



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: December 8, 2016 REPORT NO. PC-16-097

HEARING DATE: December 15, 2016

SUBJECT: DELTA UPSILON FRATERNITY- Process Four Decision.

PROJECT NUMBER: [480185](#)

OWNER/APPLICANT: San Diego County Delta Upsilon Fraternity Alumni Association, Inc.

SUMMARY:

Issue: Should the Planning Commission approve the construction of a 16-bedroom fraternity with a deviation located at 5545 Hardy Avenue in the College Area Community Plan area?

Staff Recommendation:

Approve Conditional Use Permit No. 1692183 and Planned Development Permit No. 1692184.

Community Planning Group Recommendation: On July 13, 2016, the College Area Community Council unanimously approved the proposed project with recommendations as detailed in this report (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act Guidelines Section 15303 (b) New Construction or Conversion of Small Structures on November 21, 2016 and the opportunity to appeal that determination ends on December 6, 2016.

Fiscal Impact Statement: No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The existing single-family home (proposed for demolition) contains three bedrooms proposed for demolition as part of the project. The project proposes a fraternity containing 16 bedrooms which are not considered individual dwelling units therefore not subject to the inclusionary housing ordinance.

BACKGROUND

The 0.16-acre site is located at 5545 Hardy Avenue within the RM-3-9 Zone, the Parking Impact Overlay Zone (Campus Impact Area), the College Community Redevelopment Project Master Project Plan (MPP) (on file in the office of the City Clerk as Document No. [RR-282801](#)), the College Community Redevelopment Project Area (Core Sub-Area) and the College Area Community Plan Area.

The properties directly to the east, west and south are developed with three- to four-story multi-family structures. Directly across Hardy to the north are two fraternity houses with the San Diego State University (SDSU) campus less than a block away.

The site contains a 1,255-square-foot, three-bedroom, single-family home constructed in 1951. The Delta Upsilon fraternity has been associated with SDSU since 1968. The use of the subject property as a Delta Upsilon fraternity began in 1989. The existing structure has been reviewed and determined to not meet local designation criteria as a significant resource under adopted Historic Resource Board criteria.

DISCUSSION

Project Description:

The project proposes to demolish the existing fraternity within a single-family residence and construct a three-story, 15,343-square-foot fraternity with 16 bedrooms. The project also proposes a deviation to lot coverage as described on Page Three of this report. The ground floor would consist of an entry lobby and a parking garage. Level two would consist of six bedrooms a community room, study room, kitchen and restroom facilities. Level three would consist of ten bedrooms along with kitchen and restroom facilities.

The building would feature a stucco finish with multiple offsetting planes, decorative awnings, use of concrete and metal which provide visual interest and reduce the bulk and scale of the structure. Complementing paint colors would be utilized for several of the offsetting planes along with landscaping which will help to define and enhance Hardy Avenue by establishing a pattern of non-contiguous sidewalks and street trees located within the parkway.

Access to the proposed development will be provided via a private driveway off Hardy Avenue. Public improvements include the new driveway, new sidewalks and new landscaping along the public street. All required parking will be accommodated onsite. The minimum parking requirement for the proposed project is 12 parking spaces and the project is proposing all 12 parking spaces within an enclosed garage along with motorcycle and bicycle spaces.

Community Plan Analysis:

The College Area Community Plan (Plan) was last amended by the City Council on August 3, 2002, and reflects the long range goals of this site being devoted to fraternity use. The Plan references the College Community Redevelopment Project (CCRP), and requires the creation of a Master Project Plan to implement the College Area Community Plan and the College Community Redevelopment Project, as well as aid in the redevelopment of five subareas surrounding San Diego State University. The Master Project Plan (MPP) for the College Community Redevelopment Project was approved by the City Council on October 12, 1993. This project site is within the "Core Subarea" of the CCRP. The Core Subarea Design Manual was adopted by the City Council on August 12, 1997. Both the MPP and Core Subarea Design Manual contain guidelines and regulations regarding the development of this project site.

The Plan designates this site as fraternity/sorority use so the new building and the continued operation as a fraternity would implement the land use designation. Although the project site is within the RM-3-9 zone, the governing development regulations come from the College Community Redevelopment Project Master Project Plan (MPP). The objectives of the MPP are to provide a living environment adjacent to the University suited for student housing purposes and land use concepts and design "appropriate to the objectives of the College Area Community Plan."

There is no associated recommended residential density for fraternities located in the fraternity/sorority designated areas in the College Area Community Plan, the MPP and the Core Subarea Design Guidelines. Therefore, since the Delta Upsilon project is solely a fraternity use allowed by the community plan and San Diego Municipal Code (SDMC) Section 141.0305, no minimum density is required.

The maximum structure height within the MPP is twelve stories on the south side of Hardy Avenue. The maximum height of the proposed three-story structure would be 46 feet. The proposed height is similar to the height of the three to four-story multi-family development located just north and west of the project site. The project has been reviewed and determined to be in compliance with the MPP and the Core Subarea Design Guidelines including setbacks, landscape, streetscape, site design, parking and circulation.

As required by the City's Climate Action Plan (CAP), a CAP Checklist was prepared for the project and has been accepted by staff. The Checklist determined that with implementation of the CAP project design standards, including the provision of a 15 percent improvement in energy use as compared to 2013 Title 24 standards and an electric vehicle charging station. Compliance with the CAP Checklist has been included as a condition of approval and no mitigation is required.

Conditional Use Permit

The project requires a Conditional Use Permit (CUP) for the fraternity use. The fraternity has been in the area since 1968 but since the project proposes new construction of a fraternity, a CUP is required to ensure compliance with SDMC Section 141.0305.

Planned Development Permit

The project also requires a Planned Development Permit (PDP) for a deviation to the applicable development regulations (see "Deviation" below). The PDP shall be also be used as the Phased Project Redevelopment Permit as required by the Master Project Plan to help implement that portion of the College Area Community Plan concerning the College Community Redevelopment Project.

Deviation

The project proposes a deviation for the lot coverage requirement in the MPP. The maximum lot coverage for parcels within the redevelopment project area is 60 percent or 4,124 square feet for this site. The project proposes a maximum lot coverage of 72 percent or 4,943 square feet. Because the project site is only 92 feet long by 77 feet wide, staff supports this deviation as the slightly higher lot coverage allows for a balanced design that encloses and maximizes parking as well as provides a more complementary scale to the surrounding developments.

With the exception of the requested deviation the project meets all of the applicable development and design standards for the Community Plan and the College Community Redevelopment Project Master Plan including the Core Sub-Area.

Community Planning Group Recommendations:

At their July 13, 2016, meeting the College Area Community Council (CACC) voted to unanimously recommend approval of the proposed project. There was a discussion regarding density. Early on in the review process, City staff thought the project required additional density. After additional review, City staff concluded there is no residential density for fraternities located in the fraternity/sorority designated areas in the Community Plan. The CACC concurs with the density as proposed and approved the project.

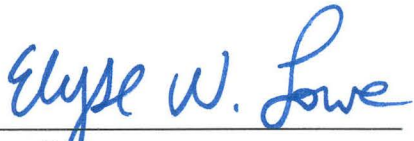
Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code and conforms to both the General Plan and the College Area Community Plan. Staff has provided draft findings to support approval of the Project and draft conditions of approval (Attachments 3 and 4). Staff recommends the Hearing Officer approve the Project as proposed.

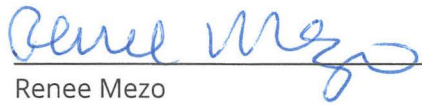
ALTERNATIVES

1. Approve Conditional Use Permit No. 1692183 and Planned Development Permit No. 1692184, with modifications.
2. Deny Conditional Use Permit No. 1692183 and Planned Development Permit No. 1692184, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department



Renee Mezo
Development Project Manager
Development Services Department

EWL/ROM

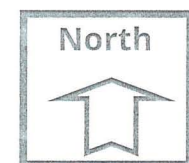
Attachments:

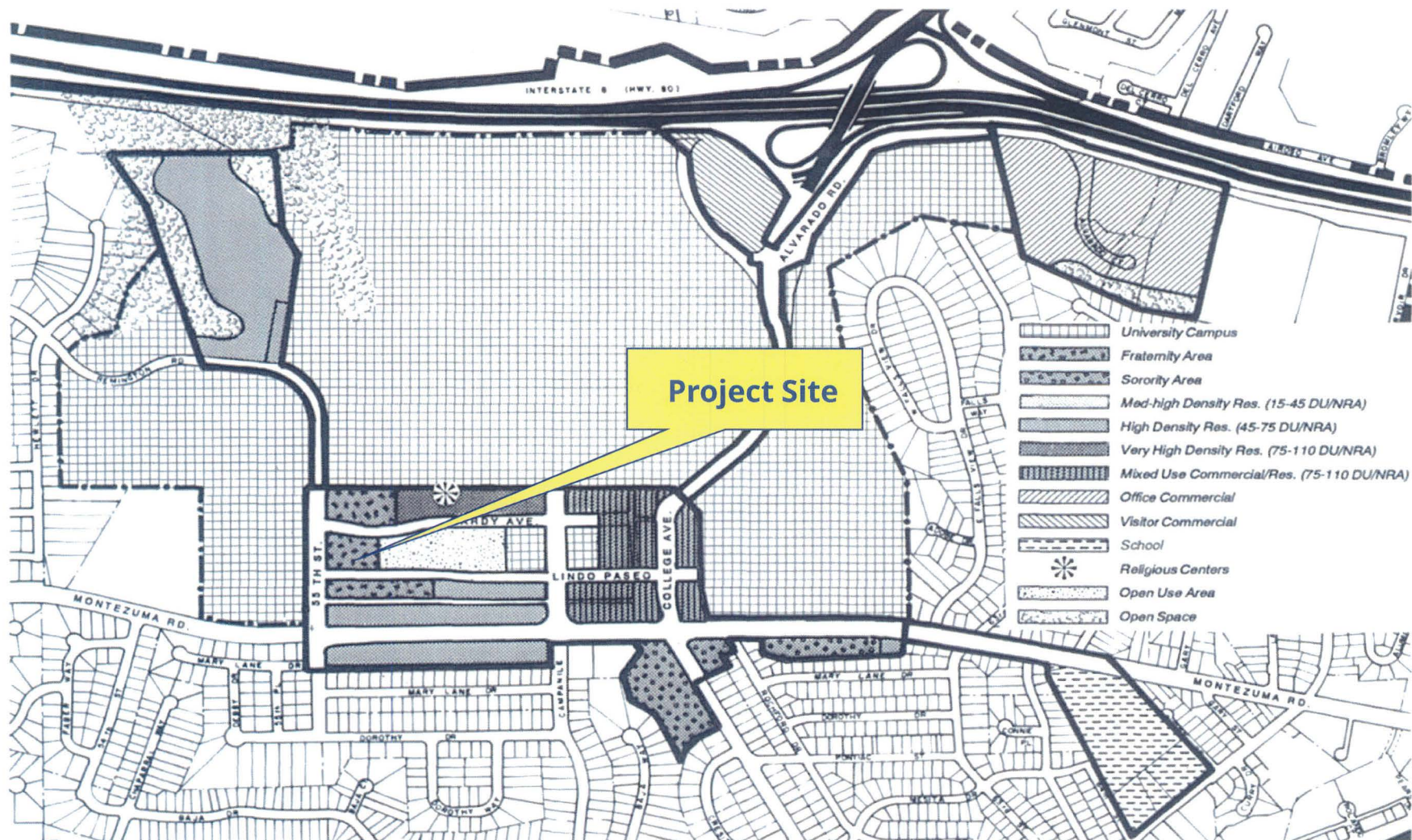
1. Project Location Map
2. Community Plan Land Use Map
3. Draft Permit Resolution with Findings
4. Draft Permit with Conditions
5. Environmental Exemption
6. Project Plans
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement



Location Aerial Photo

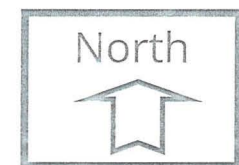
DELTA UPSILON FRATERNITY- 5545 HARDY AVENUE
PROJECT NO. 480185





Land Use Map

DELTA UPSILON FRATERNITY- 5545 HARDY AVENUE
PROJECT NO. 480185



PLANNING COMMISSION
RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 1692183 AND
PLANNED DEVELOPMENT PERMIT NO. 1692184
DELTA UPSILON PROJECT NO. 480185
DRAFT

WHEREAS, San Diego County Delta Upsilon Fraternity Alumni Association, Incorporated, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish the existing fraternity within a single-family residence and construct a 15,343-square-foot, three-story, 16-bedroom fraternity building, including common areas, kitchen and bathroom facilities (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit No. 1692183 and Planned Development Permit No. 1692184), on portions of a 0.16-acre site;

WHEREAS, the project site is located at 5545 Hardy Avenue in the RM-3-9 Zone, the Parking Impact Overlay Zone (Campus Impact Area), the College Community Redevelopment Project Master Project Plan (MPP) and the College Redevelopment Project Area (Core Sub-Area) within the College Community Plan area;

WHEREAS, the project site is legally described as Lot 3, Block 18 of College Park Unit 3, Map No. 2527;

WHEREAS, on December 15, 2016, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1692183 and Planned Development Permit No. 1692184 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on November 121, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332 (In-Fill Development). The opportunity to appeal that determination ends on December 6, 2016.

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

That the Planning Commission adopts the following written Findings, dated December 15, 2016.

