



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: October 22, 2015 **REPORT NO.** PC-15-122

ATTENTION: Planning Commission, Agenda of October 29, 2015

SUBJECT: SOUTHVIEW LOT 1 - PROJECT NO. 370044
Process Four

**OWNER/
APPLICANT:** Southview Development Partners, LLC and
Aaron Parker, SB&O Inc.

SUMMARY

Issue(s): Should the Planning Commission approve a Planned Development Permit and Site Development Permit to construct 88 multi-family residential units with setback deviations within the Otay Mesa Community Plan area?

Staff Recommendation: Approve Planned Development Permit No. 1322777 and Site Development Permit No. 1322780.

Community Planning Group Recommendation: On November 19, 2014, the Otay Mesa Planning Group voted 12-1-0 to recommend approval with no additional conditions.

Environmental Review: This project activity is covered under Mitigated Negative Declaration No. 2204, adopted on July 23, 2012, pursuant to City Council Resolution No. R-307595, http://docs.sandiego.gov/council_reso_ordinance/rao2012/R-307595.pdf. The activity is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. The prior environmental documents adequately covered this activity as part of the previously approved project and the activity is not a separate project for the purpose of California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15162(a).

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

Code Enforcement Impact: None with this action.

Housing Impact Statement: The project proposes residential development on 5.07 acres of the project site. The subject property is located in the Otay Mesa Community Planning area and designated as Medium Residential with a density range of 15-29 dwelling units to the acre. The proposed project density with 88 condominium units is 17.4 du/ac. The proposed Planned Development Permit and Site Development Permit (SDP), an amendment to SDP No. 25170, would continue to allow for development to occur within the Otay Mesa Community Plan's density range for the site and would provide residential dwelling units where none currently exist.

This project was deemed complete on July 2, 2014, and is therefore subject to the City's regulations regarding inclusionary housing. Prior to the issuance of any construction permits for buildings, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

BACKGROUND

The Southview Lot 1 project site is located south of State Route (SR)-905, east of Caliente Avenue and north of Airway Road (Attachment 1) on an existing mass graded 5.07-acre lot in the RM-2-6 Zone of the Otay Mesa Community Plan (Attachment 2). The Otay Mesa Community Plan designates this site as Medium Residential with a density range of 15-29 dwelling units per acre.

On July 23, 2012, the City Council of the City of San Diego approved the initial Southview Project's Rezone, Tentative Map No. 25169, and Site Development Permit No. 25170 for a three lot subdivision of a 42.62-acre parcel lot for the future development of 538 multi-family condominiums units. The project site contained environmentally sensitive lands in the form of non-native grasslands only and is not located within the Multiple Habitat Planning Area (MHPA). The 42.62 acres includes a 21.17-acre "remainder parcel" which was not proposed for any development with the action. The lot sizes and densities of the approved lots included Lot 1 with 5.07 acres and 152 units, Lot 2 with 7.01 acres and 210 units, and Lot 3 with 5.88 acres and 176 units. In April 2014, the City issued construction permits for grading and public improvements for the development, including the Southview Lot 1.

DISCUSSION

Project Description:

The proposed Southview Lot 1 project is a Planned Development Permit to allow deviations to the RM-2-6 Zone setback regulations and a Site Development Permit (SDP) to amend SDP No. 25170 to develop Lot 1 with 88 multi-family residential condominium units. The 88 units will be comprised of seven (7) four-plex, three-story residential buildings, twelve (12) five-plex, three-story residential buildings, and a clubhouse facility.

The residential units will consist of three floor plans ranging from approximately 1,417 square feet to 1,692 square feet of living area. The first floor area will include an enclosed two car garage area. The three-story residential buildings will not exceed the 40-foot height limit within the RM-2-6 Zone. The development's access to the site will be from a 54-foot wide private

driveway off Airway Road that is currently under construction. A 20-foot wide emergency only access driveway will be provided along Caliente Avenue. Internal traffic circulation within development will be provided by private driveways ranging from 20 to 28 feet wide. Noise attenuation walls separating the development and SR-905, ranging from 6 feet to 8 feet in height, will be constructed along the entire northern property limits and along portions of the eastern and western property limits. Landscaping within the development will consist of the required quantity and tree species along with xeriscape design features for ground cover areas. The development's storm water runoff will be captured and treated within a 3,562 square-foot Storm Water Area that includes storm water detention tanks.

Community Plan Analysis:

The proposed project, to develop 88 dwelling units on approximately 5.07 acres, is located in the Otay Mesa Community Plan (Plan) area with a land use designation of Medium Residential with a density range of 15-29 dwelling units per acre. The proposed project has a density of 17 units per acre, and is consistent with the density range of the designation. The proposed project includes requested deviations to the original setbacks that were included in the entitled Site Development Permit No. 25170 and Tentative Map No. 25169.

The project site is located abutting State Route SR-905 and the Plan's Conservation Element, Air Quality, includes goals and policies to provide suitable air quality in fostering a healthful living and working environment. In addition, the Plan's Noise Element provides guidance for compatible land uses and the incorporation of noise attenuation measures for new uses to protect people living and working in the City from an excessive noise environment

An Air Quality Analysis Letter report was prepared for the project, which concluded that due to the proximity of the proposed development to SR-905 and the potential for air quality risks from vehicle emissions, a 200-foot buffer is required from the nearest travel lane of SR-905 to the nearest residential building on the development. Consistent with the Plan's Conservation Element for Air Quality, the project includes the design of a 200-foot buffer. In addition, the development's project features include air quality measures that will be implemented for buildings No.s 1 through 15, which are located within 500 feet of the nearest travel lane of SR-905. The project's features include:

- Providing the facility with individual heating, ventilation, and air conditioning (HVAC) systems in order to allow adequate ventilation with windows closed;
- Locating air intake systems for HVAC systems as far away from the existing air pollution source as possible;
- Using HEPA air filters in the HVAC system and developing a maintenance plan to ensure the filtering system is properly maintain; and
- Any windows within a 500 foot distance to SR-905 and facing the freeway are required to be fixed. However, if there is a requirement for emergency egress for a particular space facing SR-905, then it can be operable.

An Acoustical Study prepared for the project concluded that noise levels to residents of Lot 1 would be exceeded due to traffic volumes from the SR-905 freeway. Consistent with the Plan's Noise Element for Motor Vehicle Traffic Noise, a series 6 feet to 8 feet in height noise walls will be constructed, as noted earlier, for noise attenuation for the future residents.

Environmental Analysis:

The original Southview Project's Mitigated Negative Declaration No. 2204, which includes Lot 1 development, was adopted on July 23, 2012, pursuant to City Council Resolution No. R-307595. Based upon submitted updated technical reports for the Southview Lot 1 Project, to include air quality, noise, biology, transportation, geology, water quality, and drainage, City staff has determined that pursuant to California Environmental Quality Act Guidelines Section 15162 that since no:

1. Substantial changes are proposed to the project;
2. Substantial changes have not occurred with respect to circumstances under which the project is being undertaken; and
3. New information, which was not known or could not have been known at the time the Environmental Impact Report or Negative Declaration was certified as complete, has become available.

There is no need to prepare a subsequent or supplemental environmental document for the Project. All project issues and mitigation for significant impacts have been adequately addressed in MND No. 2204 pursuant to the California Environmental Quality Act for the project and will continue to be implemented as a condition of the Project.

Project-Related Issues:

The proposed development requests deviations to the setback requirements within the RM-2-6 Zone regulations to help the project achieve a community oriented site plan while also meeting the minimum density designated for this site. The proposed project density is 17.4 du/ac. The requested deviations described below will allow the project to support the building type that offers many benefits over the previously approved SDP No. 25170 site plan, such as private yard areas, attached garages, and enhanced connectivity. The setback reduction also allows the project to enhance the public street scene by removing the parking lots previously approved, and replacing them with enhanced architecture.

The requested deviations include providing the following:

- 10-foot front yard setback along Caliente Avenue where 15 feet for 50% of the width of building envelope / 20 feet for 50% of remaining building envelope are required;
- 10-foot side yard setback where 10% of lot width is required;
- 10-foot street side yard setback along Airway Road where 10% of lot width is required; and
- 10-foot rear yard setback overall, except for Building No. 8 which is 8.3 feet, where 15 feet is required.

City staff has reviewed the requested deviations and supports the Planned Development Permit process allowing the applicant greater flexibility from the strict application of the RM-2-6 Zone regulations than would be allowed. The development layout of the site fosters imaginative and innovative planning that assures the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations.

Conclusion:

Development Services completed the review of the requested Planned Development Permit and

Site Development Permit application and determined the proposed project would be consistent with the Otay Mesa Community Plan and would comply with all relevant sections of the City of San Diego Municipal Code, including requested deviations. Staff concludes that all of the necessary findings to approve the project can be affirmed and that the conditions applied to the Planned Development Permit and Site Development Permit are sufficient to insure the project would be in harmony with the surrounding community.

ALTERNATIVES

1. **Approve** Planned Development Permit No. 1322777 and Site Development Permit No. 1322780, **with modifications.**
2. **Deny** Planned Development Permit No. 1322777 and Site Development Permit No. 1322780, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department

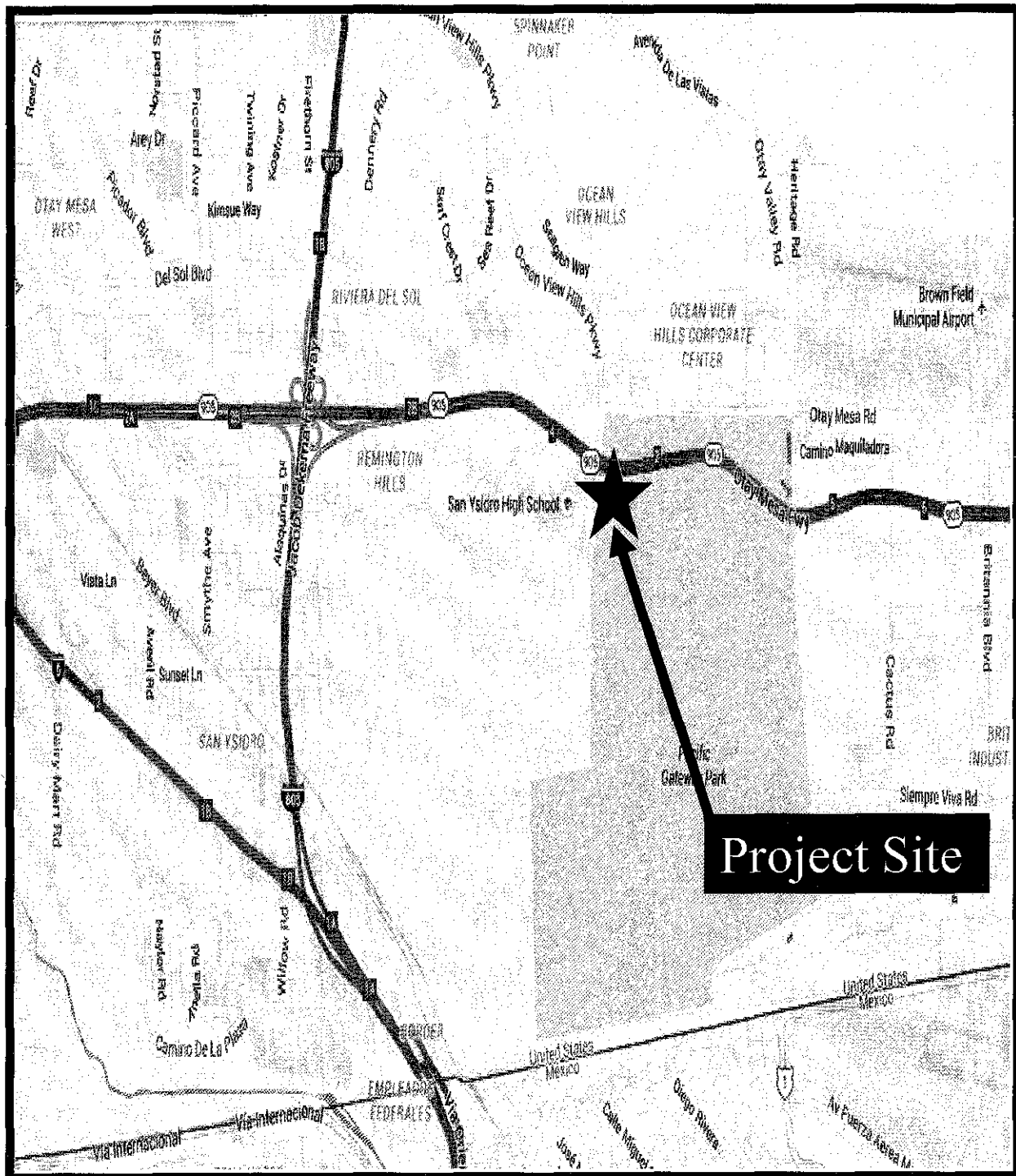


Tim Daly
Development Project Manager
Development Services Department

VACCHI/TPD

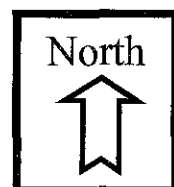
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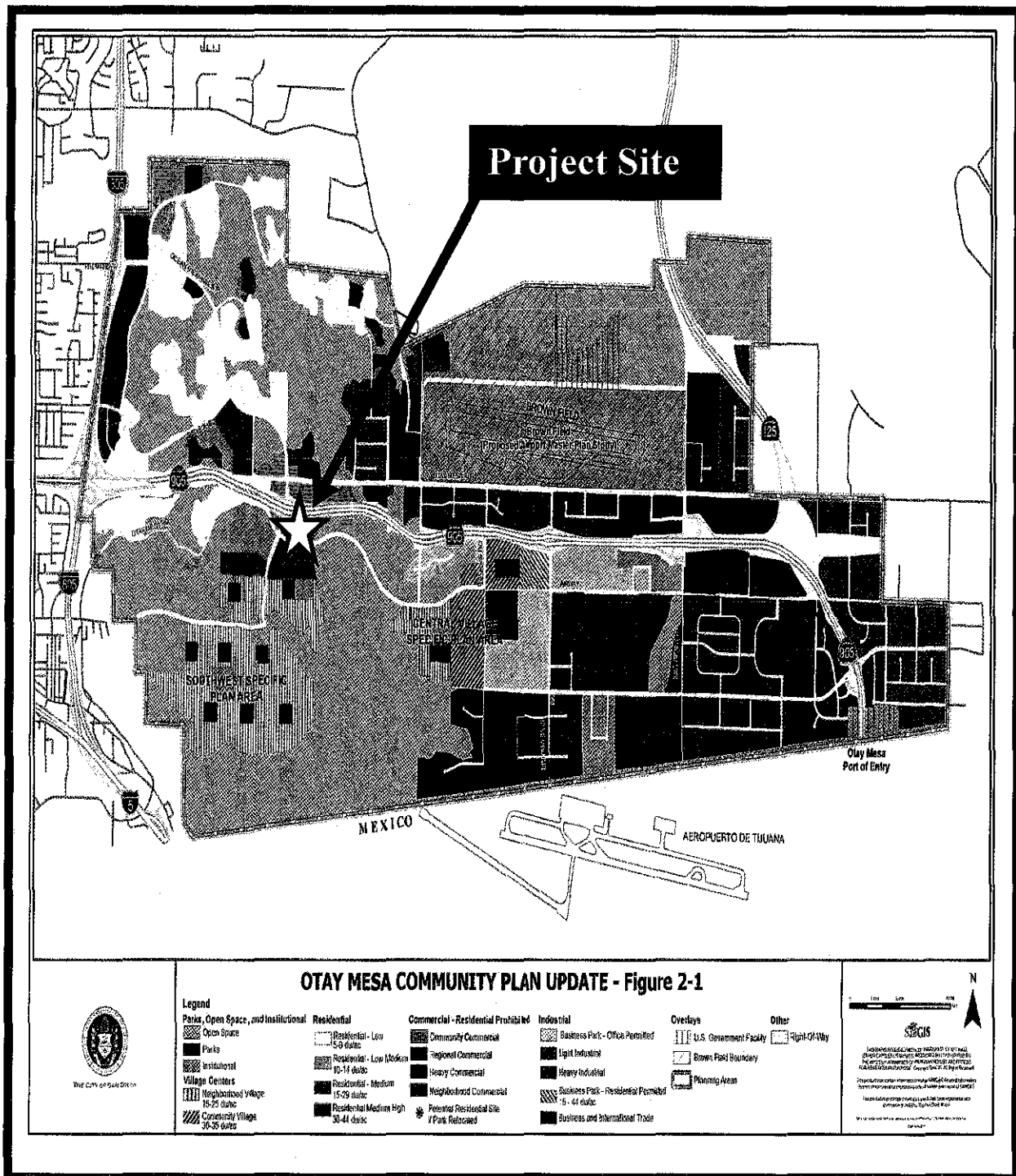
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Project Site Plan(s)
8. Site Development Permit No. 25170
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology



Project Location

Southview Lot 1, Project No. 370044
Airway Road, Otay Mesa

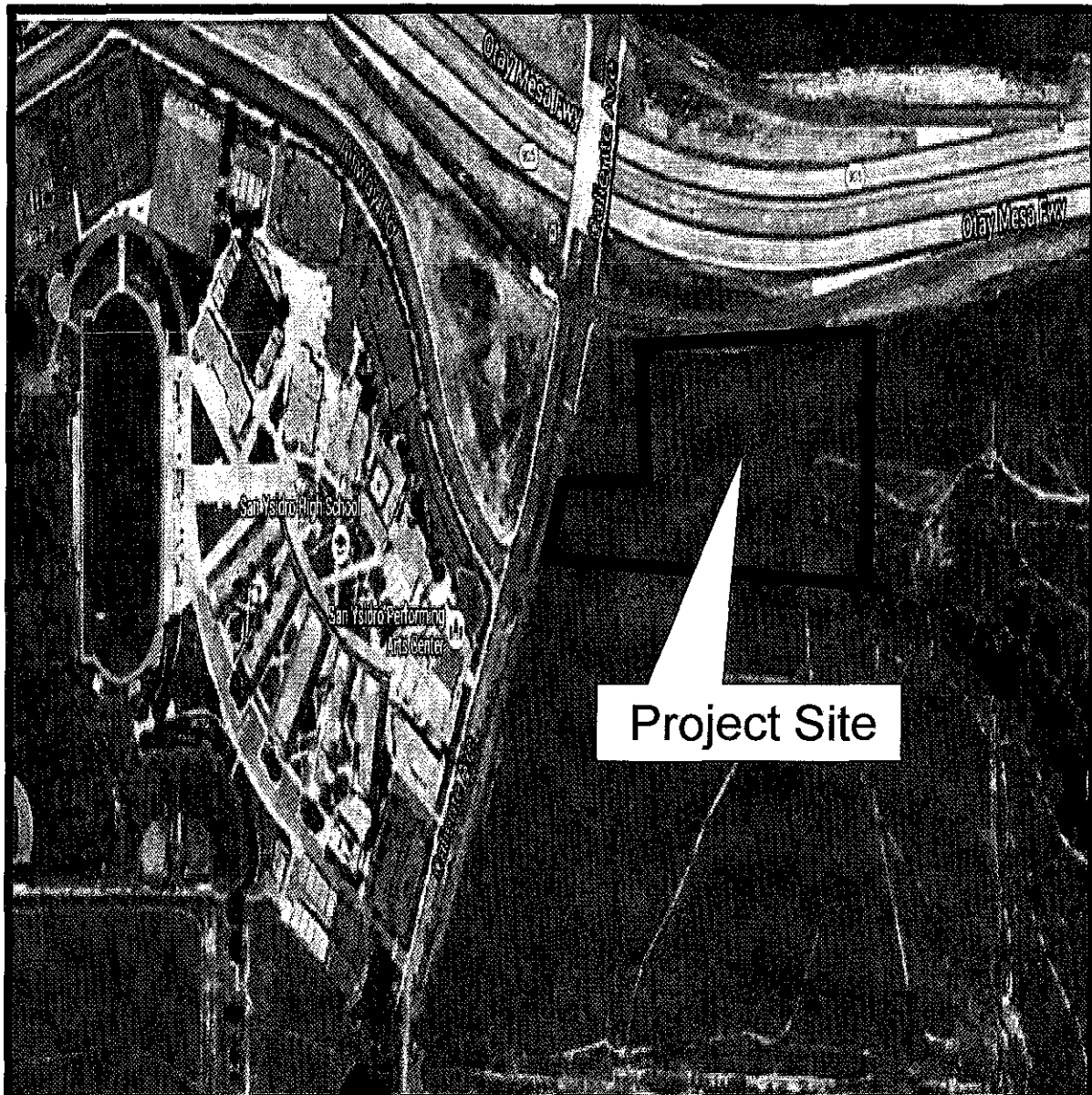




Otay Mesa Land Use Plan

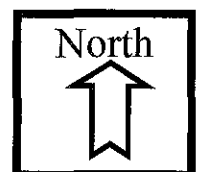
Southview Lot 1, Project No. 370044
 Airway Road, Otay Mesa





