

THE CITY OF SAN DIEGO

#### **Report to the Planning Commission**

DATE ISSUED:	May 5, 2016	REPORT NO. PC-16-037
HEARING DATE:	Planning Commission, Agenda of May 12, 201	6
SUBJECT:	MT. ACADIA CONDITIONAL USE PERMIT, PLAN AND TENTATIVE MAP – PROCESS FOUR	INED DEVELOPMENT PERMIT
PROJECT NO.	388165	
OWNER/ APPLICANT:	Rhodesmore LLC/ William Mack	

#### **SUMMARY**

<u>Issue</u>: Should the Planning Commission approve a subdivision of land to create two lots for the construction of a 99-bed residential care facility and a retail building located at 3560 Mt. Acadia Boulevard within the Clairemont Mesa Community Planning area?

#### Staff Recommendations:

- 1. Approve Conditional Use Permit No. 1381424.
- 2. Approve Planned Development Permit No. 1381421.
- 3. Approve Tentative Map No. 1381422.

<u>Community Planning Group Recommendation</u>: On June 3, 2015, the Clairemont Mesa Community Planning Group voted 11-0-0 to recommend approval of the project with no conditions (Attachment 11).

<u>Environmental Review</u>: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15332 (In-Fill Development Projects). The project is not pending an appeal of the environmental determination. This environmental determination was made on March 28, 2016. An updated Notice of Preparation was posted on April 19, 2016 and the opportunity to appeal that determination ended May 3, 2016.

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

<u>Housing Impact Statement</u>: The project proposes to construct a new 59,472-square-foot residential care facility for assisted living and memory care patients on a 1.91-acre site in the Clairemont Mesa Community Plan area. No residential units are anticipated or proposed. The Clairemont Mesa Community Plan designates the site as Commercial. The underlying CN-1-2 and RS-1-7 zones would allow for the development of up to 56 dwelling units. There are no existing units on site.

#### BACKGROUND

The 1.91-acre site is located at 3560 Mt. Acadia Boulevard on the west side of the street, south of Acworth Avenue. The premise is comprised of one legal lot that is zoned CN -1-2 and RS -1-7. The site is also within the Clairemont Mesa Height Limit Overlay Zone (CMHLOZ). The property is designated as Neighborhood Commercial in the Clairemont Mesa Community Plan. An approximate 2,000-square-foot portion of the site at the rear falls within the RS-1-7 zone. The property is developed with a vacant commercial building and a large asphalt parking lot which would be demolished. Surrounding developments include a private school and church adjacent to the south, small retail businesses to the north at the intersection of Mt. Acadia Boulevard and Acworth Avenue, a canyon (SDG&E land) at the rear, and single-family residences directly across Mt. Acadia Boulevard to the east (Attachments 1-4).

The project requires a Process 4 Conditional Use Permit (CUP) for a residential care facility for 13 or more persons, and a Planned Development Permit (PDP) to allow residential use on the ground floor in the front half of the lot, where the CN zones prohibits residential uses on the ground floor. In addition, a Process 3 Tentative Map to subdivide the property into two lots is proposed to accommodate the residential care facility and accessory parking structure on one lot, and a retail building with surface parking spaces on the second lot. All approvals are consolidated under this application to the highest decision maker and are being processed concurrently.

#### DISCUSSION

#### **Project Description**

The project proposes to subdivide the site to create two separate lots, Parcel 1 and Parcel 2 for the development of a building with a detached accessory parking structure and a retail establishment. An existing commercial building would be demolished. Parcel 1 would be developed with a two-story, 59,472-square-foot building for 99 beds providing assisted living and memory care and, a two-story parking structure containing 46 parking spaces. Parcel 2 would be developed with a one-story, 4,440-square-foot retail building containing four tenant spaces. The retail use site would also provide 30 on-site surface parking spaces, with six of these spaces made available for the residents of the residential care facility and their families.

A total of 76 parking spaces are provided for both sites where 74 are required. Three existing curb cuts would be closed and a new 24-foot wide curb cut would be constructed located on Parcel 1 to provide a shared singular access point to both newly created lots. As such, the Tentative Map and the Permit are conditioned to provide a Joint Use/Mutual Access Agreement and a Shared Parking Agreement prior to issuance of any building permit.

The facility will provide housing and assisted living and memory care services for San Diego's growing senior citizen population that requires 24-hour care. The first floor is dedicated to assisted living units which also accommodate guests staying overnight. Accessory amenities provided on the first floor include an arrival lobby, a full dining room, a Bistro for afternoon and late night snacks, and two interior open-air courtyards. The second floor is dedicated to memory care residents. This floor includes two separate dining areas and a living room. Other amenities include a naturally-lit solar library, a spiritual hall, activities parlor, health rooms and fitness facilities, as well as a kennel for therapy pets. A roof-top garden area including seating areas and walking paths are also proposed.

The entrance to the residential care building would be oriented to the interior of the lot, facing the retail building. Both buildings are contemporary in style with stucco exterior walls and accent wood siding. The retail building proposes a "saw tooth" façade with storefront and glass paneled roll-up doors that will mimic the bay windows of the residential care building. Trellis and shading devices attached to the west façade will shade the front patio space for each tenant suite.

Staff required a number of site design changes to the applicant's initial proposal in order to implement General and Community Plan policies as outlined in the Community Plan Analysis section. The applicant modified the building facades and site design to implement pedestrian-orientation connections to the street and active uses at street level, and to create a design that is sensitive to the scale, form, rhythm, proportions and materials of other commercial and residential uses that are in close proximity to the site. These changes include the provision of a larger plaza area on the east side of the retail building and, façade enhancements including vertical and horizontal breaks through window proportions, mullion details, and building offsets. Additionally, a sidewalk was required to facilitate pedestrian access to and from the residential care facility, the proposed retail building and to the off-site retail uses to the north due to the close proximity to these adjoining retail uses.

#### **Community Plan Analysis**

The project site is designated by the Clairemont Mesa Community Plan as Commercial and further identified as Neighborhood Commercial in the Commercial Element of the Plan. The proposal to develop a residential care facility for assisted living and memory care patients and retail center would not adversely affect the goals and policies of the Community Plan. The Plan identifies the need to enhance the design and appearance of neighborhood commercial centers to the surrounding residential neighborhood. The residential care facility creates visual interest through vertical and horizontal façade articulation that compliments the scale of the surrounding residential development. The retail building design would help implement the commercial development objectives of the Plan and General Plan Urban Design Element goals by incorporating a façade with storefront and glass paneled roll-up doors that mimic the bay windows of the residential care building and establish a unifying architectural theme.

Commercial development objectives also include incorporating landscaping that integrates the development into the surrounding neighborhood and providing pedestrian linkages to and within commercial development as well as connections to adjacent uses. The proposed project would help implement these objectives by providing enhanced paving at building entrances, internal pedestrian

pathways, and landscaping along Mt. Acadia Boulevard that enhances the existing non-contiguous sidewalk.

The General Plan Conservation Element establishes goals and policies to implement water conservation measures that increase water-use efficiency and reduce urban runoff. The proposed project incorporates permeable paving and flow-through bioswales that would help implement these policies. The proposed project also provides a rooftop garden, helping to reduce the urban heat island effect.

#### Project- Related Issues

#### Planned Development Permit/Conditional Use Permit

The purpose of the CN zones is to provide residential areas with access to a limited number of convenient retail and personal services uses and to provide areas for small scale, low intensity developments that are consistent with the character of the surrounding residential areas. Although a Conditional Use Permit is required in the CN zone for a residential care facility, the CN-1-2 zone allows residential uses with limitations including the requirement for an on-site commercial component within the ground floor of the front half of the lot in order to facilitate neighborhood mixed use developments. The purpose of the PDP regulations is to establish a review process for development that allows deviations and a greater flexibility than would be allowed if designed in strict conformance with the development regulations of the applicable zone. The intent of the PDP regulations is to accommodate, to the greatest extent possible, an equitable balance of development types, intensities, styles, site constraints, project amenities, public improvements, and community and City benefits.

The project incorporates a minor deviation to the CN zone regulation that prohibits residential uses on the ground floor on the front half of the lot. The project is consistent with all other applicable regulations of the zone. The project proposes to devote 100 percent of the ground floor, the entire first floor of the proposed, to the residential units and ancillary uses. The proposed deviation to not provide 50 percent of the lot with commercial uses is appropriate at this location as it will serve to facilitate increased housing opportunities for a senior population that requires 24-hour care. Compliance with the development regulation is not desirable as it would reduce the number of housing units available for senior residents in the community and the region. Additionally, the development includes a commercial component through the provision of the proposed retail establishment adjacent to the east on proposed Parcel 2, which will provide a range of commercial and retail uses pursuant to the CN zone. This commercial component of the project, combined with the proposed 99-bed residential facility, meets the purpose and intent of the regulation to facilitate mixed use development projects. Residential Care Facilities are allowed in the CN and RS zones with a CUP. The proposed development complies with all of the separately regulated use regulations for Residential Care Facilities including requirements for storage areas, parking and sleeping space areas. The proposed deviation meets the purpose and intent of the PDP Ordinance, by providing to the greatest extent possible, an equitable balance of development types, intensities, styles, project amenities, and community and City benefits.

The CUP Ordinance contains procedures that establish a review process for the development of uses that have been deemed to be conditionally compatible in the zone and may be desirable under appropriate circumstances, but are not permitted by right in the applicable zone. The intent of the

CUP procedures is to review these uses on a case-by-case basis to determine whether and under what conditions the use may be approved at a given site.

#### **Reasonable Accommodations**

The two-story building located on Parcel 1 would result in an overall structure height of 27 feet for the entire building, however, an elevator/stairwell element accessing the 2<sup>nd</sup> floor units and the roof top outdoor recreation areas, extends to a height of 33 feet. The CN zone and the CMHLOZ limit structure height to 30 feet. Deviations to the underlying zone may be permitted with the approval of a Process 4 PDP. Exceptions to the CMHLOZ require a Process 5 City Council action. A Reasonable Accommodation has been approved by City Staff to allow the extended height for both the CN zone and the CMHOLZ.

The Federal Fair Housing Act and the California Fair Employment and Housing Act require that jurisdictions make reasonable accommodations to afford disabled persons the equal opportunity to use and enjoy a place of residence. In consideration of the special need and the potential benefit that can be accomplished with a requested modification, waivers to the development regulations and to processing requirements necessary to provide housing for protected classes may be approved administratively through the Request for Reasonable Accommodation in accordance with Land Development Code section <u>131.0466</u>. The proposed facility will serve as the residence of a senior population that requires 24 hour care. The proposed residents have limited physical abilities and would be deemed as a protected class under the Fair Housing Amendments Act. City Staff has determined the facility will serve persons with a disability and that the request for Reasonable Accommodation to allow the three foot increase in structure height for a tower element is consistent with the criteria for administrative approval (Attachment 13).

#### **Underground Waiver Request**

The project includes a request to waive the requirement to underground existing overhead facilities. An existing overhead electrical service line runs along the property frontage in a northeasterly direction. The requested waiver is consistent with the Land Development Code in that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

#### CONCLUSION:

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

#### ALTERNATIVES:

- 1. Approve Conditional Use Permit No. 1381424, Planned Development Permit No. 1381421 and Tentative Map No. 1381422 with modifications; or
- 2. Deny Conditional Use Permit No. 1381424, Planned Development Permit No. 1381421 and Tentative Map No. 1381422, if affirmative findings cannot be made.

