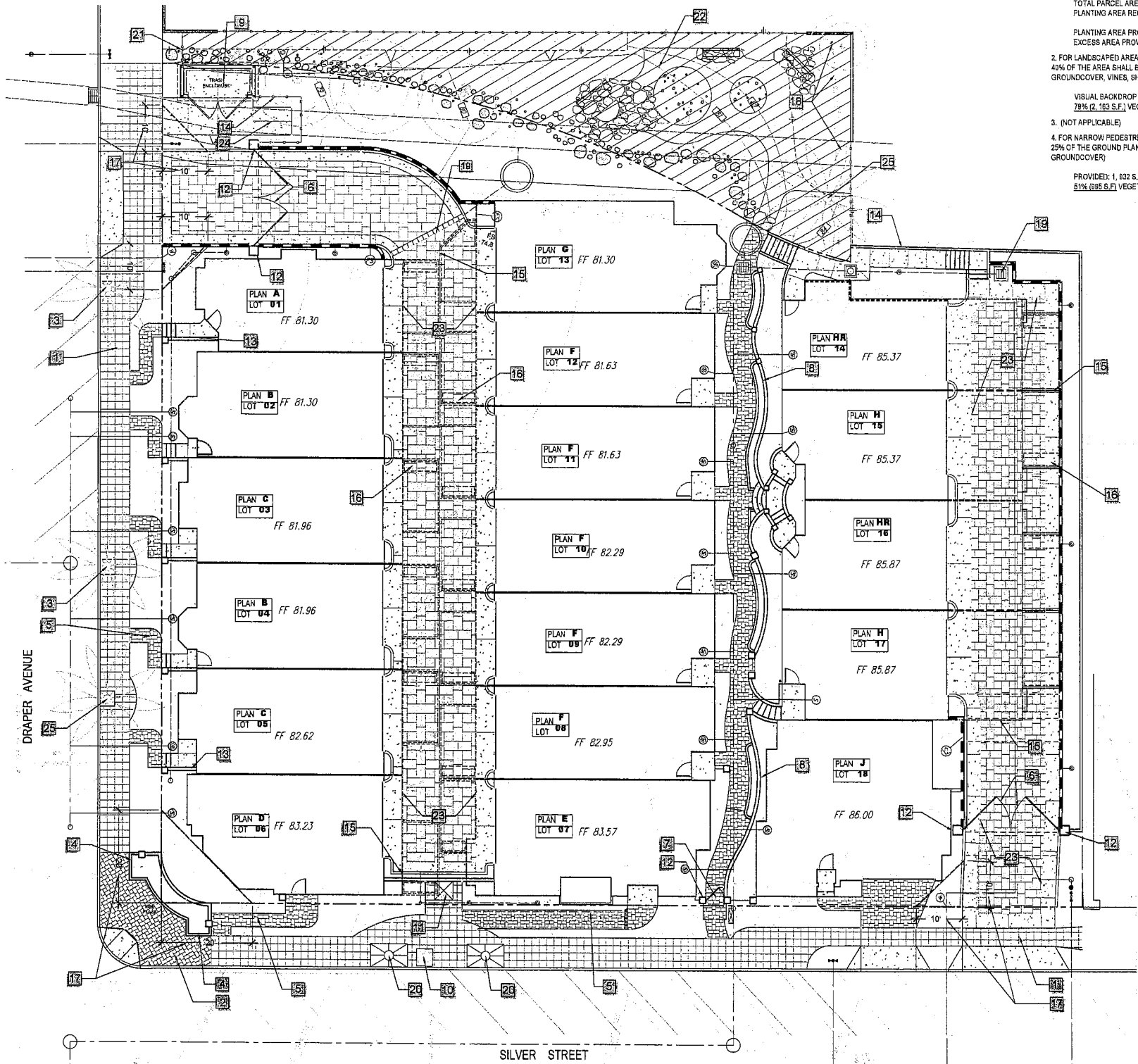
HARDSCAPE LEGEND

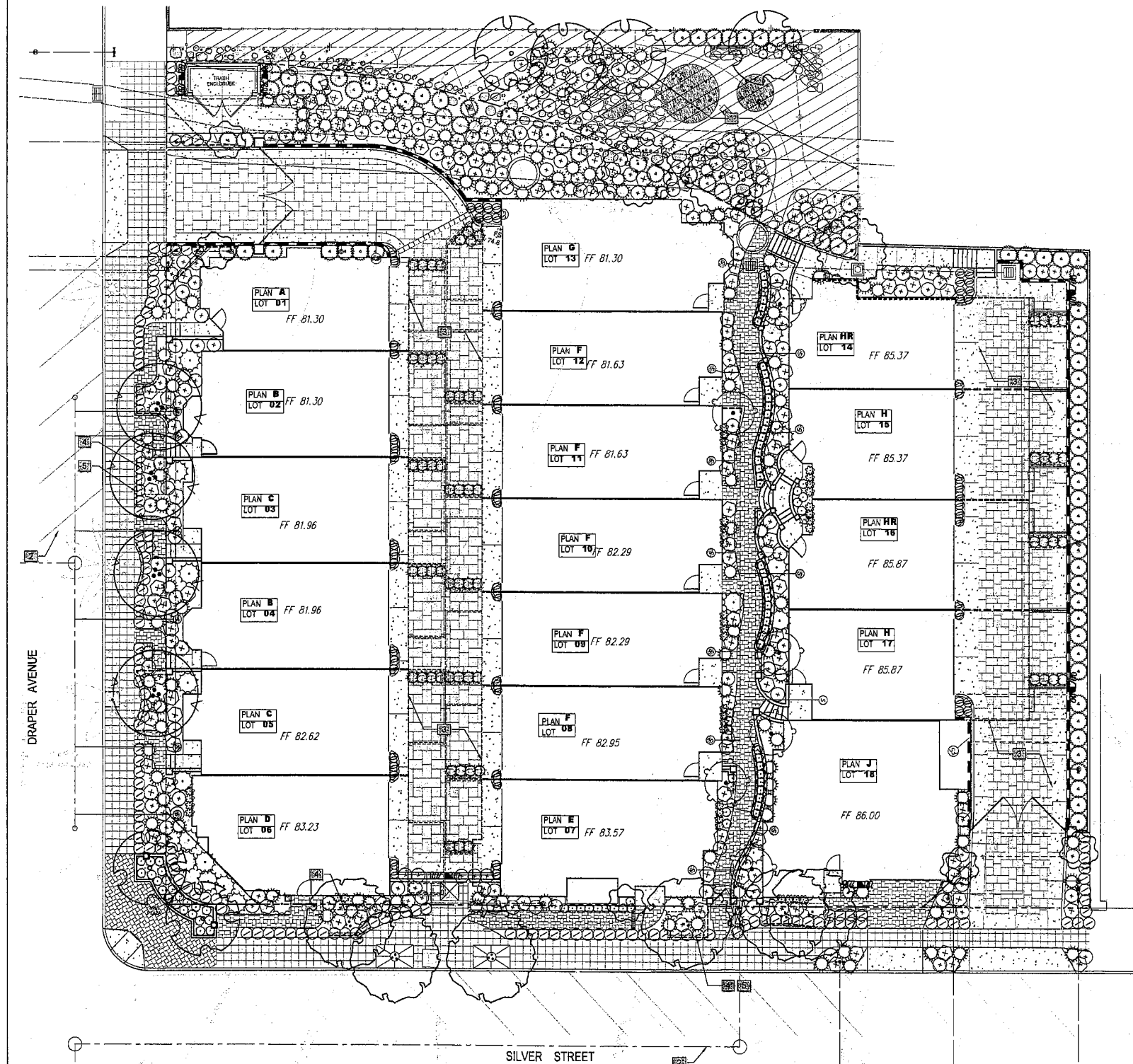
PROPOSED HARDSCAPE MATERIAL LEGEND:		
	HARDSCAPE PAVING 'A'	3,466 SF
Non-porous paving such as: "Integral Color Concrete" "Uncoated Concrete with Enhanced Finish"		
	HARDSCAPE PAVING 'B'	5,110 SF
Porous paving such as: "Uncoated Concrete"		
	HARDSCAPE PAVING 'C'	5,110 SF
Vehicular Porous paving such as: "Concrete Pavers" "Brick Pavers"		
	HARDSCAPE PAVING 'D'	320 SF
Pedestrian Non-porous paving such as: "Concrete Pavers" "Brick Pavers" "Uncoated concrete with Enhanced Finish"		
	HARDSCAPE PAVING 'E'	1,310 SF
Pedestrian Porous paving such as: "Brick Pavers" "Concrete Pavers"		
	HARDSCAPE PAVING 'F'	1,310 SF
Porous paving such as: "Decomposed Granite" "Flagstone pavers"		
	HARDSCAPE PAVING 'G'	288 SF
Porous paving such as: "Flagstone pavers" "Decomposed Granite"		
	STORMWATER BIORETENTION AREA	4,185 SF