Aerial Photo

Southview Lot 1, Project No. 370044
Airway Road, Otay Mesa



PROJECT DATA SHEET

PROJECT NAME:	Southview Lot 1
PROJECT DESCRIPTION:	Planned Development Permit and Site Development Permit to construct 88 multi-family residential units with setback deviations.
COMMUNITY PLAN AREA:	Otay Mesa
DISCRETIONARY ACTIONS:	Planned Development Permit and Site Development Permit
COMMUNITY PLAN LAND USE DESIGNATION:	Residential – Medium Density

ZONING INFORMATION:

ZONE: RM-2-6
HEIGHT LIMIT: 40 ft. maximum height limit; 37 ft. proposed
LOT SIZE: Min. 6,000 square feet / 220,784 square feet existing
FLOOR AREA RATIO: Max. FAR 1.5; FAR 0.85 proposed
FRONT SETBACK: 15 ft./20 ft. required; 10 ft. proposed
SIDE SETBACK: 10% of lot width is required; 10 ft. proposed
REAR SETBACK: 15 ft. required; 10 ft./8.3 ft. proposed
STREET SIDE SETBACK: 10% of lot width is required; 10 ft. proposed
PARKING: 238 parking spaces required; 239 proposed

<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial; AR-1-1	Caltrans Right of Way
SOUTH:	Residential - Medium; RM-2-6	Multi-family Residential
EAST:	Open Space; AR-1-1	Undeveloped
WEST:	Industrial; AR-1-1	High School/Performing Arts
DEVIATIONS OR VARIANCES REQUESTED:	Deviations to front yard setback along Caliente Avenue, side yard setback, street side yard setback along Airway Road, and rear yard setback.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 19, 2014, the Otay Mesa Planning Group voted 12-1-0 to recommend approval with no additional conditions.	

PLANNING COMMISSION RESOLUTION NO. XXXX-PC
PLANNED DEVELOPMENT PERMIT NO. 1322777
SITE DEVELOPMENT PERMIT NO. 1322780
SOUTHVIEW LOT 1- PROJECT NO. 370044

WHEREAS, SOUTHVIEW DEVELOPMENT PARTNERS, LLC, a Delaware Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to construct 88 multi-family residential units with setback deviations, as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 1322777 and Site Development Permit No. 1322780, on portions of a 5.07-acre site;

WHEREAS, the project site is located east of Caliente Ave. and Airway Rd. (APNs 645-060-28-00 & 645-080-17-00) in the RM-2-6 Zone of the Otay Mesa Community Plan;

WHEREAS, the project site is legally described as Lot 1 of Map 15984, City of San Diego, County of San Diego, State of California;

WHEREAS, on October 29, 2015, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1322777 and Site Development Permit No. 1322780, an amendment to Site Development Permit No. 25170 pursuant to the San Diego Municipal Code (SDMC) of the City of San Diego; NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated October 29, 2015.

FINDINGS:

Site Development Permit – SDMC Section 126.0504

A. Findings for all Site Development Permits

- 1. The proposed development will not adversely affect the applicable land use plan.**
The proposed 5.07-acre development over Lot 1 of Map 15984 does not adversely affect the adopted Otay Mesa Community Plan. The land is currently zoned as RM-2-6 which is designated for residential multiple dwelling unit developments with maximum densities of 35 dwelling units per acre (du/ac). The proposed project includes 88 condominium units along with amenities and associated improvements for driveways, parking and utilities. The project shall meet all of the development standards within the Land Development Code (LDC) Chapter 13 with the exception of setbacks. Reduced setbacks are being requested to help the project achieve a community oriented site plan while also meeting the minimum density designated for this site. The proposed project density is 17.4 du/ac.

The project site is located within the Otay Mesa Community Plan Medium Density land use designation, which allows for densities of 15-29 du/ac. Studies for air quality, traffic, noise, and biology have been provided to the City of San Diego (City) to demonstrate that the project will meet or exceed all development standards set forth in the community plan.

Therefore, the proposed development will not adversely affect the applicable land use plan.

2. **The proposed development will not be detrimental to the public health, safety, and welfare.** The proposed project site currently has an entitled Site Development Permit (SDP) No. 25170, Tentative Map (TM) No. 25169 and adopted Mitigated Negative Declaration No. 2204. The proposed project has provided the City with technical reports for traffic, noise, and air quality to ensure that the proposed site plan falls within the previously approved California Environmental Quality Act approval. The project is conditioned to mitigate for noise and air quality to ensure the public health and safety.

Proper infrastructure is proposed to ensure the project will be provided with potable water, sanitary sewer, and fire sprinkler supply lines. The project proposes a fuel-modification zone at the interface of the MHPA land uses area. Furthermore, the project proposes sufficient accessibility for emergency vehicles to access all portions of the site from multiple points of entry. Therefore, the proposed development will continue to 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 proposed 5.07-acre development over Lot 1 of Map 15984 substantially complies with the LDC. The land is currently zoned as RM-2-6 which is designated for residential multiple dwelling unit developments with maximum densities of 35 du/ac. The project shall meet all of the development standards within the LDC Chapter 13 with the exception of setbacks. Reduced setbacks are being requested to help the project achieve a community oriented site plan while also meeting the minimum density designated for this site. The proposed project density is 17.4 du/ac. Therefore, the proposed development will continue to comply with the applicable regulations of the Land Development Code, including the proposed allowable deviations pursuant to the Land Development Code.

B. Supplemental Findings--Environmentally Sensitive Lands

1. **The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.** The proposed development substantially conforms with the previous Site Development Permit No. 25170. The proposed project has prepared update letters and studies to demonstrate compliance with the previously adopted Mitigated Negative Declaration (MND) No. 2204. The project required the preparation and analysis of several technical studies, including biological and archaeological resources surveys, a sewer study, water quality technical report, traffic study and a greenhouse gas emissions report. None of these reports identified constraints that would prevent the proposed project from being suitable for development. The MND prepared for this project includes a Mitigation Monitoring and Reporting Program (MMRP), which is required to be implemented as a condition of the permit. The MMRP includes mitigation measures for the impacts to non-native grassland requiring either off-site acquisition with the MHPA, purchase of credits within the City's Marron Valley Cornerstone Mitigation Bank, or through a combination of both options. Therefore the site is physically suitable for the

design and siting of the proposed development, and the development will continue to result in the minimum disturbance to environmentally sensitive lands.

2. **The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.** The subdivision does not contain areas mapped as steep slope, nor is it within a Special Flood Hazard Area. Implementation of the proposed project requires approximately 19,400 cubic yards of excavation to a depth of 9 feet and 13,900 cubic yards of fill to depths up to 12 feet. The site is to be balanced with the earthwork required for the adjacent public improvements. The project geotechnical engineer, Geocon Inc., has provided recommendations for removal and replacement of earthwork that will result in a geologically stable project.

The Geotechnical Investigation prepared by Geocon Inc., dated Sept. 27, 2013, indicates that the area is located in geologic hazard category 53, "Level or sloping terrain, unfavorable geologic structure, low to moderate risk". The nearest fault lines, Rose Canyon and Newport-Inglewood, are located 8 miles from the site. All geologic hazards can be mitigated through following the grading and structural recommendations outlined in Geocon's report.

A Hydrology Study has been prepared by SB&O, Inc. to demonstrate that the site will detain flows from large storm events sufficient to reduce the post-construction discharge to levels equal to or lower than the pre-development levels. A Water Quality Technical Report has been prepared to address both quality of the storm water runoff and effects related to hydromodification.

The project is adjacent to an undeveloped remainder lot, of which a portion is MHPA property, which can present a hazard from wildfires. The proposed project is a part of the prior approved TM and SDP, which proposes a 35-foot brush management zone located along the easterly project boundary. The approved brush management zone is located off-site as shown on the approved Rough Grading Plan 37731-7-D. No changes are proposed to the brush management zone.

Therefore, the proposed development will continue to minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. **The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.** The previously adopted Mitigated Negative Declaration No. 2204 for the project contains a Mitigation Monitoring and Reporting Program, which includes mitigation measures to implement the MSCP/MHPA Land Use Adjacency Guidelines. These measures include barrier fencing, plantings for access control, and lighting restrictions to minimize impacts to off-site sensitive lands. Implementation of these measures will reduce potential indirect impacts (i.e. on-site construction activities) to below a level of significance.

The Owner/Permittee proposes to construct a subdivision boundary fence along the easterly property line abutting the Remainder Parcel which will further serve to separate

the MHPA located approximately 400 feet from the proposed residential development. No impacts would occur to the MHPA from this distance and no mitigation is required, other than those discussed above for the Land Use Adjacency Guidelines requirements, to reduce potential indirect impacts. Therefore, the proposed development has been sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. **The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.** The previously adopted Mitigated Negative Declaration No. 2204 prepared for the project contains a Mitigation Monitoring and Reporting Program, which includes mitigation measures to implement the MSCP/MHPA Land Use Adjacency Guidelines. These measures include provisions for barrier fencing, plantings for access control, and lighting restrictions to minimize impacts to off-site sensitive lands and to reduce potential indirect impacts (i.e. on-site construction activities) to below a level of significance. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.
5. **The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.** The project site is located approximately 8.5 to 12 miles inland and not located within the coastal overlay zone. Thus, the proposed project will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.
6. **The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.** The previously adopted Mitigated Negative Declaration No. 2204 was prepared for the project which concluded that the project could have a significant environmental effect in the following areas: land use (MSCP/MHPA), biological resources, historical resources (archaeology), transportation/circulation, noise, paleontological resources, and utilities. These mitigation measures are summarized below and require either construction of an improvement, fair share contribution, site specific condition, or field monitoring. These measures are as follows:
 - **Land Use:** A portion of the Remainder Parcel is mapped as MHPA. East of the Remainder Parcel is the Spring Canyon Preserve, which is also within the MHPA. The project must implement the City's MSCP Land Use Adjacency Guidelines for the MHPA. These guidelines include limitations on drainage, restrictions for staging/construction areas, and installation of fencing and lighting.
 - **Biological Resources:** The project would impact non-native grasslands. Mitigation measures require either off-site acquisition within the MHPA, purchase of credits within the City's Marron Valley Cornerstone Mitigation Bank, or a combination of both options above.
 - **Historical Resources (Archaeology) and Paleontology:** The project is located in an area which has a high potential for prehistoric and historic archaeological resources requiring monitoring during construction activities. Impacts are considered potentially

significant when grading exceeds 1,000 cy of cut at a depth of 10 feet or greater; therefore, paleontological monitoring is required.

- **Transportation/Circulation:** A Traffic Study was prepared for the project which concluded that the project will pay fair share amounts for the construction of a traffic signal at Airway Road and Caliente Avenue, and towards the widening of the intersection of Caliente Avenue/Ocean View Hills Parkway/Otay Mesa Road to provide an additional northbound right turn lane. Additionally, the project is required to construct a traffic signal at the East Driveway/Airway Road intersection. Full frontage improvements, including dedications, are also required along Airway Road and Caliente Avenue.

A Trip Generation Report prepared by Kimley Horn, dated 10-23-14, has demonstrated that the new site plan substantially conforms to the traffic study and mitigation measures outlined in the approved MND.

- **Noise:** The project site is located adjacent to SR-905, which is currently under construction. An Acoustical Study prepared for the project concluded that noise levels to residents of Lot 1 would be exceeded due to traffic volumes from the freeway. A 5 foot high noise wall must be constructed for noise attenuation for the future residents.
- **Utilities/Service Systems:** A sewer study was prepared for the project which concluded that the project must construct the remaining segment of a 12 inch sewer main within Airway Road, east of Caliente Avenue, to serve the project. A Waste Management Plan is required targeting 75 percent waste reduction is required.

Therefore, the proposed development's nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

Planned Development Permit – SDMC Section 126.0604

A. Findings for all Planned Development Permits

1. The proposed development will not adversely affect the applicable land use plan. The proposed 5.07-acre development over Lot 1 of Map 15984 does not adversely affect the adopted Otay Mesa Community Plan. The land is currently zoned as RM-2-6 which is designated for residential multiple dwelling unit developments with maximum densities of 35 dwelling units per acre (du/ac). The proposed project includes 88 condominium units along with amenities and associated improvements for driveways, parking and utilities. The project shall meet all of the development standards within the Land Development Code (LDC) Chapter 13 with the exception of setbacks. Reduced setbacks are being requested to help the project achieve a community oriented site plan while also meeting the minimum density designated for this site. The proposed project density is 17.4 du/ac.

The project site is located within the Otay Mesa Community Plan Medium Density land use designation, which allows for densities of 15-29 du/ac. Studies for air quality, traffic, noise, and biology have been provided to the City of San Diego (City) to demonstrate that

the project will meet or exceed all development standards set forth in the community plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

2. **The proposed development will not be detrimental to the public health, safety, and welfare.** The proposed project site currently has an entitled Site Development Permit (SDP) No. 25170, Tentative Map (TM) No. 25169 and adopted Mitigated Negative Declaration No. 2204. The proposed project has provided the City with technical reports for traffic, noise, and air quality to ensure that the proposed site plan falls within the previously approved California Environmental Quality Act approval. The project is conditioned to mitigate for noise and air quality to ensure the public health and safety.

Proper infrastructure is proposed to ensure the project will be provided with potable water, sanitary sewer, and fire sprinkler supply lines. The project proposes a fuel-modification zone at the interface of the MHPA land uses area. Furthermore, the project proposes sufficient accessibility for emergency vehicles to access all portions of the site from multiple points of entry. Therefore, the proposed development will continue to not be detrimental to the public health, safety, and welfare.

3. **The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.** The proposed 5.068-acre development over Lot 1 of Map 15984 substantially complies with the LDC. The land is currently zoned as RM-2-6 which is designated for residential multiple dwelling unit developments with maximum densities of 35 du/ac. The project shall meet all of the development standards within the LDC Chapter 13 with the exception of setbacks. The requested deviations to RM-2-6 Base Zone regulations shall include:

- 10 feet front yard setback along Caliente Avenue;
- 10 feet interior side yard setback;
- 10 feet street side yard setback along Airway Road; and
- 10 feet rear yard setback.

The reduced setbacks are being requested to help the project achieve a community oriented site plan while also meeting the minimum density designated for this site. The proposed project density is 17.4 du/ac. The requested deviations described above allow the project to support building type that offers many benefits over the approved site plan, such as private yard areas, attached garages, and enhanced connectivity. The setback reduction also allows the project to enhance the public street scene by removing the parking lots previously approved, and replacing them with enhanced architecture.

Therefore, the proposed development will continue to comply with the regulations of the Land Development Code including the proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and the allowable deviations that are otherwise authorized pursuant to the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1322777 and Site Development Permit No. 1322780 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 1322777 and Site Development Permit No. 1322780, a copy of which is attached hereto and made a part hereof.

Tim Daly
Development Project Manager
Development Services

Adopted on: October 29, 2015

SAP Number: 24004704

DRAFT

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004704

PLANNED DEVELOPMENT PERMIT NO. 1322777
SITE DEVELOPMENT PERMIT NO. 1322780
SOUTHVIEW LOT 1- PROJECT NO. 370044
Amendment to Site Development Permit No. 25170
Planning Commission

This Planned Development Permit No. 1322777 and Site Development Permit No. 1322780, an amendment to Site Development Permit No. 25170 is granted by the Planning Commission of the City of San Diego to Southview Development Partners, LLC, a Delaware Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0604 and 126.0504. The 5.07-acre site is located east of Caliente Avenue and Airway Road (APNs 645-060-28-00 & 645-080-17-00) in the RM-2-6 Zone of the Otay Mesa Community Plan. The project site is legally described as Lot 1 of Map 15984, City of San Diego, County of San Diego, State of California.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct 88 multi-family residential units with setback deviations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 29, 2015, on file in the Development Services Department.

The project shall include:

- a. Construct 88 multi-family residential units comprised of seven (7) four-plex, three-story residential buildings, twelve (12) five-plex, three-story residential buildings, and a clubhouse facility;
- b. Allowable deviations to RM-2-6 Base Zone regulations:
 - 10 feet front yard setback along Caliente Avenue.;
 - 10 feet interior side yard setback;
 - 10 feet street side yard setback along Airway Road; and

- 10 feet rear yard setback.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. Approximately 975 linear feet of 8 feet height and approximately 300 linear feet of 6 feet height sound/retaining walls; 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 November 13, 2018.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

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

7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

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

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

10. Unless specifically modified herein this Permit, the Owner/Permittee shall comply with Site Development Permit No. 25170.

11. 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.

12. 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.

13. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

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.).

AIRPORT REQUIREMENTS:

15. Prior to the issuance of any building permits, the Owner/Permittee shall grant an avigation easement to the City of San Diego as the operator of Brown Field Municipal Airport for the purposes of aircraft operations, noise and other effects caused by the operation of aircraft, and for structure height if the same would interfere with the intended use of the easement. The Owner/Permittee shall use the avigation easement form provided by the City of San Diego.

16. Prior to submitting building plans to the City for review, the Owner/Permittee shall place a note on all building plans indicating that an avigation easement has been granted across the property to the airport operator. The note shall include the County Recorder's recording number for the avigation easement.

17. Prior to the issuance of any construction permit for buildings, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] Notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520

ENGINEERING REQUIREMENTS:

18. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of City standard curb ramps at the project entrance on Airway Road, satisfactory to the City Engineer.

19. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

20. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

21. Prior to the issuance of any construction permit, the Water Quality Technical Report will be subject to final review and approval by the City Engineer.

22. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

23. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

24. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009-DWQ and the Municipal Storm Water Permit, Order No. R9-2007-0001 in accordance with Order No. 2009-0009DWQ, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

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

PLANNING/DESIGN REQUIREMENTS:

26. Owner/Permittee shall maintain a minimum of 238 off-street automobile parking spaces (239 provided) including and 9 motorcycle (9 provided) shall be permanently maintained on the property within the approximate location shown on the 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.

27. 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.

28. Prior to the issuance of any construction permits, the Owner/Permittee shall provide a copy of the recorded lot line adjustment within the vicinity of the development's private driveway entry on Airway Road.

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. All accessible parking shall be in accordance with the State requirements.

33. Prior to the issuance of the first construction permit, the Owner/Permittee shall provide a copy of a recorded Mutual Access Agreement between the project site and "Remained Lot Map No. 15984", satisfactory to the City Engineer.

34. Prior to the issuance of the first construction permit, the Owner/Permittee shall dedicate and shall assure by permit and bond the construction of Caliente Avenue along the project frontage with 126 feet of pavement curb to curb in 148 feet right-of-way including 22 feet parkway with noncontiguous 5-foot sidewalks, curb and gutter, satisfactory to the City Engineer. These improvements shall be completed and accepted by the City Engineer prior to the issuance of any occupancy permit.

35. Prior to the issuance of the first construction permit, the Owner/Permittee shall dedicate and shall assure by permit and bond the construction of Airway Road along the project frontage with 101 feet of pavement curb to curb in 145 feet right-of-way transitioning to 78 feet on 122 feet right-of-way including 22 feet parkway with noncontiguous 5-foot sidewalk on the north side and a 12-foot class I bike trail on the south side, curb and gutter, satisfactory to the City

Engineer. These improvements shall be completed and accepted by the City Engineer prior to the issuance of any occupancy permit.

36. Prior to the issuance of the first construction permit, the Owner/Permittee shall assure by permit and bond the construction of a traffic signal at Caliente Avenue and Airway Road, satisfactory to the City Engineer. These improvements shall be completed and accepted by the City Engineer prior to the issuance of any occupancy permit.

37. Prior to the issuance of the first construction permit, the Owner/Permittee shall assure by permit and bond the construction of a traffic signal at Caliente Avenue and Private Driveway "L", satisfactory to the City Engineer. These improvements shall be completed and accepted by the City Engineer prior to the issuance of any occupancy permit.

38. The Owner/Permittee shall construct: Private Driveways "A" - "G," 20 feet wide; Private Driveway "H," 21 feet wide; Private Driveways "I," "J" and "K," 28 feet wide with a 4 to 5 feet wide sidewalk; Private Driveway "L," 44 feet wide curb to curb with a 10 feet raised median and two, 5 feet wide sidewalks; and Private Driveway "J," 20 feet wide and extended to Caliente Avenue with no curb cut and bollards, all to the satisfaction of the City Engineer. These improvements shall be completed by the City Engineer prior to the issuance of any occupancy permit.

39. Prior to any work starting in the City of San Diego street right-of-way, the Owner/Permittee shall obtain a Public Right-of-Way Permit for Traffic Control.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

40. In lieu of designing and constructing either alone or in conjunction with other developers similarly conditioned to construct the next pending phase of the Otay Mesa Trunk Sewer (OMTS); or executing an agreement not objecting to formation of Community Facility District (CFD), prior to the issuance of any construction permits the Owner/Permittee shall design and construct one segment of the OMTS just to the south of existing Manhole No. 200 where the pipe size changes from newly constructed 42-inch diameter pipeline to an existing 10-inch diameter pipeline in a manner satisfactory to the Public Utilities Director and the City Engineer.

41. The proposed development is currently subject to the following sewer reimbursement fee: The Otay Mesa Sewer Surcharge fee of \$1,821.75 per living unit plus 6% simple interest from March 12, 2008 (DWG 21351-D-O).

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

43. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway, and the disconnection at the water main of the existing unused water service

adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

44. The Owner/Permittee is required to install all facilities, as required by the accepted water and sewer study, necessary to serve this development.

45. Prior to 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.

46. 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.

47. 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.

48. 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:

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

APPROVED by the Planning Commission of the City of San Diego on October 29, 2015 and Resoultion No. XXXXX-PC.

Permit Type/PTS Approval No.: PDP No. 1322777

SDP No. 1322780

Date of Approval: October 29, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Tim Daly
Development Project Manager

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

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

Southview Development Partners, LLC
Owner/Permittee

By _____
NAME:
TITLE:

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

SOUTHVIEW LOT 7

[illegible]

Diagram illustrating the structure of a 'MAY TO SOUL' (likely a Maypole or similar structure). The diagram shows a cross-section of the structure, which is a tapered cylinder. The top is labeled 'FRONT OF STRUCTURE'. The upper part is labeled 'APPROX. WINDS'. The middle section is labeled 'PITCHED ROOF'. The lower part is labeled 'WINDS'. The base is labeled '14 TO 18' and '10' CEMENT'. The height of the structure is indicated as '2'' and '10' TO 12' CEMENT'.

TYPICAL SECTION ~ PRIVATE DRIVEWAY "H"

NOT TO SCALE


LIST OF ABBREVIATIONS:

ESST	ESSENTIAL
SPW	SPRING WATER
W	WATER
FS	FINISHED SURFACE
SL	SUBGRADE
ST	STREET
PT	PAVED TYPICAL
DE	DEVELOP
ACRE	ACRE

[illegible]

Year	Population (millions)
1970	5.1
1980	5.3
1990	5.5
2000	5.7
2010	5.9
2020	6.3

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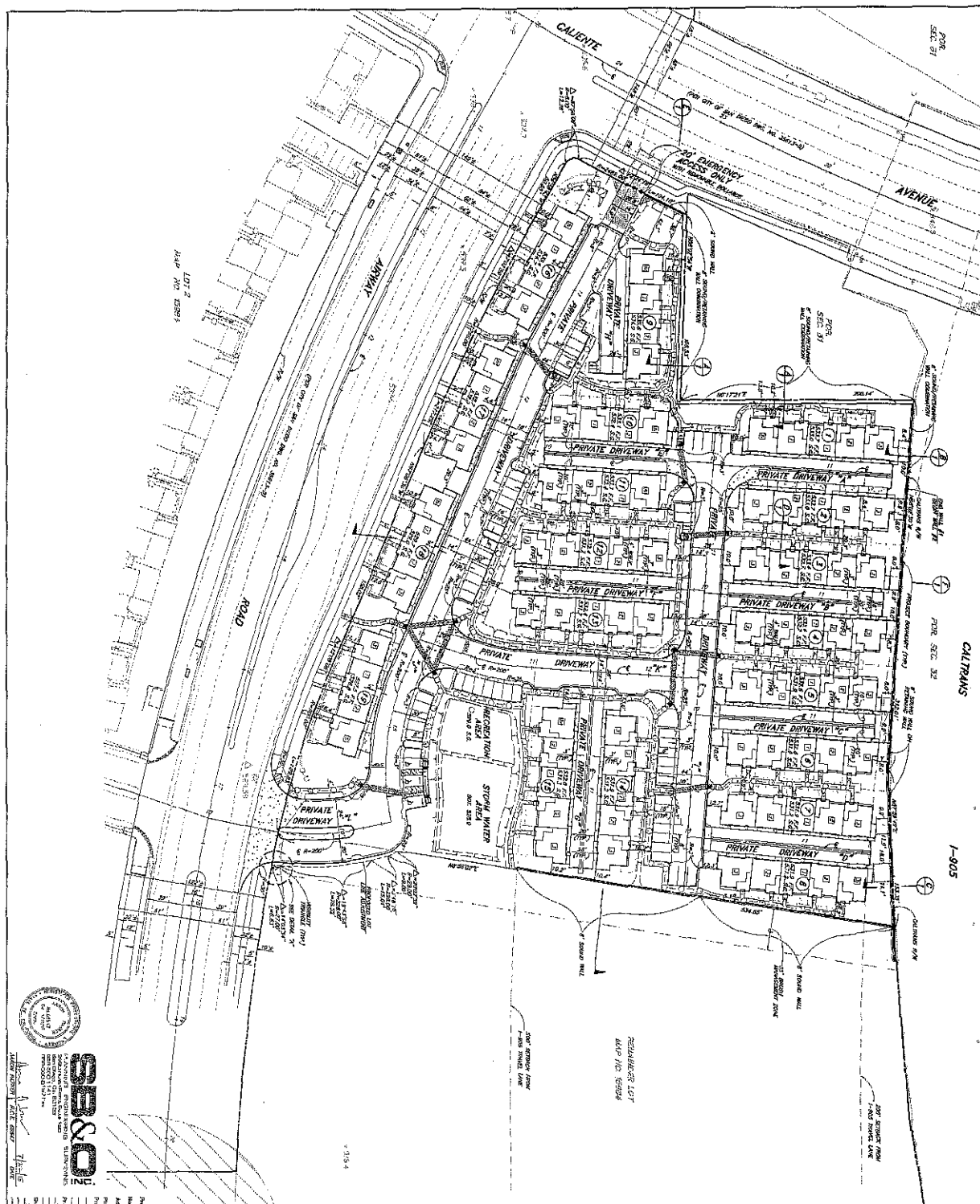

 THE UNIVERSITY OF WISCONSIN
 LIBRARY
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 MADISON, WISCONSIN 53706-1300

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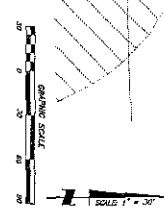
SITE DEVELOPMENT PLAN FOR
SOUTHWEST LOT 1
CALTRANS

1-005



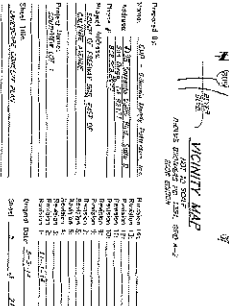
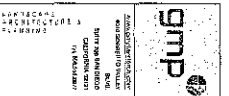
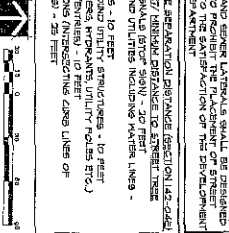
S.B. & O.
ENGINEERS, INC.
10000
10/1/00

Project No.	10000
Client	Caltrans
Project Name	Southwest Lot 1
Project Location	1-005
Project Date	10/1/00
Project Status	Final
Project Description	Site Development Plan
Project Engineer	S.B. & O. Engineers, Inc.
Project Designer	S.B. & O. Engineers, Inc.
Project Checker	S.B. & O. Engineers, Inc.
Project Approver	S.B. & O. Engineers, Inc.
Project Reviewer	S.B. & O. Engineers, Inc.
Project Auditor	S.B. & O. Engineers, Inc.
Project Manager	S.B. & O. Engineers, Inc.
Project Coordinator	S.B. & O. Engineers, Inc.
Project Assistant	S.B. & O. Engineers, Inc.
Project Secretary	S.B. & O. Engineers, Inc.
Project Receptionist	S.B. & O. Engineers, Inc.
Project Mailroom	S.B. & O. Engineers, Inc.
Project Warehouse	S.B. & O. Engineers, Inc.
Project Office	S.B. & O. Engineers, Inc.
Project Home	S.B. & O. Engineers, Inc.
Project Cell Phone	S.B. & O. Engineers, Inc.
Project Fax	S.B. & O. Engineers, Inc.
Project Email	S.B. & O. Engineers, Inc.
Project Website	S.B. & O. Engineers, Inc.
Project Social Media	S.B. & O. Engineers, Inc.
Project Other	S.B. & O. Engineers, Inc.





CONCEPTUAL PLANTING LEGEND

[illegible]

5

1. MECHANICAL EQUIPMENT LOCATED WITHIN LANDSCAPED AREAS SHALL BE SCREENED BY PLANT MATERIAL AND/OR STRUCTURES.

PLANNING SYMBOL	DESCRIPTION	S.F.
	VIA HERE ON STREET YARD	1257
	VIA PLANNING AREA PROVIDED INSIDE OF STREET YARD	608
	VIA DRIVE OF STREET YARD	7044
	VIA PLANNING AREA PROVIDED OUTSIDE OF STREET YARD	4786
	STREET YARD PLANNING	12580
	STREET YARD BOUNDARY	14381
	REMAINING YARD	31702

PRINCIPLES OF "XERISCAPE" DESIGN

2. INCREASED SOIL PREDETERMINATION
3. CURRENTLY LABORED FOR OR STRESS AND LOWLY AREAS
4. EFFECTIVE AND EFFICIENT PLANTING METHODS
5. SELECTED PLANTING AND SPREAD SEEDS
6. PROPER LANDSCAPE MAINTENANCE + MANAGEMENT

HOW THE SOUTHERN LOT 15 SUE

THE PROGRAM UTILIZES A LOT WATER BAY PLANTING

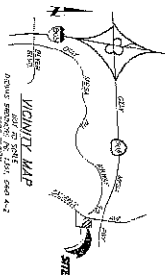
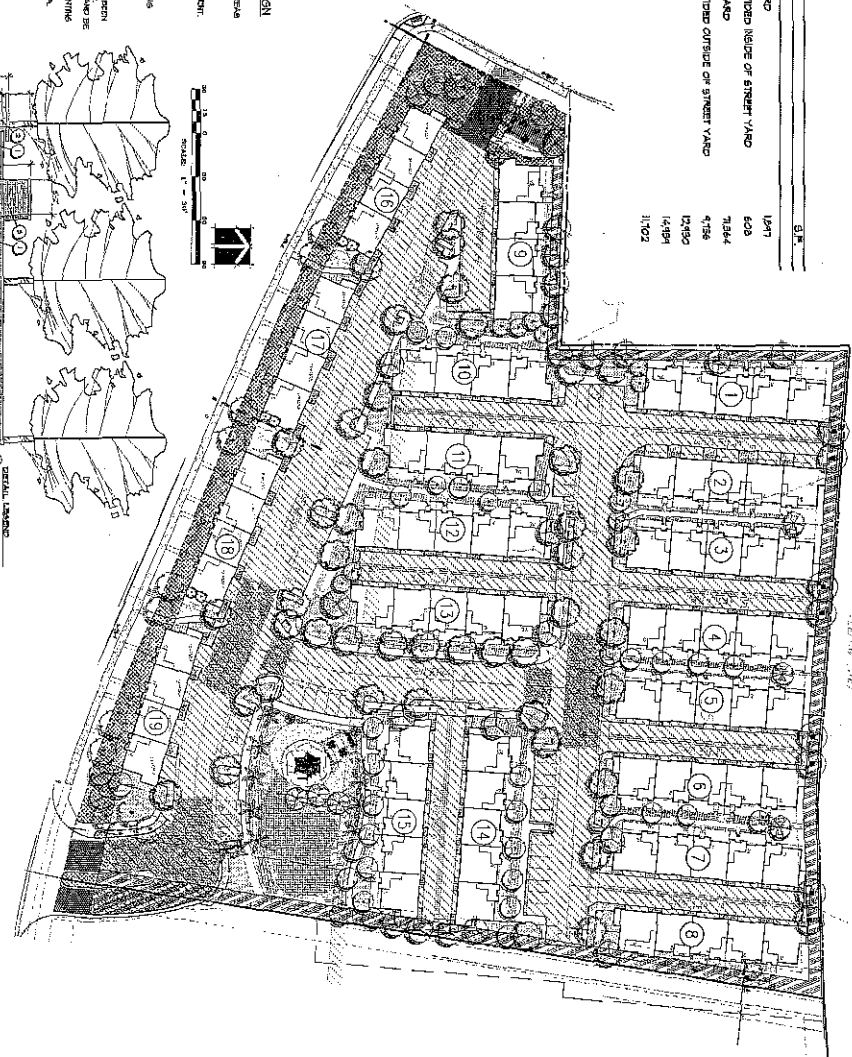
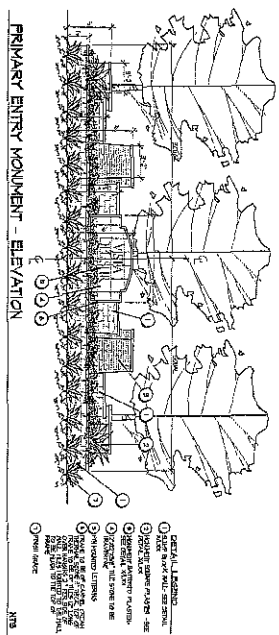
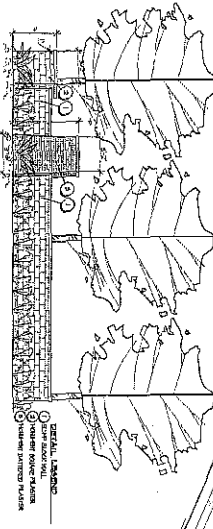
UTILIZES THESE PRINCIPLES

1. SOIL AMENDMENTS AND PREDETERMINED WILL BE INCORPORATED IN PLANTING
2. SOIL AMENDMENTS AND PREDETERMINED WILL BE INCORPORATED IN PLANTING
3. PLANTING OR PROPOSED TO PLANTING PLANTS HAVE BEEN USED FOR ALL SHARED AREAS, SEE IN PLANTING
4. PLANTING OR PROPOSED TO PLANTING PLANTS HAVE BEEN USED FOR ALL SHARED AREAS, SEE IN PLANTING
5. PLANTING OR PROPOSED TO PLANTING PLANTS HAVE BEEN USED FOR ALL SHARED AREAS, SEE IN PLANTING
6. PLANTING OR PROPOSED TO PLANTING PLANTS HAVE BEEN USED FOR ALL SHARED AREAS, SEE IN PLANTING

ALL SHARED SEEDS SHALL BE INCORPORATED IN PLANTING

PLANTING OR PROPOSED TO PLANTING PLANTS HAVE BEEN USED FOR ALL SHARED AREAS, SEE IN PLANTING

7. LANDSCAPE SHALL BE MAINTAINED BY THE HOA.

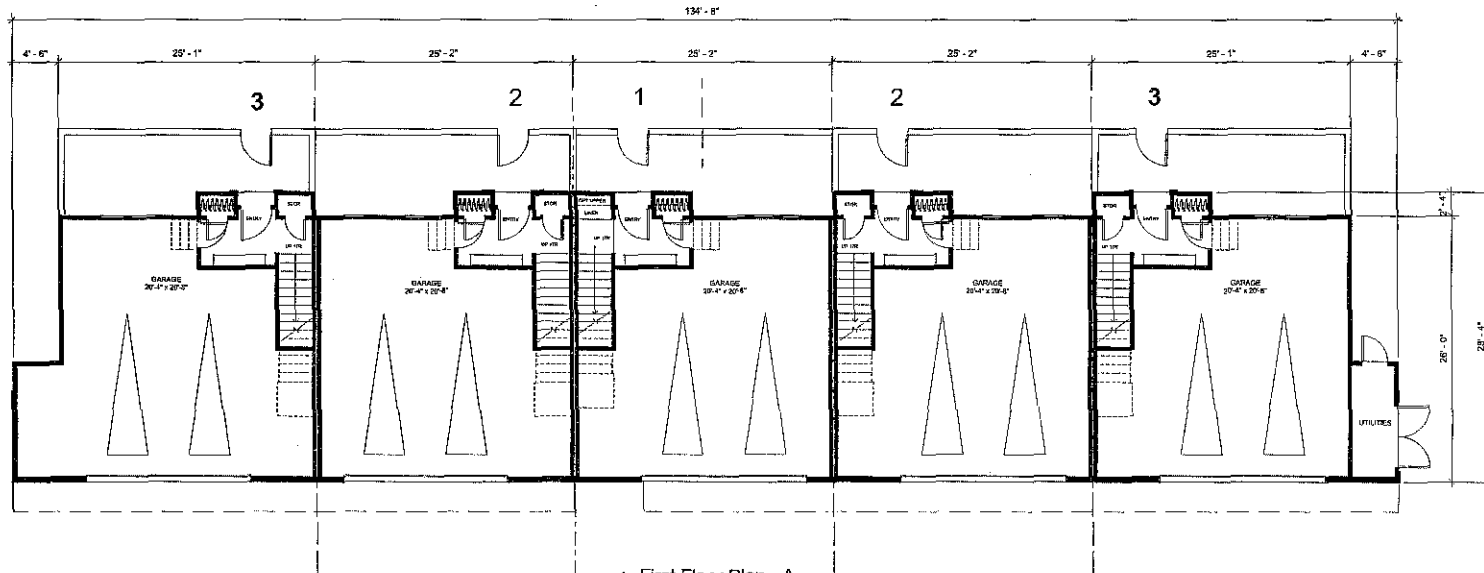
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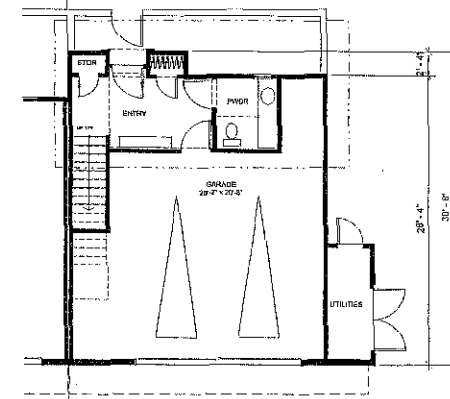
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DENVER, CO 80202
303.733.8200
WWW.GMP.COM

gmp

[illegible]