Respectfully submitted,

Elyse Lowe Deputy Director Development Services Department

Sandra Teasley Development Project Manager Development Services Department

VACCHI/SMT

Attachments:

- 1. Aerial Photograph
- 2. Community Plan Land Use Map
- 3. Project Location Map
- 4. Surrounding Land Use Exhibit
- 5. Draft Permit Resolution with Findings
- 6. Draft Permit with Conditions
- 7. Draft Map Resolution with Findings
- 8. Draft Map Conditions
- 9. Environmental Exemption
- 10. Ownership Disclosure Statement
- 11. Community Planning Group Recommendation
- 12. Reasonable Accommodations Application (Approved)
- 13. Project Plans





Location Aerial Photo MT. ACADIA PROJECT- 3560 MT. ACADIA BLVD PROJECT NO. 388165



#### ATTACHMENT 2











Project Location Map <u>MT. ACADIA PROJECT- 3560 MT. ACADIA BLVD</u> PROJECT NO. 388165







Surrounding Land Uses MT. ACADIA – 3560 MT. ACADIA BLVD PROJECT NO. 388165



#### PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_ CONDITIONAL USE PERMIT NO. 1381424 PLANNED DEVELOPMENT PERMIT NO. 1381421

#### MT. ACADIA CONDITIONAL USE PERMIT, PLANNED DEVELOPMENT PERMIT AND TENTATIVE MAP PROJECT NO. 388165

WHEREAS, RHODESMORE LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to subdivide the project site to create two separate lots, Parcel 1 and Parcel 2 for the development of a residential care facility with a detached accessory parking structure on Parcel 1 and a retail establishment on Parcel 2 (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1381424 and 1381421), on portions of a 1.91-acre site;

WHEREAS, the project site is located at 3560 Mt. Acadia Boulevard in the CN-1-2, RS-1-7 zones and the Clairemont Mesa Height Limit Overlay Zone (CMHLOZ) of the Clairemont Mesa Community Plan;

WHEREAS, the project site is legally described as Lot 1 of Clairemont Park Unit No. 2 Resubdivision No. 1, Map No. 5197;

WHEREAS, on May 12, 2016, the Planning Commission of the City of San Diego considered Permit Nos. 1381424 and 1381422, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 28, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332 (In-Fill Development Projects); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; 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 May 12, 2016

#### FINDINGS:

#### CONDITIONAL USE PERMIT (SDMC Section 126.0305):

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

The project proposes the subdivision of a 1.91-acre site to create two lots, Parcels 1 and 2, for the construction of a residential care facility and accessory parking structure on Parcel 1 and a retail building on Parcel 2. An existing vacant commercial building and parking lot would be demolished. The site is zoned CN-1-2 and R-1-7.

The project site is designated by the Clairemont Mesa Community Plan as Commercial and further identified as Neighborhood Commercial in the Commercial Element of the Plan. The proposal to develop a residential care facility for assisted living and memory care patients and retail center would not adversely affect the goals and policies of the Community Plan. The Plan identifies the need to enhance the design and appearance of neighborhood commercial centers to the surrounding residential neighborhood. The residential care facility creates visual interest through vertical and horizontal façade articulation that compliments the scale of the surrounding residential development. The retail building design would help implement the commercial development objectives of the Plan and General Plan Urban Design Element goals by incorporating a façade with storefront and glass paneled roll-up doors that mimic the bay windows of the residential care building and establish a unifying architectural theme.

Commercial development objectives also include incorporating landscaping that integrates the development into the surrounding neighborhood and providing pedestrian linkages to and within commercial development as well as connections to adjacent uses. The proposed project would help implement these objectives by providing enhanced paving at building entrances, internal pedestrian pathways, and landscaping along Mt. Acadia Boulevard that enhances the existing non-contiguous sidewalk. The General Plan Conservation Element establishes goals and policies to implement water conservation measures that increase water-use efficiency and reduce urban runoff. The proposed project incorporates permeable paving and flow-through bioswales that would help implement these policies. Additionally, the proposed project provides a rooftop garden, helping to reduce the urban heat island effect.

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

### 2. The proposed development will not adversely affect the public health, safety and welfare.

The project will have adequate levels of essential public services available, including police and fire. The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations. In addition, conditions of approval require the review and approval of all construction plans by professional staff prior to construction to determine the construction of the project will comply with all building code regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations.

An environmental exemption was prepared by Development Services staff in accordance the State of California Environmental Quality Act. No adverse impacts to the environment would occur as a result of this project. In these ways the project will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, the project will 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 allowable deviations pursuant to the Land Development Code.

The project proposes the subdivision of a 1.91-acre site to create two lots, Parcels 1 and 2, for the construction of a residential care facility and accessory parking structure on Parcel 1 and a retail

building on Parcel 2. An existing vacant commercial building would be demolished. The project was designed to comply with all of the applicable regulations of the CN-1-2 zone which include parking, landscaping, coverage, floor area ratio and setbacks, with the exception of one deviation. The CN-1-2 zone requires that the front half of the ground floor of the lot is devoted to commercial uses. The project does not propose a commercial component on Parcel 1. The project incorporates a Planned Development Permit (PDP) to allow ground floor residential use within the front half of the lot. The development is also consistent with the supplemental regulations of the PDP Ordinance which are intended to ensure that comprehensive planning principles are applied in conjunction with the required findings for a proposed deviation. The project also complies with the separately regulated use regulations for residential care facilities including requirements for storage areas, parking and sleeping space areas.

The proposed deviation to not provide 50 percent of Parcel 1 with commercial uses is appropriate at this location as it will serve to facilitate increased housing opportunities for a senior population that requires 24-hour care. Additionally, the residents are monitored on a 24-hour basis in the secured facility. Compliance with the development regulation is not desirable as it would reduce the number of housing units available for senior residents in the community and the region. Additionally, the development includes a commercial component through the provision of the proposed retail establishment adjacent to the west on proposed Parcel 2, which will provide a range of commercial and retail uses pursuant to the CN zone. This commercial component of the project, combined with the proposed 99-bed residential facility, meets the purpose and intent of the regulation to facilitate mixed use development projects.

The two-story residential care facility building located on Parcel 1 would result in an overall structure height of 27 feet for the entire building, however, an elevator/stairwell element accessing the 2<sup>nd</sup> floor units and the roof top outdoor recreation areas, extends to a height of 33 feet. The CN zone and the CMHLOZ limit structure height to 30 feet. Deviations to the underlying zone may be permitted with the approval of a Process 4 PDP. Exceptions to the CMHLOZ require a Process 5 City Council action. A Reasonable Accommodation has been approved by City Staff to allow the extended height for both the CN zone and the CMHOLZ.

The Federal Fair Housing Act and the California Fair Employment and Housing Act require that jurisdictions make reasonable accommodations to afford disabled persons the equal opportunity to use and enjoy a place of residence. In consideration of the special need and the potential benefit that can be accomplished with a requested modification, waivers to the development regulations and to processing requirements necessary to provide housing for protected classes may be approved administratively through the Request for Reasonable Accommodation in accordance with Land Development Code section 131.0466. The proposed facility will serve as the residence of a senior population that requires 24-hour care. The proposed residents have limited physical abilities and would be deemed as a protected class under the Fair Housing Amendments Act. City Staff has determined the facility will serve persons with a disability and that the request for Reasonable Accommodation to allow the 3 feet increase in structure height for a tower element is consistent with the criteria for administrative approval. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

#### 4. The proposed development is appropriate at this location.

The project proposes the subdivision of a 1.91-acre site to create two lots, Parcels 1 and 2, for the construction of a residential care facility and accessory parking structure on Parcel 1 and a retail building on Parcel 2. An existing vacant commercial building would be demolished. The site is zoned CN-1-2 and a 0.12-acre portion of the site is zoned R-1-7 at the rear. The property is designated for Neighborhood Commercial Uses within the Clairemont Mesa Community Plan.

The project requires a Conditional Use Permit (CUP) for the residential care facility proposed on Parcel 1. The CN zone and the RS-1-7 zone allow Residential Care Facilities with a CUP. Residential care facilities fall within the Residential Use Category of the Separately Regulated Use Regulations. Further, the CN zone allows residential development with limitations.

The primary land use in the immediate area is single-family residential development. Adjacent to the site to the south is a church and pre-school. To the north at the corner of Acworth Avenue and Mt. Acadia Boulevard is a small strip mall. The Mt. Acadia Community Park is located approximately two miles south of the subject property. The proposed residential care facility will serve as the home of a senior population that requires 24-hour care, thereby providing increased housing opportunities in the community. The proposed retail establishment on Parcel 2 will provide increased commercial/retail services in close proximity to the residents.

The project required the preparation of a trip generation report to analyze potential traffic impacts. The report concluded that traffic generated by the project would be less than 1,000 Average Daily Trips therefore a traffic study was not required. The project also required the preparation of a noise study for potential noise impacts. The report concluded that there would be no noise impacts to or from the proposed project.

The proposed facility is an allowed use in the zone with a CUP, is consistent with the allowable uses in the zone and the separately regulated use category. The development is a compatible use given the surrounding mix of land uses and will not result in any environmental impacts. Therefore, the proposed development is appropriate at this location.

#### PLANNED DEVELOPMENT PERMIT (SDMC Section 126.0604)

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

The project proposes the subdivision of a 1.91-acre site to create two lots, Parcels 1 and 2, for the construction of a residential care facility and accessory parking structure on Parcel 1 and a retail building on Parcel 2. An existing vacant commercial building and parking lot would be demolished. The site is zoned CN-1-2 and R-1-7.

The project site is designated by the Clairemont Mesa Community Plan as Commercial and further identified as Neighborhood Commercial in the Commercial Element of the Plan. The proposal to develop a residential care facility for assisted living and memory care patients and retail center would not adversely affect the goals and policies of the Community Plan. The Plan identifies the need to enhance the design and appearance of neighborhood commercial centers to the surrounding residential neighborhood. The residential care facility creates visual interest through vertical and horizontal façade articulation that compliments the scale of the surrounding residential

development. The retail building design would help implement the commercial development objectives of the Plan and General Plan Urban Design Element goals by incorporating a façade with storefront and glass paneled roll-up doors that mimic the bay windows of the residential care building and establish a unifying architectural theme.

Commercial development objectives also include incorporating landscaping that integrates the development into the surrounding neighborhood and providing pedestrian linkages to and within commercial development as well as connections to adjacent uses. The proposed project would help implement these objectives by providing enhanced paving at building entrances, internal pedestrian pathways, and landscaping along Mt. Acadia Boulevard that enhances the existing non-contiguous sidewalk. The General Plan Conservation Element establishes goals and policies to implement water conservation measures that increase water-use efficiency and reduce urban runoff. The proposed project incorporates permeable paving and flow-through bioswales that would help implement these policies. Additionally, the proposed project provides a rooftop garden, helping to reduce the urban heat island effect.

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

### 2. The proposed development will not adversely affect the public health, safety and welfare.

The project will have adequate levels of essential public services available, including police, and fire. The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations. In addition, conditions of approval require the review and approval of all construction plans by professional staff prior to construction to determine the construction of the project will comply with all building code regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations.

An exemption was prepared by Development Services staff in accordance the State of California Environmental Quality Act. No permanent impacts to the environment would occur as a result of this project. In these ways the project will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, the project will 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 project proposes to construct a two-story residential care facility and a two-story parking structure on one lot, and a one-story retail building on the second lot. The project incorporates a minor deviation to the CN zone regulation that prohibits residential uses on the ground floor of the front half of the lot. The project is consistent with all other applicable regulations of the CN zone.

The majority of the site is zoned CN and 100 percent of the ground floor, the entire first floor of the proposed residential care facility, is devoted to the residential units and ancillary uses.

The purpose of the CN zones is to provide residential areas with access to a limited number of convenient retail and personal services uses and to provide areas for small scale, low intensity developments that are consistent with the character of the surrounding residential areas. The zones in this category allow residential development by right with limitations including the requirement for an on-site commercial component within the ground floor of the front half of the lot in order to facilitate neighborhood mixed use developments. The purpose of the PDP regulations is to establish a review process for development that allows deviations and a greater flexibility than would be allowed if designed in strict conformance with the development regulations of the applicable zone. The intent of the PDP regulations is to accommodate, to the greatest extent possible, an equitable balance of development types, intensities, styles, site constraints, project amenities, public improvements, and community and City benefits. The CUP Ordinance contains procedures that establish a review process for the development of uses that have been deemed to be conditionally compatible in the zone and may be desirable under appropriate circumstances, but are not permitted by right in the applicable zone. The intent of the CUP procedures is to review these uses on a case-by-case basis to determine whether, and under what conditions, the use may be approved at a given site.