FINDINGS:

Conditional Use Permit- Section 126.0305

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

The 0.16-acre site is located at 5545 Hardy Avenue within the RM-3-9 Zone, the Parking Impact Overlay Zone (Campus Impact Area), the College Community Redevelopment Project Master Project Plan (MPP) (on file in the office of the City Clerk as Document No. RR-282801), the College

Community Redevelopment Project Area (Core Sub-Area) and the College Area Community Plan area (Plan).

The Plan was last amended by the City Council on August 3, 2002, and reflects the long range goals of this site being devoted to fraternity use. The Plan references the College Community Redevelopment Project (CCRP), and requires the creation of a Master Project Plan to implement the College Area Community Plan and the College Community Redevelopment Project, as well as aid in the redevelopment of five subareas surrounding San Diego State University. The Master Project Plan (MPP) for the College Community Redevelopment Project was approved by the City Council on October 12, 1993. This project site is within the "Core Subarea" of the CCRP. The Core Subarea Design Manual was adopted by the City Council on August 12, 1997. Both the MPP and Core Subarea Design Manual contain guidelines and regulations regarding the development of this project site.

The Plan designates this site as fraternity/sorority use so the new building and the continued operation as a fraternity would implement the land use designation. Although the project site is within the RM-3-9 zone, the governing development regulations come from the College Community Redevelopment Project Master Project Plan (MPP). The objectives of the MPP are to provide a living environment adjacent to the University suited for student housing purposes and land use concepts and design "appropriate to the objectives of the College Area Community Plan."

There is no associated recommended residential density for fraternities located in the fraternity/sorority designated areas in the Plan, the MPP and the Core Subarea Design Guidelines. Therefore, since the Delta Upsilon project is solely a fraternity use allowed by the community plan and San Diego Municipal Code (SDMC) Section 141.0305, no minimum density is required.

The maximum structure height within the MPP is twelve stories on the south side of Hardy Avenue. The maximum height of the proposed three-story structure would be 46 feet. The proposed height is similar to the height of the three to four-story multi-family development located just north and west of the project site. The project has been reviewed and determined to be in compliance with the MPP and the Core Subarea Design Guidelines including setbacks, landscape, streetscape, site design, parking and circulation. Therefore, the project complies with the applicable land use plan.

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

The project proposes to demolish the existing fraternity within a single-family residence and construct a three-story, 15,343-square-foot fraternity with 16 bedrooms. The proposed development will require a demolition/removal permit for the existing onsite residence in accordance with Article 9, Division 5 of the San Diego Municipal Code, which sets forth review of demolition/removal permits for compliance with standards necessary to safeguard public health, safety, and welfare. The proposed development also will require ministerial building permits for new construction and facilities. Ministerial building permits require compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all

adopted referenced standards, which also establish standards to safeguard public health, safety, and welfare. The Fire Access Plan for the proposed development has been prepared that demonstrates compliance with fire protection and life safety requirements regarding adequacy of hydrants, hose pull length, and emergency access. Public improvements include replacing worn and broken sidewalks and installing street trees to further protect public health and safety.

The project is required to comply with seismic requirements of the California Building Code. Implementation of proper engineering design and utilization of standard construction practices, verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards, including fault rupture, would be less than significant.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The project proposes to demolish the existing fraternity within a single-family residence and construct a three-story, 15,343-square-foot fraternity with 16 bedrooms. The project proposes a deviation for the lot coverage requirement in the MPP. The maximum lot coverage for parcels within the redevelopment project area is 60 percent or 4,124 square feet for this site. The project proposes a maximum lot coverage of 72 percent or 4,943 square feet. Because the project site is only 92 feet long by 77 feet wide, staff supports this deviation as the slightly higher lot coverage allows for a balanced design that encloses and maximizes parking and provides a more complementary scale to the surrounding developments.

With the exception of the requested deviation the project meets all of the applicable development and design standards for the Community Plan and the College Community Redevelopment Project Master Plan including the Core Sub-Area.

4. The proposed use is appropriate at the proposed location.

The 0.16-acre site is located at 5545 Hardy Avenue within the RM-3-9 Zone, the Parking Impact Overlay Zone (Campus Impact Area), the College Community Redevelopment Project Master Project Plan (MPP) (on file in the office of the City Clerk as Document No. RR-282801), the College Community Redevelopment Project Area (Core Sub-Area) and the College Community Plan Area.

The property directly to the east, west and south are developed with three to four-story multi-family structures. Directly across Hardy to the north are two fraternity houses with San Diego State University (SDSU) campus less than a block away.

The project proposes to demolish the existing fraternity within a single-family residence and construct a three-story, 15,343-square-foot fraternity with 16 bedrooms. The site contains an existing 1,255-square-foot, three-bedroom, two-bathroom, single-family home constructed in 1951. The Delta Upsilon fraternity has been associated with SDSU since 1968. The use of the subject property as a fraternity began in 1989. The College Community Plan designates this site as fraternity/sorority use so the new building and the continued operation as a fraternity would implement the land use designation. Therefore, the proposed use is appropriate at the proposed location.

Planned Development Permit- Section 126.0604**1. The proposed development will not adversely affect the applicable land use plan.**

The project proposes to demolish the existing residence and construct a three-story, 15,343-square-foot fraternity with 16 bedrooms. The project is within the College Community Redevelopment Project Master Project Plan (MPP) (on file in the office of the City Clerk as Document No. RR-282801), the College Community Redevelopment Project Area (Core Sub-Area) and the College Area Community Plan Area (Plan).

The Plan designates this site as fraternity/sorority use so the new building and the continued operation as a fraternity would implement the land use designation. Although the project site is within the RM-3-9 zone, the governing development regulations come from the College Community Redevelopment Project Master Project Plan (MPP). The objectives of the MPP are to provide a living environment adjacent to the University suited for student housing purposes and land use concepts and design "appropriate to the objectives of the College Area Community Plan." Please refer to Conditional Use Permit Finding No. 1 above for more information.

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

The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the project for this site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Please refer to Conditional Use Permit Finding No. 2 above for more information.

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

As proposed and conditioned, the project complies with the majority of the applicable development regulations of the applicable regulations including setbacks, landscape, streetscape, site design, parking and circulation. The project scope includes one deviation requests, which may be allowed with the approval of a Planned Development Permit (PDP). The deviation requested is reasonable and will result in a better project consistent with the purpose and intent of the PDP regulations. Please refer to Conditional Use Permit Finding No. 3 above for more information.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 1692183 and Planned Development Permit No. 1692184 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form,

exhibits, terms and conditions as set forth in Conditional Use Permit No. 1692183 and Planned Development Permit No. 1692184, a copy of which is attached hereto and made a part hereof.

Renee Mezo
Development Project Manager
Development Services

Adopted on: December 15, 2016

IO#: 24006566

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

INTERNAL ORDER NUMBER: 24006566

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1692183 AND
PLANNED DEVELOPMENT PERMIT NO. 1692184

DELTA UPSILON PROJECT NO. 480185

PLANNING COMMISSION

DRAFT

This Conditional Use Permit No. 1692183 and Planned Development Permit No. 1692184 is granted by the Planning Commission of the City of San Diego to the San Diego County Delta Upsilon Fraternity Alumni Association, Incorporated, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0303(a) and 126.0602(b)(1). The 0.16-acre site is located at 5545 Hardy Avenue in the RM-3-9 Zone, the Parking Impact Overlay Zone (Campus Impact Area), the College Community Redevelopment Project Master Project Plan (MPP) and the College Redevelopment Project Area (Core Sub-Area) within the College Community Plan. The project site is legally described as: Lot 3, Block 18 of College Park Unit 3, Map No. 2527.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 15, 2016, on file in the Development Services Department.

The project shall include:

- a. Demolish existing fraternity within an single-family residence;
- b. Construct a 15,343-square-foot, three-story, 16-bedroom fraternity, including common areas, kitchen and bathroom facilities;
- c. Deviation to lot coverage per the College Redevelopment Project, Core Sub-Area Design Manual (page 2) at 60 percent where the project proposes a lot coverage of 72 percent;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking;

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 29, 2019.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

ENGINEERING REQUIREMENTS:

11. The project proposes to export 950 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

13. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
14. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the curb outlets in the Hardy Avenue right-of-way.
15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal of all non-utilized driveways, construction of City Standard curb, gutter, and sidewalk, and the reconstruction of damaged portions of the sidewalk maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Hardy Avenue, satisfactory to the City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 20-foot wide driveway per current City Standards, adjacent to the site on Hardy Avenue, satisfactory to the City Engineer.
17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the driveway apron for the property immediately adjacent to the project site easterly boundary, fronting Hardy Avenue, per current City Standard, satisfactory to the City Engineer.
18. Prior to the issuance of any construction permit, the 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.
19. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

20. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
21. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40-

square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

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

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

PLANNING/DESIGN REQUIREMENTS:

24. Owner/Permittee shall maintain a minimum of 12 off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

25. 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.

26. All signs associated with this development shall be consistent with sign criteria established by the College Community Redevelopment Project Master Project Plan (MPP) and the College Redevelopment Project Area (Core Sub-Area) within the College Community Plan.

27. 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.

CLIMATE ACTION PLAN (CAP) REQUIREMENTS:

28. The Owner/Permittee shall comply with The Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three sheets of the construction plans under the heading "Climate Action Plan Requirements."

29. The Climate Action Plan strategies as identified on Exhibit "A" shall be enforced and implemented to the satisfaction of the Development Services Department.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

30. Prior to issuance of any Building Permit, the Owner/Permittee shall obtain acceptance from the Public Water & Sewer Development Review Section (PUD) with respect to a project specific Sewer Study which has been developed in accordance with the City's Sewer Design Guide.
31. Prior to the issuance of any non right-of-way construction permit, the Owner/Permittee shall assure (via permit and bond) that any and all public sewer facility construction and easement acquisition(s)/vacation(s) will be constructed, acquired, and/or vacated in accordance with the recommendations in the approved Sewer Study.
32. Prior to the issuance of any Certificate of Occupancy, the Owner/Permittee shall ensure that any and all public sewer facility construction and easement acquisition(s)/vacation(s) have been constructed, acquired, and/or vacated in accordance with the recommendations in the approved Sewer Study.
33. Unless otherwise recommended in the project's accepted Sewer Study, prior to issuance of any non right-of-way construction permit, the Owner/Permittee will increase the width of the sewer easement contiguous to the eastern property boundary from four feet on the property to five feet on the property, bringing the overall width of the existing easement to nine feet.
34. Unless otherwise recommended in the project's accepted Sewer Study, prior to issuance of any non right-of-way construction permit, the Owner/Permittee will increase the width of the sewer easement contiguous to the southern property boundary from eight to ten feet.
35. Prior to any non right-of-way construction permit being issued, any proposed "PRIVATE" sewer lines within a public right-of-way or public easement must be located and labeled on a City Construction Record Drawing (D or B-sheet) so as to clearly convey all of the following: the sewer line's identity as "PRIVATE", its location relative to the nearest property line, its authorization to encroach (i.e. the approved EMRA number), and its point of connection to the public sewer collection system.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on December 15, 2016 and Resolution No. ____.

NOTICE OF EXEMPTION

(Check one or both)

TO: ☒ Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

☐ Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Name: Delta Upsilon

Project No. / SCH No.: 480185

Project Location-Specific: 5545 Hardy Avenue, San Diego, CA 92115

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The project proposes a Conditional Use Permit (CUP) and Planned Development Permit (PDP) to demolish a residence (currently occupied by a fraternity) for the construction of a three-story, five unit (with 16 bedrooms) fraternity building. The project includes a deviation to the lot coverage regulations. The 15,343-square-foot building is located on a 0.16-acre site in the College Area Community Plan; it is designated for High Density Residential use (45-75 dwelling units per acre) and development associated with a fraternity/sorority use. It is zoned RM-3-9.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: John Pedicini
 San Diego Delta Upsilon
 20051 Cypress Street
 Newport Beach, CA 92660
 (949) 476-0444

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: CEQA Section 15303(b) (New Construction or Conversion of Small Structures)

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project, as described in the *Nature and Purpose of the Project* section of this notice, meets the criteria set forth in CEQA Section 15303 (b) which addresses the construction and location of limited numbers of new, small facilities or structures, specifically, in urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Anna L. McPherson AICP

Telephone: (619) 446-5276

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

Anna L. McPherson /Senior Planner
Signature/Title

November 21, 2016

Date

Check One:

☒ (X) Signed By Lead Agency

☐ () Signed by Applicant

Date Received for Filing with County Clerk or OPR:

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WILLIAM HEDENKAMP ARCHITECT
4455 MORENA BOULEVARD, SUITE 114 SAN DIEGO, CALIFORNIA 92117
PHONE (858) 483-4483 FAX (858) 483-4583 Email bill@hedenkamp-architecture.com