VICINITY MAP  
NOT TO SCALE

PREPARED BY:	NAME: NEW LANDSCAPE ARCHITECTURE	REVISION 12:	
ADDRESS:	808 HORNLEND STREET, SUITE 3	REVISION 11:	
PHONE:	(602) 874-3222 FAX: (602) 874-3223	REVISION 10:	
PROJECT ADDRESS:	NE CORNER OF DRAPER AVE. AND SILVER STREET	REVISION 9:	
	LA JOLLA, CA 92037	REVISION 8:	
PROJECT NAME:	SILVER STREET VILLAGE HOMES	REVISION 7:	
		REVISION 6:	
		REVISION 5:	04/20/2016
		REVISION 4:	04/20/2016
		REVISION 3:	04/20/2016
		REVISION 2:	04/20/2016
		REVISION 1:	04/20/2016
		ORIGINAL DATE:	10/14/2014
SHEET TITLE:	LANDSCAPE DEVELOPMENT	SHEET	16 OF 21
PLAN		DEP#	
L1.0			





CONCEPT PLANT SCHEDULE

EXISTING PALM TREE	2
EXISTING STREET PALM TREE TO REMAIN	
PHOENIX CANARIENSIS / CANARY ISLAND DATE PALM	
EXISTING TREE	4
EXISTING TREE TO REMAIN	
ERIOBOTRYA DEFLEXA / BRONZE LOQUAT	
FINUS CANARIENSIS / CANARY ISLAND PINE	
TRANSPLANTED PALM TREE	2
EXISTING STREET TREE FROM DRAPER AVENUE	
PHOENIX CANARIENSIS / CANARY ISLAND DATE PALM	
STREET TREE - SILVER STREET	6
35' TALL X 30' WIDE, 100% 48" BOX, SUCH AS:	
BAUHINIA X BLAKEANA / HONG KONG ORCHID TREE	
MELALEUCA QUINQUEVENARIA / CAJUPUT TREE	
METROSIDEROS EXCELSUS / NEW ZEALAND CHRISTMAS TREE	
PYRUS CALLERYANA / ORNAMENTAL PEAR	
STREET TREE - DRAPER AVENUE	4
35' TALL X 25' WIDE, 100% 48" BOX, SUCH AS:	
KOELREUTERIA BIPINNATA / CHINESE PLAME TREE	
SMALL FLOWERING TREES	6
BAUHINIA X BLAKEANA / HONG KONG ORCHID TREE	
LAGERSTROEMIA INDICA / CROPE MYRTLE	
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	
ACCENT TREES	3
35' TALL X 25' WIDE, 100% 24" BOX, SUCH AS:	
LYONOTHEMUS FLORIBUNDUS / CATALINA IRONWOOD	
LOPHOSTEMON CONFERTUS / BRISBANE BOX	
VERTICAL ACCENT TREE	5
30' TALL X 8" WIDE, 100% 24" BOX, SUCH AS:	
CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS	
EVERGREEN SCREENING HEDGE	86
15' TALL X 5" WIDE, 100% 15 GAL, SUCH AS:	
PODOCARPUS GRACILIOR / FERN PINE	
PRUNUS CAROLINIANA / CAROLINA LAUREL CHERRY	
FLOWERING SHRUBS	23
5' TALL X 5" WIDE, 100% 5 GAL, SUCH AS:	
ALYOGYNE HUEGELII / BLUE HIBISCUS	
BUDDLEJA DAVIDII / BUTTERFLY BUSH	
CAMELLIA JAPONICA / CAMELLIA	
LARGE ACCENT SHRUBS	6
20' TALL X 8" WIDE, 100% 24" BOX, SUCH AS:	
CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS	
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	
EVERGREEN ACCENT SHRUBS	123
4' TALL X 4" WIDE, 100% 5 GAL, SUCH AS:	
ABUTILON MEGAPOTAMICUM / TRAILING ABUTILON	
ACANTHUS MOLLIS / BEAR'S BREECH	
CAMELLIA JAPONICA / CAMELLIA	
EVERGREEN SHRUBS	152
4' TALL X 4" WIDE, 100% 5 GAL, SUCH AS:	
CARPENTERIA CALIFORNICA / BUSH ANEMONE	
COLEONEMA PULCHRUM 'SUNSET GOLD' / GOLDEN BREATH OF HEAVEN	
RHAPHIOLEPIS UMBELLATA / YEDDA HAWTHORN	
EVERGREEN SHADE SHRUBS	61
2' TALL X 2" WIDE, 100% 5 GAL, SUCH AS:	
ADANTUM CAPILLUS-VENERIS / MAIDENHAIR FERN	
CLIVIA MINIATA / KAFFIR LILLY	
HEUCHERA MAXIMA / ISLAND ALUM ROOT	
POLYPODIUM CALIFORNICUM / CALIFORNIA POLYPODY	
UPRIGHT EVERGREEN SHRUB	145
3' TALL X 4" WIDE, 100% 5 GAL, SUCH AS:	
ASTELIA CHATHAMICA / SILVER SPEAR	
CHONDRPETALUM TECTORUM / CAPE RUSH	
DIANELLA CAERULEA / DIANELLA	
JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH	
PHORMIUM TENAX 'YELLOW WAVE' / NEW ZEALAND FLAX	
EVERGREEN PERENNIAL BORDER	144
3' TALL X 3" WIDE, 100% 5 GAL, SUCH AS:	
PITTOSPORIUM TOBIIRA 'NANA' / NOCK ORANGE	
RHAPHIOLEPIS UMBELLATA / YEDDA HAWTHORN	
SMALL ACCENT FLOWERING SHRUBS	97
2' TALL X 2" WIDE, 100% 1 GAL, SUCH AS:	
AGAPANTHUS AFRICANUS 'PETER PAN' / DWARF BLUE LILY OF THE NILE	
PERLARGONIUM X HORTORUM / GERANIUM	
ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	
ACCENT VINES	6
100% 15 GAL, SUCH AS:	
HARDENBERGIA VIOLACEA / LILAC VINE	
JASMINUM POLYANTHUM / PINK JASMINE	
PARTHENOCISSUS TRICUSPIDATA / JAPANESE CREEPER	
FLOW-THROUGH BIO-RETENTION PLANTING (2ND FLR DECK)	64
3' TALL X 2" WIDE, 100% 5 GAL, SUCH AS:	
CHONDRPETALUM TECTORUM / CAPE RUSH	
JUNCUS PATENS / CALIFORNIA GRAY RUSH	
CONTAINER PLANTING	38
2' TALL X 2" WIDE, 100% 5 GAL, SUCH AS:	
PERLARGONIUM X HORTORUM / GERANIUM	
EVERGREEN GROUND COVER	180 GF
LOW GROUND COVER - 2" TALL AND SPREADING, SUCH AS:	
ARCTOSTAPHYLOS X 'PACIFIC MIST' / PACIFIC MIST MANZANITA	
ASTERISGUS MARITIMUS / GOLD COIN	
CISTIS PULVERULENTUS 'SUNSET' / ROCKROSE	
NEPETA X FAASGENII 'WALKERS LOW' / WALKERS LOW CATMINT	