1 First Floor Plan - A
3/16" = 1'-0"



2 Visitable Unit Partial Plan A
3/16" = 1'-0"

NOTE: B AND C FLOOR PLANS SIMILAR

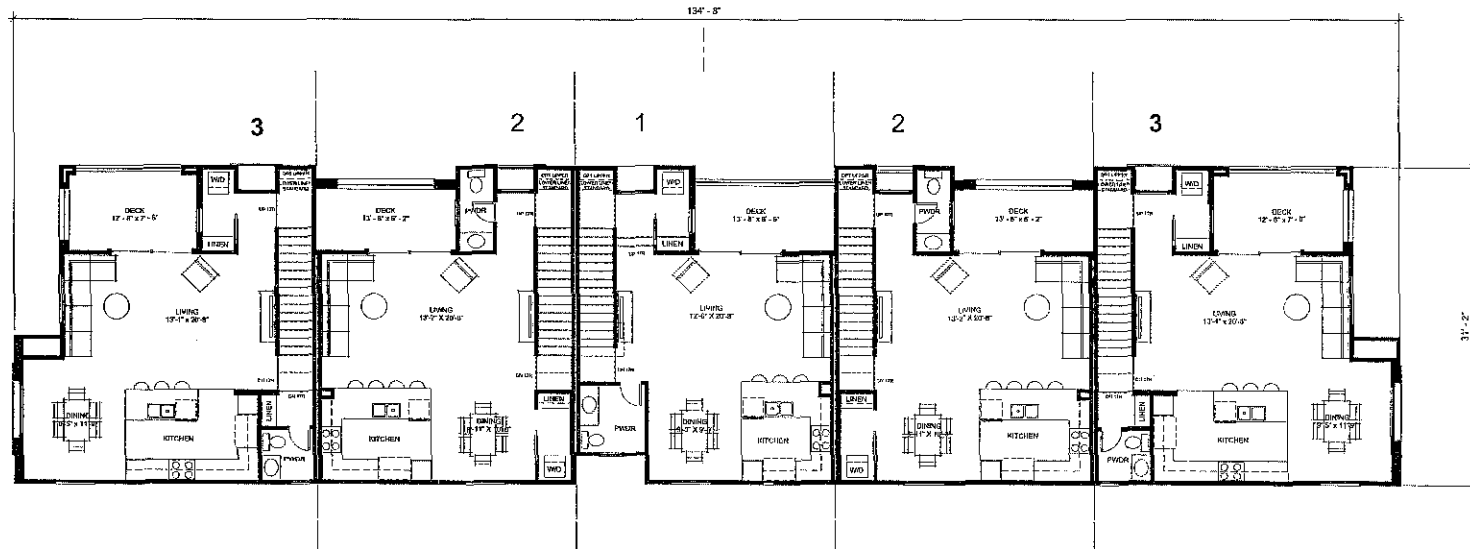
SHEET 8

TESORO WEST
CORNERSTONE COMMUNITIES
JOB NUMBER: 2013056

STARCK
Architecture + Planning
2045 Kettner Boulevard Suite 100 San Diego California 92101
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FLOOR PLAN A
PRINT DATE: 10/29/14

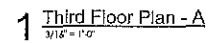


1 Second Floor Plan - A
3/16" = 1'-0"

NOTE: B AND C FLOOR PLANS SIMILAR

SHEET 9

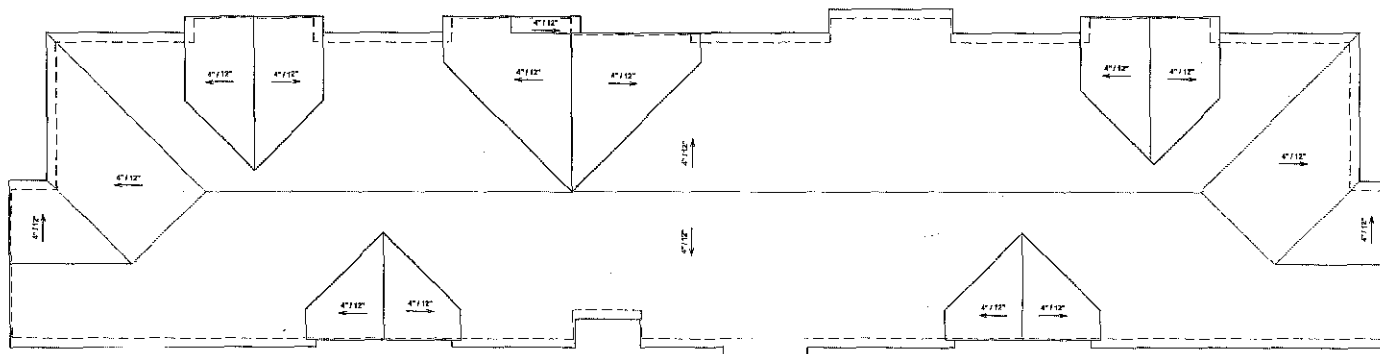
<p>TESORO WEST CORNERSTONE COMMUNITIES JOB NUMBER: 2010000</p>	<p>STARCK Architecture + Planning 2045 Kettner Boulevard Suite 100 San Diego California 92101 Phone: 619 299 7070 Fax: 619 295 8768</p>	<p>CA ARCHITECTURAL LICENSE C 10560</p>	<p>FLOOR PLAN A PRINT DATE: 10/29/14</p>
--	---	---	--



SHEET 10

FLOOR PLAN A
PRINT DATE - 10/20/14





1 ROOF PLAN A
3/16" = 1'-0"

NOTE: B AND C ROOF PLANS SIMILAR

NO MECHANICAL EQUIPMENT LOCATED ON ROOF. NO ARCHITECTURAL SCREENING ELEMENTS NECESSARY.

SHEET 11

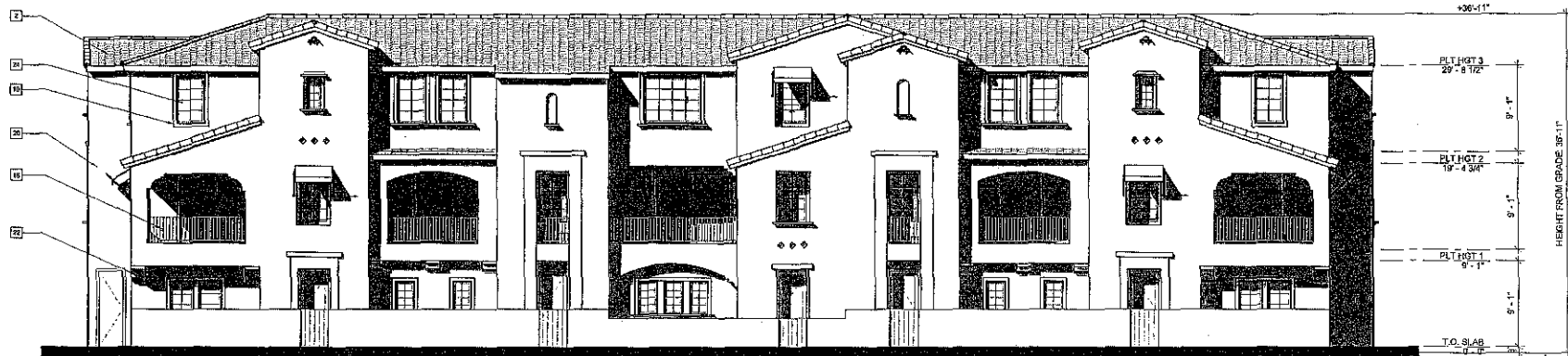
TESORO WEST
CORNERSTONE COMMUNITIES
JOB NUMBER: 2013059

STARCK
A r c h i t e c t u r e + p l a n n i n g
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CA ARCHITECTURAL LICENSE C 10660

ROOF PLAN A
PRINT DATE: 10/29/14

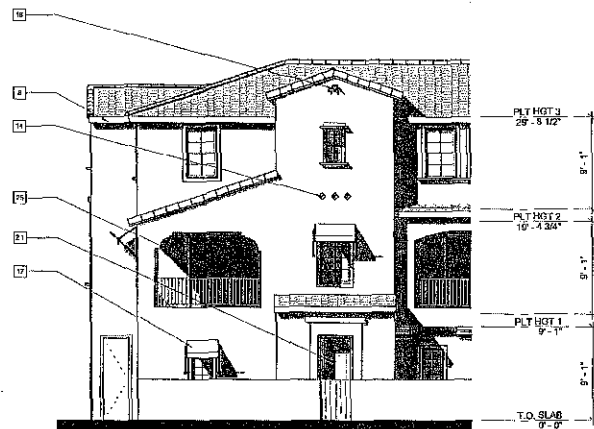




1 Front Elevation - A
3/16" = 1'-0"

NOTE: GRADE VARIES - SEE CIVIL DRAWINGS

NOTE: EXISTING & PROPOSED GRADE ARE THE SAME



2 Partial Front Elevation - A - Visitable Unit
3/16" = 1'-0"



3 Left Side Elevation - A
3/16" = 1'-0"

Key Value	Keynote Legend
1	ASPHALT SHINGLE ROOF
2	CLAY TILE ROOF
3	HARDWOOD SIDING
4	HARDWOOD AND BUTTER
5	HEAVY WOOD SHIM
6	HEAVY WOOD SHIM
7	DECORATIVE FIBERGLASS
8	2X WOOD ROSS/PANCA BOARD
9	WOOD TRIM
10	FOAM WINDOW TRIM
11	WOOD WINDOW TRIM
12	PLASTER TRIM
13	PLASTER REPAIR/JOINT
14	CEILING, EXT. CEMENT PLASTER REPAIR
15	PLASTER BAC
16	METAL RAILING
17	PAVED JAWB
18	DECORATIVE VENT TILE
19	DECORATIVE METAL GRILLE
20	HYPERGLASS COLOR PLASTER
21	FIBERGLASS ENTRY COOR
22	CONCRETE PLASTER FINISH
23	DECORATIVE METAL GARAGE DOOR
24	WOOD WINDOW AND SHUTTERS
25	WINE GLASS GLASS DOOR

NOTE: MAX ALLOWABLE HEIGHT = 40'-0" AS PER SAN DIEGO MUNICIPAL CODE SECTION 113.0270

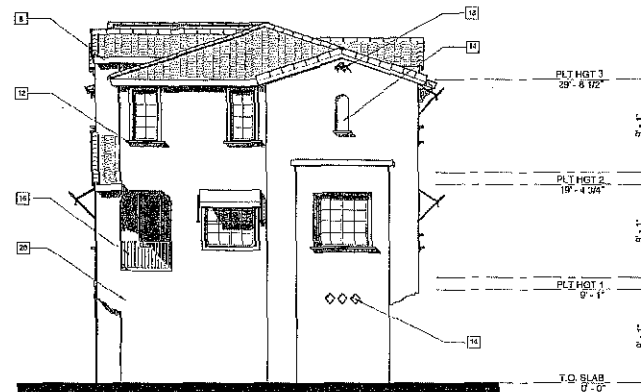
SHEET 12

TESORO WEST
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JOB NUMBER: 2013609

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ELEVATION A
PRINT DATE: 10/29/14



Key Number	Key Note
1	DISCRETE SHINGLED ROOF
2	CLAY TILE ROOF
3	HANDBAND SIDING
4	HANDCUT AND BATTEN
5	RESAWN WOOD BEAM
6	RESAWN WOOD BRACE
7	DECORATIVE TOAD SHOULDER
8	GY WOOD HAND FASCIA BOARD
9	ROUND TRIM
10	FOAM WINDOW TRIM
11	SPICE WINDOW TRIM
12	PLASTER BRIM
13	PLASTER EXPANSION JOINT
14	GRUBSERS EXT. CEMENT PLASTER FINISH
15	PLASTER BASE
16	METAL TRAILING
17	FABRIC RAINING
18	DECORATIVE VENT TILE
19	DISCRETE VENT BRILLE
20	INTRACORAL COLOR PLASTER
21	TRIMLESS BATTY DOOR
22	CORNER, CEMENT PLASTER FOGH
23	SECTIONAL METAL GUARD ROOF
24	WALL WINDOW AND TRAILING
25	WALL SINKING GLASS COLOR

NOTE: MAX ALLOWABLE HEIGHT = 40'-0" AS PER SAN DIEGO MUNICIPAL CODE SECTION 113.0270

SHEET 13

TESORO WEST
CORNERSTONE COMMUNITIES
JOB NUMBER: 2013030

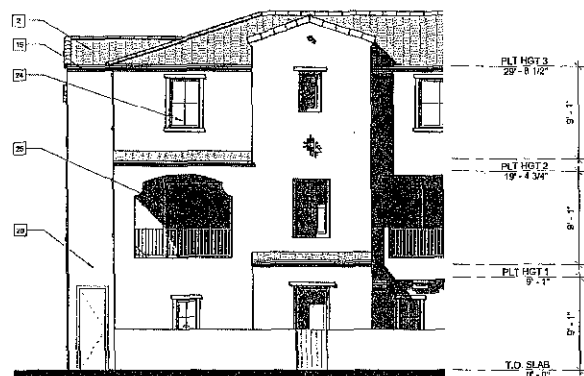
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For: 619 299 7070 Fax: 619 295 8708

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ELEVATION A
PRINT DATE: 10/29/14



1 Front Elevation - B
3/16" = 1'-0"



2 Partial Front Elevation - B - Visitable Unit
3/16" = 1'-0"



3 Left Side Elevation - B
3/16" = 1'-0"

Key Value	Keynote Legend
1	CEMENT SHINGLE ROOF
2	CLAY TILE ROOF
3	WOODBOARD SIDING
4	HORIZONTAL SIDING
5	RESAWN WOOD BOARD
6	RESAWN WOOD BOARD
7	CEMENT SHINGLE ROOF
8	CEMENT SHINGLE ROOF
9	CEMENT SHINGLE ROOF
10	CEMENT SHINGLE ROOF
11	CEMENT SHINGLE ROOF
12	CEMENT SHINGLE ROOF
13	CEMENT SHINGLE ROOF
14	CEMENT SHINGLE ROOF
15	CEMENT SHINGLE ROOF
16	CEMENT SHINGLE ROOF
17	CEMENT SHINGLE ROOF
18	CEMENT SHINGLE ROOF
19	CEMENT SHINGLE ROOF
20	CEMENT SHINGLE ROOF
21	CEMENT SHINGLE ROOF
22	CEMENT SHINGLE ROOF
23	CEMENT SHINGLE ROOF
24	CEMENT SHINGLE ROOF
25	CEMENT SHINGLE ROOF

NOTE: MAX ALLOWABLE HEIGHT = 40'-0" AS PER SAN DIEGO MUNICIPAL CODE SECTION 113.0270

SHEET 14

TESORO WEST
CORNERSTONE COMMUNITIES
JOB NUMBER: 2013059

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ELEVATION B
PRINT DATE: 10/29/14

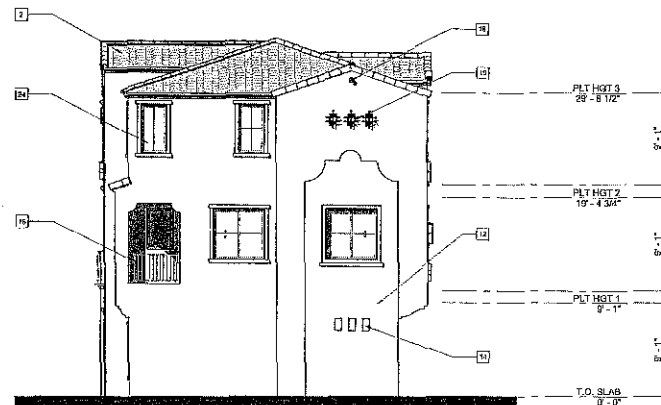




1 Rear Elevation - B
3/16" = 1'-0"

NOTE: GRADE VARIES - SEE CIVIL DRAWINGS

NOTE: EXISTING & PROPOSED GRADE ARE THE SAME



2 Right Side Elevation - B
3/16" = 1'-0"

Keynotes Legend	
Key Note	Keynote Text
1	AMPHIBOLITE SHINGLE ROOF
2	CLAY TILE ROOF
3	MARBLEWOOD SHINGLES
4	MARBLEWOOD SHINGLES
5	REDWOOD WOOD BEAM
6	REDWOOD WOOD BRIDGE
7	DECORATIVE FASCIA BOARD
8	2X WOOD SHAKE FASCIA BOARD
9	WOOD SHINGLES
10	WOOD WINDOW TRIM
11	WOOD WINDOW TRIM
12	WOOD WINDOW TRIM
13	PLASTER EXTENSION JOINT
14	PLASTER EXT. EXTEND PLASTER FIBER
15	PLASTER EXT.
16	METAL DAILING
17	PAINTED ANVIL
18	DECORATIVE VERT. TILE
19	DECORATIVE VERT. TILE
20	INTERIOR COLOR PLASTER
21	FLUORGLASS ENTRY DOOR
22	FLUORGLASS ENTRY DOOR
23	SECTIONAL METAL GARAGE DOOR
24	WIND WINDOW AND MILLWORK
25	WIND WINDOW AND MILLWORK

