



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: October 27, 2016 REPORT NO. PC-16-087

HEARING DATE: November 3, 2016

SUBJECT: LA JOLLA DEL REY TM. Process Four Decision

PROJECT NUMBER: [355373](#)

OWNER/APPLICANT: Willmark Communities UTC Finance 1/Robert Bateman

SUMMARY:

Issue: Should the Planning Commission approve the creation of a fourteen-lot subdivision of a 44.57-acre property containing an existing senior residential housing complex within the University Community Plan area?

Staff Recommendation: APPROVE Tentative Map No. 1244048

Community Planning Group Recommendation: On May 13, 2014, the University Community Planning Group voted 9-4-0 to recommend approval of this project with no conditions.

Environmental Review: Mitigated Negative Declaration (MND) No. 98-0408/State Clearing House. No. 2000061116 was prepared for the original University City Village Apartments project (currently Senior Housing Project) and presented to the City Council on October 3, 2000. The City Council adopted the Mitigation, Monitoring and Reporting Program (MMRP) by Resolution No. R-293935. The La Jolla Del Rey Tentative Map was reviewed by the Environmental Analysis Section and determined, that it was in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162(a): 1) No substantial changes are proposed in the project which would require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) No substantial changes have occurred with respect to the circumstances under which the project is undertaken which would require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and (3) There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was certified, that shows any of the circumstances described in CEQA Guidelines 15162(3)(A) - (D). Therefore, no subsequent environmental document is required, in that no new additional impacts and/or mitigation measures are required beyond

those that were analyzed in the original environmental document. All of the impacts were adequately addressed and disclosed in the previously certified MND No. 98-0408/Sch. No. 2000061116.

Fiscal Impact Statement: All costs associated with this project are paid from a deposit account maintained by the applicant.

Housing Impact Statement: The existing senior housing complex contains 796 senior multi-family rental units, 80 assisted living units, and a community clubhouse of approximately 30,655 square feet. Of the 796 senior multi-family apartment units, ten are affordable housing units consisting of four, single-bedroom units and six, two-bedroom units. This proposed Tentative Map does not propose any physical changes to the existing senior housing complex.

BACKGROUND

The project site is located at 5811 Gulstrand Street, south of Governor Drive, west of Genesee Avenue and north of State Highway 52 within the University Community Plan area (Attachments 1 and 2) and is zoned RM-1-2. The University Community Plan designates this site for Residential Land Use at a density of 15–30 dwelling units per acre (du/acre) and at 18 du/acre the existing development is consistent with this designation (Attachment 3). The University Community Plan's Housing Element specifically identifies this site as "a special senior-only project of independent and assisted living dwelling units."

The 44.57-acre project site is made up of four lots and is part of a larger 75-acre, five lot, existing senior housing complex constructed in the mid 1960's. The senior housing complex permit has been amended a number of times. The most recent amendment occurred on December 14, 2011, when the Hearing Officer approved Conditional Use Permit Amendment No. 591417, Project No. 164984 (Attachment 8) to remodel and upgrade the senior housing complex. This approved remodel involved 796 senior multi-family apartment units, 80 assisted living units, and a community clubhouse of approximately 30,655 square feet.

This Tentative Map subdivision is proposed for financial purposes to phase the re-construction of the previously approved Conditional Use Permit. A Tentative Map is required by the Land Development Code (Section 125.0410) for the proposed subdivision.

DISCUSSION

Project Description:

The project proposes to subdivide the subject property from the existing four lots into fourteen lots, ranging in size from 0.74-acres to 15.77-acres. This Tentative Map proposal does not propose any physical changes to the property or existing facilities. All fourteen proposed lots have been plotted to conform to all of the applicable RM-1-2 development regulations, such as lot area, lot width, lot depth, floor area ratio and off-street parking and no deviations are required. The existing CUP

approval does not need to be amended with this proposal.

Conclusion:

A Tentative Map for the proposed fourteen lot subdivision may be approved if the decision maker finds that the proposed division of land complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed subdivision and found it to be in conformance with the applicable sections of the San Diego Municipal Code regulating Tentative Maps and land use policies. The University Community Plan's Housing Element specifically identifies this site as "a special senior-only project of independent and assisted living dwelling units." Staff has determined that the required findings can be made and recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Tentative Map No. 1244048, with modifications.
2. Deny Tentative Map No. 1244048, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department



Glenn R. Gargas
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Map Resolution with Findings
6. Draft Map Conditions
7. Map Exhibit-Tentative Map
8. Previously Approved CUP No. 591417
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement



Aerial Photo

LA JOLLA DEL REY TM - 5811 GULLSTRAND STREET
PROJECT NO. 355373





LA JOLLA DEL REY TM - 5811 GULLSTRAND STREET
PROJECT NO. 355373





Project Location Map

**LA JOLLA DEL REY TM - 5811 GULLSTRAND STREET
PROJECT NO. 355373**



PROJECT DATA SHEET

| | | |
|---|---|---------------------------|
| PROJECT NAME: | La Jolla Del Rey TM – Project No. 355373 | |
| PROJECT DESCRIPTION: | TM for an 14 lot subdivision, on a 44.57-acre property. | |
| COMMUNITY PLAN AREA: | University | |
| DISCRETIONARY ACTIONS: | Tentative Map | |
| COMMUNITY PLAN LAND USE DESIGNATION: | Residential | |
| <u>ZONING INFORMATION:</u> ZONE: RM-1-2 Zone HEIGHT LIMIT: 30-Foot maximum height limit. LOT SIZE: 6,000 square-foot minimum lot size – 4,146 to 17,739 sq. ft. proposed FLOOR AREA RATIO: 0.90 - 0.14 to 0.68 proposed FRONT SETBACK: 15/20 feet minimum SIDE SETBACK: 5 / 8 feet minimum STREETSIDE SETBACK: 10 feet minimum REAR SETBACK: 15 feet minimum PARKING: 2 parking spaces minimum required per dwelling unit. | | |
| <u>ADJACENT PROPERTIES:</u> | LAND USE DESIGNATION & ZONE | EXISTING LAND USE |
| NORTH: | Medium Density Residential; RM-1-2 Zone | Multi-Family Residential |
| SOUTH: | Park; OP-1-1 Zone | Open Space / Freeway |
| EAST: | Low Density Residential; RS-1-7 Zone | Single Family Residential |
| WEST: | Low Density Residential; RS-1-7 | Single Family Residential |
| DEVIATIONS OR VARIANCES REQUESTED: | None. | |
| COMMUNITY PLANNING GROUP RECOMMENDATION: | On May 13, 2014, the University Community Planning Group voted 9-4-0 to recommended approval the project. | |

PLANNING COMMISSION RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 1244048
LA JOLLA DEL REY TM - PROJECT NO. 355373

WHEREAS, Willmark Communities UTC Finance 1, Subdivider, and Robert Bateman, Surveyor, submitted an application to the City of San Diego for Tentative Map No. 1244048 for the La Jolla Del Rey project. The project site is located at 5811 Gulstrand Street, south of Governor Drive, east of Genesee Avenue, north of Highway 52, and west of Interstate 805. The property is legally described as Parcel 4 of Parcel Map No. 21097, in the City of San Diego, County of San Diego, According to Map thereof No. 5100, filed in the office of the County Recorder of San Diego County on November 22, 2013; and

WHEREAS, the Map proposes the Subdivision of a 44.57-acre-site into fourteen lots; 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 November 3, 2016, the Planning Commission of the City of San Diego considered Tentative Map No. 1244048, and pursuant to San Diego Municipal Code section(s) 125.0440, 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. 1244048:

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

The project site, a 44.57-acre site contains an existing residential senior housing complex approved per Conditional Use Permit Nos. 98-0408 and 591417, is proposing a fourteen lot subdivision. No development is proposed. The project site is located in the RM-1-2 zone and is designated Residential with 15-30 dwelling units per acre within the University Community Plan and at 18 du/acre the existing development is consistent with this designation. The Housing Element specifically identifies this site as "a special senior-only project of independent and assisted living dwelling units. University City Village will not exceed 1,189 seniors units". The residential senior housing complex is allowed through the approved Conditional Use Permits. The proposed subdivision is consistent with the approved Conditional Use Permit Nos. 98-0408 and 591417. Therefore, the proposed subdivision would be 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 fourteen lot subdivision complies with the development regulations of the underlying RM-1-2 zone and all of the applicable development regulations of the Land Development Code, including minimum lot area, lot width, lot depth, floor area ratio and off-street parking. This project does not include any request to deviate from the required minimum development regulations. There is no proposed development or physical change to the existing senior housing complex as part of the Tentative Map.

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

The project site, a 44.57-acre site containing an existing residential senior housing complex approved per Conditional Use Permit Nos. 98-0408 and 591417, is proposing a fourteen lot subdivision. No development is proposed. The project site is located in the RM-1-2 zone and is designated Residential with 15-30 dwelling units per acre within the University Community Plan. The Housing Element specifically identifies this site as "a special senior-only project of independent and assisted living dwelling units. University City Village will not exceed 1,189 seniors units". The existing residential senior housing complex was approved through Conditional Use Permits. Therefore, this project will not affect the existing and future surrounding land uses and the site is physically suitable for the type and density under the proposed tentative map project.

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

The project site, a 44.57-acre site containing an existing residential senior housing complex approved per Conditional Use Permit Nos. 98-0408 and 591417, is proposing a fourteen lot

subdivision. The Tentative Map proposal does not include any development. The current project was reviewed by the Environmental Analysis Section and it was determined that in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162(a): 1) No substantial changes are proposed in the project which would require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) No substantial changes have occurred with respect to the circumstances under which the project is undertaken which would require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and (3) There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was certified, that shows any of the circumstances described in CEQA Guidelines 15162(3)(A) - (D). Therefore, no subsequent environmental document is required, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document. All of the impacts were adequately addressed and disclosed in the previously certified MND No. 98-0408/Sch. No. 2000061116. Therefore, since there is no proposed physical change to the property with this proposal, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat

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

The project site, a 44.57-acre site containing an existing residential senior housing complex approved per Conditional Use Permit Nos. 98-0408 and 591417, is proposing a fourteen lot subdivision. No development is proposed. This project was determined to be consistent with the previously adopted Mitigated Negative Declaration under the California Environmental Quality Act. Therefore, the design of the subdivision or the proposed improvements would not be detrimental to the public health, safety, and welfare.

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

The project site, a 44.57-acre site containing an existing residential senior housing complex approved per Conditional Use Permit Nos. 98-0408 and 591417, is proposing a fourteen lot subdivision. No development is proposed. The proposed subdivision would maintain the existing public rights-of-ways and general utility easements. Therefore, the design of the subdivision and the associated improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The proposed subdivision of a 44.57-acre property into fourteen lots for an existing residential senior housing complex does not include any additional physical development of the property and will not impede or inhibit any future passive or natural heating and cooling

opportunities. Previous Conditional Use Permit approvals have been established for the future construction of the residential senior housing complex; however they do not impede or inhibit any future passive or natural heating and cooling opportunities. With the independent design of the proposed subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The project site, a 44.57-acre site containing an existing residential senior housing complex approved per Conditional Use Permit Nos. 98-0408 and 591417, is proposing a fourteen lot subdivision. No development is proposed. This project is directly adjacent to a public open space, nearby public parks, adjacent to a golf course, transit service is available in the vicinity and existing neighborhood shopping is available nearby to support the existing housing. Balanced needs for public facilities were taken into consideration with the development of the University Community Plan and the project is consistent with the density in the community plan. The Planning Commission has reviewed the administrative record including the project plans, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region. Those needs were balanced against the needs for public services and the available fiscal and environmental resources and found that the proposed Tentative Map would not adversely affect the housing needs of the University Community Plan area.

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. 1244048 is hereby granted to Willmark Communities UTC Finance 1, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
 Glenn R. Gargas
 Development Project Manager
 Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24004352

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. 1244048
LA JOLLA DEL REY TM - PROJECT NO. 355373
ADOPTED BY RESOLUTION NO. R-_____ ON NOVEMBER 3, 2016

GENERAL

1. This Tentative Map will expire November 18, 2019.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The 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

5. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
6. 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.
7. The Final Map shall comply with the provisions of the Conditional Use Permit No. 591417.
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. 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.

TRANSPORTATION

11. Prior to the recordation of any map, all conditions of RPO/CUP #98-0408 and CUP #591417 shall be fulfilled satisfactory to the City Engineer.
12. Prior to the recordation of any map, all Shared Parking Agreements between any/all parcels governed by RPO/CUP #98-0408 and CUP #591417 shall be reviewed, approved, and recorded on all affected parcels satisfactory to the City Engineer.

MAPPING

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 Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.
16. Prior to the expiration of the Tentative Map, a Final Map to subdivide lots shall be recorded in the office of the County Recorder.

17. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.

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. 24004352

CITY OF SAN DIEGO
DEVELOPMENT SUMMARY

1. SUMMARY OF REQUEST: TENTATIVE MAP TO SUBDIVIDE AN EXISTING 44.57-ACRE PARCEL INTO 14 LOTS. THE PROJECT SITE CONTAINS AN EXISTING SENIOR HOUSING COMPLEX THAT WOULD REMAIN, AND HAS PREVIOUSLY APPROVED UNDER HMO AND CONDITIONAL USE PERMIT NO. 98-0408, AND CONDITIONAL USE PERMIT NO. 98-1117.

2. THE PROJECT SITE IS LOCATED 5511 GULLSTRAND STREET, THE LAND USE DESIGNATION FOR THE PROJECT SITE IS RESIDENTIAL PER COMMUNITY PLAN. ADDITIONALLY, THE PROJECT IS LOCATED WITHIN THE RM-1.2 ZONE, AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (NACAS WIRAMAH AND MONTGOMERY FIELDS), AIRPORT LAND USE COMPATIBILITY PLAN ZONE (NACAS WIRAMAH AND MONTGOMERY FIELDS), AIRPORT LAND USE COMPATIBILITY PLAN ZONE (NACAS WIRAMAH AND MONTGOMERY FIELDS), FEDERAL AVIATION ADMINISTRATION FINAL PART 77 (NACAS WIRAMAH AND MONTGOMERY FIELDS), UNIVERSITY COMMUNITY PLAN AREA. (LEGAL DESCRIPTION: PARCEL 4 OF PARCEL MAP NO. 21087)

3. SITE AREA

TOTAL SITE AREA = 1,941,426.11 S.F. 44.57 ACRES

4. YARD/SETBACK

FRONT AND STREET SIDE SETBACK REQUIRED = 15' (ESTABLISHED)
STANDARD SIDE SETBACK = 5' OR 10% OF LOT WIDTH, WHICHEVER IS GREATER

5. THE MAP PROPOSES THE SUBDIVISION OF A 44.57-ACRE SITE INTO 14 LOTS FOR RESIDENTIAL DEVELOPMENT.

AREA OF FINAL MAP

TOTAL AREA OF FINAL MAP = 1,941,426.11 S.F. 44.57 ACRES

| LOT # | Area (S.F.) | Area (Acres) |
|--------|-----------------|--------------|
| LOT 1 | 45,494.29 S.F. | 1.04 ACRES |
| LOT 2 | 32,073.54 S.F. | 0.74 ACRES |
| LOT 3 | 97,811.51 S.F. | 2.24 ACRES |
| LOT 4 | 67,909.25 S.F. | 1.55 ACRES |
| LOT 5 | 65,166.74 S.F. | 1.50 ACRES |
| LOT 6 | 162,798.18 S.F. | 3.74 ACRES |
| LOT 7 | 149,916.88 S.F. | 3.44 ACRES |
| LOT 8 | 25,148.20 S.F. | 0.58 ACRES |
| LOT 9 | 146,555.42 S.F. | 3.36 ACRES |
| LOT 10 | 136,176.52 S.F. | 3.13 ACRES |
| LOT 11 | 108,024.99 S.F. | 2.48 ACRES |
| LOT 12 | 144,315.27 S.F. | 3.31 ACRES |
| LOT 13 | 67,018.80 S.F. | 1.57 ACRES |
| LOT 14 | | |

6. COMPLIANCE WITH ALL CONDITIONS SHALL BE ASSURED, TO THE SATISFACTION OF THE CITY ENGINEER, PRIOR TO THE RECORDED OF THE FINAL MAP.

7. THE SUBDIVIDER SHALL COMPLY WITH ALL CURRENT STREET LIGHTING STANDARDS ACCORDING TO THE CITY OF SAN DIEGO STREET DESIGN MANUAL (DOCUMENT NO. 207376, FILE NOVEMBER 25, 2002) AND THE AMENDMENT TO COUNCIL POLICY 200-18 APPROVED BY CITY COUNCIL ON FEBRUARY 25, 2002 (RESOLUTION P-200111) SATISFACTORY TO THE CITY ENGINEER. THIS MAP REQUIRE (BUT NOT LIMITED TO) INSTALLATION OF NEW STREET LIGHTING, UPDATING LIGHT FROM LOW PRESSURE TO HIGH PRESSURE SODIUM VAPOR AND/OR UPDATING WATTAGE.

8. THE FINAL MAP SHALL COMPLY WITH THE PROVISIONS OF THE CONDITIONAL USE PERMIT NO. 98-1117.

9. THE DEVELOPER WILL CONTINUE TO BE REQUIRED TO UNDERGO ANY NEW SERVICE RUN TO THE PROPOSED WITHIN THE SUBDIVISION.

EXISTING IMPROVEMENTS

EXISTING AND PROPOSED ZONE, RM-1.2 (RESIDENTIAL MULTIPLE DWELLINGS)
COMMUNITY PLAN NAME, UNIVERSITY CITY

| SEWER & WATER | 10452-2-D |
|---------------|------------|
| SEWER & WATER | 10452-3-D |
| SEWER & WATER | 10452-4-D |
| SEWER & WATER | 10452-5-D |
| SEWER & WATER | 10452-6-D |
| SEWER & WATER | 10452-7-D |
| SEWER & WATER | 10452-8-D |
| SEWER & WATER | 10452-9-D |
| SEWER & WATER | 10452-10-D |
| SEWER & WATER | 10452-11-D |
| SEWER & WATER | 10452-12-D |

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A FINAL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

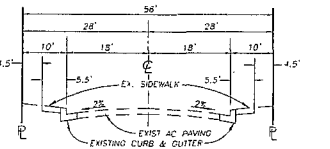
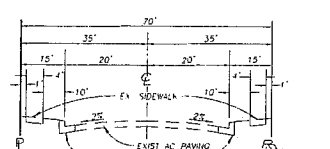
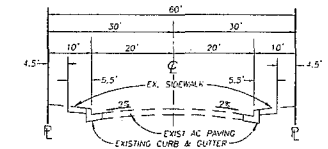
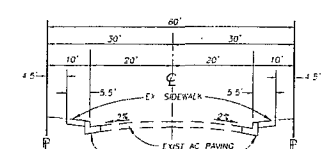
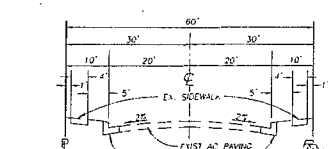
| UTILITY | COMPANY | OVERHEAD/UNDERGROUND |
|-----------|-------------|----------------------|
| ELECTRIC | S.D.G.&E. | UNDERGROUND |
| GAS | S.D.G.&E. | UNDERGROUND |
| TELEPHONE | AT&T | UNDERGROUND |
| CABLE | TIME WARNER | UNDERGROUND |

PUBLIC IMPROVEMENT NOTES

1. ALL EXISTING NON-STANDARD DRIVEWAYS SHALL BE REPLACED WITH CITY STANDARD DRIVEWAYS WHEN THE BUILDING PERMIT IS ISSUED AND BEFORE OCCUPANCY FOR EACH OF THE BUILDINGS APPROVED BY CUP NO. 98-1117.