The proposed deviation to not provide 50 percent of Parcel 1 with commercial use is appropriate at this location as it will serve to facilitate increased housing opportunities for a senior population that requires 24-hour care. Compliance with the development regulation is not desirable as it would reduce the number of housing units available for senior residents in the community and the region. The residents of the facility will be under 24-hour care within a secured building. Additionally, the development includes a commercial component through the provision of the proposed retail establishment adjacent to the west on proposed Parcel 2, which will provide a range of commercial and retail uses pursuant to the CN zone. This commercial component of the project, combined with the proposed 99-bed residential facility, meets the purpose and intent of the regulation to facilitate mixed use development projects. Residential care facilities are allowed in the CN and RS zones with a CUP. The proposed development complies with all of the separately regulated use regulations for residential care facilities including requirements for storage areas, parking and sleeping space areas.

The development complies with all of the regulations of the zone, including parking, landscaping, coverage, floor area ratio and setbacks, with the exception of the one deviation discussed herein. The PDP Ordinance contains general development and supplemental regulations for developments to ensure comprehensive planning principles are applied in conjunction with the required findings. These include the following:

- Development design should demonstrate the relationship between on site and off site developments.
- Projects should be consistent with the neighborhood scale as represented by the dominant development pattern in the surrounding area.
- Buildings should avoid repetitious development patterns and overwhelming or dominating appearances.
- Visual appearance should be enhanced.

The development is consistent with all of these supplemental regulations of the PDP Ordinance. Surrounding developments include two and three story residential developments with varied architecture and design. The project avoids a repetitious and dominating appearance through the incorporation, varied setbacks, different building orientations, building offsets, and the use a varied architectural vertical and horizontal elements along the street facing facades. The project will visually enhance the site with the new, well design buildings, landscape and site design and the removal of the existing vacant building and asphalt parking areas which are in a state of disrepair.

The proposed deviation meets the purpose and intent of the PDP Ordinance by providing to the greatest extent possible, an equitable balance of development types, intensities, styles, project amenities and community and City benefits.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos.1381424 and 1381421, a copy of which is attached hereto and made a part hereof.

Sandra Teasley Development Project Manager Development Services

Adopted on: May 12, 2016

IO#: 24005101

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

INTERNAL ORDER NUMBER: 24005101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### CONDITIONAL USE PERMIT NO. 1381424 PLANNED DEVELOPMENT PERMIT NO. 1381421 MT. ACADIA CONDITIONAL USE PERMIT, PLANNED DEVELOPMENT PERMIT AND TENTATIVE MAP PROJECT NO. 388165 PLANNING COMMISSION

This Conditional Use Permit No. 1381424 and Planned Development Permit No. 1381421 are granted by the Planning Commission of the City of San Diego to RHODESMORE LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305 and 126.0604. The 1.91-acre site is located at 3560 Mount Acadia Boulevard in the CN-1-2 Zone, RS-1-7 Zone, and the Clairemont Mesa Height Limit Overlay Zone of the Clairemont Mesa Community Planning area. The project site is legally described as Lot 1 of Clairemont Park Unit No. 2 Resubdivision No. 1, Map No. 5197.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing commercial building and parking lot, construct a residential care facility and a retail building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 12, 2016, on file in the Development Services Department.

The project shall include:

- a. A Conditional Use Permit to construct a two-story, 59,472-square-foot, 99-bed residential care facility and detached parking structure on proposed Parcel 1;
- b. Construct a one-story 4,440-square-foot retail building on proposed Parcel 2;
- c. A Planned Development Permit to allow residential use on the ground floor in the front half of Parcel 1, where the CN zones prohibits residential uses;
- d. Demolish an existing commercial building and parking lot;

- e. An approved Process 1 Reasonable Accommodation to allow a structure height of 33 feet for an elevator/stairwell element accessing the 2<sup>nd</sup> floor units and the roof top outdoor recreation areas, where the CN zone and the Clairemont Height Limitation Overlay Zone restrict building height to 30 feet.
- f. Landscaping (planting, irrigation and landscape related improvements);
- g. Off-street parking; and
- 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 May 26, 2019.

2. This Conditional Use Permit No. 1381424 and Planned Development Permit No. 1381421 shall conform with the provisions of Tentative Map No. 1381422.

3. 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.

4. 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.

5. 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.

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

7. 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.).

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" conditions(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.

#### ENGINEERING REQUIREMENTS:

12. The Planned Development Permit and Conditional Use Permit shall comply with the conditions of the Tentative Map No. 1381422.

13. The project proposes to export 300 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

14. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

15. 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 the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 24 ft wide commercial driveway, adjacent to the site on Mt. Acadia Boulevard, satisfactory to the City Engineer.

17. Prior to the issuance of any building permits, the Owner/Permittee shall close the existing driveways with full height curb, gutter, and sidewalk, adjacent to the site on Mt. Acadia Boulevard, satisfactory to the City Engineer.

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the damaged portions of the curb, gutter and sidewalk with current City Standard curb, gutter and sidewalk, adjacent to the site on Mt. Acadia Boulevard, 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 SDMC, into the construction plans or specifications.

21. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

22. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-00090DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2007-0001, or subsequent order. In accordance with

Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

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

#### LANDSCAPE REQUIREMENTS:

24. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A."

25. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

26. In the event that a foundation-only permit is requested, the Owner/Permittee shall submit a site plan or staking layout plan identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area."

27. Prior to issuance of any construction permits, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The landscape and irrigation construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan. Landscape and irrigation construction plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under SDMC 142.0403(b)(5).

28. Prior to issuance of any construction permits, the Owner/Permittee shall submit a water budget in accordance with the Water Conservation Requirements per SDMC 142.0413, Table 142-041, to be included with the construction documents. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operate as approved by the Development Services Department.

29. Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved construction plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

30. 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, the Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

#### PLANNING/DESIGN REQUIREMENTS:

31. 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.

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

33. 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:

34. No fewer than 74 off-street vehicle parking spaces, nine (9) short-term and three (3) long-term bicycle spaces, and four (4) motorcycle parking spaces shall be permanently on the property within the approximate location shown on the Exhibit "A." As proposed, the project provides 76 off-street vehicle parking spaces: 52 residential care parking spaces (46 parking spaces on the residential care parcel, including two disabled accessible spaces), and six shared parking spaces from the retail parcel and 24 retail only spaces (on retail parcel), including two disabled accessible spaces.

35. All on-site parking stalls and aisle widths shall be in compliance with requirements of the San Diego Municipal Code (SDMC), and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

36. Prior to the issuance of any building permit, a signed Joint Use/Mutual Access Agreement will be required of the proposed development and recorded on each affected parcel, satisfactory to the City Engineer.

37. Prior to the issuance of any building permit, a signed Shared Parking Agreement will be required of the proposed development and recorded on each affected parcel, satisfactory to the City Engineer.

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

38. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

39. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention devices, on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. Back flow prevention devices shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

40. The Owner/Permittee shall be responsible for any damage caused to City of San Diego water and sewer facilities in the vicinity of the project site, due to the construction activities associated with this project, in accordance with San Diego Municipal Code section 142.0607. In the event that any such facility loses integrity, the Owner/Permittee shall repair or reconstruct any damaged public water and sewer facility in a manner satisfactory to the Director of Public Utilities and the City Engineer.

41. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, if required, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations standards and practices.

#### **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 May 12, 2016 and Approved Resolution Number No. \_\_\_\_\_. Conditional Use Permit No. 1381424/Planned Development Permit No. 1381421

Date of Approval: May 12, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Sandra Teasley 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.

#### [NAME OF COMPANY]

Owner/Permittee

Ву \_\_\_\_\_

NAME TITLE

[NAME OF COMPANY]

Owner/Permittee

Ву \_\_\_\_\_

NAME TITLE

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

#### **ATTACHMENT 7**

#### PLANNING COMMISSION RESOLUTION NUMBER R-\_\_\_\_\_

#### TENTATIVE MAP NO.1381422 MT. ACADIA CONDITIONAL USE PERMIT, PLANNED DEVELOPMENT PERMIT AND TENTATIVE MAP PROJECT NO. 388165

WHEREAS, Rhodesmore LLC, Subdivider, and Paso Laret Suiter & Associates, Engineer, submitted an application to the City of San Diego for a Tentative Map No. 1381422 for the construction of residential care facility and a retail building. The 1.91-acre site is located at 3560 Mt. Acadia Boulevard, south of Acworth Avenue in the CN-1-2 and the RS-1-7 Zones and the Clairemont Mesa Height Limit Overlay Zone of the Clairemont Mesa Community Plan. The project site is legally described as Lot 1 of Clairemont Park Unit No. 2 Resubdivision No. 1, Map No. 5197;

WHEREAS, the Map proposes the Subdivision of a 1.91-acre site from one lot to two lots and to waive the requirement to underground existing offsite overhead utilities; and

WHEREAS, on March 28, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332 (In-Fill Development Projects); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

WHEREAS, on May 12, 2016, the Planning Commission of the City of San Diego considered Tentative Map No. 1381422 and pursuant to Resolution No. \_\_\_\_\_, the Planning Commission voted to approve the map;

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code section 144.0242(c) based on the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility;

WHEREAS, on May 12, 2016 the Planning Commission of the City of San Diego considered

Tentative Map No. 1381422 and pursuant to San Diego Municipal Code section 125.0444 and

144.0240 and Subdivision Map Act section 66428, received for its consideration written and oral

presentations, evidence having been submitted, and testimony having been heard from all

interested parties at the public hearing, and the Planning Commission having fully considered the

matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the

following findings with respect to Tentative Map No. 1381422:

## 1. The proposed subdivision and its design or improvement is consistent with the policies, goals, and objectives of the applicable land use plan. (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).

The project would create a subdivision of two lots. One lot is proposed for the development of a 99bed residential care facility and one lot for a retail building for 4 tenant spaces. The project site is designated by the Clairemont Mesa Community Plan as Commercial and further identified as Neighborhood Commercial in the Commercial Element of the Plan. The Plan identifies the need to enhance the design and appearance of neighborhood commercial centers to the surrounding residential neighborhood. The residential care facility creates visual interest through vertical and horizontal façade articulation that compliments the scale of the surrounding residential development. The retail building design would help implement the commercial development objectives of the Plan and General Plan Urban Design Element goals by incorporating a façade with storefront and glass paneled roll-up doors that mimic the bay windows of the residential care building and establish a unifying architectural theme. Commercial development objectives also include incorporating landscaping that integrates the development into the surrounding neighborhood and providing pedestrian linkages to and within commercial development as well as connections to adjacent uses. The proposed project would help implement these objectives by providing enhanced paving at building entrances, internal pedestrian pathways, and landscaping along Mt. Acadia Boulevard that enhances the existing non-contiguous sidewalk. The General Plan Conservation Element establishes goals and policies to implement water conservation measures that increase water-use efficiency and reduce urban runoff. The proposed project incorporates permeable paving and flow-through bioswales that would help implement these policies. Additionally, the proposed project provides a rooftop garden, helping to reduce the urban heat island effect.

The proposed uses are designed to be consistent with the existing surrounding land uses which include residential and commercial developments and will not adversely affect the land use plan. Therefore, the proposed subdivision and its design or improvement is consistent with the policies, goals, and objectives of the applicable land use plan.