NOTE: MAX ALLOWABLE HEIGHT = 40'-0" AS PER SAN DIEGO MUNICIPAL CODE SECTION 113.0270

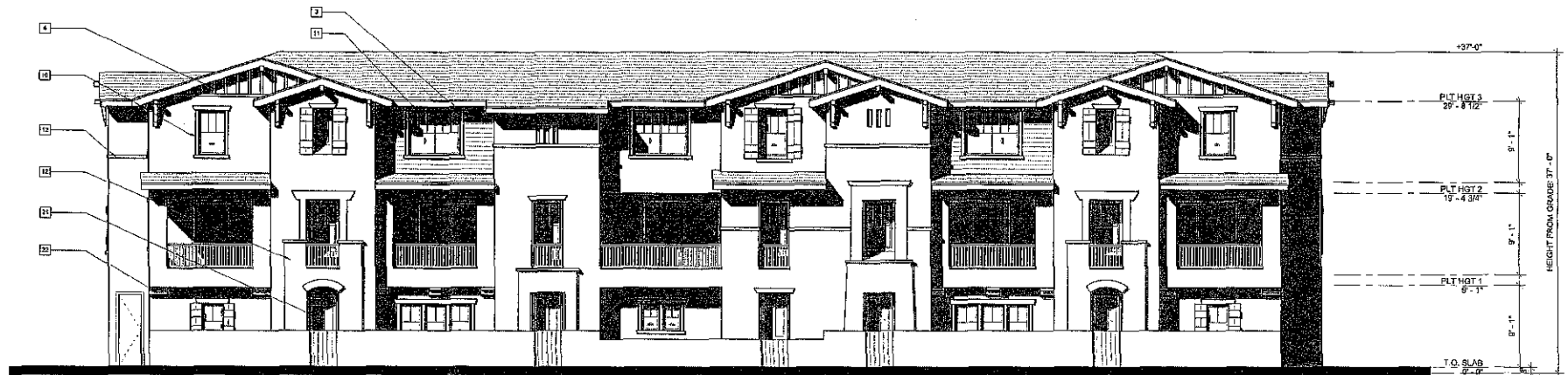
SHEET 15

TESORO WEST
CORNERSTONE COMMUNITIES
JOB NUMBER: 2013060

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For: 619 299 7070 Fax: 619 265 8768

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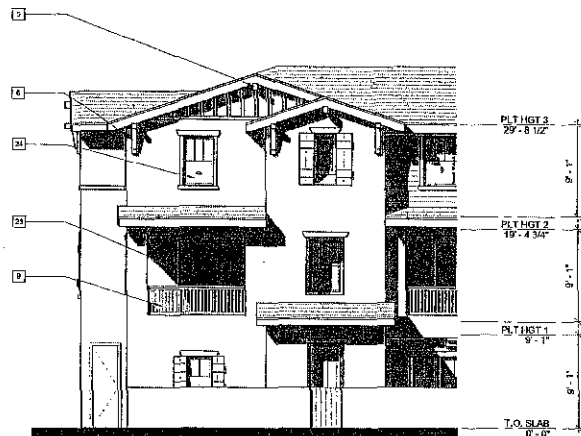
ELEVATION B
PRINT DATE: 10/28/14



1 Front Elevation - C
3/16" = 1'-0"

NOTE: GRADE VARIES - SEE CIVIL DRAWINGS

NOTE: EXISTING & PROPOSED GRADE ARE THE SAME



2 Partial Front Elevation - C - Visitable Unit
3/16" = 1'-0"



3 Left Side Elevation - C
3/16" = 1'-0"

Key Value	Keynote Text
1	ASPHALT SHINGLES
2	CLAY TILE ROOF
3	HARDWOOD SIDING
4	HARDWOOD AND HAYTIDE
5	RECYCLED WOOD BOARDS
6	RECYCLED WOOD BRIDGE
7	DECORATIVE FOAM DETAIL
8	2X WOOD FRAME / ZEDRA BOARD
9	WOOD CLADDING
10	FOAM WINDOW TITRA
11	WOOD WINDOW FRAME
12	PLASTER TRIM
13	PLASTER BANNISTER JOINT
14	RECESS. EXT. CEMENT PLASTER FINISH
15	PLASTER BASE
16	METAL RAILING
17	PLASTER FINISH
18	DECORATIVE VENT TILE
19	DECORATIVE METAL GRILLE
20	INTERIOR COLOR PLASTER
21	PAPERGLASS ENTRY DOOR
22	COBBLE CEMENT PLASTER FINISH
23	SECTIONAL METAL GARAGE DOOR
24	WIND WINDOW AND AWELLIONS
25	VINYL SLIDING GLASS DOOR

NOTE: MAX ALLOWABLE HEIGHT = 40'-0" AS PER SAN DIEGO MUNICIPAL CODE SECTION 113.0270

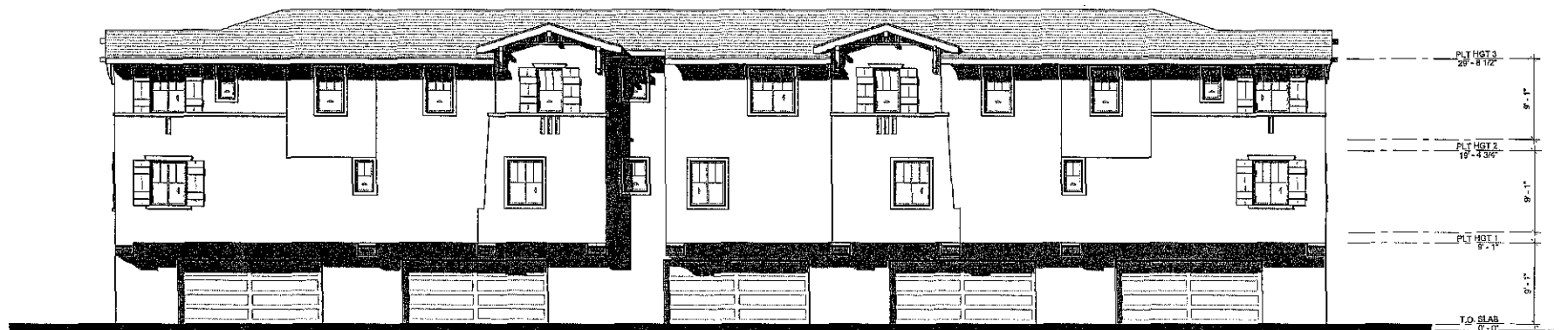
SHEET 16

TESORO WEST
CORNERSTONE COMMUNITIES
JOB NUMBER: 2013058

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ELEVATION C
PRINT DATE: 10/29/14



1 Rear Elevation - C
3/16" = 1'-0"

NOTE: GRADE VARIES - SEE CIVIL DRAWINGS

NOTE: EXISTING & PROPOSED GRADE ARE THE SAME



2 Right Side Elevation - C
3/16" = 1'-0"

Key Number	Keynote Legend
1	PERMANENT BRICK ROOF
2	CEMENT TILE ROOF
3	PERMANENT BRICK
4	PERMANENT BRICK
5	PERMANENT BRICK
6	PERMANENT BRICK
7	PERMANENT BRICK
8	PERMANENT BRICK
9	PERMANENT BRICK
10	PERMANENT BRICK
11	PERMANENT BRICK
12	PERMANENT BRICK
13	PERMANENT BRICK
14	PERMANENT BRICK
15	PERMANENT BRICK
16	PERMANENT BRICK
17	PERMANENT BRICK
18	PERMANENT BRICK
19	PERMANENT BRICK
20	PERMANENT BRICK
21	PERMANENT BRICK
22	PERMANENT BRICK
23	PERMANENT BRICK
24	PERMANENT BRICK
25	PERMANENT BRICK

NOTE: MAX ALLOWABLE HEIGHT = 40'-0" AS PER SAN DIEGO MUNICIPAL CODE SECTION 113.0270

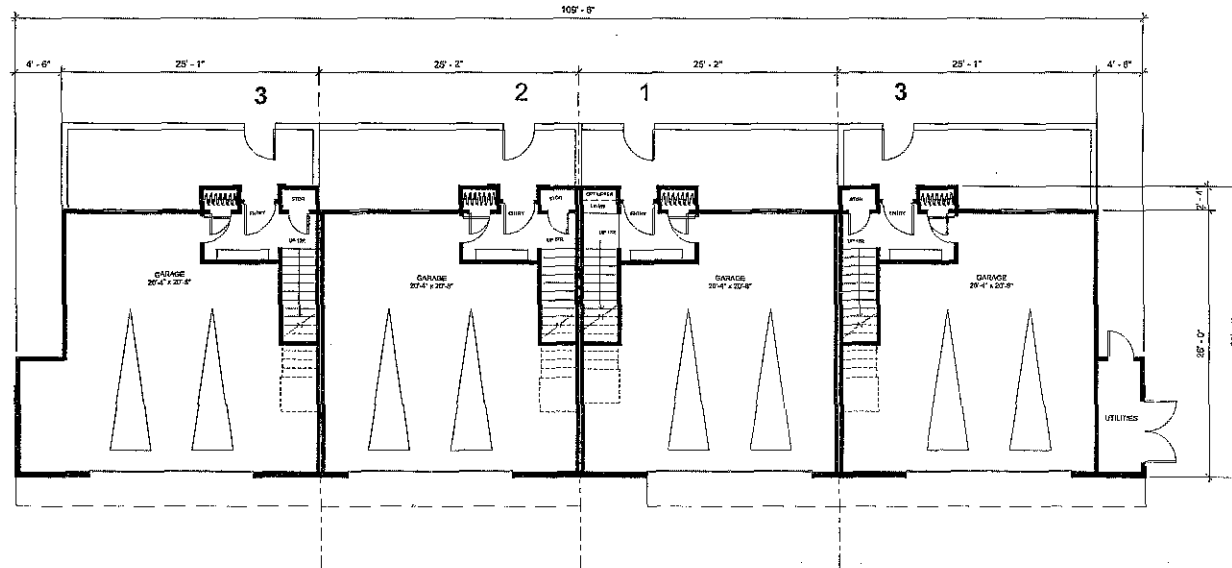
SHEET 17

TESORO WEST
CORNERSTONE COMMUNITIES
JOB NUMBER: 2013069

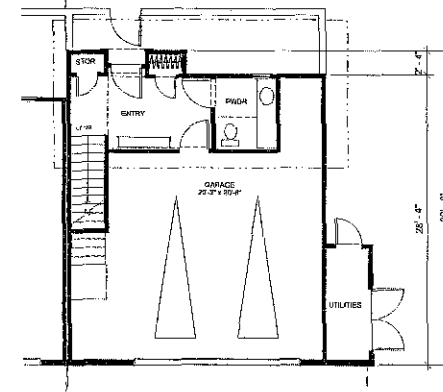
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Architecture + Planning
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ELEVATION C
PRINT DATE: 10/29/14



1 First Floor Plan - A
3/15" = 1'-0"



2 Visitable Unit Partial Plan A

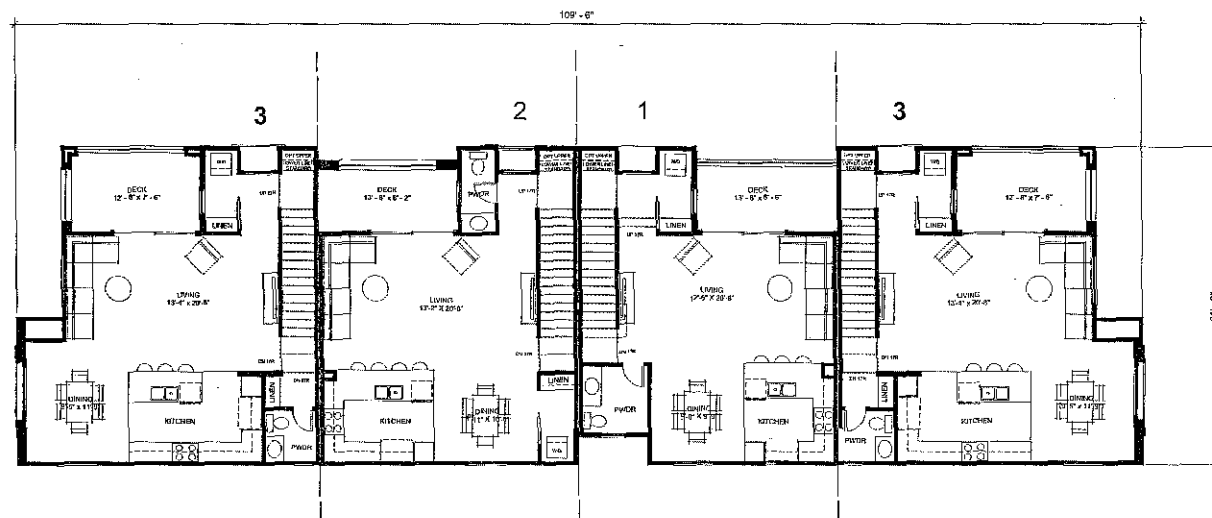
NOTE: B AND C FLOOR PLANS SIMILAR

SHEET 18

TESORO WEST
CORNERSTONE COMMUNITIES
JOB NUMBER: 2013058

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FLOOR PLAN A FOURPLEX
PRINT DATE - 10/29/14



1 Second Floor Plan - A
3/16" = 1'-0"

NOTE: B AND C FLOOR PLANS SIMILAR

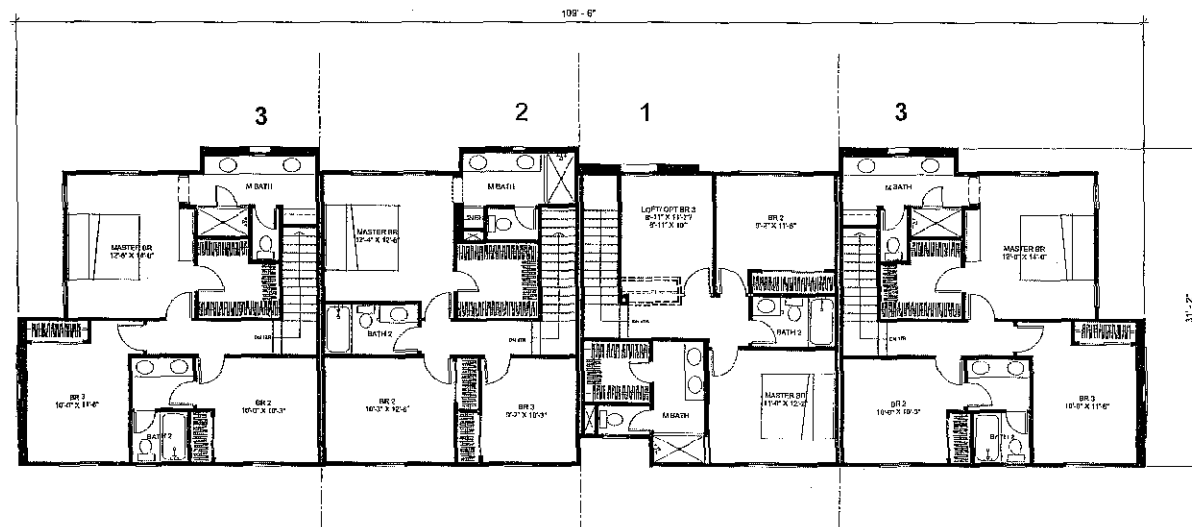
SHEET 19

TESORO WEST
CORNERSTONE COMMUNITIES
JOB NUMBER: 2013059

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FLOOR PLAN A FOURPLEX
PRINT DATE: 10/20/14



1 Third Floor Plan - A
3/16" = 1'-0"

NOTE: B AND C FLOOR PLANS SIMILAR

SHEET 20

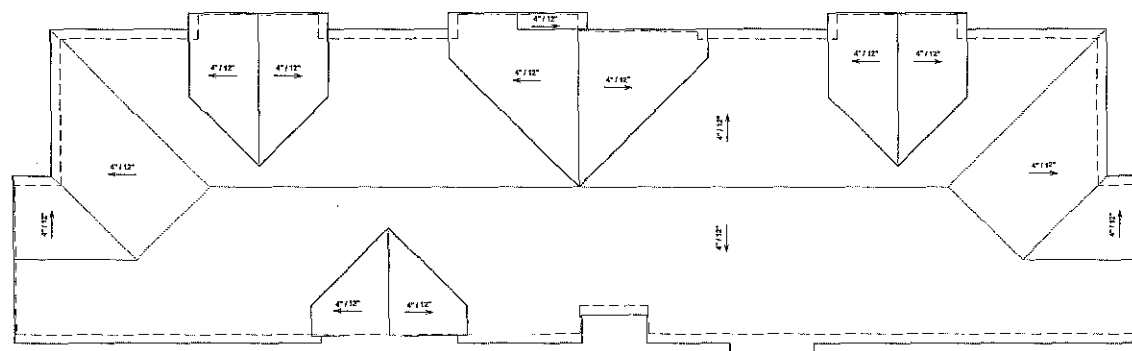
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CORNERSTONE COMMUNITIES
JOB NUMBER: 2013050

STARCK
Architectural + Planning
2045 Kettner Boulevard Suite 100 San Diego California 92101
Fax: 619 299 7070

CA ARCHITECTURAL LICENSE C 10560

FLOOR PLAN A FOURPLEX
PRINT DATE - 10/29/14

PRINT DATE - 10/29/14



1 ROOF PLAN A - FOUR PLEX
3/16" = 1'-0"

NOTE: B AND C ROOF PLANS SIMILAR

NO MECHANICAL EQUIPMENT LOCATED ON ROOF. NO ARCHITECTURAL SCREENING ELEMENTS NECESSARY.

