



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: August 11, 2016 [REPORT NO. PC-16-075](#)

HEARING DATE: August 18, 2016

SUBJECT: Lake Atlin. Process Four Decision.

PROJECT NUMBER: [435025](#)

OWNER/APPLICANT: Preface JCR Lake Atlin, LLC

SUMMARY:

Issue: Should the Planning Commission approve the Lake Atlin project at 6365 Lake Atlin Avenue in the Navajo Community Plan area?

Staff Recommendations:

1. ADOPT Mitigated Negative Declaration No. 435025 and ADOPT the Mitigation Monitoring and Reporting Program; and
2. APPROVE Tentative Map No. 1521740 and Planned Development Permit No. 1521738.

Community Planning Group Recommendation: On June 9, 2016 the Navajo Community Planning Board voted 10:0:1 to recommend approval of the project with the condition the existing Magnolia Science Academy be allowed to operate at the location until June 18, 2017.

Environmental Review: A Mitigated Negative Declaration No. 435025 has been prepared for the Project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level of insignificance, all potential impacts identified in the environmental review process.

Fiscal Impact Statement: None. All costs associated with processing this application are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The project proposes to provide fifty single dwelling units on an 8.7 acre site where none currently exist, adding to the housing supply in the City. The units

are proposed to be sold at market rate. The applicant would pay the affordable housing in-lieu fee to support the San Diego Housing Commission's development of affordable units.

BACKGROUND

The 8.7-acre project site, located in the Navajo community, is designated as Public School-Elementary School use by the [Navajo Community Plan Land Use map](#) (Attachment 1). The site is located at [6365 Lake Atlin Avenue](#) in the RS-1-7 zone between Lake Atlin Avenue, Lake Arrowhead Drive, Lake Angela Drive and Lake Ashmere Drive (Attachment 2). The site is the [former Cleveland Elementary School](#) (Attachment 3). The site is also within the Airport Land Use Compatibility Overlay Zone and Airport Influence Area 2 (Montgomery Field), FAA Part 77 Noticing Area (Gillespie Field 520 contour), Residential Tandem Overlay Zone, and Transit Area Overlay Zone. Multi-family apartments are located north of the property. All other borders of the project site abut single dwelling unit development.

DISCUSSION

Project Description

The Lake Atlin project (Project) proposes a Planned Development Permit and Tentative Map to demolish all existing structures, subdivide the existing parcel into fifty-three lots, fifty lots for development and three lettered lots, and construct fifty single dwelling units with private driveways accessing internal lots, landscaping, and other minor improvements on the site, with deviations (Attachment 4). The proposed residential lots would range from 5,001 square-feet to 9,658 square-feet, approximately. The proposed single dwelling unit structures would offer three plan types, each with two elevation styles. Architectural elements would include a variety of building materials, such as brick and stone veneer, stucco exterior finishes, and concrete roofing; and decorative accents, including horizontal lap siding, gable accents, metal grilles and shutters.

The single dwelling unit structures would be constructed with four bedrooms and three or four bathrooms, depending on the plan type. The size of the structures would vary from 2,450 square-feet to 2,900 square-feet, approximately. All dwelling units would have private outdoor space in the front, side and rear yards, with a minimum of 1,500 square-feet of open space per dwelling unit and 750 square feet of usable open space per unit. The overall Floor Area Ratio for each lot would comply with the RS-1-7 zone regulations based on individual lot size. All units would include attached, side-by-side two-car garages. In addition to the required parking spaces for each dwelling unit, 35 on-street parking spaces would be provided on internal driveways. Most of the existing on-street parking would be maintained.

Required Approvals and Deviations

A Tentative Map is required to subdivide the parcel into fifty-three lots: fifty buildable lots for single dwelling unit development and three lettered, non-buildable lots for the future homeowners association. A Planned Development Permit is required to grant deviations from the development regulations of the RS-1-7 zone. The Project includes five deviations: to create buildable lots without

frontage on a dedicated public right-of-way, to create residential lots which take access from a private driveway, to reduce the front yard setback to allow some dwelling units to be located ten-feet from the front yard property line, to allow the face of each garage to be at least eighteen-feet from the property line and to allow the face of each garage to be at least twenty-eight feet from the face of the curb.

Deviations Table:

Deviations from RS-1-7 Regulations (SDMC Section 131.0431)			
Regulation	Required	Proposed	Lots with deviation
Street Frontage (Section 131.0431(b) & Section 144.0211(a))	50' lot width fronting a public street	Lots with no frontage to a public street	8-26, 37-49
Direct Vehicle Access (Section 144.0211(a))	Access from a public street	Direct access via a private driveway	7-50
Front Yard Setback (Section 131.0431(b))	15-feet	10-feet for living area	3, 4, 6, 13-15, 19, 21, 22, 24, 25, 28, 29, 30, 37, 40, 41, 43, 45, 46, and 49
Garage Door Setback to Property Line (Section 142.0520)	20-feet	18-feet	3-6, 11, 12, 18, 20, 21, 23, 30, 31, 32, 34, 37-40, 42-45
Garage Door Setback to Face of Curb (Section 142.0520)	30-feet	28-feet	3 - 6, 11, 12, 18, 20, 21, 23, 29-35, 37-40, 42-45 and 49

The deviations are justified based upon the site configuration and topographic constraints. The property is constrained by existing development to the north and east as well as significant slopes on the southern and southwestern property lines such that egress/ingress is not practical relative to Lake Angela Drive, Lake Atlin Drive, and Lake Arrowhead Drive; therefore, the lots are oriented to a private driveway which will provide egress/ingress to Lake Atlin Avenue (public right-of-way). Based upon City policies and regulations, access to a public right-of-way may be provided via a private driveway; however, said private driveway shall be maintained by a Homeowners Association which relieves the City from long-term maintenance and operation obligations while providing appropriate drive aisles and access to residents and visitors.

The Project has been designed to orient Lots 1 through 6 to the adjacent public right-of-way and take access from the street while Lots 7 through 50 do not abut the adjacent public right-of-way and take access from the street. The Project's internal private driveway will allow appropriate egress/ingress for residents and visitors as allowed through the Planned Development Permit process.

The front yard setback deviation breaks the traditional aesthetic of post-modern subdivisions in which garage doors dominated the street. By locating living areas closer to the pedestrian sidewalk and the street, the garage becomes subservient to the home and active use areas. Further, the

living area provides additional human interaction with pedestrians, enlivens the private/public spatial interface of the development and will create more variety within the streetscape in the spaces between the buildings and the pedestrian sidewalk.

While all of the garage doors within the Project will be sectional roll-up type doors and will be setback a minimum of eighteen feet, the LDC Section 142.0521(f) specifies garages doors shall be setback twenty feet from the back of sidewalk and thirty feet from the face of curb. This section of the Land Development Code was enacted at a time when garage doors were predominately swing-up or "California type garage doors" rather than sectional roll-up doors. The deviation also applies to the distance between the face of the garage door to the face of the curb where thirty feet is the distance required by section 142.0521(f). The Project proposes a standard ten foot curb-to-property line distance; however, the back of sidewalk is off-set by six inches which reduces the number lots that deviate from the twenty foot separation requirement.

All lots will have equal and public egress/ingress to Lake Atlin Avenue from a private internal driveway which will be owned and maintained by the Project's homeowners association. The deviations will enhance the pedestrian ambience of the development, emphasizing the human scale of the Project, will significantly reduce the presence of the garages. The deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

Site Improvements

The on-site improvements include internal private drives, storm water facilities, new water and sewer facilities, single dwelling unit buildings, and landscaping. The site would be graded to facilitate the proposed development in accordance with the recommendations of the geologist. The tentative map indicates 19,000 cubic yards of earthwork balanced on site. The approximate maximum depth of excavation would be fifteen vertical feet and approximate maximum height of embankment would be seven vertical feet. An existing plaque on the site which is dedicated to the victims of the 1979 shooting would be relocated to the corner of Lake Atlin Avenue and Lake Angela Drive. The plaque would be complimented by landscaping, accent paving and a seat wall for visitors.

Community Plan Analysis

The project site is located within the Navajo Community Plan (Community Plan) area and is designated Public School-Elementary School by the Community Plan. Public School land uses designated by the Community Plan are allowed to be used for private development if the San Diego Unified School District (School District) declares the existing school site as surplus property. The Public Schools section of the Community Plan states the following:

"If the board of education declares any of the existing school sites surplus property, it is recommended that the community and/or the City be given the opportunity to acquire the land for community-oriented purposes before the property is put on the market and leased or sold for private development. It is further recommended that if such private development should occur, it should be restricted to a residential land use consistent with the density of the surrounding area."

In 2014, the School District declared the site as excess land and sought alternative users for the land. After offering the site to the community, the City and other public agencies as well as the private charter school currently using the site, the School District opened a public bidding process for the sale of the land. In June of 2015, the applicant took ownership of the property. The existing private charter school has remained on-site and has worked with the applicant and the School District to find an alternative location for its facility.

The site is surrounded by single dwelling and multi-dwelling unit housing. Much of the surrounding area was developed during the 1950's and 1960's as single dwelling unit housing. The Community Plan designates the surrounding area as multi-dwelling unit residential to the north and single dwelling unit residential on the south, east, and west of the project site. The proposed project is consistent with the density of the surrounding single dwelling unit residential uses and the RS-1-7 zone. As such, the proposal complies with the Community Plan policies as a whole and conforms to the vision for private development on school site surplus property. A community plan amendment is not required.

Conclusion

Staff has reviewed the proposed Project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the Project (Attachments 8, 9, 10 and 11) and draft conditions of approval (Attachments 12 and 13). Staff recommends the Planning Commission recommend approval of the Project as proposed.

ALTERNATIVES

1. Approve Tentative Map No. 1521740 and Planned Development Permit No. 1521738, with modifications.
2. Deny Tentative Map No. 1521740 and Planned Development Permit No. 1521738, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department



John S. Fisher
Development Project Manager
Development Services Department

VACCHI:JSF

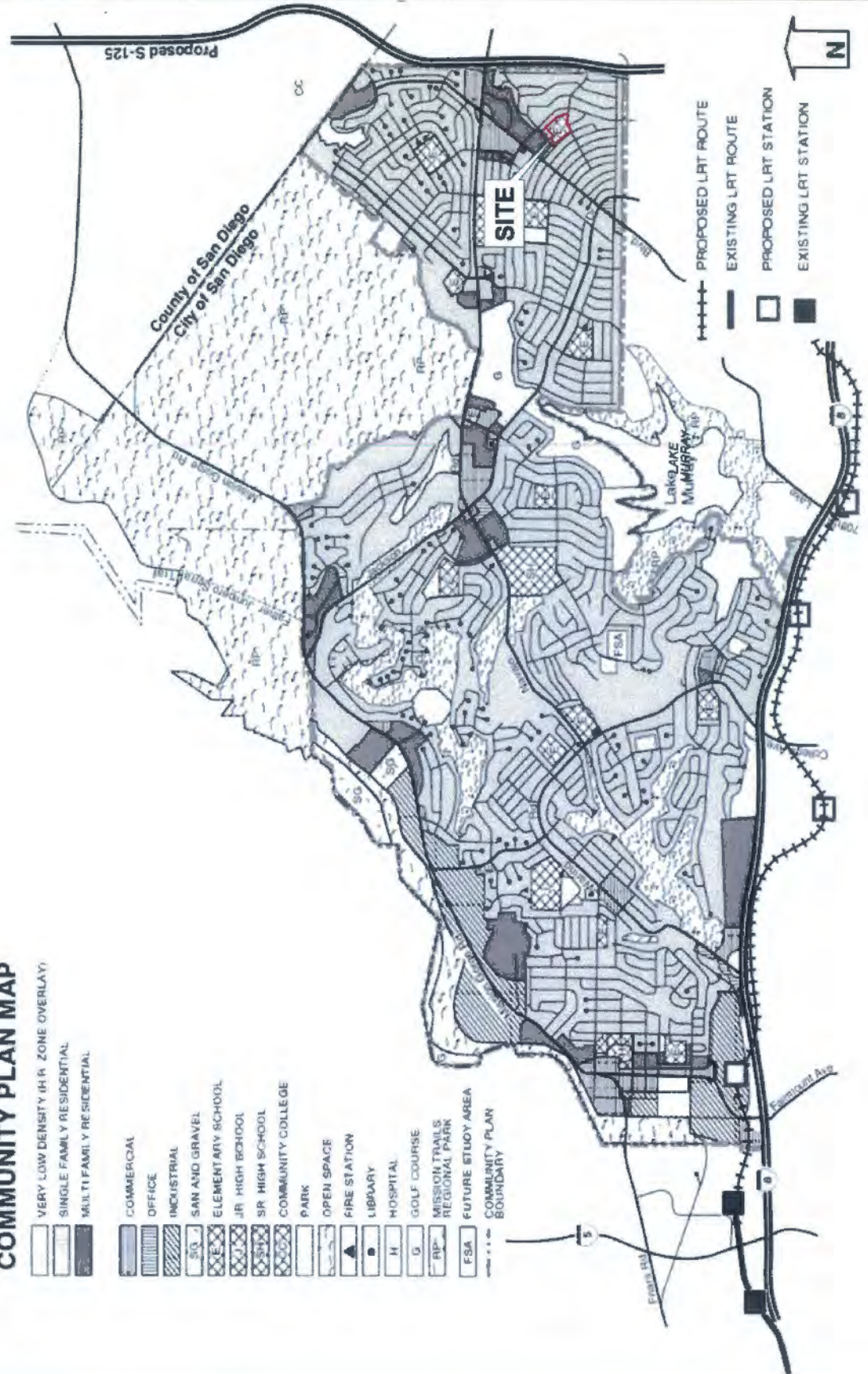
Attachments:

1. Navajo Community Plan Land Use map
2. Project Location Map
3. Aerial Photograph
4. Proposed Site Plan
5. Draft MND Resolution with MMRP
6. Draft Tentative Map Resolution
7. Draft Development Permit Resolution with Findings
8. Draft VTM Conditions
9. Draft Development Permit with Conditions
10. Remaining Project Plans
11. Navajo Community Planning Board recommendation
12. Ownership Disclosure Statement
13. Project Data



COMMUNITY PLAN MAP

- VERY LOW DENSITY (H R ZONE OVERLAY)
- SINGLE FAMILY RESIDENTIAL
- MULTI FAMILY RESIDENTIAL
- COMMERCIAL
- OFFICE
- INDUSTRIAL
- SAN AND GRAVEL
- ELEMENTARY SCHOOL
- JR HIGH SCHOOL
- SR HIGH SCHOOL
- COMMUNITY COLLEGE
- PARK
- OPEN SPACE
- FIRE STATION
- LIBRARY
- HOSPITAL
- GOLF COURSE
- MISSION TRAILS REGIONAL PARK
- FUTURE STUDY AREA
- FSA
- COMMUNITY PLAN BOUNDARY





DESIGN STATEMENT
 THE LANDSCAPE IS ENVISIONED TO PROVIDE SEASONAL INTEREST THROUGH VARIOUS FLOWERS/COLORS/TEXTURES, TO ATTRACT BIRDS AND BUTTERFLIES UTILIZING MANY NATIVE SPECIES, TO CONSERVE WATER BY UTILIZING ALMOST EXCLUSIVELY LOW WATER USE PLANTS (BIOSWALES BEING THE EXCEPTION), AND TO BE LOW MAINTENANCE.