LEGEND

- INDICATES PROPERTY LINE TO BOUNDARY
- INDICATES LIGHT LOT
- INDICATES STREET LIGHT
- INDICATES BLOCK WALL
- INDICATES HANDICAP PARKING OR RAMP
- INDICATES CHAIN LINK FENCE
- INDICATES ABUTTERS RIGHTS OF ACCESS SEVERED
- INDICATES TRAFFIC FLOW
- INDICATES STREET SIGN
- INDICATES ELECTRIC VALVE
- INDICATES POST INDICATOR VALVE
- INDICATES FIRE DEPARTMENT CONNECTION
- INDICATES BACK FLOW PREVENTION VALVE
- INDICATES WATER METER
- INDICATES WATER DATE VALVE
- INDICATES FIRE HYDRANT
- INDICATES SEWER CLEAN OUT
- INDICATES GAS METER
- INDICATES FIRE METER
- INDICATES LANDSCAPED AREA
- INDICATES COMMUNICATION RISER
- INDICATES ELECTRIC TRANSFORMER
- INDICATES CONCRETE SURFACE
- INDICATES WATER VALVE
- INDICATES TRASH ENCLOSURE
- INDICATES SEWER MANHOLE
- INDICATES STORM DRAIN MANHOLE
- INDICATES COMMUNICATION VAULT
- INDICATES TRAFFIC SIGNAL VAULT
- INDICATES STREET LIGHT VAULT
- INDICATES UNIDENTIFIED MANHOLE

TYPICAL STREET SECTION OF KANTOR STREET (EXISTING STREET)
NO SCALETYPICAL STREET SECTION OF KANTOR STREET NORTH OF PAVLOV (EXISTING STREET)
NO SCALETYPICAL STREET SECTION OF KANTOR STREET SOUTH OF PAVLOV (EXISTING STREET)
NO SCALETYPICAL STREET SECTION OF GULLSTRAND STREET (EXISTING STREET)
NO SCALETYPICAL STREET SECTION OF KANTOR STREET WEST OF PAVLOV (EXISTING STREET)
NO SCALETYPICAL STREET SECTION OF KANTOR STREET EAST OF PAVLOV (EXISTING STREET)
NO SCALETYPICAL STREET SECTION OF PAVLOV AVENUE WEST OF KANTOR (EXISTING STREET)
NO SCALETYPICAL STREET SECTION OF PAVLOV AVENUE EAST OF KANTOR (EXISTING STREET)
NO SCALETYPICAL STREET SECTION OF PAVLOV AVENUE WEST OF KANTOR (EXISTING STREET)
NO SCALELA JOLLA DEL REY,
TENTATIVE MAP NO. 1244048
Project No. 355373

PARKING MATRIX TABLE:

| LOT # | CONSTRUCTION TYPE | TYPE VA (SPRINKLED)* OCCUPANCY: R2 | LOT AREA: 45,494 SQ. FT./1.04 ACRES |
|----------|-------------------|------------------------------------|--|
| BUILDING | NUMBER OF UNITS | UNIT PARKING | SURFACE ACCESSIBLE GARAGE TOTAL PARKING REQUIRED SURPLUS |
| 1A | 16 DU | 16 | |
| 1B | 16 DU | 16 | |
| 1C | 1 DU | 1 | |
| TOTAL 3 | 33 DU | 33 | 25 2 7 34 1/2DU=33 1 |

| LOT 2 | CONSTRUCTION TYPE | TYPE VA (SPRINKLED)* OCCUPANCY: R2 | LOT AREA: 32,073.54 SQ. FT./0.74 ACRES |
|----------|-------------------|------------------------------------|--|
| BUILDING | NUMBER OF UNITS | UNIT PARKING | SURFACE ACCESSIBLE GARAGE TOTAL PARKING REQUIRED SURPLUS |
| 2A | 16 DU | 16 | |
| 2B | 16 DU | 16 | |
| TOTAL 2 | 32 DU | 32 | 0 2 45 47 1/2DU=32 11 |

| LOT 3 | CONSTRUCTION TYPE | TYPE VA (SPRINKLED)* OCCUPANCY: R2 | LOT AREA: 97,811.51 SQ. FT./2.24 ACRES |
|----------|-------------------|------------------------------------|--|
| BUILDING | NUMBER OF UNITS | UNIT PARKING | SURFACE ACCESSIBLE GARAGE TOTAL PARKING REQUIRED SURPLUS |
| 3A | 17 DU | 17 | |
| 3B | 12 DU | 12 | |
| 3C | 15 DU | 15 | |
| 3D | 1 DU | 1 | |
| TOTAL 4 | 45 DU | 45 | 23 3 26 59 1/2DU=45 7 |

| LOT 4 | CONSTRUCTION TYPE | TYPE VA (SPRINKLED)* OCCUPANCY: R2 | LOT AREA: 67,909.25 SQ. FT./1.55 ACRES |
|----------|-------------------|------------------------------------|--|
| BUILDING | NUMBER OF UNITS | UNIT PARKING | SURFACE ACCESSIBLE GARAGE TOTAL PARKING REQUIRED SURPLUS |
| 4A | 16 DU | 16 | |
| 4B | 16 DU | 16 | |
| TOTAL 2 | 32 DU | 32 | 2 3 49 54 1/2DU=32 18 |

| LOT 5 | CONSTRUCTION TYPE | TYPE VA (SPRINKLED)* OCCUPANCY: R2 | LOT AREA: 65,166.74 SQ. FT./1.50 ACRES |
|----------|-------------------|------------------------------------|--|
| BUILDING | NUMBER OF UNITS | UNIT PARKING | SURFACE ACCESSIBLE GARAGE TOTAL PARKING REQUIRED SURPLUS |
| 5A | 19 DU | 19 | |
| 5B | 7 DU | 7 | |
| 5C | 1 DU | 1 | |
| TOTAL 3 | 27 DU | 27 | 1 1 22 24 1/2DU=27 3 |

| LOT 6 | CONSTRUCTION TYPE | TYPE VA (SPRINKLED)* OCCUPANCY: R2 | LOT AREA: 162,798.18 SQ. FT./3.74 ACRES |
|----------|-------------------|------------------------------------|--|
| BUILDING | NUMBER OF UNITS | UNIT PARKING | SURFACE ACCESSIBLE GARAGE TOTAL PARKING REQUIRED SURPLUS |
| 6A | 46 DU | 46 | |
| 6B | 1 DU | 1 | |
| 6C | 1 DU | 1 | |
| 6D | 1 DU | 1 | |
| 6E | 1 DU | 1 | |
| 6F | 1 DU | 1 | |
| TOTAL 6 | 52 DU | 52 | 28 4 27 59 1/2DU=52 7 |

| LOT 7 | CONSTRUCTION TYPE | TYPE VA (SPRINKLED)* OCCUPANCY: R2 | LOT AREA: 154,505.50 SQ. FT./3.55 ACRES |
|----------|-------------------|------------------------------------|--|
| BUILDING | NUMBER OF UNITS | UNIT PARKING | SURFACE ACCESSIBLE GARAGE TOTAL PARKING REQUIRED SURPLUS |
| 7A | 28 DU | 28 | |
| 7B | 15 DU | 15 | |
| 7C | 1 DU | 1 | |
| TOTAL 3 | 45 DU | 45 | 22 3 20 65 1/2DU=45 20 |

| LOT 8 | CONSTRUCTION TYPE | TYPE VA (SPRINKLED)* OCCUPANCY: R2 | LOT AREA: 67,230 SQ. FT./1.54 ACRES |
|----------|-------------------|------------------------------------|--|
| BUILDING | NUMBER OF UNITS | UNIT PARKING | SURFACE ACCESSIBLE GARAGE TOTAL PARKING REQUIRED SURPLUS |
| 8A | 32 DU | 32 | |
| 8B | 1 DU | 1 | |
| TOTAL 1 | 33 DU | 33 | 3 2 35 40 1/2DU=32 8 |

| LOT 9 | CONSTRUCTION TYPE | TYPE VA (SPRINKLED)* OCCUPANCY: R2 | LOT AREA: 29,141 SQ. FT./0.67 ACRES |
|----------|-------------------|------------------------------------|--|
| BUILDING | NUMBER OF UNITS | UNIT PARKING | SURFACE ACCESSIBLE GARAGE TOTAL PARKING REQUIRED SURPLUS |
| 9A | 22 DU | 22 | |
| 9B | 1 DU | 1 | |
| TOTAL 2 | 23 DU | 23 | 4 1 18 24 1/2DU=22 2 |

| LOT 10 | CONSTRUCTION TYPE | TYPE VA (SPRINKLED)* OCCUPANCY: R2 | LOT AREA: 147,046 SQ. FT./3.38 ACRES |
|----------|-------------------|------------------------------------|--|
| BUILDING | NUMBER OF UNITS | UNIT PARKING | SURFACE ACCESSIBLE GARAGE TOTAL PARKING REQUIRED SURPLUS |
| 10A | 32 DU | 32 | |
| 10B | 28 DU | 28 | |
| 10C | 10 DU | 10 | |
| 10D | 2 DU | 2 | |
| TOTAL 4 | 72 DU | 72 | 38 5 59 101 1/2DU=72 30 |

PARKING MATRIX TABLE CONTINUED:

| LOT 11 | CONSTRUCTION TYPE | TYPE VA (SPRINKLED)* OCCUPANCY: R2 | LOT AREA: 136,045 SQ. FT./3.12 ACRES |
|----------|-------------------|------------------------------------|--|
| BUILDING | NUMBER OF UNITS | UNIT PARKING | SURFACE ACCESSIBLE GARAGE TOTAL PARKING REQUIRED SURPLUS |
| 11A | 32 DU | 32 | |
| 11B | 34 DU | 34 | |
| 11C | 1 DU | 1 | |
| 11D | 2 DU | 2 | |
| 11E | 1 DU | 1 | |
| TOTAL 5 | 70 DU | 70 | 25 5 63 97 1/2DU=70 27 |

| LOT 12 | CONSTRUCTION TYPE | TYPE VA (SPRINKLED)* OCCUPANCY: R2 | LOT AREA: 104,652 SQ. FT./2.40 ACRES |
|----------|-------------------|------------------------------------|--|
| BUILDING | NUMBER OF UNITS | UNIT PARKING | SURFACE ACCESSIBLE GARAGE TOTAL PARKING REQUIRED SURPLUS |
| 12A | 16 DU | 16 | |
| 12B | 30 DU | 30 | |
| 12C | 1 DU | 1 | |
| 12D | 1 DU | 1 | |
| 12E | 2 DU | 2 | |
| TOTAL 5 | 50 DU | 50 | 36 4 35 75 1/2DU=50 25 |

| LOT 13 | CONSTRUCTION TYPE | TYPE VA (SPRINKLED)* OCCUPANCY: R2 | LOT AREA: 147,798 SQ. FT./3.38 ACRES |
|----------|-------------------|------------------------------------|--|
| BUILDING | NUMBER OF UNITS | UNIT PARKING | SURFACE ACCESSIBLE GARAGE TOTAL PARKING REQUIRED SURPLUS |
| 13A | 35 DU | 35 | |
| 13B | 15 DU | 15 | |
| 13C | 2 DU | 2 | |
| 13D | 1 DU | 1 | |
| 13E | 1 DU | 1 | |
| TOTAL 3 | 54 DU | 54 | 41 5 65 114 1/2DU=54 40 |

| TOTALS | CONSTRUCTION TYPE | TYPE VA (SPRINKLED)* OCCUPANCY: R2 | LOT AREA: 1,941,426.11 SQ. FT./44.57 ACRES |
|----------|-------------------|------------------------------------|--|
| BUILDING | NUMBER OF UNITS | UNIT PARKING | SURFACE ACCESSIBLE GARAGE TOTAL PARKING REQUIRED SURPLUS |
| TOTAL 45 | 588 DU | 588 | 255 40 492 787 1/2DU=588 199 |

PARKING NOTES:

1. REQUIRED PARKING: 1 SPACE / DWELLING UNIT
2. SURFACE PARKING SPACES ARE A MINIMUM 8' X 18'
3. ACCESSIBLE PARKING SPACES ARE A MINIMUM 8' X 18'
4. PRIVATE GARAGES ARE A MINIMUM 8' X 18'
5. ALL PARKING WILL CONFORM WITH REGULATIONS IN THE SAN DIEGO MUNICIPAL CODE, CALIFORNIA BUILDING CODE, AND FEDERAL ADA.

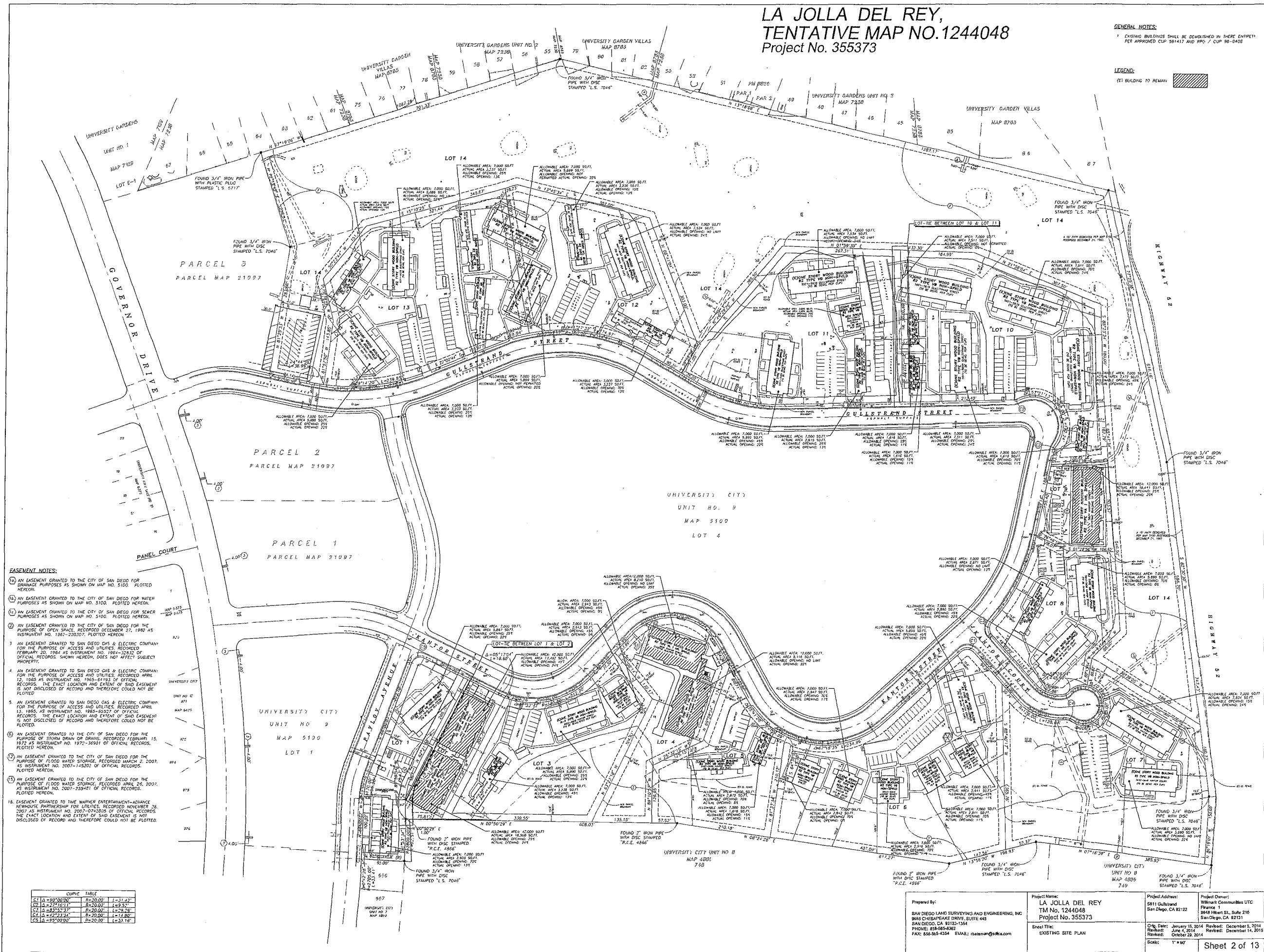
TRANSPORTATION REQUIREMENTS:

1. THE COMMUNITY CENTER BUILDING SHALL ONLY BE USED BY RESIDENTS OF THE SENIOR HOUSING COMPLEX. 2. A MINIMUM OF 900 AUTOMOBILE SPACES (INCLUDING 54 STANDARD ACCESSIBLE SPACES OF WHICH 7 WILL BE VAN ACCESSIBLE SPACES), 28 MOTORCYCLE SPACES AND 27 BICYCLE SPACES WITH RACKS) SHALL BE PROVIDED AS REQUIRED BY THE LAND DEVELOPMENT CODE. THE PROJECT WILL PROVIDE 1107 AUTOMOBILE SPACES (INCLUDING 55 STANDARD ACCESSIBLE SPACES OF WHICH 13 WILL BE VAN ACCESSIBLE), 36 MOTORCYCLE SPACES, AND 65 BICYCLE SPACES WITH RACKS) WILL BE PROVIDED AS INDICATED IN THE PROJECT'S EXHIBIT "A" ALL ON-STREET PARKING SPACES AND ASSESSMENTS SHALL BE IN COMPLIANCE WITH REQUIREMENTS OF THE CITY'S LAND DEVELOPMENT CODE AND SHALL NOT BE COVERED AND/OR UTILIZED FOR ANY OTHER PURPOSES UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE DEVELOPMENT SERVICES DIRECTOR.
2. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT FOR EACH PHASE OF THE DEVELOPMENT, THE OWNER/PERMITTEE SHALL PROVIDE A TRANSPORTATION SHUTTLE SERVICE AND/OR PROOF THEREOF CONTINUED SERVICE FOR THE RESIDENTS WHICH WILL PROVIDE TRANSPORTATION SERVICE AT A REASONABLE FREQUENCY OF SERVICE, SATISFACTORY TO THE CITY ENGINEER. THE SHUTTLE SERVICE SHALL PROVIDE SERVICE TO LOCAL COMMERCIAL AREAS INCLUDING, BUT NOT LIMITED TO: UNIVERSITY TOWNE CENTER SHOPPING MALL LOCATED AT THE CORNER OF LA JOLLA VILLAGE DR./CORNELL AVE., THE UNIVERSITY SQUARE SHOPPING CENTER LOCATED AT THE CORNER OF GOWERS DR./CORNEL AVE., AND THE UNIVERSITY CITY SHOPPING CENTER LOCATED ON THE CORNER OF GOWERS DR./PREGENTS ST.
3. TRANSPORTATION SHUTTLE SERVICE SHALL BE PROVIDED TO THE RESIDENTS IN PERPETUITY WITH THIS PERMIT AND PRO/CUP NO. 98-0408.
4. SATISFACTION OF ALL CONDITIONS PRO/CUP #98-0408 AND CUP #98-1117 SHALL BE A CONDITION OF THE PERMIT.
5. PRIOR TO THE RECOGNITION OF ANY MAP, ALL CONDITIONS OF PRO/CUP#98-0408 AND CUP#98-1117 SHALL BE FULFILLED SATISFACTORY TO THE CITY ENGINEER.
6. PRIOR TO THE RECOGNITION OF ANY MAP, ALL SHARED PARKING AGREEMENTS BETWEEN ANY/FALL PARCELS GOVERNED BY PRO/CUP #98-0408 AND CUP #98-1117 SHALL BE REVIEWED, APPROVED, AND RECORDED ON ALL AFFECTED PARCELS SATISFACTORY TO THE CITY ENGINEER.
7. PRIOR TO THE RECOGNITION OF ANY MAP, ALL SHARED PARKING AGREEMENTS BETWEEN ANY/FALL PARCELS GOVERNED BY PRO/CUP #98-0408 AND CUP #98-1117 SHALL BE REVIEWED, APPROVED, AND RECORDED ON ALL AFFECTED PARCELS SATISFACTORY TO THE CITY ENGINEER.
8. THE CURRENT PROJECT SITE AND THE PARCEL BOUNDED BY PAVLOV STREET, GULLSTRAND STREET, AND KANTOR STREET (APN 348-200-0408, 348-200-0409, 348-200-0410, 348-200-0411, 348-200-0412, 348-200-0413, 348-200-0414, 348-200-0415, 348-200-0416, 348-200-0417, 348-200-0418, 348-200-0419, 348-200-0420, 348-200-0421, 348-200-0422, 348-200-0423, 348-200-0424, 348-200-0425, 348-200-0426, 348-200-0427, 348-200-0428, 348-200-0429, 348-200-0430, 348-200-0431, 348-200-0432, 348-200-0433, 348-200-0434, 348-200-0435, 348-200-0436, 348-200-0437, 348-200-0438, 348-200-0439, 348-200-0440, 348-200-0441, 348-200-0442, 348-200-0443, 348-200-0444, 348-200-0445, 348-200-0446, 348-200-0447, 348-200-0448, 348-200-0449, 348-200-0450, 348-200-0451, 348-200-0452, 348-200-0453, 348-200-0454, 348-200-0455, 348-200-0456, 348-200-0457, 348-200-0458, 348-200-0459, 348-200-0460, 348-200-0461, 348-200-0462, 348-200-0463, 348-200-0464, 348-200-0465, 348-200-0466, 348-200-0467, 348-200-0468, 348-200-0469, 348-200-0470, 348-200-0471, 348-200-0472, 348-200-0473, 348-200-0474, 348-200-0475, 348-200-0476, 348-200-0477, 348-200-0478, 348-200-0479, 348-200-0480, 348-200-0481, 348-200-0482, 348-200-0483, 348-200-0484, 348-200-0485, 348-200-0486, 348-200-0487, 348-200-0488, 348-200-0489, 348-200-0490, 348-200-0491, 348-200-0492, 348-200-0493, 348-200-0494, 348-200-0495, 348-200-0496, 348-200-0497, 348-200-0498, 348-200-0499, 348-200-0500, 348-200-0501, 348-200-0502, 348-200-0503, 348-200-0504, 348-200-0505, 348-200-0506, 348-200-0507, 348-200-0508, 348-200-0509, 348-200-0510, 348-200-0511, 348-200-0512, 348-200-0513, 348-200-0514, 348-200-0515, 348-200-0516, 348-200-0517, 348-200-0518, 348-200-0519, 348-200-0520, 348-200-0521, 348-200-0522, 348-200-0523, 348-200-0524, 348-200-0525, 348-200-0526, 348-200-0527, 348-200-0528, 348-200-0529, 348-200-0530, 348-200-0531, 348-200-0532, 348-200-0533, 348-200-0534, 348-200-0535, 348-200-0536, 348-200-0537, 348-200-0538, 348-200-0539, 348-200-0540, 348-200-0541, 348-200-0542, 348-200-0543, 348-200-0544, 348-200-0545, 348-200-0546, 348-200-0547, 348-200-0548, 348-200-0549, 348-200-0550, 348-200-0551, 348-200-0552, 348-200-0553, 348-200-0554, 348-200-0555, 348-200-0556, 348-200-0557, 348-200-0558, 348-200-0559, 348-200-0560, 348-200-0561, 348-200-0562, 348-200-0563, 348-200-0564, 348-200-0565, 348-200-0566, 348-200-0567, 348-200-0568, 348-200-0569, 348-200-0570, 348-200-0571, 348-200-0572, 348-200-0573, 348-200-0574, 348-200-0575, 348-200-0576, 348-200-0577, 348-200-0578, 348-200-0579, 348-200-0580, 348-200-0581, 348-200-0582, 348-200-0583, 348-200-0584, 348-20