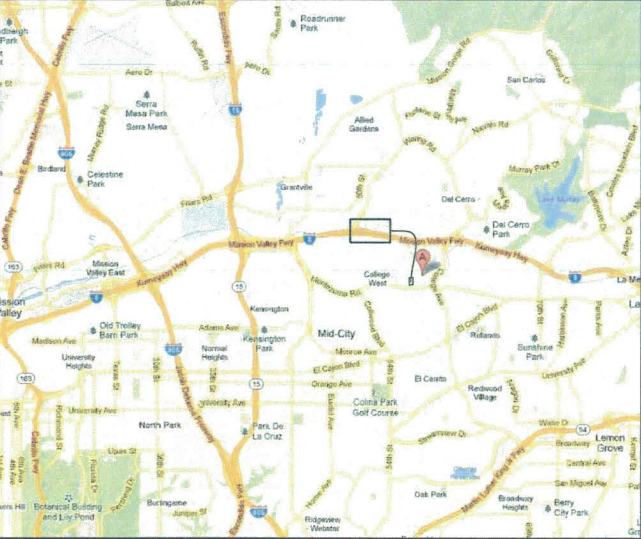
D. U. ALUMNI
5545 HARDY AVENUE
CITY OF SAN DIEGO, CALIFORNIA

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| DATE CREATED: 3/24/2016 | |
| DRAWING NAME: 2015-17 | |
| JOB NO: 2015-17 | |
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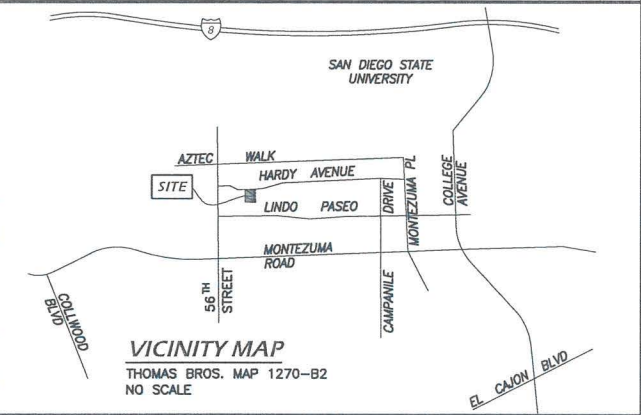


NORTH ELEVATION (HARDY AVENUE)

LOCATION MAP



VICINITY MAP



D.U.ALUMNI
5545 HARDY AVENUE, SAN DIEGO, CALIFORNIA

DESCRIPTION:
THE D.U. ALUMNI IS A 16 BEDROOM FRATERNITY HOUSE AND RESIDENT SERVICE CENTER WITH EMPHASIS ON SAN DIEGO STATE STUDENTS. THE BUILDING WILL BE A THREE STORY APARTMENT BUILDING WITH THE GROUND FLOOR CONSISTING OF AN ENTRY LOBBY AND GROUND LEVEL PARKING GARAGE. IN ADDITION TO THE APARTMENT UNITS THERE IS A GATHERING PLACE FOR RESIDENTS ON THE SECOND FLOOR WITH COMMUNITY ROOM, STUDY ROOM, KITCHEN FACILITY, AND RESTROOM FACILITIES. THE DESIGN IS INTENDED TO ENCOURAGE INTERACTION AMONG RESIDENTS, STUDENT ACTIVITIES, STUDY, PROJECT ACTIVITIES AND RECREATION THAT GO BEYOND JUST A PLACE TO LIVE.

D. U. ALUMNI
CONT.

EVERY EFFORT IS BEING MADE TO ASSURE THAT THE HIGHEST STANDARDS ARE ATTAINED IN THE DESIGN, CONSTRUCTION, QUALITY AND MAINTAINABILITY OF THE PROJECT. THESE EFFORTS WILL RESULT IN LONG-TERM SUSTAINABILITY OF THE PROPERTY, RETENTION OF TENANTS AND EFFICIENT OPERATING AND MANAGEMENT COSTS. FOLLOWING IS A BRIEF SUMMARY OF SOME OF THE ENHANCEMENTS INCORPORATED IN THE DEVELOPMENT:

ENERGY EFFICIENT

D. U. ALUMNI PROJECT WILL PROVIDE EFFICIENT USE OF RESOURCES AND FUNDS BY USING THE LATEST TECHNOLOGIES IN THE DESIGN AND CONSTRUCTION OF A RESOURCE AND ENERGY EFFICIENT DEVELOPMENT. THE FOLLOWING WILL BE INCORPORATED INTO THE DEVELOPMENT:

1. BUILDING ENVELOPE WILL BE DESIGNED WITH HIGHLY EFFICIENT COMPONENTS INCLUDING 2X6 EXTERIOR WOOD STUDS WITH R-19 THERMAL INSULATION, RADIANT BARRIER ROOF SHEATHING, R-30 ROOF INSULATION, AND DUAL GLAZED VINYL WINDOWS WITH LOW-E GLAZING.
2. ROOFING WILL BE HIGHLY REFLECTIVE TO REDUCE HEAT ISLAND EFFECT.
3. LIGHTING WILL BE HIGH EFFICACY WITH ALL INTERIOR LIGHTING TO BE COMPACT FLUORESCENT WITH ELECTRONIC BALLASTS OR LED.
4. MECHANICAL EQUIPMENT WILL BE HIGH SEER AND EER RATED HEAT PUMPS.
5. ENERGY STAR APPLIANCES WILL BE FURNISHED IN ALL UNITS AND COMMON AREAS.
6. CENTRAL BOILERS WILL BE PROVIDED FOR MAXIMUM EFFICIENCY.
7. LANDSCAPE MATERIALS WILL BE SELECTED FOR MAXIMUM PASSIVE BENEFIT AND LOW WATER USE.
8. SHADING OF LARGE WINDOW AND DOOR OPENINGS WILL BE ENHANCED WITH ROOF OVERHANGS.
9. BATHROOM FANS AND LIGHTING HAVE TIMERS OR OCCUPANCY SENSORS TO INSURE AIR CIRCULATION, PREVENT MOLD GROWTH AND SAVE ENERGY.
10. WHILE WE INCORPORATE MANY OF THE CRITERIA NECESSARY FOR LEED CERTIFICATION WE DO NOT FIND THE COST WHICH CAN RUN FROM \$75,000 TO \$150,000.00 FOR SOFT COSTS (DESIGN, COMMISSIONING, DOCUMENTATION AND ENERGY MODELING) IS JUSTIFIED.
11. UTILIZATION OF A HERS RATER (HOME ENERGY RATING SYSTEM) IS PART OF THE CONSTRUCTION PROCESS TO INSURE PROPER EQUIPMENT AND INSTALLATION STANDARDS ARE APPLIED TO INSULATION INSTALLATION AND MECHANICAL SYSTEMS.

WATER CONSERVATION

1. LOW FLOW SHOWER HEADS
2. LOW FLOW (1.3 GALLON PER FLUSH) DUAL FLUSH TOILETS
3. NATIVE AND DROUGHT TOLERANT PLANT MATERIALS WILL BE USED.
4. IRRIGATION CONTROL WILL BE COMPUTERIZED AND INTEGRATED WITH SATELLITE AND WEATHER REPORTING.

OPEN SPACE, SITE AMENITIES & LANDSCAPING

1. GAS BBQ WILL BE PROVIDED FOR TENANT USE.
2. COVERED PARKING WILL HELP REDUCE HEAT ISLAND EFFECT
3. BICYCLE RACKS AND STORAGE WILL BE PROVIDED.
4. RECYCLE PROGRAM AND CONTAINERS ARE PROVIDED AT THE TRASH ENCLOSURE.
5. PROXIMITY TO THE UNIVERSITY WILL REDUCE VEHICULAR TRIPS AND MILEAGE.

COMMUNITY SERVICES:

1. COMMUNITY COMPUTER FACILITIES WILL BE PROVIDED TO INCLUDE COMPUTER ACCESS AND INTERNET ACCESS.
2. VIDEO SECURITY AND SURVEILLANCE.
3. ON-SITE MANAGEMENT
4. MAINTENANCE AND REPAIR PROGRAMS
5. RECYCLE PROGRAMS AND EDUCATION WILL BE PROVIDED.

GREEN MEASURES

1. LOW VOC PAINTS AND ADHESIVES
2. RECYCLE CONSTRUCTION DEBRIS
3. USE OF RECYCLED MATERIALS
4. LOW WATER USAGE PLANT PALETTE
5. MANAGEMENT AND MAINTENANCE GUIDE INCORPORATES GREEN PRINCIPALS

GEOLOGIC HAZARD CATEGORY

GEOLOGIC HAZARD CATEGORY 53

PROPERTY HISTORY

THE ORIGINAL STRUCTURE WAS BUILT IN 1951.

PROJECT INFORMATION

ZONING

| | |
|------------------|---|
| LEGAL DISCRPTION | LOT 3 IN BLOCK 18 OF COLLEGE PARK UNIT NO 3 , IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2527, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 17, 1948. |
| APN | 466-032-03-00 (ACCESSORS PARCEL NUMBER) |
| CURRENT ZONING | RM-3-9 PARKING IMPACT OVERLAY ZONE COMMUNITY PLAN - COLLEGE AREA REDEVELOPMENT PROJECT AREA PER CORE SUBAREA DESIGN MANUAL. COLLEGE AREA COMMUNITY PLAN MONTGOMERY FIELD AIRPORT INFLUENCE AREA OVERLAY ZONE |

CONDITIONAL USE PERMIT

THE INTENDED USE OF THIS NEW DEVELOPMENT IS TO REPLACE THE EXISTING DELTA UPSILON FRATERNITY HOUSE WITH A NEW FACILITY TO ACCOMMODATE INCREASED MEMBERSHIP AND PROVIDE ADDITIONAL HOUSING NEAR CAMPUS. THE PROJECT IS WITHIN THE FRATERNITY ZONED AREA AND WILL REQUIRE A CONDITIONAL USE PERMIT.

BUILDING CODE DATA

| | |
|-----------------|--|
| OCCUPANCY | S-2, R-2 |
| CONSTRUCTION | TYPE VA-SPRINKLERED (S-2) &(R-2) |
| STORIES | 3 STORIES (2 RESIDENTIAL OVER GROUND FLOOR LEVEL PARKING) |
| HEIGHT | MAXIMUM FOUR STORIES ALONG STREET FRONTAGES PER DESIGN MANUAL 12 STORIES IS MAXIMUM PERMITTED HEIGHT ON SITE. 3 STORIES TOTAL THEREFORE OK. |
| GOVERNING CODES | 2013 CALIFORNIA BUILDING CODE |

PLANNED DEVELOPMENT PERMIT

THE FOLLOWING DEVIATIONS TO THE COLLEGE COMMUNITY MASTER PLAN ARE APPROVED UNDER THE PDP:

1. LOT COVERAGE - EXCEEDS MAXIMUM BY 819 SQUARE FEET

AREAS ALLOWED/ PROPOSED TABLE

| | COLLEGE AREA PROJECT CORE DESIGN MANUAL | PROPOSED |
|---|---|-----------------------------------|
| FRONT YARD SETBACK - NORTH SIDE YARD SETBACK - WEST SIDE YARD SETBACK - EAST REAR YARD SETBACK - SOUTH | 0' (BUILD TO LINE) 5' 5' 10' | 0' 5' 5' 10' |
| GROSS SITE AREA | - | 6,873 S.F. (0.16 ACRES) |
| TOTAL BLDG FLOOR AREA | N/A | 15,343 S.F. |
| 1ST FLOOR | N/A | 4,943 S.F. |
| 2ND FLOOR | N/A | 5,134 S.F. |
| 3RD FLOOR | N/A | 5,266 S.F. |
| TOTAL PARKING AREA | ALL PKG | 5,623 S.F. |
| GROUND FLOOR (FIRST FLOOR) PARKING AREA OPEN AREA PARKING | ALL PKG | 4,943 S.F. 680 S.F. |
| PERMITTED LOT COVERAGE | 60% = 4,124 S.F. | 4,943 S.F. |
| FAR | N.A. | 2.23 15,343 S.F. < 18,557 S.F. |
| DENSITY DESIGNATION / UNITS | 45-75 DWELLING UNITS/N.ACRE = 7 TO 11 UNITS | 32 DWELLING UNITS/ ACRE ACTUAL |
| BUILDING HEIGHT | 12 STORIES | 3 STORIES |

PROJECT TEAM

OWNER

SAN DIEGO COUNTY DELTA UPSILON FRATERNITY ALUMNI ASSOCIATION, INC.
5545 HARDY AVENUE
SAN DIEGO, CA 92115
(949)476-0444
CONTACT: JOHN PEDICINI
redthunder777@sbglobal.net

ARCHITECT

WILLIAM HEDENKAMP - ARCHITECT
4455 MORENA BOULEVARD, SUITE 114
SAN DIEGO, CA 92117
(858) 483-4483
CONTACT : BILL HEDENKAMP, AIA
bill@hedenkamp-architecture.com

CIVIL

SAN DIEGUITO ENGINEERING, INC.
462 STEVENS AVENUE, SUITE 305
SOLANA BEACH, CA 92075-2042
(858) 345-1169
CONTACT : IVAN FOX, R.C.E.
ifox@sdeinc.com

LANDSCAPE

AHLES LANDSCAPE ARCHITECT
P.O. BOX 1503
RANCHO SANTA FE, CA 92067
(858) 756 -8963
CONTACT : STEVEN M . AHLES
steve@ahlesland.com

DRAWING INDEX

GENERAL

CS COVER SHEET
TS TITLE SHEET, PROJECT INFORMATION

CIVIL

C.1 GENERAL NOTES & BMP REQUIREMENTS
C.2 EROSION & SEDIMENT CONTROL NOTES
C.3 GRADING AND DRAINAGE

LANDSCAPE

L.1 LANDSCAPE TITLE SHEET
L.2 LANDSCAPE PLANTING PLAN & PLANT LEGEND

ARCHITECTURAL

SA-1 SITE PLAN
A-1 GROUND FLOOR PLAN
A-2 SECOND FLOOR PLAN
A-3 THIRD FLOOR PLAN
A-4 ROOF PLAN
A-5 EXTERIOR ELEVATIONS WEST & NORTH
A-6 EXTERIOR ELEVATIONS EAST & SOUTH
A-7 BUILDING SECTION
AP AERIAL PHOTO OF EXISTING MTS & FIRE HYDRANT LOCATION