- LEGEND**
- PLANTING**
- H.O.A. MAINTAINED RIGHT OF WAY - 15,571 SF (SEE SHEET L-2 FOR PLANT PALETTE)
 - H.O.A. MAINTAINED OPEN SPACE - 10,268 SF (SEE SHEET L-2 FOR PLANT PALETTE)
 - H.O.A. MAINTAINED BIOSWALE - 1,708 SF (SEE SHEET L-2 FOR PLANT PALETTE)
 - PRIVATE HOMEOWNER MAINTAINED BIOSWALE - 3,000 SF (SEE SHEET L-2 FOR PLANT PALETTE)
 - PRIVATE HOMEOWNER MAINTAINED SLOPE (OVER 5' IN HEIGHT) - 31,348 SF (SEE SHEET L-2 FOR PLANT PALETTE)
 - BROAD CANOPY STREET TREES WITH 40 SF ROOT ZONE - QTY 101 (SEE SHEET L-2 FOR PLANT PALETTE)
 - EVERGREEN SHADE TREES / EROSION CONTROL TREES AT SLOPES - QTY 52 (SEE SHEET L-2 FOR PLANT PALETTE)
 - ACCENT TREES - QTY 3 (SEE SHEET L-2 FOR PLANT PALETTE)
 - LARGE BACKGROUND SHRUBS - QTY 160 (SEE SHEET L-2 FOR PLANT PALETTE)
 - EXISTING TREES TO BE REMOVED - QTY 22 (SEE PLAN NOTATIONS THIS SHEET)
- FENCES AND WALLS**
- PRIVACY FENCE (SEE SHEET L-3 FOR CONCEPTUAL ELEVATIONS)
 - CMU WALL WITH PILASTERS (SEE SHEET L-3 FOR CONCEPTUAL ELEVATIONS)
 - PRIVACY FENCE ABOVE RETAINING WALL (SEE SHEET L-3 FOR CONCEPTUAL ELEVATIONS)
 - STEEL VIEW FENCE (SEE SHEET L-3 FOR CONCEPTUAL ELEVATIONS)
 - STEEL VIEW FENCE WITH PILASTERS AT 25' O.C. MAX ALONG LAKE ATLIN AVE, LAKE ANGELA DR AND LAKE ASHMERE DRIVE (SEE SHEET L-3 FOR CONCEPTUAL ELEVATIONS)
 - PROJECT MONUMENT PILASTER - QTY 2 (SEE SHEET L-3 FOR CONCEPTUAL ELEVATION)

Prepared By:

Name: IN-SITE LANDSCAPE ARCHITECTURE Revision 14: _____

Address: 2850 WOMBLE ROAD, Revision 13: _____

SUITE 100-403 Revision 12: _____

SAN DIEGO, CA 92106 Revision 11: _____

Phone #: (619) 795-7603 Revision 10: _____

Fax #: (619) 222-8880 Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: 02/25/16

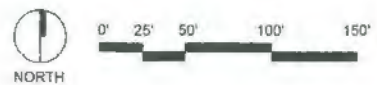
Revision 2: 02/08/16

Revision 1: 10/23/15

Original Date: 07/08/15

Sheet Title: L-1 Sheet 19 of 21

CONCEPTUAL LANDSCAPE PLAN PROJECT NO. _____



IN-SITE LANDSCAPE ARCHITECTURE, INC.
 2850 Wamble Road, Suite 100-403
 San Diego, CA 92106



RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, on July 20, 2015, Preface JCR Lake Atlin, LLC submitted an application to Development Services Department for a Tentative Map No. 1521740 and Planned Development Permit for the Lake Atlin (Project); and

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

WHEREAS, the issue was heard by the Planning Commission on August 18, 2016; and

WHEREAS, the Planning Commission considered the issues discussed in Mitigated Negative Declaration No. 435025 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission in connection with the approval of the Project.

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

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

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that Development Services staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By: _____
John S. Fisher
Development Project Manager

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

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

Tentative Map No. 1521740 and Planned Development Permit No. 1521738

PROJECT NO. 435025

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 435025 shall be made conditions of Tentative Map No. 1521740 and Planned Development Permit No. 1521738 as may be further described below.

V. MITIGATION MONITORING AND REPORTING PROGRAM:**A. GENERAL REQUIREMENTS – PART I****Plan Check Phase (prior to permit issuance)**

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

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

1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants: Qualified Archaeologist, Native American Monitor.

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the RE at the Field Engineering Division – 858-627-3200.
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant is also required to call RE and MMC at 858-627-3360
2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) Number 435025 and/or Environmental Document Number 435025, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions affecting the MMRP. Resolution of such conflicts must be approved by RE and MMC BEFORE the work is performed.

3. OTHER AGENCY REQUIREMENTS: Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

Not Applicable.

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

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

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

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/ Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Paleontological Resources	Monitoring Report(s)	Monitoring Report Approval
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

PALEONTOLOGICAL RESOURCES

- i. Prior to Permit Issuance
 - A. Entitlements Plan Check
 - 1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.
 - B. Letters of Qualification have been submitted to ADD
 - 1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
 - 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
 - 3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.
- ii. Prior to Start of Construction
 - A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from the San Diego Natural History Museum, another institution or, if the search was conducted in-house, a letter of verification from the PI stating that the search was completed.
 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- B. PI Shall Attend Precon Meetings
1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological monitoring program with the CM and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 2. Identify Areas to be Monitored
Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
 3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.
- III. During Construction
- A. Monitor Shall be Present During Grading/Excavation/Trenching
1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.
 2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a relevant field condition occurs, such as trenching activities that do not encounter formationa~~l~~ soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.

3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss the significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.
- IV. Night and/or Weekend Work
- A. If night and/or weekend work is included in the contract
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.

- d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
 - B. If night work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
 - C. All other procedures described above shall apply, as appropriate.
- V. Post Construction
 - A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - 3. The PI shall submit the revised Draft Monitoring Report to MMC for approval.
 - 4. MMC shall provide written verification to the PI of the approved report.
 - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
 - B. Handling of Fossil Remains
 - 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 - 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 - C. Curation of fossil remains: Deed of Gift and Acceptance Verification
 - 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 - 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 - D. Final Monitoring Report(s)
 - 1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.

2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

PLANNING COMMISSION RESOLUTION NO PC-_____

TENTATIVE MAP NO. 1521740
LAKE ATLIN - PROJECT NO. 435025 MMRP

WHEREAS, PREFACE JCR LAKE ATLIN, LLC, a Delaware limited liability company, Subdivider, and Jeffrey Lundstrom, Engineer, submitted an application to the City of San Diego for a tentative map to demolish all existing structures, subdivide the existing parcel into fifty-three lots, fifty lots for development and three lettered lots, and construct fifty single dwelling units with private driveways accessing internal lots, landscaping, and other minor improvements on the site, with deviations from the RS-1-7 Zone development regulations known as the Lake Atlin project. The project site is located 6365 Lake Atlin Avenue in the RS-1-7 zone of the Navajo Community Plan area. The property is legally described as a portion of Lot 69 of Rancho Mission of San Diego, according to Map thereof No. 600, filed in the Office of the County Recorder of San Diego County; and

WHEREAS, the Map proposes the Subdivision of a 8.7-acre site into 50 lots for residential development and three homeowner association lots; and

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

WHEREAS, on August 18, 2016, the Planning Commission of the City of San Diego Tentative Map No.1521740 and pursuant to San Diego Municipal Code section(s) 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1521740:

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

The Navajo Community Plan is the applicable land use plan for the project area along with the City's General Plan. Overall the Project implements the goals and policies of the Navajo Community Plan and General Plan by creating a planned residential development that accommodates a portion of the residential needs within the community, while minimizing the environmental impacts of the development.

The proposed subdivision and its design are consistent with the Navajo Community Plan through the development of the site with single-family homes consistent with the surrounding neighborhood. The Navajo Community Plan acknowledges that several schools in the community are undersized and would likely be closed. The Navajo Community Plan describes a desired process should school sites be deemed excess and closed.

In 2014, the School District declared the site as excess land and sought alternative users for the land. After offering the site to the community, the City and other public agencies as well as the private charter school currently using the site, the School District opened a public bidding process for the sale of the land. In June of 2015, the applicant took ownership of the property. The existing private charter school has remained on-site and has worked with the applicant and the School District to find an alternative location for its facility.

The site is surrounded by single dwelling and multi-dwelling unit housing. Much of the surrounding area was developed during the 1950's and 1960's as single dwelling unit housing. The Community Plan designates the surrounding area as multi-dwelling unit residential to the north and single dwelling unit residential on the south, east, and west of the project site. The proposed project is consistent with the density of the surrounding single dwelling unit residential uses and the RS-1-7 zone. As such, the proposal complies with the Community Plan policies as a whole and conforms to the vision for private development on school site surplus property.

In these ways and being determined to be consistent with the Navajo Community Plan, and the City's General Plan, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The design and proposed improvements for the subdivision are consistent with the zoning and development regulations of the RS-1-7 zone in that:

The development provides the minimum frontage on a dedicated street which is open to and usable by vehicle traffic, as allowed through a Planned Development Permit,

The development, as a whole, meets the minimum lot area requirements of the RS-1-7 zone,

The development provides the required off-street vehicle parking spaces of the RS-1-7 zone,

All lots are designed so that required improvements result in conforming lots in respect to building area, setbacks, side yards, and rear yard regulations, except where a deviation has been allowed under the Planned Development Permit, and

All lots meet the maximum height regulations for the RS-1-7 zone.

The project has been designed to comply with the development regulations of the Land Development Code, including requirements for floor area ratio, open space, grading, landscaping, etc., and all other requirements of the development criteria, except where deviations are allowed through a Planned Development Permit.

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

The site is physically suitable for residential development and its location and scale are consistent with the City's General Plan and the Navajo Community Plan, and is consistent in types and intensity of use with surrounding residential developments. The harmony in scale, height, bulk, density, and coverage of development creates a compatible physical relationship with surrounding properties. Technical studies were prepared for the proposed subdivision, a Waste Management Plan, Storm Water/Hydrology, Water, Sewer, Greenhouse Gas, and Geology reports, by individuals licensed by the state to practice in these technical specialties and reviewed by city staff have been deemed adequate according to all professional standards. These technical studies conclude the site is physically suitable for the design and siting of the proposed project and for the type and density of development. Furthermore, the site will be served by water, wastewater services, all necessary dry utilities, and police and fire protection. Therefore, the site is physically suitable for the type and density of development.

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

Project specific analyses were prepared for Waste Management, Storm Water/Hydrology, Water, Sewer, Greenhouse Gas, and Geology. Based upon the reports and compliance with the City's development regulations and the California Environmental Quality Act, the project will not result in significant direct impacts and are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The site is urbanized, improved land developed with a school. There are no sensitive habitats present on or adjacent to the site.

Implementation of the project design features will be in accordance with the Land Development Code. In addition, water quality measures and storm water detention facilities are incorporated into the project's design to avoid off-site impacts to fish or wildlife and their habitats to the maximum extent feasible.

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

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

The design of the subdivision and the type of improvements will not be detrimental to the public health, safety, and welfare. The project, together with the existing surrounding land development (provision of roadways, utilities, drainage infrastructure, preservation of open space, etc.) in the Navajo Community Plan has been designed to conform with the City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety, and welfare. The design of the subdivision and type of improvements includes standards and conditions addressing the project compliance with the City's regulations and policies and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Compliance with these regulations, together with permit conditions and implementation of project design features, will result in a project which does not adversely affect the public health, safety, and welfare.

The grading proposed in connection with the development will not result in soil erosion, silting of lower slopes, slide damage, flooding, severe scarring, or any other geological instability, which would affect public health, safety, and welfare in the opinion of the City Engineer. Flooding or severe scarring will not occur as a result of grading operations. Conditions included within the accompanying development permit require the timely planting of all slopes to prevent erosion and to provide additional slope stability.

The project will have adequate levels of essential public services available to future residents, including police, fire, and medical. Other services, such as schools, public parks and library resources, would be available to the residents of the project, as would necessary utilities such as electricity, water, and sewer. The project would pay its fair share of the cost of all of these services through impact fees, ad-hoc fees, in-kind contributions, and/or property taxes. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

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

There are no easements granted to the City over the property that are impacted by the proposed development. The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision because none exist at the proposed site of the subdivision.

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

The proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading. With the design of the proposed subdivision each structure will provide for, to the extent feasible, future passive or natural heating and cooling opportunities through use of building materials, site orientation, architectural treatments, and placement and selection of plant materials.

The development will provide opportunities for natural ventilation strategies in areas of the buildings by incorporating operable windows and high performance building materials. The project also incorporates drought resistant and native plant materials. Considered in total, these design features and the proposed improvements for the subdivision are consistent with California Government Code Section 66473.1 and San Diego MC Section 125.0440(g) as the design and proposed improvements will promote passive or natural heating and cooling opportunities.

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

The project proposes to develop fifty single-family dwelling units within the RS-1-7 zone, consistent with the Navajo Community Plan and the surrounding neighborhood. All appropriate public services, including fire, police, medical, schools, public parks, and libraries, as well as necessary utilities such as electricity, water, and sewer, will be available to and adequate for the project prior to occupancy. The effects of the proposed subdivision on the housing needs of the region have been considered, and the need for housing is balanced against the need for public services and the available fiscal and environmental resources in conformance with the Subdivision Map Act Section 66412.3 and the San Diego Municipal Code.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No.1521740 is hereby granted to PREFACE JCR LAKE ATLIN, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By _____
John S. Fisher
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24006071

DRAFT

PLANNING COMMISSION RESOLUTION NO.
PLANNED DEVELOPMENT PERMIT NO. 1521738
LAKE ATLIN - PROJECT NO. 435025 MMRP

WHEREAS, PREFACE JCR LAKE ATLIN, LLC, a Delaware limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish all existing structures, subdivide the existing parcel into fifty-three lots, and construct fifty single dwelling units with private driveways accessing internal lots, landscaping, and other minor improvements on the site, with deviations from the RS-1-7 Zone development regulations (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1521738), on portions of an approximately 8.7-acre site;

WHEREAS, the project site is located at 6365 Lake Atlin Avenue in the RS-1-7 Zone of the Navajo Community Plan area;

WHEREAS, the project site is legally described as a portion of Lot 69 of Rancho Mission of San Diego, according to Map thereof No. 600, filed in the Office of the County Recorder of San Diego County;

WHEREAS, on August 18, 2016, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1521738 pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated August 18, 2016.

FINDINGS:

Planned Development Permit - Section 126.0604

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

The Lake Atlin project (Project) proposes a Planned Development Permit and Tentative Map to demolish all existing structures, subdivide the existing parcel into fifty-three lots, fifty lots for development and three lettered lots, and construct fifty single dwelling units with private driveways accessing internal lots, landscaping, and other minor improvements on the site, with deviations from the RS-1-7 Zone development regulations. The Navajo Community Plan is the applicable land use plan for the project area along with the City's General Plan. Overall the Project implements the goals and policies of the Navajo Community Plan and General Plan by creating a planned residential development that accommodates a portion of the residential needs within the community, while minimizing the environmental impacts of the development.

The Project design is consistent with the Navajo Community Plan through the development of the site with single-family homes consistent with the surrounding neighborhood. The Navajo

Community Plan acknowledges that several schools in the community are undersized and would likely be closed. The Navajo Community Plan describes a desired process should school sites be deemed excess and closed.

In 2014, the School District declared the site as excess land and sought alternative users for the land. After offering the site to the community, the City and other public agencies as well as the private charter school currently using the site, the School District opened a public bidding process for the sale of the land. In June of 2015, the applicant took ownership of the property. The existing private charter school has remained on-site and has worked with the applicant and the School District to find an alternative location for its facility.

The site is surrounded by single dwelling and multi-dwelling unit housing. Much of the surrounding area was developed during the 1950's and 1960's as single dwelling unit housing. The Community Plan designates the surrounding area as multi-dwelling unit residential to the north and single dwelling unit residential on the south, east, and west of the project site. The proposed project is consistent with the density of the surrounding single dwelling unit residential uses and the RS-1-7 zone. As such, the proposal complies with the Community Plan policies as a whole and conforms to the vision for private development on school site surplus property.

In these ways and being determined to be consistent with the Navajo Community Plan, and the City's General Plan, the proposed development will not adversely affect the applicable land use plan.

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

The Project is consistent with the relevant City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety, and welfare. Additionally, the permit controlling the development and continued use of the property contains conditions requiring the Project to comply with the City's regulations and policies and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Compliance with these regulations along with permit conditions and implementation of the Project design features will result in a project which will not be detrimental to the public health, safety, and welfare.

The grading proposed in connection with the Project, to be approved by the City Engineer, will not result in soil erosion, silting of lower slopes, slide damage, flooding, severe scarring, or any other geological instability which would affect public health, safety, and welfare. Flooding or severe scarring will not occur as a result of grading operations. Conditions included within the permit require the timely planting of all slopes to prevent erosion and to provide additional slope stability.

The Project will have adequate levels of essential public services available to it, including police, fire, and medical services, and will not have a significant unmitigated impact on the provision of such services. Other services, such as public parks, and utilities such as electricity, water, and sewer, would also be available for the proposed Project. The Project is required to comply with several operational constraints and development controls intended to assure the continued public health, safety, and welfare. Conditions of approval address lighting, the generation of

noise, the appearance of landscaping and the placement of buildings, and the continued operation of the site.