LANDSCAPE CONCEPT STATEMENT:

THE LANDSCAPE DESIGN OF THIS MULTIFAMILY RESIDENTIAL PROPERTY TO INCORPORATE THE LOOK & FEEL CONSISTENT WITH AND HARMONIOUS WITH THE HISTORIC CHARACTER OF THE COTTAGES OF LA JOLLA. FLOWERING TREES AND SHRUBS AROUND THE UNITS WILL PROVIDE LANDSCAPE INTEREST IN SCALE WITH THE STRUCTURES. NON-INVASIVE, WATER-CONSERVING PLANTINGS AND TRADITIONAL GARDEN PLANTS WILL BE USED TO CREATE AN EXTERIOR THAT WILL ENHANCE THE ARCHITECTURE. STREET TREE ON SILVER STREET IS SELECTED PER THE EXISTING TREES FRONTING THE SITE. & THE STREET TREE FOR DRAPER STREET IS SELECTED FROM THE LA JOLLA PLANNED DISTRICT APPROVED STREET TREE LIST TO FULFILL THE STREET TREE REQUIREMENT. 5' HIGH FENCES & GATES WILL PROVIDE SEPARATION FROM ADJACENT PROPERTIES AND SECURITY FOR THE RESIDENTS. THE MATURE EXISTING STREET TREE CANARY ISLAND DATE PALM WILL BE SAVED IN PLACE OR TRANSPLANTED ON-SITE TO PRESERVE THESE PLANTS.

MINIMUM STREET TREE SEPARATION:

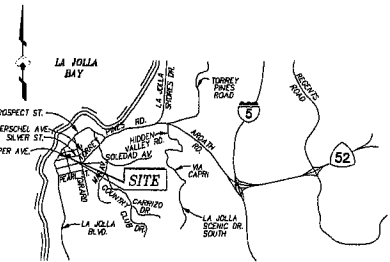
IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS	25 FEET
SEWER LINES	10 FEET

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	LANDSCAPE AMENITY - SUBJECT TO SEPARATE ACTION AND CITY APPROVALS THIS PARCEL IS CURRENTLY CITY-OWNED, NON-DEDICATED PARK PROPERTY. THE PROPOSED AMENITY AND IMPROVEMENTS WILL BE IMPLEMENTED UNDER THE EXISTING CONDITIONAL USE PERMIT NO. 14155.
2	UTILITIES - SEE CIVIL PLANS
3	STORMWATER BIOTENTION AREA. SEE CIVIL ENG. PLANS.
4	40 S.F. ROOT ZONE FOR STREET TREES
5	ROOT BARRIER

STREET TREE CALCULATION

DRAPER AVENUE STREET FRONTAGE: 181.45'  
STREET TREE REQUIRED: 6 TOTAL; PROVIDED: 8 TOTAL (3 EXISTING STREET TREES)  
SILVER STREET STREET FRONTAGE: 200.28'  
STREET TREE REQUIRED: 7 TOTAL; PROVIDED: 7 TOTAL



VICINITY MAP

NOT TO SCALE

PREPARED BY:	NAME: <b>HERI LANDSCAPE ARCHITECTURE</b>	REVISION 12:	
ADDRESS: <b>829 HORNBLAND STREET, SUITE 3</b>		REVISION 11:	
<b>SAN DIEGO, CA 92109</b>		REVISION 10:	
PHONE: <b>(619) 574-3222 FAX: (619) 574-3223</b>		REVISION 9:	
		REVISION 8:	
		REVISION 7:	
		REVISION 6:	
PROJECT ADDRESS:	<b>NE CORNER OF DRAPER AVE. AND SILVER STREET</b>	REVISION 5:	
	<b>LA JOLLA, CA 92037</b>	REVISION 4:	
		REVISION 3:	04/28/2015
		REVISION 2:	04/28/2015
		REVISION 1:	02/18/2015
PROJECT NAME:	<b>SILVER STREET VILLAGE HOMES</b>	ORIGINAL DATE:	10/11/2014
SHEET TITLE:	<b>LANDSCAPE DEVELOPMENT</b>	SHEET	17 OF 21
PLANTING PLAN		DEP	
L1.1			



**City of San Diego**  
Development Services  
1225 F St. Ave. MS-601  
San Diego, CA 92101-4154  
(619) 448-5000

**Landscape Calculations Worksheet**  
Multiple Dwelling Unit Development in All Zones

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

**STREET YARD**

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

Planting Area Required (142.0404)		Planting Area Provided		Excess Area Provided	
Total Area	sq. ft. x 50% =	sq. ft.	sq. ft.	sq. ft.	sq. ft.
2,204	1,102	1,248		144	

Planting Points Required (142.0404)		Plant Points Provided		Excess Points Provided	
Total Area	sq. ft. x 0.05 =	points	points	points	points
2,204	111	355		244	

Points achieved with trees: 80 points

Planting Area allowable as landscape or unattached use points (142.0405(b)(1)(B))		Provided	
Total Area	sq. ft. x 10% =	sq. ft.	sq. ft.
0	0	0	

**REMAINING YARD - 2 Dwelling Units**

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

**REMAINING YARD - 3 or more Dwelling Units**

Plant Points Required		Plant Points Provided		Points Achieved with trees (at least 50%)	
80 points x # of buildings		points	points	points	points

