



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: February 16, 2017 REPORT NO. PC-17-015

HEARING DATE: February 23, 2017

SUBJECT: DEL MAR HIGHLANDS ESTATES. Process Four Decision

PROJECT NUMBER: [500066](#)

REFERENCE: Planning Commission Report No. [PC-17-015](#).

OWNER/APPLICANT: Pardee Homes

SUMMARY:

Issue: Should the Planning Commission approve the construction of 13 affordable multi-family housing units located at 14103 Old El Camino Real within the Pacific Highlands Ranch Subarea (PHRS)?

Staff Recommendations:

1. CERTIFY Addendum No. 500066 (Addendum to EIR No. 94-0576) and ADOPT the Mitigation, Monitoring and Reporting Program;
2. APPROVE Planned Development Permit No. 1783449; and
3. APPROVE Site Development Permit No. 1817510.

Community Planning Group Recommendation: On October 28, 2016, the Carmel Valley Community Planning Board, which oversees the PHRS Plan, voted 9-0-0 to recommend approval of the project with no conditions.

Environmental Review: Addendum No. 500066 (Addendum to EIR No. 940576) was prepared to address the project's consistency with all applicable previously certified documents. It was determined there were no substantial changes to the project, no changes in circumstances have occurred, and no new information of substantial importance has manifested that would result in new significant or substantially increased adverse impacts as a result of the proposed project.

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

Housing Impact Statement: The North City Future Urbanizing Area (NCFUA) Framework Plan and the PHRS plan requires new development to provide housing to accommodate the needs of low-income households, as certified by the Housing Commission. All of the Affordable Units shall be occupied by families earning no more than sixty-five percent (65%) of the Area Median Income, as adjusted for family size and utilities, with rental rates that do not exceed thirty percent (30%) of sixty percent (60%) of the Area Median Income, as adjusted for assumed family size and utilities. The Del Mar Highlands Estates (DMHE) project is being processed concurrently with the Pacific Highlands Ranch Units 8 and 9 Project (Project No. 500058), in order to satisfy its affordable housing requirement. The DMHE project proposes 13 affordable, multi-family dwelling units within Lot 149 of the Del Mar Highlands Estates site, in the North City Future Urbanizing Area, within the PHRS .

BACKGROUND

The project proposes an amendment to Planned Residential Development and Resource Protection Ordinance No. 94-0576 (DMHE, Attachment 10) to construct 13 additional affordable dwelling units (currently 24 affordable multi-family dwelling units) with various site improvements, landscaping, and a tot-lot. The 1.80-acre project site is located at 14103 Old El Camino Real within the AR-1-1 (Agriculture-Residential) and OC-1-1 (Open Space-Conservation) zones within the PHRS plan.

The site is a part of PRD/RPO Permit No. 94-0576 (DMHE, approved in March 1997). PRD/RPO Permit No. 94-0576 included 148 single-family dwelling units and 24 affordable multi-family dwelling units. The project reserved 166 acres for residential development and 307 acres as dedicated Open Space. Subsequent to the approval in 1997, all 148 single-family units and 24 affordable multi-family affordable units were constructed. The graded pad (Unit 10 Parcels A and B) reserved for affordable housing, was not fully developed. Approximately two-thirds of Unit 10 (Parcel B) remained graded but undeveloped while Parcel A was developed with 24 affordable multi-family dwelling units. Future development of Unit 10 east of the existing 24 affordable housing units was however contemplated by the Del Mar Highlands Estates Environmental Impact Report, which indicated the area would be reserved for future affordable housing.

The proposed project would construct an additional 13 units within PRD/RPO No. 94-0576 Unit 10, Parcel B in order to meet the required number of affordable units for the Pacific Highlands Ranch (PHR) Units 8 and 9 Project (Project No. 500058). This is necessary because PHR Units 8 and 9 (Project No. 500058) proposes to amend Vesting Tentative Map No.7248, Planned Development Permit No. 7250 and Site Development Permit No. 7251 (PHR Units 5-11) to increase the number of single-family dwelling units by 64 units (from 451 to 515 single family dwelling units). The North City Future Urbanizing Area (NCFUA) Framework Plan and the PHRS plan requires that projects provide 20 percent of the pre-density bonus units as affordable. Based on the proposed additional 64 market rate units in the PHR Units 8 and 9 project, it is proposed that the affordable housing requirement be met by providing 13 affordable multi-family units on the nearby PRD/RPO No. 94-0576 site (DMHE, Unit 10 Parcel B). The PHR and DMHE locations are both owned by Pardee Homes and remain within the boundaries of the PHRS plan. The PHRS plan recommends housing to lower income families, as certified by the San Diego Housing Commission. The affordable units must remain affordable for the life of the unit and should be phased in proportion to development of market rate units. The locations of the affordable housing is identified on Exhibit 7-1 (Attachment 9). DMHE (Unit 10) is identified as a location for affordable housing development and will be providing 13 affordable multi-family units as a requirement for the development of 64 market rate homes in the PHR Units 8 and 9 project.

Surrounding the project site to the north, east and south is the Multiple Planning Habitat Area open space and single-family dwellings. To the west is the existing 24 affordable housing unit development (Attachment 10). Access to the DMHE site will be taken directly from Old El Camino Real from a shared driveway accompanying the existing development.

Development of the project requires a Process 4 Planned Development Permit and Site Development Permit for an amendment to DMHE PRD/RPO Permit No. 94-0576 for the addition of 13 affordable multi-family dwelling units. The Planned Development Permit is required because the residential use is not permitted in the AR-1-1 zone, but is consistent with the applicable land use plan designation in accordance with San Diego Municipal Code (SDMC) Section [126.0602\(a\)\(2\)](#). A Process 4 Site Development Permit is required for Deviations to applicable development regulations for Affordable Housing Projects in accordance with SDMC Section [126.0502\(d\)\(9\)](#) and [143.0920](#). The project qualifies as an affordable housing project and the land use approvals are being processed through the Affordable/In-Fill Housing and Sustainable Expedite Program.

DISCUSSION

Project Description:

The project includes the additional construction of 13 affordable multi-family residential units (24 existing) contained in a single structure. The proposed multi-family dwelling units include two, 1-bedroom units approximately 600 square feet; seven two-bedroom units approximately 900 square feet each; and four three-bedroom units approximately 1,200 square feet each. Each unit will include a living room, kitchen, and minimum one bathroom, and personal open space in the form of porches or balconies. The development will be constructed with articulation in accordance with the Del Mar Highlands Estates Design Guidelines (Guidelines) which is intended to ensure that a variety of design elements are incorporated. The Guidelines propose that the development provide architectural and visual interest, create a pedestrian friendly design, incorporate environmentally sustainable features into the design and respond to the relationship and context of the adjacent affordable housing project (Attachment 10). The proposed project will include new landscape, hardscape, parking stalls, a tot-lot, a reconstructed driveway entrance to meet current City standards, and a 3,000 square-foot bio-filtration basin. The affordable units will be occupied by families earning no more than sixty-five percent (65%) of the Area Median Income (AMI), as adjusted for family size and utilities, with rental rates not to exceed thirty percent (30%) of sixty percent (60%) of the AMI.

Community Plan Analysis:

The 1997 DMHE Project (PRD/RPO No. 94-0576) included design guidelines for development standards that focused on the implementation of contour grading principles and informal landscape design as well as achieving neighborhood design unity through use of consistent development standards. The proposed project includes design guidelines which mirrors the 1997 Guidelines to include standards for site planning, landscaping consistency, and Multiple Habitat Planning Area adjacency requirements. Additionally, the site is designated as Estate Residential (ER) and Peripheral Residential (PR) by the PHRS plan which allows densities between 0.25 to 5-9 dwelling units per acres. The proposed residential project is within the allowed density range.

Project-Related Issues:

The project includes three deviations from SDMC Section [131.0331, Table 131-03C](#) as identified in the tables below:

Density Deviation from the AR-1-1 zone:	
Proposed Density	Required Density
13 dwelling units on one lot	1 dwelling unit per lot

Side Yard Setback Deviation from the AR-1-1 zone:	
Proposed Side Yard Setback	Required Side Yard Setback
Minimum of eight feet	20 feet

Lot Coverage Deviation from the AR-1-1 zone:	
Proposed Lot Coverage	Required Lot Coverage
13 percent	10 percent

The proposed development is within the AR-1-1 zone, an agriculture zone, which contains strict development regulations for residential developments. The underlying AR-1-1 zone development standards are not tailored for multi-family residential uses and therefore do not specify a lot coverage that is appropriate for a traditional multi-family residential development. However, the PHRS plan designates the site for residential development allowing multi-family residential development. Currently on the DMHE Unit 10 Parcel A site are 24 existing affordable multi-family housing units approved through PRD/RPO No. 94-0576. The subject site (DMHE, Unit 10 Parcel B) is large enough to allow for additional residential development. The proposed project will include a 13 percent lot coverage which will consist of the residential structure. The remaining 87 percent will include landscaping, a tot-lot, driveways, and parking. The reduced side yard setback of eight feet will be consistent with the neighboring affordable housing development to the west and will apply only to limited portions of the building footprint, with the majority of the building in conformance with the standard 20-foot side yard setback increasing to as much as 42 feet in other locations. Even at the eight-foot setback locations, the multi-family development will observe a 90-foot unit separation from its nearest neighbor to the west.

The proposed residential density will allow for the construction of 13 affordable units in an area that has been identified for and includes affordable units per the PHRS plan and PRD/RPO No. 94-0576. The proposed affordable housing project will be consistent with the existing affordable project to the west and would be more of an extension of that development. The proposed project will incorporate architectural design concepts of the neighboring project and those of the built community of the PHRS to include varied roof forms, articulation of the façade, breaks in the roof, walls with textured materials, and ornamental details.

The proposed project is consistent with the purpose and intent of the PHRS plan and the previously approved PRD/RPO No. 94-0576. With the exception of density, side yard setback, and lot coverage, the proposed development complies with the applicable AR-1-1 zoning and development regulations of the Land Development Code including land development requirements regulating multi-family development such as common and private open space per dwelling unit. The proposed project was reviewed for compliance with the AR-1-1 zone land development requirements and the

design guidelines from PRD/RPO No. 94-0576 which include requirements to setbacks, density, landscape, parking, and floor area ratio. The proposed deviations will not adversely affect the aforementioned Plans, and is appropriate for the site. The deviation is allowed by a Site Development Permit for projects utilizing the Affordable/In-Fill Housing and Sustainable Buildings Regulations from SDMC section [143.0915](#).

Conclusion:

With the approval of the requested deviations, the proposed project meets the applicable development regulations, is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted PHRSP and the General Plan. In addition, the project would further the City's affordable housing goals by constructing 13 affordable housing units on site. Staff recommends approval of the project.