Storm water impacts from the Project will be avoided through Best Management Practices (BMPs), including site design and the installation of appropriate filtration devices. All Uniform Building, Uniform Fire, Uniform Plumbing, Uniform Electrical, and Uniform Mechanical Codes, and Municipal Code regulations (the Codes) governing the construction and continued operation of the development will be applied to this site to prevent adverse effects to those persons or other properties in the vicinity. Prior to the actual construction of residential buildings on the subject property, City staff will review building permit plans against the Codes to assure that structural, mechanical, electrical, plumbing, and access components of the Project are designed to protect the public's health, safety and welfare. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The Project complies with the regulations of the Land Development Code (LDC), including requirements for floor area ratio, open space, grading, landscaping, etc., and all other requirements of the development criteria for its zoning, except where deviations are allowed through the Planned Development Permit process. Consistent with the provisions of the LDC, the Project includes five deviations from specific LDC regulations. Specifically, the Project includes the following five deviations:

Deviations from RS-1-7 Regulations (SDMC Section 131.0431)			
Regulation	Required	Proposed	Lots with deviation
Street Frontage (Section 131.0431(b) & Section 144.0211(a))	50' lot width fronting a public street	Lots with no frontage to a public street	8-26, 37-49
Direct Vehicle Access (Section 144.0211(a))	Access from a public street	Direct access via a private driveway	7-50
Front Yard Setback (Section 131.0431(b))	15-feet	10-feet for living area	3, 4, 6, 13-15, 19, 21, 22, 24, 25, 28, 29, 30, 37, 40, 41, 43, 45, 46, and 49
Garage Door Setback to Property Line (Section 142.0520)	20-feet	18-feet	3-6, 11, 12, 18, 20, 21, 23, 30, 31, 32, 34, 37- 40, 42-45
Garage Door Setback to Face of Curb (Section 142.0520)	30-feet	28-feet	3 - 6, 11, 12, 18, 20, 21, 23, 29-35, 37-40, 42-45 and 49

The deviations are justified based upon the site configuration and topographic constraints. The property is constrained by existing development to the north and east as well as significant slopes on the southern and southwestern property lines such that egress/ingress is not practical relative to Lake Angela Drive, Lake Atlin Drive, and Lake Arrowhead Drive; therefore, the lots are oriented to a private driveway which will provide egress/ingress to Lake Atlin Avenue (public right-of-way). Based upon City policies and regulations, access to a public right-of-way may be provided via a private driveway; however, said private driveway shall be maintained by a Homeowners Association which relieves the City from long-term maintenance and operation obligations while providing appropriate drive aisles and access to residents and visitors.

The Project has been designed to orient Lots 1 through 6 to the adjacent public right-of-way and take access from the street while Lots 7 through 50 do not abut the adjacent public right-of-way and will not take access from the street. The Project's internal private driveway will allow appropriate egress/ingress for residents and visitors as allowed through the Planned Development Permit process.

The front yard setback deviation breaks the traditional aesthetic of post-modern subdivisions in which garage doors dominated the street. By locating living areas closer to the pedestrian sidewalk and the street, the garage becomes subservient to the home and active use areas. Further, the living area provides additional human interaction with pedestrians, enlivens the private/public spatial interface of the development and will create more variety within the streetscape in the spaces between the buildings and the pedestrian sidewalk.

While all of the garage doors within the Project will be sectional roll-up type doors and will be setback a minimum of eighteen feet, the LDC Section 142.0521(f) specifies garage doors shall be setback twenty feet from the back of sidewalk and thirty feet from the face of curb. This section of the Land Development Code was enacted at a time when garage doors were predominately swing-up or "California type garage doors" rather than sectional roll-up doors. The deviation also applies to the distance between the face of the garage door to the face of the curb where thirty feet is the distance required by section 142.0521(f). The Project proposes a standard ten foot curb-to-property line distance; however, the back of sidewalk is off-set by six inches which reduces the number lots that deviate from the twenty foot separation requirement.

All lots will have equal public egress/ingress to Lake Atlin Avenue from a private internal driveway which will be owned and maintained by the Project's homeowners association. The deviations will enhance the pedestrian ambience of the development, emphasizing the human scale of the Project, will significantly reduce the presence of the garages. The deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1521738 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1521738, a copy of which is attached hereto and made a part hereof.

John S. Fisher
Development Project Manager
Development Services

Adopted on: August 18, 2016
IO#: 24006071

DRAFT

PLANNING COMMISSION RESOLUTION NO.
CONDITIONS FOR TENTATIVE MAP NO. 1521740

LAKE ATLIN - PROJECT NO. 435025 MMRP

ADOPTED BY RESOLUTION NO. PC-_____ ON _____

GENERAL

1. This Tentative Map will expire [to be filled in – 3yrs from approval date after appeal period].
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Tentative Map shall conform to the provisions of Planned Development Permit No. 1521738.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
7. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

8. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.
9. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider shall assure, by permit and bond to install new street lights at the street intersection of Lake Atlin Avenue & Lake Ashmere, at the project entrance on Lake Atlin Avenue, and at the street intersection of Lake Atlin Avenue and Lake Angela Drive.
10. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
11. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
12. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.

MAPPING

13. Prior to the expiration of the Tentative Map, a Final Map to subdivide lots shall be recorded in the office of the County Recorder.
14. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
15. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

PUBLIC UTILITIES DEPARTMENT

16. Prior to the recordation of the final map, the Subdivider shall provide evidence to the Public Utilities Director that all separately lots which share private water or sewer service connections to the City's public utility systems have recorded CC&R's to ensure the perpetual operation and maintenance of all shared water and/or sewer facilities.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer in accordance with San Diego Municipal Code Section 142.0607.

Internal Order No. 24006071

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: 24006071

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 1521738
LAKE ATLIN - PROJECT NO. 435025 MMRP
PLANNING COMMISSION

This Planned Development Permit No. 1521738 is granted by the Planning Commission of the City of San Diego to PREFACE JCR LAKE ATLIN, LLC, a Delaware limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0604. The 8.7-acre site is located at 6365 Lake Atlin Avenue in the RS-1-7 Zone of the Navajo Community Plan. The project site is legally described as a portion of Lot 69 of Rancho Mission of San Diego, according to Map thereof No. 600, filed in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish all existing structures, subdivide the existing parcel into fifty-three lots, and construct fifty single dwelling units with private driveways accessing internal lots, landscaping, and other minor improvements on the site, with deviations from the RS-1-7 Zone development regulations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 18, 2016, on file in the Development Services Department.

The project shall include:

- a. Demolish all existing structures, subdivide the existing parcel into fifty-three lots, and construct fifty single dwelling units with private driveways accessing internal lots, landscaping, and other minor improvements on the site, with five deviations from the RS-1-7 Zone development regulations;
- b. Deviations:

Deviations from RS-1-7 Regulations (SDMC Section 131.0431)

Regulation	Required	Proposed	Lots with deviation
Street Frontage (Section 131.0431(b) & Section 144.0211(a))	50' lot width fronting a public street	Lots with no frontage to a public street	8-26, 37-49
Direct Vehicle Access	Access from a public	Direct access via a	7-50

(Section 144.0211(a))	street	private driveway	
Front Yard Setback (Section 131.0431(b))	15-feet	10-feet for living area	3, 4, 6, 13-15, 19, 21, 22, 24, 25, 28, 29, 30, 37, 40, 41, 43, 45, 46, and 49
Garage Door Setback to Property Line (Section 142.0520)	20-feet	18-feet	3 - 6, 11, 12, 18, 20, 21, 23, 30, 31, 32, 34, 37-40, 42-45
Garage Door Setback to Face of Curb (Section 142.0520)	30-feet	28-feet	3 - 6, 11, 12, 18, 20, 21, 23, 29-35, 37-40, 42-45 and 49

- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking spaces; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

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 September 1, 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.

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 435025, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 435025, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Paleontological Resources

GEOLOGY REQUIREMENTS:

15. Prior to exoneration of the bond and grading permit close-out, the Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of Development Services.

ENGINEERING REQUIREMENTS:

16. The Planned Development Permit shall comply with all Conditions of the Final Map for the Tentative Map No.1521740.

17. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

18. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
19. 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.
20. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private storm drain connection into the Public storm drain system in the Lake Angela Drive Right-of-Way.
21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard twenty-eight foot wide concrete driveway, adjacent to the site on Lake Atlin Avenue, satisfactory to the City Engineer.
22. The Owner/Permittee shall assure, by permit and bond, to close the non-utilized driveways with current City Standard curb, gutter and sidewalk, adjacent to the site on Lake Atlin Avenue, satisfactory to the City Engineer.
23. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the damaged portions of the sidewalks with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving any contractor's stamp, adjacent to the site on Lake Angela Drive, Lake Atlin Avenue, and Lake Ashmere Drive, satisfactory to the City Engineer.
24. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to construct at the northeast corner of Lake Atlin Avenue and Lake Angela Drive a current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with truncated domes, satisfactory to the City Engineer.
25. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
26. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
27. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
28. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009-DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for

the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

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

LANDSCAPE REQUIREMENTS:

30. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to the Exhibit "A," on file in the Office of the Development Services Department.

31. 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 forty 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.

32. 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," on file in the Office of the Development Services Department. Construction plans shall provide a forty square foot around each tree unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)5.

33. 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.

34. 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.

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

PLANNING/DESIGN REQUIREMENTS:

36. Owner/Permittee shall maintain a minimum of two off-street parking spaces on each lot 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.

37. 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.

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

39. The Owner/Permittee shall post a copy of each approved discretionary Permit or Tentative Map in its sales office for consideration by each prospective buyer.

40. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

41. Prior to issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond, all required public water and/or sewer facilities shall be constructed in accordance with the City of San Diego's current water and sewer design guides, and any existing service connection to the City's public water and/or sewer mains which will not be utilized by the proposed development has been either killed at the main (water) or abandoned at the property line (sewer).

42. Prior to issuance of any building permit, all public water and/or sewer facilities necessary to serve the development, including services and laterals, shall be complete and operational in a manner satisfactory to the Public Utilities Department Director and the City Engineer.

43. Prior to issuance of any building permit being, all "private" sewer lines proposed within a public right-of-way or public easement shall be located and labeled on a construction drawing to clearly convey the sewer line is identified as "private", the location of the private sewer line relative to the nearest property line, the private sewer is authorized to encroach in the public right-of-way through an approved Encroachment Maintenance and Removal Agreement, and the private sewer lines point of connection to the public sewer collection system, to the satisfaction of the Public Utilities Department Director and the City Engineer.

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.
- The Owner/Permittee will ensure all water services to the site will pass through a permitted private above ground back flow prevention device, to the satisfaction of the Public Utilities Director. There may be two exceptions: single family domestic service lines, and single family domestic/fire combined service lines where the residential fire sprinkler system utilizes passive purge design.

APPROVED by the Planning Commission of the City of San Diego on August 18, 2016 by Resolution XCXC-PC.

Permit Type/PTS Approval No.: PDP No. 1521738
Date of Approval: August 18, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

John S. Fisher
Development Project Manager

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

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

PREFACE JCR LAKE ATLIN, LLC,
a Delaware limited liability company
Owner/Permittee

By: PREF INVESTMENT 41, LLC,
Its Managing Member

By: Matt Hamilton, Its Member

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



SHEET INDEX

TS OF 21 TITLE SHEET

C-1 OF 21 TITLE SHEET - TM AND PD SITE PLAN
 C-2A OF 21 TENTATIVE MAP AND PRELIMINARY GRADING AND UTILITY PLANS
 C-2B OF 21 GEOLOGIC MAP AND EXPLORATION LOCATION PLAN
 C-3 OF 21 TOPOGRAPHY AND EXISTING EASEMENTS
 C-4 OF 21 SITE CROSS-SECTIONS
 C-5 OF 21 PLANNED RESIDENTIAL PERMIT SITE PLAN
 C-6 OF 21 USABLE OPEN SPACE
 C-7 OF 21 FIRE ACCESS PLAN

A-1 OF 21 CONCEPTUAL FLOOR PLAN 1
 A-2 OF 21 CONCEPTUAL ELEVATIONS 1A
 A-3 OF 21 CONCEPTUAL ELEVATIONS 1B
 A-4 OF 21 CONCEPTUAL FLOOR PLAN 2
 A-5 OF 21 CONCEPTUAL ELEVATIONS 2A
 A-6 OF 21 CONCEPTUAL ELEVATIONS 2B
 A-7 OF 21 CONCEPTUAL FLOOR PLAN 3
 A-8 OF 21 CONCEPTUAL ELEVATION 3A
 A-9 OF 21 CONCEPTUAL ELEVATION 3B

 L-1 OF 21 CONCEPTUAL LANDSCAPE PLAN
 L-2 OF 21 CONCEPTUAL WALL AND FENCE ELEVATIONS AND COMMUNITY AMENITY ENGAGEMENT

Prepared By:
 Name: SUMMA ARCHITECTURE Revision 14: _____
 Revision 13: _____
 Address: 5256 S MISSION RD Revision 12: _____
BONSALL, CA 92003 Revision 11: _____
 Phone #: 760.724.1198 Revision 10: _____
 Fax #: _____ Revision 9: _____
 Revision 8: _____
 Project Address: _____ Revision 7: _____
6385 LAKE ATLIN AVE. Revision 6: _____
SAN DIEGO, CA 92119 Revision 5: _____
 Revision 4: _____
 Project Name: _____ Revision 3: _____
LAKE ATLIN Revision 2: _____
 Revision 1: 10/23/2015
 Original Date: 07/06/2015

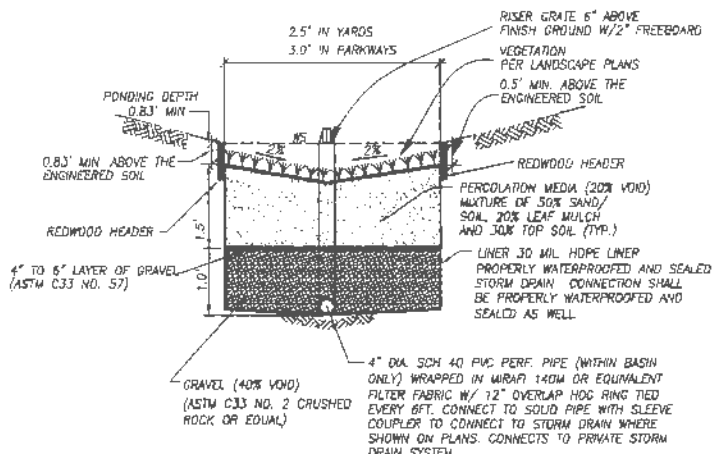
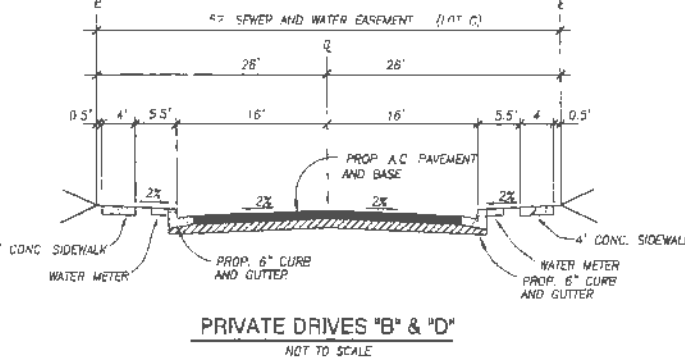
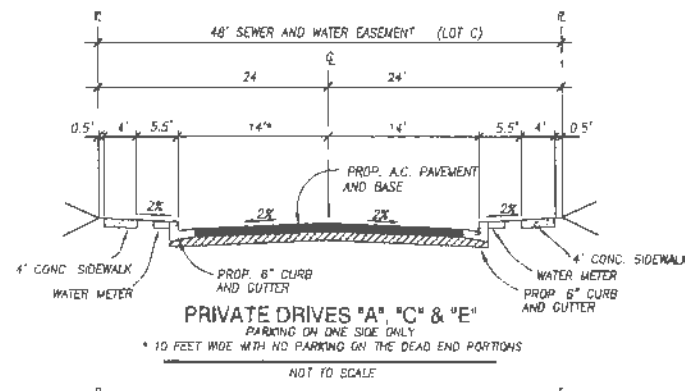
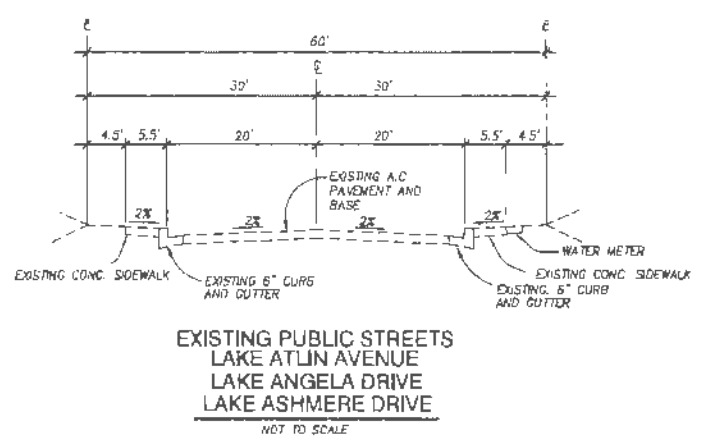
Sheet Title: _____ Sheet TS of 21
TITLE SHEET
 PROJECT NO. _____

LAKE ATLIN - SINGLE FAMILY HOMES

TENTATIVE MAP NO. 1521740

San Diego, California

ATTACHMENT 1 0



PARKING SUMMARY

REQUIRED	PROVIDED
50 UNITS @ 2.00	100 SPACES
	50 SPACES
	150 SPACES

- ### DEVIATIONS
- NO PUBLIC STREET FRONTAGE FOR LOTS B THROUGH 26 AND LOTS 37 THROUGH WHERE 50 FEET IS REQUIRED.
 - VEHICLE EGRESS/INGRESS VIA A PRIVATE DRIVEWAY WHERE EGRESS/INGRESS IS REQUIRED VIA A PUBLIC RIGHT-OF-WAY (LOTS 7 THROUGH 50).
 - REDUCED FRONT SETBACK, FOR LIVING AREA, NO LESS THAN 10- FEET WHERE 15- FEET IS REQUIRED (LOTS 3, 4, 6, 13, 14, 15, 19, 21, 22, 24, 25, 28, 29, 30, 37, 40, 41, 43, 45, 46, AND 49).
 - REDUCED GARAGE DOOR SETBACK TO SIDEWALK, NO LESS THAN 18- FEET WHERE 20- FEET IS REQUIRED (LOTS 3 THROUGH 6, 11, 12, 18, 20, 21, 23, 29 THROUGH 35, 37 THROUGH 40, AND 42 THROUGH 45).
 - REDUCED GARAGE DOOR TO THE FACE OF THE CURB, NO LESS THAN 28- FEET WHERE 30- FEET IS REQUIRED (LOTS 3 THROUGH 6, 11, 12, 18, 20, 21, 23, 29 THROUGH 35, 37 THROUGH 40, 42 THROUGH 45, AND LOT 49).