LA JOLLA DEL REY,
TENTATIVE MAP NO. 1244048
Project No. 355373

GENERAL NOTES:
1. EXISTING BUILDINGS SHALL BE DEMOLISHED IN THEIR ENTIRETY
PER APPROVED CUP 581417 AND PPO / CUP 98-0408

LEGEND:
(E) BUILDING TO REMAIN

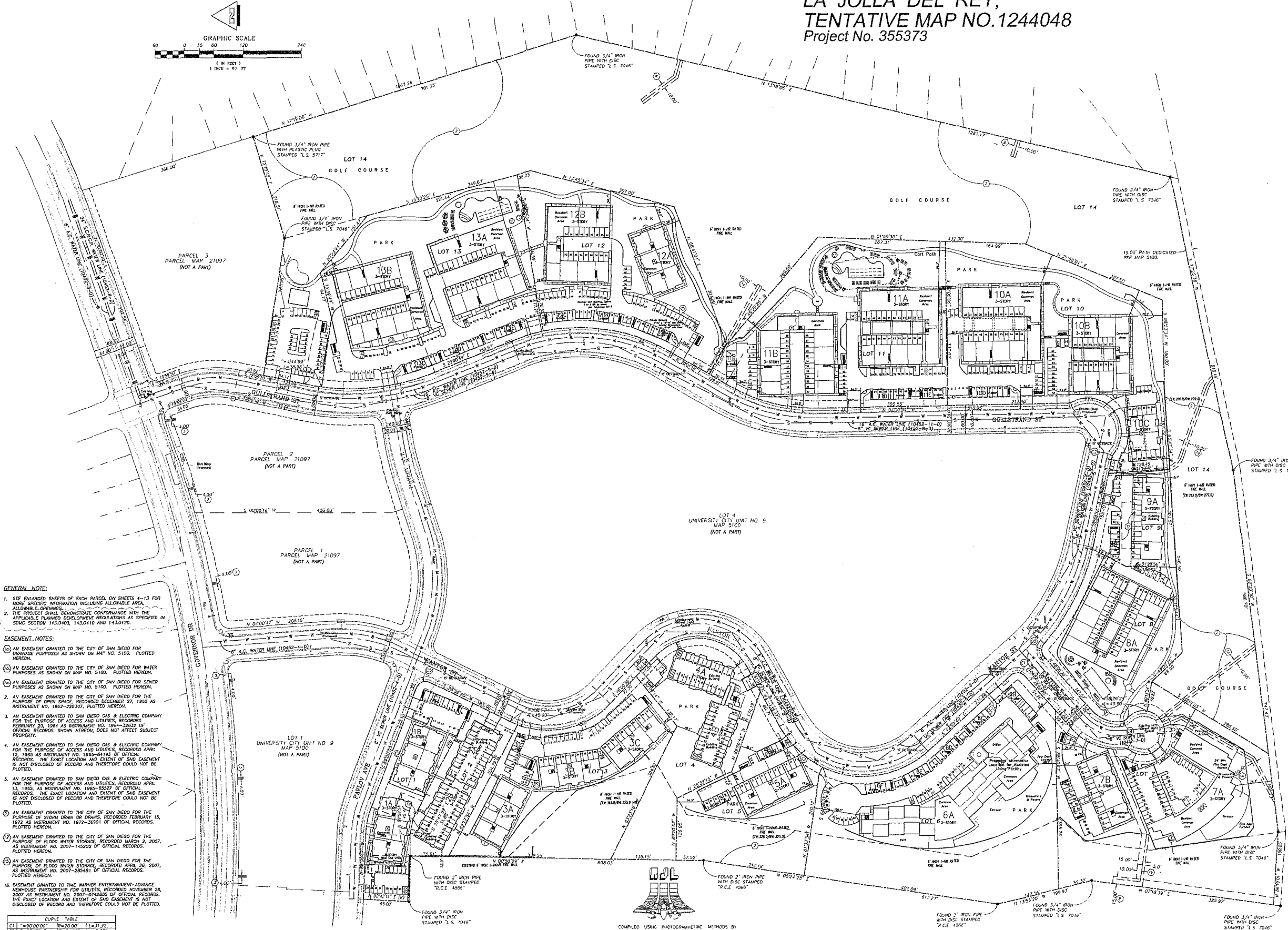


- EASEMENT NOTES:
- AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR DRAINAGE PURPOSES AS SHOWN ON MAP NO. 5100. PLOTTED HEREON.
 - AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR WATER PURPOSES AS SHOWN ON MAP NO. 5100. PLOTTED HEREON.
 - AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR SEWER PURPOSES AS SHOWN ON MAP NO. 5100. PLOTTED HEREON.
 - AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR THE PURPOSE OF OPEN SPACE, RECORDED DECEMBER 27, 1982 AS INSTRUMENT NO. 1982-220307. PLOTTED HEREON.
 - AN EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY FOR THE PURPOSE OF ACCESS AND UTILITIES, RECORDED FEBRUARY 20, 1984 AS INSTRUMENT NO. 1984-32632 OF OFFICIAL RECORDS. SHOWN HEREON. DOES NOT AFFECT SUBJECT PROPERTY.
 - AN EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY FOR THE PURPOSE OF ACCESS AND UTILITIES, RECORDED APRIL 12, 1985 AS INSTRUMENT NO. 1985-84193 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.
 - AN EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY FOR THE PURPOSE OF ACCESS AND UTILITIES, RECORDED APRIL 12, 1985 AS INSTRUMENT NO. 1985-84193 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.
 - AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR THE PURPOSE OF STORM DRAIN OR DRAIN, RECORDED FEBRUARY 15, 1972 AS INSTRUMENT NO. 1972-36901 OF OFFICIAL RECORDS. PLOTTED HEREON.
 - AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR THE PURPOSE OF FLOOD WATER STORAGE, RECORDED MARCH 2, 2007 AS INSTRUMENT NO. 2007-145201 OF OFFICIAL RECORDS. PLOTTED HEREON.
 - AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR THE PURPOSE OF FLOOD WATER STORAGE, RECORDED APRIL 26, 2007 AS INSTRUMENT NO. 2007-255451 OF OFFICIAL RECORDS. PLOTTED HEREON.
 - EASEMENT GRANTED TO TIME WARNER ENTERTAINMENT-ADVANCE NEWHOUSE PARTNERSHIP FOR UTILITIES, RECORDED NOVEMBER 28, 2007 AS INSTRUMENT NO. 2007-0742509 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.

| CURVE TABLE | | | |
|-----------------|----------|----------|--|
| CL 1A=89°00'00" | R=20.00' | L=31.42' | |
| CL 1B=27°16'11" | R=20.00' | L=9.53' | |
| CL 1C=83°13'17" | R=20.00' | L=20.26' | |
| CL 1D=22°11'11" | R=20.00' | L=12.80' | |
| CL 1E=65°00'00" | R=20.00' | L=33.16' | |

| | | | |
|--|---|--|---|
| Prepared By: SAN DIEGO LAND SURVEYING AND ENGINEERING, INC. 5811 GULLSTRAND SAN DIEGO, CA 92121-1354 PHONE: 619-585-5362 FAX: 619-585-5364 EMAIL: rlatamand@sdsla.com | Project Name: LA JOLLA DEL REY TM No. 1244048 Project No. 355373 | Project Address: 5811 Gullstrand San Diego, CA 92122 | Project Owner: Western Communities LLC Finance 1 3948 Hohen St. Suite 210 San Diego, CA 92131 |
| C/D Date: January 15, 2014 Revised: June 4, 2014 Revised: October 14, 2014 Scale: 1"=80' | C/D Date: January 15, 2014 Revised: December 8, 2014 Revised: December 14, 2014 | Sheet 2 of 13 | |

LA JOLLA DEL REY,
TENTATIVE MAP NO. 1244048
Project No. 355373



GENERAL NOTE:
1. SEE ENLARGED SHEETS OF EACH PARCEL ON SHEETS 4-13 FOR MORE SPECIFIC INFORMATION INCLUDING ALLOWABLE AREA, ALLOWABLE OPENINGS.
2. THE PROJECT SHALL DEMONSTRATE CONFORMANCE WITH THE APPLICABLE PLANNED DEVELOPMENT REGULATIONS AS SPECIFIED IN SDMC SECTION 143.0403, 143.0410 AND 143.0420.

- EASEMENT NOTES:
- 1. AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR DRAINAGE PURPOSES AS SHOWN ON MAP NO. 5100, PLOTTED HEREON.
 - 2. AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR WATER PURPOSES AS SHOWN ON MAP NO. 5100, PLOTTED HEREON.
 - 3. AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR SEWER PURPOSES AS SHOWN ON MAP NO. 5100, PLOTTED HEREON.
 - 4. AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR THE PURPOSE OF OPEN SPACE, RECORDED DECEMBER 27, 1962 AS INSTRUMENT NO. 1962-220307, PLOTTED HEREON.
 - 5. AN EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY FOR THE PURPOSE OF ACCESS AND UTILITIES, RECORDED FEBRUARY 20, 1964 AS INSTRUMENT NO. 1964-126832 OF OFFICIAL RECORDS, SHOWN HEREON, DOES NOT AFFECT SUBJECT PROPERTY.
 - 6. AN EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY FOR THE PURPOSE OF ACCESS AND UTILITIES, RECORDED APRIL 13, 1965 AS INSTRUMENT NO. 1965-63327 OF OFFICIAL RECORDS, THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.
 - 7. AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR THE PURPOSE OF STORM DRAIN OR DRAINS, RECORDED FEBRUARY 15, 1972 AS INSTRUMENT NO. 1972-36901 OF OFFICIAL RECORDS, PLOTTED HEREON.
 - 8. AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR THE PURPOSE OF FLOOD WATER STORAGE, RECORDED MARCH 2, 2007, AS INSTRUMENT NO. 2007-145202 OF OFFICIAL RECORDS, PLOTTED HEREON.
 - 9. AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR THE PURPOSE OF FLOOD WATER STORAGE, RECORDED APRIL 26, 2007, AS INSTRUMENT NO. 2007-286481 OF OFFICIAL RECORDS, PLOTTED HEREON.
 - 10. EASEMENT GRANTED TO THE WARNER ENTERTAINMENT-ADVANCE MEMORABLE PARTNERSHIP FOR UTILITIES, RECORDED NOVEMBER 28, 2007 AS INSTRUMENT NO. 2007-0742805 OF OFFICIAL RECORDS, THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.

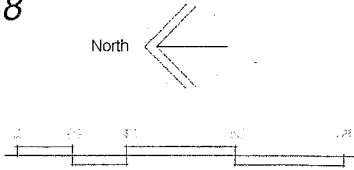
| CURVE TABLE | | | |
|-------------|-------------|----------|----------|
| C1 | = 90.00'00" | R=20.00' | L=31.42' |
| C2 | = 27.78'11" | R=20.00' | L=9.54' |
| C3 | = 83.33'37" | R=20.00' | L=29.28' |
| C4 | = 44.22'34" | R=20.00' | L=14.80' |
| C5 | = 55.00'00" | R=20.00' | L=13.16' |

NOTE:
1. PROPOSED DEVELOPMENT AS SHOWN WAS APPROVED FOR CUP 591417 AND IMP/CUP 18-0408

COMPILED USING PHOTOGRAMMETRIC TECHNIQUES BY
Surveyors & Engineers
2832 WALNUT AVENUE, SUITE E
TUSTIN, CALIFORNIA 92680
(714) 833-2977
WORK ORDER: 41142
DATE OF PHOTOGRAPHY: 5/13/08
CONTOUR INTERVAL: 2'

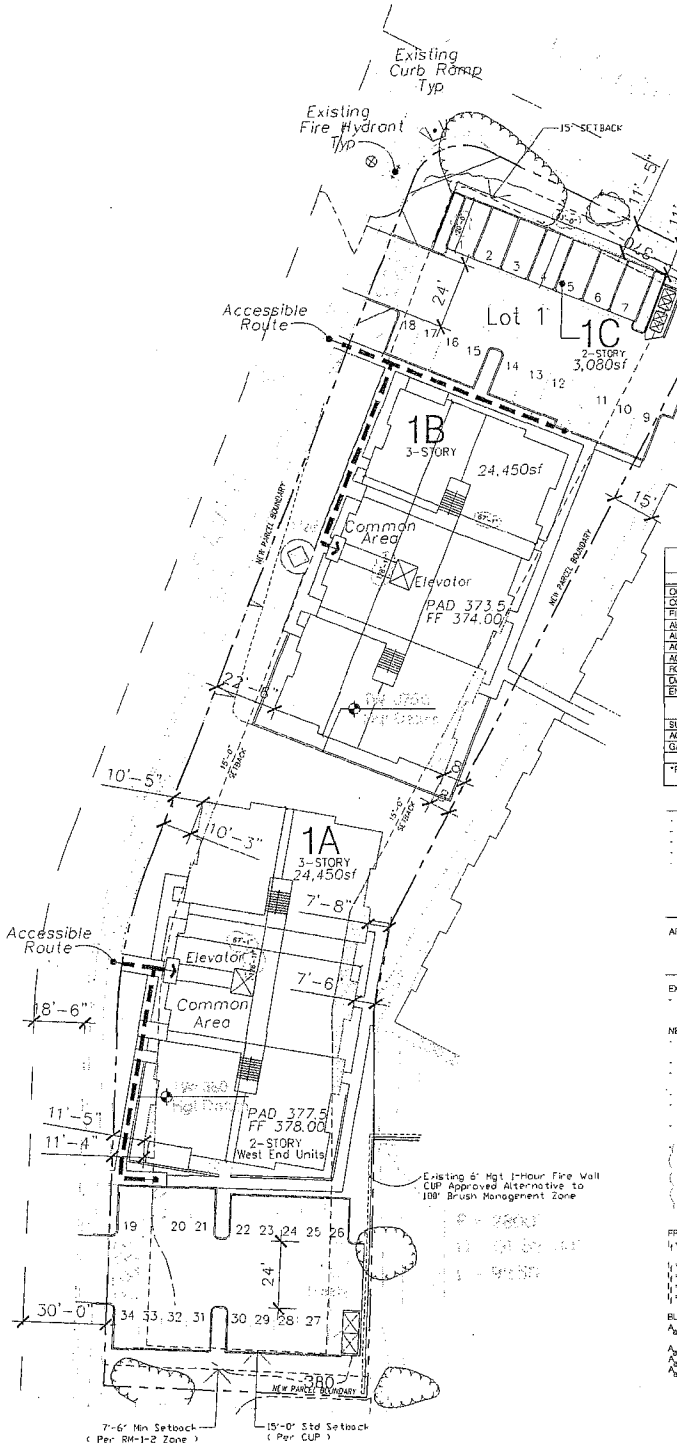
| | | | | |
|---|--|---|---|--|
| Prepared By: SAN DIEGO LAND SURVEYING AND ENGINEERING, INC. 9885 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CA 92123-1534 PHONE: 619-595-8362 FAX: 619-595-4354 EMAIL: sdslteam@sdsl.com | Project Name: LA JOLLA DEL REY TM No. 1244048 Project No. 355373 Sheet Title: EXISTING TOPOGRAPHY & PROPOSED SITE PLAN | Project Address: 5811 Gullstrand Street San Diego, CA 92122 Project Owner: Winmark Communities UTC Finance 1 9648 Hilbert St., Suite 210 San Diego, CA 92131 | Orig. Date: January 15, 2014 Revised: June 4, 2014 Revised: October 29, 2014 Scale: 1" = 60' | Revised: December 5, 2014 Revised: December 14, 2015 Sheet 3 of 13 |
|---|--|---|---|--|

LA JOLLA DEL REY,
TENTATIVE MAP NO. 1244048
Project No. 355373



Scale: 1" = 20'

- LEGEND
- ACCESSIBLE PATH OF TRAVEL
 - PROPERTY LINE
 - STREET CENTER LINE



| LOT 1 | | | | |
|---------------------|----------------|----------------|----------------|-------|
| OCCUPANCY TYPE | BLDG. 1A | BLDG. 1B | BLDG. 1C | TOTAL |
| CONSTRUCTION TYPE | VA | VA | VA | |
| FIRE RATING | 1-HR SPRINKLED | 1-HR SPRINKLED | 1-HR SPRINKLED | |
| ALLOWABLE BLDG AREA | 28,972 SF | 28,972 SF | 28,972 SF | |
| ACTUAL BLDG AREA | 24,450 SF | 24,450 SF | 3,080 SF | |
| ACTUAL BLDG AREA | 24,450 SF | 24,450 SF | 3,080 SF | |
| POOF CLASS ASSEMBLY | A | A | A | |
| DWELLING UNITS | 18 | 18 | 1 | 37 |
| ENCROACHMENT % | 11.5% | 10% | 22% | |

| PARKING | | | | |
|---------------|----|----|---|----|
| SURFACE | 15 | 10 | 0 | 25 |
| ACCESSIBLE | 1 | 1 | 0 | 2 |
| GARAGE | 0 | 0 | 0 | 0 |
| TOTAL PARKING | | | | 27 |

*REQUIRED PARKING: 1/du = 30 SPACES SURPLUS (+11)