ALTERNATIVES

1. Certify Addendum No. 500066 (Addendum to EIR No. 94-0576 and adopt the Mitigation, Monitoring and Reporting Program; Approve Planned Development Permit No. 1783449 and Site Development Permit No. 1828039, with modifications.
2. Deny Addendum No. 500066 (Addendum to EIR No. 94-0576 and the Mitigation, Monitoring and Reporting Program; Planned Development Permit No. 1783449 and Site Development Permit No. 1828039, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

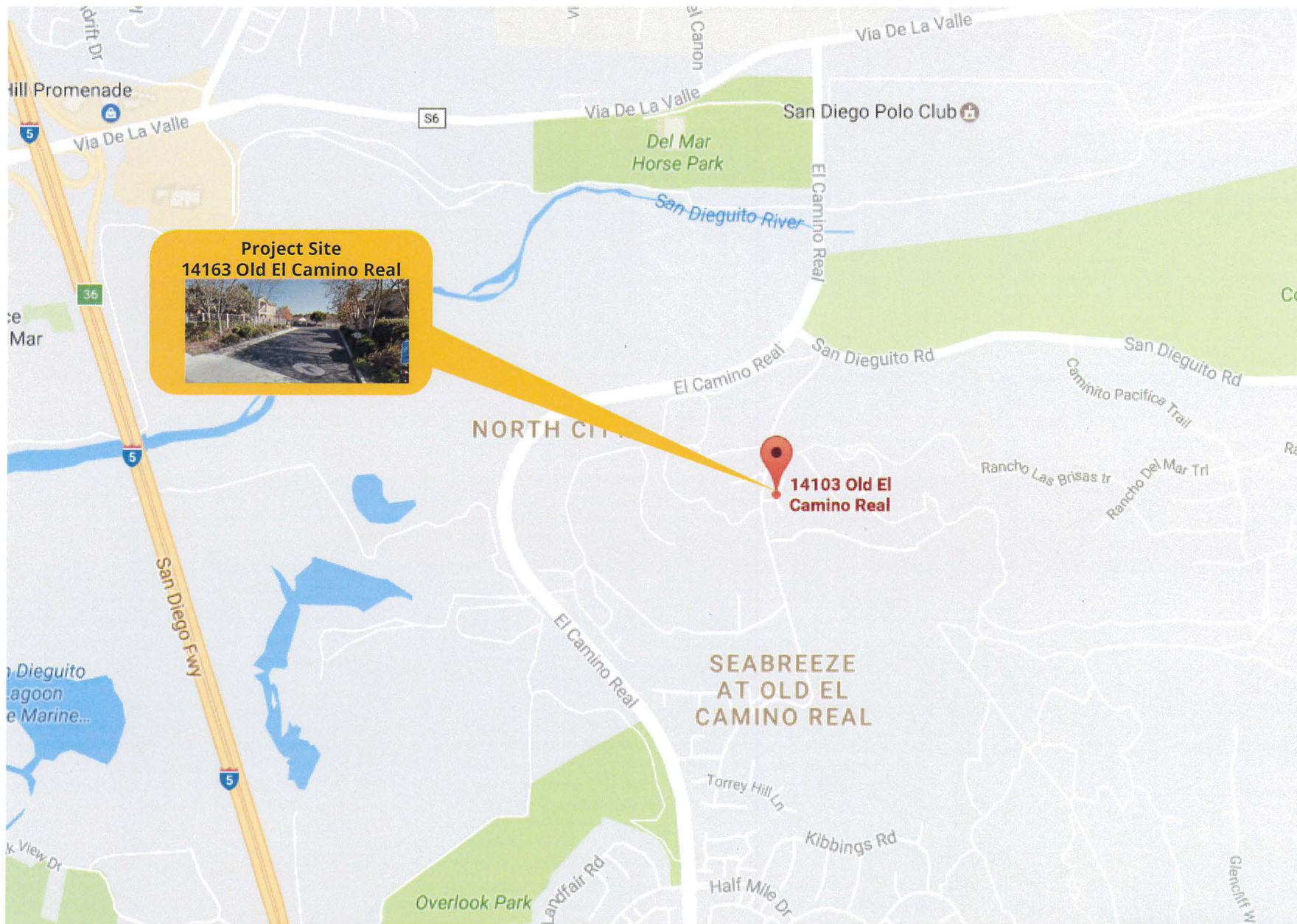

Elyse W. Lowe
Deputy Director
Development Services Department


William Zounes
Development Project Manager
Development Services Department

Attachments:

1. Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Project Data Sheet
6. Draft PDP SDP Permit Resolution with Findings
7. Draft PDP SDP Permit with Conditions
- 7a. Draft Environmental Resolution
8. DMHE Design Guidelines
9. Exhibit 7-1
10. Manager's Report No. P-97-072
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Plans

Internal Order No. 24006829



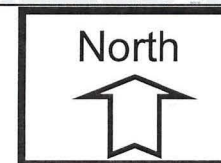
Attachment 1 Project Location Map



Project Location Map

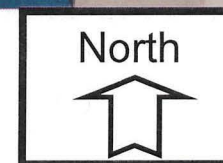
Del Mar Highlands Estates Project No. 500066

14163 Old El Camino Real

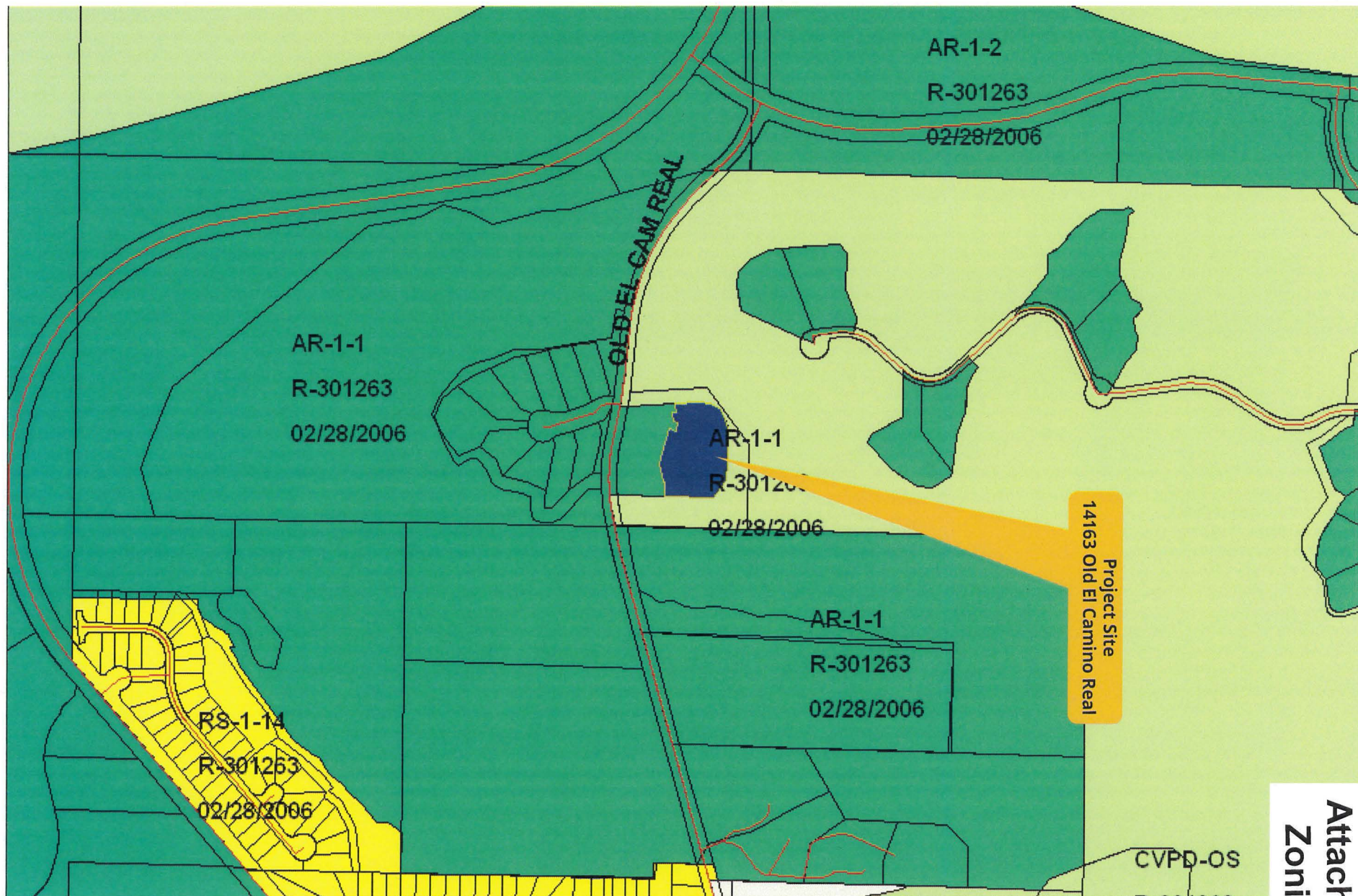




Aerial Photograph (Birds Eye)
Del Mar Highlands Estates Project No. 500066
14163 Old El Camino Real



Attachment 2
Aerial Photograph of Site



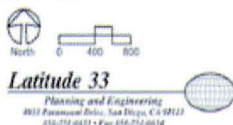
Project Zoning Map

Del Mar Highlands Estates Project No. 500066
14163 Old El Camino Real



Attachment 3
Zoning Map

Attachment 4

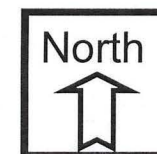


PACIFIC HIGHLANDS RANCH
MODIFIED ALIGNMENT "F" LAND USE PLAN



Pacific Highlands Ranch Subarea

Del Mar Highlands Estates Project No. 500066
14163 Old El Camino Real



PROJECT DATA SHEET		
PROJECT NAME:	Del Mar Highlands Estates	
PROJECT DESCRIPTION:	The construction of 13 affordable dwelling units with various site improvements, landscaping, and a tot-lot.	
COMMUNITY PLAN AREA:	Pacific Highlands Ranch Subarea	
DISCRETIONARY ACTIONS:	Planned Development Permit/Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<p align="center"><u>ZONING INFORMATION:</u></p> <p>ZONE: AR-1-1</p> <p>HEIGHT LIMIT: 30 feet</p> <p>LOT SIZE: 1.80-acres</p> <p>FLOOR AREA RATIO: At least 650 square feet, not including the garage</p> <p>FRONT SETBACK: 25 feet</p> <p>SIDE SETBACK: 20 feet</p> <p>STREETSIDE SETBACK: 25 feet</p> <p>REAR SETBACK: 25 feet</p> <p>PARKING: 26 parking spaces provide</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential, AR-1-1	Single family residential units and undeveloped land.
SOUTH:	Residential, AR-1-1 Multiple Habitat Planning Area	Undeveloped land and equestrian center.
EAST:	Multiple Habitat Planning Area Residential, AR-1-1	Single family Residential Units and undeveloped land.
WEST:	North City Future Urbanizing Area, AR-1-1	Single family Residential Units and undeveloped land
DEVIATIONS OR VARIANCES REQUESTED:	Yes, density, side yard setback, and lot coverage.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On October 28, 2016, the Carmel Valley Community Planning Board, which oversees the PHRS Plan, voted 9-0-0 to recommend approval of the project with no conditions.	

Attachment 6

Draft PDP SDP Permit Resolution with Findings

RESOLUTION NO. _____
PLANNED DEVELOPMENT PERMIT NO. 1783449
SITE DEVELOPMENT PERMIT NO. 1828039
DEL MAR HIGHLANDS RANCH PROJECT NO. 500066
AMENDMENT TO PLANNED RESIDENTIAL DEVELOPMENT/
RESOURCE PROTECTION ORDINANCE NO. 94-0576

WHEREAS, PARDEE HOMES, A CALIFORNIA CORPORATION [PARDEE], Owner/Permittee, filed an application with the City of San Diego for a permit to construct 13 affordable housing units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit 1783449/Site Development Permit No. 1828039 [amendment to Planned Residential Development/Resource Protection Ordinance No. 94-0576]), on portions of a 1.80-acre site;

WHEREAS, the project site is located at 14103 Old El Camino Real in the AR-1-1 and OC-1-1 zone within the Pacific Highlands Ranch Subarea plan;

WHEREAS, the project site is legally described as Parcel B of Parcel Map 19205 City of San Diego, County, of San Diego, State of California, filed in the Office of the County Recorder of San Diego County April 9, 2003;

WHEREAS, on February 23, 2017, the Planning Commission of the City of San Diego considered Planned Development Permit 1783449/Site Development Permit No. 1828039 [amendment to Planned Residential Development/Resource Protection Ordinance No. 94-0576], pursuant to the Land Development Code of the City of San Diego;

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 February 23, 2017.