- ### LEGEND
- PROPERTY LINE/TM BOUNDARY
 - EXISTING TOPO CONTOUR
 - CARAGE FLOOR
 - PAD ELEVATION
 - SLOPE (2:1 MAX)
 - PERCENT OF GRADE
 - STREET ELEVATION
 - EXIST. SEWER MAIN
 - PROP. SEWER MAIN
 - EXIST. WATER MAIN
 - PROP. WATER MAIN
 - EXIST. FIRE HYDRANT
 - PROP. FIRE HYDRANT
 - EXIST. STREET LIGHT
 - PROP. STREET LIGHT
 - EXIST. STORM DRAIN
 - PROP. STORM DRAIN
 - BIO RETENTION BASIN
 - EASEMENT LINE
 - EASEMENT CALLOUT
 - PROPOSED PARKING SPACE
 - PROPOSED DOUBLE DETECTOR CHECK VALVES
 - PROPOSED DOMESTIC METERS AND BACKFLOWS

- ### GENERAL NOTES
- THE PROJECT IS THE DEVELOPMENT OF THE SITE OF THE FORMER CLEVELAND ELEMENTARY SCHOOL AN 8.715 ACRE PROPERTY ON THE NORTH CORNER OF THE INTERSECTION OF LAKE ATLIN AVENUE AND LAKE ANGELA DRIVE. IT IS CURRENTLY BEING USED AS A SCHOOL BY THE MAGNOLIA SCIENCE ACADEMY, WHICH IS SCHEDULED TO MOVE FROM THE PROPERTY AT THE END OF THE 2016 SCHOOL YEAR. THE SITE IS CURRENTLY PROPOSED FOR DEVELOPMENT AS A SINGLE FAMILY COMMUNITY OF 50 HOMES. IT IS A POP FOR PRIVATE STREETS.
 - ASSESSOR'S PARCEL NUMBER: 485-210-04
 - GROSS LOT AREA: 8.715 AC
 - NET LOT AREA: 8.715 AC
 - TOTAL NUMBER OF LOTS: 50/TOTAL NUMBER OF UNITS: 50
 - DENSITY: 5.74 DU/AC (50 UNITS / 8.715 AC = 5.74)
 - TOTAL FLOOR AREA: 157,100 SF
 - FLOOR AREA RATIO: 0.345 (157,100 SF FLOOR AREA / 379,625 SF NET LOT AREA = 0.414)
 - EXISTING ZONING: RS-1-7
 - EXISTING LAND USE DISTRICT: MAGNOLIA SCIENCE ACADEMY
 - PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 - ALL RESIDENTIAL DEVELOPMENT STANDARDS ARE ESTABLISHED BY APPROVAL OF SITE PLAN.
 - WATER SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF SAN DIEGO. THE ONSITE WATER SYSTEM SHALL BE A PUBLIC SYSTEM.
 - ALL ONSITE STORM DRAINS SHALL BE PRIVATELY MAINTAINED.
 - SANITARY SEWER TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF SAN DIEGO. THE ONSITE SEWER SYSTEM SHALL BE PUBLIC SYSTEM.
 - STREET TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO.
 - NEW DRY AND WET UTILITIES SHALL BE UNDERGROUND EASEMENTS TO BE PROVIDED AS NECESSARY.
 - SUBDIVIDER TO PROVIDE APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE CITY ENGINEER.
 - SLOPE PLANTING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO.
 - GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GRADING ORDINANCE OF THE CITY OF SAN DIEGO.
 - ALL WORK WITHIN PUBLIC RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE SAN DIEGO AREA REGIONAL STANDARD DRAWINGS AND THE DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF CHULA VISTA.
 - FIRE HYDRANTS TO BE INSTALLED AND ACCESS PROVIDED IN ACCORDANCE WITH THE CITY OF SAN DIEGO FIRE ACCESS ROADWAYS, CFC SECTION 503.
 - PRELIMINARY GEOTECHNICAL FEASIBILITY REPORT PREPARED BY: AGS, DATED JULY 8, 2015
 - GRADING SHOWN HEREIN IS PRELIMINARY AND SUBJECT TO CHANGE IN FINAL DESIGN.
 - TRASH PICKUP SHALL BE INDIVIDUAL PICKUP ONCE A WEEK.
 - SOURCE OF TOPOGRAPHY: AERIAL TOPOGRAPHY PREPARED BY PHOTOGRAMMETRIC, DATED 4-27-15, DATUM ELEV = 846.317 MSL.
 - BENCH MARK: NEED (LAKE ANGELA DRIVE & LAKE ATLIN AVENUE) ELEV = 846.317 MSL
 - MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION.
 - THE PROPOSED SETBACKS ARE AS FOLLOWS:
 - FRONT SETBACK - 10 FEET TO THE GARAGE DOOR, WITH ROLL UP AUTOMATIC GARAGE DOOR (OPENERS - 10 FEET TO A LIVING AREA AS SHOWN ON THE SITE PLAN)
 - SIDE YARD SETBACK - FIVE FEET
 - STREET SIDE YARD SETBACK - 10 FEET
 - REAR YARD SETBACK - 15 FEET
 - RETAINING WALLS: TOTAL LENGTH - 515 FEET, MAXIMUM HEIGHT - FIVE FEET
 - THERE ARE NO BUS STOPS ADJACENT TO THE PROPERTY.
 - GEOLOGIC HAZARDS: NONE
 - LANBERT COORDINATE: 228-1765; NAD 83: 1888-6325

MAPPING NOTE

THE PROJECT PROPOSES A PLANNED DEVELOPMENT PERMIT (POP) WITH DEVIATIONS, RECORDING CUP 83-0713 (AMENDMENT), AND TENTATIVE MAP (TM) TO DEMOLISH EXISTING NON-RESIDENTIAL TANDEN AND TRANSIT AREA OVERLAY ZONES. (LC 230-1766)

BASIS OF BEARING

COORDINATES AND BEARINGS FOR THIS SURVEY DERIVED FROM RTK GPS OBSERVATIONS TO CITY OF SAN DIEGO SURVEY CONTROL MONUMENT NO'S. 1004 AND 1005 AS SHOWN ON RECORD OF SURVEY MAP NO. 14492, RECORDED MARCH 31, 1994 AS FILE NO. 1994-0214720, RECORDS OF SAN DIEGO COUNTY HAVING A BEARING OF N82°38'13"E

LEGAL DESCRIPTION

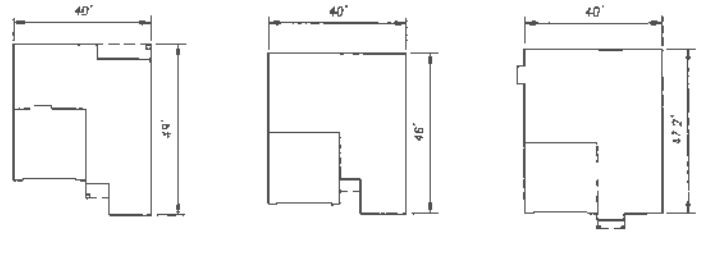
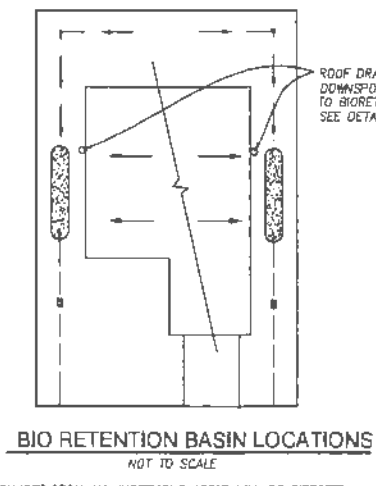
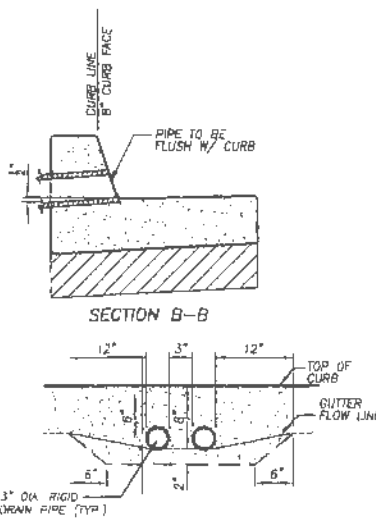
A PORTION OF LOT 69 OF RANCHO MISSION OF SAN DIEGO IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 600 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

GRADING QUANTITIES

CUT: 19,000 C.Y. MAXIMUM DEPTH OF CUT = 15 FEET
 FILL: 19,000 C.Y. MAXIMUM DEPTH OF FILL = 7 FEET

PUBLIC UTILITIES

SEWER: CITY OF SAN DIEGO
 WATER: CITY OF SAN DIEGO
 STORM DRAIN: PRIVATE H.O.A.
 TELEPHONE: PACIFIC BELL
 GAS AND ELECTRIC: SDCG
 CABLE T.V: COX CABLE, ULTRONICS
 POLICE & FIRE: CITY OF SAN DIEGO



OWNER

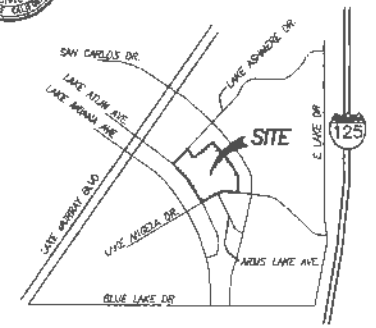
PREFACE JCR LAKE ATLIN, LLC
 4100 MACARTHUR BOULEVARD, SUITE 330
 NEWPORT BEACH, CALIFORNIA, 92660
 BY: MATT HAMILTON 06/13/2016 DATE

DEVELOPER

PREFACE JCR LAKE ATLIN, LLC
 4100 MACARTHUR BOULEVARD, SUITE 330
 NEWPORT BEACH, CALIFORNIA, 92660
 BY: MATT HAMILTON 06/13/2016 DATE

ENGINEER

WILLIAM LUNDSTROM
 R.C.E. 61630
 EXPIRES ON 06/30/17
 DATE: 06/13/2016



Prepared By: LUNDSTROM ENGINEERING AND SURVEYING, INC.

Address: 5332 MISSION CENTER ROAD #115, SAN DIEGO, CA 92106

Phone #: (619) 814-1220
 Fax #: (619) 841-9810

Project Address: 6285 LAKE ATLIN AVE, SAN DIEGO, CA 92115

Project Name: LAKE ATLIN- SINGLE FAMILY HOMES

Original Date: 07-08-15

Revision	Date
Revision 14	
Revision 13	
Revision 12	
Revision 11	
Revision 10	
Revision 9	
Revision 8	
Revision 7	
Revision 6	6-13-16
Revision 5	4-15-16
Revision 4	4-04-16
Revision 3	2-24-16
Revision 2	2-03-16
Revision 1	10-29-15

Sheet Title: TITLE SHEET P.T.S NO. 435025 I.O. NO. 24006071

Sheet: C-1 of 20

Lundstrom
 Engineering and Surveying, Inc.
 5332 Mission Center Road #115
 San Diego, California 92106
 Phone: (619) 814-1220

ATTACHMENT 1 0

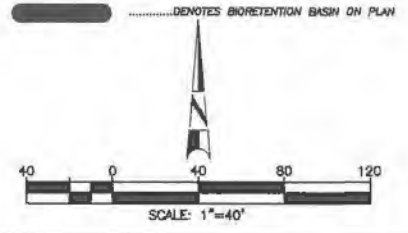
BASIS OF BEARING
 COORDINATES AND BEARINGS FOR THIS SURVEY DERIVED FROM PPK AND OBSERVATIONS TO CITY OF SAN DIEGO SURVEY CONTROL. HORIZONTAL DATUM: NAD 83 AND THIS IS SHOWN ON RECORDS OF SURVEY MAP NO. 11448, RECORDED MARCH 31, 1984 AS FILE NO. 1884-021420, RECORDS OF SAN DIEGO COUNTY. HAVING A BEARING OF 89° 30' 15" E.

NOTES

- SUBDIVIDER SHALL OBTAIN AN EMRA FROM THE CITY ENGINEER FOR THE PRIVATE STORM DRAIN CONNECTION TO THE PUBLIC STORM DRAIN SYSTEM IN THE LAKE ANGELO DRIVE RIGHT-OF-WAY.
- SUBDIVIDER SHALL CONSTRUCT CURRENT CITY STANDARD RAMP STANDARD DRAWING SDS-130 AND SDS-132 WITH TRUNCATED DOMES AT ALL STREET INTERSECTIONS ADJACENT TO THE PROJECT SITE.
- NO STORM DRAINAGE FROM PRIVATE DRIVE "E" SHALL DRAIN ONTO LOT 36.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPOP). THE WPOP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE WATER QUALITY TECHNICAL REPORT WILL BE SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SONG, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL STORM WATER CONSTRUCTION REQUIREMENTS OF THE STATE CONSTRUCTION GENERAL PERMIT, ORDER NO. 2009-000000, OR SUBSEQUENT ORDER, AND THE MUNICIPAL STORM WATER PERMIT, ORDER NO. RP-2007-0001, OR SUBSEQUENT ORDER, IN ACCORDANCE WITH ORDER NO. 2009-000000, OR SUBSEQUENT ORDER. IN ACCORDANCE WITH ORDER NO. 2009-000000, OR SUBSEQUENT ORDER, A RISK LEVEL DETERMINATION SHALL BE CALCULATED FOR THE SITE AND A STORM WATER POLLUTION PLAN (SWPPP) SHALL BE IMPLEMENTED CONCURRENTLY WITH THE COMMENCEMENT OF GRADING ACTIVITIES.
- PRIOR TO ISSUANCE OF A GRADING OR A CONSTRUCTION PERMIT, A COPY OF THE NOTICE OF INTENT (NOI) WITH A VALID WASTE DISCHARGE ID NUMBER (WDID) SHALL BE SUBMITTED TO THE CITY OF SAN DIEGO AS PROOF OF ENROLLMENT UNDER THE CONSTRUCTION GENERAL PERMIT. WHEN OWNERSHIP OF THE ENTIRE SITE OR PORTIONS OF THE SITE CHANGES PRIOR TO FILING OF THE NOTICE OF TERMINATION (NOT), A REVISED NOI SHALL BE SUBMITTED ELECTRONICALLY TO THE STATE WATER RESOURCES BOARD IN ACCORDANCE WITH THE PROVISIONS AS SET FORTH IN SECTION 11.C OF ORDER NO. 2009-0000-000 AND A COPY SHALL BE SUBMITTED TO THE CITY.
- THE SUBDIVIDER SHALL UNDERGROUND ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEMS AND SERVICE FACILITIES IN ACCORDANCE WITH THE SAN DIEGO MUNICIPAL CODE.
- ALL PROPERTY CORNERS WILL BE SET AND 50 LOT FINAL MAP WILL BE FILED UPON APPROVAL OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.
- VISIBILITY AREA TRIANGLES: NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITTEE SHALL CONSTRUCT A NEW METER ABOVE GROUND WITHIN THE PUBLIC ROW, OR AN ADEQUATELY SIZED PUBLIC WATER METER EASMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
- ALL SEWER WITHIN THE PROPERTY BOUNDARY IS A PRIVATE SEWER SYSTEM - CCR'S ARE REQUIRED.
- ALL WATER WITHIN THE PROPERTY BOUNDARY IS A PRIVATE WATER SYSTEM.