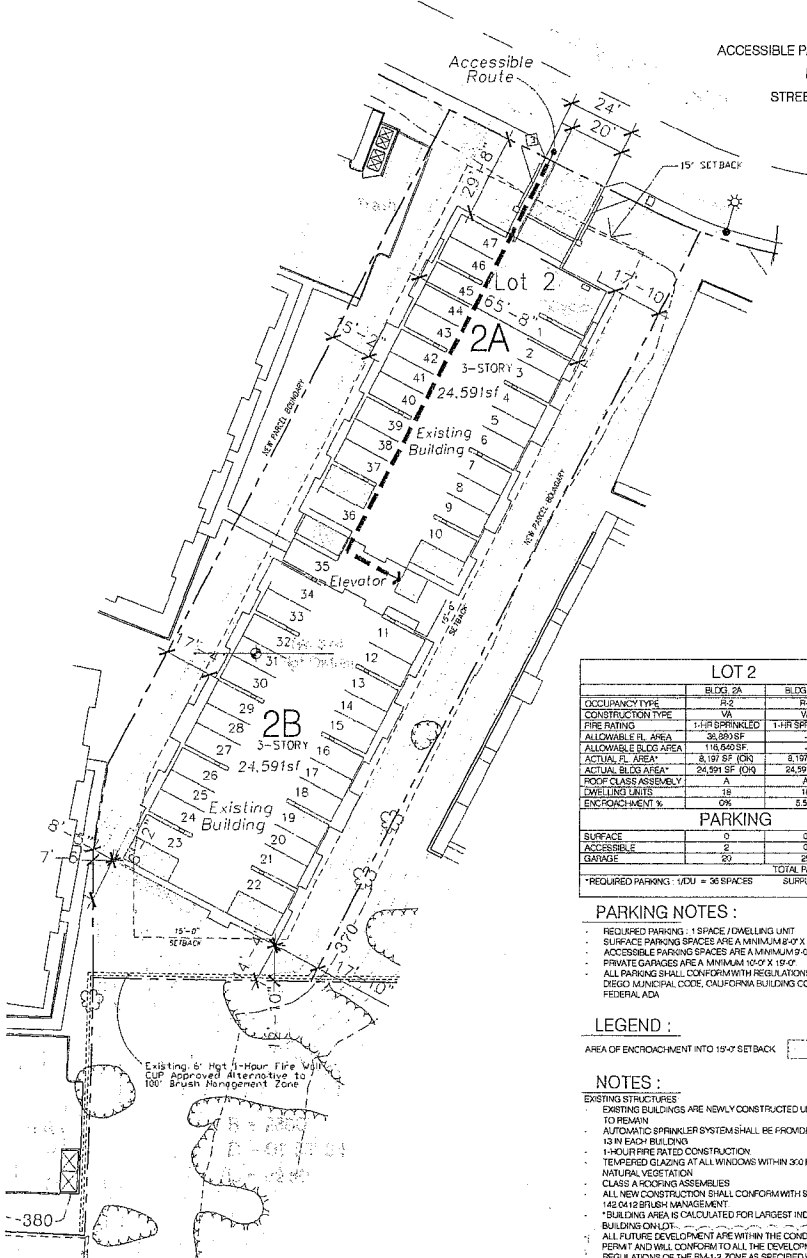
- PARKING NOTES:
- REQUIRED PARKING: 1 SPACE/DWELLING UNIT
 - SURFACE PARKING SPACES ARE A MINIMUM 8'-0" X 18'-0"
 - ACCESSIBLE PARKING SPACES ARE A MINIMUM 8'-0" X 18'-0"
 - PRIVATE GARAGES ARE A MINIMUM 10'-0" X 15'-0"
 - ALL PARKING SHALL CONFORM WITH REGULATIONS IN THE SAN DIEGO MUNICIPAL CODE, CALIFORNIA BUILDING CODE AND FEDERAL ADA

- LEGEND:
- AREA OF ENCROACHMENT INTO 15'-0" SETBACK

- NOTES:
- EXISTING STRUCTURES:
 - EXISTING BUILDINGS ARE R2 OCCUPANCY TYPE VS CONSTRUCTION TO BE DEMOLISHED
 - NEW CONSTRUCTION:
 - AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED PER NFPA 13 IN EACH BUILDING
 - 1-HOUR FIRE RATED CONSTRUCTION
 - TEMPERED GLAZING AT ALL WINDOWS WITHIN 300 FEET OF NATURAL VEGETATION
 - CLASS A ROOFING ASSEMBLIES
 - ALL NEW CONSTRUCTION SHALL CONFORM WITH SDMC SEC 14.0018 BRUSH MANAGEMENT
 - BUILDING AREA IS CALCULATED FOR LARGEST INDIVIDUAL BUILDING ON LOT
 - ALL FUTURE DEVELOPMENT ARE WITHIN THE CONDITIONAL USE PERMIT AND WILL CONFORM TO ALL THE DEVELOPMENT REGULATIONS OF THE RM-1-2 ZONE AS SPECIFIED WITHIN SDMC SECTION 131.0400, TABLE 131-04.0, INCLUDING BUT NOT LIMITED TO PARKING, LANDSCAPING AND REFUSE AND RECYCLABLE MATERIALS STORAGE REGULATIONS (CHAPTER 4, ARTICLE 2, DIVISION B)

FRONTAGE INCREASE CALCULATION (PER CBC 506.2.02.5-2)
 $I_f = (F/P) - 0.25/W$
 $I_f = (123/431) - 0.25/123(5)$
 $I_f = 0.282 - 0.201(500)$
 $I_f = 0.005(123(5))$
 $I_f = 0.145$

BUILDING AREA MODIFICATION CALCULATION (PER CBC 506.1.02.5-1)
 $A_b = (A_1 + A_2 + A_3 + A_4 + A_5 + A_6)$
 $A_b = (12,000 + (12,000)(0.222) + (12,000)(2))$
 $A_b = (12,000 + 2,664 + 24,000)$
 $A_b = 38,664$



| LOT 2 | | | | |
|---------------------|----------------|----------------|----------------|-------|
| OCCUPANCY TYPE | BLDG. 2A | BLDG. 2B | BLDG. 2C | TOTAL |
| CONSTRUCTION TYPE | VA | VA | VA | |
| FIRE RATING | 1-HR SPRINKLED | 1-HR SPRINKLED | 1-HR SPRINKLED | |
| ALLOWABLE BLDG AREA | 28,972 SF | 28,972 SF | 28,972 SF | |
| ACTUAL BLDG AREA | 24,591 SF | 24,591 SF | 24,591 SF | |
| ACTUAL BLDG AREA | 24,591 SF | 24,591 SF | 24,591 SF | |
| POOF CLASS ASSEMBLY | A | A | A | |
| DWELLING UNITS | 18 | 18 | 1 | 37 |
| ENCROACHMENT % | OK | 5.5% | | |

| PARKING | | | | |
|---------------|---|---|---|---|
| SURFACE | 0 | 0 | 0 | 0 |
| ACCESSIBLE | 2 | 0 | 0 | 2 |
| GARAGE | 0 | 0 | 0 | 0 |
| TOTAL PARKING | | | | 2 |

*REQUIRED PARKING: 1/du = 30 SPACES SURPLUS (+11)

- PARKING NOTES:
- REQUIRED PARKING: 1 SPACE/DWELLING UNIT
 - SURFACE PARKING SPACES ARE A MINIMUM 8'-0" X 18'-0"
 - ACCESSIBLE PARKING SPACES ARE A MINIMUM 8'-0" X 18'-0"
 - PRIVATE GARAGES ARE A MINIMUM 10'-0" X 15'-0"
 - ALL PARKING SHALL CONFORM WITH REGULATIONS IN THE SAN DIEGO MUNICIPAL CODE, CALIFORNIA BUILDING CODE AND FEDERAL ADA

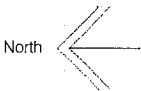
- LEGEND:
- AREA OF ENCROACHMENT INTO 15'-0" SETBACK

- NOTES:
- EXISTING STRUCTURES:
 - EXISTING BUILDINGS ARE NEWLY CONSTRUCTED UNDER CUP, TO REMAIN
 - AUTOMATIC SPRINKLER SYSTEMS SHALL BE PROVIDED PER NFPA 13 IN EACH BUILDING
 - 1-HOUR FIRE RATED CONSTRUCTION
 - TEMPERED GLAZING AT ALL WINDOWS WITHIN 300 FEET OF NATURAL VEGETATION
 - CLASS A ROOFING ASSEMBLIES
 - ALL NEW CONSTRUCTION SHALL CONFORM WITH SDMC SEC 14.0018 BRUSH MANAGEMENT
 - BUILDING AREA IS CALCULATED FOR LARGEST INDIVIDUAL BUILDING ON LOT
 - ALL FUTURE DEVELOPMENT ARE WITHIN THE CONDITIONAL USE PERMIT AND WILL CONFORM TO ALL THE DEVELOPMENT REGULATIONS OF THE RM-1-2 ZONE AS SPECIFIED WITHIN SDMC SECTION 131.0400, TABLE 131-04.0, INCLUDING BUT NOT LIMITED TO PARKING, LANDSCAPING AND REFUSE AND RECYCLABLE MATERIALS STORAGE REGULATIONS (CHAPTER 4, ARTICLE 2, DIVISION B)

FRONTAGE INCREASE CALCULATION (PER CBC 506.2.02.5-2)
 $I_f = (F/P) - 0.25/W$
 $I_f = (105/441) - 0.25/105(50)$
 $I_f = 0.1474 - 0.25(500)$
 $I_f = 0.103(500)$
 $I_f = 0.222$

BUILDING AREA MODIFICATION CALCULATION (PER CBC 506.1.02.5-1)
 $A_b = (A_1 + A_2 + A_3 + A_4 + A_5 + A_6)$
 $A_b = (12,000 + (12,000)(0.222) + (12,000)(2))$
 $A_b = (12,000 + 2,664 + 24,000)$
 $A_b = 38,664$

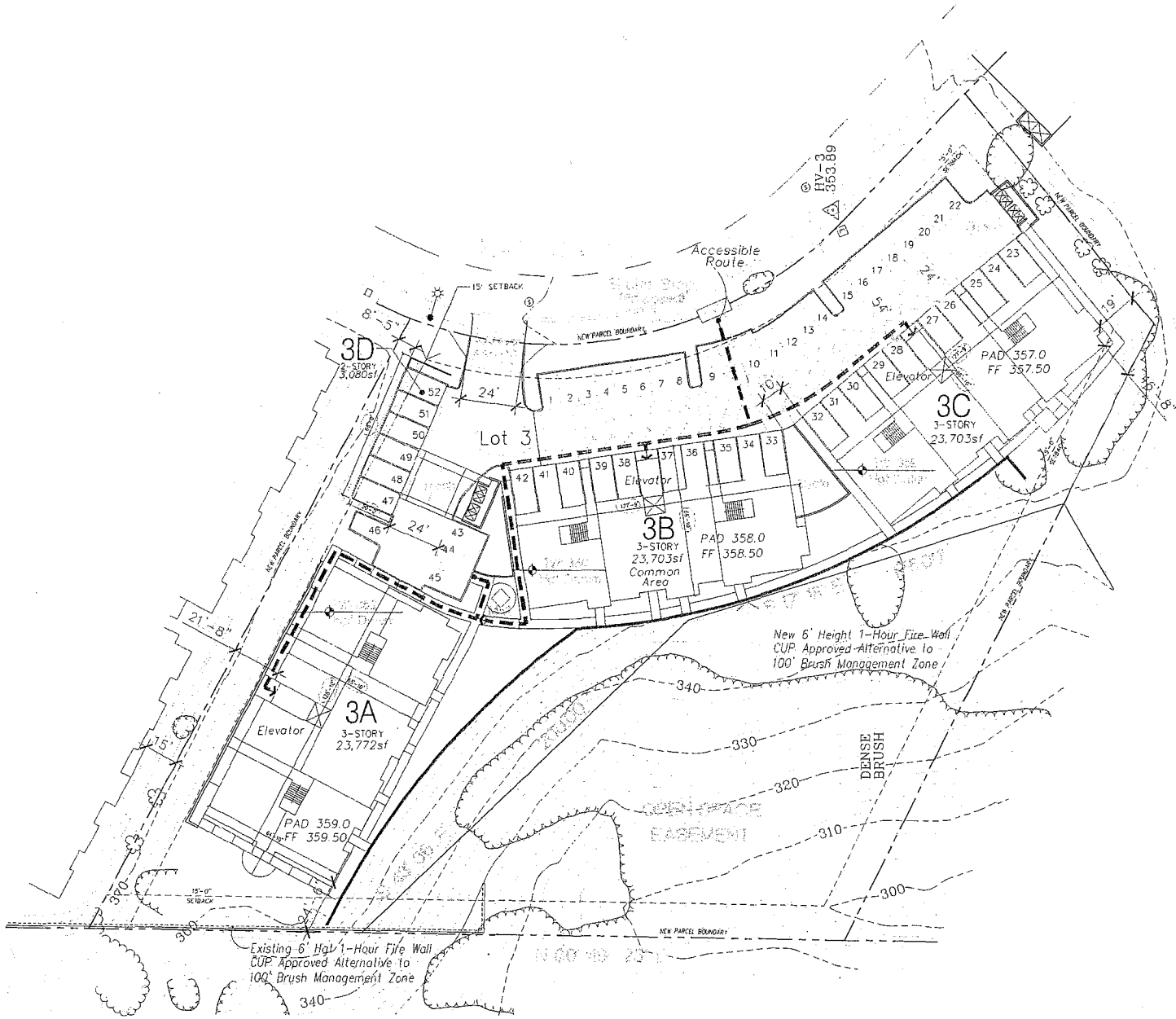
LA JOLLA DEL REY,
TENTATIVE MAP NO.1244048
Project No. 355373



Scale : 1" = 20'

LEGEND

- ACCESSIBLE PATH OF TRAVEL
- PROPERTY LINE
- STREET CENTER LINE



| LOT 3 | | | | | |
|---|-----------------|----------------|----------------|----------------|-------|
| | BLDG. 3A | BLDG. 3B | BLDG. 3C | BLDG. 3D | TOTAL |
| OCCUPANCY TYPE | R-2 | R-2 | R-2 | R-2 | |
| CONSTRUCTION TYPE | VA | VA | VA | VA | |
| FIRE RATING | 1-HR SPRINKLED | 1-HR SPRINKLED | 1-HR SPRINKLED | 1-HR SPRINKLED | |
| ALLOWABLE FL. AREA | 36,950 SF | 36,950 SF | 36,950 SF | 36,950 SF | |
| ALLOWABLE BLDG. AREA | 110,388 SF | 110,388 SF | 110,388 SF | 110,388 SF | |
| ACTUAL FL. AREA | 7,924 SF (10%) | 7,924 SF | 7,924 SF | 7,924 SF | |
| ACTUAL BLDG. AREA | 23,772 SF (10%) | 23,703 SF | 23,703 SF | 23,703 SF | |
| POOF CLASS ASSEMBLY | A | A | A | A | |
| DWELLING UNITS | 17 | 12 | 15 | 1 | 45 |
| ENCROACHMENT % | 0% | 0% | 0% | 22% | |
| PARKING | | | | | |
| SURFACE | 0 | 0 | 0 | 0 | 23 |
| ACCESSIBLE | 2 | 0 | 0 | 0 | 2 |
| DRIVEWAY | 20 | 25 | 25 | 25 | 95 |
| TOTAL PARKING | | | | | 120 |
| REQUIRED PARKING: 1 DU = 45 SPACES SURPLUS (+7) | | | | | |

PARKING NOTES :

- REQUIRED PARKING : 1 SPACE/DWELLING UNIT
- SURFACE PARKING SPACES ARE A MINIMUM 8'0" X 18'0"
- ACCESSIBLE PARKING SPACES ARE A MINIMUM 8'0" X 18'0"
- PRIVATE GARAGES ARE A MINIMUM 10'0" X 18'0"
- ALL PARKING SHALL CONFORM WITH REGULATIONS IN THE SAN DIEGO MUNICIPAL CODE, CALIFORNIA BUILDING CODE, AND FEDERAL ADA

LEGEND :

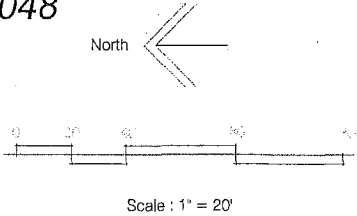
AREA OF ENCROACHMENT INTO 15'-0" SETBACK

NOTES :

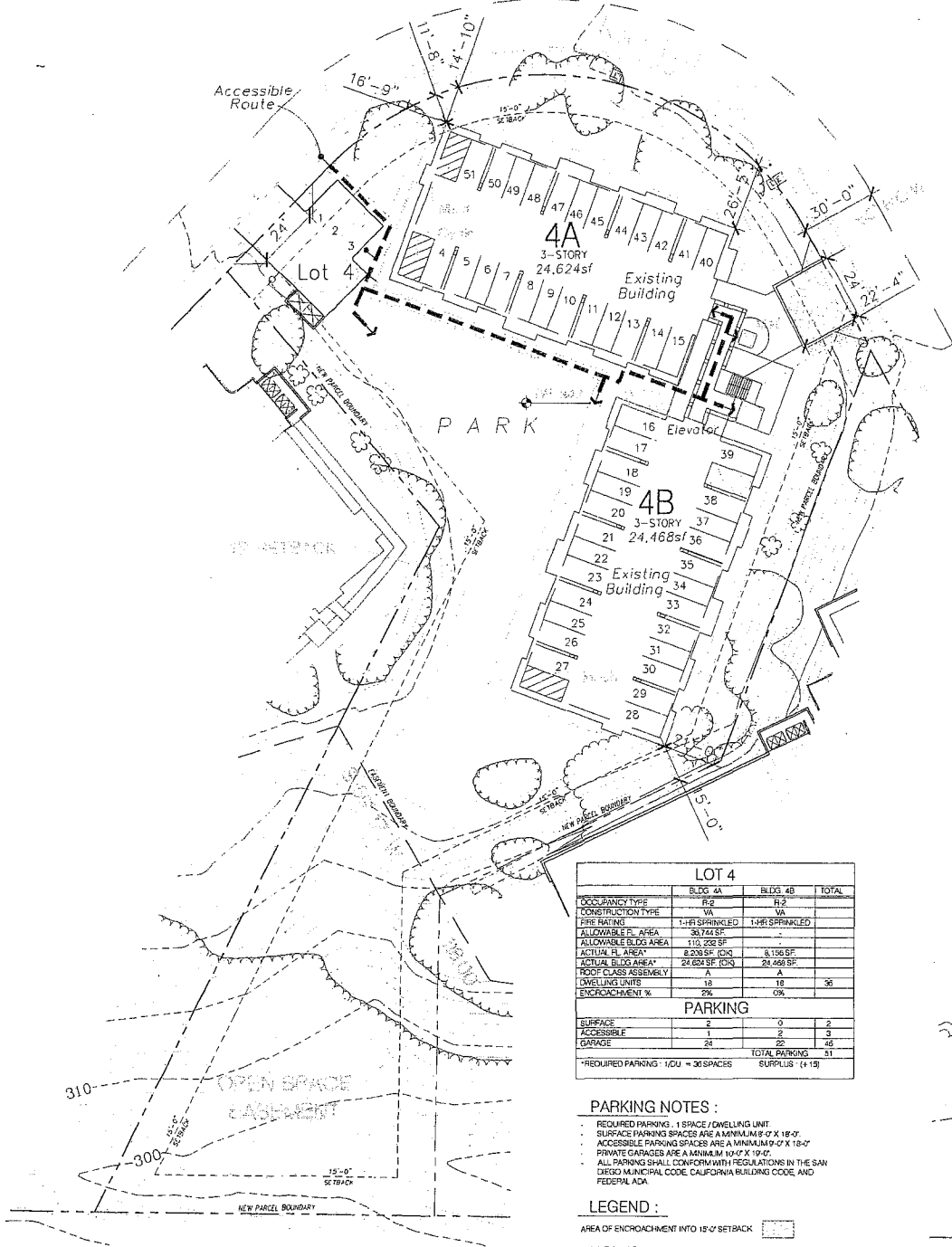
- EXISTING STRUCTURES
- EXISTING BUILDINGS ARE R-2 OCCUPANCY TYPE VA CONSTRUCTION TO BE DEMOLISHED
- NEW CONSTRUCTION
- AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED PER NFPA 13 IN EACH BUILDING
- 1-HOUR FIRE RATED CONSTRUCTION
- TEMPERED GLAZING AT ALL WINDOWS WITHIN 300 FEET OF NATURAL VEGETATION
- CLASS A ROOFING ASSEMBLIES
- ALL NEW CONSTRUCTION SHALL CONFORM WITH SDMC SEC 142.04(2) BRUSH MANAGEMENT
- BUILDING AREA IS CALCULATED FOR LARGEST INDIVIDUAL BUILDING ON LOT
- ALL FUTURE DEVELOPMENT ARE WITHIN THE CONDITIONAL USE PERMIT AND WILL CONFORM TO ALL THE DEVELOPMENT REGULATIONS OF THE RM-1-2 ZONE AS SPECIFIED WITHIN SDMC SECTION 131.04(3)(2), TABLE 131-04G, INCLUDING BUT NOT LIMITED TO PARKING, LANDSCAPING AND REFUSE AND RECYCLABLE MATERIALS STORAGE REGULATIONS (CHAPTER 4, ARTICLE 2, DIVISION 2)
- FRONTAGE INCREASE CALCULATION (PER CBC 502.2 EO 5-2)
- $I_f = (F/P - 0.25)WOD$
- $I_f = (123451 - 0.25)(12300)$
- $I_f = 12385 - 0.25(12300)$
- $I_f = 10255(12300)$
- $I_f = 2145$
- BUILDING AREA MODIFICATION CALCULATION (PER CBC 505.1 EO 5-1)
- $A_n = (A_1 + A_2 X_1) + A_3 X_2$
- $A_n = (12,000 + (12,000(0.145) + (12,000(2)))$
- $A_n = (12,000 + (1,740 + 24,000))$
- $A_n = 37,740$ SQ. FT.