SHEET 21

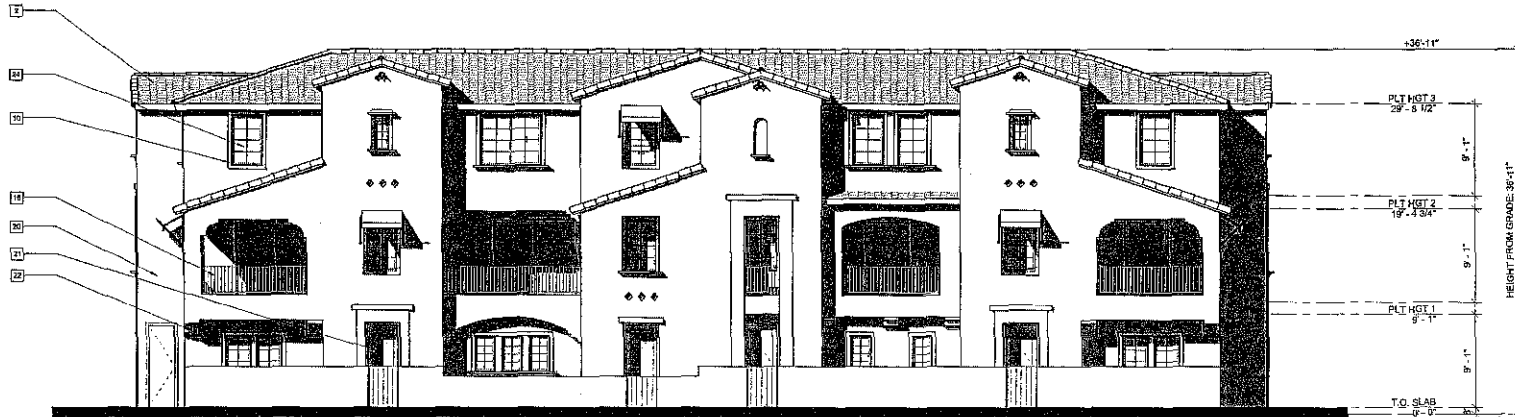
TESORO WEST
CORNERSTONE COMMUNITIES
JOB NUMBER: 2013056

STARCK
Architecture + Planning
2045 Kettner Boulevard Suite 100 San Diego California 92101
Phone: 619 299 7070 Fax: 619 295 8768

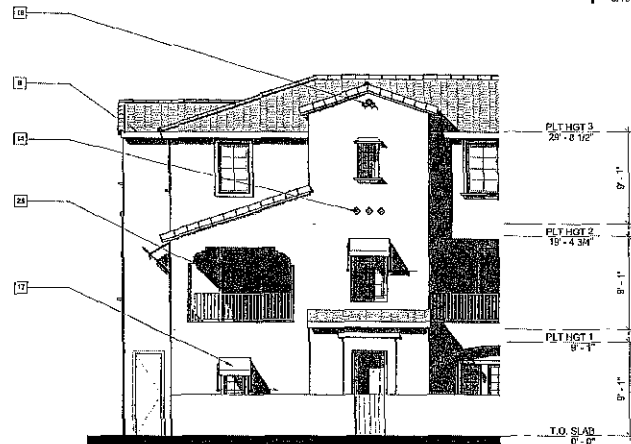
CA ARCHITECTURAL LICENSE C 10560

ROOF PLAN A FOURPLEX
PRINT DATE - 10/29/14





1 Front Elevation - A Four Plex
3/16" = 1'-0"



2 Partial Front Elevation - A - Fourplex Visitable Unit
3/16" = 1'-0"



3 Left Elevation - A Four Plex
3/16" = 1'-0"

Key Mark	Keynote Legend
1	Asphalt Shingle Roof
2	Clay Tile Roof
3	Hardwood Siding
4	Hardwood and Siding
5	Decorative Wood Beam
6	Decorative Wood Beam
7	Decorative Wood Beam
8	Decorative Wood Beam
9	Decorative Wood Beam
10	Decorative Wood Beam
11	Decorative Wood Beam
12	Decorative Wood Beam
13	Decorative Wood Beam
14	Decorative Wood Beam
15	Decorative Wood Beam
16	Decorative Wood Beam
17	Decorative Wood Beam
18	Decorative Wood Beam
19	Decorative Wood Beam
20	Decorative Wood Beam
21	Decorative Wood Beam
22	Decorative Wood Beam
23	Decorative Wood Beam
24	Decorative Wood Beam
25	Decorative Wood Beam

NOTE: MAX ALLOWABLE HEIGHT = 40'-0" AS PER SAN DIEGO MUNICIPAL CODE SECTION 113.0270

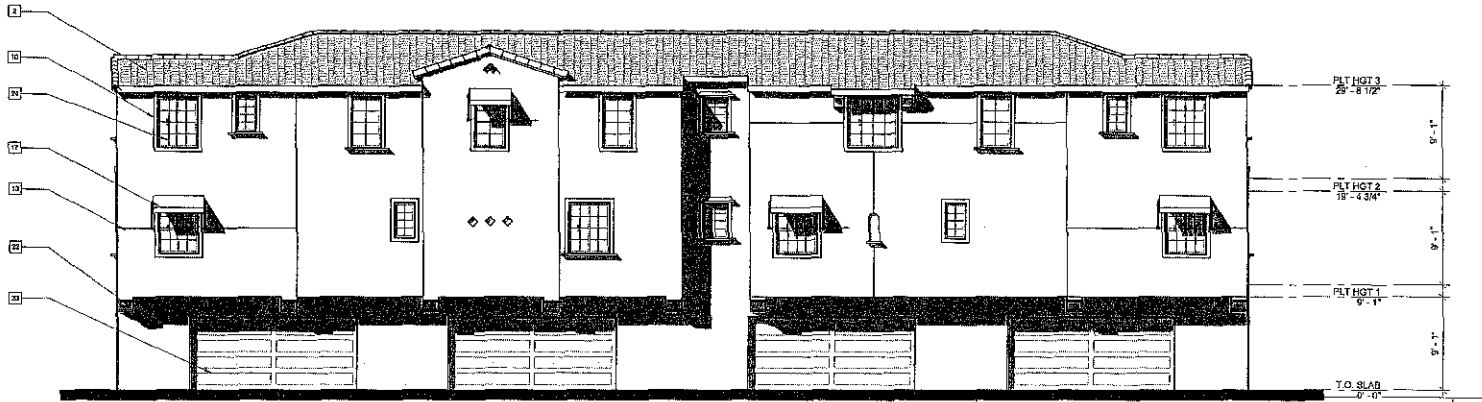
SHEET 22

TESORO WEST
CORNERSTONE COMMUNITIES
JOB NUMBER: 2013059

STARCK
Architecture + Planning
2045 Kellner Boulevard Suite 100 San Diego California 92101
Phone: 619 299 7070 Fax: 619 295 8708

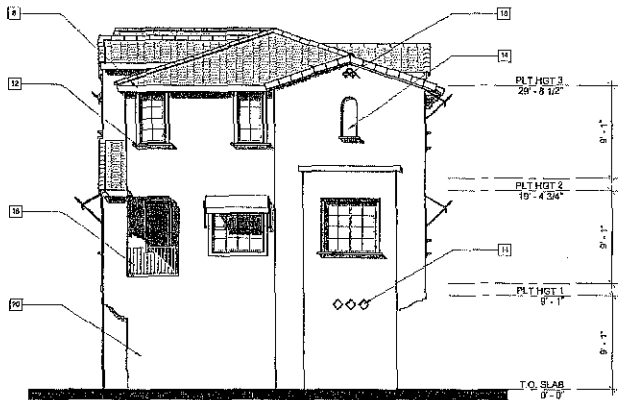
CA ARCHITECTURAL LICENSE C 10560

ELEVATION A FOURPLEX
PRINT DATE: 10/28/14



1 Rear Elevation - A Four Plex
3/16" = 1'-0"

NOTE: GRADE VARIES - SEE CIVIL DRAWINGS
NOTE: EXISTING & PROPOSED GRADE ARE THE SAME



2 Right Side Elevation - A Four Plex
3/16" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
1	ASPHALT/SHINGLE ROOF
2	CLAY TILE ROOF
3	HARDBOARD SIDING
4	HARDBOARD AND BATTERY
5	HEAVY WOOD BROW
6	HEAVY WOOD BRACE
7	DECORATIVE PLASTER BRACKET
8	5X WOOD KNOT FASER BOARD
9	WOOD BRACKET
10	WOOD WINDOW TRIM
11	WOOD WINDOW TRIM
12	PLASTER TRIM
13	PLASTER SPANDREL JOINT
14	RECESS EXT. CEMENT PLASTER FINISH
15	PLASTER FINE
16	METAL RAILING
17	FRIBO. RAILING
18	DECORATIVE VENT TILE
19	PROGRESSIVE METAL GABLE
20	METAL GABLE PLASTER
21	FIBERGLASS ENTRY DOOR
22	CONCRETE PLASTER FLOOR
23	EXTRUSION METAL GARAGE DOOR
24	METAL SLOTTING AND TIG WELDS
25	METAL SLOTTING AND TIG WELDS

NOTE: MAX ALLOWABLE HEIGHT = 40'-0" AS PER SAN DIEGO MUNICIPAL CODE SECTION 113.0270

SHEET 23

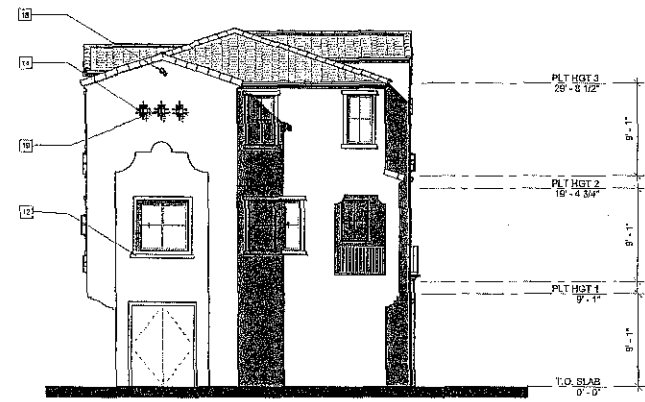


1 Front Elevation - B Four Plex
3/16" = 1'-0"

NOTE: GRADE VARIES - SEE CIVIL DRAWINGS
NOTE: EXISTING & PROPOSED GRADE ARE THE SAME



2 Partial Front Elevation - B - Visitable Unit
3/16" = 1'-0"



3 Left Side Elevation - B Four Plex
3/16" = 1'-0"

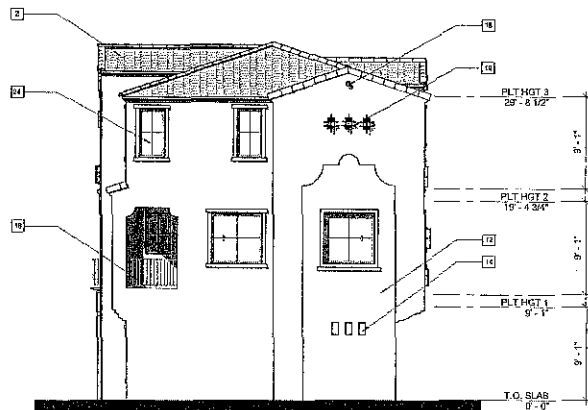
Key Value	Keynote Text
1	EXPOSED GROUND ROOF
2	GLAZED TILE ROOF
3	HANDSCRAPE BOARD
4	HANDSCRAPE BOARD
5	RESAWN WOOD BEAM
6	RESAWN WOOD BEAM
7	EXPOSED GROUND ROOF
8	EXPOSED GROUND ROOF
9	EXPOSED GROUND ROOF
10	EXPOSED GROUND ROOF
11	EXPOSED GROUND ROOF
12	EXPOSED GROUND ROOF
13	EXPOSED GROUND ROOF
14	EXPOSED GROUND ROOF
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17	EXPOSED GROUND ROOF
18	EXPOSED GROUND ROOF
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22	EXPOSED GROUND ROOF
23	EXPOSED GROUND ROOF
24	EXPOSED GROUND ROOF
25	EXPOSED GROUND ROOF
26	EXPOSED GROUND ROOF
27	EXPOSED GROUND ROOF
28	EXPOSED GROUND ROOF
29	EXPOSED GROUND ROOF
30	EXPOSED GROUND ROOF
31	EXPOSED GROUND ROOF
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33	EXPOSED GROUND ROOF
34	EXPOSED GROUND ROOF
35	EXPOSED GROUND ROOF
36	EXPOSED GROUND ROOF
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100	EXPOSED GROUND ROOF

NOTE: MAX ALLOWABLE HEIGHT = 40'-0" AS PER SAN DIEGO MUNICIPAL CODE SECTION 113.0270

SHEET 24



1 Rear Elevation - B Four Plex
3/16" = 1'-0"



2 Right Side Elevation - B Four Plex
3/16" = 1'-0"

Keynote	Keynote Legend
1	ASPHALT FINISH SIDEWALK
2	CLAY TILE ROOF
3	HANDICAPPED SIGN
4	HANDICAPPED AND BATTERY
5	REAR WOOD ROOF
6	REAR WOOD BRACE
7	DECORATIVE FORM SHUTTER
8	6X WOOD KIRBY FASCIA BOARD
9	WOOD TRAILING
10	WOOD TRAILING TRIM
11	WOOD TRAILING TRIM
12	PLASTER TRIM
13	PLASTER EXPANSION JOINT
14	REAR WOOD BRACE
15	PLASTER TRIM
16	WOOD TRAILING
17	WOOD TRAILING TRIM
18	WOOD TRAILING TRIM
19	WOOD TRAILING TRIM
20	WOOD TRAILING TRIM
21	WOOD TRAILING TRIM
22	WOOD TRAILING TRIM
23	WOOD TRAILING TRIM
24	WOOD TRAILING TRIM

NOTE: MAX ALLOWABLE HEIGHT = 40'-0" AS PER SAN DIEGO MUNICIPAL CODE SECTION 113.0270

SHEET 25

TESORO WEST
CORNERSTONE COMMUNITIES
JOB NUMBER: 2013299

STARCK
Architecture + Planning
2045 Kettner Boulevard Suite 100 San Diego California 92101
Tel: 619 299 7070 Fax: 619 295 8768

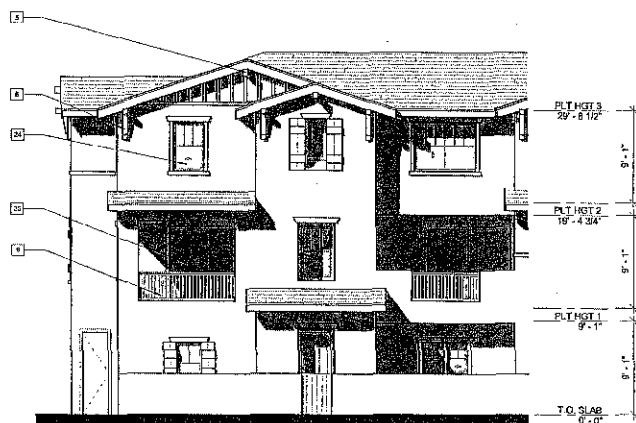
CA ARCHITECTURAL LICENSE C 10660

ELEVATION B FOURPLEX
PRINT DATE: 10/29/14





1 Front Elevation - C Four Plex
3/16" = 1'-0"



2 Partial Front Elevation - C - Visible
3/16" = 1'-0"



3 Left Side Elevation - C Four Plex
3/16" = 1'-0"

Key Value	Keynote Legend
1	SHINGLES BRICKLE ROOF
2	CLAY TILE ROOF
3	PAVING/DOOR SIDING
4	PAVING/DOOR AND BATTEN
5	RESIDENT WOOD BLIND
6	RESIDENT WOOD BLIND
7	RESIDENT WOOD SHUTTER
8	PAVING/DOOR SIDING
9	WOOD RAILING
10	WOOD RAILING
11	WOOD RAILING
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24	WOOD RAILING

NOTE: MAX ALLOWABLE HEIGHT = 40'-0" AS PER SAN DIEGO MUNICIPAL CODE SECTION 113.0270

SHEET 26

TESORO WEST
CORNERSTONE COMMUNITIES
JOB NUMBER: 201300

STARCK
Architecture + Planning
2045 Kettner Boulevard Suite 100 San Diego California 92101
Phone: 619 299 7070 Fax: 619 295 8768

CA ARCHITECTURAL LICENSE C 10560

ELEVATION C FOUR PLEX
PRINT DATE - 10/20/14



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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON SEP 21, 2012
DOCUMENT NUMBER 2012-0572899
Ernest J. Drannenburgh, Jr., COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 9:32 AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 23420290

SITE DEVELOPMENT PERMIT NO. 25170
SOUTHVIEW - PROJECT NO. 2204 [MMRP]
CITY COUNCIL

This Site Development Permit No. 25170 is granted by the City Council of the City of San Diego to Southview, LLC, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0501 through 126.0505 and 143.0101 through 143.0160. The 42.62-acre site is located at the southeast corner of Caliente Road and Airway Road, south of Otay Mesa Road and west of Spring Canyon in the AR-1-1 zone of the Otay Mesa Community Plan. The project site is legally described as a portion of the SE ¼ of the NE ¼ of Section 31, T18S, R1W, and, a portion of the W ½ of the NW ¼ Section of 32, T18S, R1W, SBBM of San Diego County; and

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide a parcel into three lots for the future development of 538 multi-family condominium units where a portion of the site contains environmentally sensitive lands, and creating a Remainder Parcel which is not proposed for development (project implementation requires approval of Tentative Map No. 025169 and Rezone No. 025168), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated JUL 23 2012, on file in the Development Services Department.

The project shall include:

- a. The three lot subdivision of a 42.62-acre site pursuant to Tentative Map No. 025169 and Rezone No. 025168 for the future construction of a maximum of 538 multi-family condominium units located on environmentally sensitive lands as noted in the table below. The maximum density of 538 units is consistent with the Otay Mesa Community Plan's Medium-Residential Land Use designation:

	Acreage	# of Units
Lot 1	5.06	152
Lot 2	7.01	210
Lot 3	5.88	176

- b. Conceptual Architectural Plans (AS.1 through AS.3);
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.
- d. Remainder Parcel: No development proposed.

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.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

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

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

7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Game [CDFG] pursuant to California Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

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

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

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without

the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

12. This Site Development Permit shall comply with the provisions of Tentative Map No. 025169.

13. This Site Development Permit is conditioned upon the adoption of Rezone No. 025168.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

14. 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.

15. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 2204, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

16. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 2204, 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:

Land Use (MSCP/MHPA)
Biological

Historic (Archaeology)
 Transportation/Circulation
 Noise
 Paleontology
 Utilities

AFFORDABLE HOUSING REQUIREMENTS:

17. 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.).

LANDSCAPE REQUIREMENTS:

18. 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.

19. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydro-seeding of all disturbed land shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.

20. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the City Manager for approval. Improvement plans shall take into account a 40 square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

21. Prior to the issuance of any engineering permits for grading or improvement the Permittee shall complete a Maintenance Assessment District Agreement form for early confirmation.

22. Prior to issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the City Manager 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. 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.

23. The Permittee or subsequent owner shall be responsible for the maintenance of all landscape improvements 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. In this case, a Landscape Establishment & Maintenance Agreement (LEMA) may be required.

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 to the satisfaction of the City manager within 30 days of damage or Certificate of Occupancy.

25. The Permittee or subsequent Owner(s) shall be responsible for the installation and maintenance of all landscape improvements consistent with the Landscape Regulations and Landscape Standards. Invasive species are prohibited from being planted adjacent to any canyon, water course, wet land or native habitats within the city limits of San Diego. Invasive plants are those which rapidly self propagate by air born seeds or trailing as noted in section 1.3 of the Landscape Standards.

26. Prior to final inspection, it shall be the responsibility of the Permittee or subsequent Owner to install all required landscape. A No Fee Street Tree Permit, if applicable, shall be obtained for the installation, establishment and on-going maintenance of all street trees.

27. Graded pad areas shall be hydro-seeded to prevent erosion, in the event that construction of building(s) does not occur within 30 days of grading. Hydro-seed shall be irrigated or reapplied as necessary to establish growth.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

28. Prior to issuance of any engineering permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on or off the property in substantial conformance with Exhibit "A."

29. Prior to issuance of any building permits, a complete set of brush management construction documents shall be submitted for approval to the City Manager and the Fire Marshall. The construction documents shall be in substantial conformance with Exhibit "A," on file in the Development Services Department and shall comply with the Uniform Fire Code (SDMC section 55.0889.0201) and the Land Development Manual Landscape Standards.

30. Within Zone One combustible accessory structures (including but not limited to decks, trellises, gazebos, etc.) are not permitted while non-combustible accessory structures may be approved within the designated Zone One area subject to the Fire Chief and City Manager's approval.

31. The following note shall be provided on the Brush Management Construction Documents: "It shall be the responsibility of the Owner/Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program."

32. Prior to final inspection for any building permit, the approved Brush Management Program shall be implemented.

33. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Chapter 14 Landscape Regulations and with the Land Development Manual Landscape Standards.
34. The Fire Chief has approved the following Modified Brush Management Program:
Lot 1 - Zone One of 35 feet on the east and no Zone Two.
Lot 2 - Zone One of 35 feet on the south and no Zone Two.
Lot 3 - Zone One of 58 feet on the east and no Zone Two, and Zone One of 35 feet on the south and no Zone Two.