LOT AREA TABULATION

LOT NO.	LOT AREA (sq ft)	LOT NO.	LOT AREA (sq ft)	LOT NO.	LOT AREA (sq ft)
1	5,551	19	5,090	37	6,457
2	5,873	20	5,182	38	5,248
3	6,882	21	5,484	39	5,240
4	5,116	22	5,001	40	5,248
5	5,586	23	5,185	41	5,140
6	6,021	24	5,033	42	5,798
7	5,994	25	5,081	43	5,989
8	5,816	26	7,712	44	5,582
9	5,510	27	7,315	45	5,528
10	7,150	28	5,028	46	5,120
11	5,848	29	5,027	47	6,054
12	5,318	30	5,275	48	5,364
13	5,059	31	5,582	49	5,294
14	5,000	32	5,435	50	6,530
15	5,003	33	5,503	A	2,253
16	7,083	34	5,735	B	6,417
17	6,658	35	5,630	C (STREET)	78,095
18	6,827	36	9,247		



Prepared By:
 Name: LUNDSTROM ENGINEERING AND SURVEYING, INC. Revision 14: _____
 Address: 5333 MISSION CENTER ROAD #115 SAN DIEGO, CA 92108 Revision 13: _____
 Phone #: (619) 814-1220 Revision 12: _____
 Fax #: (619) 641-5910 Revision 11: _____
 Project Address: 6365 LAKE ATLIN AVE. SAN DIEGO, CA 92119 Revision 10: _____
 Project Name: LAKE ATLIN-SINGLE FAMILY HOMES Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: 6-13-16
 Revision 5: 4-15-16
 Revision 4: 4-04-16
 Revision 3: 2-24-16
 Revision 2: 2-05-16
 Revision 1: 10-29-15
 Original Date: 07-08-15

Sheet Title: _____ Sheet: C-2A of 20
 TENTATIVE MAP NO. 1521740
 AND PRELIMINARY GRADING P.T.S. NO. 435025
 AND UTILITY PLAN I.O. NO. 24006071

Lundstrom
 Engineering and Surveying, Inc.
 5333 Mission Center Road • Suite 115
 San Diego, California 92108
 Phone (619) 814-1220 • Fax (619) 641-5910

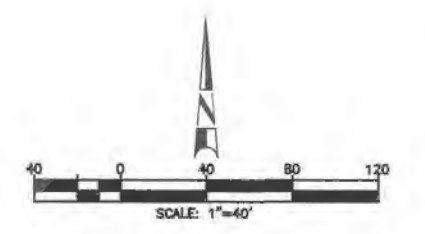


GRADING NOTE
 THE EXISTING SURFACE SHALL BE GRADED FROM LAKE ATLIN AVENUE, LAKE ANGELO DRIVE, AND LAKE ASHMORE DRIVE TO THE LIMIT OF GRADING ALONG THE EASTERN AND NORTHEASTERN SIDES OF THE PROPERTY. THE LIMITS OF NECESSARY GRADING SHALL COVER THE ENTIRE AREA OF THE GRADED PROPERTY.



GEOTECHNICAL LEGEND

- TP-5 APPROXIMATE LOCATION OF BACKHOE TEST PIT (AGS 2015)
- afu ARTIFICIAL FILL - UNDOCUMENTED
- Qal ALLUVIUM (BRACKETED WHERE BURIED)
- Tmv MISSION VALLEY FORMATION (BRACKETED WHERE BURIED)
- APPROXIMATE GEOLOGIC CONTACT (QUERIED WHERE UNCERTAIN, DOTTED WHERE BURIED)



GRADING NOTE
 THE EXISTING PROPERTY SHALL BE GRADDED FROM LAKE ATLIN AVENUE, LAKE ANGELA DRIVE, AND ARMS LAKE AVENUE TO THE LIMIT OF GRADING ALONG THE EASTERN AND NORTHWESTERN SIDES OF THE PROPERTY. THE LIMITS OF NEIGHBORLY GRADING WILL OCCUR OVER THE ENTIRE AREA OF THE GRADDED PROPERTY.

Prepared By: LUNDSTROM ENGINEERING AND SURVEYING, INC.
 Address: 5333 MISSION CENTER ROAD #115 SAN DIEGO, CA 92108
 Phone #: (619) 814-1220
 Fax #: (619) 541-5910

Project Address: 6365 LAKE ATLIN AVE. SAN DIEGO, CA 92119
 Project Name: LAKE ATLIN-SINGLE FAMILY HOMES

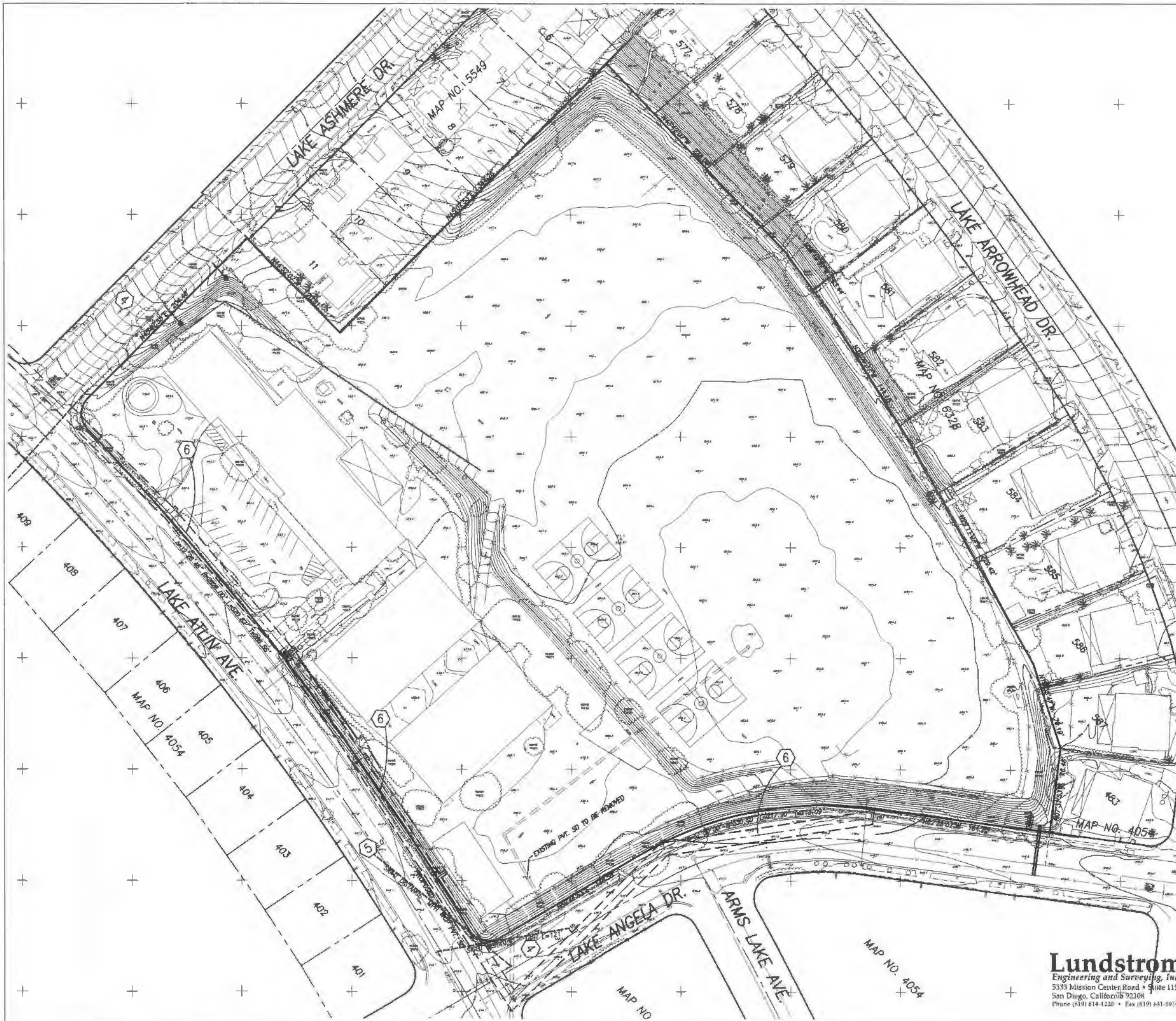
Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	6-13-16
Revision 5:	4-15-16
Revision 4:	4-04-16
Revision 3:	2-24-16
Revision 2:	2-05-16
Revision 1:	10-29-15

Original Date: 07-08-15

Sheet Title: _____ Sheet C-2B of 20

GEOLOGIC MAP AND EXPLORATION P.T.S. NO. 435025
 LOCATION MAP I.O. NO. 24006071

Lundstrom
 Engineering and Surveying, Inc.
 5333 Mission Center Road • Suite 115
 San Diego, California 92108
 Phone (619) 814-1220 • Fax (619) 443-9914

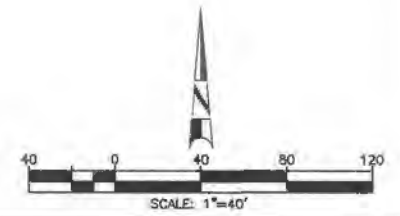


EASEMENT AND PROPERTY NOTES
 PER FIDELITY NATIONAL TITLE COMPANY, ORDER NO. 0052308711-071,
 DATED APRIL 9, 2015.

CALLOUT	DESCRIPTION	FUTURE DISPOSITION
④	INDICATES AN EXISTING EASEMENT FOR PUBLIC STREET DEDICATION RECORDED MARCH 3, 1959 IN BOOK 7527, PAGE 51 AS DOCUMENT NO. 41884 OF OFFICIAL RECORDS.	EASEMENT TO REMAIN
⑤	INDICATES AN EXISTING EASEMENT FOR PUBLIC STREET DEDICATION RECORDED MARCH 3, 1959 IN BOOK 7527, PAGE 51 AS DOCUMENT NO. 41884 OF OFFICIAL RECORDS.	EASEMENT TO REMAIN
⑥	INDICATES AN EXISTING EASEMENT FOR PUBLIC UTILITIES TO SERVE RECORDED MAY 22, 1959 IN BOOK 7878, PAGE 105 AS DOCUMENT NO. 114983 OF OFFICIAL RECORDS.	EASEMENT TO REMAIN

TOPOGRAPHY

TOPOGRAPHY DERIVED FROM AERIAL MAPPING PROCEDURES PERFORMED BY "PHOTO GEODETIC CORPORATION" IN APRIL, 2015.



Prepared By:

Name: LUNDSTROM ENGINEERING AND SURVEYING, INC. Revision 14: _____
 Address: 5333 MISSION CENTER ROAD #115 Revision 13: _____
SAN DIEGO, CA 92108 Revision 12: _____
 Phone #: (619) 814-1220 Revision 11: _____
 Fax #: (619) 641-5910 Revision 10: _____
 Revision 9: _____
 Revision 8: _____

Project Address: _____ Revision 7: _____
8365 LAKE ATLIN AVE Revision 6: 6-13-16
SAN DIEGO, CA 92119 Revision 5: 4-15-16
 Revision 4: 4-04-16
 Revision 3: 2-24-16
 Revision 2: 2-05-16
 Revision 1: 10-29-15

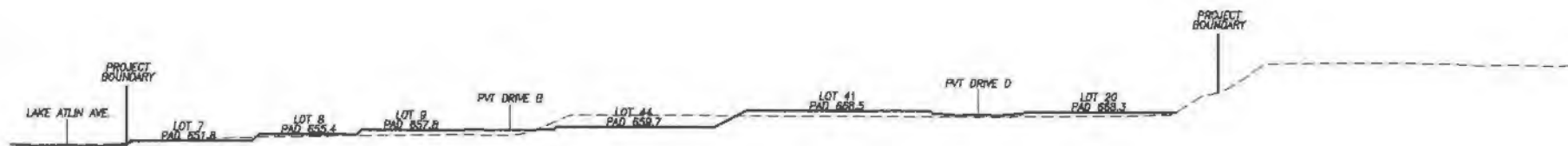
Project Name:
**LAKE ATLIN-
 SINGLE FAMILY HOMES**

Original Date: 07-08-15

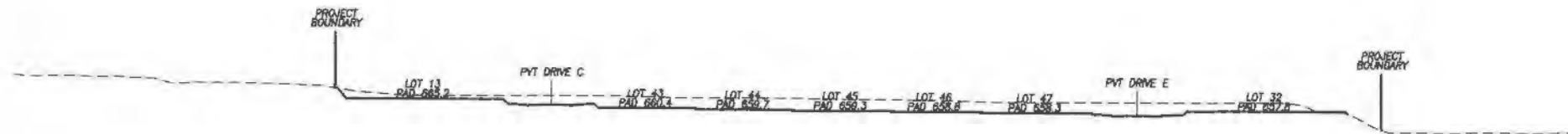
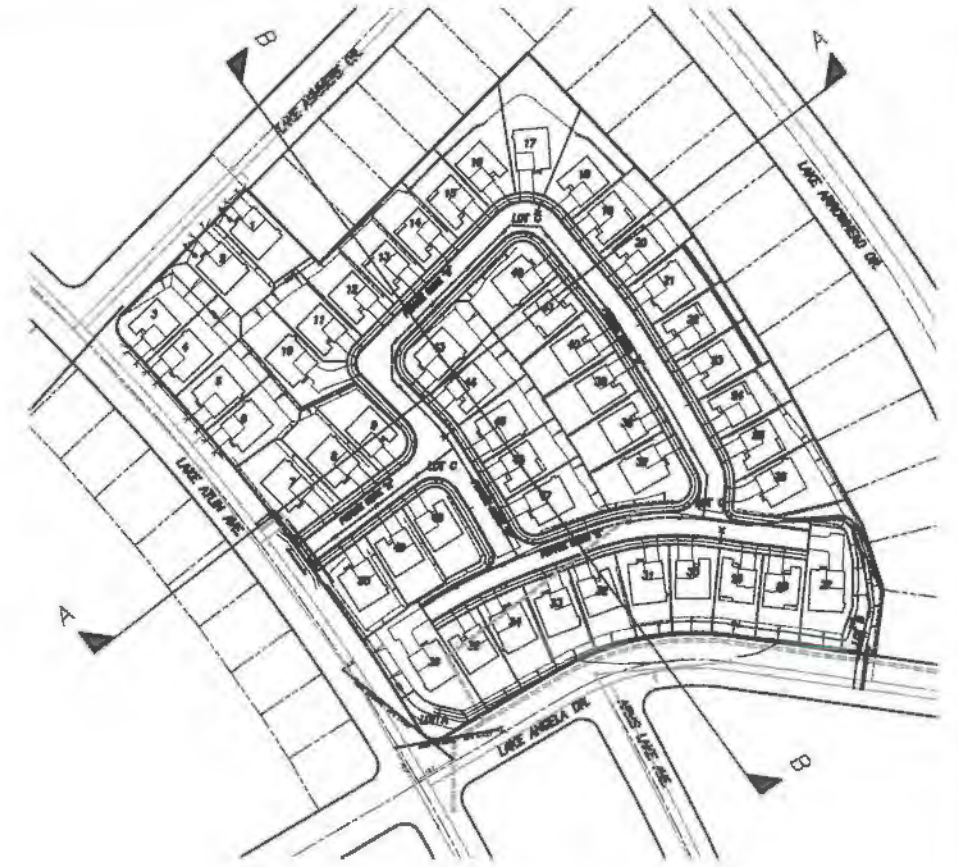
Sheet Title: _____ Sheet C-3 of 20

TOPOGRAPHY AND EXISTING EASEMENTS
 _____ P.T.S. NO. 435025
 _____ I.O.. NO. 24006071

Lundstrom
 Engineering and Surveying, Inc.
 5333 Mission Center Road • Suite 115
 San Diego, California 92108
 Phone (619) 814-1220 • Fax (619) 641-5910



SECTION A-A
SCALE: 1"=40'



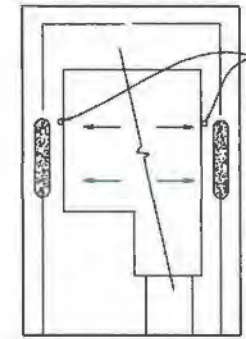
SECTION B-B
SCALE: 1"=40'

Prepared By:		
Name:	LUNDSTROM ENGINEERING AND SURVEYING, INC.	Revision 14: _____
Address:	5333 MISSION CENTER ROAD #115 SAN DIEGO, CA 92108	Revision 13: _____
Phone #:	(619) 614-1220	Revision 12: _____
Fax #:	(619) 641-6810	Revision 11: _____
		Revision 10: _____
		Revision 9: _____
		Revision 8: _____
		Revision 7: _____
Project Address:	6065 LAKE ATLIN AVE. SAN DIEGO, CA 92119	Revision 6: 6-13-16
		Revision 5: 4-15-16
		Revision 4: 4-04-16
Project Name:	LAKE ATLIN- SINGLE FAMILY HOMES	Revision 3: 2-24-16
		Revision 2: 2-05-16
		Revision 1: 10-29-15
		Original Date 07-08-15

Sheet Title: _____ Sheet **C-4** of **20**

SITE CROSS-SECTIONS P.T.S. NO. **435025**
I.O. NO. **24006071**

Lundstrom
Engineering and Surveying, Inc.
5333 Mission Center Road • Suite 115
San Diego, California 92108
Phone (619) 614-1220 • Fax (619) 641-6810