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

The proposed two-lot subdivision has been designed to comply with the development regulations of the San Diego Municipal Code as it relates to the creation of lots and minimum lot standards of the CN-1-2 zone. The proposed project incorporates one deviation to the development regulations of the CN-1-2 zone to allow residential uses within the front half of the ground floor of the lot on proposed Parcel 1. A Planned Development Permit (PDP) is included with the project approvals to deviate from this regulation to allow the residential care units and ancillary uses within 100 percent of the ground floor frontage. The purpose of the PDP regulations is to establish a review process for development that allows deviations and a greater flexibility than would be allowed if designed in strict conformance with the development regulations of the applicable zone. The intent of the PDP regulations is to accommodate, to the greatest extent possible, an equitable balance of development types, intensities, styles, site constraints, project amenities, public improvements, and community and City benefits.

The proposed deviation to not provide 50 percent of the lot with commercial uses is appropriate at this location as it will serve to facilitate increased housing opportunities for a senior population that requires 24-hour care. Compliance with the development regulation is not desirable as it would reduce the number of housing units available for senior residents in the community and the region. Additionally, the development includes a commercial component through the provision of the proposed retail establishment adjacent to the west on proposed Parcel 2, which will provide a range of commercial and retail uses pursuant to the CN zone. This commercial component of the project, combined with the proposed 99-bed residential facility, meets the purpose and intent of the regulation to facilitate mixed use development projects. The proposed subdivision complies with the applicable regulations as allowed with a PDP.

The two-story residential care facility building located on Parcel 1 would result in an overall structure height of 27 feet for the entire building, however, an elevator/stairwell element accessing the 2<sup>nd</sup> floor units and the roof top outdoor recreation areas, extends to a height of 33'-0." The CN zone and

the CMHLOZ limit structure height to 30'-0." The proposed residents have limited physical abilities and would be deemed as a protected class under the Fair Housing Amendments Act. City Staff has determined the facility will serve persons with a disability and that the request for Reasonable Accommodation to allow the 3 feet increase in structure height for a tower element is consistent with the criteria for administrative approval. A Reasonable Accommodation has been approved by City Staff to allow the extended height for both the CN zone and the CMHOLZ.

Therefore, as a subdivision in the CN-1-2 zone, the project complies with the applicable zoning and development regulations of the Land Development Code, as allowed with the approval of a PDP.

### 3. The site is physically suitable for the type and density of development. (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

The project site is within the Clairemont Mesa Community Plan which designates the site for Commercial uses. The CN-1-2 zone and the RS-1-7 zone allow residential developments. The residential care facility proposed on Parcel 1 is an allowable use with a Conditional Use Permit in both zones. The retail building proposed on Parcel 2 is an allowable use in the CN-1-2 zone. The site is previously disturbed and developed with an existing commercial building and parking areas which would be demolished. The project required the submission of several technical reports prepared by individuals licensed by the state to practice in their technical specialty. These technical reports included a trip generation analysis, water quality technical report, geotechnical investigation, greenhouse gas assessment, air quality assessment, and a noise study. Review of these technical reports when considered in total indicates the site is physically suitable for the type and density of development.

## 4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The City of San Diego, as Lead Agency, through the Development Services Department, conducted an environmental review of this site in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. The project was determined to be exempt pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects). This project will not result in new significant impacts or substantial changed circumstances to the environment. The proposed development occurs within city limits and is substantially surrounded by similar development. The project site has no value as habitat for endangered, rare or threatened species. The site does not contain and is not adjacent to the MHPA, environmentally sensitive lands or other areas that would support fish or wildlife since there is no habitat present. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

## 5. The design of the subdivision or the type of improvement will not detrimental to the public health, safety, and welfare. (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The design of the subdivision and its related site improvements will comply with City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental

impacts to the health, safety and general welfare of persons residing and/or working in the area in relation to the subdivision of land. Such conditions have been determined by the decision maker as necessary to avoid adverse impacts upon the public health, safety and welfare. Therefore, the design of the subdivision and the type of improvements will not be detrimental to the public health, safety, and welfare.

# 6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).

The project site does contain public easements within the project boundaries. Project conditions require the closure of three existing curb cuts along Mt. Acadia and the construction of one singleaccess driveway for the proposed developments. Additionally, any damaged portions of public improvements within the existing curb-to-property line distance along Mt. Acadia Boulevard frontage, would be repaired enhancing the safety conditions for the general public. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the subdivision.

### 7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

The design of the subdivision, the Project and related site improvements, will provide, to the extent feasible, for future passive or natural heating and cooling opportunities. The proposed two-lot subdivision for a residential care facility and a retail building will not impede or inhibit any future passive or natural heating and cooling opportunities. Design and construction of the proposed buildings will not impede or inhibit any future passive or natural heating and cooling opportunities. As a result of the design of the proposed subdivision, each structure to be constructed on the site will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

# 8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The proposed subdivision will create to legal lots which will facilitate the construction of a Residential care facility and a retail building. The subdivision will assist in meeting a specialized need in the community for a residential care facility for the elderly. The effects of the proposed subdivision on the housing needs of the region will be to improve the variety of housing types for the elderly population. All public utilities are available to the project site. Balanced needs for public facilities were taken into consideration with the development of the Clairemont Mesa Community Plan. Therefore, approval of the tentative map will not impact the housing needs within the region, and those needs are balanced against the needs for public services and available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 1381422 is hereby granted to RHODESMOORE LLC, subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: JAN I. GOLDSMITH, City Attorney

By

[Attorney] Deputy City Attorney

RV/SMT 5/12/16 Development Services Department

Bу

Sandra Teasley Development Project Manager Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24005101

#### **ATTACHMENT 8**

#### PLANNING COMMISSION CONDITIONS FOR TENTATIVE MAP NO. 1381422 MT. ACADIA CONDITIONAL USE PERMIT, PLANNED DEVELOPMENT PERMIT AND TENTATIVE MAP PROJECT NO. 388165 ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON \_\_\_\_\_

#### **GENERAL**

- 1. This Tentative Map will expire\_\_\_\_\_.
- 2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
- 3. Prior to the expiration of the Tentative Map, a Parcel Map shall be recorded in the Office of the San Diego County Recorder.
- 4. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
- 5. This Tentative Map shall conform to the provisions of Conditional Use Permit No. 1381424, and Planned Development Permit No. 1381421.
- 6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

#### **ENGINEERING**

7. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.

- 8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
- 9. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
- 10. The Subdivider shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.
- 11. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

#### MAPPING

- 12. Prior to the recordation of the Parcel Map the San Diego Gas & Electric (SDG&E) easement recorded January 27, 1964, as Instrument No. 16022 O.R., shall be quitclaimed by SDG&E to the underlying fee owner.
- 13. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
- 14. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
- 15. The Parcel Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - Show two measured ties from the boundary of the map to existing Horizontal
     Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate
     System (i.e., grid bearings and grid distances). All other distances shown on the map

are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

#### PUBLIC UTILITIES DEPARTMENT

- 16. The Subdivider shall grant sewer easements, as shown on the approved Tentative Map and Exhibit "A", satisfactory to the Public Utilities Director and the City Engineer. Easements shall be located entirely within one lot or parcel and adjacent to the property line.
- 17. The Subdivider shall process encroachment maintenance and removal agreements for all acceptable encroachments into the sewer easement, including, but not limited to, structures, enhanced paving, or landscaping. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.
- 18. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and within five feet of any water facilities.
- 19. Prior to the recordation of the Parcel Map, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

#### **GEOLOGY**

- 20. Prior to the issuance of any construction permits, the Subdivider shall submit a geotechnical report or update letter prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.
- 21. The Subdivider shall submit an as-graded geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

#### **INFORMATION**

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607.

Internal Order No. 24005101
## NOTICE OF EXEMPTION

## ATTACHMENT 9

(Check one or both)

TO:

X RECORDER/COUNTY CLERK P.O. BOX 1750, MS A-33 1600 PACIFIC HWY, ROOM 260 SAN DIEGO, CA 92101-2422 OFFICE OF PLANNING AND RESEARCH 1400 TENTH STREET, ROOM 121 SACRAMENTO, CA 95814 FROM: CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT 1222 FIRST AVENUE, MS 501 SAN DIEGO, CA 92101

Project No.: 388165

Project Title: Mount Acadia

<u>PROJECT LOCATION-SPECIFIC:</u> The site is located at 3560 Mount Acadia Boulevard, San Diego CA, 92111 within the Clairemont Mesa Community Plan area.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP), Planned Development Permit (PDP) and a Tentative Map (TM) that would allow for the demolition of an existing single story retail building and construction of a 5,672 square foot retail building and a 59, 472 square foot residential care facility containing 57 units on 1.91 acre site. The lot is located in the CN-1-2 and RS-1-7 zones of the Clairemont Mesa Community Plan Area and is also within the Clairemont Mesa Height Limitation Overlay Zone (CHLOZ). The CUP is required for a residential care facility with 13 or more residents, and the PDP is required to allow residential use on the ground floor in the front half of the lot, where the CN zones prohibits residential uses on the ground floor. The project proposes to subdivide the site to create two separate lots. Parcel 1 would be developed with the residential care facility and a two-story parking structure and Parcel 2 would be developed with the retail building. The project has been reviewed by City staff and has been determined to be consistent with the provisions of the City's Municipal Code and General Plan.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: John Dewald, 1855 Freda Lane, Cardiff CA 92007, (619) 709-2631

## EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL (SEC. 21080(b)(1); 15268);
- () DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- () EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)..
- (X) CATEGORICAL EXEMPTION: 15332 (In-Fill)
- () STATUTORY EXEMPTION:

<u>REASONS WHY PROJECT IS EXEMPT</u>: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15332 (In-Fill). This exemption applies to projects that are consistent with zoning and land use regulations, on sites that are no greater than five acres, would not impact rare or threatened species; and would not result in noise, air, water quality or traffic impacts. Technical reports were prepared that addressed air quality, GHG, noise and water quality; these reports showed no significant impacts in any of these issue areas. Transportation staff has reviewed the project and determined that there would be no adverse impacts to the surrounding roadway system. Furthermore, since the project is located in an area where public services exist and is devoid of sensitive resources the project qualifies to be categorical exempt from CEQA and the exceptions listed in CEQA Section 15300.2 would not apply.