FINDINGS:

I. PLANNED DEVELOPMENT PERMIT Section 126.0604

A. Findings for Planned Development Permit

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

The project proposes a Planned Development Permit (PDP) and a Site Development Permit (SDP) to amend Planned Residential Development and Resource Protection Ordinance No. 94-0576 (Del Mar Highlands Estates (DMHE)) to construct 13 additional affordable dwelling units (24 affordable multi-family

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housing units exist) with various site improvements, landscaping, and a tot-lot. The 1.80-acre project site is located at 14103 Old El Camino Real within the AR-1-1 (Agriculture-Residential) and OC-1-1 (Open Space-Conservation) zones within the Pacific Highlands Estates Subarea plan.

The 1997 DMHE Project (PRD/RPO No. 94-0576) included design guidelines for development standards that focused on the implementation of contour grading principles and informal landscape design as well as achieving neighborhood design unity through use of consistent development standards. The proposed project includes design guidelines which mirrors the 1997 Guidelines to include standards for site planning, landscaping consistency, and Multiple Habitat Planning Area adjacency requirements. Additionally, the site is designated as Estate Residential (ER) and Peripheral Residential (PR) by the PHRS plan which allows densities between 0.25 to 5-9 dwelling units per acres. The proposed residential project is within the allowed density range.

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

The City of San Diego as Lead Agency under the California Environmental Quality Act has prepared and completed addendum to Environmental Impact Report (EIR) No. 94-0567/SCH. No. 96-121073. The addendum concludes that there are no substantial changes to the project, no changes in circumstances have occurred, and no new information of substantial importance has manifested that would result in new significant or substantially increase adverse impacts because of the proposed 13 residential units.

The project would be required to obtain building permits, grading permits, and a public improvement permit prior to the construction of the multi-family dwelling development. The building plans and public improvement plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code requirements, and development regulations. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the Land Development Code (LDC) in effect for this project. Such conditions include an upgraded driveway installation, storm runoff restrictions, parking, sewer facilities, and landscaping requirements. These conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Site Development Permit No. 1828039/Planned Development Permit No. 1783449, and other regulations and guidelines pertaining to the subject property per the LDC. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare

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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 1.80-acre site is located at 14103 Old El Camino Real within the AR-1-1 zone and proposes the construction of 13 multi-family dwelling units, a 3,500 square foot tot lot, and improvements to the entrance of the complex by reconstructing the existing driveway. The project is required to provide the 13 affordable units as a requirement from the Pacific Highlands Ranch (PHR) Units 8 and 9 Project No. 500058 which proposes the addition of 64 market rate homes to Pacific Highlands Ranch (PHR) Units 8 and 9.

The project includes three deviations from SDMC Section [131.0331, Table 131-03C](#) as identified in the tables below:

Density Deviation from the AR-1-1 zone:	
Proposed Density	Required Density
13 dwelling units on one lot	1 dwelling unit per lot

Side Yard Setback Deviation from the AR-1-1 zone:	
Proposed Side Yard Setback	Required Side Yard Setback
Minimum of eight feet	20 feet

Lot Coverage Deviation from the AR-1-1 zone:	
Proposed Lot Coverage	Required Lot Coverage
13 percent	10 percent

The proposed development is within the AR-1-1 zone, an agriculture zone, which contains strict development regulations for residential developments. The underlying AR-1-1 zone development standards are not tailored for multi-family residential uses and therefore do not specify a lot coverage that is appropriate for a traditional multi-family residential development. However, the PHRS plan designates the site for residential development allowing multi-family residential development. Currently on the DMHE Unit 10 Parcel A site are 24 existing affordable multi-family housing units approved through PRD/RPO No. 94-0576. The subject site (DMHE, Unit 10 Parcel B) is large enough to allow for additional residential development. The proposed project will include a 13 percent lot coverage which will consist of the residential structure. The remaining 87 percent will include landscaping, a tot-lot, driveways, and parking. The reduced

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side yard setback of eight feet will be consistent with the neighboring affordable housing development to the west and will apply only to limited portions of the building footprint, with the majority of the building in conformance with the standard 20-foot side yard setback increasing to as much as 42 feet in other locations. Even at the eight-foot setback locations, the multi-family development will observe a 90-foot unit separation from its nearest neighbor to the west.

The proposed residential density will allow for the construction of 13 affordable units in an area that has been identified for and includes affordable units per the PHRS plan and PRD/RPO No. 94-0576. The proposed affordable housing project will be consistent with the existing affordable project to the west and would be more of an extension of that development. The proposed project will incorporate architectural design concepts of the neighboring project and those of the built community of the PHRS to include varied roof forms, articulation of the façade, breaks in the roof, walls with textured materials, and ornamental details.

The proposed project is consistent with the purpose and intent of the PHRS plan and the previously approved PRD/RPO No. 94-0576. With the exception of density, side yard setback, and lot coverage, the proposed development complies with the applicable AR-1-1 zoning and development regulations of the Land Development Code including land development requirements regulating multi-family development such as common and private open space per dwelling unit. The proposed project was reviewed for compliance with the AR-1-1 zone land development requirements and the design guidelines from PRD/RPO No. 94-0576 which include requirements to setbacks, density, landscape, parking, and floor area ratio. The proposed deviations will not adversely affect the aforementioned Plans, and is appropriate for the site. The deviation is allowed by a Site Development Permit for projects utilizing the Affordable/In-Fill Housing and Sustainable Buildings Regulations from SDMC section [143.0915](#). Therefore, 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.

II SITE DEVELOPMENT PERMIT Section 126.0504(a)

A. Findings for all Site Development Permits

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

The project proposes a Planned Development Permit (PDP) and a Site Development Permit (SDP) to amend Planned Residential Development and Resource Protection Ordinance No. 94-0576 (Del Mar Highlands Estates (DMHE)) to

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construct 13 additional affordable dwelling units (24 affordable multi-family housing units exist) with various site improvements, landscaping, and a tot-lot. The 1.80-acre project site is located at 14103 Old El Camino Real within the AR-1-1 (Agriculture-Residential) and OC-1-1 (Open Space-Conservation) zones within the Pacific Highlands Estates Subarea plan.

The 1997 DMHE Project (PRD/RPO No. 94-0576) included design guidelines for development standards that focused on the implementation of contour grading principles and informal landscape design as well as achieving neighborhood design unity through use of consistent development standards. The proposed project includes design guidelines which mirrors the 1997 Guidelines to include standards for site planning, landscaping consistency, and Multiple Habitat Planning Area adjacency requirements. Additionally, the site is designated as Estate Residential (ER) and Peripheral Residential (PR) by the PHRS plan which allows densities between 0.25 to 5-9 dwelling units per acres. The proposed residential project is within the allowed density range. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The City of San Diego as Lead Agency under the California Environmental Quality Act has prepared and completed addendum to Environmental Impact Report (EIR) No. 94-0567/SCH. No. 96-121073. The addendum concludes that there are no substantial changes to the project, no changes in circumstances have occurred, and no new information of substantial importance has manifested that would result in new significant or substantially increase adverse impacts because of the proposed 13 residential units.

The project would be required to obtain building permits, grading permits, and a public improvement permit prior to the construction of the multi-family dwelling development. The building plans and public improvement plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code requirements, and development regulations. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the Land Development Code (LDC) in effect for this project. Such conditions include an upgraded driveway installation, storm runoff restrictions, parking, sewer facilities, and landscaping requirements. These conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Site Development Permit No. 1828039/Planned Development Permit No. 1783449, and other regulations and guidelines pertaining to the subject property per the LDC. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare

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

The 1.80-acre site is located at 14103 Old El Camino Real within the AR-1-1 zone and proposes the construction of 13 multi-family dwelling units, a 3,500 square foot tot lot, and improvements to the entrance of the complex by reconstructing the existing driveway. The project is required to provide the 13 affordable units as a requirement from the Pacific Highlands Ranch (PHR) Units 8 and 9 Project No. 500058 which proposes the addition of 64 market rate homes to Pacific Highlands Ranch (PHR) Units 8 and 9.

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standard 20-foot side yard setback increasing to as much as 42 feet in other locations. Even at the eight-foot setback locations, the multi-family development will observe a 90-foot unit separation from its nearest neighbor to the west.

The proposed residential density will allow for the construction of 13 affordable units in an area that has been identified for and includes affordable units per the PHRS plan and PRD/RPO No. 94-0576. The proposed affordable housing project will be consistent with the existing affordable project to the west and would be more of an extension of that development. The proposed project will incorporate architectural design concepts of the neighboring project and those of the built community of the PHRS to include varied roof forms, articulation of the façade, breaks in the roof, walls with textured materials, and ornamental details.

The proposed project is consistent with the purpose and intent of the PHRS plan and the previously approved PRD/RPO No. 94-0576. With the exception of density, side yard setback, and lot coverage, the proposed development complies with the applicable AR-1-1 zoning and development regulations of the Land Development Code including land development requirements regulating multi-family development such as common and private open space per dwelling unit. The proposed project was reviewed for compliance with the AR-1-1 zone land development requirements and the design guidelines from PRD/RPO No. 94-0576 which include requirements to setbacks, density, landscape, parking, and floor area ratio. The proposed deviations will not adversely affect the aforementioned Plans, and is appropriate for the site. The deviation is allowed by a Site Development Permit for projects utilizing the Affordable/In-Fill Housing and Sustainable Buildings Regulations from SDMC section [143.0915](#). Therefore, the proposed development will comply with the applicable regulations of the Land Development Code (LDC), including any allowable deviations pursuant to the LDC.

L. Supplemental Findings--Deviation for Affordable Housing

- 1. The proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City, and/or the proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources, selfgeneration and other renewable technologies (e.g. photovoltaic, wind, and/or fuel cells) to generate electricity needed by the building and its occupants.**

The proposed project will be providing 13 affordable housing units which will rented to families earning no more than sixty-five percent (65%) of the Area Median Income, as adjusted for family size and utilities, with rental rates that do not exceed thirty percent (30%) of sixty percent (60%) of the Area Median Income. Additionally the project's building design will incorporate opportunities for renewable energy production such as using windows for natural light indoors as much as possible and placement for cross-ventilation and airflow to promote

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natural cooling. Landscaping will be a mix of native drought tolerant plants. Therefore, the proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City, and the proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources, self-generation and other renewable technologies.

2. The development will not be inconsistent with the purpose of the underlying zone.

The project includes three deviations from San Diego Municipal Code (SDMC) Section 131.0331, Table 131-03C. The first deviation is for density where the maximum residential density allowed in the AR-1-1 zone is one dwelling unit per lot and the project proposes 13 dwelling units. The second deviation is to side setbacks where the required minimum side setback is 20 feet and the project proposes a minimum side setback of 8 feet for portions of the habitable area, and the third deviation is for lot coverage where the underlying zone requires a maximum lot coverage of 10 percent and the proposed lot coverage for the project is 13 percent.

The proposed development is within the AR-1-1 zone, an agriculture zone, which contains strict development regulations for residential developments. The underlying AR-1-1 zone development standards are not tailored for multi-family residential uses and therefore do not specify a lot coverage that is appropriate for a traditional multi-family residential development. However, the Pacific Highlands Ranch Subarea Plan designates the site for residential development allowing multi-family residential development. Currently on the site are 24 existing affordable housing units approved through PRD/RPO No. 94-0576. The subject site is large enough to allow for additional residential developments. The proposed project will include a 13 percent lot coverage which will consist of the residential structure. The remaining 87 percent will include landscaping, tot lot, driveways, and parking. The reduced side yard setback of eight feet will be consistent with the neighboring affordable housing development to the west and will apply only to limited portions of the building footprint, with the majority of the building in conformance with the 20-foot side yard setback increasing to as much as 42 feet in other locations. Even at the eight-foot setback locations, the multi-family development will observe a 90-foot separation from its nearest neighbor to the west. Additionally, the project is proposing a lower density than the previously approved affordable housing development next door to the west, which was constructed at 24 dwelling units per lot.