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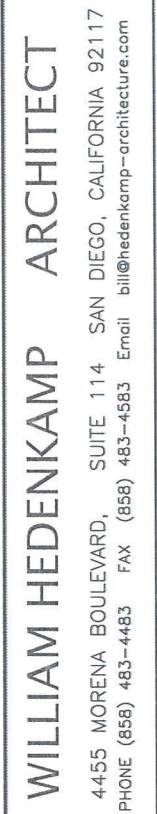


WILLIAM HEDENKAMP ARCHITECT

WILLIAM HEDENKAMP ARCHITECT

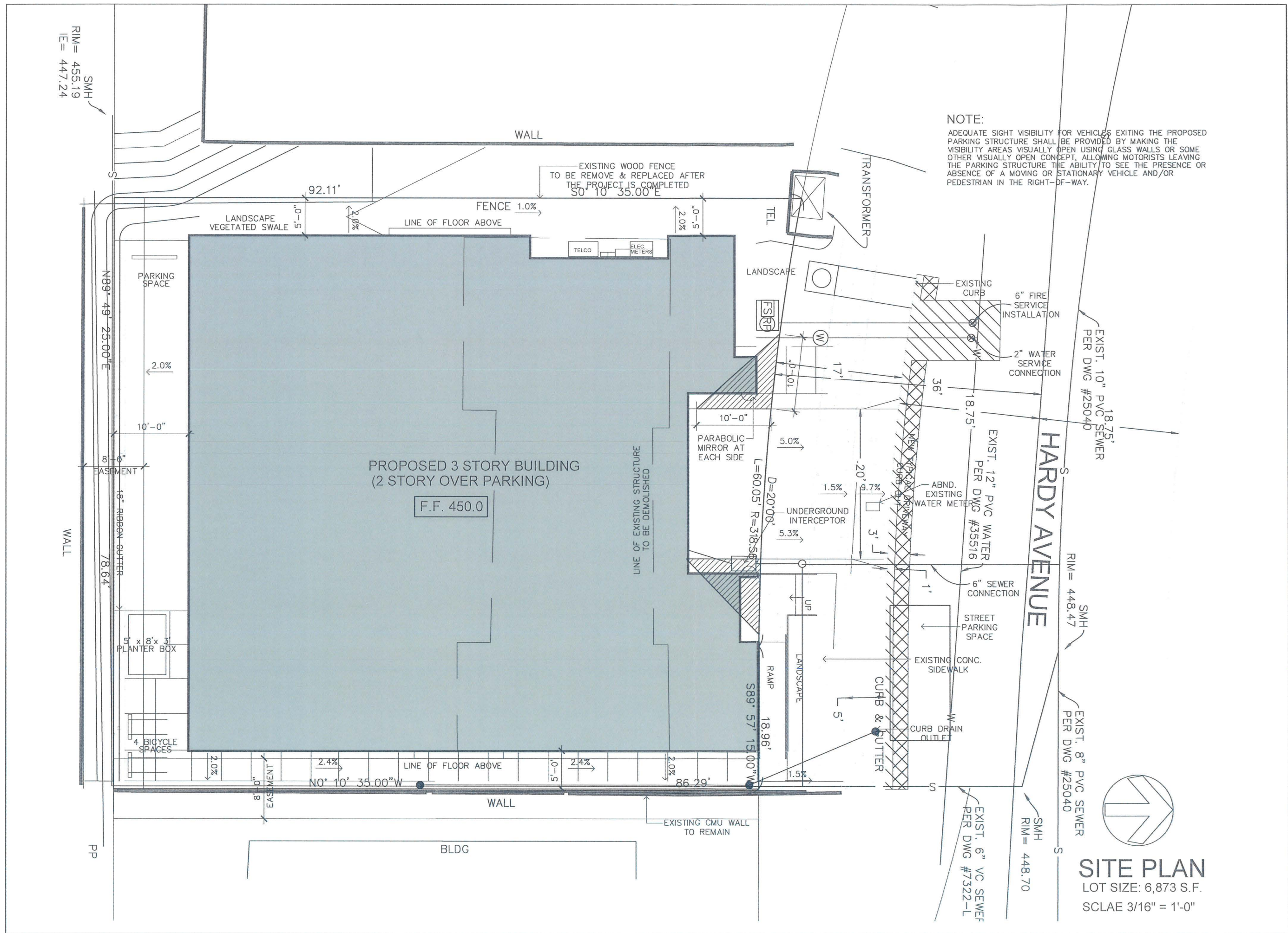


D. U. ALUMNI
5545 HARDY AVENUE
CITY OF SAN DIEGO, CALIFORNIA



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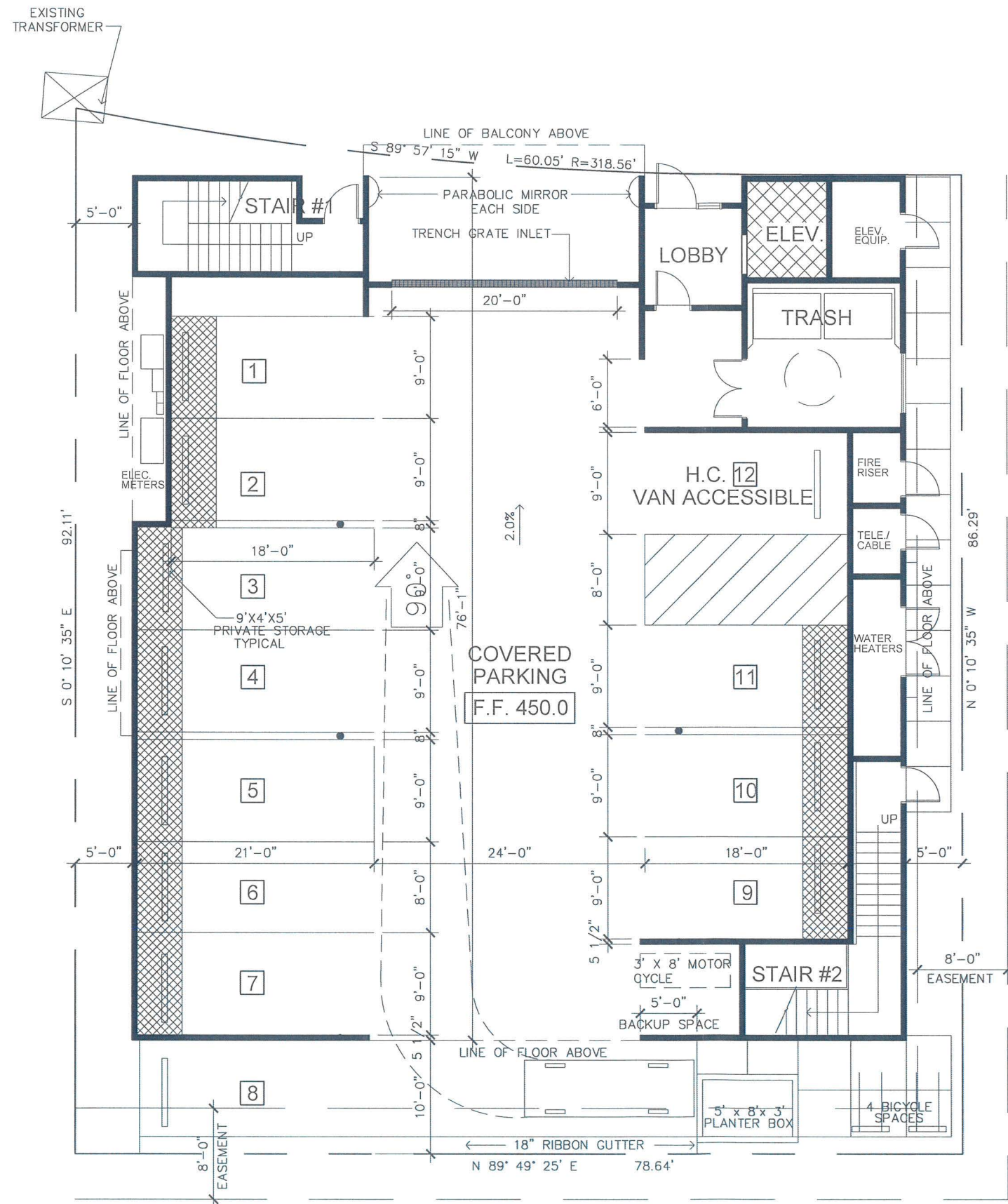
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CITY OF SAN DIEGO, CALIF.

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| JOB NO: 2015-17 | | | |
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1. ALL PROPOSED ON SITE WATER & SEWER MAINS SHALL BE PRIVATE.
2. ALL WATER SERVICES, INCLUDING DOMESTIC IRRIGATION & FIRE REQUIRE ABOVE GROUND BACK FLOW PREVENTION DEVICES.
3. ALL ENCROACHMENT MAINTENANCE & REMOVAL AGREEMENT IS REQUIRED FOR CONNECTING THE PRIVATE SEWER MAIN TO PUBLIC SEWER MAIN IN HARDY AVENUE.

1. PROVIDE ADDRESS NUMBERS, VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6
2. SEE CIVIL DRAWINGS FOR ALL UTILITIES AND SITE IMPROVEMENTS.
3. NO EASEMENT ON PROPERTY
4. ADEQUATE SIGHT VISIBILITY FOR VEHICLES EXITING THE PROPOSED PARKING STRUCTURE SHALL BE PROVIDED BY MAKING THE VISIBILITY AREAS VISUALLY OPEN USING GLASS WALLS OR SOME OTHER VISUALLY OPEN CONCEPT, ALLOWING MOTORISTS LEAVING THE PARKING STRUCTURE THE ABILITY TO SEE THE PRESENCE OR ABSENCE OF A MOVING OR STATIONARY VEHICLE AND/OR PEDESTRIAN IN THE RIGHT-OF-WAY.

| MOTORCYCLE & BICYCLE TABULATION | | | |
|---------------------------------|------------------|----------|----------|
| | TOTAL # UNIT | REQUIRED | PROVIDED |
| MOTORCYCLE | 5 UNITS X 0.1 | 0.5 | 1.0 |
| BICYCLE | 12 X 0.30% = 3.6 | 4.0 | 4.0 |
| | | | |



GROUND FLOOR
GARAGE PLAN

4,943 S.F.

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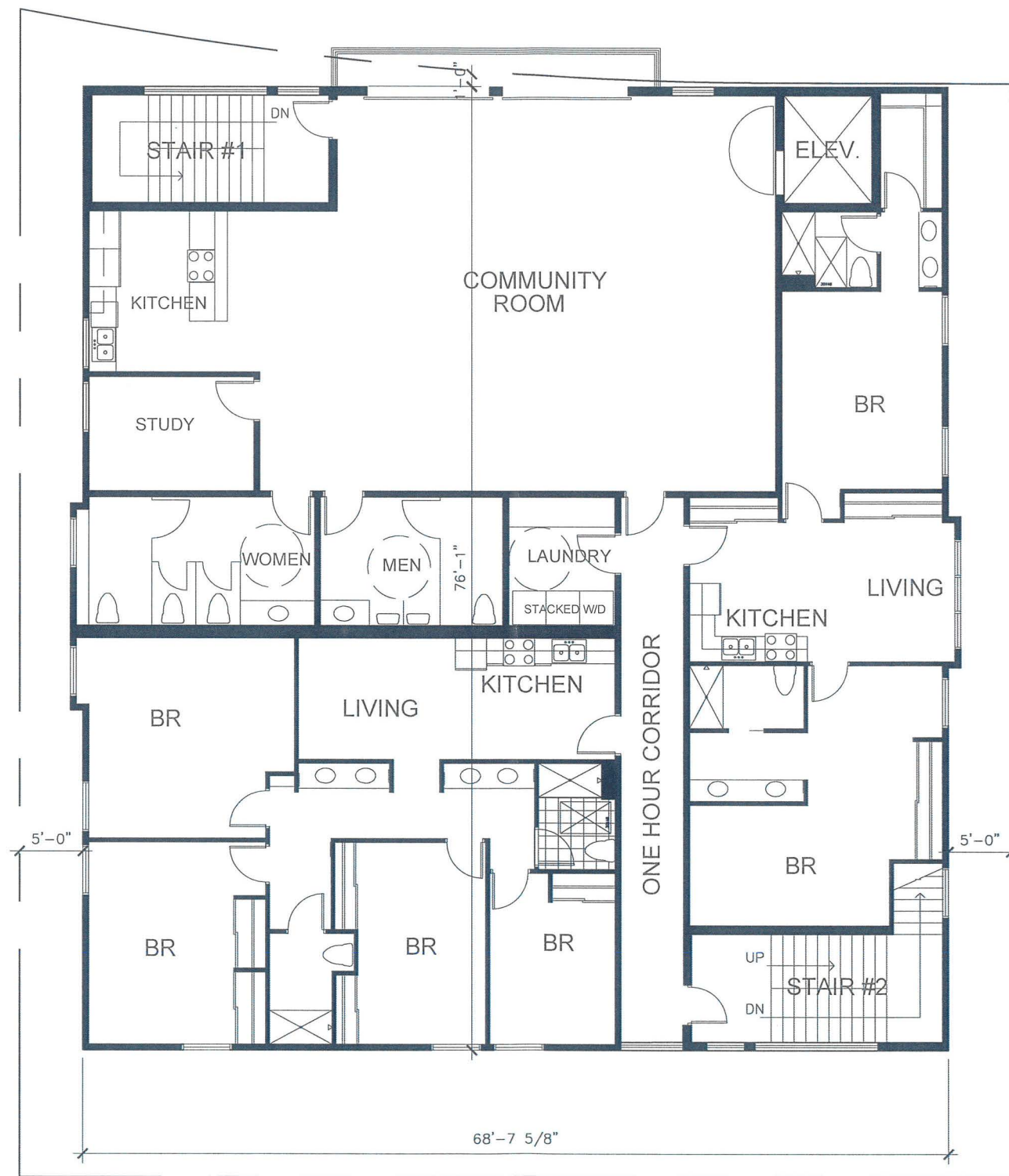


WILLIAM HEDENKAMP ARCHITECT
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PHONE (858) 483-4483 FAX (858) 483-4583 Email bill@hedenkamp-architecture.com



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| JOB NO: 2015-17 | |
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SECOND FLOOR PLAN

SCALE:
3/16"=1'-0"

5,134 S.F.