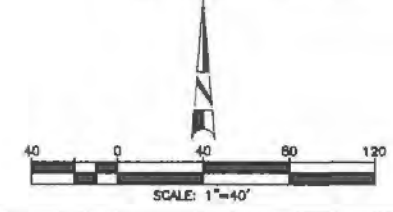
BIO RETENTION BASIN LOCATIONS
NOT TO SCALE

RUNOFF FROM ALL IMPERVIOUS AREAS WILL BE DIRECTED INTO BIORETENTION BASINS, AND THEN INTO THE PROPOSED STORM DRAIN SYSTEM

————— DENOTES BIORETENTION BASIN ON PLAN

DEVIATION TABULATION (PER SHEET C-1)

LOT #	Street Frontage	Reduce Front Setback	Vehicle Access on Private Drive	<20' between Garage Door and Sidewalk	<30' between Garage Door and Curb
1					
2	*				
3	*				
4	*				
5	*				
6	*				
7	*				
8	*				
9	*				
10	*				
11	*				
12	*				
13	*				
14	*				
15	*				
16	*				
17	*				
18	*				
19	*				
20	*				
21	*				
22	*				
23	*				
24	*				
25	*				
26	*				
27	*				
28	*				
29	*				
30	*				
31	*				
32	*				
33	*				
34	*				
35	*				
36	*				
37	*				
38	*				
39	*				
40	*				
41	*				
42	*				
43	*				
44	*				
45	*				
46	*				
47	*				
48	*				
49	*				
50	*				



Prepared By:
 Name: LUNDSTROM ENGINEERING AND SURVEYING, INC. Revision 14: _____
 Address: 5333 MISSION CENTER ROAD #115 Revision 13: _____
SAN DIEGO, CA 92108 Revision 12: _____
 Phone #: (619) 814-1220 Revision 11: _____
 Fax #: (619) 841-5910 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: 6-13-16
 Revision 5: 4-15-16
 Revision 4: 4-04-16
 Revision 3: 2-24-16
 Revision 2: 2-05-16
 Revision 1: 10-29-15
 Original Date: 07-08-15

Project Address:
5333 LAKE ATLIN AVE.
SAN DIEGO, CA 92119

Project Name:
LAKE ATLIN-
SINGLE FAMILY HOMES

Sheet Title: _____ Sheet C-5 of 20

PLANNED RESIDENTIAL P.T.S. NO. 435025
 PERMIT SITE PLAN I.O. NO. 24006071

Lundstrom
 Engineering and Surveying, Inc.
 5333 Mission Center Road • Suite 115
 San Diego, California 92108
 Phone (619) 814-1220 • Fax (619) 841-5910



TOTAL OPEN SPACE

REQUIRED	
PER UNIT	TOTAL
1500 SF X 50 UNITS	75,000 SF

PROVIDED

DESCRIPTION	PROVIDED
TOTAL OPEN SPACE	195,600 SF

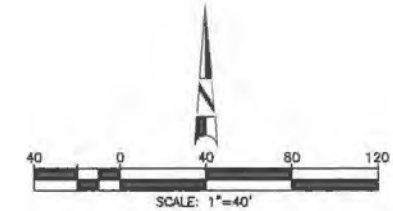
USEABLE OPEN SPACE

REQUIRED	
PER UNIT	TOTAL
750 SF X 50 UNITS	37,500 SF

PROVIDED

DESCRIPTION	PROVIDED
USEABLE OPEN SPACE	70,889 SF

USEABLE OPEN SPACE



Prepared By:
 Name: LUNDSTROM ENGINEERING AND SURVEYING, INC. Revision 14: _____
 Address: 6333 MISSION CENTER ROAD #115 Revision 13: _____
SAN DIEGO, CA 92108 Revision 12: _____
 Phone #: (619) 814-1220 Revision 11: _____
 Fax #: (619) 641-5910 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: 6-13-15
 Revision 5: 4-15-16
 Revision 4: 4-04-16
 Revision 3: 2-24-16
 Revision 2: 2-05-15
 Revision 1: 10-29-15

Project Address:
6305 LAKE ATLIN AVE. Revision 7: _____
SAN DIEGO, CA 92119 Revision 6: 6-13-15
 Revision 5: 4-15-16
 Revision 4: 4-04-16
 Revision 3: 2-24-16
 Revision 2: 2-05-15
 Revision 1: 10-29-15

Project Name:
LAKE ATLIN-
SINGLE FAMILY HOMES

Original Date: 07-08-15

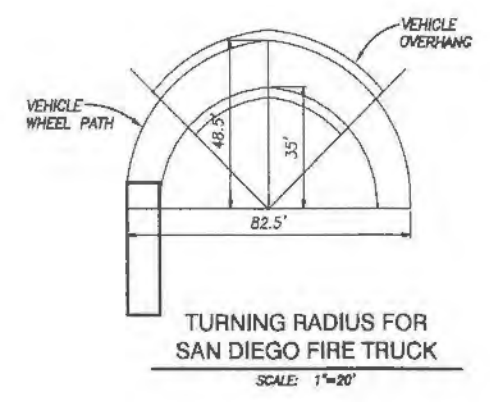
Sheet Title: USABLE OPEN SPACE Sheet C-6 of 20

P.T.S. NO. 435025
 I.O. NO. 24006071

Lundstrom
 Engineering and Surveying, Inc.
 5333 Mission Center Road • Suite 115
 San Diego, California 92108
 Phone (619) 814-1220 • Fax (619) 641-5910

STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 909 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD (2A10BC) AS FOLLOWS:

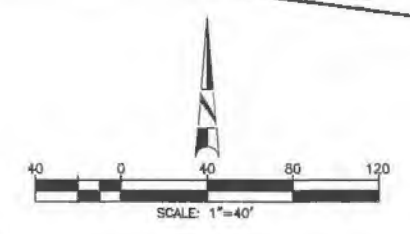
1. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
2. IN ENTRY STORAGE AND CONSTRUCTION BAY.
3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDOUS SUBSTANCES, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.



LEGEND

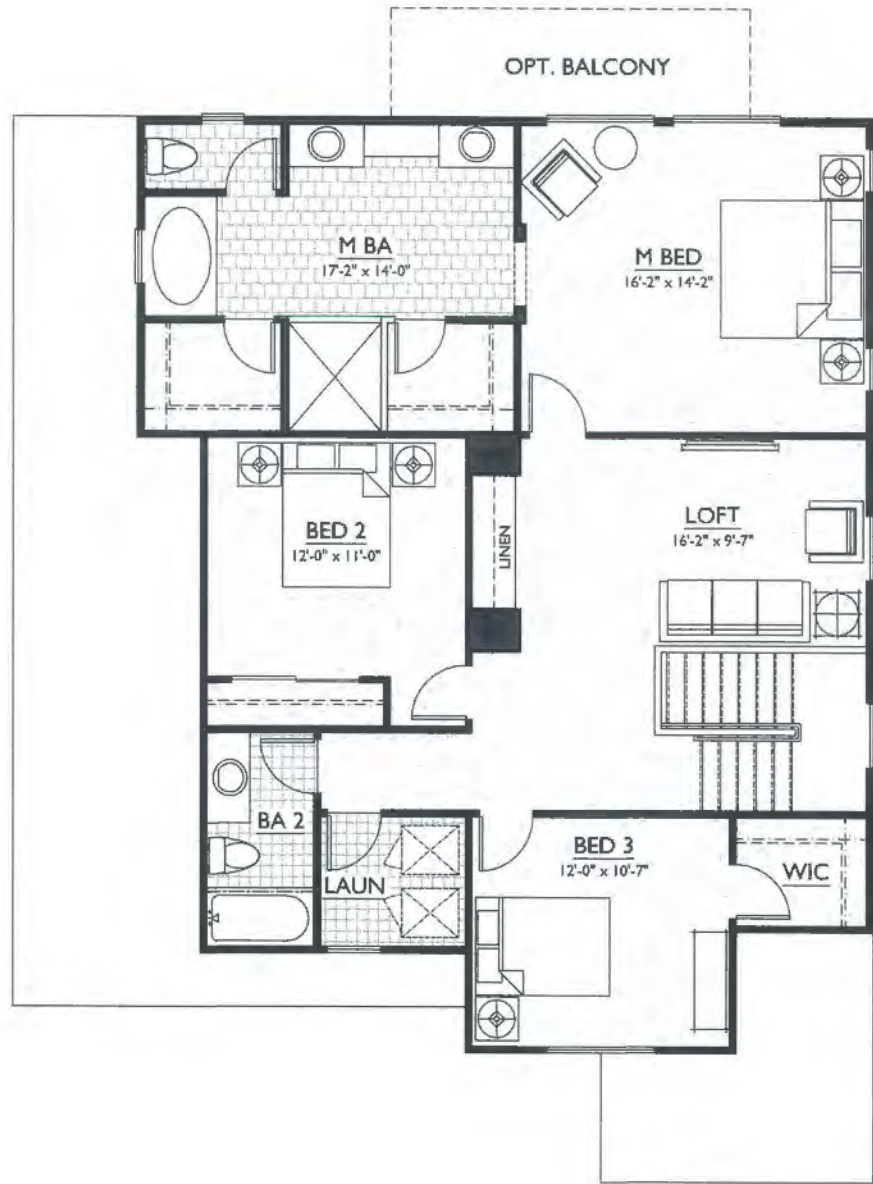
- EXISTING FIRE HYDRANT
- INDICATES CONCEPTUAL LOCATION OF FIRE HYDRANT. FINAL LOCATION TO BE DETERMINED BY THE CITY OF SAN DIEGO FIRE DEPARTMENT.
- EMERGENCY ACCESS ROAD
FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.
- DENOTES RED CURB
- R28 (CA)

Prepared By:		
Name:	LUNDSTROM ENGINEERING AND SURVEYING, INC.	Revision 14: _____
		Revision 13: _____
Address:	5333 MISSION CENTER ROAD #115 SAN DIEGO, CA 92108	Revision 12: _____
		Revision 11: _____
Phone #:	(619) 814-1220	Revision 10: _____
Fax #:	(619) 641-5910	Revision 9: _____
		Revision 8: _____
Project Address:	6365 LAKE ATLIN AVE. SAN DIEGO, CA 92119	Revision 7: _____
		Revision 6: 6-13-16
		Revision 5: 4-15-16
		Revision 4: 4-04-16
Project Name:	LAKE ATLIN- SINGLE FAMILY HOMES	Revision 3: 2-24-16
		Revision 2: 2-05-16
		Revision 1: 10-29-15
		Original Date: 07-08-15
Sheet Title:	FIRE ACCESS PLAN	Sheet C-7 of 20
	P.T.S. NO.	435025
	I.O. NO.	24006071

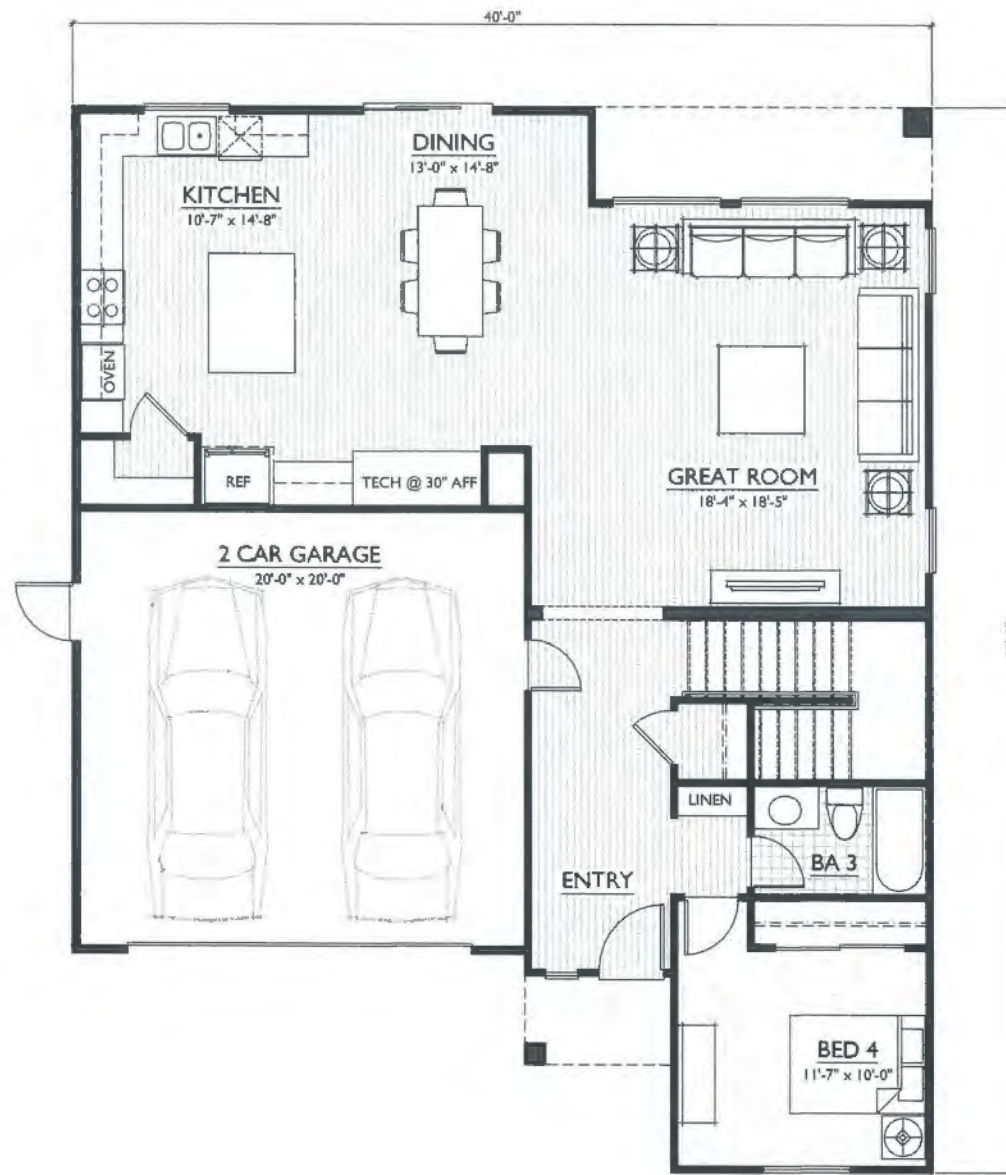


Lundstrom
Engineering and Surveying, Inc.
5333 Mission Center Road • Suite 115
San Diego, California 92108
Phone (619) 814-1220 • Fax (619) 641-5910





SECOND FLOOR



FIRST FLOOR

PLAN I:	48D/3BA
1ST FLR -	1,195 S.F.
2ND FLR -	1,265 S.F.
TOTAL	2,450 S.F.
GARAGE	430 S.F.