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
- 2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT? ( ) YES ( ) NO

IT IS HEREBY CERTIFIED THAT, THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

ENERPLANNOR

4/22/2016

URE/TITLE SIGNA HECK ONE: (X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

# **OWNERSHIP DISCLOSURE STATEMENT**

# PROJECT NO. 338165

Rhodesmore LLC

JOSEPH BALLA, MANAGER

City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101					munity Planning Committee	
THE CITY OF BAN DIEGO				Distribu	ition Form Part 2	
Project Name:		Proj	ect N	umber:	Distribution Date:	
MT ACADIA PROJECT			38	38165	4.22.16	
Project Scope/Location:						
A Process 4 Planned Development Permit, Conditional demolish an existing commercial building and construct located at 3560 Mount Acadia Boulevard. The 1.91 acro Community Plan Area and the Clairemont Mesa Height	t a 59,472 sq ft e lot is located i	residen n the Cl	tial c N-1-	are facility an 2 and RS-1-7	d a 5,672 sq ft retail building	
Applicant Name:				Applicant I	Phone Number:	
William Mack				(818) 259-8	8212	
Project Manager:	Phone Numb	er:	Fax	Number:	E-mail Address:	
Sandra Teasley	(619) 446-5	271	(619	) 446-5245	steasley@sandiego.gov	
Committee Recommendations (To be completed for Subcommittee Review - See	Initial Review	v): R ed	mi	shed a	Project Review	
Vote to Approve	Membe	rs Yes	M	lembers No	Members Abstain	
Vote to Approve With Conditions Listed Below	Membe	rs Yes	M	lembers No	Members Abstain	
□ Vote to Approve With Non-Binding Recommendations Listed Bel	Membe	rs Yes	M	lembers No	Members Abstain	
Vote to Deny	Membe	rs Yes	rs Yes Members No		Members Abstain	
No Action (Please specify, e.g., Need further info quorum, etc.)	ormation, Split	vote, l	Lack	of	Continued	
CONDITIONS:						
NAME: NAVEEN H. WANEY				TITLE: Y	CCPG ICE CHAIR/CHAIROP	
SIGNATURE: Novembrindary	4			DATE:	4/25/16	
Attach Additional Pages If Necessary	Please ret Project M City of Sa Developm 1222 First San Dieg	lanagem in Diego ient Serv t Avenue	vices e, MS	Department S 302	• F	
Printed on recycled paper. Visit o Upon request, this information is av						

## 102. Mount Acadia Complex, 3560 Mt Acadia Blvd - Cami L. Jackson, PLSA

Had a large community meeting, went to the CCPG Project sub-committee, made changes to the project design based on input. Will be presenting the changes. The changes are; the design of the parking deck in the back, adding landscaping to the entire project, improved the pedestrian pathways, improved the facade, changed the loading dock from permanent to temporary. Residential care facility, 2/3 assisted living facility, 1/3 memory care. 99 beds. Retail 4500 square feet. Margie Schmidt requests clarification - fire department connection adjacent to canyon is blocked - not required. Undergrounding waiver - have requested and have no response as of this date. 30' height limit - entire roof in that area is set aside for health and wellness, stair in one location and elevator reaches above height limit. SDGE easement - will be granted a new easement. Naveen Waney - at CCPG prior to June, and requested they go to Project sub-committee, which they did in June. Voted to recommend the project sub-committee, new additions have not been reviewed. One tree added to street trees. Easement now 24' (was 10'). Storm drain will be draining to back corner of property, larger outfall with more rock. Kevin Carpenter and others in audience - asking about how the outside of the care facility building and retail space will be designed. Motion to approve plan by Daniel Smiechowski, seconded by Naveen Waney. Vote: 11-0-0.

## 103. CCPG By Laws - Michael Puente, CCPG Board Member

Presenting information on the changes proposed to the CCPG By-Laws. Numerous changes are recommended in the CCPG By-Laws (attachment to these minutes), however the recommended changes must be approved by the full planning group. Changes to proposed: an 'or' rather than 'and' be included so the chair can be allowed to participate in discussion and comment on items, however, not vote. If a quorum cannot be established in a sub-committee, the chair of the planning group can appoint a member 24 hours in advance of the meeting. Under Vice-Chair put in something about in charge of communications to the public. Public made comment that it is advisable to vote by electronic vote, or online voting be available however that is a City of San Diego decision. Margie Schmidt commented there should be more flexibility in establishing the number of people in a sub-committee. Michael Puente made a motion to accept the recommendations to the By-Laws and Exhibit B and E, with the changes that were discussed and approved. Chad Gardner seconded. Vote: 11-0-0.

## 104. Consideration of Applicants for the CCPG - Keith Hartz, CCPG Vice-Chair

Keith Hartz provided information that we have two applicants for the one vacant position. Nicholas Reed and Leslie Goossens both applied, however, only Nicholas is in attendance tonight. A requirement of being a board member is they must of attended two meetings in the last year. Leslie is only showing attendance at one meeting. Naveen Waney commented that Leslie came to a meeting and said she had attended another but didn't sign in. Naveen supported that she had been in attendance at that meeting. Due to Leslie not being in attendance, Nicholas is only person up for the position (application attached). Richard Jensen made a motion that we appoint Nicholas Reed as a new member to the board, seconded by Keith Hartz. Vote: 11-0-0. Chair Scott Wentworth welcomed Nicholas Reed to the board.

# 105. Morena Corridor Sub-Committee - Margie Schmidt, CCPG Board Member and Chair of Sub-Committee.

Margie Schmidt presented the information that a Mid-Coast trolley will be running along the West side of our community on Morena Blvd. Margie has been the chair of the planning group, Morena Corridor Sub-Committee on land use matters. It was requested that there be a written task and goal (attached). There have been five meetings, and this committee will continue to present and make recommendations on development that occurs with this project. Keith Hartz made a motion to approve the Task and Goal for the Morena Corridor Sub-Committee, seconded by Lynn Titialii. Vote: 11-0-0.

106. CCPG Capital Improvement Plan 2016 - Debra Howell, CCPG Board Member - Continued to a future date.



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

# **Request for Reasonable**

Accommodations

FORM DS-18

SEPTEMBER 2009

Application Date: 4/12/16

Project No.: 388165

The City is required by the Federal Fair Housing Act and the California Fair Employment and Housing Act to provide a process for consideration of reasonable accommodation requests. A deviation process is available to applicants for circumstances where the existing zoning regulations would preclude residential development for persons with disabilities. All requests for accommodation are determined on a case-by-case basis. You will be contacted if additional information is required to determine the reasonableness of the accommodation requested.

Please print legibly or type.

1. Applicant Name:	E-mail:
John De Wald	Jowall Cid-assoc. CM
Address: City: State: Zip Code: 1955 Freda Lone Cardiff CA 92007	Telephone:
1955 Freda Lone Cardiff CA 92017	619-709-2631
2. Property Owner Name: JGC Bally	E-mail:
Address: City: State: Zip Code:	Telephone:
990 Highland Or: Suite 303 Soluna Booch, CA 920	75 659-752-3434
3. Site Address where accommodation is requested:	
Address:	Zip Code:
3560 Mt. Acadia Blvd. San Diego, CA	92111
<ul> <li>4. Process One - Administrative Review Reasonable accommodations (including waiver of regulations, policies, or predisabilities an equal opportunity to use and enjoy a dwelling may be approved to the following: <ul> <li>(a) The development will be used by a person(s) with a disability;</li> <li>(b) The deviation requested is necessary to make specific housing available and complies with all applicable development regulations to the maxim <ul> <li>(c) The deviation request will not impose an undue financial or administration</li> <li>(d) The deviation request will not create a fundamental alteration in the ining regulations; and</li> <li>(e) For coastal development in the Coastal Overlay Zone, that is not exempermit pursuant to Section 126.0704, there is no feasible alternative to with the certified Local Coastal Program.</li> </ul></li></ul></li></ul>	ved through Process One subject ble to a person with a disability num extent feasible; ative burden on the City; mplementation of the City's zon- npt from a Coastal Development
5. Identify the reasonable accommodations requested and the specific regula which the deviation or waiver is requested. If the City is unable to approve requested. The City will work with you to find accommodations that are respectively as the city of the City will work with you to find accommodations.	ove the specific accommodations
See attached	
<ul> <li>Give the reason that the reasonable accommodations may be necessary, for with disabilities seeking the specific housing, to use and enjoy the housin name or extent of your disability or that of the individual(s) seeking the house See attached</li> </ul>	g. You do not need to tell us the

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

5. The proposed project requests a reasonable accommodation to deviate from the Clairemont Mesa Height Limit Overlay Zone requirements SDMC Chapter 13, Article 2, Division 13 to allow for an elevation roof access to be constructed above the 30 ft height limit defined by SDMC 132.1305.

6. The project is seeking a Conditional Use Permit and Planned Development permit to construct a new Residential Care Facility within the CN-1-2 and RS-1-7 zone. The proposed Residential Care Facility as designed includes a roof top open space amenity area with gardens, paths, etc that are to be enjoyed by the residents, many of whom are expected to have some form of disability. In order to provide accessible rooftop access for the residents, an elevator tower has been proposed which will extend above the 30 ft height limitation as defined by the Clairemont Mesa Height Limit Overlay Zone. A request for Reasonable Accommodations is being filed since the height deviation for rooftop elevator access is necessary to provide amenity access for all residents of the care facility including those with disabilities.

	City of San Diego • Development Services Department • Request for Reasonable Accommodations
tion a for the	e attach any documents that you feel are necessary to support your request for reasonable accommoda and would assist us in considering your request, (e.g. medical documentation which supports the need e accommodation as prescribed under disability law). Please note that all documents submitted will be as a record of the decision and will be made available to the public upon request.
the St	er Declaration: I, certify, under penalty of perjury under the laws of tate of California, that the information provided above is correct and is being submitted to facilitate a ntly anticipated use of the development by a person with a disability.
Signature:	Date: _4/15/16
A person w or mental i	ith disability pursuant the Fair Housing Amendments Act of 1988 means any person who has a physica impairment that substantially limits one or more major life activities; anyone who is regarded as having irment; or anyone who has a record of such impairment.
	FOR CITY USE ONLY
Fhe followi	ing findings have been made to support the reasonable accommodation request:
Yes No	
	The development will be used by a person with a disability. The deviation request is necessary to make specific housing available to a person with disability and complies with all applicable development regulations to the maximum extent feasible. The deviation request will not impose an undue financial or administrative burden on the City of San Diego. The deviation request will not create a fundamental alteration in the implementation of the City's
סב	zoning regulations for the <u>Green Classes</u> zone. (INDICATE ZONE) For coastal development in the Coastal Overlay Zone, that is not exempt from a Coastal Development Permit pursuant to Section 126.0704, there is no feasible alternative that provides greater consistency with the certified Local Coastal Program.
Additional	I Information for the Administrative Record:
If requeste	Approved Denied ed accommodation is denied provide reason(s) based on required findings:
If requeste	

# MT. ACADIA **RESIDENTIAL CARE FACILITY** 3560 Mt. Acadia Blvd., SAN DIEGO, CA 92111

AB	BRE	VIAT	IONS:
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LOCATION MAP



CONSULTANTS:

Owner Architect Rhodesmoore, LLC Maple M3 Architects Civil Engineer Owner Pasco Laret Suite CONTACT: JOHN MAP 200 N CEDROS ANT. SOLANA BEACH: CA 92 T 858-755-5846 F 858-755-5850 CONTACT, WILL MACK 525 N. HIGHWAY 105, SUITE A SOLANA ERCAL CA 92075 1 558 759-9212 1 658 759-9212 1 658 259-9812 1855 Freds Jone CARDER, CA 920 T 6 '9 709-7621 F 760 622-1738

### Landscape Architect

Stone Grove Landscape Architects CONTACT: BEAN GLOBE 2010. CEREOL AND SATE A 2

DEVELOPMENT SUMMARY: 83 185,2 S.F. (1.91 AC88 FIRST FEOQI SECOND PL ROOF DECH 27,922 5 3560 NT ACADIA BOULEVARD, SAN DEGID, CA. 92111 IN THE CITY OF SAN DEGO, COUNTY OF SA

FLOOR AREA RATIO

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66,182 SF (GROSS FLOOR AREA)



# ATTACHMENT 13

## DRAWING INDEX:

ARCHITECTURAL @

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	SCAPE Ø

11.0 LAN

15T FLOOR

LOT (PREMISE)

## PROJECT DATA:

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PARKING STRUCTURE EXCLUDE

#### GROSS FLOOR AREA - CALCULATION (RETAIL

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•	17,000 SF (0.39 ACRE5)		
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NO.	DESCRIPTION	DATE
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	PLANNIN CONTRINS	05-B-B
	PLANNIS COMMENTS	01-00-1
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#### TITLE SHEET

Owner Approvats	
Plancheck Submittalt	04-02-14
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Final Approvat	
Produce March	
Project No.:	105.1401.05
	SHEET NUMBER
Scalls; AS HOTED Drawt by: KH & ML	
Scale: AS HOTED Drawn by:	

# TENTATIVE MAP - APPROVAL NO. 1381422 PRELIMINARY GRADING PLAN MOUNT ACADIA RESIDENTIAL CARE FACILITY AND RETAIL COMPLEX CITY OF SAN DIEGO, CALIFORNIA



ALL EXCENSE CORFACE MARROLEMENTS ON THE PROJECT CITE SHALL BE CEMPLICHED AND REMOVED INCLUDING EXISTING MONUMENT SIGN AND CONCRETE PRILARS ALONG MOUNT ACADA BOULEYARD