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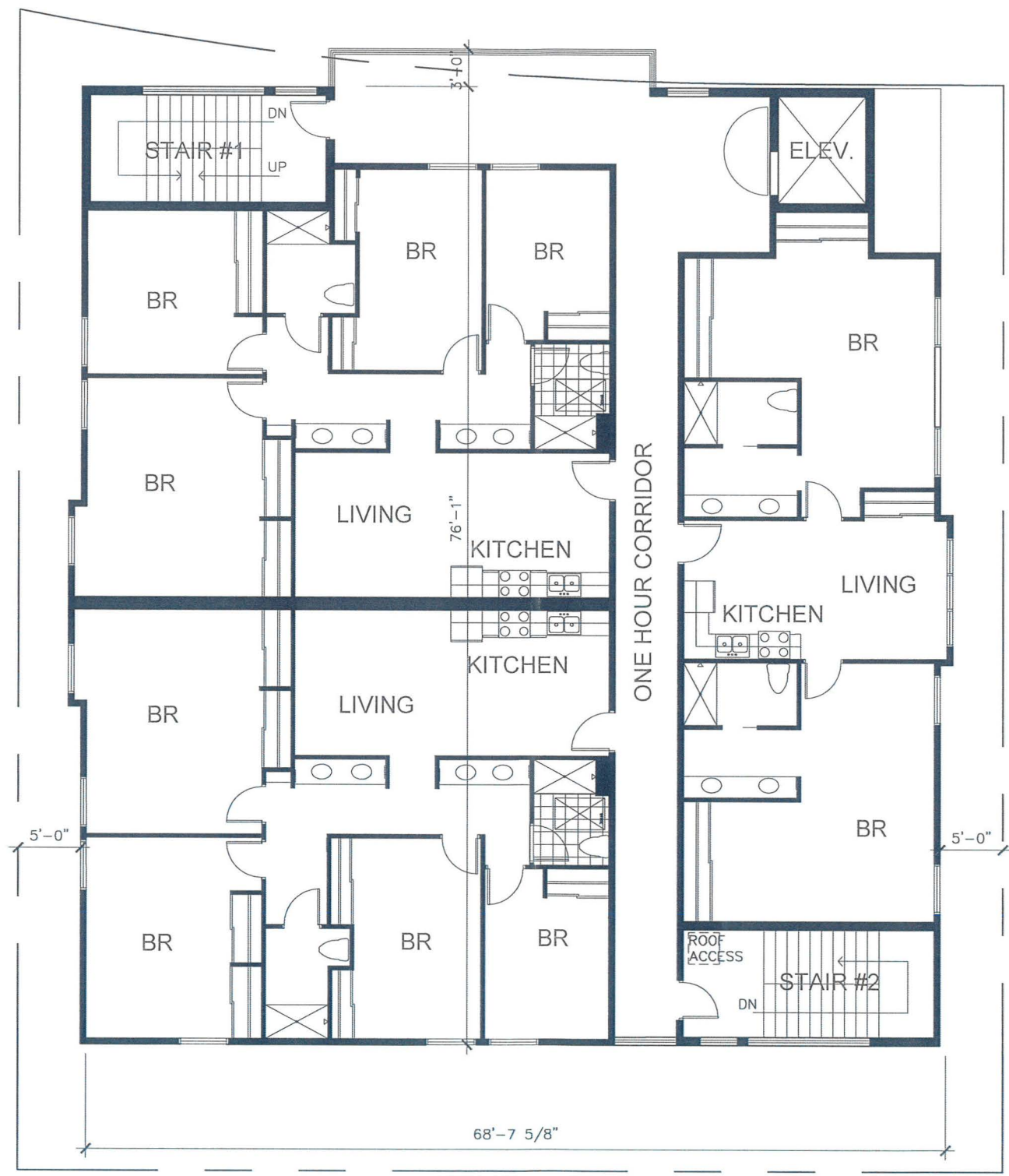


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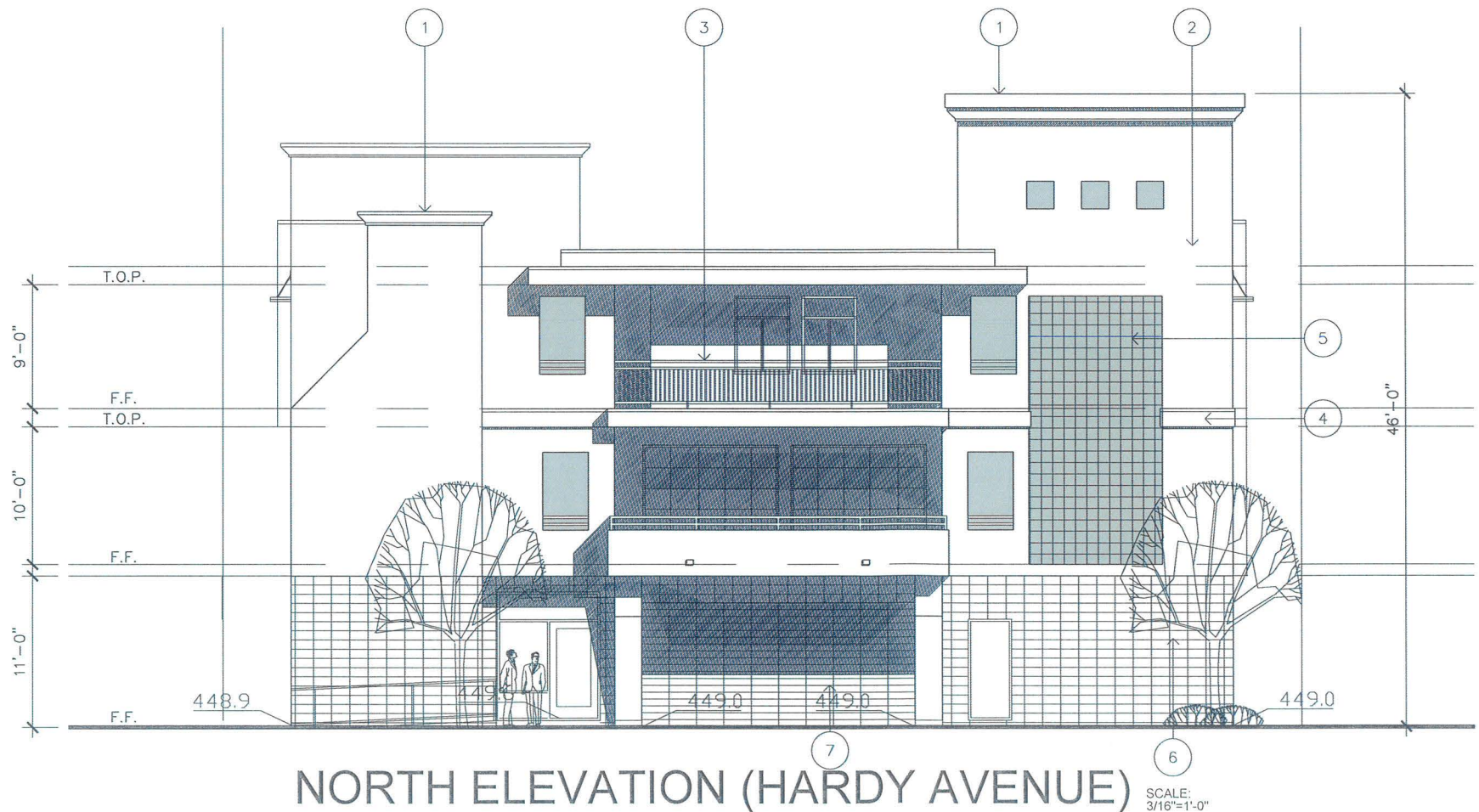
THIRD FLOOR PLAN SCALE: 3/16"=1'-0"

5,266 S.F.

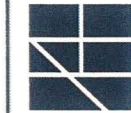


KEY NOTES:

- 1 FOAM TRIM FASCIA BOARD
- 2 EXTERIOR STUCCO
- 3 WROUGHT IRON RAILING
- 4 2 X 12 FOAM PLANT-ON
- 5 DECORATIVE METAL GRILL
- 6 CONCRETE MASONRY WALL
- 7 METAL GARAGE SECURITY DOOR
- 8 VINYL WINDOW / DOUBLE GLAZED TYPICAL
- 9 DECORATIVE METAL AWNING
- 10 METAL SCUPPER & DOWNSPOUT
- 11 RAISED CONCRETE PLANTER BOX 5' X 8' X 3' DEEP



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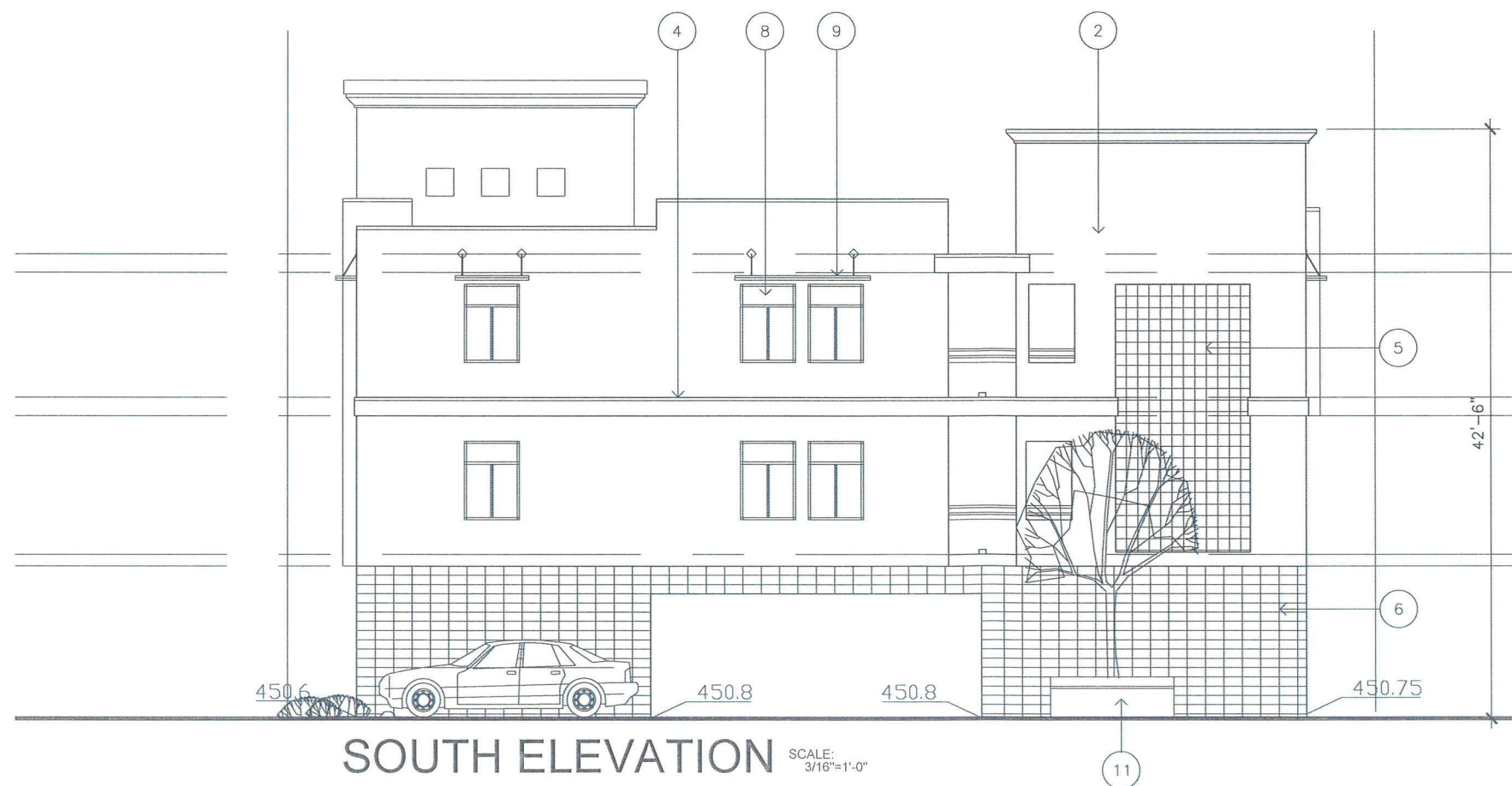


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| DATE CREATED: 9/23/2016 | |
| DRAWING NAME: 2015-17 A6 | |
| JOB NO. 2015-17 | |
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KEY NOTES:

- 1 FOAM TRIM FASCIA BOARD
- 2 EXTERIOR STUCCO
- 3 WROUGHT IRON RAILING
- 4 2 X 12 FOAM PLANT-ON
- 5 DECORATIVE METAL GRILL
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- 9 DECORATIVE METAL AWNING
- 10 METAL SCUPPER & DOWNSPOUT
- 11 RAISED CONCRETE PLANTER BOX 5' X 8' X 3' DEEP



GENERAL NOTES

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL *A PERMIT/ *A NOTICE TO PROCEED HAS BEEN ISSUED.
2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER 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 AMENDMENTS THERETO (16 USC SECTION 1531 ET.SEQ.).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
4. IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-422-4133, TWO DAYS BEFORE YOU DIG.
5. CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD AND THE CITY OF SAN DIEGO MUNICIPAL CODE AND STORM WATER STANDARDS MANUAL.
6. "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE," IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT- ISSUING AUTHORITY.
7. ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 144.0240 OF THE MUNICIPAL CODE.
8. PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO FIELD ENGINEERING DIVISION (859) 627-3200.
9. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.
10. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
11. AN AS-GRADED GEOTECHNICAL REPORT AND A SET OF THE REDLINE GRADING PLANS SHALL BE SUBMITTED AT AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE FIELD ENGINEERING DIVISION AT 9485 AERO DR.
12. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
13. CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK. DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SDG&E, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT (FRICTION FACTOR >= 0.50) AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.