MULTIPLE SPECIES CONSERVATION PROGRAM:

35. The issuance of this permit by the City of San Diego does not authorize the 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 (EAS) and any amendments thereto (16 U.S.C. Section 1531 et seq.).
36. In accordance with authorization granted to the City of San Diego from the USFWS pursuant to Sec. 10(a) of the ESA and by the CDFG pursuant to Fish & Game Code sec. 2835 as part of the Multiple Species Conservation Program (MSCP), the City of San Diego through the issuance of this Permit hereby confers upon Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement (IA), executed on July 17, 1997 and on File in the Office of the City Clerk as Document No. 00-18394.
37. Third Party Beneficiary status is conferred upon Permittee by the City: (1) to grant Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this permit and the IA, and (2) to assure Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS or CDFG, except in the limited circumstances described in Section 9.6 and 9.7 of the IA.
38. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.

PLANNING/DESIGN REQUIREMENTS:

39. 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.
-
40. All signs associated with this development shall be consistent with sign criteria established by the City-wide sign regulations.

41. 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.
42. 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.
43. Development of Lots 1, 2 and 3 shall be consistent with the underlying zoning and the provisions of the Exhibit "A", *Conceptual Architectural Plans* numbered AS.1 through AS.3.
44. The Remainder Parcel shall have no development rights with this current action. Future development proposals will require discretionary actions.
45. Prior to issuance of the first construction permits for each building, construction documents shall fully illustrate the incorporation of the following sustainable design features on the new structures and on the site plan, floor plans, roof plan, and elevations, where applicable to achieve a 29.4% reduction in Greenhouse Gas Emissions:
 - a. Increase home energy efficiency beyond California Code of Regulations, Title 24 (2008 standard) by 20% through the installation of energy-efficient lighting and lighting control systems;
 - b. Installation of energy-efficient heating and cooling systems, appliances and equipment and control systems;
 - c. Implement a comprehensive water conservation strategy appropriate for the project and location, to include installation of water-efficient fixtures and appliances such as waterless urinals and low-flow toilets in building restrooms and low-flow bathroom fixtures in residential dwellings, plus other innovative measures that are appropriate to the specific project;
 - d. Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers in public areas;
 - e. Recycle and/or salvage 50% of nonhazardous construction and demolition waste, and develop and implement a construction waste management plan;
 - f. Use building products that have a minimum 10% recycle content; and
 - g. Work with SDG&E to make room for the electric/hybrid vehicle charging stations which will require a 240V/20amp (or 40amp) dedicated circuit connected to a breaker. The charger will need to be hand-wired directly to the circuit.

TRANSPORTATION REQUIREMENTS :

46. Prior to issuance of any construction permit, Owner/Permittee shall contribute 50 percent of the cost of the installation of a traffic signal at the intersection of the six-lane Caliente Avenue and the four-lane Airway Road, satisfactory to the City Engineer.

47. Prior to issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the widening of the east side of Caliente Avenue, from the intersection of Airway Road to the southerly project property line, as a 6-lane major roadway with a 24 foot wide raised center median and 59 feet curb-to-centerline tapering to a 16 foot wide raised center median and 50 feet curb to centerline approximately 700 feet south of Airway Road, a 22 foot parkway, new curb, gutter, and a minimum five foot wide non-contiguous sidewalk, satisfactory to the City Engineer. A temporary cul-de-sac turnaround with a minimum 50 foot radius shall be provided at the southerly end of Caliente Avenue.

48. Prior to issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the widening of the east side of Caliente Avenue, from the intersection of Airway Road to the northerly project property line, as a 6-lane major roadway with any necessary median improvements, 60 feet curb-to-centerline and a 22 foot parkway, new curb, gutter, and a minimum five foot wide non-contiguous sidewalk, satisfactory to the City Engineer.

49. Prior to the issuance of any construction permit the Owner/Permittee shall assure by permit and bond the full width construction of Airway Road as a 4-lane major roadway from Caliente Avenue to the easterly project property line, satisfactory to the City Engineer. Owner/Permittee shall provide a cul-de-sac at the east end of Airway Road and provide a deferred improvement agreement to install a traffic signal at the intersection of the easterly driveway of Lot 3 and Airway Road when warranted.

50. Prior to issuance of any construction permit, the Owner/Permittee shall contribute 5.7 percent towards the widening of the intersection of Caliente Avenue/Ocean View Hills Parkway/Otay Mesa Road to provide an additional northbound right turn lane, resulting in a total of one exclusive northbound left turn lane, two northbound through lanes, and two northbound exclusive right turn lanes, satisfactory to the City Engineer.

51. Prior to the issuance of the first certificate of occupancy, SR-905 Phase IB shall be completed, satisfactory to the City Engineer.

52. This project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

53. Prior to the issuance of any grading or building permits, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA) for all improvements, including private utilities, installed in or over any public street right of way.
54. Prior to the issuance of any engineering or building permits, the Owner/Permittee shall provide evidence, satisfactory to the Director of Public Utilities, indicating that each condominium will have its own sewer lateral or provide CC&R's for the operation and maintenance of onsite private sewer mains that serve more than one ownership.
55. The Owner/Permittee shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.
56. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.
57. Prior to the issuance any construction permit the Owner/Permittee shall execute a written agreement acceptable to the City, that the Owner/Permittee will perform one of the following three activities (activities 58, 59, and 60) at the subsequent direction of the City to provide for funding and construction of the Otay Mesa Trunk Sewer System. The Owner/Permittee will secure performance of the agreement by providing a performance bond acceptable to the City prior to the issuance of any public improvement permit.
58. The Owner/Permittee shall design and construct, either alone or in conjunction with other developers similarly conditioned, the next pending improvement phase of the Otay Mesa Sewer System as identified in the Otay Mesa Sewer Master Plan Revisions dated December 2008. The improvements are those that will provide capacity to serve the development by splitting the current drainage basin.
59. If the Owner/Permittee's cost of the improvement exceeds the fair share attributable to the development, the Owner/Permittee will enter into a written agreement acceptable to the City that provides for reimbursement to the Owner/Permittee for the costs (including interest) in excess of the fair share, as it is collected from future development in the area benefiting from the improvement.
60. The Owner/Permittee will participate in and not object to the formation of a Community Facilities District (CFD) or other mechanism, to fund or reimburse the construction of the improvement phases as identified in the Otay Mesa Master Plan Revisions, dated December 2008.
61. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities.

PARK AND RECREATION REQUIREMENTS:

62. Prior to approval of the final map a Maintenance Assessment District (MAD) shall be formed for the public improvements within the public right of way, for Caliente Avenue and Airway Road, to the satisfaction of the City of San Diego.
63. If a Maintenance Assessment District is not formed. All landscape improvements installed as a part of this project shall be maintained by a private entity (HOA).
64. The Owner/Permittee shall ensure that all Maintenance Assessment District irrigation systems and water meter are separate from HOA irrigation systems and water meter. All MAD irrigation shall be designed and installed per the City of San Diego Park Design and Development Guidelines (2011).
65. The Owner/Permittee shall ensure that all Maintenance Assessment District improvements are separated from Home Owner Association improvements by a concrete mow curb constructed to City standards.
66. Prior to the issuance of the first building permit, Public Improvement Plans shall be reviewed and approved by the Park & Recreation Department.

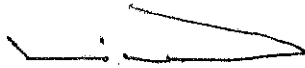
INFORMATION ONLY:

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

APPROVED by the City Council of the City of San Diego on JUL 23 2012 by Resolution
No. R-307597.

Permit Type/PTS Approval No.: SDP/25170
Date of Approval: July 23, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT



Mike Westlake
Assistant Deputy Director

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

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

SOUTHVIEW, LLC,
a California Limited Liability Corporation
Owner/Permittee

By _____
NAME:
TITLE:



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

ORIGINAL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

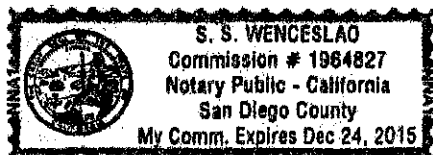
State of California

County of San DiegoOn September 7, 2012 before me, S. S. Wenceslao, Notary Public

personally appeared

Mike Westlake

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on this document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: Southview - PTS #2204

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Individual☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Individual☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

ORIGINAL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

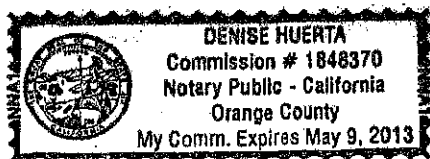
CIVIL CODE § 1189

State of California

County of San DiegoOn 8, August, 2012 before me, Denise Huerta, Notary Publicpersonally appeared Olem Abrams

Here Insert Name and Title of the Officer

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature: [Signature]

Signature of Notary Public

OPTIONAL

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Description of Attached Document

Title or Type of Document: _____

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Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer — Title(s): _____ ☐ Corporate Officer — Title(s): _____☐ Individual ☐ Partner — ☐ Limited ☐ General ☐ Individual ☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact ☐ Attorney in Fact☐ Trustee ☐ Trustee☐ Guardian or Conservator ☐ Guardian or Conservator☐ Other: _____ ☐ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

ORIGINAL

RESOLUTION NUMBER R- 307597

DATE OF FINAL PASSAGE JUL 23 2012

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING SITE DEVELOPMENT PERMIT
NO. 025170 FOR THE SOUTHVIEW PROJECT NO. 2204.

WHEREAS, SOUTHVIEW, LLC, a California Limited Liability Corporation,
Owner/Permittee, filed an application with the City of San Diego for a Tentative Map and Site
Development Permit No. 025170 to subdivide 21.443 acres of a 42.62-acre parcel into three lots
for the future development of 538 residential condominium units and create a 21.174 Remainder
Parcel on portions of a 42.62-acre site; and

WHEREAS, the project site is located at the southeast corner of Caliente Avenue and
Airway Road, east of Caliente Avenue, south of Otay Mesa Road and west of Spring Canyon in
the AR-1-1 zone, which is proposed to be rezoned to RM-2-6, and within the Airport Environs
Overlay Zone of the Otay Mesa Community Plan; and

WHEREAS, the project site is legally described as a portion of the SE ¼ of the NE ¼ of
Section 31, T18S, R1W, and a portion of the W ½ of the NW ¼ Section of 32, T18S, R1W,
SBBM of San Diego County; and

WHEREAS, on May 17, 2012, the Planning Commission of the City of San Diego
considered Site Development Permit No. 025170 pursuant to the Land Development Code of the
City of San Diego and pursuant to Resolution No. 4804-PC voted to recommend approval to the
City Council; 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

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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 JUL 23 2012,

testimony having been heard, evidence having been submitted and the City Council having full 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 Site Development Permit No. 025170:

A. Findings For All Site Development Permits:

1. The proposed development will not adversely affect the applicable land use plan. The proposed project is a Rezone, Site Development Permit for environmentally sensitive lands, and a Tentative Map to subdivide 21.443 acres of a 42.62-acre site into three lots for the future development of a maximum of 538 residential condominium units. The remaining 21.174 acres is a Remainder Parcel where no development will occur. The lot sizes and proposed densities of the proposed lots are as follows: Lot 1: 5.068 acres - 152 units; Lot 2: 7.011 acres - 210 units; and, Lot 3: 5.881 acres - 176 units; Remainder Parcel: No development. Project implementation includes the construction of public roadway/right-of-way improvements and private infrastructure to support the development footprint. Conceptual architectural plans are included in the Owners set of proposed plans to guide future ministerial development of each lot. These conceptual plans outline the general style, bulk, and scale of the surrounding developments for purposes of complementing the existing "Spanish" architecture style, to ensure compliance with the proposed RM-2-6 rezone, and consistency with the community plan recommendations. The property is zoned AR-1-1 and is proposed to be rezoned to RM-2-6 (Rezone No. 025168).

The site is designated for Medium Residential development within the Otay Mesa Community Plan. The Medium Residential land use designation has a density range of 15-30 dwelling units per acre. The rezone to RM-2-6 would allow up to 35 dwelling units per acre. The Otay Mesa Community Plan would allow a developable range of 269-538 multi-family dwelling units on the site. As such, the proposed subdivision and rezone of the approximately 21.443 acres to RM-2-6 with allowable dwelling units per acre of 35 is capped at 30 dwelling units per acre as conditioned by the Site Development Permit. Thus, making it consistent with the density range of the Otay Mesa Community Plan. The Remainder Parcel will continue to be left undeveloped. With the adoption of Rezone No. 025168 associated with this action, the proposed development would be consistent with the policies, goals, and objectives of the Otay Mesa Community Plan. Therefore, the proposed project will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The proposed project is a Rezone, Site Development Permit for

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environmentally sensitive lands, and a Tentative Map to subdivide 21.443 acres of a 42.62-acre site into three lots for the future development of a maximum of 538 residential condominium units. The remaining 21.174 acres is a Remainder Parcel not included for development. The lot sizes and proposed densities of the proposed lots are as follows: Lot 1: 5.068 acres - 152 units; Lot 2: 7.011 acres - 210 units; and, Lot 3: 5.881 acres - 176 units; Remainder Parcel: No development. Project implementation includes the construction of public roadway/right-of-way improvements and private infrastructure to support the development footprint. Conceptual architectural plans are included in the Owners set of proposed plans to guide future ministerial development of each lot. These conceptual plans outline the general style, bulk, and scale of the surrounding developments for purposes of complementing the existing "Spanish" architecture style, to ensure compliance with the proposed RM-2-6 zone, and consistency with the community plan recommendations. The Owner/Permittee has requested to rezone the project from AR-1-1 to RM-2-6 (Rezone No. 025168). The site is designated for Medium Residential development within the Otay Mesa Community Plan. Surrounding developments are the San Ysidro High School directly across Caliente Avenue to the west and State Route 905, which is currently under construction to the north.

The proposed development required the preparation of a number of technical studies including: biological and archaeological resources surveys, a sewer study, water quality technical report, traffic study, water supply assessment, greenhouse gas emissions report, air quality report, and a noise study. These reports concluded that the proposed project with the project design features and implementation of applicable mitigation measures would not adversely impact these issue areas. As such, there are no site or design constraints that would prevent the proposed project from being suitable for development. Some of these site specific project design features include additional fencing, building setbacks, and buffer requirements.

An air quality technical report was prepared for the project, which concluded that due to the proximity of the proposed development to SR-905 and the potential for air quality risks from vehicle emissions, a 50-foot buffer is required from the nearest building on Lot 1 to the SR-905 right-of-way (*Air Quality Technical Report*, by Jones and Stokes October 2006). Within the 50-foot buffer, design measures are required on the appropriate building elevations as well as heating and air conditioning location requirements for ventilation purposes to reduce potential health risks exposures. A noise study was prepared for the project due to the projected traffic volumes on SR-905 (*Acoustical Analysis*, Rick Taveras, 2006). The noise study concluded that a five-foot high perimeter wall is required for Lot 1 to mitigate noise impacts to future residents.

A Mitigated Negative Declaration (MND) No. 2204 was prepared for the project in accordance with the California Environmentally Quality Act (CEQA) which analyzed a full build-out residential scenario in all CEQA issue areas. The environmental analysis confirms that the development would not have the potential to cause significant adverse effects to Health and Safety, Hydrology/Water Quality, or Public Services. The MND concluded that the proposed project could have a significant environmental effect in the following areas: Traffic/Circulation, Land Use (Multi-Species Conservation Plan) /Adjacency Guidelines), Noise, Historical Resources, Paleontological Resources, Biological Resources and Public Utilities. However, implementation of a Mitigation Monitoring and Reporting Program would reduce the environmental effects of the project in these issue areas to below a level of significance. No

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significant impacts result from for the following issue areas: Air Quality, Greenhouse Gas Emissions, Energy, and Visual Quality/Neighborhood Character.

The project has been designed to comply with the Land Development Code to prevent detrimental impacts to the health, safety, and welfare of residents, workers, and visitors as well as adjacent development. These requirements include the design of streets, sidewalks, grading, and treatment of stormwater. Conditions of approval and mitigation measures address construction activities, shielding of lights, attenuation for noise, and placement of landscape and buildings. Construction of the project will be pursuant to the applicable Uniform Building, Fire, Plumbing, Electrical and Mechanical Codes.

All proposed improvement plans associated with the project will be reviewed prior to issuance of ministerial permit(s) and inspected during construction to assure the project will meet or exceed all relevant and applicable codes. 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 proposed project is a Rezone, Site Development Permit for environmentally sensitive lands, and a Tentative Map to subdivide 21.443 acres of a 42.62-acre site into three lots for the future development of a maximum of 538 residential condominium units. The remaining 21.174 acres is a Remainder Parcel that is not proposed for development. The lot sizes and proposed densities of the proposed lots are as follows: Lot 1: 5.068 acres - 152 units; Lot 2: 7.011 acres - 210 units; and, Lot 3: 5.881 acres - 176 units; Remainder Parcel: No development. Project implementation includes the construction of public roadway/right-of-way improvements and private infrastructure to support the development footprint. Conceptual architectural plans are included in the Owners set of proposed plans to guide future ministerial development of each lot. These conceptual plans outline the general style, bulk, and scale of the surrounding developments for purposes of complementing the existing "Spanish" architecture style, to ensure compliance with the proposed RM-2-6 zone, and consistency with the community plan recommendations. The Owner/Permittee has requested to rezone the project from AR-1-1 to RM-2-6 (Rezone No. 025168). The site is designated for Medium Residential development within the Otay Mesa Community Plan. The proposed development is not requesting and does not require any deviations to the development regulations in the Land Development Code.

With the adoption of Rezone No. 025168, the proposed project and its design and improvements are consistent with the regulations of the Land Development Code. Therefore, the proposed project will comply with the applicable regulations of the Land Development Code.

B. Supplemental Findings -- Environmentally Sensitive Lands:

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands. The proposed project is a Rezone, Site Development Permit for environmentally sensitive lands, and a Tentative Map to subdivide 21.443 acres of a 42.62-acre site into three lots

for the future development of a maximum of 538 residential condominium units. The remaining 21.174 acres is a Remainder Parcel not proposed for development. The lot sizes and proposed densities of the proposed lots are as follows: Lot 1: 5.068 acres - 152 units; Lot 2: 7.011 acres - 210 units; and, Lot 3: 5.881 acres - 176 units; Remainder Parcel: No development. Project implementation includes the construction of public roadway/right-of-way improvements and private infrastructure to support the development footprint. Conceptual architectural plans are included in the Owners set of proposed plans to guide future ministerial development of each lot. These conceptual plans outline the general style, bulk, and scale of the surrounding developments for purposes of complementing the existing "Spanish" architecture style, to ensure compliance with the proposed RM-2-6 zone, and consistency with the community plan recommendations. The Owner/Permittee has requested to rezone the project from AR-1-1 to RM-2-6 (Rezone No. 025168). The site is designated for Medium Residential development within the Otay Mesa Community Plan. The property is partially located within and adjacent to the Multi-Habitat Planning Area (MHPA), and contains environmentally sensitive lands.

The site is a relatively flat, undeveloped, irregularly shaped parcel. Updated Biological and Burrowing Owls surveys conducted in 2010/2011 determined that the site contains non-native grasslands which would be directly impacted by the project. The Mitigated Negative Declaration prepared for the project includes a Mitigation Monitoring and Reporting Program (MMRP), which is required to be implemented as a condition of the SDP. The MMRP includes mitigation measures for impacts to 21.48 acres of non-native grassland requiring either off-site acquisition within the MHPA, purchase of credits within the City's Marron Valley Cornerstone Mitigation Bank, or through a combination of both options above. The Remainder Parcel has environmentally sensitive lands, but is conditioned for no development.