Prepared By:	Name: <u>SUMMA ARCHIECTURE</u>	Revision 14: _____
	Address: <u>5256 S MISSION RD</u>	Revision 13: _____
	<u>BONSALL, CA 92003</u>	Revision 12: _____
	Phone #: <u>760.724.1198</u>	Revision 11: _____
	Fax #: _____	Revision 10: _____
	Project Address: <u>8385 LAKE ATLIN AVE.</u>	Revision 9: _____
	<u>SAN DIEGO, CA 92119</u>	Revision 8: _____
	Project Name: <u>LAKE ATLIN</u>	Revision 7: _____
		Revision 6: _____
		Revision 5: _____
		Revision 4: _____
		Revision 3: _____
		Revision 2: _____
		Revision 1: <u>10/23/2015</u>
	Original Date: <u>07/06/2015</u>	



SUMMA ARCHITECTURE
 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198

Sheet Title: CONCEPTUAL FLOOR PLAN I Sheet A-1 of 21
 PROJECT NO. _____



REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



PERSPECTIVE



LEFT ELEVATION

MATERIAL SCHEDULE

- ROOF - CONCRETE 'S' TILE ROOFING
- FASCIA - 2x RESAWN WOOD
- WALL - EXTERIOR SAND FINISH STUCCO
- TRIM - 2x STUCCO OVER FOAM
- DECORATIVE METAL POTSHLF
- DECORATIVE METAL GRILLE
- DECORATIVE FOAM CORNICE
- DECORATIVE GABLE ACCENT



SUMMA
ARCHITECTURE

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

Prepared By:
Name: SUMMA ARCHITECTURE Revision 14: _____
Revision 13: _____
Address: 5256 S MISSION RD Revision 12: _____
BONSALL, CA 92003 Revision 11: _____
Phone #: 760.724.1198 Revision 10: _____
Fax #: _____ Revision 9: _____
Revision 8: _____
Project Address: _____ Revision 7: _____
6385 LAKE ATLIN AVE. Revision 6: _____
SAN DIEGO, CA 92119 Revision 5: _____
Revision 4: _____
Project Name: _____ Revision 3: _____
LAKE ATLIN Revision 2: _____
Revision 1: 10/23/2015
Original Date: 07/06/2015

Sheet Title: _____ Sheet A-2 of 21
CONCEPTUAL
ELEVATIONS IA PROJECT NO. _____



REAR ELEVATION



FRONT ELEVATION

28'-0" OVERALL HEIGHT



RIGHT ELEVATION



PERSPECTIVE



LEFT ELEVATION

MATERIAL SCHEDULE

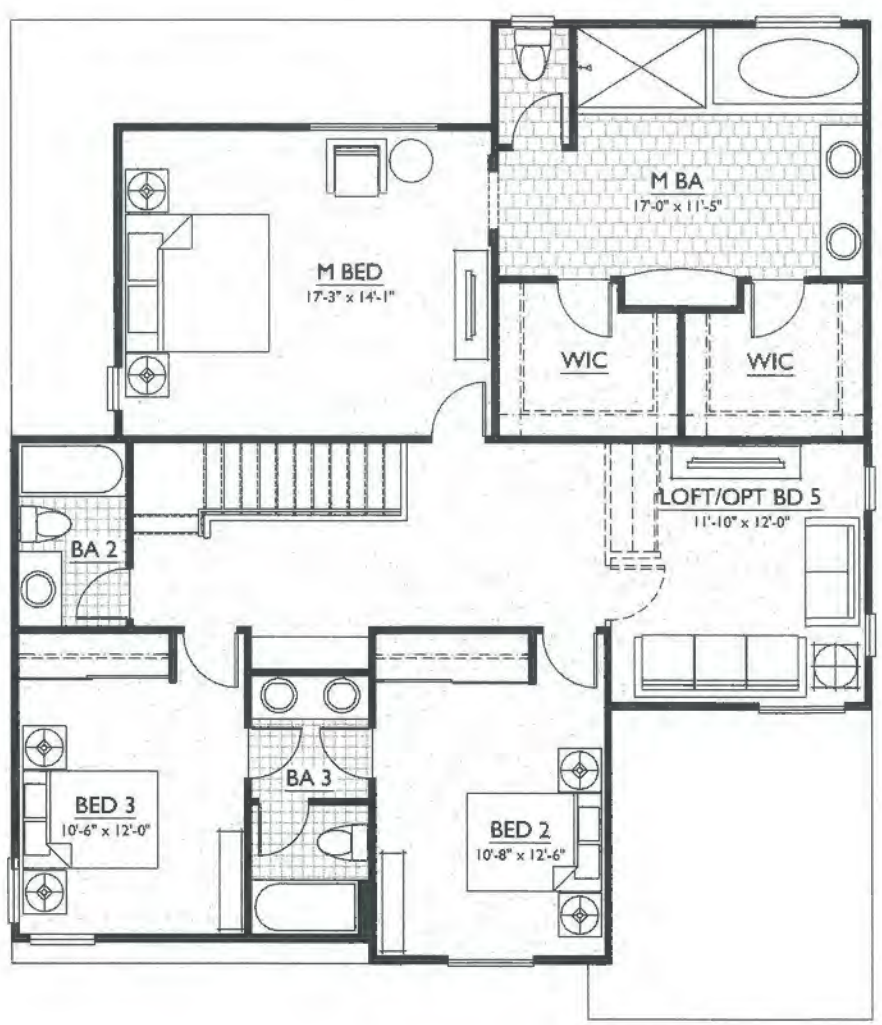
ROOF - CONCRETE TILE ROOFING
 FASCIA - 2x RESAWN WOOD
 WALL - EXTERIOR SAND FINISH STUCCO
 WALL - HARDIE HORIZONTAL LAP SIDING
 WALL - BRICK VENEER
 TRIM - 2x STUCCO OVER FOAM
 TRIM - 2x RESAWN WOOD
 DECORATIVE SHUTTER
 DECORATIVE GABLE ACCENT

SCALE: 0 4 8 16

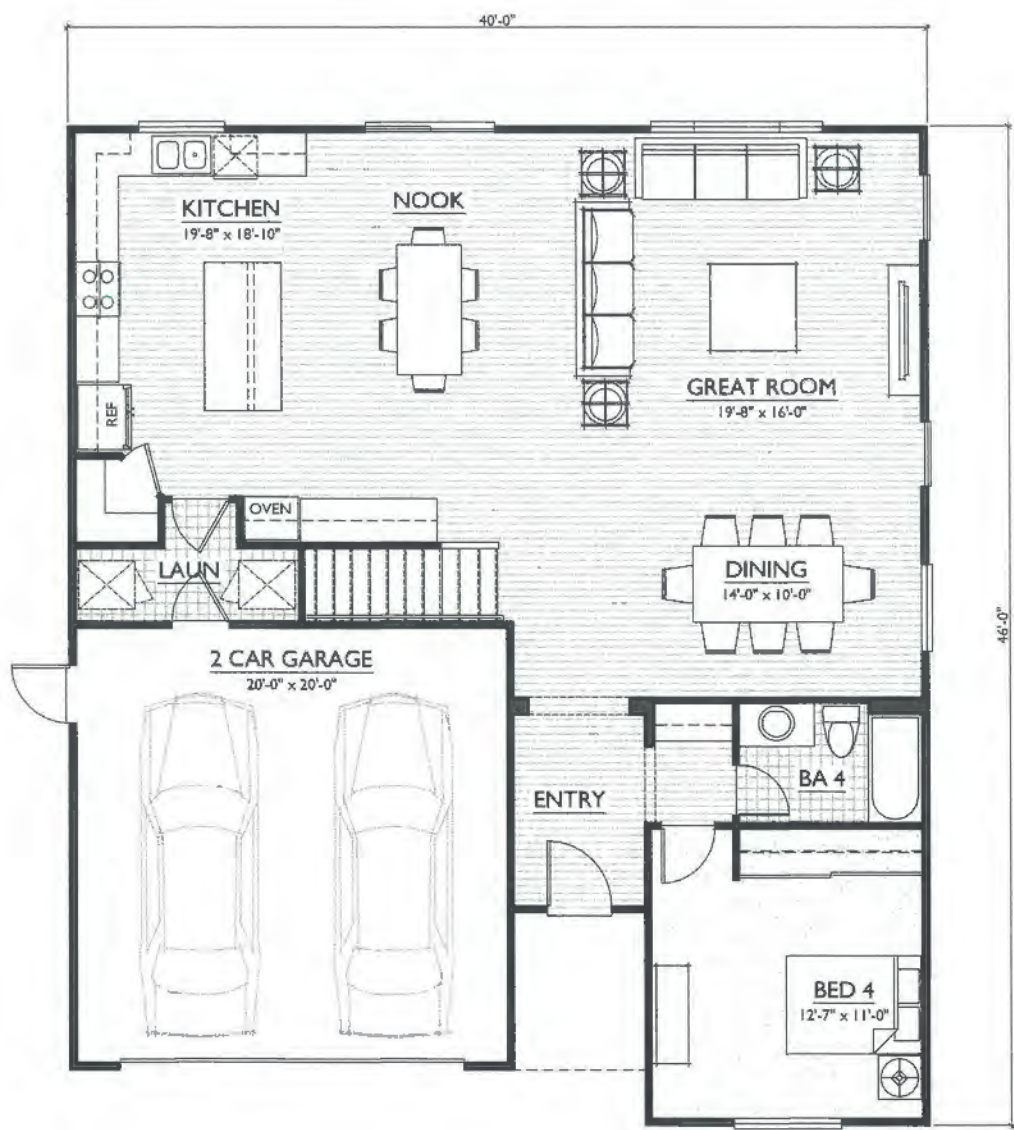
SUMMA
 ARCHITECTURE
 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198

Prepared By:
 Name: SUMMA ARCHITECTURE Revision 14: _____
 Revision 13: _____
 Address: 5256 S MISSION RD Revision 12: _____
BONSALL, CA 92003 Revision 11: _____
 Phone #: 760.724.1198 Revision 10: _____
 Fax #: _____ Revision 9: _____
 Revision 8: _____
 Project Address: _____ Revision 7: _____
6365 LAKE ATLIN AVE. Revision 6: _____
SAN DIEGO, CA 92119 Revision 5: _____
 Project Name: _____ Revision 4: _____
LAKE ATLIN Revision 3: _____
 Revision 2: _____
 Revision 1: 10/23/2015
 Original Date: 07/06/2015

Sheet Title: _____ Sheet A-3 of 21
CONCEPTUAL
ELEVATIONS IB PROJECT NO. _____



SECOND FLOOR



FIRST FLOOR

PLAN 2:	4BD/4BA
1ST FLR -	1,310 S.F.
2ND FLR-	1,380 S.F.
TOTAL	2,690 S.F.
GARAGE	420 S.F.

Prepared By:	_____	Revision 14:	_____
Name:	SUMMA ARCHITECTURE	Revision 13:	_____
Address:	5256 S MISSION RD	Revision 12:	_____
	BONSALL, CA 92003	Revision 11:	_____
Phone #:	760.724.1198	Revision 10:	_____
Fax #:	_____	Revision 9:	_____
		Revision 8:	_____
Project Address:	_____	Revision 7:	_____
	8085 LAKE ATLIN AVE.	Revision 6:	_____
	SAN DIEGO, CA 92119	Revision 5:	_____
Project Name:	_____	Revision 4:	_____
	LAKE ATLIN	Revision 3:	_____
		Revision 2:	_____
		Revision 1:	10/23/2015
		Original Date:	07/06/2015



SUMMA ARCHITECTURE
 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198

Sheet Title: CONCEPTUAL FLOOR PLAN 2 Sheet A-4 of 21
 PROJECT NO. _____



REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



PERSPECTIVE



LEFT ELEVATION

MATERIAL SCHEDULE

ROOF - CONCRETE TILE ROOFING
 FASCIA - 2x RESAWN WOOD
 WALL - EXTERIOR SAND FINISH STUCCO
 WALL - HARDIE BOARD AND BATTEN SIDING
 WALL - BRICK VENEER
 TRIM - 2x STUCCO OVER FOAM
 DECORATIVE SHUTTER
 DECORATIVE WOOD POT SHELF

SCALE: 0 4 8 16

SUMMA ARCHITECTURE
 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198

Prepared By:
 Name: SUMMA ARCHITECTURE Revision 14: _____
 Revision 13: _____
 Address: 5256 S MISSION RD Revision 12: _____
BONSALL, CA 92003 Revision 11: _____
 Phone #: 760.724.1198 Revision 10: _____
 Fax #: _____ Revision 9: _____
 Revision 8: _____
 Project Address: _____ Revision 7: _____
6365 LAKE ATLIN AVE. Revision 6: _____
SAN DIEGO, CA 92119 Revision 5: _____
 Revision 4: _____
 Project Name: _____ Revision 3: _____
LAKE ATLIN Revision 2: _____
 Revision 1: _____ 10/23/2015
 Original Date: 07/06/2015

Sheet Title: _____ Sheet A-5 of 21
CONCEPTUAL
ELEVATIONS 2A PROJECT NO. _____



REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



PERSPECTIVE



LEFT ELEVATION

MATERIAL SCHEDULE

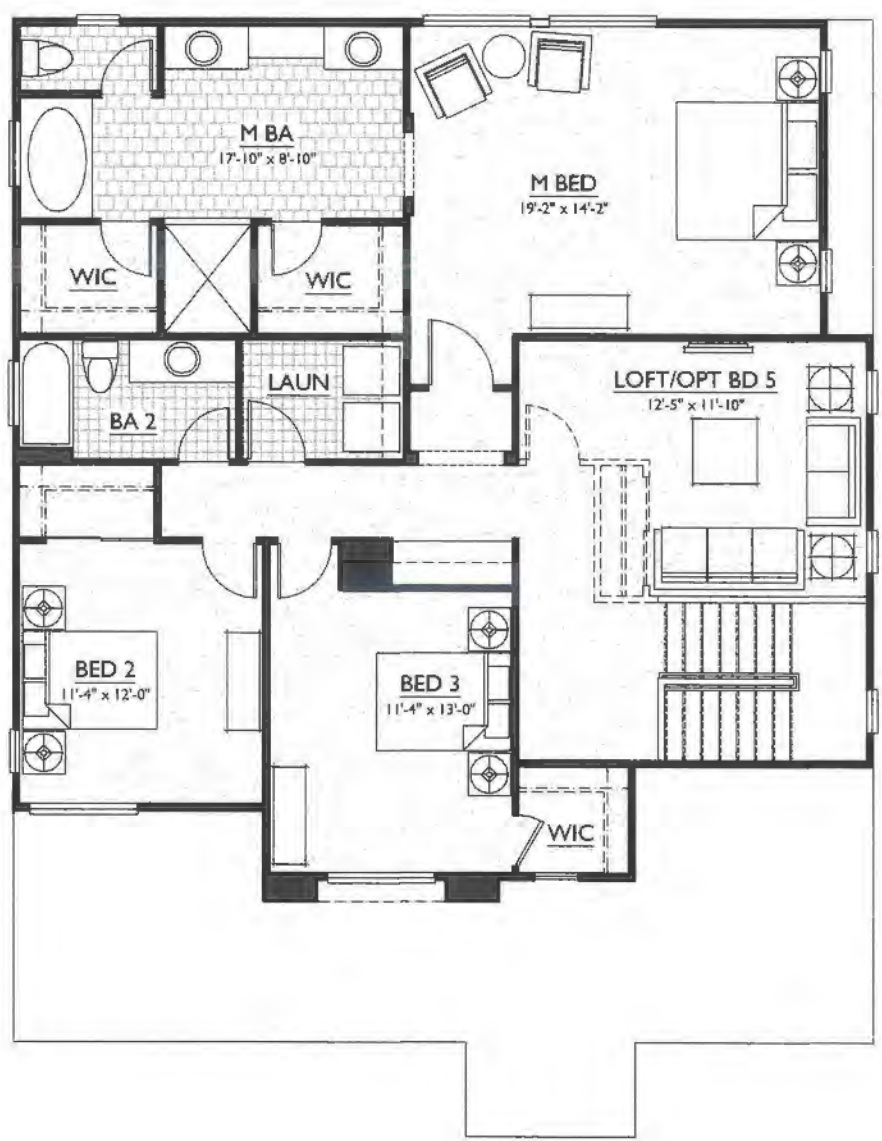
ROOF - CONCRETE 'S' TILE ROOFING
 FASCIA - 2x RESAWN WOOD
 WALL - EXTERIOR SAND FINISH STUCCO
 WALL - HARDIE HORIZONTAL LAP SIDING
 WALL - STONE VENEER
 TRIM - 2x STUCCO OVER FOAM
 TRIM - 2x RESAWN WOOD
 DECORATIVE WOOD OUTLOOKERS

SCALE: 0 4 8 16

SUMMA ARCHITECTURE
 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198

Prepared By:
 Name: SUMMA ARCHITECTURE Revision 14: _____
 Revision 13: _____
 Address: 5256 S MISSION RD Revision 12: _____
BONSALL, CA 92003 Revision 11: _____
 Phone #: 760.724.1198 Revision 10: _____
 Fax #: _____ Revision 9: _____
 Revision 8: _____
 Project Address: _____ Revision 7: _____
6365 LAKE ATLIN AVE. Revision 6: _____
SAN DIEGO, CA 92119 Revision 5: _____
 Project Name: _____ Revision 4: _____
LAKE ATLIN Revision 3: _____
 Revision 2: _____
 Revision 1: 10/23/2015
 Original Date: 07/06/2015

Sheet Title: _____ Sheet A-6 of 21
CONCEPTUAL
ELEVATIONS 2B PROJECT NO. _____



SECOND FLOOR



FIRST FLOOR

PLAN 3:	4BD/3BA
1ST FLR -	1,470 S.F.
2ND FLR -	1,430 S.F.
TOTAL	2,900 S.F.
GARAGE	428 S.F.