GRADING NOTES

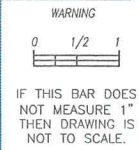
1. GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.
2. PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OR THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
3. GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. SEE SHEET C.2 FOR MIX AND SPECIFICATIONS.

GROUND WATER DISCHARGE NOTES

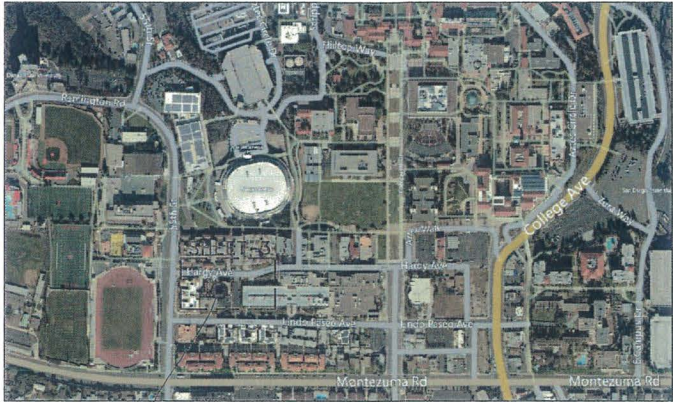
1. ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2008-0002 NPDES CAG919002.
2. THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED, AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE INCREASED RATES.
3. ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2007-0034 NPDES NO. CAG919001.

| POST-CONSTRUCTION PERMANENT BMP OPERATION & MAINTENANCE PROCEDURE DETAILS | | | | |
|--|----------------------|-----------------------|--------------------|----------|
| STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT APPROVAL NO.: | | | | |
| O&M RESPONSIBLE PARTY DESIGNEE: PROPERTY OWNER / HOA / CITY / OTHER | | | | |
| BMP DESCRIPTION | INSPECTION FREQUENCY | MAINTENANCE FREQUENCY | MAINTENANCE METHOD | QUANTITY |
| SITE DESIGN SOURCE CONTROL TREATMENT CONTROL | | | | |
| HMP FACILITY | | | | |

| CONSTRUCTION CHANGE TABLE | | | |
|---------------------------|------|---------------------------------|--------------|
| CHANGE | DATE | EFFECTED OR ADDED SHEET NUMBERS | APPROVAL NO. |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |



GRADING PLANS FOR:
D.U. ALUMNI
5545 HARDY AVE. SAN DIEGO CA, 92115



PROJECT LOCATION

KEY MAP

1"=200'

SHEET INDEX

- TITLE SHEET/ KEY MAP. 1
NOTES/ DETAILS. 2
GRADING PLAN 3

GRADING & GEOTECHNICAL SPECIFICATIONS

1. ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND, IF REQUIRED, BOTH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ENGINEERING GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT OR GEOLOGICAL/GEOTECHNICAL INVESTIGATION ENTITLED
- REPORT TITLE, PROJECT NAME, PROJECT LOCATION, PREPARED BY (COMPANY NAME), DATED (THEIR COMPANY PROJECT NO.)
2. ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.
3. AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED SOILS REPORT, OR IF REQUIRED, AN AS-GRADED GEOTECHNICAL REPORT WILL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO TECHNICAL GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT WILL BE SUBMITTED TO THE FIELD ENGINEERING SECTION OF ENGINEERING AND CAPITAL PROJECTS DEPARTMENT AND A SECOND COPY TO THE GEOLOGY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT OR PROJECT PLANS, REPORTS OR SPECIFICATIONS, THE FINAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A CALIFORNIA CERTIFIED ENGINEERING GEOLOGIST.
4. IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THE RESPONSIBILITY WITHIN THE AREA OF THEIR TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITEE TO NOTIFY THE CITY ENGINEER AND THE GEOLOGY SECTION OF DEVELOPMENT SERVICES IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.
5. THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.
- (SIGNATURE) _____ R.C.E. OR G.E. _____ DATE _____
ENGINEER'S NAME
- (SIGNATURE) _____ C.E.G. _____ DATE _____
GEOLOGIST'S NAME
- COMPANY NAME* _____
ADDRESS _____
TELEPHONE NUMBER _____
- *IF THE SOILS ENGINEER (R.C.E. OR G.E.) AND CERTIFIED ENGINEERING GEOLOGIST (C.E.G.) SIGNING THIS STATEMENT ARE NOT FROM THE SAME COMPANY, BOTH COMPANY NAMES AND PHONE NUMBERS MUST BE PROVIDED.
6. FOR SOIL FILE SEE CITY RECORD S - XXXXXX

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

SAN DIEGUITO ENGINEERING
426 STEVENS ST STE. 305
SOLANA BEACH CA, 92075
858-345-1169

NAN FOX R.C.E. NO. 38144 EXP. 3-31-17 DATE

CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT



OWNER/APPLICANT

SAN DIEGO COUNTY DELTA UPSILON FRATERNITY ALUMNI ASSOCIATION, INC.
5545 HARDY AVENUE, SAN DIEGO, CA 92115

REFERENCE DRAWINGS

WATER PLANS 35516-1-D - 35516-31-D
SEWER PLANS 25040-1-D - 25040-5-D

SITE ADDRESS

5545 HARDY AVE. SAN DIEGO CA, 92115

TOPOGRAPHY SOURCE

THE TOPOGRAPHY SHOWN ON THIS MAP/PLAN IS THE RESULT OF A CONVENTIONAL FIELD SURVEY PERFORMED BY SAN DIEGUITO ENGINEERING, INC. (SDE) ON OR BETWEEN DECEMBER 16 AND DECEMBER 30, 2015.

SAN DIEGUITO ENGINEERING
426 STEVENS ST STE. 305
SOLANA BEACH CA, 92075
858-345-1169

BENCHMARK

THE BASIS OF ELEVATIONS FOR THIS DRAWING IS A BRASS PLUG LOCATED AT THE TOP OF CURB AT THE NORTHWEST CORNER OF THE INTERSECTION OF 55TH STREET AND SIESTA DRIVE AS SHOWN IN THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK. ELEV. = 437.561' (NGVD29)

TOTAL DISTURBED AREA

0.20 ACRES

GRADING QUANTITIES

GRADED AREA 0.2 [ACRES] MAX. CUT DEPTH 5.6 [FT]
CUT QUANTITIES 950 [CYD] MAX CUT SLOPE RATIO (2:1MAX) 2:1
FILL QUANTITIES 0 [CYD] MAX. FILL DEPTH 0 [FT]
IMPORT/EXPORT 950 [CYD] MAX FILL SLOPE RATIO (2:1MAX) N/A

THIS PROJECT PROPOSES TO EXPORT 950 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

ASSESSORS PARCEL NUMBER

466-032-03-00

EXISTING LEGAL DESCRIPTION

LOT 3 IN BLOCK 18 OF COLLEGE PARK UNIT NO. 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2527 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 17, 1948.

STORM WATER PROTECTION NOTES

1. THIS PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT ORDER NO. _____; AND RISK LEVEL/TYPE: CHECK ONE BELOW
- ☐ WPCP
☐ CGP RISK LEVEL 1
☐ CGP RISK LEVEL 2
☐ CGP RISK LEVEL 3
- ☐ CGP LUP TYPE 1
☐ CGP LUP TYPE 2
☐ CGP LUP TYPE 3
2. CHECK ONE
- ☐ THIS PROJECT WILL EXCEED THE MAXIMUM DISTURBED AREA LIMIT. THEREFORE A WEATHER TRIGGERED ACTION PLAN (WTAP) IS REQUIRED.
☐ THIS PROJECT WILL FOLLOW PHASED GRADING NOT TO EXCEED FIVE (5) ACRES PER PHASE.
☐ NOT APPLICABLE
3. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE WPCP OR SWPPP AS APPLICABLE.

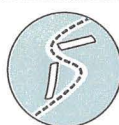
ENGINEERING PERMIT NO.:

DISCRETIONARY PERMIT NO.:

VOID NO.:

RETAINING WALL PROJECT NO.:

CONSTRUCTION SITE
STORM WATER PRIORITY:



SAN DIEGUITO ENGINEERING, INC

CIVIL ENGINEERING • PLANNING
LAND SURVEYING

STREET DATA TABLE

| STREET NAME | CLASSIFICATION | SPEED (MPH) | ADT (VEHICLES) | R/W (FT) |
|-------------|----------------|-------------|----------------|----------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

| DOCUMENT NO. | DESCRIPTION |
|----------------------|---|
| PITS070112-01 | STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2012 EDITION |
| PITS070112-02 FOR | CITY OF SAN DIEGO STANDARD SPECIFICATIONS PUBLICWORKS CONSTRUCTION (WHITEBOOK), 2012 EDITION |
| PITS070112-04 | CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2012 EDITION |
| PITS070112-06 | CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD SPECIFICATIONS, 2010 EDITION |
| STANDARD DRAWINGS: | |
| DOCUMENT NO. | DESCRIPTION |
| PITS070112-03 PUBLIC | WORKS CONSTRUCTION, 2012 EDITION |
| PITS070112-05 U.S | CALIFORNIA DEPARTMENT OF TRANSPORTATION CUSTOMARY STANDARD PLANS, 2010 EDITION |

LEGEND

PROPOSED IMPROVEMENTS

| IMPROVEMENT | STANDARD DWGS | SYMBOL |
|----------------------------------|---------------|----------|
| PROPOSED CONTOURS | | 450 |
| PROPOSED ELEVATION | | 450.5 |
| EXISTING ELEVATION | | (455.74) |
| PROPOSED GRADE/DIRECTION | | 1.0% |
| 2" WATER SERVICE | SDSD SDW-150 | (W) - |
| 4" FIRE SERVICE | SDSD SDW-105 | (FSR) - |
| 4" PVC DRAIN PIPE / INLET | | (P) - |
| 18" RIBBON GUTTER | | (R) - |
| CURB OUTLET | SDRSD D-25 | (C) - |
| TRENCH DRAIN | | (T) - |
| COLD PLANE & OVERLAY | | (C) - |
| TRENCH RESURFACING | | (R) - |
| STREET TREE (SEE LANDSCAPE PLAN) | | (T) - |