LOT 3
LA JOLLA DEL REY/SAN DIEGO, CALIFORNIA
SITE AREA: 95,925 SF / 2.20 AC

LA JOLLA DEL REY,
TENTATIVE MAP NO. 1244048
Project No. 355373



- LEGEND
- ACCESSIBLE PATH OF TRAVEL ———→
 - PROPERTY LINE - - - - -
 - STREET CENTER LINE ———



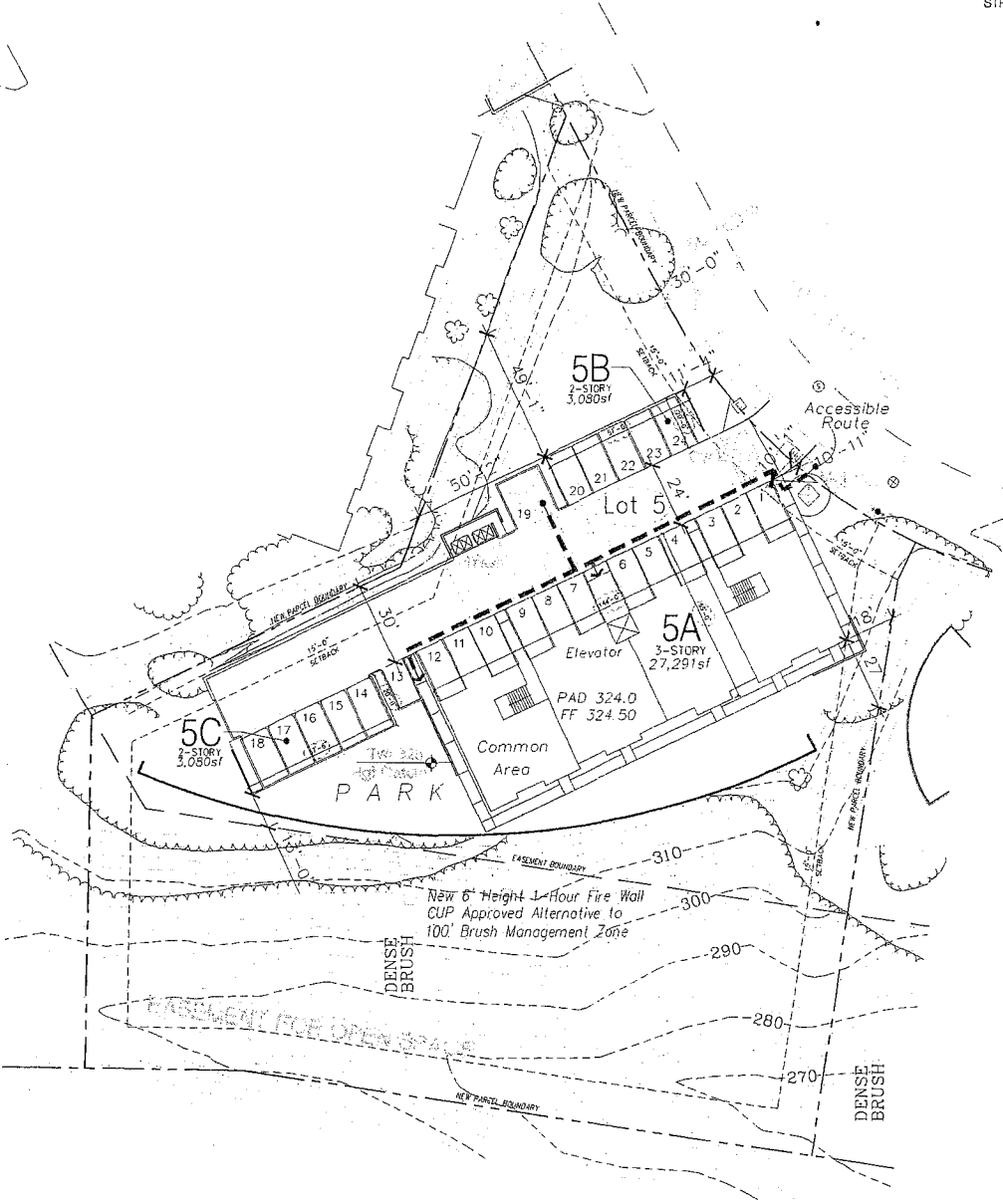
| LOT 4 | | | |
|------------------------------------|-------------------|----------------|----------------|
| | BUILD 4A | BUILD 4B | TOTAL |
| OCCUPANCY TYPE | R-2 | R-2 | R-2 |
| CONSTRUCTION TYPE | VA | VA | VA |
| FIRE RATING | 1-HR SPRINKLED | 1-HR SPRINKLED | 1-HR SPRINKLED |
| ALLOWABLE F.L. AREA | 36,745 SF | 36,745 SF | 73,490 SF |
| ACTUAL F.L. AREA | 110,252 SF | 110,252 SF | 220,504 SF |
| ACTUAL BLDG AREA | 8,238 SF (CQ) | 8,156 SF | 16,394 SF |
| ACTUAL BLDG AREA | 24,624 SF (CQ) | 24,624 SF | 49,248 SF |
| ROOF CLASS ASSEMBLY | A | A | A |
| DWELLING UNITS | 18 | 18 | 36 |
| ENCROACHMENT % | 0% | 0% | 0% |
| PARKING | | | |
| SURFACE | 2 | 0 | 2 |
| ACCESSIBLE | 1 | 0 | 1 |
| GARAGE | 26 | 22 | 48 |
| REQUIRED PARKING: 1 DU = 30 SPACES | TOTAL PARKING: 51 | | SURPLUS: 14-15 |

- PARKING NOTES:
- REQUIRED PARKING: 1 SPACE/DWELLING UNIT
 - SURFACE PARKING SPACES ARE A MINIMUM 8'-0" X 18'-0"
 - ACCESSIBLE PARKING SPACES ARE A MINIMUM 8'-0" X 18'-0"
 - PRIVATE GARAGES ARE A MINIMUM 10'-0" X 19'-0"
 - ALL PARKING SHALL CONFORM WITH REGULATIONS IN THE SAN DIEGO MUNICIPAL CODE, CALIFORNIA BUILDING CODE, AND FEDERAL ADA

- LEGEND:
- AREA OF ENCROACHMENT INTO 15'-0" SETBACK

- NOTES:
- EXISTING STRUCTURES
 - EXISTING BUILDINGS ARE NEWLY CONSTRUCTED UNDER CUP, TO REMAIN
 - AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED PER NFPA 13 IN EACH BUILDING
 - 1-HOUR FIRE RATED CONSTRUCTION
 - TEMPERED GLAZING AT ALL WINDOWS WITHIN 300 FEET OF NATURAL VEGETATION
 - CLASS A ROOFING ASSEMBLIES
 - ALL NEW CONSTRUCTION SHALL CONFORM WITH SDMC SEC 142.0412 BRUSH MANAGEMENT
 - BUILDING AREA IS CALCULATED FOR LARGEST INDIVIDUAL BUILDING ON LOT
 - ALL FUTURE DEVELOPMENT ARE WITHIN THE CONDITIONAL USE PERMIT AND WILL CONFORM TO ALL THE DEVELOPMENT REGULATIONS OF THE RMA-2 ZONE AS SPECIFIED WITHIN SDMC SECTION 131.0403, TABLE 131.0403, INCLUDING BUT NOT LIMITED TO PARKING, LANDSCAPING AND REUSE AND RECYCLABLE MATERIALS STORAGE REGULATIONS (CHAPTER 4, ARTICLE 2, DIVISION 8)

- FOR BUILDING 4A
- FRONTAGE INCREASE CALCULATION (PER CBC 506.2.5.2)
- $I_f = (F/P) \times (0.25/W_0)$
- $I_f = (150/444) \times (0.25/10300)$
- $I_f = (0.454) \times (0.25/10300)$
- $I_f = (0.184) 10900$
- $I_f = 1.88$
- BUILDING AREA MODIFICATION CALCULATION (PER CBC 506.1.5.1)
- $A_a = (A_1 + A_2 \times I_f) \times A_1 \times I_f$
- $A_a = (12000 + (12000 \times 1.88)) \times (12000 \times 2)$
- $A_a = (12000 + 22560) \times (24000)$
- $A_a = 59,257$ SQ FT



| LOT 5 | | | | |
|------------------------------------|-------------------|----------------|----------------|----------------|
| | BUILD 5A | BUILD 5B | BUILD 5C | TOTAL |
| OCCUPANCY TYPE | R-2 | R-2 | R-2 | R-2 |
| CONSTRUCTION TYPE | VA | VA | VA | VA |
| FIRE RATING | 1-HR SPRINKLED | 1-HR SPRINKLED | 1-HR SPRINKLED | 1-HR SPRINKLED |
| ALLOWABLE F.L. AREA | 36,400 SF | 36,400 SF | 36,400 SF | 109,200 SF |
| ACTUAL F.L. AREA | 110,200 SF | 110,200 SF | 110,200 SF | 330,600 SF |
| ACTUAL BLDG AREA | 9,087 SF (CQ) | 1,127 SF | 1,127 SF | 11,341 SF |
| ACTUAL BLDG AREA | 27,291 SF (CQ) | 3,000 SF | 3,000 SF | 33,291 SF |
| ROOF CLASS ASSEMBLY | A | A | A | A |
| DWELLING UNITS | 18 | 1 | 1 | 20 |
| ENCROACHMENT % | 0% | 0% | 0% | 0% |
| PARKING | | | | |
| SURFACE | 1 | 0 | 0 | 1 |
| ACCESSIBLE | 1 | 0 | 0 | 1 |
| GARAGE | 12 | 5 | 3 | 20 |
| REQUIRED PARKING: 1 DU = 21 SPACES | TOTAL PARKING: 29 | | SURPLUS: (+8) | |

- PARKING NOTES:
- REQUIRED PARKING: 1 SPACE/DWELLING UNIT
 - SURFACE PARKING SPACES ARE A MINIMUM 8'-0" X 18'-0"
 - ACCESSIBLE PARKING SPACES ARE A MINIMUM 8'-0" X 18'-0"
 - PRIVATE GARAGES ARE A MINIMUM 10'-0" X 19'-0"
 - ALL PARKING SHALL CONFORM WITH REGULATIONS IN THE SAN DIEGO MUNICIPAL CODE, CALIFORNIA BUILDING CODE, AND FEDERAL ADA

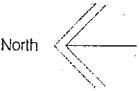
- LEGEND:
- AREA OF ENCROACHMENT INTO 15'-0" SETBACK

- NOTES:
- EXISTING STRUCTURES
 - EXISTING BUILDINGS ARE R-2 OCCUPANCY TYPE VA CONSTRUCTION TO BE DEMOLISHED
 - NEW CONSTRUCTION
 - AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED PER NFPA 13 IN EACH BUILDING
 - 1-HOUR FIRE RATED CONSTRUCTION
 - TEMPERED GLAZING AT ALL WINDOWS WITHIN 300 FEET OF NATURAL VEGETATION
 - ALL NEW CONSTRUCTION SHALL CONFORM WITH SDMC SEC 142.0412 BRUSH MANAGEMENT
 - BUILDING AREA IS CALCULATED FOR LARGEST INDIVIDUAL BUILDING ON LOT
 - ALL FUTURE DEVELOPMENT ARE WITHIN THE CONDITIONAL USE PERMIT AND WILL CONFORM TO ALL THE DEVELOPMENT REGULATIONS OF THE RMA-2 ZONE AS SPECIFIED WITHIN SDMC SECTION 131.0403, TABLE 131.0403, INCLUDING BUT NOT LIMITED TO PARKING, LANDSCAPING AND REUSE AND RECYCLABLE MATERIALS STORAGE REGULATIONS (CHAPTER 4, ARTICLE 2, DIVISION 8)

- FOR BUILDING 5A
- FRONTAGE INCREASE CALCULATION (PER CBC 506.2.5.2)
- $I_f = (F/P) \times (0.25/W_0)$
- $I_f = (154/108) \times (0.25/15400)$
- $I_f = (0.146) \times (0.25/15400)$
- $I_f = (0.009) 15400$
- $I_f = 0.14$
- BUILDING AREA MODIFICATION CALCULATION (PER CBC 506.1.5.1)
- $A_a = (A_1 + A_2 \times I_f) \times A_1 \times I_f$
- $A_a = (12000 + (12000 \times 0.14)) \times (12000 \times 2)$
- $A_a = (12000 + 1680) \times (24000)$
- $A_a = 33,340$ SQ FT

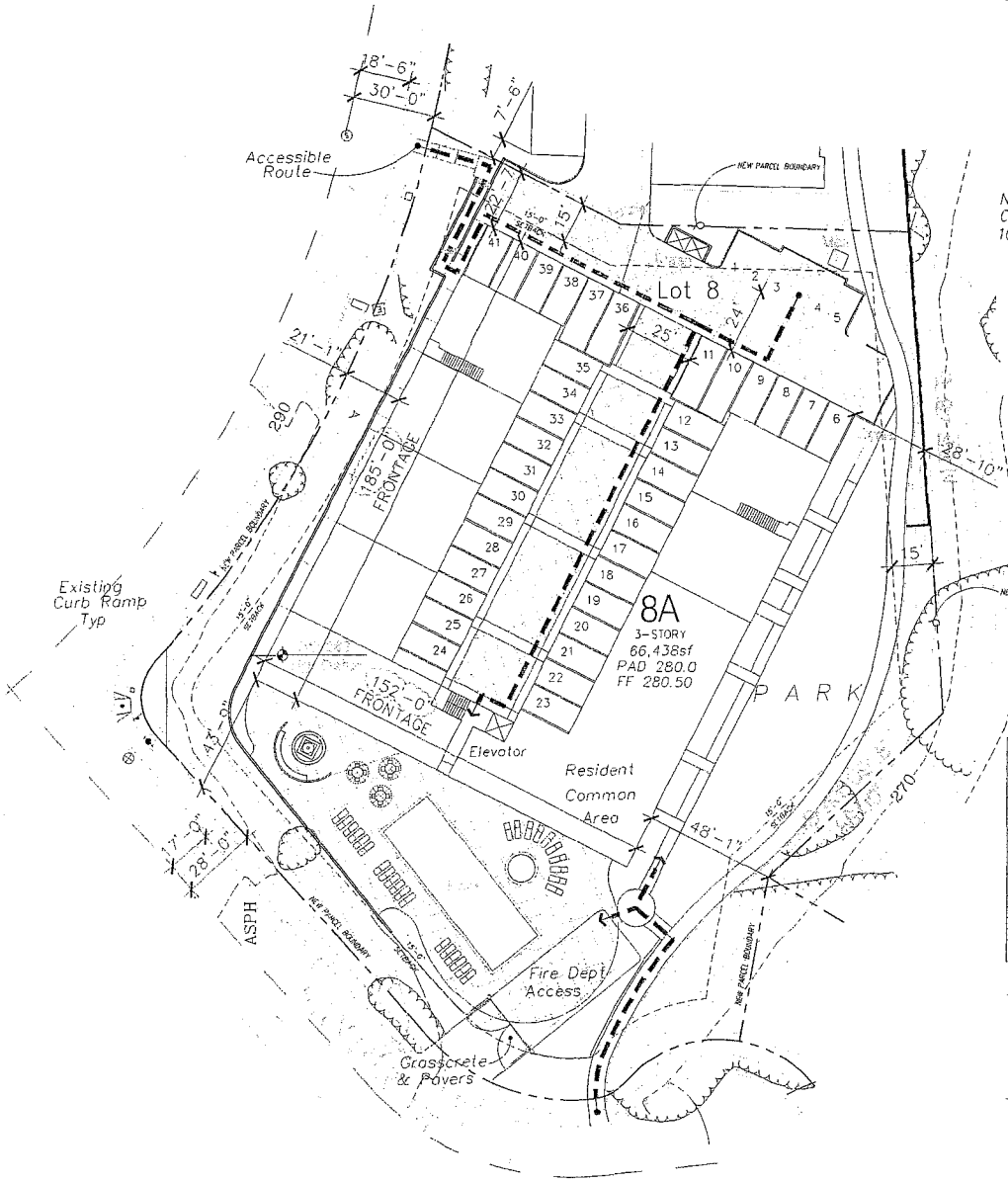
| | | | |
|--|--------------------------------------|---|---|
| Prepared By: WM BUILDERS, INC. 9943 HERBERT STREET, SUITE 210 SAN DIEGO, CA 92131 PHONE: 619-271-0582 FAX: 619-271-0525 EMAIL: jpharsh@wmbuilders.com | Project Name: LA JOLLA DEL REY | Project Address: 5811 Gullstrand Street San Diego, CA 92122 | Project Owner: Winnick Communities LLC Flower 1 8949 Herbert St., Suite 210 San Diego, CA 92131 |
| Sheet Title: ENLARGED PLAN LOT 4 & LOT 5 | TM No. 1244048 Project No. 355373 | Scale: 1" = 20' | Original Date: January 15, 2014 Revised: June 4, 2014 Revised: October 28, 2014 Revised: December 14, 2015 |

LA JOLLA DEL REY,
TENTATIVE MAP NO. 1244048
Project No. 355373



Scale: 1" = 20'

- LEGEND
- ACCESSIBLE PATH OF TRAVEL
 - PROPERTY LINE
 - STREET CENTER LINE



New 6' Height 1-Hour Fire Wall
CUP Approved Alternative to
100' Brush Management Zone

LOT 8

| | BUILD 8A | TOTAL |
|---------------------|----------------|----------------|
| OCCUPANCY TYPE | R-2 | |
| CONSTRUCTION TYPE | VA | |
| FIRE RATING | 1-HR SPRINKLED | 1-HR SPRINKLED |
| ALLOWABLE FL AREA | 32,268 SF | |
| ALLOWABLE BLDG AREA | 117,720 SF | |
| ACTUAL FL AREA | 23,537 SF (ON) | |
| ACTUAL BLDG AREA | 73,611 SF (ON) | |
| ROOF CLASS ASSEMBLY | A | |
| DWELLING UNITS | 22 | 22 |

PARKING

| | | |
|---------------|---|---|
| SURFACE | 3 | 3 |
| ACCESSIBLE | 2 | 2 |
| GARAGE | 0 | 0 |
| TOTAL PARKING | 5 | 5 |

*REQUIRED PARKING: 1 DU = 22 SPACES
SURPLUS: (+5)

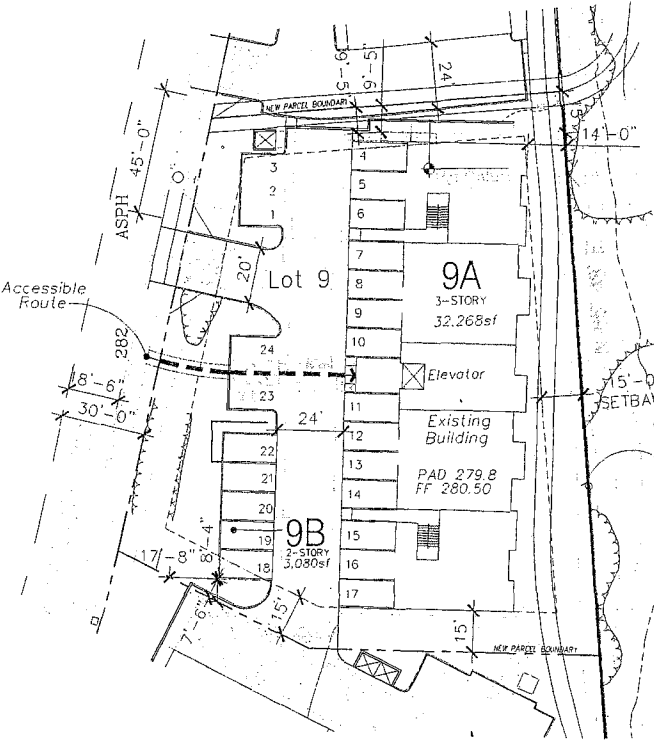
- PARKING NOTES:
- REQUIRED PARKING: 1 SPACE/DWELLING UNIT
 - SURFACE PARKING SPACES ARE A MINIMUM 8'-0" X 18'-0"
 - ACCESSIBLE PARKING SPACES ARE A MINIMUM 9'-0" X 18'-0"
 - PRIVATE GARAGES ARE A MINIMUM 10'-0" X 18'-0"
 - ALL PARKING SHALL CONFORM WITH REGULATIONS IN THE SAN DIEGO MUNICIPAL CODE, CALIFORNIA BUILDING CODE, AND FEDERAL ADA