**VEHICULAR USE AREA (VUA) - See separate worksheet (DS-9)**

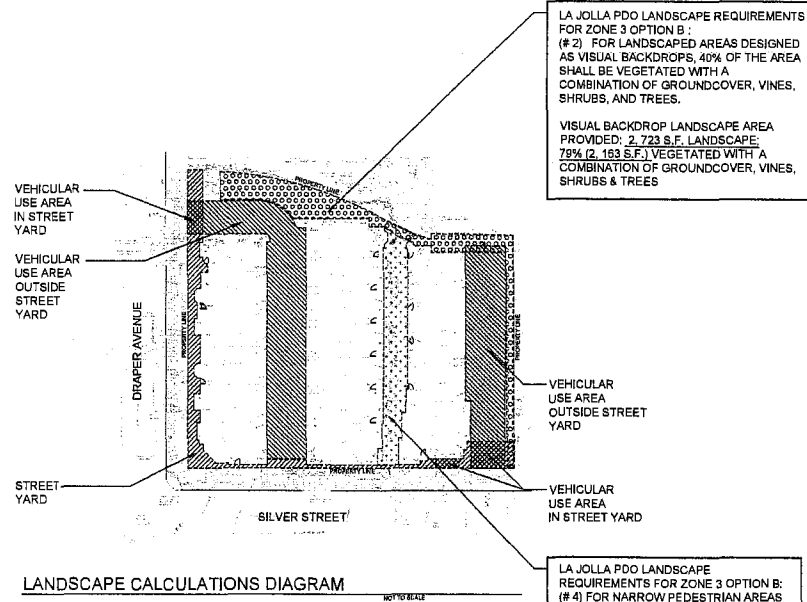
**ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS**

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

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DS-006 (03-09)

Reset Form

LANDSCAPE CALCULATIONS WORKSHEET



LANDSCAPE CALCULATIONS DIAGRAM

**City of San Diego**  
Development Services  
1225 F St. Ave. MS-601  
San Diego, CA 92101-4154  
(619) 448-5000

**Landscape Calculations Worksheet**  
Vehicular Use Areas (VUA)

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

One tree (minimum 24-inch bar root) is required within 30 ft. of each parking space (if palm trees are used, one palm (minimum 8 ft. brown trunk height) is required within 15 ft. of each parking space.)

**VEHICULAR USE AREA (4,913 sq. ft.) (142.0408 - 142.0407)**

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

Plant Points Required		Plant Points Provided		Excess Points Provided	
Total VUA	sq. ft. x 0.05 =	points	points	points	points
0	0	0		0	

Points achieved through trees (at least half):

**VEHICULAR USE AREA (2,600 sq. ft.) (142.0408 - 142.0407)**

Required Planting Area		Planting Area Provided		Excess Area Provided	
VUA inside Street Yard	sq. ft. x 0.05 =	sq. ft.	sq. ft.	sq. ft.	sq. ft.
712	36	203		107	

Required Plant Points		Plant Points Provided		Points Provided with Trees (at least half)	
VUA inside Street Yard	sq. ft. x 0.05 =	points	points	points	points
712	36	130		80	

Required Planting Area		Planting Area Provided		Excess Area Provided	
VUA outside Street Yard	sq. ft. x 0.05 =	sq. ft.	sq. ft.	sq. ft.	sq. ft.
724	217	1,102		885	

Required Plant Points		Plant Points Provided		Points Provided with Trees (at least half)	
VUA outside Street Yard	sq. ft. x 0.05 =	points	points	points	points
724	217	758		120	

**TEMPORARY VEHICULAR USE AREA (142.0408)**

Required Planting Area		Planting Area Provided	
Length of Public Right-of-Way adjacent to VUA	ft. x 2 ft. =	sq. ft.	sq. ft.

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

**ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS**

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

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Upon request, this information is available in alternative formats for persons with disabilities.  
DS-6 (03-08)

IRRIGATION NOTE:

1. ALL PLANTING AREAS SHALL BE IRRIGATED BY A DEDICATED, BACKFLOW-PREVENTED IRRIGATION SYSTEM WITH AN IRRIGATION SUB-METER, ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE AND SHALL RECEIVE UNIFORM WATER COVERAGE BY MEANS OF A HIGH EFFICIENCY, AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTUATED, UNDERGROUND PIPED SPRINKLER SYSTEM. FOR WATER CONSERVATION AND TO MINIMIZE EROSION, STATE OF THE ART LOW PRECIPITATION RATE SPRINKLER EQUIPMENT SHALL BE USED.
2. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1120) CLASS 315 PRESSURE PIPE AND LATERAL LINE PIPING SHALL BE SCHEDULE 40 NON-PRESSURE PIPE. PRESSURE LINES SHALL BE INSTALLED 18" DEEP NON-PRESSURE LINES 12" DEEP. A MASTER VALVE AND FLOW SENSOR SHALL BE INSTALLED TO MINIMIZE DAMAGE IN THE CASE OF A VALVE FAILURE OR MAINLINE BREAK. A SEPARATE HOSE BIB MAINLINE SHALL BE INSTALLED UPSTREAM OF THE MASTER VALVE AND EACH HOSE BIB SHALL BE FITTED WITH AN ATMOSPHERIC VACUUM BREAKER.
3. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
4. EXISTING STREET TREES LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED BY A HOMEOWNER-FUNDED AND MAINTAINED, DEEP-WATERING, LOW-VOLUME BUBBLER.

DRAINAGE NOTES:

1. THE DRAINAGE SYSTEM FOR THIS PROJECT SHALL BE PRIVATE AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
2. ALL DEVELOPMENT SHALL BE CONDUCTED TO PREVENT EROSION AND STOP SEDIMENT AND POLLUTANTS FROM LEAVING THE PROPERTY TO THE MAXIMUM EXTENT PRACTICABLE.
3. ALL ROOF DRAINS AND FLATWORK SHALL DRAIN POSITIVELY INTO STORM DRAINAGE SYSTEM. SURFACE RUNOFF SHALL NOT DRAIN DIRECTLY INTO THE ADJOINING PROPERTY, AND CONSTRUCTION RUNOFF MAY NOT DRAIN INTO THE STORMWATER CONVEYANCE SYSTEM.

TREE PROTECTION NOTES

- EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
  2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
  3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
  4. ALL DAMAGED TREES/SHRUBS WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

GENERAL NOTES:

1. THE LANDSCAPE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
2. BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER SEWER, GAS AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND INDICATE UTILITY TYPE.
3. GRADE SITE TO DIRECT GROUND WATER AWAY FROM BUILDINGS AND NEW ADDITIONS AND LANDSCAPE DRAINS SHALL BE INSTALLED AT LOW POINTS TO REDUCE RUNOFF CROSSING PATHS AND PAVING.
4. LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
5. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES. EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS TO BE PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
6. ALL REQUIRED TREES SHALL HAVE AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET. ALL PROPOSED STREET TREE PALMS SHALL HAVE A MINIMUM OF 10" BROWN TRUNK HEIGHT (BTH).
7. PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
8. PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
9. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
10. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND MAINTENANCE PERIOD. 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.
11. THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY CONSISTENT WITH THE LA JOLLA PLANNED DISTRICT ORDINANCE.
12. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE LA JOLLA PLANNED DISTRICT STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
13. 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.
14. ANY MODIFICATIONS OR CHANGES TO THE "LANDSCAPE PLAN" AND EXISTING OR PROPOSED PLANT MATERIAL AS SHOWN ON THE APPROVED EXHIBIT "A" LANDSCAPE DEVELOPMENT PLAN, IS PERMITTED PROVIDED THE RESULTING LANDSCAPE MEETS THE MINIMUM AREA REQUIREMENTS OF THE LA JOLLA PLANNED DISTRICT ORDINANCE.
15. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR FINAL INSPECTION.
16. 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 SAN DIEGO MUNICIPAL CODE SECTION 142.0411, TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
17. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 8 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE, SECTION 142.033 (a)(10).
18. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR STRUCTURES OR GRADING, COMPLETE LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS CONSISTENT WITH THE LANDSCAPE STANDARDS SHALL BE SUBMITTED TO THE DEVELOPMENT SERVICES FOR APPROVAL. THE CONSTRUCTION DOCUMENTS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH EXHIBIT "A", LANDSCAPE DEVELOPMENT PLAN, ON FILE IN THE OFFICE OF THE DEVELOPMENT SERVICE DEPARTMENT.
19. IN THE EVENT THAT THE LANDSCAPE PLAN AND THE SITE PLAN CONFLICT, THE SITE PLAN SHALL BE REVISED TO BE CONSISTENT WITH THE LANDSCAPE SUCH THAT LANDSCAPE AREAS ARE CONSISTENT WITH LANDSCAPE DEVELOPMENT PLAN.
20. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICE WITHIN 30 DAYS OF DAMAGE OR A FINAL LANDSCAPE INSPECTION.
21. ANY REQUIRED PLANTING THAT DIES WITHIN 3 YEARS OF INSTALLATION SHALL BE REPLACED WITHIN 30 CALENDAR DAYS OF PLANT DEATH WITH THE SAME SIZE AND SPECIES OF PLANT MATERIAL SHOWN ON THE APPROVED PLAN.
22. 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.
23. 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.
24. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS.
25. AN APPROVED WATER BUDGET, INCLUDING MAWA AND ETMU CALCULATIONS SHALL BE PROVIDED ON THE LANDSCAPE CONSTRUCTION PLANS AND SHALL BE IN CONFORMANCE WITH WATER CONSERVATION REQUIREMENTS OF THE MUNICIPAL CODE SECTION 142.0413 FOR LANDSCAPED AREAS OVER 1,000 SQUARE FEET.
26. PRIOR TO OCCUPANCY AND USE, THE OWNER/PERMITTEE SHALL SUBMIT TO THE CITY AN IRRIGATION AUDIT CONSISTENT WITH SAN DIEGO MUNICIPAL CODE (SDMC) 142.0413 (F) AND SECTION 2.7 OF THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
27. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK SHALL BE PROTECTED IN PLACE. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
28. CONSTRUCTION PLANS SHALL TAKE INTO ACCOUNT A 40-FOOT AREA AROUND EACH TREE WHICH IS UNENCUMBERED BY HARDSCAPE AND UTILITIES AS SET FORTH UNDER LDC 142.0403(b).

HYDROZONE INFORMATION TABLE

CONTROLLER #	HYDROZONE / VALVE #	PLANT FACTOR	HYDROZONE AREA IN S.F.	IRRIGATION METHOD	IRRIGATION EFFICIENCY	% OF LANDSCAPE AREA
A	A1	0.5	1,445	MP	.75	29 %
A	A2	0.5	907	MP	.75	18%
A	A3	0.5	385	MP	.75	8 %
A	A4	0.8	173	D	.90	4 %
A	A5	0.5	121	D	.90	2 %
A	A6	0.5	702	D	.90	14 %
A	A7	0.5	503	MP	.75	10 %
A	A8	0.8	91	D	.90	2 %
A	A9	0.5	547	MP	.75	12 %
A	A10	0.5	39	D	.90	1 %
TOTAL			4,913	TOTAL		100%

IRRIGATION METHOD & EFFICIENCY

MP = MP ROTATORS / 0.75

D = DRIP / 0.90

ESTIMATED WATER USE BY HYDROZONE

ET <sub>0</sub> = 41						
CONTROLLER #	HYDROZONE / VALVE #	PLANT WATER USE TYPE	PLANT FACTOR	ETWU = (ET <sub>0</sub> )(0.62) X [(PFX HW)S] + (0.3) (SLA)	RESULT IN GALLONS PER YR.	
A	A1	MEDIUM	0.5	(41)(0.62) X [(1.5 X 1445 (.75) + 0)	24,448	
A	A2	MEDIUM	0.5	(41)(0.62) X [(1.5 X 907 (.75) + 0)	15,371	
A	A3	MEDIUM	0.5	(41)(0.62) X [(1.5 X 385 (.75) + 0)	6,524	
A	A4	MEDIUM	0.5	(41)(0.62) X [(1.8 X 173 (.90) + 0)	3,909	
A	A5	MEDIUM	0.5	(41)(0.62) X [(1.5 X 121 (.90) + 0)	1,708	
A	A6	MEDIUM	0.5	(41)(0.62) X [(1.5 X 702 (.90) + 0)	8,914	
A	A7	MEDIUM	0.5	(41)(0.62) X [(1.5 X 503 (.75) + 0)	8,524	
A	A8	MEDIUM	0.5	(41)(0.62) X [(1.5 X 91 (.90) + 0)	2,058	
A	A9	MEDIUM	0.5	(41)(0.62) X [(1.8 X547 (.75) + 0)	8,270	
A	A10	MEDIUM	0.5	(41)(0.62) X [(1.5 X39 (.90) + 0)	551	
TOTAL					82,316	

ET<sub>0</sub> = EVAPOTRANSPIRATION (INCHES PER YEAR)

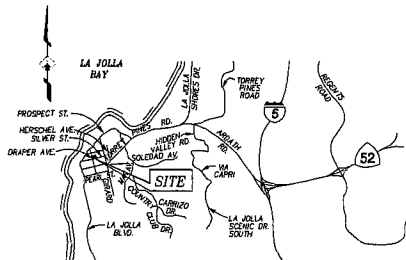
0.62 = CONVERSION FACTOR (TO GALLONS)

0.7 = EVAPOTRANSPIRATION ADJUSTMENT FACTOR

HA = HYDROZONE AREA (SQUARE FEET)

0.3 = ADDITIONAL EVAPOTRANSPIRATION ADJUSTMENT FACTOR FOR LANDSCAPE AREA

SLA = SPECIAL LANDSCAPE AREA (SQUARE FEET)



VCCNTY MAP

NOT TO SCALE

PREPARED BY: NAME: NERI LANDSCAPE ARCHITECTURE

ADDRESS: 220 HORNBLAND STREET, SUITE 3

PHONE: (619) 274-3222 FAX: (619) 274-3221

PROJECT ADDRESS: NE CORNER OF DRAPER AVE AND SILVER STREET

LA JOLLA, CA 92037

PROJECT NAME: SILVER STREET VILLAGE HOMES

SHEET TITLE: LANDSCAPE DEVELOPMENT

NOTES AND CALCULATIONS

L1.2

REVISION 12: \_\_\_\_\_

REVISION 11: \_\_\_\_\_

REVISION 10: \_\_\_\_\_

REVISION 9: \_\_\_\_\_

REVISION 8: \_\_\_\_\_

REVISION 7: \_\_\_\_\_

REVISION 6: \_\_\_\_\_

REVISION 5: \_\_\_\_\_

REVISION 4: \_\_\_\_\_

REVISION 3: 04/26/2015

REVISION 2: 04/26/2015

REVISION 1: 02/11/2015

ORIGINAL DATE: 10/14/2014

SHEET 18 OF 21

DEP# \_\_\_\_\_





## SILVER STREET VILLAGE HOMES

## DEVELOPMENT SUMMARY

VESTING TENTATIVE MAP EXHIBIT NO. 1375776  
PROJECT NO. 393503

## 1. SUMMARY OF REQUEST

Process a Vesting Tentative Map permit and a Coastal Development Permit for an 18 Residential Unit with associated support facilities.