# **ATTACHMENT 13**



SUBDIVIDER'S CERTIFICATE: THE UNDERSE JORES 7 DELEDIN ADEMANY HID HILD HARDERST THE OTY IN TAKI DELDI HID. IN DEVIL STREAM DI DER HIGH SHOT AND CLAM ATTOM OF PROJECTION ALMACT THE OT IN DAM DECH THE THE ALEMENTS WITCHES OF BUTLINGS FOR ASSES AUTHORING HIGH THE ALEMENT DE DELEDINGS THE STREAMART MENT SHOT AND IN AUTHORING HIGH THE STREAM DE DELEDINGS THE STREAMART MENT SHOT AND IN AUTHORING HIGH THE STREAM DE DELEDINGS THE STREAMART MENT SHOT AND THE SHOTANT OF CONTONES WITH THE STREAM AND ADEM WITH SHOT AND THE TO THE SUBDIVIDER AS PROVIDENT FOR BUTLINGS HIGH WITH SHOT AND THE TO THE SUBDIVIDER AS PROVIDENT FOR BUTLINGS HIGH THE STREAMART MENT SHOT AND THE TO THE SUBDIVIDER AS PROVIDENT FOR BUTLINGS HIGH THE STREAMART MENT SHOT AND THE TO THE SUBDIVIDER AS PROVIDENT FOR BUTLINGS HIGH THE STREAMART MENT SHOT AND THE TO THE SUBDIVIDER AS PROVIDENT FOR BUTLINGS HIGH THE STREAMART MENT SHOT AND THE TO THE SUBDIVIDER AS PROVIDENT FOR BUTLINGS HIGH THE STREAM AND THE STREAMART MENT SHOT AND THE TO THE SUBDIVIDER AS PROVIDENT FOR BUTLINGS HIGH THE STREAMART MENT SHOT AND THE TO THE SUBDIVIDER AS PROVIDENT FOR BUTLINGS HIGH THE STREAMART MENT SHOT AND THE TO THE SUBDIVIDER AS PROVIDENT FOR BUTLINGS HIGH THE STREAMART MENT SHOT AND THE TO THE SUBDIVIDER AS PROVIDENT FOR BUTLINGS HIGH THE STREAMART MENT SHOT AND THE TO THE SUBDIVIDER AS PROVIDENT FOR BUTLINGS HIGH THE STREAMART MENT SHOT AND THE STREAMART MENT AND THE STREAMART MENT SHOT AND THE STREAMART MENT SHOT AND THE STREAMART MENT AND THE STREAMART MENT

#### OWNER'S CERTIFICATE

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SAMER-\_ACADIA PROPERTY, ILC

#### PROJECT ADDRESS

3560 MOUNT ACADA BOULES CAN DECC. CA 92111

ASSESSOR'S PARCEL NUMBER

#### EXISTING AND PROPOSED PARCELS:

EGOTING NUMBER OF PARCELS: 1 PROFIDED NUMBER OF PARCELS: 2

COORDINATE INDEX:

NAD 27: 234-1713

#### LEGAL DESCRIPTION:

LOT I DE CLAREMONT PARK UNIT NO. 2, RECUBONISION NU 1 IN UNE VILL DE LANG UN COUNTY DE SAN DECO, STATE DE CALEORIAL ACCERDING TO MAP TEREDE NO 5197 IN THE OFFICE OF THE COUNTY RECORDER OF SAN UNDO COUNTY JANE 574, 1963 ZONING DESCRIPTION:

SURVEY INFORMATION:

THE SURVEY FOR THIS PROPERTY WAS FREDARED ON JANUARY 28TH, 2015 BY JOSEDH MIHAS OF PASTO LIMET SUME AND ASSOCIATES AT 550 MORTH IROHMAY 101, SUPE A. SOLAMA BEACH, CALIFORMA, 92C75

BASIS OF ELEVATIONS:

GRADING QUANTITIES:

STE AREA, 1.91 ACRES TRADED ANEA: 1.91 ACRES TOTAL AMOUNT OF SITE TO BE GRADED: QUANTITY OF OUT: 2100 LUBIC YARDS

- SUMMENT OF TOTE FOR DUBLY TAMES MAXIMUM OUT DEPTH 2.85 OUT OLANITY OF FLL. 1800 CUBY YARDS MAXIMUM FLL DEPTH 5.2 FLL MAXIMUM SLOPE PATTO 2.1 FLV
- MPORT/SUPORT 300 CUBIC YARDS EXPORT THIS PROJECT PROPOSES TO EXPORT 300 CUBIC YARDS FROM THIS SITE.

#### NOTES

THE COMERTPERMITTEE CHAIL BE RESERVISEDE FOR MANY DAMAGE CRUSED TO THE NTY OF O DECCO SERVE FADINES IN DE WORKTY OF THE PROJECT SHE DUE TO THE CARTONICA NOTITIES ASSOCIED MAT THE PROJECT, NA ACCOMENTA MANAGEMENT MANAGEMENT FAZOROJ, NA THE ERMIT THAT ANY SIDER FADINTY FOR THE MARKETERM SHULL RESERV OF ARCTIONICS AND AND DAMAGEMENT. COMESSION AND AN A MANNER

THE OWNER/PERUITEE SHALL PROCESS ENORONCHMENT MANTENAINE AND REMOV ADDREMENTS FOR ALL ACCEPTARE ENORONCHMENTS WIT THE SEMER ADDREMENTS BUT NOT LANELD TO STRUCTURES, EMENDED HAND, OR LANESARION, DO STRU LANDSCARING OF MAY KIND SHALL DE INSTALLED IN OR OWER MAY VEHIOTLAR 450

4 A 5" OF LARGER METER & RECARD FOR THIS PROJECT, THE OWER PROMITE SULL CONSTRUCT THE WAR METER AND ADDIVIOUS LEPICE ON STE, ARDIN, STOCHD, MITHER AN AREQUARELY COLOR MATTER FEASTION IN A MATTER SATISFACTORY TO THE FUBILIC UTLINE UPARTINENT AND THE OTY ENGINEER.

NO TREES OR CHARDES EXCEEDING THREE FEET IN HEIGHT AT MATURITY CHALL DE INCTALLED MITHIN TEN FEET (S' ANY SENER FACULTES AND FIVE FEET OF ANY WATER "ACULTES

#### ENGINEER OF WORK

WE HAM SPECO MACK, P.E. R.C.E. 73020



Charlen by: C. MCRESON Charlen by: M. MACK 10-30-15 SHEET \_2 OF 20



# Ð 1: 1: Û 5 EXTEND PVC LINEF -UP TO PONDING DEPTH Maple | 24-INCH THICK LAYER OF SOIL -MEDIA WITH SOIL PROPERTIES PER NOTE 1 RELOW DIA PERFORATED SUPDRAM THE PROJECT'S GEOTECHNICAL ENGINEER SHALL PROMDE CERTIFICATION TO THE ENGINEER OF WORK STATING THAT THE SOL PLACED IN EACH FLOW THROUGH PLANTER AREA MEETS INFILTRATION SPECIFICATIONS USTED ABOVE. PASCO LARET SUITER PERFORATED 6-INCH DIA. UNDERDRAIN PIPE SHALL HAVE PERFORATIONS ALL THE WAY AROUND THE PIPE AND BE SET AS CLOSE TO THE BOTTOM OF THE PLANTER AS POSSIBLE. TYPICAL BIOFILTRATION AREA CROSS SECTION Residential Care Retail Complex evard, San Diego, CA 92111 PERMEABLE PAVERS "ORCO AQUA-BRIC OR APPROVED EQUAL 1/4" TO 3/8" JOINTS WITH 2" BEDDING COURSE LAYER 1/4" TO 3/8" AGGREGATE 4" BASE COURSE LAYER 12" SUBBASE COURSE LAYER 2 1/2" TO 3" ANGULAR ROCK ВВ dia y + ഫ് ISTALLATION SHALL BE PER ACTURER'S RECOMMENDATIONS. L'ACTURER'S RECOMMENDATIONS. L'SECTION IS SHOWN FOR REFERENT PAVER SECTION IS REQUIRED TO THE MEDICED LOADS OF NOT LESS Mt. Acu Facility 2560 Mt. Acadi PERMEABLE PAVER DETAIL NOT TO SCALE ND DESCRIPTION DATE TENTATIVE MAP APPROVAL NO. 1381422 SITE SECTIONS AND DETAILS FOR ESIDENTIAL CARE FACILITY Owner Approvat ancheck Submittat sued for Bid: Final Approval: 105.1401.03

Scate: N.T.S.

10-30-15

Checked by C. MCKSOH Checked by W. MACK

# **ATTACHMENT 13**

ARCHITECTURE 200 N. CEDROS A 1856.755.5846



SURVEY INFORMATION: THE SURVEY FOR THIS PROPERTY WAS PREPARED ON JANUARY 28TH, 2015 ( DIFE SURVEY FOR THIS PROPERTY WAS P JOSEPH YUHAS, PLS PASCO LARFT SUITER AND ASSOCIATES 535 NORTH HIGHWAY 101, SUITE A SOLANA BEACH, CAUFORNIA, 92075 AERIAL TOPORTAPHY FOR THIS PROPERTY WAS PROVIDED BY: AEROTECH MAPPING 29970 TECHNOLOGY DRIVE, SUITE 220-C MURRETA, CALFORNIA 82563 MURTOLIA, CALLUMINA 92005 (819) 606-5020 FLIGHT DATE: JANUARY 15, 2015 AND HAS BEEN SUPPLEMENTED BY FIELD SHOT TOPOGRAPHY BY PLSA.

#### STATEMENT OF ENCROACHMENTS

(A) NEICHBORING CONCRETE PAD ENCROACHING ONTO SUBJECT PROPERT (B) & DECORATIVE COLUMNS ENCROACH INTO PUBLIC RIGHT-OF-WAY BY 2'5'

C CORNER OF BLOCK WALL ENCROACHES ONTO ADJOINING PROPERTY BY 0.3"

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MI. ACADIA BOULEVARD PER MAP 5197 I.E. N 36'48'25" E

SWBP AT INTERSECTION OF MOUNT ACADIA BOULEVARD AND MOUNT BURNHAM DRIVE, ELEVATION: 316,629, DATUM: MSL, PER CITY OF SAN DIEGO VERTICAL CONTROL BENCHBOOK.

PARKING\_COUNT REGULAR STRIPED SPACES: 63 MARKED HANDICAP SPACES: 0 TOTAL SPACES: 63

ZONING: CN-1-2 (COMMERCIAL NEIGHBORHOOD) ZONE CN-1-2 ALLOWS DEVELOPMENT WITH AN AUTO ORIENTATION RESIDENTIAL - (SINGLE UNIT) ZONE

ZONING INFORMATION OBTAINED FROM CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT MEN ( services/zoninginfe

ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 06073C1616G, MAP REVISED 05-16-2012, ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE OF

#### ITEMS CORRESPONDING TO SCHEDULE "B";

BY: CHICAGO TITLE COMPANY 2365 NORTHSIDE DRIVE, SUITE 600 SAN DIEGO, CALIFORNIA 92108

TITLE OFFICER: PATTY MEREDITH E-MAIL: PATTY.MEREDITH@CTT.COM PHONE NUMBER: 619-521-3449 FAX: 619-209-3494

THIS SUPPLY WAS BASED ON A PPELMINARY REPORT FOR THE INSUR CHICAGO THE COMPANY AS REFERENCED ADOVE EFFECTS OF TAKES, LEWS, SASSENTS, LEASES, COLEMANTS AMO/OR RESTRUCTIONS AND APPEARING IN SMD REPORT AS ITEM NOS. 1, 2, 4, 12, 13, 14 & 17 Å

AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO AS SHOWN OR A OFFERED FOR DEDICATION ON THE RECORDED MAP NO. 3688 FILED IN THE OFFICE OF T COUNTY RECORDER OF SAN DIEGO COUNTY JUNE STIM. 1963, AFFECTS SUBJECT PROPER

(a) AN EASEMENT FOR PUBLIC UTUITIES, INVOESS, EORESS, AND RICHTS INCODENTAL THERETO SET FORTH IN A DOCUMENT GRANTED TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED APRIL, 711, 1938 IN BORY 7026, PARE 421 OF OFTIGAL RECORDS AFECTS SUBJECT PROPERTY AS SHOWN ON MAP 5197 AND ALL FULLY SET FORTH IN SAND DOCUM SHOWN DIFFERENT THERETO AS

AN EASEMENT FOR PUBLIC UTLITIES, INGRESS, EGRESS AND SET FORTH IN A DOCUMENT GRANTED TO THE SAM DECO QU RECORDED AMMARY 21H, 1964, AS INSTRUMENT NO. 16022 ROUTE THEREOF AFFECTS A PORTION OF SAMD LAND AND IS DOCUMENT, SAMMI HEREON.