NOTES:

- EXISTING STRUCTURES:
- EXISTING BUILDINGS ARE R-2 OCCUPANCY TYPE VB
 - CONSTRUCTION TO BE DEMOLISHED
- NEW CONSTRUCTION:
- AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED PER NFPA 13 IN EACH BUILDING
 - 1-HOUR FIRE RATED CONSTRUCTION
 - TEMPERED GLAZING AT ALL WINDOWS WITHIN 300 FEET OF NATURAL VEGETATION
 - CLASS A ROOFING ASSEMBLIES
 - ALL NEW CONSTRUCTION SHALL CONFORM WITH SDMC SEC 142.0412 BRUSH MANAGEMENT
 - *BUILDING AREA IS CALCULATED FOR LARGEST INDIVIDUAL BUILDINGS ON LOT
 - ALL FUTURE DEVELOPMENT ARE WITHIN THE CONDITIONAL USE PERMIT AND WILL CONFORM TO ALL THE DEVELOPMENT REGULATIONS OF THE RM-1.2 ZONE AS SPECIFIED WITHIN SDMC SECTION 131.0400, TABLE 131-04G, INCLUDING BUT NOT LIMITED TO PARKING, LANDSCAPING AND REFUSE AND RECYCLABLE MATERIALS STORAGE REGULATIONS (CHAPTER 4, ARTICLE 2, DIVISION B)

FOR BUILDING 8A
FRONTAGE INCREASE CALCULATION (PER CBC 506.2 EQ 5-2)
 $I_f = (F/P - 0.25)W/30$
 $I_f = [237/998 - 0.25]327/30$
 $I_f = [0.238 - 0.25]327/30$
 $I_f = [-0.012]327/30$
 $I_f = -0.12$

BUILDING AREA MODIFICATION CALCULATION (PER CBC 506.1 EQ 5-1)
 $A_n = (A_1 + A_2 + A_3 + A_4 + A_5 + A_6 + A_7 + A_8 + A_9 + A_{10})$
 $A_n = (12,000 + [12,000(0.812)] + [12,000(0.812)] + [12,000(0.812)] + [12,000(0.812)] + [12,000(0.812)] + [12,000(0.812)] + [12,000(0.812)] + [12,000(0.812)] + [12,000(0.812)]$
 $A_n = 78,148 SQ FT$



New 6' Height 1-Hour Fire Wall
CUP Approved Alternative to
100' Brush Management Zone

LOT 9

| | BUILD 9A | BUILD 9B | TOTAL |
|---------------------|----------------|----------------|-----------|
| OCCUPANCY TYPE | R-2 | R-2 | |
| CONSTRUCTION TYPE | VA | VA | |
| FIRE RATING | 1-HR SPRINKLED | 1-HR SPRINKLED | |
| ALLOWABLE FL AREA | 47,424 SF | | |
| ALLOWABLE BLDG AREA | 142,272 SF | | |
| ACTUAL FL AREA | 10,785 SF (ON) | | 10,785 SF |
| ACTUAL BLDG AREA | 32,268 SF (ON) | | 32,268 SF |
| ROOF CLASS ASSEMBLY | A | A | |
| DWELLING UNITS | 21 | 1 | 22 |
| ENCROACHMENT % | 25% | 11% | |

PARKING

| | | | |
|---------------|----|---|----|
| SURFACE | 4 | 0 | 4 |
| ACCESSIBLE | 1 | 0 | 1 |
| GARAGE | 14 | 0 | 14 |
| TOTAL PARKING | 19 | 0 | 19 |

*REQUIRED PARKING: 1 DU = 22 SPACES
SURPLUS: (+4)

PARKING NOTES:

- REQUIRED PARKING: 1 SPACE/DWELLING UNIT
- SURFACE PARKING SPACES ARE A MINIMUM 8'-0" X 18'-0"
- ACCESSIBLE PARKING SPACES ARE A MINIMUM 9'-0" X 18'-0"
- PRIVATE GARAGES ARE A MINIMUM 10'-0" X 18'-0"
- ALL PARKING SHALL CONFORM WITH REGULATIONS IN THE SAN DIEGO MUNICIPAL CODE, CALIFORNIA BUILDING CODE, AND FEDERAL ADA

LEGEND:

AREA OF ENCROACHMENT INTO 15'-0" SETBACK

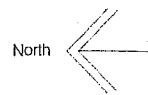
NOTES:

- EXISTING STRUCTURES:
- EXISTING BUILDINGS ARE R-2 OCCUPANCY TYPE VB
 - CONSTRUCTION TO BE DEMOLISHED
- NEW CONSTRUCTION:
- AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED PER NFPA 13 IN EACH BUILDING
 - 1-HOUR FIRE RATED CONSTRUCTION
 - TEMPERED GLAZING AT ALL WINDOWS WITHIN 300 FEET OF NATURAL VEGETATION
 - CLASS A ROOFING ASSEMBLIES
 - ALL NEW CONSTRUCTION SHALL CONFORM WITH SDMC SEC 142.0412 BRUSH MANAGEMENT
 - *BUILDING AREA IS CALCULATED FOR LARGEST INDIVIDUAL BUILDINGS ON LOT
 - ALL FUTURE DEVELOPMENT ARE WITHIN THE CONDITIONAL USE PERMIT AND WILL CONFORM TO ALL THE DEVELOPMENT REGULATIONS OF THE RM-1.2 ZONE AS SPECIFIED WITHIN SDMC SECTION 131.0400, TABLE 131-04G, INCLUDING BUT NOT LIMITED TO PARKING, LANDSCAPING AND REFUSE AND RECYCLABLE MATERIALS STORAGE REGULATIONS (CHAPTER 4, ARTICLE 2, DIVISION B)

FOR BUILDING 9A
FRONTAGE INCREASE CALCULATION (PER CBC 506.2 EQ 5-2)
 $I_f = (F/P - 0.25)W/30$
 $I_f = [109/510 - 0.25]237/30$
 $I_f = [0.214 - 0.25]237/30$
 $I_f = [-0.036]237/30$
 $I_f = -1.08$

BUILDING AREA MODIFICATION CALCULATION (PER CBC 506.1 EQ 5-1)
 $A_n = (A_1 + A_2 + A_3 + A_4 + A_5 + A_6 + A_7 + A_8 + A_9 + A_{10})$
 $A_n = (12,000 + [12,000(0.812)] + [12,000(0.812)] + [12,000(0.812)] + [12,000(0.812)] + [12,000(0.812)] + [12,000(0.812)] + [12,000(0.812)] + [12,000(0.812)] + [12,000(0.812)]$
 $A_n = 35,428 SQ FT$

LA JOLLA DEL REY,
TENTATIVE MAP NO.1244048
Project No. 355373



Scale : 1" = 20'

LEGEND

- ACCESSIBLE PATH OF TRAVEL
- PROPERTY LINE
- STREET CENTER LINE

| LOT 10 | | | | | |
|-------------------------------------|----------------|----------------|----------------|----------------|----------------|
| | BLDG 10A | BLDG 10B | BLDG 10C | BLDG 10D | TOTAL |
| OCCUPANCY TYPE | R-2 | R-2 | R-2 | R-2 | |
| CONSTRUCTION TYPE | VA | VA | VA | VA | |
| FIRE RATING | 1-HR SPRINKLED | 1-HR SPRINKLED | 1-HR SPRINKLED | 1-HR SPRINKLED | |
| ALLOWABLE FL AREA | 57,324 SF | 111,972 SF | 111,972 SF | 111,972 SF | |
| ACTUAL BLDG AREA | 61,080 SF | 45,705 SF | 20,658 SF | 3,940 SF | |
| ACTUAL FL AREA | 80,300 SF | 15,200 SF | 8,984 SF | 1,496 SF | |
| ACTUAL BLDG AREA | 61,080 SF | 45,705 SF | 20,658 SF | 3,940 SF | |
| ROOF CLASS ASSEMBLY | A | A | A | A | |
| DWELLING UNITS | 32 | 28 | 10 | 2 | 72 |
| ENCROACHMENT % | 0% | 8.1% | 5.2% | 0% | |
| PARKING | | | | | |
| SURFACE | 17 | 11 | 4 | 6 | 38 |
| ACCESSIBLE | 2 | 2 | 1 | 0 | 5 |
| GARAGE | 24 | 16 | 9 | 7 | 56 |
| TOTAL PARKING | | | | | 102 |
| REQUIRED PARKING 1 DU = 1.25 SPACES | | | | | SURPLUS (1-33) |

PARKING NOTES:

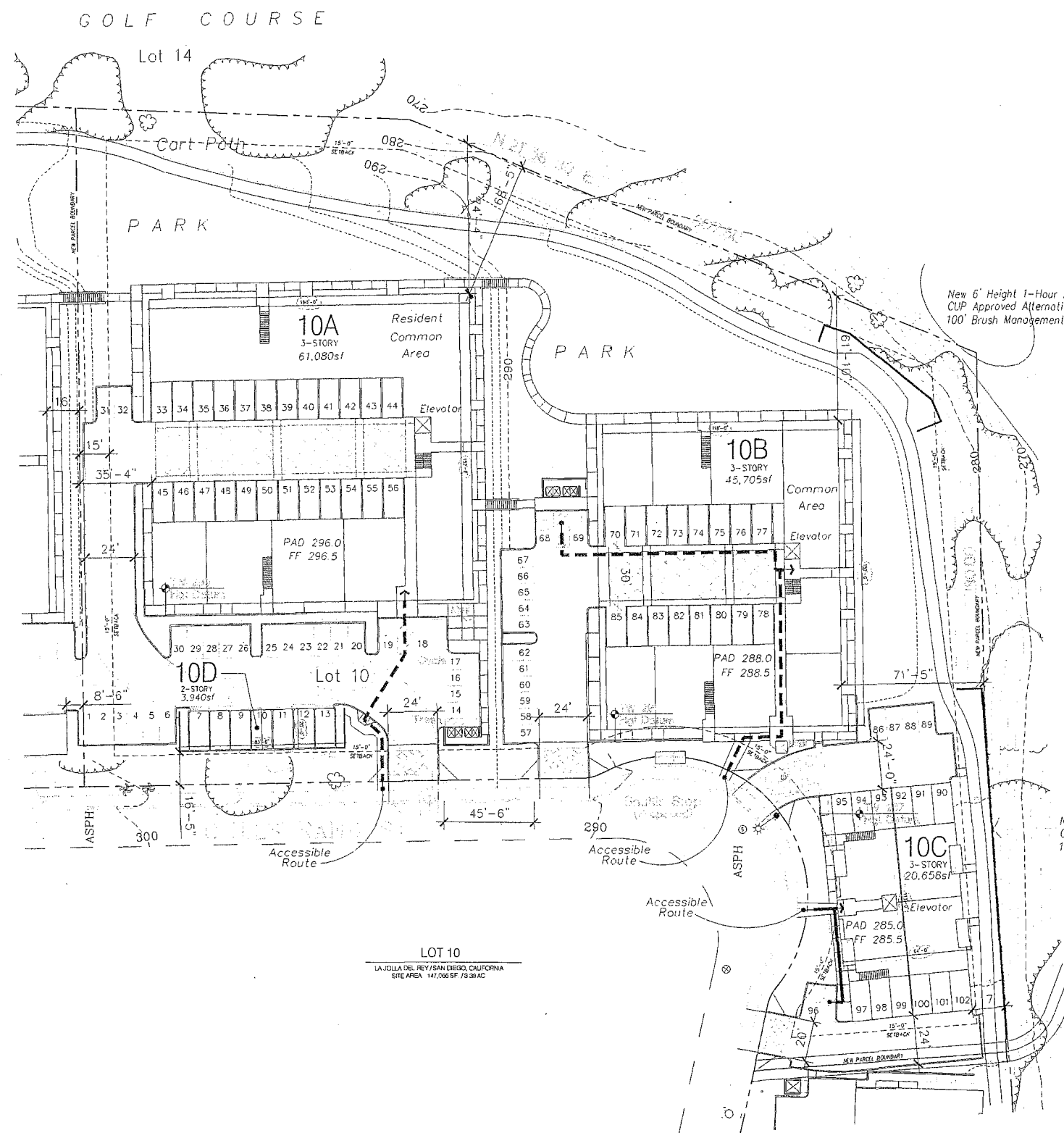
- REQUIRED PARKING - 1 SPACE / DWELLING UNIT
- SURFACE PARKING SPACES ARE A MINIMUM 8'-0" X 18'-0"
- ACCESSIBLE PARKING SPACES ARE A MINIMUM 9'-0" X 18'-0"
- PRIVATE GARAGES ARE A MINIMUM 10'-0" X 18'-0"
- ALL PARKING SHALL CONFORM WITH REGULATIONS IN THE SAN DIEGO MUNICIPAL CODE, CALIFORNIA BUILDING CODE AND FEDERAL ADA

LEGEND:

AREA OF ENCROACHMENT INTO 15'-0" SETBACK

NOTES:

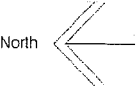
- EXISTING STRUCTURES:
 - EXISTING BUILDINGS ARE R-2 OCCUPANCY TYPE VB
 - CONSTRUCTION TO BE DEMOLISHED
- NEW CONSTRUCTION:
 - AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED PER NFPA 13 IN EACH BUILDING
 - 1-HOUR FIRE RATED CONSTRUCTION
 - TEMPERED GLAZING AT ALL WINDOWS WITHIN 300 FEET OF NATURAL VEGETATION
 - CLASS A ROOFING ASSEMBLIES
 - ALL NEW CONSTRUCTION SHALL CONFORM WITH SDMC SEC 140042 BRUSH MANAGEMENT
 - BUILDING AREA IS CALCULATED FOR LARGEST INDIVIDUAL BUILDING ON LOT
 - ALL FUTURE DEVELOPMENT ARE WITHIN THE CONDITIONAL USE PERMIT AND WILL CONFORM TO ALL THE DEVELOPMENT REGULATIONS OF THE RM-2 ZONE AS SPECIFIED WITHIN SDMC SECTION 131 (04300) TABLE 131-043, INCLUDING BUT NOT LIMITED TO PARKING, LANDSCAPING AND REFUSE AND RECYCLABLE MATERIALS STORAGE REGULATIONS (CHAPTER 4, ARTICLE 2, DIVISION 8)
- PDPA BUILDING 10A:
 - PROVIDE INCREASE CALCULATION (PER CBC 506.2.5.2)
 - $I_p = (FP - 0.25)W_{500}$
 - $I_p = (64,898 - 0.25)(54,000)$
 - $I_p = (3,073 - 0.25)(54,000)$
 - $I_p = 10,177(54,000)$
 - $I_p = 549,918$
- BUILDING AREA MODIFICATION CALCULATION (PER CBC 506.1.1.2.1)
- $A_p = (A_1 + A_2 X_1) / (A_1 X_1 + A_2)$
- $A_p = (18,000 + (18,000 X 0.375)) / (18,000 X 0.375 + 18,000)$
- $A_p = (18,000 + 6,750) / (6,750 + 18,000)$
- $A_p = 31,445$ SQ FT



LOT 10
LA JOLLA DEL REY/SAN DIEGO, CALIFORNIA
SITE AREA 147,066 SF / 3.36 AC

| | | | |
|--|-----------------------------------|--|---|
| Prepared By: WM BUILDERS, INC. 9948 HIBERT STREET, SUITE 210 SAN DIEGO, CA 92121 PHONE: 619-271-0582 FAX: 619-271-0825 EMAIL: jainew@wmbuilders.com | Project Name: LA JOLLA DEL REY | Project Address: 5811 Oulstrand Street San Diego, CA 92122 | Project Owner: Winmark Communities UTC Finance 1 9948 Hibert St., Suite 210 San Diego, CA 92121 |
| Sheet Title: ENLARGED PLAN LOT 10 | TM No. 1244048 | Project No. 355373 | Scale: 1" = 20' Original Date: January 15, 2014 Revised: June 4, 2014 Revised: October 26, 2014 Revised: December 14, 2015 |

LA JOLLA DEL REY,
TENTATIVE MAP NO.1244048
Project No. 355373



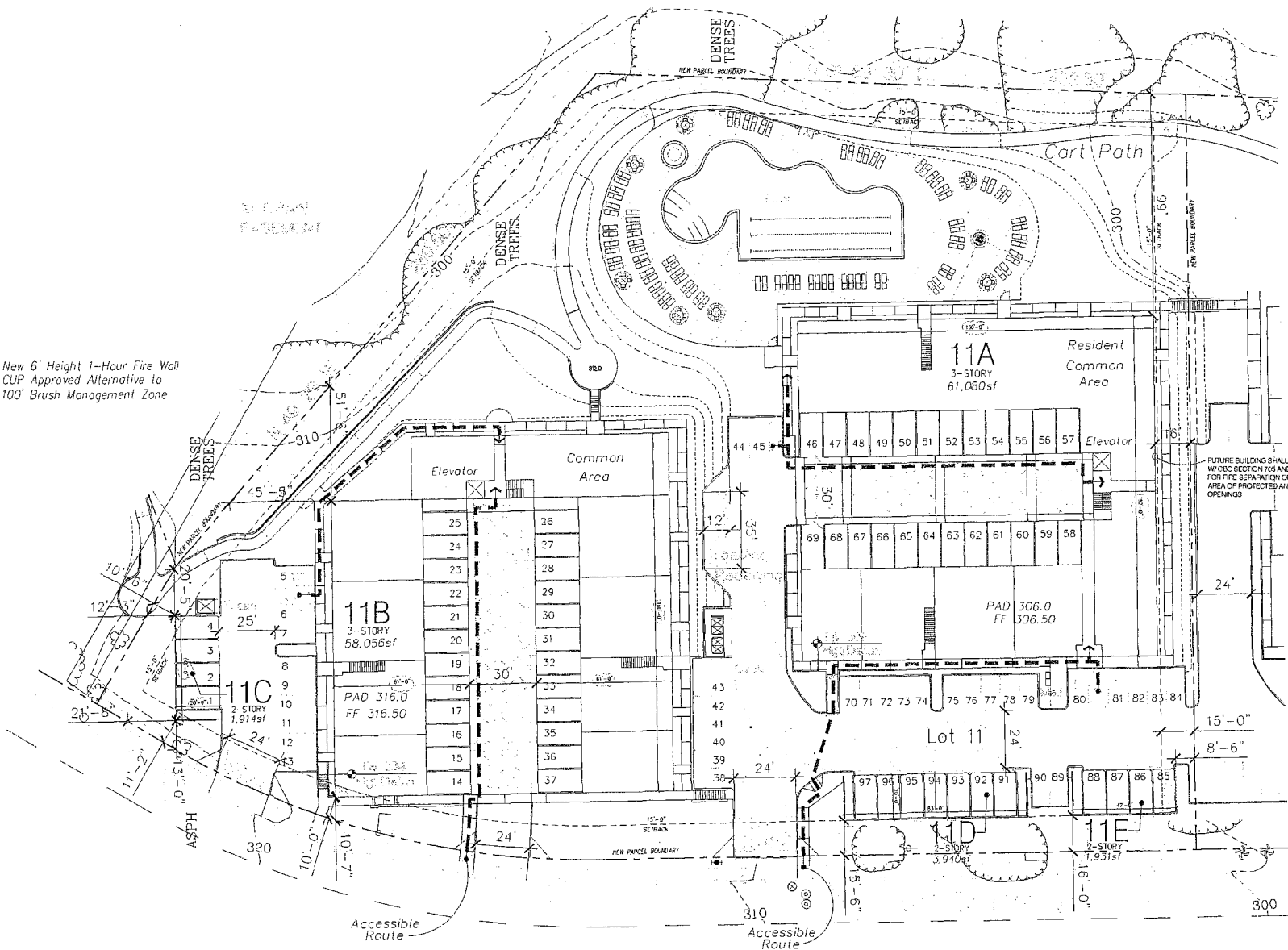
Scale : 1" = 20'