## 2. STREET ADDRESS

S.E. CORNER OF DRAPER AVENUE AND SILVER STREET

(check one) ☐ N ☐ S ☐ E ☐ W  
Between DRAPER AVENUE and EADS AVENUE

## 3. SITE AREA

Total Site Area (gross): 0.739 Ac. 32,180 Sq. Ft.  
Net Site Area: 0.739 Ac. 32,180 Sq. Ft.  
(Net site area excludes required streets and public dedications)  
(Area covered by proposed development lots)

## 4. COVERAGE DATA

Total Building Area (ground floor): 0.457 Ac. 18,917 Sq. Ft.  
Total Landscape/Open Space Area: 0.164 Ac. 7,120 Sq. Ft.  
Total Hardscape/Paved Area: 0.224 Ac. 8,775 Sq. Ft.  
Floor Area Ratio (FAR) 1.3:1  
Gross Floor Area (GFA) 39,356 Sq. Ft.

## 5. DENSITY (Residential and Commercial)

Maximum no. dwelling units allowed per zone: 21  
Number of existing units to remain on site: 0  
Number of proposed dwelling units on site: 18  
Total number of units provided on the site: 18

## 6. YARD/SETBACK

Front Yard: Required 0 Ft. Proposed 0 Ft.  
Street Side Yard: Required 0 Ft. Proposed 0 Ft.  
Interior Yard(s): Required 0 Ft. Proposed 0 Ft.  
Rear Yard: Required 0 Ft. Proposed 0 Ft.

## 7. LOT SUMMARY

Total Number of Existing Lots = 3  
Total Number of Proposed Lots = 1

## 8. PARKING

Parking Criteria: ☒ Residential MUN. CODE: ART. 3, DIV. 18, SEC. 103.1936(E)  
☐ Commercial  
☐ Industrial  
☐ Mixed Use

☐ Other \_\_\_\_\_  
Total number of spaces required by zone: 36 spaces  
Total number of spaces provided on-site: 36 spaces  
No commercial parking provided.

## 9. EXISTING USE:

Commercial  
PROPOSED USE:  
Residential

## 10. BUILDING - COUNT = 3 BUILDINGS

## 11. BEDROOM/UNIT - COUNT

One Bedrooms = 0  
Two Bedrooms = 1  
Three Bedrooms = 11  
Four Bedrooms = 6  
Total = 18 Units

## PARKING TABLE

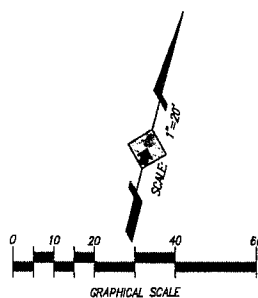
Total number of Residential Units: 18  
Number of Bedrooms per unit: 3  
Parking Ratio (per City Reg.): 2:1  
Number of Spaces Req'd: 36  
Total number of spaces required by zone: 36 spaces  
Total number of spaces provided on-site: 36 spaces  
No commercial parking provided.  
Dimension of stalls is 8' x 18'

## BENCHMARK

LOCATION: BRASS PLUG ON SOUTH EAST CORNER OF EADS AVE AND PEARL STREET  
ELEV= 108.494 DATUM: M.S.L.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE MOST WESTERLY 7.00' OFFSET LINE OF BLOCK 11 AND 20 OF LA JOLLA VILLA MAP NO. 5750, I.E. N14°45'29"E



## EXIST. AND PROPOSED

## ZONE DESIGNATION

LUPD-3 / LA JOLLA PLANNED DISTRICT, COASTAL NON-APPEALABLE OVERLAY, AND COASTAL HEIGHT LIMIT OVERLAY.

## ASSESSOR'S PARCEL NUMBER

350-451-09, 10 AND 11

## LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 3935, AND A PORTION OF LOT 1, BLOCK 11 OF LA JOLLA PARK, ACCORDING TO MAP THEREOF NO. 352, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

## OWNER/DEVELOPER

E.H.O.F. LA JOLLA, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
7801 HERSCHEL AVENUE  
LA JOLLA, CA 92037  
TEL (858) 456-3080

NAME:

E.H.O.F. LA JOLLA, LLC

DATE



28441 Rancho California Rd., Suite 100  
Temecula, CA 92590  
Phone: (951) 587-2020  
Fax: (951) 587-2626



Brent C. Moore  
BRENT C. MOORE R.C.E. 59121  
MY REGISTRATION EXPIRES 6-30-17

6/16/15  
DATE

## MAPPING AND MONUMENTATION NOTE

ALL PROPERTY CORNERS WILL BE SET AND ONE LOT CONSOLIDATION PARCEL MAP WILL BE FILED UPON APPROVAL OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE CONSOLIDATION PARCEL MAP. A FINAL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE VESTING TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

## TOPOGRAPHY

EXISTING TOPOGRAPHY PER FIELD SURVEY PERFORMED BY ALIDADE ENGINEERING IN JULY 2014

## REFERENCE DRAWINGS

CITY DWS. NOS. 581-5-L, 7272-L, 13708-D AND 8820-D

## NAD 83 AND LAMBERT COORDINATES

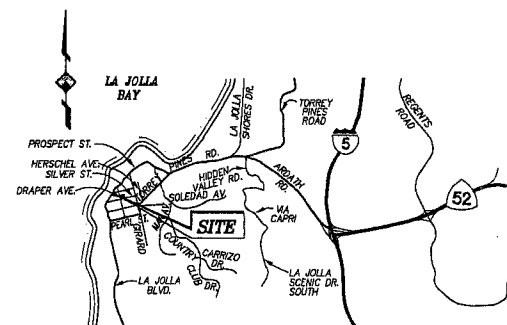
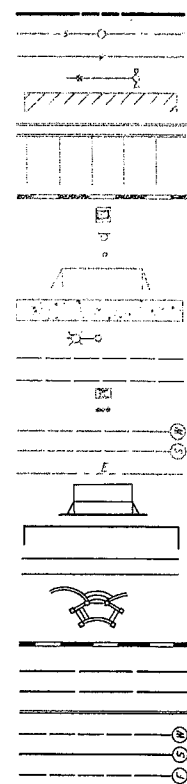
1887-8246 247-1884

## EASEMENT NOTE:

- STORM DRAIN, WATER, AND SEWER EASEMENT TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED NOVEMBER 21, 1929 IN BK. 1708, PG. 307 OF DEEDS, TO BE VACATED.
- STORM DRAIN, WATER, AND SEWER EASEMENT TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED NOVEMBER 21, 1929 IN BK. 1714, PG. 164 OF DEEDS, TO BE VACATED.
- STORM DRAIN, WATER, AND SEWER EASEMENT TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED NOVEMBER 21, 1929 IN BK. 1716, PG. 65 OF DEEDS, TO BE VACATED.
- SAN DIEGO GAS AND ELECTRIC EASEMENT PER DOCUMENT RECORDED DECEMBER 18, 1940 IN BK. 1106, PG. 325, O.R., TO BE VACATED.
- SAN DIEGO GAS AND ELECTRIC EASEMENT PER DOCUMENT RECORDED DECEMBER 20, 1940 AS FILE NO. IN BK. 1107, PG. 386, O.R., TO BE VACATED.
- SAN DIEGO GAS AND ELECTRIC EASEMENT PER DOCUMENT RECORDED DECEMBER 20, 1940 AS FILE NO. 86478 IN BK. 1113, PG. 160, O.R., TO BE VACATED.
- STORM DRAIN EASEMENT TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED JULY 30, 1948 AS FILE NO. 75743 IN BK. 2893, PG. 245, O.R., TO BE VACATED.
- STORM DRAIN EASEMENT TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED JULY 30, 1948 AS FILE NO. 75746 IN BK. 2893, PG. 245, O.R., TO BE VACATED.
- STORM DRAIN EASEMENT TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED JULY 30, 1948 AS FILE NO. 75744 IN BK. 2893, PG. 241, O.R., TO BE VACATED.
- PACIFIC BELL EASEMENT RECORDED APRIL 360, 1975 AS FILE/PAGE NO. 75-101837, O.R., TO BE VACATED.
- PROPOSED 20' WIDE DRAINAGE EASEMENT.