The proposed residential density will allow for the construction of 13 affordable units in an area that has been identified and includes affordable units per the Pacific Highlands Ranch Subarea Plan and PRD/RPO No. 94-0576. The proposed affordable housing project will be consistent with the existing affordable project to the west and would be more of an extension of that development. The proposed

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project will incorporate architecture design concepts of the neighboring project and those of the “built” community of Pacific Highlands Ranch to include varied roof forms, articulation of the façade, breaks in the roof, walls with texture materials, and ornamental details.

The proposed project is consistent with the purpose and intent of the Pacific Highlands Ranch Subarea Plan and the previously approved PRD/RPO No. 94-0576. With the exception of density, side yard setback, and lot coverage, the proposed development complies with the applicable AR-1-1 zoning and development regulations of the Land Development Code including land development requirements regulating multi-family development such as common and private open space per dwelling unit. The proposed project was reviewed for compliance with the AR-1-1 zone land development requirements and the design guidelines from PRD/RPO No. 94-0576 which include requirements to setbacks, density, landscape, parking, and floor area ratio. The proposed deviations will not adversely affect the aforementioned Plans, and is appropriate for the site. Therefore, the development will not be inconsistent with the purpose of the underlying zone.

3. Any proposed 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.

The project includes three deviations from San Diego Municipal Code (SDMC) Section 131.0331, Table 131-03C. The first deviation is for density where the maximum residential density allowed in the AR-1-1 zone is one dwelling unit per lot and the project proposes 13 dwelling units. The second deviation is to side setbacks where the required minimum side setback is 20 feet and the project proposes a minimum side setback of 8 feet for portions of the habitable area, and the third deviation is for lot coverage where the underlying zone requires a maximum lot coverage of 10 percent and the proposed lot coverage for the project is 13 percent.

The proposed development is within the AR-1-1 zone, an agriculture zone, which contains strict development regulations for residential developments. The underlying AR-1-1 zone development standards are not tailored for multi-family residential uses and therefore do not specify a lot coverage that is appropriate for a traditional multi-family residential development. However, the PHRS plan designates the site for residential development allowing multi-family residential development. Currently on the DMHE Unit 10 Parcel A site are 24 existing affordable multi-family housing units approved through PRD/RPO No. 94-0576. The subject site (DMHE, Unit 10 Parcel B) is large enough to allow for additional residential development. The proposed project will include a 13 percent lot coverage which will consist of the residential structure. The remaining 87 percent will include landscaping, a tot-lot, driveways, and parking. The reduced side yard setback of eight feet will be consistent with the neighboring affordable

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housing development to the west and will apply only to limited portions of the building footprint, with the majority of the building in conformance with the standard 20-foot side yard setback increasing to as much as 42 feet in other locations. Even at the eight-foot setback locations, the multi-family development will observe a 90-foot unit separation from its nearest neighbor to the west.

The proposed residential density will allow for the construction of 13 affordable units in an area that has been identified for and includes affordable units per the PHRS plan and PRD/RPO No. 94-0576. The proposed affordable housing project will be consistent with the existing affordable project to the west and would be more of an extension of that development. The proposed project will incorporate architectural design concepts of the neighboring project and those of the built community of the PHRS to include varied roof forms, articulation of the façade, breaks in the roof, walls with textured materials, and ornamental details.

The proposed project is consistent with the purpose and intent of the PHRS plan and the previously approved PRD/RPO No. 94-0576. With the exception of density, side yard setback, and lot coverage, the proposed development complies with the applicable AR-1-1 zoning and development regulations of the Land Development Code including land development requirements regulating multi-family development such as common and private open space per dwelling unit. The proposed project was reviewed for compliance with the AR-1-1 zone land development requirements and the design guidelines from PRD/RPO No. 94-0576 which include requirements to setbacks, density, landscape, parking, and floor area ratio. The proposed deviations will not adversely affect the aforementioned Plans, and is appropriate for the site. The deviation is allowed by a Site Development Permit for projects utilizing the Affordable/In-Fill Housing and Sustainable Buildings Regulations from SDMC section [143.0915](#). Therefore, any proposed 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, Planning Commission of the City of San Diego considered Planned Development Permit 1783449/Site Development Permit No. 1828039 [amendment to Planned Residential Development/Resource Protection Ordinance No. 94-0576] 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. 1783449 and 1828039 , a copy of which is attached hereto and made a part hereof.

William Zounes

Attachment 6

Draft PDP SDP Permit Resolution with Findings

Development Project Manager
Development Services

Adopted on: February 23, 2017

IO#: 24006829

Attachment 7
Draft PDP SDP Permit with Conditions

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: 24006829

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 1783449
SITE DEVELOPMENT PERMIT NO. 1828039
DEL MAR HIGHLANDS ESTATES PROJECT NO. 500066
[AMENDMENT TO PLANNED RESIDENTIAL DEVELOPMENT/
RESOURCE PROTECTION ORDINANCE NO. 94-0576]
PLANNING COMMISSION

This Planned Development Permit 1783449/Site Development Permit No. 1828039 [amendment to Planned Residential Development/Resource Protection Ordinance No. 94-0576] is granted by the City Council of the City of San Diego to PARDEE HOMES, A CALIFORNIA CORPORATION [PARDEE], Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0602 and 143.0920. The 1.80-acre site is located at 14103 Old El Camino Real in the AR-1-1 zone within the Pacific Highlands Ranch Subarea III Community Planning area. The project site is legally described as: Parcel B of Parcel Map 19205 City of San Diego, County, of San Diego, State of California, filed in the Office of the County Recorder of San Diego County April 9, 2003.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct 13 affordable housing units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated _____ on file in the Development Services Department.

The project shall include:

- a. The construction of 13 affordable multi-family residential dwelling units in a single building. Unit sizes range in size from 600 square feet, 900 square feet, and 1,200 square feet;
- b. Construction of a playground area/Tot Lot;
- c. Deviations as follows:
- d.
 - 1) Density: deviation to San Diego Municipal Code (SDMC) section 131.0331 to allow 13-multi-family dwelling units in a zone which allows one dwelling unit on the lot;

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- 2) Minimum Side Setback: deviation to SDMC section 131.0331 to allow an eight-foot side yard where 20 feet is the minimum.
 - 3) Minimum Lot Coverage: A deviation to SDMC section 131.0331 to allow 13 percent of lot coverage where 10 percent maximum allowed.
- e. Landscaping (planting, irrigation and landscape related improvements);
 - f. Off-street parking;
 - g. 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 March 9, 2020.
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.

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Draft PDP SDP Permit with Conditions

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.

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11. The entitlements and conditions of Planned Residential Development/Resource Protection Ordinance No. 94-0576 shall remain in force and effect except where not amended by this Permit.

AFFORDABLE HOUSING REQUIREMENTS:

12. Owner/Permittee shall assure the construction and occupancy of the thirteen (13) unit Affordable Housing Project and shall execute an agreement (Affordable Housing Agreement), subject to the approval of the President and CEO of the San Diego Housing Commission, or her/his designee, addressing performance security for the construction of the Affordable Housing Project and dedication of Del Mar Estates Lot 149 for construction of the Affordable Housing Project, in the form of bond(s), letter(s) of credit, lien(s) and/or other forms of security acceptable to the President and CEO of the San Diego Housing Commission, or her/his designee.

13. The timing of the construction and occupancy of the Affordable Housing Project, acceptable to the President and CEO of the San Diego Housing Commission, or her/his designee, shall be included in the Affordable Housing Agreement, provided that such timing shall be comply with the following:

a) Issuance of building permits for the Affordable Housing Project shall occur on or before the earlier of: (i) the issuance of building permits for construction of the 484th market rate dwelling unit on Pacific Highlands Ranch Units 8 and 9; or (ii) twenty-four (24) months after the issuance of the 452nd residential building permit for Pacific Highlands Ranch Units 8 and 9.

b) Completion of construction of the Affordable Housing Project shall occur upon the earlier of: (i) eighteen (18) months after the issuance of building permits for the Affordable Housing Project; or (ii) the date which is thirty-two (32) months after issuance of the 452nd residential building permit for Pacific Highlands Ranch Units 8 and 9.

c) Occupancy of the Affordable Housing Project shall occur not later than one hundred eighty (180) days after the completion of construction of the Affordable Housing Project.

14. For a good cause shown to the satisfaction of the President and CEO of the San Diego Housing Commission, or her/his designee, the thresholds and dates referenced herein may be adjusted and/or extended one or more times. Good cause shall include, but not be limited to, Acts of God, labor strikes, war, riots, etc., as shall be determined by the President and CEO of the San Diego Housing Commission, or her/his designee, in her/his sole discretion.

15. Owner/Permittee shall execute and record a declaration of covenants, conditions and restrictions (a Declaration) in first lien priority position against Del Mar Estates Lot 149, restricting the occupancy and affordability of the Affordable Housing Project for a period of fifty-five (55) years from the date of issuance of a certificate of occupancy. All of the Affordable Units shall be occupied by families earning no more than sixty-five percent (65%) of the Area Median Income, as adjusted for family size and utilities, with rental rates that do not exceed thirty percent (30%) of sixty percent (60%) of the Area Median Income, as adjusted for assumed family size and utilities. Area Median Income shall mean the area median income defined by the United States Department of Housing and Urban Development (HUD) as the then current area median income for the San Diego-Carlsbad-San Marcos Metropolitan Statistical Area, established periodically by HUD and published in the

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Federal Register, as adjusted for family size. The Declaration shall provide for the siting, mix and architecture nature of the Affordable Housing Project.

16. Owner/Permittee shall execute and record a deed of trust against Del Mar Estates Lot 149, in second lien priority (junior only to the Declaration), assuring the timely performance of the Declaration and the Affordable Housing Agreement. The deed of trust in favor of the San Diego Housing Commission may be subordinated to construction deed(s) of trust and/or permanent financing deed(s) of trust in favor of institutional lenders, as approved by the President and CEO of the San Diego Housing Commission, or her/his designee, in her/his sole discretion, if deemed essential to construction and/or operation of the Affordable Housing Project, upon such terms and conditions as she/he may impose.

17. Owner/Permittee shall enter into and execute such other and further documents as the President and CEO of the San Diego Housing Commission, or her/his designee, shall require, from time to time, as may be needed to effectuate the Affordable Housing Requirements.

ENGINEERING REQUIREMENTS:

18. 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"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

20. 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.

21. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond to reconstruct the existing 28-foot driveway with a City standard driveway, on Old El Camino Real, satisfactory to the City Engineer.

22. 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.

23. 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.

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

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Draft PDP SDP Permit with Conditions

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

26. 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:

27. Prior to the issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A', Landscape Development Plan, on file in the Office of Development Services Department. Construction plans shall provide a 40 square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)(5).

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

29. 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.

30. 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.

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

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

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

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Draft PDP SDP Permit with Conditions

33. The Brush Management Program shall be based on a standard Zone One of 35-ft in width and Zone Two of 65-ft in width, exercising the Zone Two reduction option and Alternative Compliance measures set forth under sections 142.0412(f), 142.0412(i), and 42.0412(j) of the Land Development Code. Zone One widths shall range from 35ft to 110ft, extending out from the habitable structures towards the native/naturalized vegetation as shown on Exhibit 'A'. No Zone Two is required. Where full brush management zones cannot be provided, openings along the brush side of the habitable structures plus a 10-ft perpendicular return along adjacent faces shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones.