WATER RICHTS, CLAMS OR TITLE TO WATER, WHETHER OR NOT SHOWN

INS CONTAINED IN THE DOCUMENT ENTITLED "PARKING LOT



**ATTACHMENT 13** 



TENTATIVE MAP APPROVAL NO. 1381422 EXISTING TOPOGRAPHY PLAN

FOR

RESI	DENTIAL C	ARE FACILITY
Owner	Approvat	
Planch	eck Submittat	
i secol	for Bid	
Final A	pproval:	
Propert	No.	105.1401.03
1		
Sale	-20*	SHEET NUMBER
Drive	dv: ACKSON	
Check	ad by: UHAS	C3.0
Date	-30-15	SHEET 4 OF 20
5 1 10	30 13	DHEET & UT 42



PLANTING FOINTS REQUIRED 60 FORMS 6 - 36° bot mee € 50 pts exch= 300 pts 5 - 24° box mee € 20 pts. each= 100 pts 56 - 5 gal shubs 6° 2 pts each= 112 pts EVCLSS FOUNDS FRO-UDD 452 FOINTS ACHIEVED THROUGH TREES - 400

# **ATTACHMENT 13**

## ZONING ANALYSIS

OVERLAY ZONES: AIRPORT INFLU	KENCE AREA- MONTGOM	ERY FIELD CLAREMONT #	AESA HEIGHT (DMP: OVERLAY ZONE
LOT AREA	83,186.2 SF [1.91	ACRES)	
RETAL	4,440 SF		
RESIDENTIAL CARE FACILITY	66,182 5		
SETBACKS	ALLOWED	PROPOSED	
FRONT	15.0	12-0	
5100	10-0*	10-0	
REAR	1050	105-05	
BUILDING HEIGHT	ALLOWED	PROPOSED	
R51-7	30-0*	0.0	
CN-1-2	20-0	29-0" RETAL	27-0* RESIDENTIAL CARE FACILI
		35-6 ROOF AC	CESS EIEVATOR
		76-0 PARGING	STRUCTURE

### PROCESS & PLANNED DEVI (PROCESS 2), CONSOLIDA (CSP) PROCESSED AS NEIG APPROVAL #398165

NISTONC

THE PROPERTY DOES NOT MEET COCAL DESIGNATION CRITERIA AS INDIMENAULY SIGNIFICANT RESOLRCE (INDIA ANY ADO INSTOREAU RESOURCES BOARD CRITERA THEREFORE, NO INSTORICAL RESEARCH REPORT IS REQUIRED AT THIS TIME. THE DITERMINISTICS IS GOOD FOR SY FARS FROM THIS DATE. CELL TOWER

PROCESS 1 APPROVAL, PROJECT NUMBER: 284598, APPROVAL DATE: 8/31/12

- RESIDENTIAL CARE FACILITY ITEM AN A. RESIDENTIAL CARE FACILITIES ARE NOT PERMITTED IN AGRICULTURAL ZONES IN PROPOSITION A LANDS. (STANDARD MET
- 8. ONLY ONE RESIDENTIAL CARE FACELITY MAY BE PERMITTED PER LOT OR PREMISES. (STANDARD MET)
- C. RESIDENTIA: CARE FACILITIES ARE NOT PERMITTED WITHIN 1/4 MILE OF ANOTHER RESIDENTIAL CARE FACILITY, MEASURED FROM PROPERTY UNE TO PROPERTY LIVE IN ACCORDANCE WITH SECTION 113 0225. (STANDARD MET)
- D. THE FACELITY SHALL FROMDLY AT LEAST 70 SQUARE FLET OF SIEEPING SPACE FOR EACH RESIDENT. NOT ENCURDING CLOSE OR STORAGE SPACE, MULTIPUROSE RODMS, EATHROOMS, DENING ROOMS, AND HALLS. (STANDARD MET)
- E. SLEEPING AREAS SHALL NOT BE USED AS PUBLIC OR GENERAL PASSAGE WAY TO ANOTHER ROOM, BATH, OR TOLET. ISTANDARD MET.
- F. THE PACE DY SHALL PROVIDE AT LEAST & SQUARE FEET OF LIVING AREA PER RED, NOT INCLUDING SLEEPING SPRCE, DININI AND KITCHEN AREAS, ISTANDARD ARED.
- G. THE FACILITY SHALL PROVIDE AT LEAST & SOLUARE FLET OF STORAGE AREA (CLOSET OR DRAWERS) PER BED. ISTANDARD MET
- H THE FACILITY SHALL PROMIDE ONE FULL BATHROOM INCLUDING SINK, TOILET, AND SHOWER OR BATHRID FOR EVERY SEVEN BEOS, (STANDARD MED)
- THE CENTER SHALL PROVIDE AT LEAST ONE OFF-STREET WARKING SWICE FOR EACH EWELOYEE AND ONE OFF-STREET MATCING SPACE FOR INSENT SEVEN BEDS ADDITIONAL PARKING MAY BE REQUIRED BY THE DECISION MAKER. INTERNATIONAL MET
- CONVERSION OF AN DISTING. GARAGE OR REDUCTION IN THE AMOUNT OF OFF-STREET PARKING TO PROVIDE A RESIDENTIAL CARE FACILITY IS NOT PERMITTED. (STANDARD MET)



2 RCF EAST ELEVATION					1) RETAIL EAST ELEVATION
OFFSETTINO PLANES AREAS REQUIRED 2 PLANES WITH A 3" SEPARATION 50% < 5%	AREA OF EACH PLANE PROVIDED		AREA OF EAST FACADE = 4,244 SF		OFFSETTING PLANES AREAS REGUIRED AREA OF EACH
2 PLANES WITH A 8" SEPARATION 50% < 5% 2 PLANES WITH A 3" SEPARATION 10% > 50%	1 470 SF 9' SEPARATION- 10%	(3) 1,974 SF 3' SERVATION- 47%	5 288 SF B' SEPARATION- 7%	432.5F 3* SEPARATION- 10%	2 PLANES WITH A \$*SEPARATION 50% < 5% 2 PLANES WITH A \$*SEPARATION 50% < 5%
19LANE WITH A S'SEPARATION 10% > 50%	2 506 SF 3' SEPARATION- 12%	(4) (* * * 392.55 6' SEPARATION- 9%	6 288 55 3' SEPARATION- 7%		3

-

# ATTACHMENT 13

PEDESTRIAN PATHS 131.0550 (C

NON: REQUIRED

#### TRANSPARENCY 131.055

DOES NOT APPLY

BUILDING ARTICULATION 131.0554 (A) AND TABLE 131-055

ALL BURCHING FURVATIONS FROM THING A MULLICINGHT OF WAY SHALL BE COMPOSED OF OFFSETTING PLANES THAT PROVIDE HILLS IN THE BUILDING FACADE BY INSETTING OR PROJECTING SUBACES (MANNES) OF THE BUILDING. SEE SLEWATIONS (MAT

LOADING DOOL A

#### NONE REGURED

GENERAL PLAN POLICY

UD-C.4

ME-A7

CE-A.9

CE-8.4

- UD-A.58 INCOURAGE DESIGNE THAT ARE SENSITIVE TO THE SCALE, FORM, BIYTHAL REOPOSITIONS, AND MAILSING. PROMINET TO COMMERCIAL AREAS AND RESENTIAL RECENCIODS THAT HAVE A WELL STABLISHED, OBSTICTIVE CHARACTER, STANDARD AVE/T)
- UD-A.5E PROVIDE ARCHITECTURAL INTEREST, AVOID BLANK WALLS. (STANDARD MET) UD-AS CREATE STREET PRONTINGES WITH ARCHITECTURAL AND LANDSCAPE INTEREST TO PROVIDE VISUAL APPEAL TO THE STREETSCAPE AND ENHANCE THE PROPERTION DOPERATION (STANDARD LAT)
- PEDESTRIAN ORIENTED DESIGN (STANDARD MET) DESIGN OR REDESION BUILDINGS TO INCLUDE PEDESTRIAN FRIENDLY FM PLAZAS, TRANSPARENT WINDOWS, PUPILIC ART, AND A VARIETY OF OTHE ACTINITY AND INTEREST AT THE GROUND FLOOR LEVEL. ISTANDARD ARE UD-C.48 DOOR DINING AREAS.
  - VIALKABERY. (STANDARD AIFT)
- NE-G.4 DEMAND FOR PARKING, ISTANDARD MET
- CE-A.8 IANDSCAPF (STANDARD MET)
  - TRANSIT INTEGRATION. (STANDARD MET)

UNIT AND CONTROL RUNCEF, SEDIMENTATION, AND EROS ACTIVITY, ISTANDARD MET:



2 108 SF 34 SEPARATION- 8%

3 459 SF 8" SEPARATION- 36% (168 SF 8" SEPARATION= 13%

AREA OF EAST FASCADE = 1,276 SF



Maple Marchitects ARCHITECTURE V PLANNING V INTERIOR DESIGN 200 N. CEPROS AVENUE, SUITE 6, SOLANN BEACH, CA 20175 (1855/55,394,8 1985/75,5505) a "WWAIIIIARBEACHEAD



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damo	ND.	DESCRIPTION	DATE
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REPRISENTED BY INTS DULING CO			
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a a	SHEET	TITLE	
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# BUILDING ARTICULATION

Owner Approvat	
Plancheck Submittal:	01-02-14
lasued for Bid:	
Final Approval:	
Project No.:	05,1401,05
ASNOIL	SHEET NUMBER
Drawn by: KH 4 ML	440
Checked by:	A1.0



PER FHPS POLICY P-00-6 (UPC 901.4.4) The Building Address Numbers (on Both Buildings) shall be visible and legible from the street Int. Account Bouile Nami

14	ENTS FOR RESIDENTIAL C (1/3/14) VG SPACE FOR EACH EN		REE1 PARKING SPACE FOR EVERY 7 BEDS
	19 UNITS 38 UNITS 36	35 8505 64 8505	5 FARKING SPACES 9 FARKING SPACES 30 PARKING SPACES
	57 UNITS	99 BEDS	52 PARKING SPACES REGURED FOR RESIDENTIAL 46 PARKING SPACES PROVIDED FOR RESIDENTIAL
			CARE FACILITY ON PARCEL 1 & SPACES SHARED WITH ON-SITE RETAIL PARCEL 2

Retail Table 142-05e harking ratios for retail sales, commercial services, and mixed-use development 22 PARKING SPACES REGURRED FOR RETAIL 5 PARKING SPACES PER 1,000 SF 4,440 SF RETAIL O PARKING SPACES PROVIDED FOR RETAIL