Prepared By:	Name: <u>SUMMA ARCHITECTURE</u>	Revision 14: _____
	Address: <u>5256 S MISSION RD</u>	Revision 13: _____
	<u>BONSALL, CA 92003</u>	Revision 12: _____
	Phone #: <u>760.724.1198</u>	Revision 11: _____
	Fax #: _____	Revision 10: _____
		Revision 9: _____
		Revision 8: _____
	Project Address: <u>6365 LAKE ATLIN AVE.</u>	Revision 7: _____
	<u>BAN DIEGO, CA 92119</u>	Revision 6: _____
		Revision 5: _____
		Revision 4: _____
	Project Name: <u>LAKE ATLIN</u>	Revision 3: _____
		Revision 2: _____
		Revision 1: <u>10/23/2015</u>
		Original Date: <u>07/06/2015</u>



SUMMA ARCHITECTURE
 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198

Sheet Title: CONCEPTUAL FLOOR PLAN 3 Sheet A-7 of 21
 PROJECT NO. _____



REAR ELEVATION



FRONT ELEVATION

27'-0" OVERALL HEIGHT



RIGHT ELEVATION



PERSPECTIVE



LEFT ELEVATION

MATERIAL SCHEDULE

ROOF - CONCRETE 'S' TILE ROOFING
 FASCIA - 2x RESAWN WOOD
 WALL - EXTERIOR SAND FINISH STUCCO
 WALL - STONE VENEER
 TRIM - 2x STUCCO OVER FOAM
 DECORATIVE METAL GRILLE
 DECORATIVE FOAM CORBEL



Prepared By:	Revision 14:
Name: <u>SUMMA ARCHIECTURE</u>	Revision 13:
Address: <u>5256 S MISSION RD</u>	Revision 12:
<u>BONSALL, CA 92003</u>	Revision 11:
Phone #: <u>760.724.1198</u>	Revision 10:
Fax #:	Revision 9:
	Revision 8:
Project Address:	Revision 7:
<u>8305 LAKE ATLIN AVE.</u>	Revision 6:
<u>SAN DIEGO, CA 92119</u>	Revision 5:
Project Name:	Revision 4:
<u>LAKE ATLIN</u>	Revision 3:
	Revision 2:
	Revision 1: <u>10/23/2015</u>
	Original Date: <u>07/06/2015</u>

Sheet Title: CONCEPTUAL ELEVATIONS 3A Sheet A-8 of 21

PROJECT NO. _____

SUMMA ARCHITECTURE 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



PERSPECTIVE



LEFT ELEVATION

MATERIAL SCHEDULE

ROOF - CONCRETE 5" TILE ROOFING
 FASCIA - 2x RESAWN WOOD
 WALL - EXTERIOR SAND FINISH STUCCO
 TRIM - 2x STUCCO OVER FOAM
 DECORATIVE SHUTTER
 DECORATIVE METAL GRILLE
 DECORATIVE GABLE ACCENT



SUMMA ARCHITECTURE
 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198

Prepared By:	
Name: <u>SUMMA ARCHITECTURE</u>	Revision 14: _____
	Revision 13: _____
Address: <u>5256 S MISSION RD</u>	Revision 12: _____
<u>BONSALL, CA 92003</u>	Revision 11: _____
Phone #: <u>760.724.1198</u>	Revision 10: _____
Fax #: _____	Revision 9: _____
	Revision 8: _____
Project Address:	Revision 7: _____
<u>6365 LAKE ATLIN AVE.</u>	Revision 6: _____
<u>SAN DIEGO, CA 92119</u>	Revision 5: _____
	Revision 4: _____
Project Name:	Revision 3: _____
<u>LAKE ATLIN</u>	Revision 2: _____
	Revision 1: <u>10/23/2015</u>
	Original Date: <u>07/06/2015</u>

Sheet Title: CONCEPTUAL ELEVATIONS 3B PROJECT NO. _____
 Sheet A-9 of 21

CONCEPTUAL PLANT PALETTE

Table with columns: ABBREVIATION, SCIENTIFIC NAME, COMMON NAME, SIZE, SPACING, REMARKS, WATER USE (WY/COLS-24), MATURITY HEIGHT, MATURITY WIDTH. Includes categories like Broad Canopy Street Trees, Evergreen Shade Trees, Large Background Shrubs, etc.

GENERAL NOTES

- 1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL...
2. MINIMUM TREE SEPARATION DISTANCE: TRAFFIC SIGNALS/ STOP SIGNS - 20 FEET...
3. ALL SHRUB AND GROUND COVER PLANTING WITHIN SITE DISTANCE LINES AND SITE VIEW TRIANGLES TO BE A MAXIMUM OF 30" ABOVE FINISH GRADE...

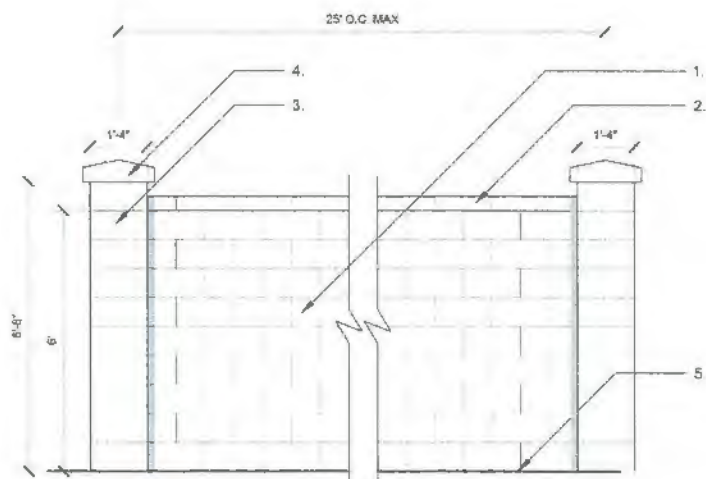
Projected Landscape Water Use Calculations LAKE ATLIN. Includes formulas for Maximum Annual Water Allowance (MAWA) and Estimated Annual Water Use (EAWU) for various hydrozones (H.O.A. Right of Way, Open Space, Private Homeowner Slopes).

Prepared By: IN-SITE LANDSCAPE ARCHITECTURE. Name: IN-SITE LANDSCAPE ARCHITECTURE. Address: 2850 WOMBLE ROAD, SUITE 100-403, SAN DIEGO, CA 92106. Project Address: 6305 LAKE ATLIN AVE, SAN DIEGO, CA 92119. Project Name: LAKE ATLIN. Sheet Title: L-2. Sheet 20 of 21. Original Date: 07/08/15.



COMMUNITY AMENITY ENLARGEMENT

THE CORNER OPEN SPACE LOT, CONTAINING THE RELOCATED MEMORIAL PLAQUE, AT THE INTERSECTION OF LAKE ANGELA DRIVE AND LAKE ATLIN DRIVE WILL BE A LOT OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION



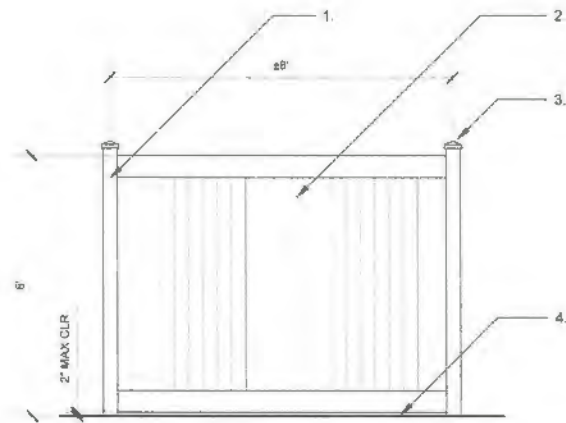
1. 8"x16"x8" SPLIT FACE CMU WALL BLOCK, COLOR: TAN
2. STANDARD CMU WALL CAP, COLOR: TAN
3. 16"x16"x8" SPLIT FACE CMU PILASTER BLOCK, COLOR: TAN. PILASTERS TO OCCUR EVERY 25' O.C. MAX.
4. PRECAST CAP AT PILASTER, COLOR: TAN.
5. FINISH GRADE

CMU WALL & PILASTER

SPLIT FACE CMU BLOCK WITH CAP

C-01

SCALE: 1/2" = 1'-0"



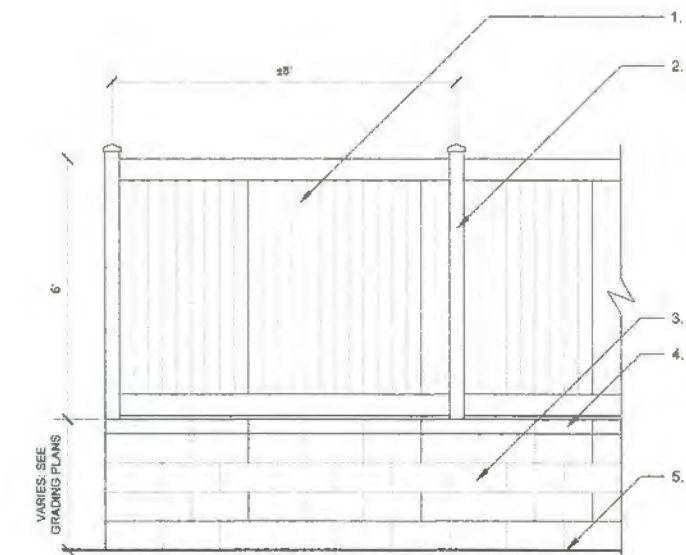
1. FENCE POST, COLOR AND FINISH TO BE DETERMINED.
2. PRIVACY FENCE PANEL, COLOR AND FINISH TO BE DETERMINED.
3. FENCE POST CAP, COLOR TO MATCH POST.
4. FINISH GRADE

PRIVACY FENCE

NATURAL WOOD OR VINYL

C-02

SCALE: 1/2" = 1'-0"



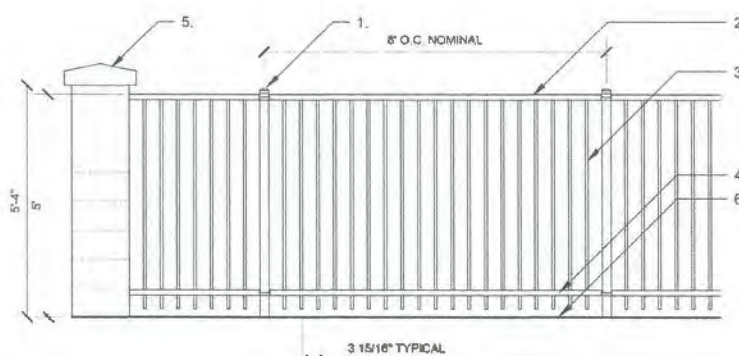
1. PRIVACY FENCE PANEL, COLOR AND FINISH TO BE DETERMINED
2. FENCE POST, COLOR AND FINISH TO BE DETERMINED
3. 8"x16"x8" SPLIT FACE CMU WALL BLOCK, COLOR: TAN
4. STANDARD CMU WALL CAP, COLOR: TAN
5. FINISH GRADE

PRIVACY FENCE AT CMU RETAINING WALL

NATURAL WOOD OR VINYL PRIVACY FENCE OVER SPLIT FACE CMU WALL

C-03

SCALE: 1/2" = 1'-0"



1. TUBE STEEL FENCE POST WITH PAINTED FINISH. COLOR TO BE DETERMINED.
2. TUBE STEEL TOP RAIL WITH PAINTED FINISH. COLOR TO BE DETERMINED.
3. 3/4" SQUARE X 18 GAUGE TUBE STEEL PICKET WITH PAINTED FINISH. COLOR TO BE DETERMINED.
4. TUBE STEEL BOTTOM RAIL WITH PAINTED FINISH. COLOR TO BE DETERMINED.
5. 16"x16"x8" SPLIT FACE CMU PILASTER BLOCK, COLOR: TAN. PILASTERS TO OCCUR EVERY 25' O.C. MAX WHEN STEEL VIEW FENCE IS ALONG LAKE ATLIN AVE, LAKE ASHMORE DRIVE AND LAKE ANGELA DRIVE.
6. FINISH GRADE

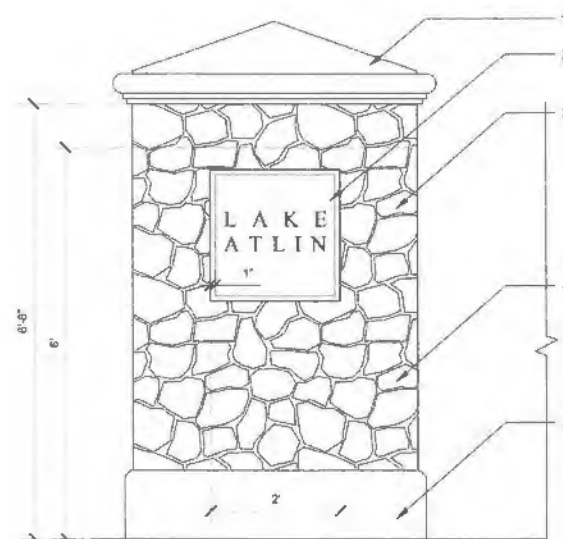
NOTES:
 • ALL STEEL COMPONENTS SHALL BE COATED WITH A RUST INHIBITING PRIMER AND FINISH PAINT COAT SUITABLE FOR EXTERIOR CONDITIONS. FINISH COLOR TO BE DETERMINED.

STEEL VIEW FENCE WITH CMU PILASTER

TUBULAR STEEL FENCE 5' HEIGHT; CMU PILASTER 25' O.C. ALONG PUBLIC R.O.W.

C-04

SCALE: 1/2" = 1'-0"



ELEVATION - FRONT (FACING LAKE ATLIN AVE)

1. PRE-CAST CONCRETE CAP
2. PROJECT SIGNAGE
3. THIN VENEER STONE. STONE TO BE DETERMINED.
4. ADJACENT CMU PRIVACY WALL
5. CONCRETE PILASTER BASE

CMU MONUMENT PILASTER

WITH STONE VENEER

C-05

SCALE: 3/4" = 1'-0"

Prepared By: _____

Name: IN-SITE LANDSCAPE ARCHITECTURE Revision 14: _____

Address: 2850 WOMBLE ROAD, Revision 13: _____

SUITE 100-403 Revision 12: _____

SAN DIEGO, CA 92106 Revision 11: _____

Phone #: (619) 795-7603 Revision 10: _____

Fax #: (619) 222-8880 Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: _____

Revision 3: 02/25/16

Revision 2: 02/08/16

Revision 1: 10/23/15

Original Date: 07/08/15

Sheet Title: L-3 CONCEPTUAL WALL AND FENCE Sheet 21 of 21

ELEVATIONS AND COMMUNITY PROJECT NO. _____

AMENITY ENLARGEMENT





City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

THE CITY OF SAN DIEGO

Community Planning Committee Distribution Form Part 2

Project Name: Lake Atlin		Project Number: 435025	Distribution Date: 2/29/2016
Project Scope/Location: Navajo SAP No. 24006071 (Process 4) Planned Development Permit and Tentative Map to demolish existing non-residential structures, subdivide an existing parcel into 52 lots, and construct 50 single dwelling units. The 8.74-acre site is located at 6365 Lake Atlin Avenue in the RS-1-7 zone of the Navajo Community Plan area within Council District 7.			
Applicant Name: Preface JCR Lake Atlin LLC		Applicant Phone Number:	
Project Manager: John S. Fisher	Phone Number: (619) 446-5231	Fax Number: (619) 321-3200	E-mail Address: jsfisher@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 10	Members No 2	Members Abstain 1
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: SCHOOL REMAIN OPEN UNTIL 6-18-17 WITHOUT FINANCIAL PENALTY.			
NAME: MATTHEW J. ADAMS		TITLE: CHAIR	
SIGNATURE:		DATE: 7-8-16	
<i>Attach Additional Pages if Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.

Ownership Disclosure Supplement

Preface JCR Lake Atlin, LLC, Owner/Applicant:

PREF Investment 41, LLC
and
JCR Lake Atlin Land Investors, LLC

PREF Investment 41, LLC:

Bryan Coggins
Matthew Hamilton

JCR Lake Atlin Land Investors, LLC:

Jay Rollins

PROJECT DATA SHEET		
PROJECT NAME:	Lake Atlin	
PROJECT DESCRIPTION:	Demolish existing school buildings of the former Cleveland Elementary School and construct 50 single family residences on an 8.71 acre site.	
COMMUNITY PLAN AREA:	Navajo	
DISCRETIONARY ACTIONS:	Planned Development Permit and Vesting Tentative Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Elementary School	
<u>ZONING INFORMATION:</u>		
ZONE:	RS-1-7	
HEIGHT LIMIT:	30 Feet	
LOT SIZE:	5,000 square Feet	
FLOOR AREA RATIO:	0.59	
FRONT SETBACK:	15 Feet	
SIDE SETBACK:	4 Feet	
STREETSIDE SETBACK:	5 Feet	
REAR SETBACK:	13 Feet	
PARKING:	2 Spaces per Dwelling Unit	
<u>ADJACENT PROPERTIES:</u>	<u>LAND USE DESIGNATION & ZONE</u>	<u>EXISTING LAND USE</u>
NORTH:	Low Medium, Medium, and Medium High Density Multi-Family Residential; RM-3-7	Multi-Family Residential
SOUTH:	Low Density Single Family Residential; RS-1-7	Single Dwelling Unit Residential
EAST:	Low Density Single Family Residential; RS-1-7	Single Dwelling Unit Residential
WEST:	Low Density Single Family Residential; RS-1-7	Single Dwelling Unit Residential
DEVIATIONS REQUESTED:	<ul style="list-style-type: none"> a. Allow lots without public street frontage, where 50 feet is required. b. Allow lots vehicle egress/ingress via a private driveway, where egress/ingress is required via a public right-of-way. c. Allow reduced front setback, for living area, no less than 10-feet, where 15-feet is required. d. Allow reduced garage door setback to sidewalk, no less than 18-feet, where 20-feet is required. e. Allow reduced garage door setback to the face of the curb, no less than 28-feet where 30-feet is required. 	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On June 9, 2016 the recognized community planning board voted to recommend approval (10-0-1) of the project with the condition that the Magnolia Science Academy would be allowed to operate at the location until June 18, 2017.	