## LEGEND

PROPERTY LINE/TM BOUNDARY  
EXISTING SANITARY SEWER & MANHOLE  
EXISTING WATER MAIN  
EXISTING FIRE HYDRANT ASSEMBLY  
EXISTING BUILDING  
EXISTING CURB  
EXISTING STRIPING  
EXISTING WALL  
EXISTING ELECTRICAL FACILITY  
EXISTING SIGN  
EXISTING BOLLARD  
EXISTING DRIVEWAY  
EXISTING CONCRETE  
EXISTING STREET LIGHT  
EXISTING STORM DRAIN  
EXISTING WATER METER  
EXISTING R.P.D.A.  
EXISTING WATER LATERAL  
EXISTING SEWER LATERAL  
EXISTING ELECTRIC  
PROPOSED RESIDENTIAL DRIVEWAY  
PROPOSED BUILDING FOOTPRINT  
PROPOSED SIDEWALK  
PROPOSED STAIRS/L.S. WALL  
PROPOSED RETAINING WALL  
PROPOSED EASEMENT  
PROPOSED CURB  
PROPOSED WATER SERVICE  
EXISTING SEWER SERVICE  
PROPOSED FIRE SERVICE

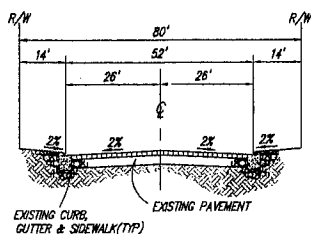


VICINITY MAP  
NOT TO SCALE

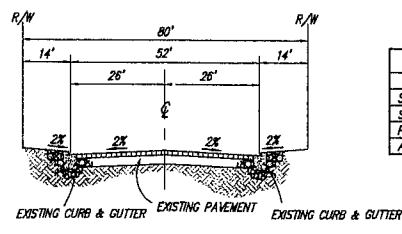
## NOTE

AN EXISTING CURRENT STANDARD CITY STREET LIGHT IS LOCATED ALONG THE ADJACENT DRAPER AVENUE AND SILVER STREET FRONTAGE. THEREFORE THE PROJECT IS IN COMPLIANCE WITH CURRENT STREET LIGHT STANDARDS ACCORDING TO THE CITY OF SAN DIEGO DESIGN MANUAL AND COUNCIL POLICY 200-18.

NOTE: THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 et. seq. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL UNITS IS 18



DRAPER AVENUE SECTION  
NOT TO SCALE



SILVER STREET SECTION  
NOT TO SCALE

UTILITY	STATUS
SDGE ELECTRIC	CURRENTLY OVERHEAD/WILL BE PLACED UNDERGROUND
SDGE GAS	NONE CURRENTLY ON SITE/WILL BE PLACED UNDERGROUND
PAC BELL/TELEPHONE	CURRENTLY OVERHEAD/WILL BE PLACED UNDERGROUND
AT&T/CABLE	NONE CURRENTLY ON SITE/WILL BE PLACED UNDERGROUND

## PREPARED BY:

NAME: ALIDADE ENGINEERING, INC.

ADDRESS: 28441 RANCHO CALIFORNIA RD., SUITE 100  
TEMECULA, CA 92590

PHONE: (951) 587-2020 FAX: (951) 587-2626

## PROJECT ADDRESS:

N.E. CORNER OF DRAPER AVE AND SILVER STREET  
LA JOLLA, CA 92037

## PROJECT NAME:

SILVER STREET VILLAGE HOMES

## SHEET TITLE:

VESTING TENTATIVE MAP NO. 1375776  
PROJECT NO. 393503

REVISION 12: \_\_\_\_\_

REVISION 11: \_\_\_\_\_

REVISION 10: \_\_\_\_\_

REVISION 9: \_\_\_\_\_

REVISION 8: \_\_\_\_\_

REVISION 7: \_\_\_\_\_

REVISION 6: \_\_\_\_\_

REVISION 5: 06/16/2015

REVISION 4: 04/29/2015

REVISION 3: 04/02/2015

REVISION 2: 02/18/2015

REVISION 1: 12/15/2014

ORIGINAL DATE: 10/14/2014

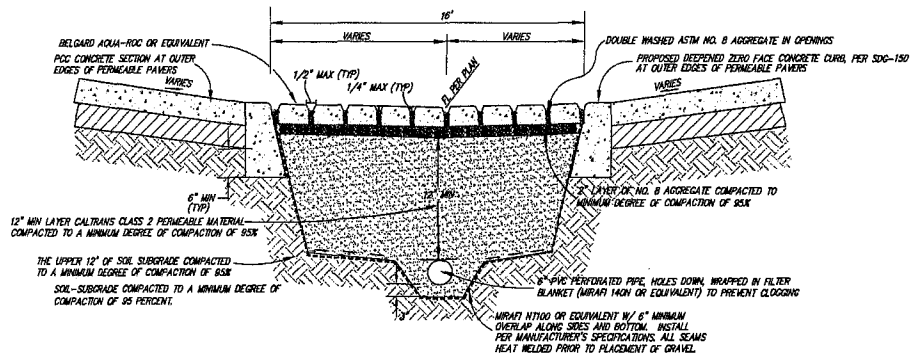
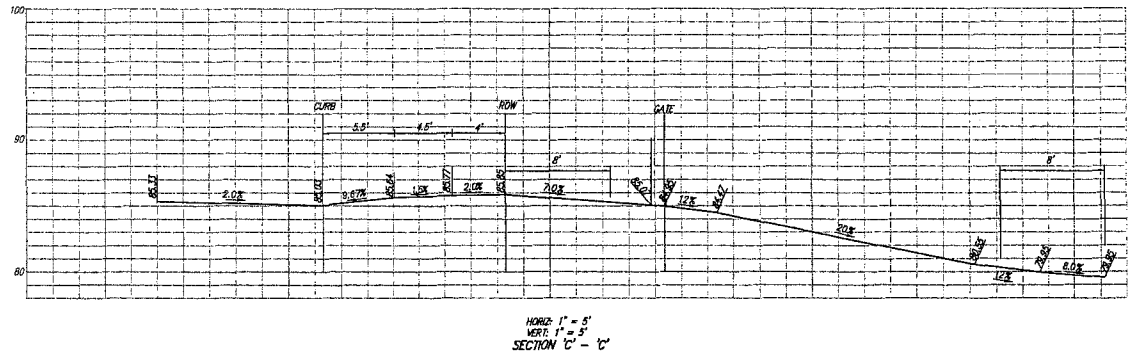
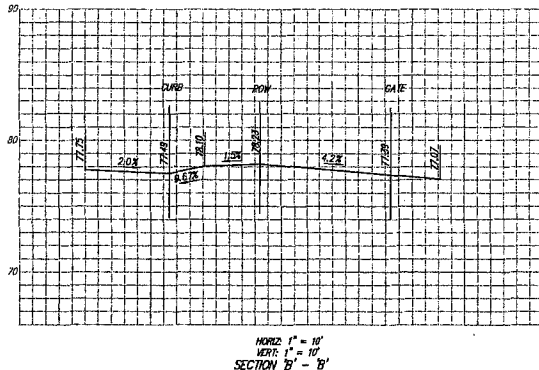
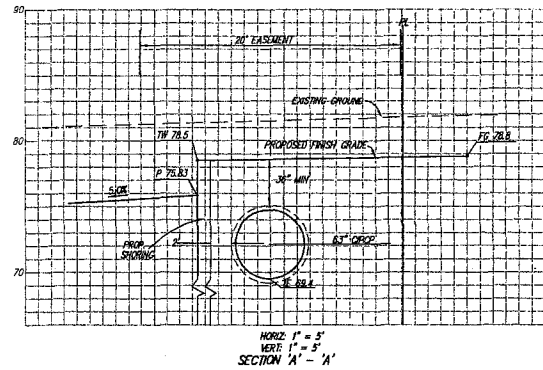
SHEET C19 OF 21