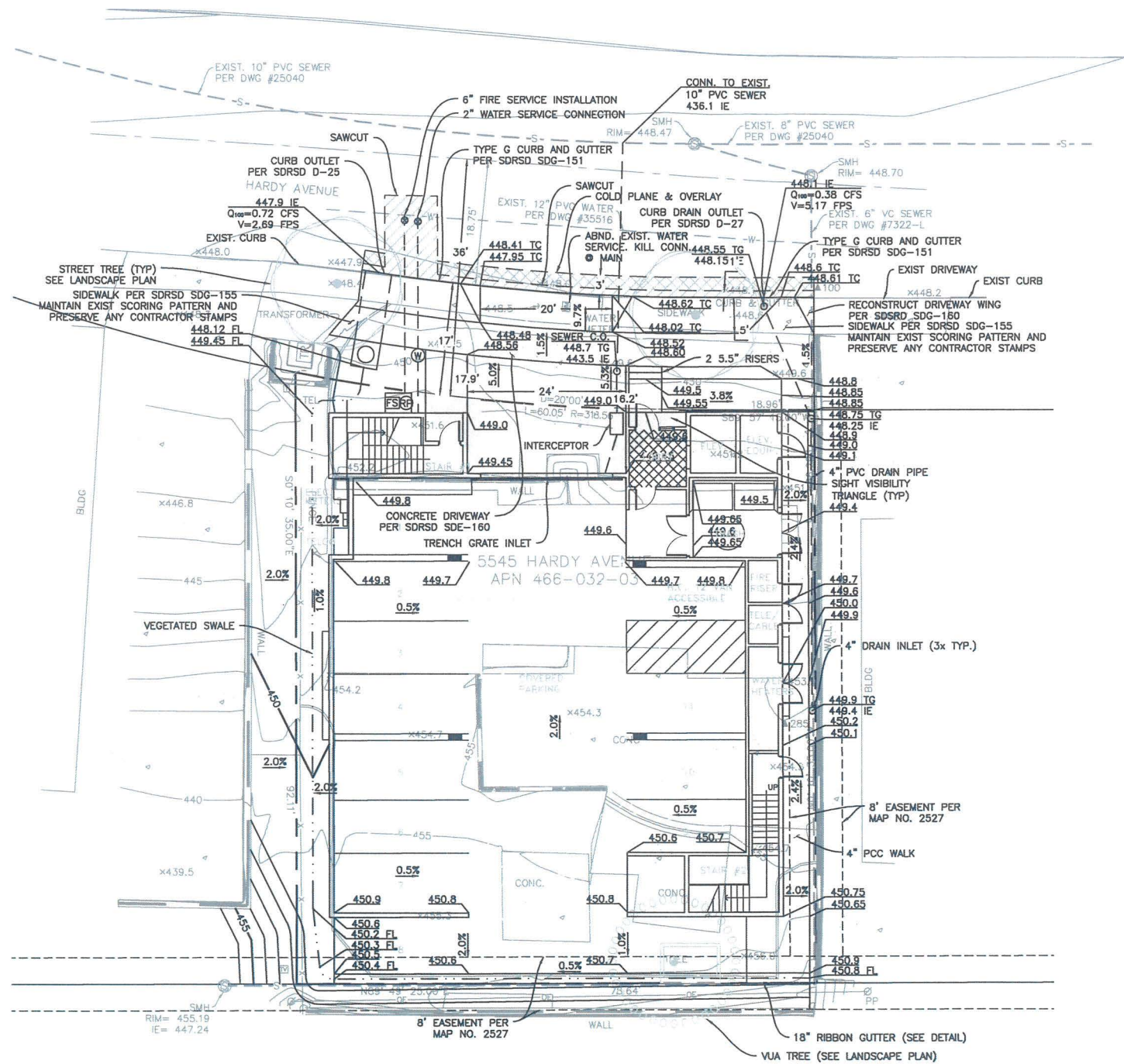
EXISTING IMPROVEMENTS

| ITEM | SYMBOL |
|--------------------------|--------|
| EXISTING CONTOURS | 450 |
| EXISTING ELEVATION | 454.5 |
| EXISTING WALL | (W) - |
| EXISTING BUILDING | (B) - |
| EXISTING SEWER LINE | (S) - |
| EXISTING WATER LINE | (W) - |
| EXISTING SEWER MANHOLE | (M) - |
| EXISTING WATER METER | (M) - |
| EXISTING TELEPHONE RISER | (T) - |
| EXISTING TRANSFORMER | (T) - |
| EXISTING FIRE HYDRANT | (F) - |
| EXISTING UTILITY POLE | (U) - |

PRIVATE CONTRACT

C.1

| GRADING PLANS FOR D.U. ALUMNI 5545 HARDY AVE. SAN DIEGO CA, 92115 APN: 466-032-03-00 | | | | |
|---|------|--------------|---|------------|
| CITY OF SAN DIEGO, CALIFORNIA Development Services Department SHEET 1 OF 3 SHEETS | | | I.O. NO. 24006566 PROJECT NO. 480185 | V.T.M. |
| FOR CITY ENGINEER | DATE | DATE | DATE | DATE |
| DESCRIPTION | BY | APPROVED | DATE | FILMED |
| ORIGINAL | XXX | | | |
| AS-BUILTS | | | | |
| CONTRACTOR INSPECTOR | | DATE STARTED | DATE COMPLETED | 480185-1-D |



LEGEND

PROPOSED IMPROVEMENTS

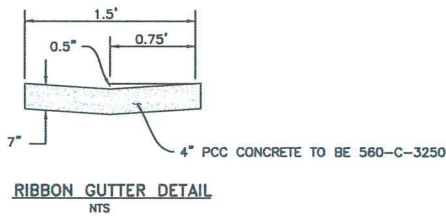
| IMPROVEMENT | STANDARD DWGS. | SYMBOL |
|----------------------------------|----------------|----------|
| PROPOSED CONTOURS | | 450 |
| PROPOSED ELEVATION | | 450.5 |
| EXISTING ELEVATION | | (455.74) |
| PROPOSED GRADE/DIRECTION | | 1.0% |
| 2" WATER SERVICE | SDSD SDW-150 | (W) |
| 4" FIRE SERVICE | SDSD SDW-105 | (FSR) |
| 4" PVC DRAIN PIPE / INLET | | (P) |
| 18" RIBBON GUTTER | | (R) |
| CURB OUTLET | SDRSD D-25 | (C) |
| TRENCH DRAIN | | (T) |
| COLD PLANE & OVERLAY | | (O) |
| TRENCH RESURFACING | | (R) |
| STREET TREE (SEE LANDSCAPE PLAN) | | (S) |

EXISTING IMPROVEMENTS

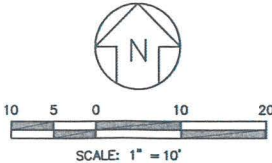
| ITEM | SYMBOL |
|--------------------------|--------|
| EXISTING CONTOURS | 450 |
| EXISTING ELEVATION | x454.5 |
| EXISTING WALL | (W) |
| EXISTING BUILDING | (B) |
| EXISTING SEWER LINE | -S- |
| EXISTING WATER LINE | -W- |
| EXISTING SEWER MANHOLE | (S) |
| EXISTING WATER METER | (M) |
| EXISTING TELEPHONE RISER | (T) |
| EXISTING TRANSFORMER | (TR) |
| EXISTING FIRE HYDRANT | (F) |
| EXISTING UTILITY POLE | (U) |

NOTES

- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS IN CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
- NO OBSTRUCTION INCLUDING SOLID WALLS WITHIN THE SIGHT VISIBILITY TRIANGLE AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF ADJACENT CURB.



PLAN VIEW



SAN DIEGUITO ENGINEERING, INC.
CIVIL ENGINEERING • PLANNING
LAND SURVEYING



TWAN FOX R.C.E. NO. 38144 EXP. 3-31-17 DATE

| | | | |
|---|-----|---|------|
| PRIVATE CONTRACT | | C.3 | |
| GRADING PLANS FOR: | | | |
| D.U. ALUMNI 5545 HARDY AVE. SAN DIEGO CA, 92115 APN: 466-032-03-00 | | | |
| CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 3 OF 3 SHEETS | | I.O. NO. 24008566 PROJECT NO. 480185 | |
| FOR CITY ENGINEER | | DATE | |
| DESCRIPTION | BY | APPROVED | DATE |
| ORIGINAL | XXX | | |
| AS-BUILT | | DATE STARTED | |
| CONTRACTOR | | DATE COMPLETED | |
| INSPECTOR | | 480185-3-D | |


PLANT LEGEND

| PLANT FUNCTION | | COMMON NAME | PLANT FORM | | PERCENTAGE AT SIZE |
|----------------|---|----------------------------|------------|------|------------------------|
| SYMBOL | BOTANICAL NAME | | QUANTITY | | |
| TREES | | | | | |
| | FLOWERING CANOPY TREE- 30' 1/4" HEIGHT X WIDTH | | | | |
| | KOELREUTERIA BIPINNATA | CHINESE FLAME TREE | 2 | 100% | 36" BOX- HIGH BRANCHED |
| | | | | | |
| | FLOWERING ACCENT TREE- 25 x 20' 1/4" HEIGHT X WIDTH | | | | |
| | TABELLUA CHRYSOTRICHIA | GOLDEN TRUMPET TREE | 1 | 100% | 36" BOX |
| | ARBUTUS X 'MARINA' | MARINA STRAWBERRY | | | |
| | CASSIA LEPTOPHYLLA | GOLDEN MEDALLION TREE TREE | | | |
| | FLOWERING ACCENT TREE- 15 x 10' 1/4" HEIGHT X WIDTH | | | | |
| | NERIUM OLEANDER 'RED' | RED OLEANDER | 1 | 100% | 15 GALLON |
| | LAGERSTROEMIA INDICA | GRAPE MYRTLE | | | |
| | DRACAENA DRACO | DRAGON TREE | | | |

SHRUBS

| | | | | |
|--|--|------------------------------|----|---------------|
| FUNCTION: SUCCULENT ACCENT PLANTS- 24 IN. TALL X 24 IN. WIDTH: | | FORM- ACCENT SUCCULENT | | |
| ② | AEONIUM ' ZWARTKOP' | AEONIUM | 20 | 100% 1 GALLON |
| ○ | ECHEVERIA X 'IMBRIGATA' | HEN AND CHICKS | | |
| | ECHEVERIA G. 'MANJA LOA' | NGN | | |
| | KALANCHOE THYRSIFLORA | PADDLE PLANT | | |
| FUNCTION: SUCCULENT ACCENT PLANTS- 24 IN. TALL X 24 IN. WIDTH: | | FORM- ACCENT SUCCULENT | | |
| ⊗ | AGAVE 'BLUE GLOW' | AGAVE | 19 | 100% 5 GALLON |
| | ALOE VERDE | ALOE | | |
| | HESPERALOE PARVIFOLIA | RED YUCCA | | |
| FUNCTION: SUCCULENT ACCENT PLANTS- 3-4 FT. TALL X 3-4 FT. WIDTH: | | FORM- ACCENT SUCCULENT | | |
| ⊗ | AGAVE ATTENUATA | AGAVE | 2 | 100% 5 GALLON |
| | AGAVE GEMINIFLORA | TWIN FLOWERED AGAVE | | |
| | HESPERALOE PARVIFOLIA | RED YUCCA | | |
| FUNCTION: GRASS LIKE PLANTS- 2-4 FT. TALL X 2-4 FT. WIDTH: | | FORM- ACCENT GRASS | | |
| ⬡ | ELYMUS ARENARIUS | Sand Ryegrass | 5 | 100% 5 GALLON |
| | HELIOTOTRICHON SEMPREVIRENS | BLUE OAT GRASS | | |
| | SANSEVIERIA TRIFASCIATA LAURENTII | SNAKE PLANT | | |
| FUNCTION: SPREADING SHRUB- 2-4 FT. TALL X 2-4 FT. WIDTH: | | FORM- SPREADING GROUND COVER | | |
| JT | JUNIPERUS S. 'TAMARISCIFOLIA NEW BLUE' | New Blue Tamarix Juniper | 3 | 100% 5 GALLON |
| | BOUGAINVILLEA 'RASPBERRY ICE' | BOUGAINVILLEA | | |
| FUNCTION: VERTICAL ACCENT SHRUB- 15-20 FT. TALL X 2-4 FT. WIDTH: | | FORM- VERTICAL | | |
| ⊗ | CUPRESSUS S. 'TINY TOWER' | DWARF CYPRESS | 7 | 100% 5 GALLON |
| | CORDYLINA 'ELECTRIC PINK' | CORDYLINA | | |

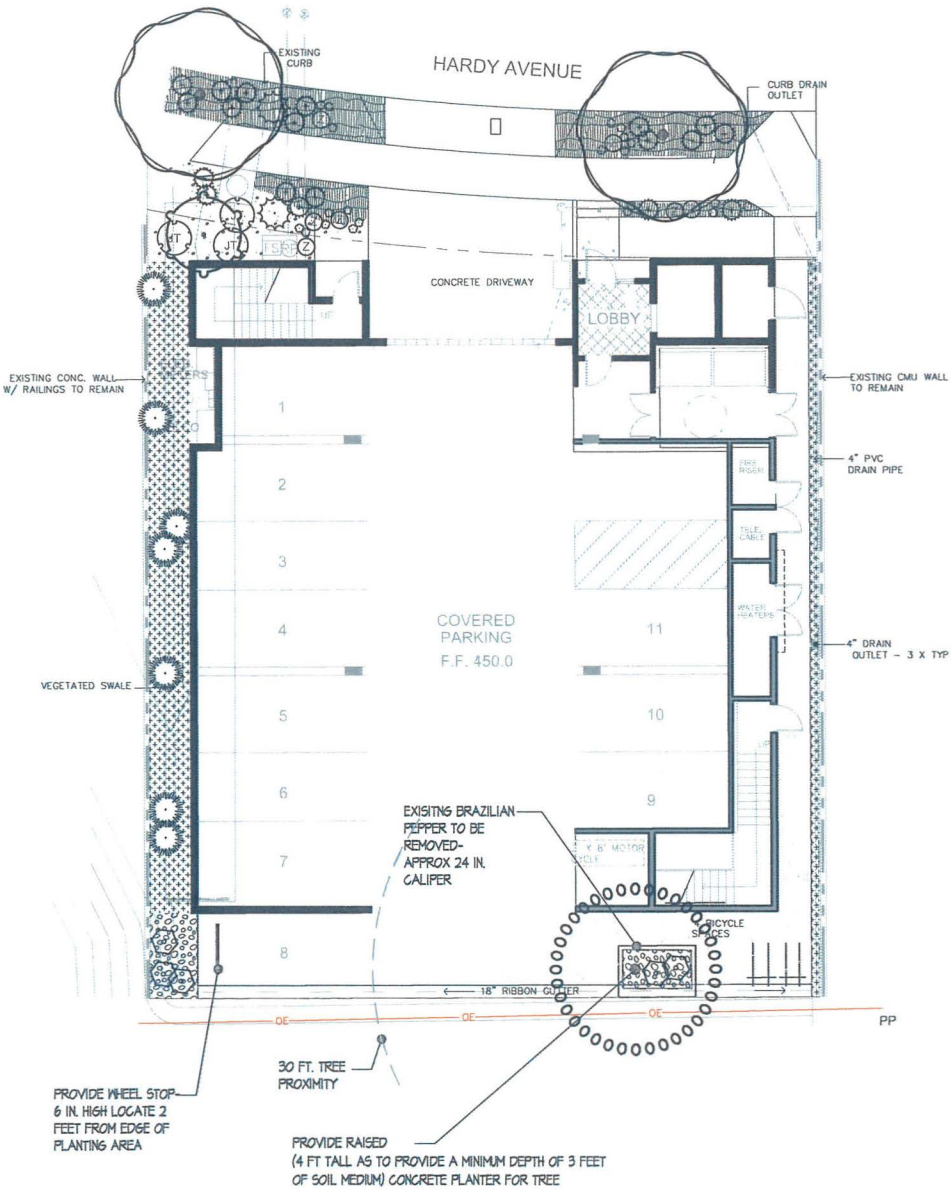
GROUND COVERS

| FUNCTION: BIO SWALE VEGETATION 1/4-1 FT. TALL X 1/4 WIDTH | | FORM: SPREADING GROUND COVER | |
|---|-------------------------------------|------------------------------|---------------------------|
|  | CAREX PRAEGRACILIS | Slender Sedge | 18 IN. O.C. 100% 1 GALLON |
| | WIDTH: 3-4 FT. TALL X 3-4 FT. WIDTH | | |
| | LEYMUS CONDENSATUS 'CANYON PRINCE' | NATIVE BLUE RYE | 7 - 100 % 5 GALLON |