34. Prior to issuance of Building Permits, a complete set of Brush Management Plans shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit "A" and shall comply with the Landscape Standards and Brush Management Regulations as set forth under Land Development Code Section 142.0412.

35. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebo, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or heavy timber construction may be approved within the designated Zone One area subject to Fire Marshall's approval.

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

PLANNING/DESIGN REQUIREMENTS:

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 approved Exhibit "A" or City-wide sign regulations.

39. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

40. Owner/Permittee shall maintain no fewer than 26 parking spaces on the property at all times in the approximate locations shown on Exhibit "A", which includes 11 garage spaces and 2 handicap accessible spaces. Additionally, a minimum of 1 motorcycle space shall be provided on site. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate decision maker.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

Attachment 7
Draft PDP SDP Permit with Conditions

41. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention 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. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.
42. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.
43. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.
44. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
45. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.
46. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral and install new sewer lateral(s) which must be located outside of any driveway or vehicular use area.
47. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.
48. All public water and sewer facilities are to be in accordance with the approved Water and Sewer Studies.

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

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Draft PDP SDP Permit with Conditions

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.

DRAFT

Attachment 7
Draft PDP SDP Permit with Conditions

Permit Type/PTS Approval No.: Planned Development Permit 1783449
Site Development Permit No. 1828039
Date of Approval: February 23, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

William Zounes
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.

Pardee Homes
Owner/Permittee

By _____
Jimmy Ayala
Division President

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

Attachment 7a
Draft Environmental Resolution

5RESOLUTION NUMBER R-

ADOPTED ON

WHEREAS, on December 23, 1996, the Pardee Construction Company submitted an application to the Planning Department for a Planned Development Permit, Resource Protection Ordinance Permit, Vesting Tentative Map, and an Amendment to the North City Future Urbanizing Area Framework Plan (Project); and

WHEREAS, on April 15, 1997, the City of San Diego City Council adopted Resolution No. 288541, certifying Environmental Impact Report No. 94-0576 / SCH No. 96-121073 for Del Mar Highlands Estates, a copy of which is on file in Development Services Department in accordance 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.); and

WHEREAS, on August 22, 2016, Pardee Home submitted an application to the Development Services Department for approval of minor technical changes or additions to the Project; and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Environmental Impact Report if such Addendum meets the requirements of CEQA; and

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

1. That the information contained in the final Environmental Impact Report No. 94-0576 / SCH No. 96-121073 along with the Addendum thereto, including any comments received during the public review process, has been reviewed and considered by this Planning Commission prior to making a decision on the Project.
2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the final Environmental Impact Report No. 94-0576 / SCH No. 96-121073 for the Project.
3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the final Environmental Impact Report No. 94-0576 / SCH No. 96-121073 or that any significant effects previously examined will be substantially more severe than shown in the final Environmental Impact Report No. 94-0576 / SCH No. 96-121073.
4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.

Attachment 7a
Draft Environmental Resolution

5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary, and therefore, the Planning Commission adopts Addendum to Environmental Impact Report No. 94-0576 / SCH No. 96-121073 with respect to the Project, a copy of which is on file in the office of the Development Services Department.

6. That City Clerk 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.

APPROVED: William Zounes

By: _____
William Zounes

Attachment 7a
Draft Environmental Resolution

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

PLANNED DEVELOPMENT PERMIT / SITE DEVELOPMENT PERMIT

PROJECT NO. 500066

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 Addendum to Environmental Impact Report No. 94-0576 / SCH No. 96-121073 shall be made conditions of **PLANNED DEVELOPMENT PERMIT / SITE DEVELOPMENT PERMIT** as may be further described below.

Public Facilities and Services

- a) Prior to the issuance of any building permit for any residential dwelling unit, the applicant shall participate in mitigation through implementation of a School Agreement (grades K-6) and the participation in a Mello-Roos Community Facilities District (Mello-Roos) (grades 7-12). Prior to the issuance of any building permit for any residential unit, these fees shall be established through a School Agreement with the Solana Beach Elementary School District and the participation in a Mello-Roos with the San Dieguito Union High School District.
- b) The developer shall pay to the City the development's fair share costs in providing population-based parks to serve future residents (i.e., park fees).
- c) In order to minimize emergency response times to future on-site residences, the following requirements will be incorporated into the design guidelines for Del Mar Highlands Estates:
 - 1) Large, clearly legible address numbers will be provided at the street.
 - 2) Security entrances will either be staffed 24 hours a day or a security gate code will be provided to the Police and Fire Departments.
 - 3) The developer shall coordinate with the fire department to ensure that road widths and turning radii are adequate for all roads and that project fire hydrants are optimally located. The results of this coordination shall be included within the Del Mar Highlands Estates Design Guidelines and tentative map.
 - 4) Residential fire sprinklers will be required for any structure built on Lots 143, 144, 145, 146, 147, and 148.

Attachment 7a
Draft Environmental Resolution

Transportation

- c) The project applicant shall provide fair share contributions to widen El Camino Real to four lanes between Half Mile Drive and Via de la Valle.
- d) The project applicant shall provide fair share contributions to widen Via de la Valle to four lanes between San Andres Drive and El Camino Real (north of Via de la Valle).

Water Conservation

- 1. Limit grading in areas where no construction is proposed; thereby reducing the need for planting and irrigation of graded areas; (landscaping plans)
- 2. Provide integrated organic soil amendments in landscaped areas to improve infiltration; (landscaping plans)
- 3. Reduce runoff potential from landscaped areas by utilizing berming, raised planters, and drip irrigation systems; (landscaping plans)
- 4. Install soil moisture override systems in all common irrigation areas to avoid sprinkling when the ground is already saturated; (landscaping plans)
- 5. Identify in the plant materials list in the project design guidelines whether or not plants are native or naturalize easily and incorporate a list of local California sources for native plants; (landscaping plans)
- 6. Incorporate low-flush toilets, low-flow faucets, and timers on sprinklers (including nighttime watering) into project design; and (building permits)
- 7. Provide information regarding water conservation measures to new residents at the time of lot purchase. (certificate of occupancy)

Attachment 7a
Draft Environmental Resolution

Addendum Resolution Form for Any Decision Maker
Revised 03/09/2012 nmf

DEL MAR HIGHLANDS ESTATES

AFFORDABLE HOUSING (AMENDMENT TO PRD/RPO PERMIT NO. 94-0576)

DESIGN GUIDELINES **SITE DESIGN & ARCHITECTURE**



DEL MAR HIGHLANDS ESTATES

AFFORDABLE HOUSING (AMENDMENT TO PRD/RPO PERMIT NO. 94-0576)

DESIGN GUIDELINES **SITE DESIGN & ARCHITECTURE**



PARDEE HOMES
13400 SABRE SPRINGS PARKWAY, SUITE 200
SAN DIEGO, CALIFORNIA 92128

DESIGN GOALS

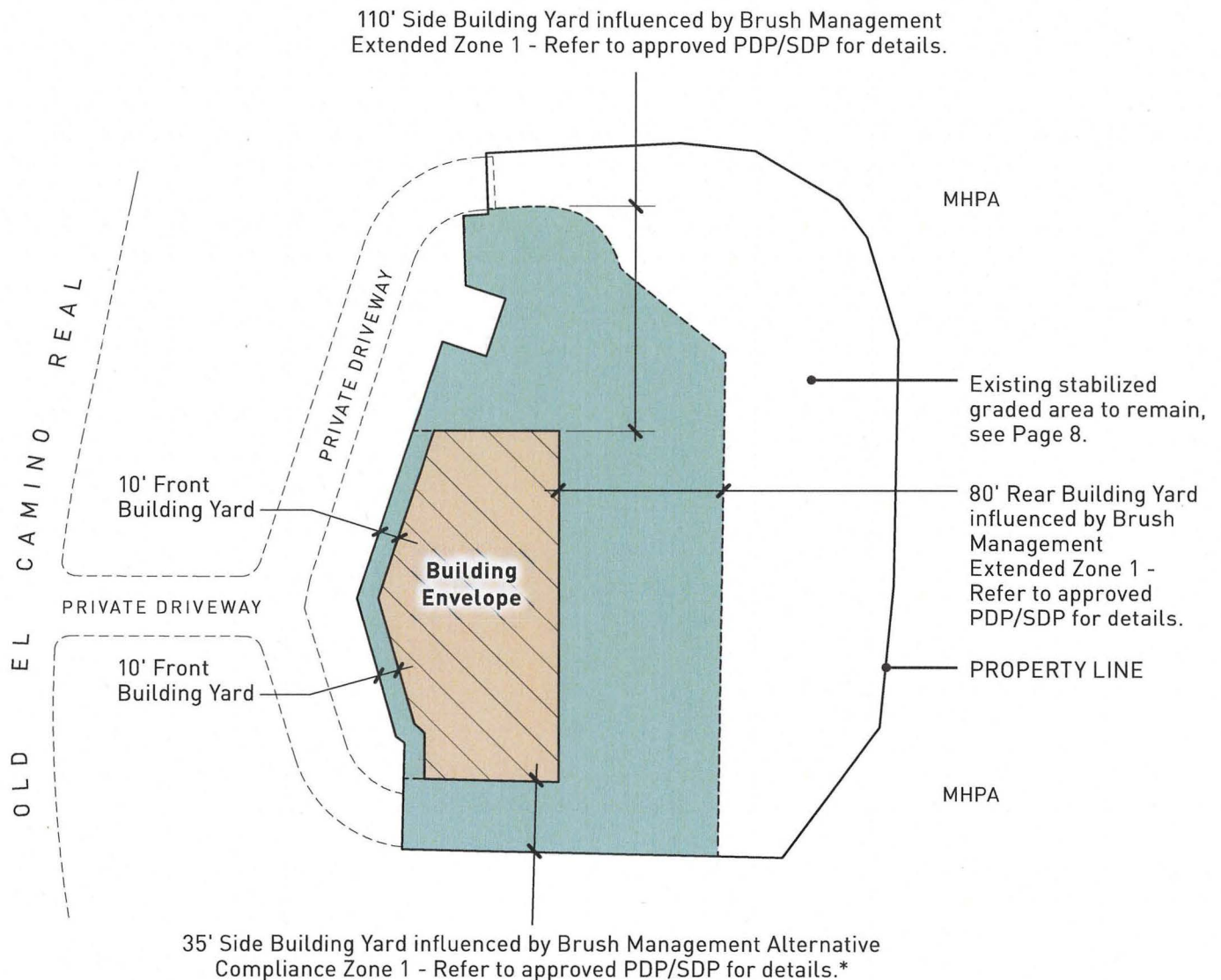
These Guidelines are intended to accomplish the following goals:

- Goal:** Encourage a project design that creates and enhances a sense of neighborhood.
- Goal:** Being respectful of, and creating a design that reinforces the relationship between the common and private open space.
- Goal:** Create superior architectural and visual interest.
- Goal:** Create a design that is pedestrian friendly.
- Goal:** Incorporate environmentally sustainable features into the project design.
- Goal:** Consider and respond to the relationship and context of the adjacent project.



SITE DESIGN

These development standards serve as the implementation criteria for use by the architects, builders and future owners who will be responsible for designing and building the Del Mar Highlands Estates Affordable Housing site.

**DEVELOPMENT STANDARDS**

HEIGHT:	30'
FRONT BUILDING YARD:	10'
SIDE BUILDING YARD:	35'-110' (2)
REAR BUILDING YARD:	80' (2)
MINIMUM FLOOR AREA:	600 s.f. (3)
MINIMUM TOTAL OPEN SPACE:	300 s.f.
MINIMUM USABLE OPEN SPACE:	300 s.f.
PARKING:	See Page 8.

* Based on final building design additional fire protection measures may be required.

(1) Architectural projections as defined in Section 131.0461 of the San Diego Municipal Code are allowed.