LEGEND

- ACCESSIBLE PATH OF TRAVEL
- PROPERTY LINE
- STREET CENTER LINE

GOLF COURSE

Lot 14



New 6' Height 1-Hour Fire Wall
CUP Approved Alternative to
100' Brush Management Zone

| LOT 11 | | | | | | |
|---------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| | BUILD 11A | BUILD 11B | BUILD 11C | BUILD 11D | BUILD 11E | TOTAL |
| OCCUPANCY TYPE | R-2 | R-2 | R-2 | R-2 | R-2 | R-2 |
| CONSTRUCTION TYPE | VA | VA | VA | VA | VA | VA |
| FIRE RATING | 1-HR SPRINKLED | 1-HR SPRINKLED | 1-HR SPRINKLED | 1-HR SPRINKLED | 1-HR SPRINKLED | 1-HR SPRINKLED |
| ALLOWABLE FL AREA | 31,263 SF | 31,263 SF | 31,263 SF | 31,263 SF | 31,263 SF | 31,263 SF |
| ALLOWABLE BLDG AREA | 111,000 SF | 111,000 SF | 111,000 SF | 111,000 SF | 111,000 SF | 111,000 SF |
| ACTUAL BLDG AREA* | 80,260 SF (100%) | 80,260 SF (100%) | 80,260 SF (100%) | 80,260 SF (100%) | 80,260 SF (100%) | 80,260 SF (100%) |
| ACTUAL BLDG AREA* | 81,000 SF (100%) | 81,000 SF (100%) | 81,000 SF (100%) | 81,000 SF (100%) | 81,000 SF (100%) | 81,000 SF (100%) |
| ROOF CLASS ASSEMBLY | A | A | A | A | A | A |
| TWELVING UNITS | 32 | 32 | 32 | 32 | 32 | 160 |
| ENCROACHMENT % | 0% | 0% | 0% | 0% | 0% | 0% |
| PARKING | | | | | | |
| SURFACE | 20 | 7 | 0 | 1 | 1 | 29 |
| ACCESSIBLE | 3 | 2 | 0 | 0 | 0 | 5 |
| GARAGE | 24 | 24 | 0 | 0 | 0 | 48 |
| TOTAL PARKING | 47 | 33 | 0 | 1 | 1 | 82 |

PARKING NOTES :

- REQUIRED PARKING : 1 SPACE / DWELLING UNIT
- SURFACE PARKING SPACES ARE A MINIMUM 9'-0" X 18'-0"
- ACCESSIBLE PARKING SPACES ARE A MINIMUM 9'-0" X 18'-0"
- PRIVATE GARAGES ARE A MINIMUM 10'-0" X 19'-0"
- ALL PARKING SHALL CONFORM WITH REGULATIONS IN THE SAN DIEGO MUNICIPAL CODE, CALIFORNIA BUILDING CODE, AND FEDERAL ADA

LEGEND :

AREA OF ENCROACHMENT INTO 15'-0" SETBACK

NOTES :

- EXISTING STRUCTURES
- EXISTING BUILDINGS ARE R-2 OCCUPANCY TYPE VS CONSTRUCTION TO BE DEMOLISHED

NEW CONSTRUCTION

- AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED PER NFPA 13 IN EACH BUILDING
- 1-HOUR FIRE RATED CONSTRUCTION
- TEMPERED GLAZING AT ALL WINDOWS WITHIN 300 FEET OF NATURAL VEGETATION
- CLASS A ROOFING ASSEMBLIES
- ALL NEW CONSTRUCTION SHALL CONFORM WITH SDMC SEC 142 D112 BRUSH MANAGEMENT
- BUILDING AREA IS CALCULATED FOR LARGEST INDIVIDUAL BUILDING ON LOT
- ALL FUTURE DEVELOPMENT ARE WITHIN THE CONDITIONAL USE PERMIT AND WILL CONFORM TO ALL THE DEVELOPMENT REGULATIONS OF THE PM-12 ZONE AS SPECIFIED WITHIN SDMC SECTION 151 (DEVELOPMENT), INCLUDING BUT NOT LIMITED TO PARKING, LANDSCAPING AND REFUSE AND RECYCLABLE MATERIALS STORAGE REGULATIONS (CHAPTER A, ARTICLE 2, DIVISION B)

FOR BUILDING 11A:

FRONTAGE INCREASE CALCULATION (PER CBC 506.2.2.5.2)

$I = \frac{F}{P} = \frac{0.25(2000)}{1000} = 0.25$

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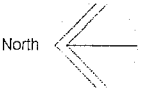
$I = \frac{0.25(2000)}{1000} = 0.25$

$I = \frac{0.25(2000)}{1000} = 0.25$

$I = \frac{0.25(2000)}{1000} = 0.25$

$I = \frac{0.25(2000)}{1000} = 0.25$

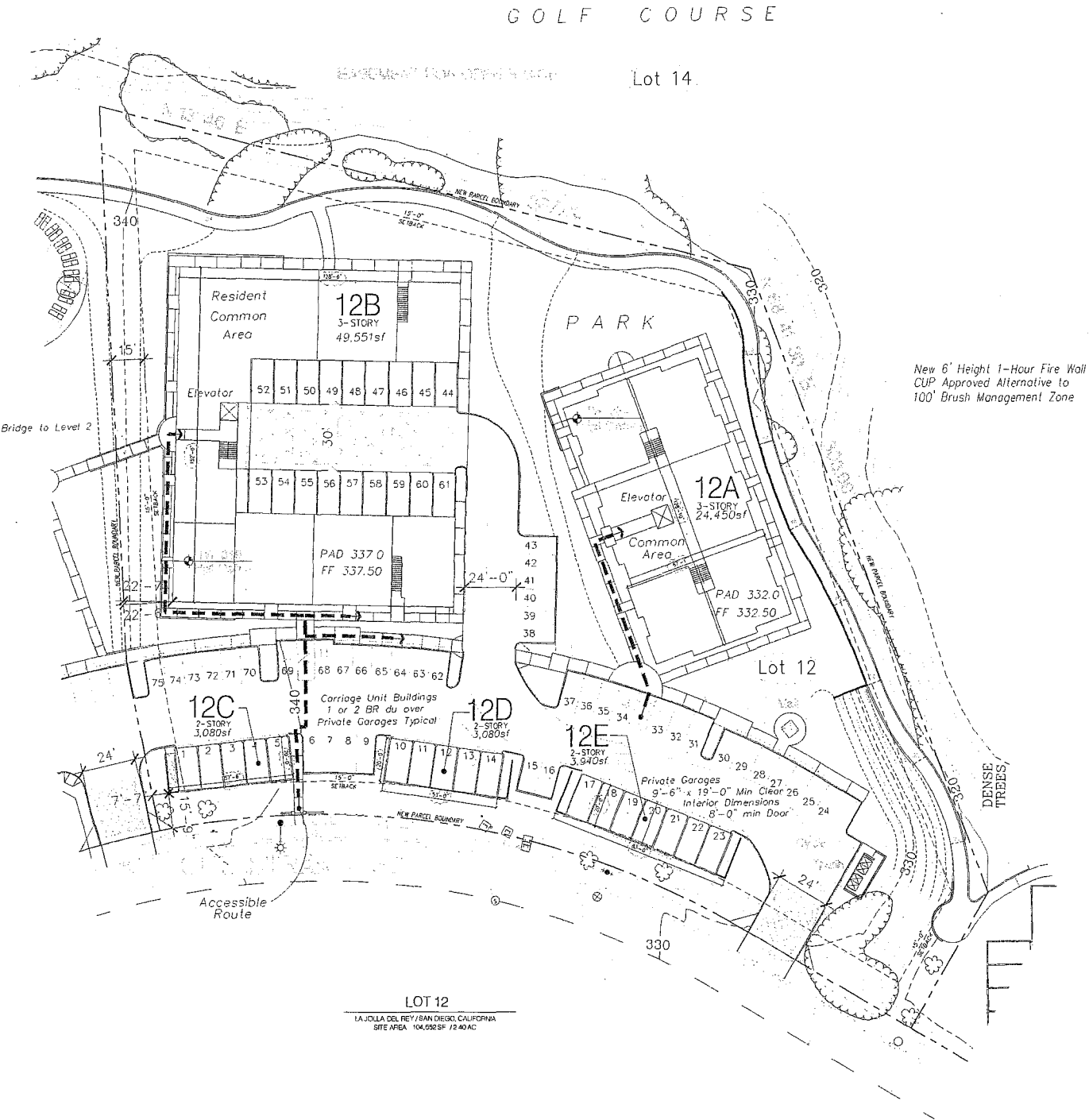
LA JOLLA DEL REY,
TENTATIVE MAP NO. 1244048
Project No. 355373



Scale : 1" = 20'

LEGEND

- ACCESSIBLE PATH OF TRAVEL
- PROPERTY LINE
- STREET CENTER LINE



| LOT 12 | | | | | | |
|---------------------|----------------|----------------|----------------|----------------|----------------|-------|
| OCCUPANCY TYPE | BLDG 12A | BLDG 12B | BLDG 12C | BLDG 12D | BLDG 12E | TOTAL |
| CONSTRUCTION TYPE | R-2 | R-2 | R-2 | R-2 | R-2 | |
| FIRE RATING | 1-HR SPRINKLED | 1-HR SPRINKLED | 1-HR SPRINKLED | 1-HR SPRINKLED | 1-HR SPRINKLED | |
| ALLOWABLE BLDG AREA | 37,200 SF | 111,240 SF | 37,200 SF | 37,200 SF | 37,200 SF | |
| ACTUAL BLDG AREA | 8,193 SF | 16,517 SF | 1,145 SF | 1,145 SF | 1,663 SF | |
| ACTUAL BLDG AREA | 24,007 SF | 49,551 SF | 3,055 SF | 3,055 SF | 3,943 SF | |
| ROOF CLASS ASSEMBLY | A | A | A | A | A | |
| DWELLING UNITS | 16 | 30 | 1 | 1 | 2 | 50 |
| ENCROACHMENT % | 0% | 0% | 8.2% | 8.2% | 17.1% | |

| PARKING | | | | | | |
|---------------|----|----|---|---|---|----|
| SURFACE | 16 | 12 | 2 | 3 | 1 | 36 |
| ACCESSIBLE | 2 | 2 | 0 | 0 | 0 | 4 |
| GARAGE | 0 | 18 | 3 | 5 | 7 | 35 |
| TOTAL PARKING | | | | | | 75 |

REQUIRED PARKING: 1.00 = 50 SPACES SURPLUS (+25)

PARKING NOTES:

- REQUIRED PARKING: 1 SPACE/DWELLING UNIT
- SURFACE PARKING SPACES ARE A MINIMUM 8'-0" X 18'-0"
- ACCESSIBLE PARKING SPACES ARE A MINIMUM 9'-0" X 18'-0"
- PRIVATE GARAGES ARE A MINIMUM 10'-0" X 19'-0"
- ALL PARKING SHALL CONFORM WITH REGULATIONS IN THE SAN DIEGO MUNICIPAL CODE, CALIFORNIA BUILDING CODE, AND FEDERAL ADA

LEGEND:

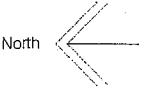
AREA OF ENCROACHMENT INTO 15'-0" SETBACK

NOTES:

- EXISTING STRUCTURES:
 - EXISTING BUILDINGS ARE R-2 OCCUPANCY TYPE VS CONSTRUCTION TO BE DEMOLISHED
- NEW CONSTRUCTION:
 - AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED PER NFPA
 - 15 IN EACH BUILDING
 - 1-HOUR FIRE RATED CONSTRUCTION
 - TEMPERED GLAZING AT ALL WINDOWS WITHIN 300 FEET OF NATURAL VEGETATION
 - CLASS A ROOFING ASSEMBLIES
 - ALL NEW CONSTRUCTION SHALL CONFORM WITH SDMC SEC 142.0412 BRUSH MANAGEMENT
 - *BUILDING AREA IS CALCULATED FOR LARGEST INDIVIDUAL BUILDING ON LOT
 - ALL FUTURE DEVELOPMENT ARE WITHIN THE CONDITIONAL USE PERMIT AND WILL CONFORM TO ALL THE DEVELOPMENT REGULATIONS OF THE R-12 ZONE AS SPECIFIED WITHIN SDMC SECTION 131.04301, TABLE 131-043, INCLUDING BUT NOT LIMITED TO PARKING, LANDSCAPING AND REFUSE AND RECYCLABLE MATERIALS STORAGE REGULATIONS CHAPTER 4, ARTICLE 2, DIVISION B)

FOR BUILDING 12B:
FRONTAGE INCREASE CALCULATION (PER CBC 506.2 EQ.5-2)
 $I_1 = (P/P_1) \times (W/W_1)$
 $I_1 = (207/62) \times (0.29/0.30)$
 $I_1 = 10.0385 \approx 10.04$
 $I_2 = (210/3000)$
 $I_2 = 0.07$
BUILDING AREA MODIFICATION CALCULATION (PER CBC 506.1 EQ.5-1)
 $A_2 = (A_1 \times I_1 \times I_2) \times (1.1 \times A_1 \times I_1)$
 $A_2 = (12,000 \times 10.04 \times 0.07) \times (1.1 \times 12,000 \times 10.04)$
 $A_2 = (100,800 \times 0.7028) \times (148,464)$
 $A_2 = 33,485,902.71$

LA JOLLA DEL REY,
TENTATIVE MAP NO.1244048
Project No. 355373



Scale : 1" = 20'

LEGEND

- ACCESSIBLE PATH OF TRAVEL - - - - ->
PROPERTY LINE - - - - -
STREET CENTER LINE - - - - -

| LOT 14 PARKING | | |
|--|----|----|
| SURFACE | 30 | 30 |
| ACCESSIBLE | 2 | 2 |
| GARAGE | 0 | 0 |
| TOTAL PARKING | 32 | 32 |
| *REQUIRED PARKING (19 HOLES X 3 = 57 SPACES PROB-OF = 5 SPACES TOTAL = 30 SPACES SURPLUS (+2) | | |

| LOT 13 | | | | | |
|---|-----------------|----------------|----------------|----------------|----------------|
| | BUILD 13A | BUILD 13B | BUILD 13C | BUILD 13E | TOTAL |
| OCCUPANCY TYPE | R-2 | R-2 | R-2 | R-2 | R-2 |
| CONSTRUCTION TYPE | VA | VA | VA | VA | VA |
| FIRE RATING | 1-HR SPRINKLED | 1-HR SPRINKLED | 1-HR SPRINKLED | 1-HR SPRINKLED | 1-HR SPRINKLED |
| ALLOWABLE FL AREA | 37,320 SF | - | - | - | - |
| ALLOWABLE BLDG AREA | 111,960 SF | - | - | - | - |
| ACTUAL FL AREA | 20,301 SF (100) | 20,301 SF | 1,690 SF | 1,140 SF | 1,140 SF |
| ACTUAL BLDG AREA | 60,900 SF (100) | 60,900 SF | 3,940 SF | 3,090 SF | 3,090 SF |
| FEES CLASS ASSEMBLY | A | A | A | A | A |
| ENCLOSING UNITS | 25 | 25 | 2 | 1 | 74 |
| ENCROACHMENT % | 0% | 0% | 0% | 0% | 0% |
| PARKING | | | | | |
| SURFACE | 14 | 25 | 2 | 2 | 44 |
| ACCESSIBLE | 3 | 2 | 0 | 0 | 5 |
| GARAGE | 0 | 0 | 0 | 0 | 0 |
| TOTAL PARKING | 17 | 27 | 2 | 2 | 46 |
| *REQUIRED PARKING: 1/100 = 74 SPACES SURPLUS (+4) | | | | | |

PARKING NOTES :

- REQUIRED PARKING : 1 SPACE / DWELLING UNIT
- SURFACE PARKING SPACES ARE A MINIMUM 9'0" X 18'0"
- ACCESSIBLE PARKING SPACES ARE A MINIMUM 9'0" X 18'0"
- PRIVATE GARAGES ARE A MINIMUM 10'0" X 18'0"
- ALL PARKING SHALL CONFORM WITH REGULATIONS IN THE SAN DIEGO MUNICIPAL CODE, CALIFORNIA BUILDING CODE AND FEDERAL ADA

LEGEND :

AREA OF ENCROACHMENT INTO 15' SETBACK

NOTES :

- EXISTING BUILDINGS ARE R-2 OCCUPANCY TYPE V6 CONSTRUCTION TO BE DEMOLISHED
- NEW CONSTRUCTION:
 - AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED PER HPCA
 - 12 IN EACH BUILDING
 - 1-HOUR FIRE RATED CONSTRUCTION
 - TEMPERED GLAZING AT ALL WINDOWS WITHIN 300 FEET OF NATURAL VEGETATION
 - CLASS A ROOFING ASSEMBLIES
 - ALL NEW CONSTRUCTION SHALL CONFORM WITH SDMC SEC 12.0402 BRUSH MANAGEMENT
 - *BUILDING AREA IS CALCULATED FOR LARGEST INDIVIDUAL BUILDING ON LOT
 - ALL FUTURE DEVELOPMENT ARE WITHIN THE CONDITIONAL USE PERMIT AND WILL CONFORM TO ALL THE DEVELOPMENT REGULATIONS OF THE RMA-2 ZONE AS SPECIFIED WITHIN SDMC SECTION 131.0402, TABLE 131-0402, INCLUDING BUT NOT LIMITED TO PARKING, LANDSCAPING AND REFUSE AND RECYCLABLE MATERIALS STORAGE REGULATIONS CHAPTER 4, ARTICLE 2, DIVISION B

FOR BUILDING 13A

FRONTAGE INCREASE CALCULATION (PER CBC 906.2.5.2)

$I_1 = (F/P) \cdot (0.25/W)$

$I_1 = (300/200) \cdot (0.25/300)$

$I_1 = 0.0500 - 0.25/300$

$I_1 = 0.0166667$

$I_1 = 0.016$

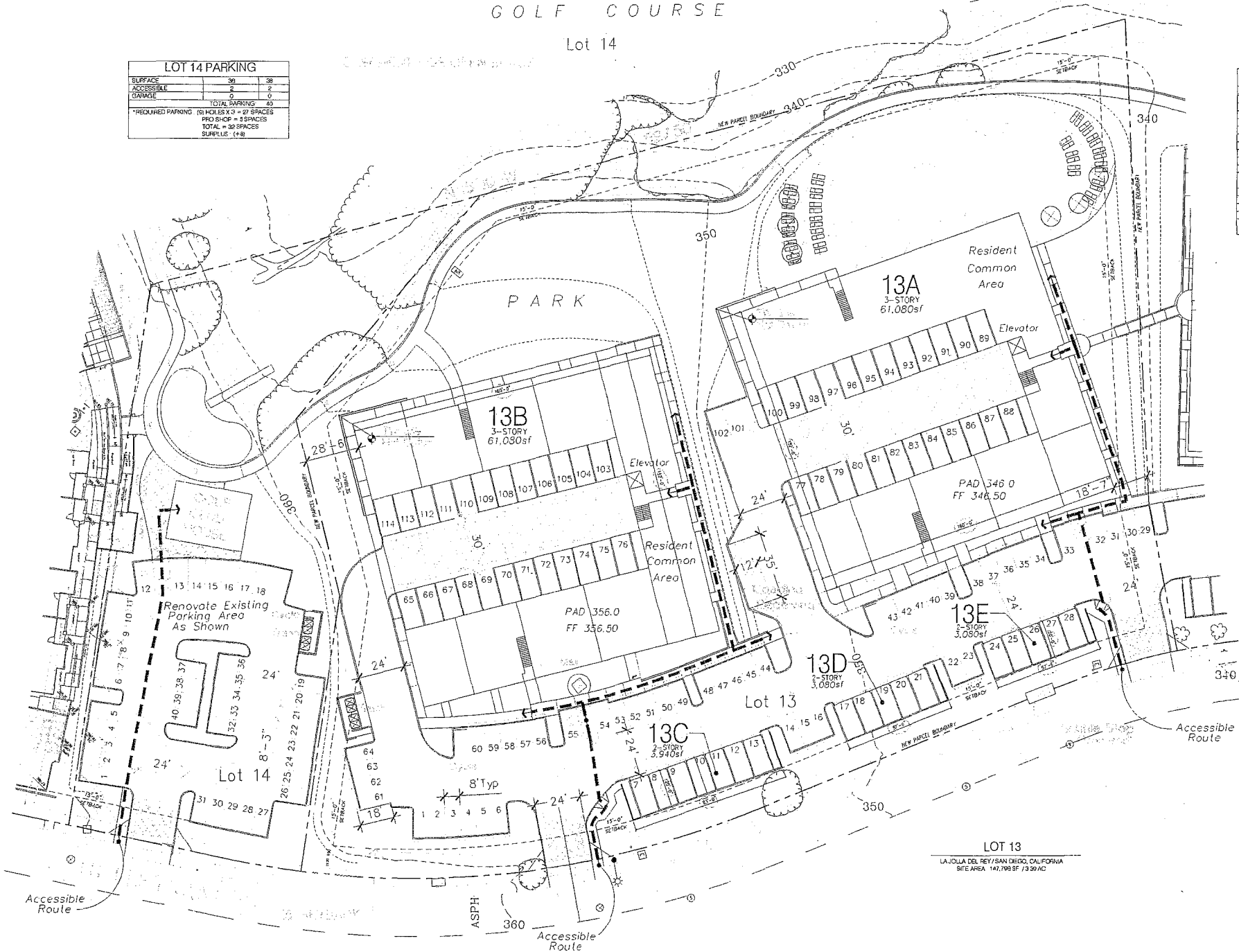
BUILDING AREA MODIFICATION CALCULATION (PER CBC 906.1.5.1)

$A_2 = (A_1 + (A_1 \cdot I_1) \cdot (A_1 \cdot I_1))$

$A_2 = (12,000 + (12,000 \cdot 0.016) + (12,000 \cdot 0.016))$

$A_2 = (12,000 + (2,880) + (2,880))$

$A_2 = 17,760$



LOT 14
LA JOLLA DEL REY / SAN DIEGO, CALIFORNIA
SITE AREA: 708,921 SF / 16.20 AC

LOT 13
LA JOLLA DEL REY / SAN DIEGO, CALIFORNIA
SITE AREA: 141,795 SF / 3.29 AC



JAN 06, 2012 9:46 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 64.00

PAGES: 17



7664

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 23431590

Conditional Use Permit No. 591417
UNIVERSITY CITY VILLAGE PROJECT NO. 164984
Hearing Officer

This Conditional Use Permit No. 591417 is granted by the Hearing Officer of the City of San Diego to Willmark Communities UTC Finance 1, Inc., a California corporation and Pavlov, Inc., a California corporation, Owners and Permittees, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 55.5-acre site is located at 4633 – 4807 Governor Drive in the RM-1-2, Airport Environs Overlay (60 CNEL), and the Airport Influence Area (MCAS Miramar) Overlay Zones of the University Community Plan area. The project site is legally described as Lots 1, 2, 7, and 8, inclusive of University City Unit 9, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 5100, filed in the Office of the County Recorder of San Diego County, December 21, 1962. Excepting the Southerly 15.00 feet of said Lot 3

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to construct and operate a senior multi-family development that includes 796 senior multi-family units within two- to three-story structures, 80 assisted living units, and related community amenities as described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated December 14, 2011, on file in the Development Services Department.