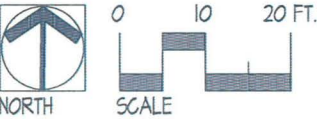


NON LIVING COVERS

| | | |
|---|----------------------------|-------------|
|  | DECOMPOSED GRANITE D.G. | 2 IN. DEPTH |
|---|----------------------------|-------------|



LANDSCAPE DEVELOPMENT PLAN



PREPARED BY:
NAME: AHLES LANDSCAPE ARCHITECTURE
PO BOX 150,
RANCHO SANTA FE, CA 92067
PHONE #: 858.756.8963

PROJECT ADDRESS:
5545 HARDY AVENUE
SAN DIEGO, CA

PROJECT NAME:
DU ALUMNI

SHEET TITLE:
LANDSCAPE DEVELOPMENT PLAN

REVISION 14: _____
REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 9: _____
REVISION 8: _____
REVISION 7: _____
REVISION 6: _____
REVISION 5: _____
REVISION 4: CYCLE 7- 25 OCT 16
REVISION 3: CYCLE 6- 20 SEP 16
REVISION 2: 21 JUL 16
REVISION 1: 17 MAR 16
ORIGINAL DATE: 5 FEB 16
SHEET 2 OF 2
DEP# _____

**College Area Community Council (CACC)
College Area Community Planning Board (CACPB)**

Mailing Address: P.O. Box 15723
San Diego, CA 92175-5723

Website: www.collegearea.org
E-mail: info@collegearea.org

FINAL MINUTES - JULY 13, 2016

From the Regular Meeting held on: Wednesday, July 13, 2016, 7:00PM
Held in: Community Room, College Rolando Library
6600 Montezuma Rd., San Diego, CA 92115

| | | | | | |
|------|---------------------------------------|---|------------------|----|-------------------|
| P | Jose Reynoso - President | P | Saul Amerling | A1 | Jean Hoeger |
| P | Rhea Kuhlman - Vice-President | P | Andy Beauparlant | P | Susan Hopps-Tatum |
| P(1) | Jerry Pollock - Secretary | | | P | Jim Jennings |
| A(1) | Terry Shirley - Treasurer | P | Gary R. Campbell | P | Troy Murphree |
| P | Nicole Borunda - SDSU Appointee | P | Mike D'Ambrosia | P | BJ Nystrom |
| P | Dylan Colliflower - SDSU AS Appointee | P | Keith Henderson | A1 | Maurize Rios |
| P | Jim Alccanter | P | Tom Hilanto | P | Jim Schneider |

P = Present L = Late A = Absent; (1), (2), (3), (4) = 1st, 2nd, 3rd, 4th absence **TOTALS 20**
CP600-24, Art. IV, Sec. 1: "a vacancy exists upon the 3rd consecutive absence or the 4th absence in 12 months (April through March)
M/S/C = Moved/Seconded/Carried

The College Area Community Council (CACC) and the College Area Community Planning Board (CACPB) are two separate entities with a common board and officers and joint meetings. The items highlighted below with asterisks are CACPB business items, subject to City Council Policy 600-24 governing community planning groups. Items are reported in agenda outline order, although some items may have been considered in a different sequence.

- I. **Call to Order/Pledge of Allegiance/Roll Call.** President Jose Reynoso called the meeting to order at 7:00 PM with the pledge of allegiance.
- II. **Jose Reynoso called for Approval of Agenda:** Nystrom moved and Schneider seconded

M/S/C: yeas - 18 nays - 0 abstain - 0 Motion passed unanimously.
- III. **Approval of Minutes, June 8, 2016:** Schneider moved and Nystrom seconded

M/S/C: yeas - 18 nays - 0 Motion passed unanimously.

IV. Adoption and Approval of Consent Agenda - none

V. Treasurer's Report:

In Treasurer Shirley's absence, Reynoso presented the Treasurer's Report.

VI. Public Comments on Non-Agenda Items within the Jurisdiction of the CACPB/CC:

Maxine Ward - Director of San Diego AIA Foundation presented the ground rules for Orchids and Onions and directed any nominations forwarded to the website by July 31, 2016.

VII. Local Elected Officials, Law Enforcement and AS Liaison Reports:

Chris Pearson - reported on the mini-dorm ordinance that will be reheard on September 28, 2016; Tubman Park moving forward to release funds this fall; Lutheran Church proposed as a park and community center; CVE utilities under-grounding behind schedule; Fire Station #17 remodeling underway;

John Steffen, SDPD reported on crime arrests, capped houses and Aztec Nights.

Mark Peterson, SDSUPD reported on Aztec Nights and relevant issues between SDPD and SDSUPD; CARPUS and the scheduled September 19, 2016 meeting at the College Avenue Baptist Church; SDSU schedule including the 18,000 student orientation on July 20, 2016 at the Open Air Theater and Viejas, move-in on August 26, 2016; class commencement on August 29, 2016.

VIII. Community Liaison Reports

Mesa Colony, Murphree - meeting next week, community dinners at local restaurant (Gerlando's Pizzeria).

CVE, Campbell - reported on quarterly meetings, "wave of vandalism," block party and a neighborhood progressive dinner.

El Cerrito, Nystrom - community has an interest in forming an assessment district and is learning from others.

Business District, Schneider - Conversation needed on attractive tenants (other than Trader Joe's) including Whole Foods, restaurants, etc.

Associated Students, Dylan Colliflower - introduced colleagues Jaime Miller and Patty Messingale; parking as a public safety issue;

SDSU, Borunda - reported on South Campus Plaza (dorms and retail scheduled to open Spring 2017), bowling, Pride Ceremony and Parade.

Friends of the Library, Kuhlman - reported on lobbying for additional books, hours and services, the summer reading program, Oasis and the next scheduled meeting on August 30, 2016.

Alvarado Estates, Reynoso - reported on the decision not to use goats to

diminish brush; and further reported (in Rio's absence) that restoring the the front yard landscaping of Jan Riley's home could be accomplished with a \$300.00 donation. Colliflower volunteered to set-up.

IX. New Business

1. Review of Proposal to demolish an existing building and construct a new three-story 1, 343 sq. ft. apartment building for the Delta Upsilon Fraternity at 5545 Hardy Ave. (possible action item)

Kuhlman reported that Project Review recommends approval is contingent on resolving all outstanding issues in the City cycle review.

The City believes density should be higher while

CACCP believes it is sufficient. The proposed building will be used as a fraternity. Kuhlman moved and Pollock seconded: Approve the project contingent on resolution of all outstanding cycle reviews with the City, with the proviso that the developer come back to this board if there is any increase in density or height of the project. Committee also voted to convey to development review that the proposed density is sufficient for the following reasons:

- a. One 4 bedroom unit is equivalent to two 2-bedroom units in terms of the number of people accommodated.
- b. The subject property is used, and will be used, as a fraternity. Due to the size of the fraternity, it would be unable to fill any additional units with fraternity members, and would be forced to rent to outside parties. This would be detrimental to the fraternity atmosphere.

M/S/C: yeas 18 nays 0 abstain 0 Motion passed
unanimously

2. Discussion regarding prior presentation regarding alcohol licenses - Dawn Kamali (Information item)

3. Sgt Robert Stinson, SDPD Vice addressed the board re: the requested beer license for the Hookah Rest and Relax Lounge at 6512 El Cajon Blvd, and advised the area is considered high crime and is over-concentrated with similar uses. Schneider spoke against the proposal. Securing ABC approval can over-ride a Vice objection. Applicant Alu Banarji explained the proposal is for a family-owned business serving those over 21, that 80% of customers use Uber, the high use of games, that she knows her customers personally and maintains an environment serving beer and food only. Campbell moved and Kuhlman seconded a motion not to support.

M/S/C: yeas 11 nays 7 abstain 0 Motion passed

Since it requires a 2/3rd vote of the board to change an item from information to action, Reynoso moved and Kuhlman seconded a motion to do so.

M/S/C: yeas 15 nays 3 abstain 0 Motion passed

4. Review and discussion regarding proposed College Area Community Character Preservation Ordinance (Action item). The purpose of this item is to help solve problems associated with 6+ bedroom houses in the College Area such as on-site parking problems.

Kuhlman moved and Campbell seconded to: Approve the concept of an ordinance that would, for all new construction and remodeling to College Area RS zones:

- a. Establish a maximum of 5 bedrooms on lots under 10,000 sf and 6 bedrooms in lots over 10,000 sf.
- b. Establish a maximum of 4 on-site parking spaces outside of a garage in lots under 10,000 sf and 6 in lots over 10,000 sf.
- c. Introduce measures that would discourage the paving of back and front yards.
- d. Establish a reasonable ratio of common areas to bedrooms in RS zoned houses in the College Area.
- e. Colliflower introduced a "friendly amendment" to limit fines on capped houses. This amendment was not accepted, since assessed fines are not in CACPB's purview, and are a city-wide matter. Beauparlant then introduced a friendly amendment to ask that the fines portion of the ordinance be removed from the rest of the ordinance, since it is not related to the substance of the proposed ordinance and is a city-wide matter. This amendment was accepted. Reynoso proposed an alternate motion that the board support an ordinance that limits the number of bedrooms and onsite parking places such that any remodels are consistent with the surrounding community, rather than listing specific requirements, since the proposal is to support a conceptual not a specific ordinance. This was rejected for being too general. The board then voted on the original motion, as amended.

M/S/C: yeas 10 nays 6 (D'Ambrosia, Schneider, Henderson, Colliflower, Alcantar, Reynoso) abstain 1 (Borunda) Motion passed
SDSU neither takes a position nor comments on community issues that may affect the university.

Schneider moved and Pollock seconded the board meeting extension to 9:30

M/S/C: yeas 18 nays 0 abstain 0 Motion passed
unanimously.

5. Discussion and approval of proposed updates to the CACC bylaws and Standing Rules (Action item) Reynoso received 1 confirmation and 1 correction. Jennings moved and Schneider moved to approve.

M/S/C: yeas 18 nays 0 abstain 0 Motion passed
unanimously.

6. Discussion and approval of proposal to make a donation to the College

Avenue Baptist Church for use of their facility for the CACC Candidates Forum. (Action item) Reynoso moved and Nystrom seconded a motion to donate \$65.00

M/S/C yeas 18 nays 0 abstain 0 Motion passed unanimously

7. Discussion regarding proposal to cancel the regular August meeting (Action item). Reynoso moved and Kuhlman seconded the motion to cancel the August meeting.

M/S/C: yeas 18 nays 0 abstain 0 Motion passed unanimously

Eric Young from the Mayor's office introduced himself as Damisha Hunter's replacement.

X. Delegate Reports:

Community Planners Committee - A sub-committee had been formed by the Community Planners Committee, chaired by Reynoso to make specific recommendations to the mayor's office regarding political signs.

CARPUS - Armin Kuhlman re-emphasized comments made by the SDPD

1.

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Chris Pearson, Councilwoman Marti Emerald's office reported that "mini-dorms" will be heard again by the City Council on September 28, 2016.



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

DELTA UPSILON FRATERNITY

Project No. For City Use Only

480185

Project Address:

5545 HARDY AVE. SAN DIEGO, CA

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):

S.D. DELTA UPSILON FRATERNITY

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

5545 HARDY AVE.

City/State/Zip:

SAN DIEGO, CA 92115

Phone No:

(949) 476-0444

Fax No:

Signature:

Date:

3/24/15

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

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

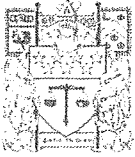
Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

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

| | |
|---|---|
| Corporate/Partnership Name (type or print): <u>S.D. DELTA UPSILON FRATERNITY</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>5545 HARDY AVE.</u> City/State/Zip: <u>SAN DIEGO, CA 92115</u> Phone No: <u>(619) 476-0444</u> Fax No: _____ Name of Corporate Officer/Partner (type or print): <u>SAN DIEGO COUNTY DELTA UPSILON</u> Title (type or print): <u>FRATERNITY ALUMI ASSOC.</u> Signature : _____ Date: _____ | Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____ |
| Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____ | Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____ |
| Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____ | Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature : _____ Date: _____ |



**DELTA Upsilon FRATERNITY
ALUMNI ASSOCIATION**

SAN DIEGO STATE UNIVERSITY

P.O. Box 99120
San Diego, CA 92169

To whom it may concern,

The San Diego County Delta Upsilon Fraternity Alumni Association, INC. by its Board of Directors, through this Resolution, authorizes John Pedicini to sign on behalf of the San Diego County Delta Upsilon Fraternity Alumni Association, INC. any and all actions necessary to secure and advance the entitlement and permitting process for the development of the residential units located at 554⁵ Hardy Ave San Diego, CA 92115.

Thank You

Secretary

Kim Cox

A handwritten signature in black ink, appearing to read "Kim Cox", written over the printed name.