(2) 35'-110' minimum required when brush management is required.

(3) Gross floor area per dwelling unit not including the garage.

LANDSCAPE DESIGN

The conceptual landscape design of relies upon the special character of the site within the context of the immediate community and the existing affordable housing units to the west. The project will take on a new identity from it's current form and function, and will borrow its architectural theme from the rural character of Del Mar Highlands Estates. Tree lined private driveway access through the existing development travels along the south portion of the property affording a beautiful view of the open space to the south. Water quality basins have been designed to integrate into the landscape to treat runoff on-site. Meandering side walk systems provide access to the park and tot-lots to be enjoyed by all ages and abilities. Trees will provide ample shade in this parklike setting. The proposed plant palette will consist of both california native and regionally adaptive plants, further enhancing a strong sense of place and connection to the open space as it matures over time.

Parking Lot Trees such as:

Cassia leptophylla – Gold Medallion Tree Flowering
Pistacia chinensis – Chinese pistache Broad Head
Lagerstroemia indica 'Catawba' – Crape Myrtle Single Trunk
Ginkgo biloba – Maidenhair Tree Single Trunk

Shade Trees such as:

Tipuana tipu – Tipu Tree Single Trunk
Jacaranda mimosifolia – Jacaranda Flowering / Deciduous
Albizia julibrissin – Mimosa Broadhead / Evergreen
Schinus molle – California Pepper Flowering Evergreen
Quercus agrifolia – Costa Live Oak Broadhead
Platanus racemosa – Western Sycamore Upright / Deciduous

Accent/Specimen Tree such as:

Parkinsonia aculeata – Palo Verde Upright / Deciduous
Lagerstroemia indica – Crape Myrtle Single Trunk
Olea 'Swan Hill' – Fruitless Olive Broadhead
Lophostemon confertus – Brisbane Box Upright / Evergreen

Shrubs such as:

Agave attenuata – Fox Tail Agave Flowering Accent
Aloe barbadensis – Aloe Vera Flowering Shrub
Aloe saponaria – African Aloe Midstory Shrub
Anigozanthos flavidus – Kangaroo Paw Flowering Shrub
Cistus spp. – Rockrose Flowering Shrub
Pittosporum spp. – Mock Orange Midstory Shrub
Rosmarinus 'Prostratus' – Prostrate Rosemary Low-Spreading Shrub
Salvia leucantha 'Midnight' – Mexican Bush Sage Flowering Accent
Westringia 'Wynyabbie Gem' – Coast Rosemary Flowering Shrub

Vines such as:

Bougainvillea 'San Diego Red' – San Diego Red Bougainvillea Flowering
Pandorea jasminoides – Bower Vine Flowering

Grasses such as:

Chondropetalum tectorum – Cape Rush Grass
Festuca glauca – Blue Fescue Grass
Helictotrichon sempervirens – Blue Oat Grass
Muhlenbergia rigens – Deergrass Grass

Groundcover such as:

Carex pansa – California Meadow Sedge Groundcover
Carisa 'Green Carpet' – Green Carpet Natal Plum Groundcover
Dymondia margaretae – Silver Carpet Groundcover
Senecio mandraliscae – Blue Chalk Sticks Groundcover
Rosmarinus 'Huntington Carpet' – Huntington Carpet Rosemary Groundcover

Basin Plant Mix such as:

Carex spissa – San Diego Sedge Grass
Juncus acutus – Spiny Rush Grass
Baccharis douglasii – Marsh Baccharis Shrub
Rosmarinus 'Prostratus' – Prostrate Rosemary Low-Spreading Shrub

BRUSH MANAGEMENT LANDSCAPE PROGRAM

The Brush Management Program established for the Del Mar Highland Estates affordable housing site implements the City of San Diego Brush Management Plan as defined in the Landscape Regulations and Standards of the Land Development Code utilizing Alternative Compliance methodologies and the City of San Diego Multiple Species Conservation Program, which establishes a means of providing fire safety in the landscape as well as minimize impacts to sensitive lands.

The Del Mar Highlands Estates affordable housing Brush Management Program is unique in its design in providing a defensible space between that which has been determined to be either moderately or highly flammable vegetation within the MHPA open space directly adjacent to the site and structures. To do so a Management Zone (extended Zone 1) has been established to reduce the concern of fire safety to habitable space.

Ranging width from 35' to 110' Zone 1 shall consist of plantings adjacent to structures and paving. While these plantings typically consist of irrigated, ornamental non-native species, native plant may also be used in a limited capacity as specified in the Landscape Regulations and Standards. Non-irrigated plant groupings over six inches in height shall not exceed 100 square feet in area and their combined coverage shall not exceed 10% of the total Zone 1 area.

Due to the extended Zone 1, no Zone 2 shall be required for this site by exercising the Zone 2 reduction option set forth under SDMC 142-0412(f).

The Del Mar Highlands Estates affordable housing Concept Landscape and Brush Management Plan indicates where brush management is required and the required width of the extended Zone 1 fire zone, and any other special condition(s) that apply, including circumstances which alter the criteria set forth by the City's Landscape Division and Fire Department.

Refer to the Del Mar Highlands Estates Affordable Site Planned Development Permit/Site Development Permit Concept Landscape and Brush Management Plan for a more precise location of the extended Zone 1 area.

In areas where full brush management zones cannot be provided adjacent to the southern property line Alternative Compliance shall be required consisting of a 45' building envelope with dual tempered/dual glazed panes.

Maintenance of the extended Zone 1 area will be the responsibility of the Property Owners Association and shall be conducted in strict conformance set forth within the plan.

MHPA LAND USE ADJACENCY GUIDELINES

Section 1.4.3 of the MSCP Subarea Plan includes general planning principles and design guidelines that are to be used in planning of projects located adjacent to or within the MHPA. These policies and guidelines address the construction and maintenance of roads and utilities, fencing, lighting, signage, materials storage, mining /extraction/processing facilities, and flood control. The goal of these policies and guidelines is to ensure minimal impact to the MHPA. These development guidelines will be implemented as project conditions during the processing of the project permit.

The following measures shall be conditions of the development permit:

DRAINAGE

The Del Mar Highlands Estates Affordable Housing site includes a Biofiltration Basin. This project will not discharge any increase in storm water run-off onto the existing MHPA lands. Prior to the issuance of any construction permit the permittee shall submit a water pollution control plan in accordance with current storm water standards.

FENCING

The Del Mar Highlands Estates Affordable Housing site includes a perimeter fence along the boundaries adjacent to the MHPA to avoid public intrusion. The barrier fence shall be 6 feet high comprised of 4'-6' of open wrought iron on 18" of slump block. This will prevent non-native ornamentals from impacting the MHPA. At selected locations a sign will be mounted on the open fence portion that will read: "Sensitive MHPA and ESL Habitat – Please avoid".

LIGHTING

The Del Mar Highlands Estates Affordable Housing site exterior lighting shall be setback and shielded from the MHPA and should not have an adverse impact. In general exterior lights should be directed downward and the light source should be shielded.

INVASIVE SPECIES

The Del Mar Highlands Estates Affordable Housing site perimeter, land area between the proposed development and the MHPA, is currently a previously stabilized graded area that will remain undeveloped. Maintenance of this area will occur regularly. Weed whipping and prevention of natural vegetation re-creation will be the responsibility of the owner.

NOISE

The Del Mar Highlands Estates Affordable Housing site will be residential with amenity recreational uses. These uses are not anticipated to generate adverse noise impacts to wildlife within the MHPA. Noise generated during construction of the proposed residential and recreational uses could impact sensitive wildlife during the breeding season. Construction activity noise shall be restricted during the breeding season if breeding wildlife is identified in the area. Any grading or construction during the breeding season shall employ temporary noise controls to reduce noise to 60 db in areas occupied by breeding wildlife.

GRADING/ACCESS

The Del Mar Highlands Estates Affordable Housing site is a previously stabilized graded site. The minimal amount of earthmoving required to create the proposed housing will not create impacts to the MHPA other than that discussed relative to noise possibly associated with construction. Access is currently being provided by two existing private driveways. No impacts to the MHPA related to access are anticipated.

HOUSING PROGRAM

The Illustrations shown are provided as examples of how the elements of the units could potentially be organized and not as projections of final design.

Building Composition: Comprised of 13 dwelling units

REQUIRED UNIT MIX

1 Bedroom	no more than 20%	2 dwelling units
2 Bedroom	no less than 50%	7 dwelling units
3 Bedroom	no less than 30%	4 dwelling units
		Total: 13 dwelling units

UNIT DATA (square footage expressed as minimums)

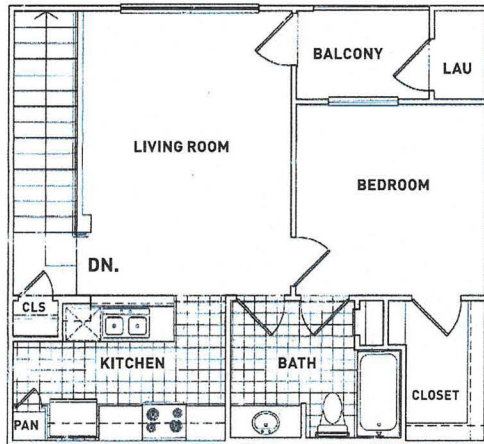
Plan 1	1 Bedroom	1 Bath	600 SF
Plan 2	2 Bedroom	2 Bath	900 SF
Plan 3	3 Bedroom	2 Bath	1200 SF

Additional Amenities: Each unit will have private usable space (porches, balconies), storage, laundry hook-ups and covered parking.

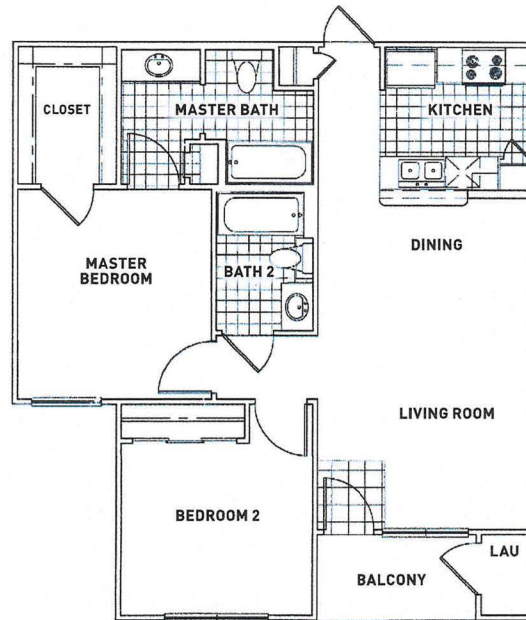
REQUIRED PARKING RESUME

UNIT TYPE	DWELLING UNIT RATIO	RESIDENT REQUIRED	ACCESSIBLE REQUIRED	ACCESSORY (VISITOR, STAFF, ASSIGNED)	MOTORCYCLE		BICYCLE	
					RATIO	REQUIRED	RATIO	REQUIRED
1 bedroom @ 2 each	1	2			0.1	0.2	0.4	0.8
2 bedroom @ 7 each	1.3	9.1			0.1	0.7	0.5	3.5
3 bedroom @ 4 each	1.75	7			0.1	0.4	0.6	2.4
TOTAL REQUIRED:		18 SP.	1 SP.	5 SP.		1 SP.		7 SP.
TOTAL PROVIDED:		18 SP.	2 SP.	6 SP.		1 SP.		7 SP.*

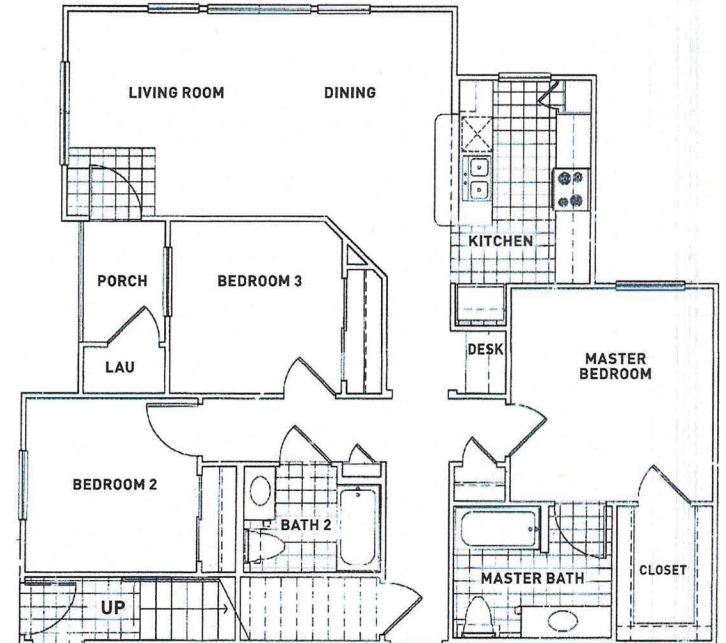
* Garage spaces (11 ea.) satisfy requirement for bicycle spaces. Garages shall be a minimum of 11'x20'.