The project required the preparation and analysis of several technical studies including biological and archaeological resources surveys, a sewer study, water quality technical report, traffic study, and a greenhouse gas emissions report. None of these reports identified constraints that would prevent the proposed project from being suitable for development. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. The proposed project is a Rezone, Site Development Permit for environmentally sensitive lands, and a Tentative Map to subdivide 21.443 acres of a 42.62-acre site into three lots for the future development of a maximum of 538 residential condominium units. The remaining 21.174 acres is a Remainder Parcel not included within the development. The lot sizes and proposed densities of the proposed lots are as follows: Lot 1: 5.068 acres - 152 units; Lot 2: 7.011 acres - 210 units; and, Lot 3: 5.881 acres - 176 units; Remainder Parcel: No development. Project implementation includes the construction of public roadway/right-of-way improvements and private infrastructure to support the development footprint. Surrounding developments include the San Ysidro High School, undeveloped lands, the Spring Canyon Preserve and SR-905, which is currently under construction.

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The subdivision does not contain areas mapped as steep slopes, nor is it within a Special Flood Hazard Area. Implementation of the proposed project requires approximately 3,400 cubic yards of grading cut and filled to depths of approximately 4 feet below grade for the creation of the three lots. The project required the preparation of a geotechnical report as the area is located within a seismically active region of California within Geologic Hazard Categories 53 and 57 (level or sloping terrain/unfavorable geologic structure, low to moderate risk). The report entitled *Limited Geotechnical Investigation*, C. S. La Monte Company Inc, 2004, concluded that with implementation of proper engineering design for the future buildings, in accordance with the approved geotechnical and soils reports, the potential for geologic impacts from regional hazards would be insignificant and no mitigation is required.

The project required the preparation of a Water Quality Technical Report to analyze water quality standards and discharge requirements. The report entitled *Water Quality Technical Report and Stormwater Best Management Practices for Southview*, Schwerin & Associates, Inc. July 2006 and updated in 2011, concluded that the project would comply with the City of San Diego's Storm Water Standards and would not preclude considerable water quality impacts. Implementation of the project requires the construction of two on-site stormwater detention basins, vegetated swales, and comprehensive permanent post-construction water quality BMPs.

Modified Brush Management is required for all structures within 100 feet of native or naturalized vegetation. Where brush management is required, a comprehensive program shall be implemented that reduces fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. The Tentative Map includes Brush Management zones that would be located entirely within the boundaries of the map consisting of irrigated landscape or pavement with no invasive plant material or habitable or combustive structures within zone 1. The project would implement these requirements pursuant to the adopted Brush Management Regulations. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. The proposed project is a Rezone, Site Development Permit for environmentally sensitive lands, and a Tentative Map to subdivide 21.443 acres of a 42.62-acre site into three lots for the future development of a maximum of 538 residential condominium units. The remaining 21.174 acres is a Remainder Parcel not proposed for development. A 2.48-acre portion of the Remainder Parcel is mapped as the Multi-Habitat Planning Area (MHPA). In addition, adjacent to the Remainder Parcel to the east is the Spring Canyon Preserve and the MHPA.

The Mitigated Negative Declaration prepared for the project contains a Mitigation Monitoring and Reporting Program, which includes mitigation measures to implement the MSCP/MHPA Land Use Adjacency Guidelines. These measures include barrier fencing, plantings for access control, and lighting restrictions to minimize impacts to off-site sensitive lands. Implementation of these measures will reduce potential indirect impacts (i.e. on-site construction activities) to below a level of significance.

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The Remainder Parcel to the east is mapped as containing environmentally sensitive lands. Habitats on the Remainder Parcel include Diegan coastal sage scrub (0.4 acre), non-native grassland (17.79 acre), southern willow scrub (0.1 acre), freshwater marsh (0.2 acre), vernal pool (2 pools; 0.02 acre), road ruts (10 ruts; 0.06 acre), and disturbed areas (2.6 acre). The road ruts and vernal pools within the Remainder Parcel support the San Diego fairy shrimp and have been fenced to provide protection from unauthorized activities. Based on fairy shrimp surveys conducted between 2001 and 2005, as many as 54 road ruts have been identified within the overall 42.6-acre property boundary; however, only the road ruts and vernal pools within the Remainder Parcel support fairy shrimp. No development is proposed on the Remainder Parcel with this action and there will be no impacts to environmentally sensitive lands.

As ordered by a Stipulated Agreement dated 2009 related to the Remainder Parcel, signed by the Owner and other parties to a lawsuit about vernal pools (the City of San Diego was not named in this action), a 100-foot radius buffer must be maintained around all identified and/or mapped wetlands (i.e. road ruts/basins) from the development footprint to the nearest basin. This buffer is noted on the Tentative Map and will ensure that no indirect effects to this habitat and species occur. Lastly, the Owner proposes to construct a subdivision boundary fence along the easterly property line of abutting the Remainder Parcel which will further serve to separate construction activities from the three lot subdivision from adjacent sensitive habitat species and the MHPA located approximately 400 feet from the proposed residential development. No impacts would occur to the MHPA from this distance and no mitigation is required, other than those discussed above for the Land Use Adjacency Guideline requirements, to reduce potential indirect impacts. Therefore, the proposed development has been sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. **The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) subarea plan.** The proposed project is a Rezone, Site Development Permit for environmentally sensitive lands, and a Tentative Map to subdivide 21.443 acres of a 42.62-acre site into three lots for the future development of a maximum of 538 residential condominium units. The remaining 21.174 acres is a Remainder Parcel not proposed for development. The lot sizes and proposed densities of the proposed lots are as follows: Lot 1: 5.068 acres - 152 units; Lot 2: 7.011 acres - 210 units; and, Lot 3: 5.881 acres - 176 units; Remainder Parcel: No development. A 2.48-acre portion of the Remainder Parcel is mapped as the Multi-Habitat Planning Area (MHPA). In addition, adjacent to the Remainder Parcel to the east is the Spring Canyon Preserve and the MHPA.

The Mitigated Negative Declaration prepared for the project contains a Mitigation Monitoring and Reporting Program, which includes mitigation measures to implement the MSCP/MHPA Land Use Adjacency Guidelines. These measures include provisions for barrier fencing, plantings for access control, and lighting restrictions to minimize impacts to off-site sensitive lands and to reduce potential indirect impacts (i.e. on-site construction activities) to below a level of significance. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

5. **The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.** The project site is located

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approximately 8.5 to 12 miles inland and not located within the coastal overlay zone. Thus, the proposed project will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. **The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.** The proposed project is a Rezone, Site Development Permit for environmentally sensitive lands, and a Tentative Map to subdivide 21.443 acres of a 42.62-acre site into three lots for the future development of a maximum of 538 residential condominium units. The remaining 21.174 acres is a Remainder Parcel not proposed for development. Conceptual architectural plans are included to guide future ministerial development of each lot. These conceptual plans outline the general style, bulk, and scale of the surrounding developments for purposes of complementing the existing "Spanish" architecture style, to ensure compliance with the proposed RM-2-6 zone, and consistency with the community plan recommendations. The Owner/Permittee has requested to rezone the project from AR-1-1 to RM-2-6 (Rezone No. 025168). The site is designated for Medium Residential development within the Otay Mesa Community Plan.

A Mitigated Negative Declaration was prepared for the project which concluded that the project could have a significant environmental effect in the following areas: land use (MSCP/MHPA), biological resources, historical resources (archaeology), transportation/circulation, noise, paleontological resources, and utilities. Subsequent revisions to the project created specific mitigation measures identified in section V of the Mitigated Negative Declaration. These mitigation measures are summarized below and require either construction of an improvement, fair share contribution, site specific conditions, or field monitoring. These measures are as follows:

- Land Use: A portion of the Remainder Parcel is mapped as MHPA. East of the Remainder Parcel is the Spring Canyon Preserve, which is also within the MHPA. The project must implement the City's MSCP Land Use Adjacency Guidelines for the MHPA. These guidelines include limitations on drainage, restrictions for staging/construction areas, and installation of fencing and lighting.
- Biological Resources: The project would impact 20.28 acres of non-native grasslands. Mitigation measures require either off-site acquisition within the MHPA, purchase of credits within the City's Maroon Valley Cornerstone Mitigation Bank, or a combination of both options above.
- Historical Resources (Archaeology) and Paleontology: The project is located in an area which has a high potential for prehistoric and historic archaeological resources requiring monitoring during construction activities. Impacts are considered potentially significant when grading exceeds 1,000 cubic yards of cut at a depth of 10 feet or greater. The project requires only 4 feet of excavation for the creation of the three lots; however, future development of the buildings may require additional grading below the new pad elevation (i.e. in excess of six feet below the new grade), in which case paleontological monitoring would be required.

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- Transportation/Circulation: A Traffic Study was prepared for the project which concluded that the project will pay fair share amounts for the construction of a traffic signal at Airway Road and Caliente Avenue and towards the widening of the intersection of Caliente Avenue/Ocean View Hills Parkway/Otay Mesa Road to provide an additional northbound right turn lane. Additionally, the project is required to construct a traffic signal at the Lot 3 (East Driveway/Airway Road) intersection. Full frontage improvements, including dedications, are also required along Airway Road and Caliente Avenue.
- Noise: The project site is located adjacent to SR-905, which is currently under construction. An Acoustical Study prepared for the project concluded that noise levels to residents of Lot 1 would be exceeded due to traffic volumes from the freeway. A five-foot high noise wall must be constructed for noise attenuation for the future residents.
- Utilities/Service Systems: A sewer study was prepared for the project which concluded that the project must construct the remaining segment of a 12" sewer main within Airway Road east of Caliente Avenue to serve the project. A Waste Management Plan is required targeting 75 percent waste reduction is required.


Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The 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, Site Development Permit No. 025170 is hereby granted by the City Council to the referenced Owner/Permittee, under the terms and conditions as set forth in Permit No. 025170, a copy of which is attached hereto and made a part hereof.

APPROVED: JAN I. GOLDSMITH, City Attorney

By


Corrine L. Neuffer
Deputy City Attorney

CLN:als
07/06/12
Or.Dept:DSD
Doc. No. 398140

Passed by the Council of The City of San Diego on July 23, 2012, by the following vote:

YEAS: LIGHTNER, FAULCONER, GLORIA, DEMAYO, ZAPF,
EMERALD, & ALVAREZ.

NAYS: NONE.

NOT PRESENT: YOUNG.

RECUSED: NONE.

AUTHENTICATED BY:

JERRY SANDERS

Mayor of The City of San Diego, California

ELIZABETH S. MALAND

City Clerk of The City of San Diego, California

(Seal)

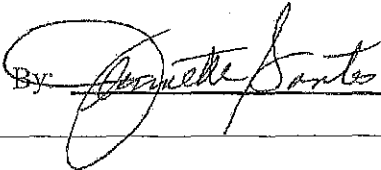
By: JEANNETTE SANTOS, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of
RESOLUTION NO. R-307597, approved by the Mayor of The City of San Diego,
California on July 23, 2012.

ELIZABETH S. MALAND

City Clerk of The City of San Diego, California

(Seal)

By:  Jeannette Santos, Deputy

ORIGINAL

**CITY OF SAN DIEGO
OTAY MESA PLANNING GROUP (OMPG) MEETING MINUTES
OF
WEDNESDAY, NOVEMBER 19, 2014
AT 3:00 PM
AT OTAY MESA NESTOR BRANCH LIBRARY
3003 Coronado Avenue, San Diego, CA 92154**

Members Present	Members Absent	Member Affiliation
Rota Mahoney		Property Owner
	Wayne Dickey	Otay Mesa / Nestor Planning Group
Tom Ricotta		Business Representative
	Hector Espinoza	Business Representative
	Janet Vadakkumcherry	Resident
		Business Representative
Mark Freed		Property Owner
Rob Hixson, Chair		Property Owner
	Jimmy Ayala	Property Owner
Mel Ingalls, Vice Chair		Property Owner
	Richard Martinez	Property Owner
Chris Holder		Property Owner
Alejandra Mier y Teran		Otay Mesa Chamber of Commerce & Border Transportation Representative
Kaitlin Murphy		Property Owner
Lisa Golden		Resident
Antonio Martinez		San Ysidro Planning Group
Tom Story		Business Representative
Joe Street		Property Owner
Felipe Nuno		Resident
		Brown Field

Public Present: David Wick (National Enterprises)

Staff Present: Vivian Moreno (Councilmember David Alvarez, District 8),

Guests Present:

ATTACHMENT 9

Agenda Item		Discussion	Action Item
1.	Call to Order / Introduction of Members	Chairman Hixson called the meeting to order at approx. 3:00 pm. Members in attendance introduced themselves.	
2.	Approval of minutes	No Meeting Minutes from the September, 2014 Otay Mesa Planning Group meeting were presented.	
3.	Public Input		
4.	Chairman's Report	Chairman Hixson noted that the Pardee Tentative Map on the Peptone Land was proceeding. He also commented that an oil dumping event was being planned and brought attention to the new Bio Guidelines that the City was circulating for comment.	
5.	Government Liaison Reports	<p>Reports were given from the following offices:</p> <ul style="list-style-type: none"> ○ <u>Councilman Alvarez's office</u> – Vivian Moreno reported that: <ul style="list-style-type: none"> ○ Their office is working to get trucks off of the streets by proposing a staging and fast pass system. They have identified land but are still vetting other options. ○ MTS shelters are moving forward. ○ They are investigating a solution to flooding at Airway and La Media. The mayor has been urged to green light the Army Corp. to resolve. The cost is estimated to be \$20m for a permanent solution but funds are not currently available. Looking into what other funds may be available. ○ OM/Nestor is hosting a town Hall meeting at Ocean View Hills Community Rm. to organize a community clean up/graffiti removal/ beautification effort. ○ <u>Mayor's Office</u> – no report. ○ <u>Supervisor Cox</u> – no report. ○ <u>Assembly Member Hueso's Office</u> – no report ○ <u>San Diego Police Department, Southern Division</u> – No report ○ <u>Fire Department</u> – no report ○ <u>Immigration and Customs</u> – no report 	

ATTACHMENT 9

Agenda Item	Discussion	Action Item
6. Monthly Reports	<p>Reports were given from the following committees and associations:</p> <p>A. <u>Community Planners Committee (CPC)</u>, Mel Ingalls reported:</p> <ul style="list-style-type: none"> • Discussing code enforcement efforts. • Proposing to make the DIF/FBA fee deferral permanent. • Supporting zero emissions electric car stations. • Discussed City's new online service to view current project processing status. • Reviewing HUD scoring criteria • The Land Dev. Code update is proceeding. More info. at Jan meeting. • Discussions regarding the Small Lot Ordinance and Urban Core management. <p>B. <u>Community Plan Update Corrections</u> Theresa Millette reported:</p> <ul style="list-style-type: none"> • Proposed corrections are being vetted by the City Attorney. The clean up will be agendized with comments on refined land uses. <p>C. <u>Border Transportation</u> Alejandra Mier y Teran reported:</p> <ul style="list-style-type: none"> • The extra lane for south bound truck traffic is helping alleviate congestion. • The repair contract for Otay Mesa Rd. has been awarded. • New benches have been installed on transit routes and a new shelter built. More shelters are planned. <p>D. <u>Central Specific Plan</u> Mel Ingalls reported:</p> <ul style="list-style-type: none"> • The subcomm. is working with CBRE to establish a budget for mailers to notify owners of meetings. • An outreach protocol is being developed. • A preliminary land use plan is in formulation. <p>E. <u>San Diego Airport Advisory Committee</u>:</p> <ul style="list-style-type: none"> • The Department Director will remain until a replacement is brought on. • There is a new Manager at Brown Field and an ADA overhaul is in the works. <p>F. <u>Code Enforcement</u>. No report</p> <p>G. <u>Otay Mesa Chamber of Commerce Update</u>, Alejandra Mier y Teran made the following announcements:</p> <ul style="list-style-type: none"> • There will be a meeting on the Cross Border Express Project on December 16th. 	

Agenda Item		Discussion	Action Item
		<p>H. <u>East Otay Mesa Property Owners' Association Update</u>, David Wick reported:</p> <ul style="list-style-type: none"> • Financing for the prison is expected to be in place by March 2015. • Provided comment letter from EOMPOA regarding City's proposed Bio Guidelines for Burrowing Owl. Requesting OMPG support and endorsement of letter. 	
7.	Action Items	<p>A. Proposed support for endorsing EOMPOA comment letter regarding Bio guidelines for Burrowing Owl Mitigation Ratio – MSCP representative comments: Guidelines meant to prevent loss of owl. New guidelines are species specific mitigation for existing native and non-native grasslands. The owl is assumed to occupy MHPA areas, survey must determine for other areas. No mitigation for disturbed habitat. City Atty has not reviewed new guidelines. Public Comment: Presenting and moving forward prior without City Atty. review was questioned.</p> <p>B. City Clean Tech Program – Proposal to support car charging stations including a plug in station at the Library.</p> <p>C. South View presentation – Cornerstone Communities requests support for new planned residential community. Traffic issues to be addressed in request for restrictions for trucks on Ocean View Hills Pkwy.</p>	<p>Vote in favor of endorsing comment letter. 2 abstain</p> <p>Vote in favor unanimous</p> <p>Vote in favor. 1 oppose</p>
8.	Information Items		
10.	Old Business	None.	
11.	Adjournment	The meeting adjourned at approx. 4:15 p.m.	

Chairperson: Rob Hixson, Chair
Recorded by: Mark Freed



THE CITY OF SAN DIEGO

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

Ownership Disclosure Statement

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

Project Title

Southview Lot 1

Project No. For City Use Only

370044

Project Address:

NE Corner of Caliente Ave & Airway Rd

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

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

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

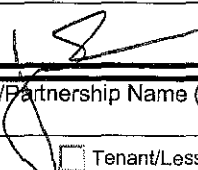
Project Title: Southview East <u>LOT 1</u>	Project No. (For City Use Only) <u>370044</u>
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Part II - To be completed when property is held by a corporation or partnership

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): Southview Development Partners, LP <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 4365 Executive Drive, Suite 600 City/State/Zip: San Diego, CA 92121 Phone No: Fax No: 858-458-9700 858-410-0260 Name of Corporate Officer/Partner (type or print): Jack Robson Title (type or print): Vice President, Land Planning & Development Signature :  Date: _____	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date: _____
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date: _____	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date: _____
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date: _____	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: _____

Project Chronology
Southview Lot 1 – Project No. 370044

Date	Action	Description	City Review Time	Applicant Response
7/2/14	First Submittal	Project Deemed Complete		
8/22/14	First Review Complete		51 days	
11/7/14	Second Submittal			77 days
12/15/14	Second Review Complete		41 days	
2/18/15	Third Submittal			65 days
4/1/15	Third Review Complete		41 days	
4/21/15	Fourth Submittal			20 days
6/2/15	Fourth Review Complete		41 days	
6/18/15	Fifth Submittal			16 days
7/21/15	Fifth Review Complete		32 days	
10/29/15	PC Hearing		100 days	
TOTAL STAFF TIME			306 days	
TOTAL APPLICANT TIME				178 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission	15 months, 27 days	