The project shall include:

- a. 796 senior multi-family units of approximately 1,277,540 square feet Gross Floor Area (GFA) within twenty-nine, two-story structures and twenty-seven, three-story structures; 80 assisted living units within an approximately 57,500 square-foot GFA building; and a recreational building, as identified in the table below:

ORIGINAL

7665

| Proposed Use | Area (Gross AC) | Common (GSF) | Residential (GSF) | Units | Ancillary Uses (GSF) |
|--------------------------------|-----------------------|-----------------|----------------------|------------|-------------------------|
| Parcel 348-200-08 | 15.47 | | | | |
| Common & Landscape Area | 15.47 | | | | 673,830 |
| Parcel 348-200-07 | 30.69 | | | | |
| Multi-family | 9.32 | | 1,129,792 | 704 | |
| Surface Parking | 5.53 | | | | 241,068 |
| Common & Landscape Area | 15.84 | | | | 689,820 |
| Parcel 348-200-02 | 4.40 | | | | |
| Recreational Building | 0.68 | 30,655 | 29,268 | 16 | |
| Assisted Living | 0.66 | | 57,500 | 80 | |
| Parcel 348-200-02 Sub-total | | 30,655 | 77,148 | 96 | |
| Surface Parking | 0.98 | | | | 42,683 |
| Common & Landscape Area | 2.08 | | | | 90,402 |
| Parcel 348-200-01 | 2.71 | | | | |
| Multi-family | 0.97 | | 87,825 | 76 | |
| Surface Parking | 0.52 | | | | 22,556 |
| Common & Landscape Area | 0.45 | | | | 19,779 |
| Total Development | | 30,655 | 1,304,385 | 876 | 1,780,138 |
| Total – Project Area | 53.27 | | | | |

AC: acreage

GSF: gross square footage

- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Executive 9-hole golf course and starter house; and

ORIGINAL

7668

- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

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 December 30, 2014.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

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

12. This Permit shall be applicable to only the parcel lots as legally described herein and/or subdivided thereafter. The Owner/Permittee of the aforementioned parcel lots shall comply with Resource Protection Ordinance/Conditional Use Permit (RPO/CUP) No. 98-0408.

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ENVIRONMENTAL/MITIGATION REQUIREMENTS:

13. The Owner/Permittee shall comply with the MMRP as specified in the previously certified Mitigated Negative Declaration No. 98-0408, to the satisfaction of the Development Services Department and the City Engineer.

ENGINEERING REQUIREMENTS:

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

15. This project proposes to export 6,700 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per San Diego Municipal Code section 141.0620(i).

16. 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.

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

18. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report, satisfactory to the City Engineer.

19. The drainage system proposed for this development and outside of the public right-of-way is private and subject to approval by the City Engineer.

20. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 2009-009 DWQ and the Municipal Storm Water Permit, Order No. 2009-009(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.

A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI

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from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 2009 0009 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 2009-0009 DWQ.

21. As a condition of issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the reconstruction/upgrade of all existing pedestrian ramps adjacent to this development to the current city standards with truncated domes and satisfactory to the city engineer.

22. All filter inserts for the BMPs will not be installed in the inlets within the public right-of-way. All inserts will be in the private storm drain inlets and outside of the public right-of-way.

LANDSCAPE REQUIREMENTS:

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

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

25. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'

26. Prior to issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under SDMC 142.0403(b)5.

27. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or subsequent Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

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28. 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.

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

30. The Permittee or subsequent Owner(s) shall be responsible to ensure that irrigation drainage run off shall be directed away from the transitional areas to ensure that no impacts occur from runoff in any of these areas.

31. The Permittee or subsequent Owner(s) shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

32. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

33. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A," Brush Management Plan, on file in the Office of the Development Services Department.

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

35. The Brush Management Program shall consist of two zones consistent with the Brush Management regulations of the San Diego Municipal Code (SDMC) section 142.0412 and modified per provisions under SDMC sections 142.0412(f, i & j) as follows:
The building structures 2C, 3A,3B, 4A, 4B, 5A,5B, 6A, 6B, 6C, 7A, 7B, 8A, 8B, 9A, 10A, 11A,12A, 12B, 12C, 13B and 13C shall observe a modified Zone One and a Zone Two as shown on the Brush Management Plan of Exhibit "A."

36. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) are not permitted, while non-combustible accessory structures may be

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approved within the designated Zone One area subject to Fire Marshall and the Development Services Department approval.

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

38. In Zones One and Two, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the Landscape Section and the Environmental Analysis Section.

39. Prior to Final Inspection and Framing Inspection for any building, the approved Brush Management Program shall be implemented.

40. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

FIRE AND LIFE SAFETY REQUIREMENTS:

41. The Owner/Permittee shall provide the fire wall structure as shown on Exhibit "A" plans as mitigation for brush management requirements.

PLANNING/DESIGN REQUIREMENTS:

42. 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.

43. The project shall comply with the 15-foot setback requirement along all street frontages. No parking, building or other structure may encroach into the required 15-foot setback unless permitted by the zone.

44. Prior to issuance of any construction permit for a residential structure, the Owner/Permittee shall demonstrate that adequate noise attenuation measures are provided to ensure an interior noise level of 45 dB CNEL for all habitable rooms. Construction plans shall indicate the noise attenuation measures that will be provided to ensure an interior noise level of 45 dB CNEL.

45. Prior to the issuance of any construction permit for a residential structure or demolition permit, the Owner/Permittee shall submit the following in order for Development Services Department to confirm the number of existing dwelling units and floor area ratio:

- a. Site plan showing all existing structures, including those under construction or for which a construction permit has been issued. The plan shall indicate the number of existing dwelling units or units under construction for each building;

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- b. San Diego County Assessor Residential Building Records for all structures that remain and were built prior to approval of RPO/CUP Permit No. 98-0408;
- c. Approved construction permit applications and final inspections (if already constructed and completed) for any structure constructed or approved for construction after approval of RPO/CUP 98-0408; and
- d. A table or worksheet summarizing the total number of existing dwelling units for each building structure and gross floor area for each building as shown on the site plan required above.

46. Prior to issuance of each construction permit for a residential structure, the Owner/Permittee shall provide a reduced site plan, 11-inch x 17-inch size, indicating all existing buildings or buildings under construction at the time of project submittal and labeled as such. The Owner/Permittee shall also submit a worksheet or table that indicates the number of dwelling units (existing or under construction at the time of project submittal) referencing each structure shown on the site plan. The site plan and worksheet/table shall be updated for each application for a construction permit for a residential structure.

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

48. 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

49. The Community Center building shall only be used by residents of the senior housing complex.

50. A minimum of 909 automobile spaces (including 54 standard accessible spaces of which 7 will be van accessible spaces), 28 motorcycle spaces, and 22 bicycle spaces with rack(s) shall be provided as required by the Land Development Code. 1107 automobile spaces (including 55 standard accessible spaces of which 18 will be van accessible), 36 motorcycle spaces, and 68 bicycle spaces with rack(s) will be provided as indicated in the project's Exhibit "A." All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Director.

51. Prior to issuance of any construction permit for each phase of the development, the Owner/Permittee shall provide a transportation shuttle service, and/or proof thereof continued service, for the residents which will provide transportation service at a reasonable frequency of service, satisfactory to the City Engineer. The shuttle route shall provide service to local commercial areas including, but not limited to: University Towne Center Shopping mall located at the corner of La Jolla Village Dr. /Genesee Ave., the University Square Shopping Center located at the corner of Governor Dr. /Genesee Ave., and the University City shopping center located on the corner of Governor Dr. /Regents Rd.

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52. Transportation shuttle service shall be provided to the residents in perpetuity with this Permit and RPO/CUP No. 98-0408.

53. No fences, shrubs or any other objects higher than 36- inches (3 feet) in height are permitted in the visibility triangle areas as shown on the approved "Exhibit A."

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

54. All onsite sewer facilities serving this site shall be private.

55. The Owner/Permittee shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

56. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Plumbing Code and shall be reviewed as part of the construction permit plan check.

57. No permanent structures, substructures, trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities or in any sewer access easement.

58. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any water facilities. No other utilities, including gas, electric, telephone and fiber optic cable, shall be located within 10 feet of any public water main.

59. No approved improvements or landscaping, including private water facilities, grading and enhanced paving, shall be installed in or over any easement prior to the applicant obtaining an Encroachment Maintenance and Removal Agreement.

60. The Owner/Permittee shall provide and utilize reclaimed water services for all landscape and open recreation areas, including the golf course development area.

61. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall assure, by permit and bond the design and construction of reclaimed water irrigation service(s), in a manner satisfactory to the Director of Public Utilities and the City Engineer. All irrigation systems must be designed to utilize reclaimed water.

62. It is the sole responsibility of the Owner/Permittee for any damage caused to City of San Diego public water facilities, adjacent to the project site, due to the construction activities associated with this project. In the event any such facility loses integrity then, the Owner/Permittee shall reconstruct any damaged public water facility in a manner satisfactory to the Director of Public Utilities and the City Engineer.

63. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) outside of any driveway,

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and the removal of all existing unused services, within the right-of-way adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

64. Prior to the issuance of any construction permit, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer.

65. Prior to the issuance of any certificates of occupancy, all public water facilities shall be complete and operational in a manner the Director of Public Utilities and the City Engineer.

66. The Owner/Permittee shall design and construct all proposed public water facilities in accordance with established criteria in the current edition of the City of San Diego Water 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.

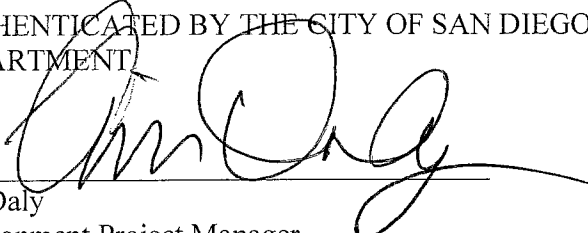
APPROVED by the Hearing Officer of the City of San Diego on December 14, 2011 and Hearing Officer Resolution No. HO-6481.

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Permit Type/PTS Approval No.: CUP No. 591417

Date of Approval: December 30, 2011

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT
Tim Daly
Development Project Manager


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

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

**Willmark Communities UTC Finance 1, Inc., a
California corporation**

Owner/Permittee

By



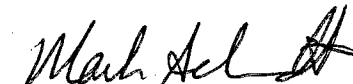
(NAME) Mark Schmidt

(TITLE) President

Pavlov, Inc., a California corporation

Owner/Permittee

By



(NAME) Mark Schmidt

(TITLE) President

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

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UNIVERSITY COMMUNITY PLANNING GROUP
University Town Center – Forum Hall
Executive Committee Monthly Meeting – Tuesday, May 13, 2014
Minutes

Directors present: Janay Kruger (JK) (Chair), Meagan Beale (MB) (Vice-Chair), Kris Kopensky (KK) (Secretary), Andrew Wiese (AW), Nancy Groves (NG), John Bassler (JB), Caryl Lees Witte (CW), Nan Madden (NM), Pat Wilson (PW), Sam Greening (SG), Ash Nasser (AN), George Lattimer (GL), Donna Andonian (DA), Ryan Perry (RP), Jason Moorhead (JM), Kyle Heiskala (KH).

Directors absent: Petr Krysl (PK), Lynne Guidoboni (LG), Bruce Rainey (BR), Kristin Camper (KC), Anu Delouri (AD).

1. **Call Meeting to Order** – Janay Kruger at 6:07 PM
2. **Pledge of Allegiance.**
3. **Agenda Adoption –**
Motion: Motion to approve as presented by JM and seconded by PW.
Vote: Unanimous, motion passed.
4. **Approval of Minutes – April 2014**
Motion: Motion to approve by KK and seconded by PW. MB abstaining.
Vote: Unanimous, motion passed.
5. **Announcements Chair Letters/Meetings, CPC**
 - a. Request for Water Plant volunteer – MB volunteered.
 - b. JK: Relayed Miramar Report noting that they have right to fly west of 805 and recent flying pattern resulted in flying over South UC for 3 minutes that caused several calls to base. Apology was given for 4/24 flyover UC.
 - c. JK: UCSD would like to give tour of campus and medical facility on 7/7 or 7/14 from 11:00 am to 1:30 pm. JK suggested tour on 7/14 during lunchtime.
 - d. JK: SANDAG has station designs. Linda Vista, Clairemont and UC will be displayed at Trolley Workshop (possible date is 7/8 from 4-6 pm). Request was made that they display all 6 station designs for review.
6. **UCSD**
 - a. Students are voting on Transportation Pass the following week. Includes buses, trolley and superloop for \$49.99 per quarter.
7. **Westfield Shopping Center Phase 2 - AW**
 - a. Met last month for 6th time – reviewed plans and elevations by architects. Subcommittee pleased with results.
 - b. Discussed street parking, planting schemes, entrances, exits and traffic.
 - c. Westfield submitted revised SCCR to City and is preparing CDs for Subcommittee. After which we will respond and ask for additional material.
 - d. At this time, have not received comments in writing from Westfield.
 - e. Westfield will present at 6/10 meeting.
8. **SDPD-**
 - a. Introduction and update on community.
9. **Membership Report – John Bassler**
 - a. Attendance sheet reminder to sign-in.
 - b. Membership forms available
10. **Councilperson Sherri Lightner Office – Absent**
11. **Supervisor Dave Roberts- Absent**

- o. Clarification noted that request is for approval to move forward.
- p. They will meet with neighbors and schedule another time to request approval.
- q. JK will arrange to get everyone to the City regarding median break.
- r. **Motion:** Motion to continue the matter as parties work together by GL and seconded by RP.
- s. **Vote:** Unanimous

**19. Action Item: La Jolla Professional Medical Office (El Torito site)
Site Development Permit**

Presenter: Daniel Robinson Gensler AIA

- a. AN recused himself.
- b. Presenter noted that topic of Medical Office construction in place of El Torito was on agenda in July and they are here to relay progress.
- c. Drawings were shown of proposed building and parking in front and on the edge of building. Landscape site picture also shown noting Magnolia, Palo Verde and Elm trees, as well as accent shrubs and other plants.
- d. Discussion ensued regarding use of low water plants. It was noted that plants currently there are not all low water and we would like to see low water plants.
- e. They are committed to be LEED silver building, may go higher. Dependencies were discussed.
- f. Status noted that all signed off by the City and waiting for environmental study.
- g. **Motion:** Motion to approve as presented by GL and seconded by JB.
- h. **Vote: No opposition (13-0)**

20. Action Item: University Village Seniors Willmark

Tentative Map 14 Lots

Presenter: Shaun Schmidt Willmark Communities

- a. Asking to create 14 parcels where there are currently 1 for financial purposes.
- b. Working on grading and construction.
- c. Comments by committee members included that it seems crowded and unappealing with higher density close to the street. JK noted that it has already been approved.
- d. Question asked about staircase and safety concern. Was noted that there will be elevators to address safety.
- e. Question raised about condo possibilities later and response was that owners have no intention of doing condos.
- f. Each phase will have 80-120 units. 13 phases with 3 stories. Buildings off Governor will have 2 stories.
- g. Approval given for 796 residential and approximately 80 assisted. Building inspector still has to sign off.
- h. Noted that another owner owns middle of property for senior building use.
- i. Traffic concerns were discussed and response was that traffic study is done and that seniors do not drive as much.
- j. When asked what can be foreseen to result in subdividing property JK noted financing of loans.
- k. It was noted that change to condos would require a condo map be done and a new submittal process for approval which would be an extensive process.
- l. Discussion of common space ensued and request was made that they take a look at ability to change the look of the building.
- m. **Motion:** Motion to approve by PW and seconded by RP.
- n. **Vote: 9 in favor – 4 opposed**

21. Ad Hoc Committees

- a. **High Speed Rail – None**
- b. **Bicycle Safety- None**
- c. **Westfield Shopping Center Phase 2 – AW**
(Spoke earlier after UCSD updates)





THE CITY OF SAN DIEGO

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

Ownership Disclosure Statement

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

Project Title

La Jolla Del Rey

Project No. For City Use Only

355373

Project Address:

5811, 6301 & 6312 Gullstrand St., & 4611 Governor Dr.

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

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

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:


| | |
|---|--|
| Project Title: 5811 Gullstrand Street | Project No. (For City Use Only) |
|---|--|

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

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

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|--|---|
| Corporate/Partnership Name (type or print): Willmark Communities UTC Finance 1, Inc. <hr/> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: 9948 Hibert St., Suite 210 City/State/Zip: San Diego, CA 92131 Phone No: 858-271-0582 Fax No: 858-271-4522 <hr/> Name of Corporate Officer/Partner (type or print): Mark Schmidt Title (type or print): President Signature:  Date: 12-16-13 <hr/> Corporate/Partnership Name (type or print): <hr/> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: Fax No: <hr/> Name of Corporate Officer/Partner (type or print): Mark Schmidt Title (type or print): Secretary Signature: Date: | Corporate/Partnership Name (type or print): <hr/> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: Fax No: <hr/> Name of Corporate Officer/Partner (type or print): Mark Schmidt Title (type or print): Vice President Signature: Date: |
| Corporate/Partnership Name (type or print): <hr/> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: Fax No: <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature: Date: | Corporate/Partnership Name (type or print): <hr/> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: Fax No: <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature: Date: |
| Corporate/Partnership Name (type or print): <hr/> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: Fax No: <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature: Date: | Corporate/Partnership Name (type or print): <hr/> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: Fax No: <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature: Date: |