EXAMPLE - 1 BEDROOM UNIT
600 SF MIN.



EXAMPLE - 2 BEDROOM UNIT
900 SF MIN.



EXAMPLE - 3 BEDROOM UNIT
1,200 SF MIN.

ARCHITECTURAL DESIGN CONCEPT

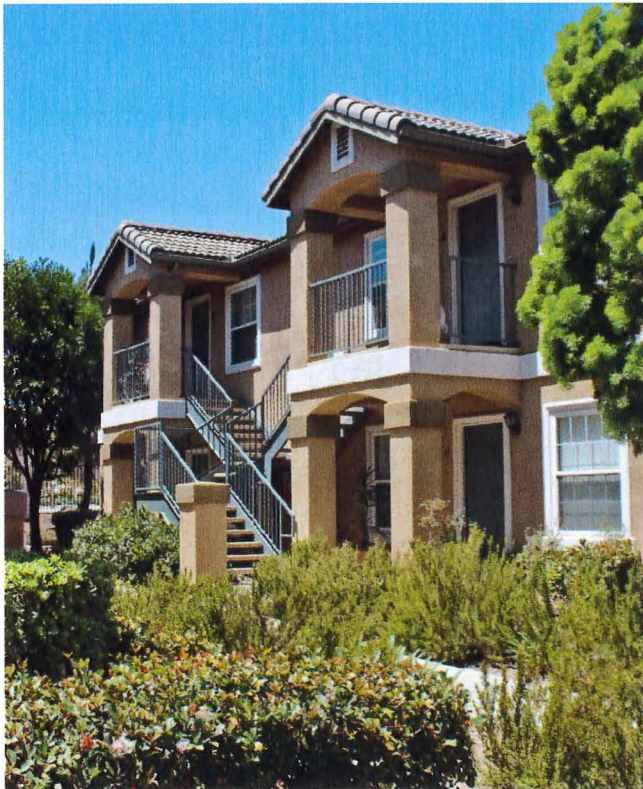
Architecture creates visual interest, character and identity for the project while maintaining a relationship to the human scale and the natural environment.

Overall character of the development should be defined through the use of a consistent design concept.

- Building design should be consistent with the defined architectural style and should incorporate the architectural embellishments commonly associated with that style.

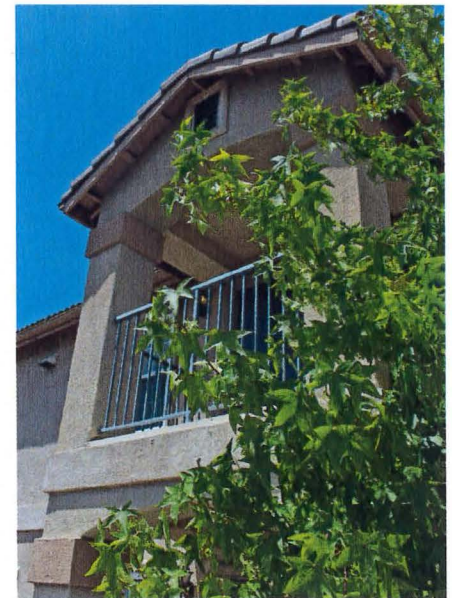
Architectural design concepts of the neighboring project and those of the "built" community of Pacific Highlands Ranch should be considered.

- The project may adopt a consistent or contrasting approach.



Variation of wall planes, rooflines and building form should be considered to create visually engaging designs.

- Architectural elements such as varied roof forms, articulation of the facade, breaks in the roof, walls with texture materials and ornamental details should be incorporated to add visual interest.
- Balconies and small decks should be incorporated into the buildings to breakdown the vertical scale.
- Architectural elements such as fenestrations, and recessed planes should be incorporated into the façade design. Large areas of flat, blank wall and lack of treatment are strongly discouraged.
- Semi-private areas such as covered courtyards are highly encouraged.
- Roof height, pitch, ridgelines and roof materials should be varied to create visual interest and avoid repetition.
- Unit/Building layout should ensure the gradual transition of building height and mass.
- Pedestrian scaled entry should be a prominent feature of the front elevation.



EXTERIOR BUILDING MATERIALS & COLOR

Variation in color and materials should be considered to create visually pleasing designs.

- High quality and durable materials, such as stone and brick are encouraged.
- Creative use of stucco finishes that add visual depth and texture is encouraged.

Architectural treatment should be applied to all elevations of a building and may include elements such as color, materials, or form drawn from the design of the primary frontage.

- Rear and side elevations of units/buildings facing a street should be given particular emphasis.
- Side and back walls of units/buildings on corners should incorporate variation in building mass, and window placement.

GREEN BUILDING DESIGN

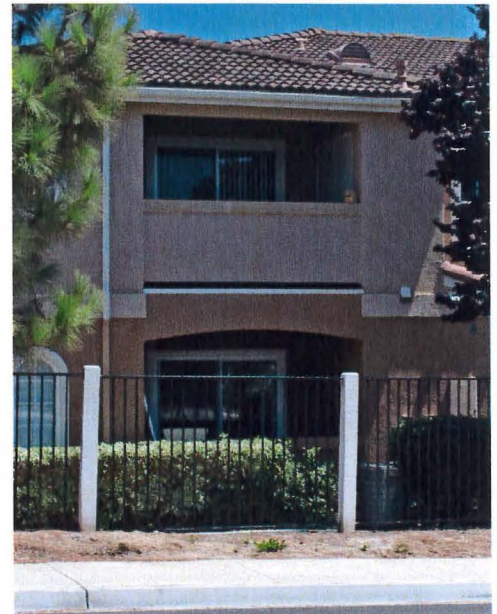
Green building design should be considered in the project.

- Building designs that incorporate opportunities for renewable energy production is encouraged.
- Use of windows for natural light indoors as much as possible. Placement for cross-ventilation and airflow to promote natural cooling encourage.

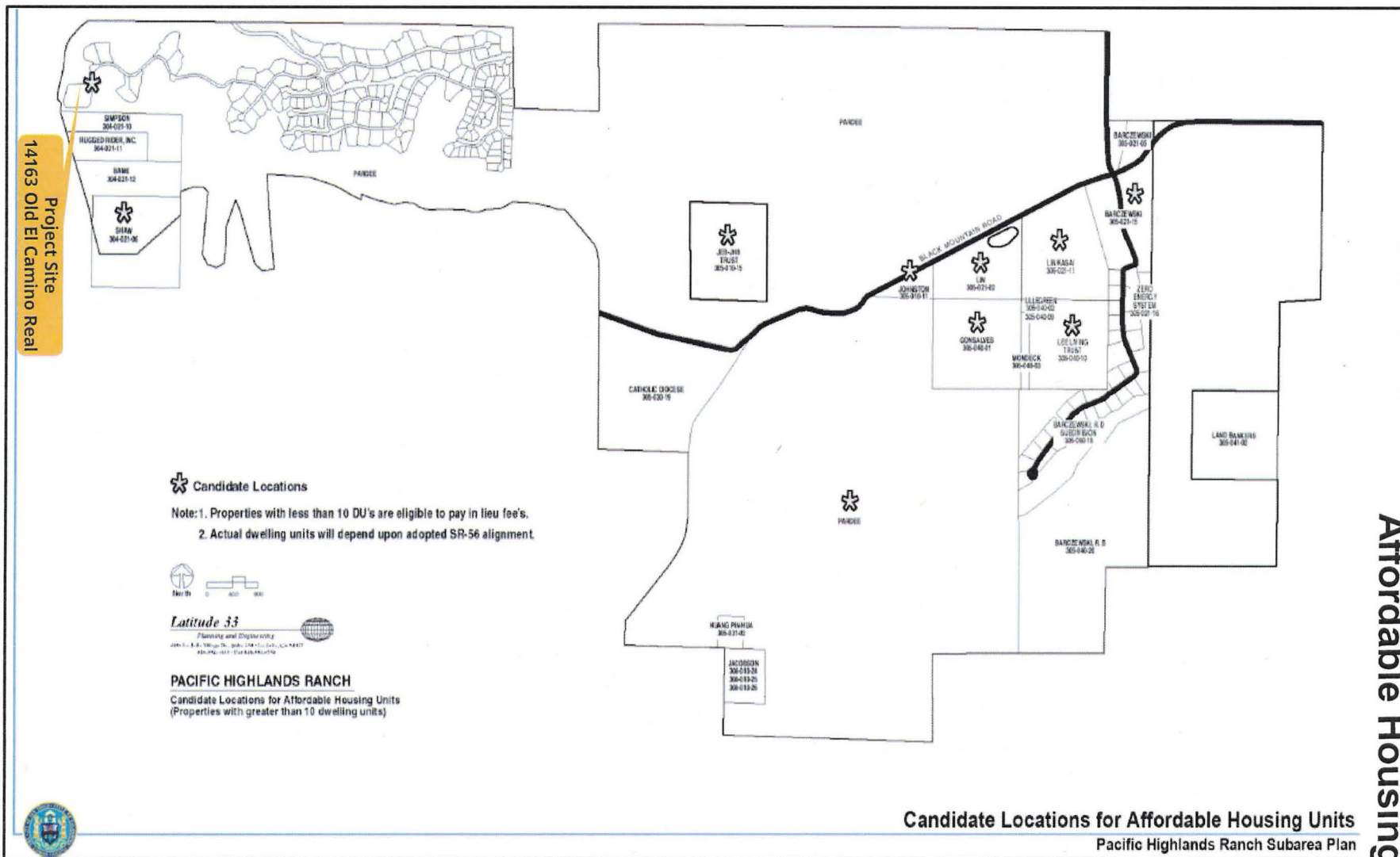


Visual and physical connections between private and common open space should be maintained to encourage ease in accessibility.

- Clear definition of private usable space such as decks, patios and porches is encouraged.
- Relationship between indoor and outdoor spaces and uses should be considered in the unit designs.
- Common outdoor gathering areas should incorporate a mix of active and passive amenities.
- Recreational amenities such as playground equipment, shaded areas, barbeque grills should be provided in common outdoor spaces to encourage community activity and use.



Pacific Highlands Ranch Subarea Affordable Housing Location



Del Mar Highlands Estates Project No. 500066
14163 Old El Camino Real





The City of San Diego

MANAGER'S REPORT

DATE ISSUED: April 8, 1997 REPORT NO. P-97-072
ATTENTION: Honorable Mayor and City, Agenda of April 15, 1997.
SUBJECT: VESTING TENTATIVE MAP (VTM), PLANNED RESIDENTIAL
DEVELOPMENT PERMIT (PRD) AND RESOURCE PROTECTION
ORDINANCE PERMIT (RPO) PROJECT NO. 94-0576. PROCESS 5.
COUNCIL DISTRICT 1

OWNER/
APPLICANT: Padree Construction Company (Attachment 18).