DEP# \_\_\_\_\_



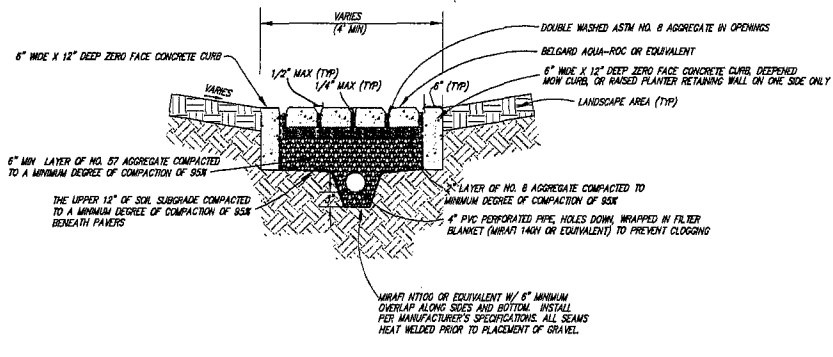
SILVER STREET VILLAGE HOMES

CONCEPTUAL GRADING PLAN DETAILS  
PROJECT NO. 393503



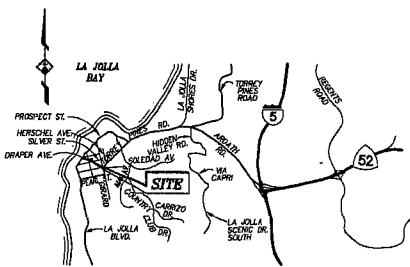
TYPICAL SECTION: PERMEABLE PAVERS W/IN VEHICULAR ACCESS AREAS (PVT)  
NOT TO SCALE

NOTES: 1. SLOPE PERMEABLE PAVERS AND SUB-GRADE BELOW GRAVEL SECTION BOTH LATERALLY AND TRANSVERSELY TO DRAIN TO PERFORATED PIPE.  
2. INSTALL BELGARD AQUA-ROC PAVINGSTONES PER BELGARD'S STANDARD COMMERCIAL SPECIFICATIONS OR ALTERNATIVE EQUIVALENT



TYPICAL SECTION: PERMEABLE PAVERS W/IN PATHWAY (PVT)  
NOT TO SCALE

NOTES: 1. SLOPE PERMEABLE PAVERS AND SUB-GRADE BELOW GRAVEL SECTION BOTH LATERALLY AND TRANSVERSELY TO DRAIN TO PERFORATED PIPE.  
2. INSTALL BELGARD AQUA-ROC PAVINGSTONES PER BELGARD'S STANDARD COMMERCIAL SPECIFICATIONS OR ALTERNATIVE EQUIVALENT



VICINITY MAP  
NOT TO SCALE

PREPARED BY:	NAME: ALIDADE ENGINEERING, INC.	REVISION 12:	
ADDRESS: 28441 RANCHO CALIFORNIA RD., SUITE 100	TEMECULA, CA 92590	REVISION 11:	
PHONE # (951) 587-2020 FAX (951) 587-2626		REVISION 10:	
PROJECT ADDRESS:	N.E. CORNER OF DRAPER AVE. AND SILVER STREET	REVISION 9:	
	LA JOLLA, CA 92037	REVISION 8:	
PROJECT NAME:	SILVER STREET VILLAGE HOMES	REVISION 7:	
		REVISION 6:	05/16/2015
		REVISION 5:	04/28/2015
		REVISION 4:	04/28/2015
		REVISION 3:	04/28/2015
		REVISION 2:	02/16/2015
		REVISION 1:	12/15/2014
SHEET TITLE:	CONCEPTUAL GRADING PLAN DETAILS	ORIGINAL DATE:	10/08/2014
PROJECT NO. 393503		SHEET	C21 OF 21
		DEP#	



28441 Rancho California Rd., Suite 100  
Temecula, CA 92590  
Phone: (951) 587-2020  
Fax: (951) 587-2626



Brent C. Moore  
Brent C. Moore R.E. 59121  
MY REGISTRATION EXPIRES 6-30-17  
DATE 6/16/15





**LA JOLLA COMMUNITY PLANNING ASSOCIATION**

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900  
<http://www.LaJollaCPA.org> Email: [Info@LaJollaCPA.org](mailto:Info@LaJollaCPA.org)

**Regular Meeting – 2 April 2015**

**Attention:** Jeff Peterson, PM, City of San Diego

**Project:** Silver Street Village Homes  
7601 Draper & 720 Silver  
PN: 393503

**Motion:** That the findings can be made for a Process Vote: 8-6-1  
5 CDP, SDP, VTM and EV for the Silver  
Street Village Homes.

**Submitted by:** *Joseph LaCava* 4/02/2015

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Joe LaCava, President Date  
La Jolla Community Planning Association


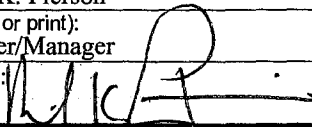
<b>Project Title:</b> Silver Street Village Homes	<b>Project No. (For City Use Only)</b> 393503
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**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

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

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

Corporate/Partnership Name (type or print): EHO La Jolla, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: One Letterman Drive, Building C, Suite 3800 City/State/Zip: San Francisco, CA 94129 Phone No: (858) 456-3880    Fax No: (858) 456-8138 Name of Corporate Officer/Partner (type or print): William A. Berwin Title (type or print): Developer/Manager Signature:  Date: 10/08/2014	Corporate/Partnership Name (type or print): EHO La Jolla, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: One Letterman Drive, Building C, Suite 3800 City/State/Zip: San Francisco, CA 94129 Phone No: (858) 229-2958    Fax No: (858) 456-8138 Name of Corporate Officer/Partner (type or print): Michael K. Pierson Title (type or print): Developer/Manager Signature:  Date: 10/08/2014
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Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No:    Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature:    Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No:    Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature:    Date:
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Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No:    Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature:    Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No:    Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature:    Date:
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