TOTAL PARKING REQUIRED = 52 + 22 = 74 PARKING SPACES

#### ACCESSIBLE AND CLEAN AIR VEHICLE (CAV) PARKING

es () per 1-25 parking s	PACES, 2 PER 26-50 PARKI	NG SPACES) FER CBC 11298 1 AND TABLE 118-6
PARKING STRUCTURE:	39 PARKING SPACES	
FRONT ENTRY	7 PARKING SPACES	
	46 PARKING SPACES	2 ACCESSIBLE SPARKING SPACES REQUIRED
10	30 PARKING SPACES	2 ACCESSIBLE PARKING SPACES REGURED
	76 TOTAL SPACES	4 ACCESSIBLE PARKING SPACES REQUIRED
EMISSION VEHICLE PARKE	NG (CAV), PER142 0530 (d)	(1)(5)(46
PARKING STRUCTURE		
ACES FOR 26-50 REQUIR	ED FARKING SPACES	3 CAV PARKING SPACES REQUIRED
OT:		
ACES FOR 26-50 REGUIR	ED PARKING SPACES	3 CAV PARKING SPACES REQUIRED

#### MOTORCYCLE AND BICYCLE PARKING:

MOTOR CYCLE PER TABLE 142-050(g) SAN DEGO MUNICIPAL CODE

2% OF PARKING SPACES OR 2, WHICHEVER IS GREATED

2 MOTORCYCLE PARKING SPACES REGULTED AT RESIDENTIAL CARE PACILITY AND 2 MOTORCYCLE PARKING SPACES PROVIDED 2 MOTORCYCLE PARKING SPACES REGULIRED AT RETAIL AND 2 MOTORCYCLE PARKING SPACE FROMDED

SHORT TERM BICYCLE PER TABLE 142-0530(E)(1)(A) SAN DIEGO MUNICIPAL CODT

2 OR 0.1 PER 1,000 SF OF FLOOR AREA OR 5% OF FARKING AREA WHICHEVER IS GREATER

5% OF FARKING CALCULATION 52 PARKING SPACES REQUIRED X 5% = 2.6 BICYCLE SPACES REQUIRED Z BICYCLE PARKING SPACES REQUIRED FOR RESIDENTIAL CARE FACILITY

RETAL .): PER 1,000 S.F. CALCULATION 4,440 S.F./ 1,000 S.F. = 4,44 4,44 X. 1 = 0,4: MCYCLE PARGENG SPACES REQUIRED OR

5% OF PARKING CALCULATION 23 PARKING SPACES REQUIRED X 5% => 1.5 BICYCLE SPACES REQUIRED

2 RECYCLE PARKING SPACES RECHIRED FOR RETAIL

LONG TERM BICYCLE PARKING SPACES AND FACILITIES PER TABLE 142-0530(E)(2) SAN DIEGO MUNICIPAL CODE

REQUIRED FOR ANY PREMISES WITH MORE THAN 10 FULL-TIME EMPLOYED

RESIDENTIAL CARE FACILITY- 52 AUTOMOBILE PARKING SPACES REGUIRED X5% - 3 LONG TERM BICYCLE SPACES RE RETAIL- LESS THAN 10 FULL TIME EMPLOYEES- NO LONG TERM BICYCLE SPACES REQUIRED

REFUSE AND RECYCLABLE MATERIALS STORAGE REG PER TASLE 142-038 SAN DIEGO MUNICIPAL CODE

51-75 DIVELLING UNITS 144 SF MINIMUM OF REFUSE STORAGE AREA REQUIRED 144 SF ANISHILIN OF RECYCLARE MATERIAL STORAGE AREA 288 SF TOTAL INIMUMAN STORAGE AREA RECOURRED 289 SF OF REFUSE AND RECYCLARE STORAGE RECOVODED

MINIMUM EXTERIOR REFUSE & RECYCLABLE MATERIAL STORAGE AREAS FOR NONRESIDENTIAL DEVEL PER TABLE 142-06C SAN DIEGO MUNICIPAL CODE

S,000+10,000 GFA 24 SF MINIMUM OF REFUSE STORAGE AREA REQUIRED 24 SF MINIMUM OF RECYCLABLE MATERIAL STORAGE AI

45 SF TOTAL MINIMUM STORAGE AREA REQUIRED 53 SF OF REFUSE AND RECYCLABLE STORAGE PROVIDED

#### REBIDENTIAL CARE FACILITY UNIT COUNT:

ASSISTED UMING HOUSEHOLD - 151 FLOOR WITH 2 PODS - 19 UNITS

- SCU, I MAIN	5 Ura	12 (x1 ()(U)(0) = 0 ()(U)()
ite, 1 bath	16 UN	415 (x2 6EDS/UN4T = 32 8EDS)
	TOTAL ASSISTED LIVING BEDS:	35

A ( 1.07 ) 1.07 ) 4.04

MEMORY CARE HOUSEHOLD - 2ND FLOOR WITH 2 PODS - 38 UNITS

TOTAL MEMORY C	ARE BEDS: 64
IDINING ROOMS (1 SHARED BATH)	24 UNITS (K4 BEDS/UNIT) = 3 BEDS)
ATE STUDIO (1 BATH)	1 UNIT (+3 BEDS/UNIT = 24 BEDS)
ATE STUDIO (1 BATH)	6 UNITS (v2 BEDS/UNIT = 12 BEDS)
IUDIO (1 BAIH)	25 UNITS (x1 BED/UNIT = 25 BEDS)







SUITE 6





# NO. DES PLANSIS COMENTS 10-50-14 PLANSIS COMENTS 10-50-14 PLANSIS COMENTS 05-15-15 PLANSIS COMENTS 05-05-15 WEET TO

. .  $\mathbf{\Sigma}$ 

#### SITE PLAN

Owner Approval: Plantines Solaritat: 09-02-14 Issued for Bid: Final Approvab INE MOLOR

	100010100	
Souther NOTED	SHEET NUMBER	
Drawn by:	-	
Checked by:	- A1.1	
Dal 6-50-15	SHEET B OF 25	















Plotted on: Tuesday, October 27, 2015

# ATTACHMENT 13

CARE FACIL COMMERTAPPROVAL Plancheck Submittae Issued for Bit: Final Approval: Project No:	
Z Owner Approval:	
Plancheck Submittel:	09-02-14
Issued for Bid:	
Final Approval:	
Project No.:	105,1401,08
2	
Scale: AS NOTED	SHEET NUMBER
Crawn by:	1.0.0
Scale: AS NOTED Drawn by: KH 4 ML Checked by: JH Dail@-30-15	A2.3
် <sup>Delg</sup> -50-15	SHEET 12 OF 20





ARCHITECTURE & PLANNING W INTERN 200 N. CEDROS AVENUE, SUITE 6, SOLMM REAC 1655,755,5549 1933,755,5959 0 mm maddarr





	PLANES CONTENTS	10-50-14
	PLANNING CONNEXING	08-10-10
	PLANNIG COMMENTS	01-06-15
SHEET	TIPLE	

# FLOOR PLANS + ROOF PLAN

## FOR RETAIL COMPLEX

11011110	
Owner Approvati	
Plancheck Submittal:	09-02-14
Issued for Eld:	
Final Approval:	
Project No.:	105.1401.03
Script AS NOTED	SHEET NUMBER

N.N.	Scale: AS NOTED	SHEET NUMBER
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# **ATTACHMENT 13**



5 VIEW FROM MT. ACADIA BLVD. RCF AND RETAIL WITH NORTHH AND SOUTH NEIGHBOR





# ATTACHMENT 13

Maple Marchitect ARCHITECTURE V PLANNING V 200 VITE SUITE S. SOLAT 1885 755,5848 1995,755,5850 e www.m





Acadia Residential Care Facility + Retail Complex 3560 Mt Acadia Boulevard, San Diego, CA 92111 ta -

M			
NO.	DESCRIPTION	DATE	
	PLANNING COMMENTS	10-50-1	
	PLANNING COMMENTS	05-15-8	
	PLANNING COMMENTS	07-08-	

# PHOTO SIMULATION

FOR RESIDENTIAL CARE FACILITY (RCF) Owner Approval: Plancheck Submittat: 04-02-14 meaner for Bit:

sued for Bid: inal Approval:

105,1401,05 Project No.:

Soute Drawn by KH & M Checked by M Date Date: SHEET 15 OF 2



KEY NOTES: 2 WOOD SIDINO- HARDI FLANK 3 POUSHED BLOCK 4 CORRUGATED METAL PANELS 5 STANDING SEAM METAL ROOF 6 VIN'S CLAD WINDOWS 7 ALUMINUM ROLL-UP DOORS 8 METAL DOORS 9 STOREPRONT SYSTEM 10 WOOD TREADS GLASS STOREFROM DOOR 12 MECHANICAI SCREENS

# **ATTACHMENT 13**

- 1. 7/8" THREF COAT EXTERIOR CEMENT PLASTER
- 13 SIGNAGE PER COMPREHENSIVE SIGNAGE PROGRAM
- 14 SELF WEATHERING CORRUGATED AWNING



ARCHTECTURE V PLANNUG V INTERIOR DESIGN 200 N.CEDNOS AVENUS, SUTE N. SCLANA BLOCK CA 2075 1007/765.5044 7 184.755.5100 o www.mplemchtcoh.com



# EXTERIOR ELEVATIONS

## FOR

RETAIL CO	MPLEX
Owner Approval:	
Plancheck Submittel:	09-02-14
Issued for Bid:	
Final Approval:	
Project No.:	IO5.MOLOS
Scales NOTED	SHEET NUMBER
Drawn by:	120
Checked by:	AS.Z

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Date	SHEET 17 OF 20
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AGCHITECTURE V PLANNING V INT 200 N. CEDROS AVENUE, SUITE 8, SOLANA BI 1858,755,2548 1850,755,5350 a www.mstfer





# 14



	NO.	DESCRIPTION	DATE
		PLANNIS COMMINIS	10-50-14
ţ		PLANNING CONHENTS	08-13-15
f.		FLANDING CONTINUES	07-00-15
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#### EXTERIOR ELEVATIONS

#### FOR

PARKING ST	RUCTURE
Owner Approvat:	
Plancheck Submittelt	09-02-14
lasued for Bid:	
Final Approval:	
Project No.:	105.1401.05
Saltis NOTED	SHEET NUMBER
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Checked by:	70.0
Datrio-50-15	EMBET <u>19</u> OF <u>20</u>
	Owner Approvid: Plandheck Sodardistic Issued for BH: Final Approvid: Protect No.: Scale: AS NOTED Drawn by: KH 4 M.

## KEY NOTES:

- CMU WALL (STACKED BOND)
   TEXTURED CONCRETE
- 3 CONCRETE COLUMN BEYOND
- A REVATOR TOWER
- 5 STANDING SEAM METAL ROOF
- 6 METAL STAR
- 7 OPENING/ VEHICLE ACCESS
- B GARAGE VEHICLE PAMP
- 9 METAL GUARDRAIL
- 10 OPENNING IN CMU WALL



.

# ATTACHMENT 13









**RETAIL BUILDING SECTIONS** 



## PARKING STRUCTURE BUILDING SECTIONS

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# ATTACHMENT 13













NO.	DESCRIPTION	DATE
	PLANNIS CONTENTS	10-30-14
	FLANNIS CONTENTS	08-8-8
-	FLANNING CONHENIS	01-00-15
SHEET	TITLE	

# BUILDING SECTIONS

٤.			
ž	FOR RETAIL AND		
NUCCES.	PARKING ST	RUCTURE	
	Owner Approval:		
Ŧ.	Plancheck Submittal:	04-02-14	
ARCHITECTS ALL	Issued for Bid:		
5	Final Approval:		
ŝ.	Project No.:	105.1401.05	
2			
ald www.	Scale: AS NOTED	SHEET NUMBER	
200	KHIIM.	A4.2	
CONTROL 1 2020	Checked by:	74.2	
ŝ	Det 6-50-8	SHEET <u>20</u> OF <u>20</u>	