SUMMARY:

Issue(s): Should the City Council approve the proposed development?

Planning Commission Recommendation: The subject property is located in the North City Future Urbanizing Area (NCFUA). The Planning Commission serves as the community planning group for the Future Urbanizing Area. On April 3, 1997, the Planning Commission voted 5-0 to recommend denial of the project. based on the following:

- concerns regarding the Housing Issues with respect to the density bonus and contractual obligations to provide the affordable units;
- concerns with the EIR regarding adequacy of alternatives analysis and the ability to make the CEQA findings;
- concerns regarding the width/functionality of the Gonazales Canyon wildlife corridor encroached upon by the southern tier of lots;
- inaccuracies in the design guidelines with regard to building height calculated from finished floor instead of grade;
- the provision of a tot lot for the affordable housing needs to be addressed.

These issues are addressed by staff in a separate memo. (Attachment 20)

Manager's Recommendation:

1. **CERTIFY** Environmental Impact Report No. 94-0576 adopt the Mitigation and Monitoring Program for the project and consider the Interim Habitat Loss findings; and

2. **APPROVE** Vesting Tentative Map, Planned Residential Development Permit and Resource Protection Ordinance Permit No. 94-0576, subject to conditions contained in Attachments 13 and 14 to this report.

Other Recommendations:

San Dieguito River Regional Open Space Park JPA: The project site is located within the San Dieguito River Valley Regional Open Space Park JPA focused planning area. At its meeting of February 21, 1997, the JPA Board recommended that project approval address an equestrian/hiking trail, recommendations of the NCFUA Framework Plan, street lights, and development proximity to Gonzales Canyon. A copy of these recommendations is included as Attachment 16.

Carmel Valley Community Planning Board: The Carmel Valley Community abuts the project site on the south. The Carmel Valley Community Planning Board, at its meeting of March 11, 1997, recommended that an environmentally preferable alternative be considered for the project that would provide for a reduced density and a wider open space corridor in Gonzales Canyon. A copy of the planning board's recommendations are included as Attachment 17.

Environmental Impact: An Environmental Impact Report (No. 94-0576) has been prepared for this project. A Mitigation, Monitoring and Reporting Program is recommended which mitigates all direct and indirect impacts to a level below significance.

Fiscal Impact: All costs associated with processing this application are being charged to the applicant.

Code Enforcement Impact: None.

Housing Affordability Impact: The project proposes the construction of 24 affordable housing units.

BACKGROUND:

The project consists of two parcels in Subarea III in the North City Future Urbanizing Area (NCFUA), (Attachments 1 and 2). One site, the 84-acre Shell Parcel, is located east of the Palacio Del Mar residential development. This parcel contains both mesa and canyon topography. The site is situated in an area approved as part of the Multiple species Conservation Program. The project proposes that the Shell Parcel be dedicated to the City, in total, as preserved open space. Residential benefits associated with this parcel will be transferred to the project parcel located on Old El Camino Real.

The second project parcel, a 389-acre site, is located near the intersection of Old El Camino Real and San Dieguito Road. All development proposed by the project will be located on this site. Physically, this site consists of a ridge, in an east-west alignment that traverses the northern portion of this property. Gonzales Canyon traverses the southerly portion. A north-south tributary canyon bisects the ridge

approximately one-third of the way in from the westerly site boundary, connecting Gonzales Canyon with San Dieguito Road to the north (Attachment 3).

Approximately 200 acres of the site (51%), has been impacted by tomato farming (Attachment 4). Farming activity has recently ceased, however, remnants of that agricultural activity are still found on the site. Dirt roads also traverse the ridge in many directions. The north slope of the ridge, drops down to San Dieguito Road, beyond which are located the Fairbanks Country Club Golf Course and polo fields. The ridge drops off to undeveloped land in the NCFUA located to the west. A 150-foot-wide San Diego Gas and Electric Company easement, containing overhead electrical lines and underground gas and fuel lines, crosses the western portion of the ridge and Gonzales Canyon.

The Gonzales Canyon portion of the property contains disturbed lands and native vegetation. The canyon is currently used by equestrians and hikers. Gonzales Canyon extends both easterly and westerly of the project site (Attachment 4). The eastern portion of Gonzales Canyon extends for approximately one-half mile beyond the project boundary into undeveloped area in the Subarea III NCFUA. The western end of the canyon terminates on the rear portions of adjacent rural residential lots that front on the east side of Old El Camino Real. The south slope of Gonzales Canyon extends up to single-family homes in the Carmel Valley Community Plan Area.

The Del Mar Highlands Estates project proposes the construction of 148 single-family detached market rate homes, 24 attached affordable housing units (166 acres) and 307 acres of open space to be dedicated to the City. In 1995, a previous version of the project, proposed 124 market rate homes instead of the current 148, and set aside land for the future construction of affordable housing units, instead of construction during the market rate phase of home construction. The project was one of several components of the City Manager's Carmel Valley Neighborhood 8A Compromise Plan. The draft Neighborhood 8A Precise Plan was referred back to staff by the Council for revisions. The 8A Precise Plans revision process is still on-going. No action was taken by the City Council on any of the Compromise Plan components.

DISCUSSION:

Project build out will occur over several years. The phasing of the market rate home construction will be based on the rate of unit absorption. Construction of the affordable housing units would be tied to the rate of market rate lot sales or construction of the market rate homes. The market rate homes will either be developed by the project applicant, by other construction firms or by individual lot purchasers. The affordable units will be built by the project applicant or by another assigned builder, satisfactory to the Housing Commission.

Vesting Tentative Subdivision Map (VTM): The map proposes division of the 389-acre development site into: 148 market rate, single family home lots; a single lot to be reserved for the development of the affordable housing units; and additional lots for brush management, landscaped manufactured slopes; open space lots and private street lot treatment (Attachment 6).

Six market rate home lots, averaging 1.6 acres in area, are proposed to be located in the western portion of the development site. Forty-one additional market rate home lots will be located along the northern portion of the site and average 1.1 acres in size. These lots are intended to be large enough to provide sufficient building setback from the bluff edge that overlooks the adjacent San Dieguito River Valley. Provisions of the PRD Development Design Guidelines address this bluff edge treatment.

Other market rate home lots, located within the interior of the development site and along the north rim of Gonzales Canyon average 18,000 to 29,000 square feet in area. These lot sizes significantly exceed those lots already developed in the adjacent Carmel Valley community, along the south rim of Gonzales Canyon.

The Gonzales Canyon portion of the site, including the north-south tributary canyon that connects to San Dieguito Road, is proposed to be dedicated to the City as an open space lot.

Planned Residential Development Permit (PRD). Development will be clustered on 166 acres and approximately 307 acres would be dedicated as open space (Attachment 7). A design guideline and development standard document has been submitted establishing criteria to be used by property owners in designing the homes and additional criteria addressing the developer constructed affordable units (Attachment 19).

The applicant is proposing to gate two of the three entrances to the project. The main entrance to the north, on San Dieguito Road, would be staffed 24 hours each day. The northeast road connection to the adjacent Sentera residential development in the City would be locked and accessible only to emergency vehicles. The Sentera Homeowners Association has requested this restricted access. A road connection to the adjacent, undeveloped NCFUA is proposed at the southeast edge of the development. Gating at this access point is not proposed at this time but, may be considered in the future as the adjacent property develops.

On November 26, 1996, the City Council approved a policy (600-42) addressing limited and controlled access developments (gated communities) (Attachment 8). The policy provides guidance for the consideration of development applications proposing limited or controlled access in conjunction with a concurrent discretionary action. The City Manager believes that the criteria described in Council Policy 600-42 is met for this project. The project proposes rural standard roadways to establish a rural residential setting on land surrounding by environmentally sensitive canyons and bluffs. Regional traffic movement is generally not encouraged on rural designed roads. Existing or proposed roads in the area adequately serve adjacent development. Public access to beaches, commercial centers, transit stops, schools and public facilities would not be restricted. Pedestrian and equestrian access to the canyons on-site will be maintained by the project. The controlled access points are designed to allow public emergency vehicle entry and exit. The San Dieguito Road entry will be designed to accommodate service vehicles and provide adequate vehicle stacking distance.

Affordable Housing Units. The Del Mar Highlands Estates affordable housing program proposes the construction of 24 attached affordable dwelling units on a portion of the 5.35-acre parcel located at the west end of the project site. The design concept

provides for three (3) separate two-story structures, with 8 dwelling units in each structure. The proposed units are all 2 bedroom/2 bath units of approximately 900 square feet, with individual storage areas and laundry hook-ups (Attachment 9). The applicant indicates that these units are similar to market rate projects that they have built in the Mira Mesa and Carmel Valley communities.

Twenty-four covered parking spaces, 23 open parking spaces, 6 motorcycle parking spaces, racks for parking 12 bicycles and an enclosed trash area are also proposed as a part of the affordable housing portion of the project. The attached site plan only reflects 36 of the 47 proposed parking spaces. The applicant indicates that they will provide the additional parking by expanding the parking lot into the undeveloped portion of the lot.

The eastern half of the 5.35-acre site is proposed to be reserved for additional affordable units resulting from future NCFUA development projects. This portion of the lot will be graded and planted with erosion control ground cover by the applicant.

DENSITY BONUS

The applicant is utilizing the "Rural Cluster" provisions of the Planned Residential Development Ordinance to achieve a density of one dwelling unit per four acres for the A-1-10 zoned development ($473 \text{ acres} \div 4 = 118 \text{ du's}$). Provisions of the PRD Ordinance require that development utilizing the one per four density calculation shall provide a set aside of not less than 20 percent of the units for affordable occupancy. The project proposes the construction of 24 affordable units ($118 \text{ du} \times 20\%$) - 24 affordable units. In addition, the applicant proposes to utilize the Density Bonus provisions of Section 101.0307.6 of the Municipal Code which provides that a deviation from the Housing Commission administered 25% bonus, not to exceed a 50 percent bonus, may be granted where the median income of the census tract exceeds 120 percent of the City-wide median household income (Attachment 12). In this case, the 1990 U.S. Bureau of Census survey determined that the City-wide median household income is \$33,386 and the census tract in which this project is located is \$70,148. The density bonus proposed for this project totals 46 percent ($118 \text{ du's} \times 46 \text{ percent} = 54 \text{ du's}$).

The 24 affordable units are restricted for occupancy by households earning no more than 65 percent of median area income; as adjusted for household size; and at rental rates affordable at 60 percent of median area income; as adjusted for unit size.

A timeline is proposed for the provision of the affordable units. The applicant must obtain the affordable unit building permits prior to the City's building permit issuance for the 77th market rate dwelling unit and, the affordable unit construction must be completed within 15 months or prior to the City's building permit issuance for the 115th market rate dwelling unit, whichever is first to occur. If individual parcels are sold initially, these parcel sales will count toward the permit issuance thresholds described above. The affordable housing schedule provides sufficient time for the applicant to complete the development of market-rate units that will generate the funds to cover the cost of site preparation and construction of the affordable units.

Page 6

Resource Protection Ordinance Permit. Project impacts on sensitive lands are consistent with adopted Resource Protection Ordinance encroachment allowances. Development is proposed to be clustered on lands that have been previously impacted by agricultural and off-road vehicle use. There are some impacts to steep slopes and sensitive vegetation at the edge of the disturbed area but these impacts are within limits of encroachment allowances. The project will revegetate 77 acres of habitat area in Gonzales Canyon that previously has been disturbed.

SUMMARY:

The City Manager recommends approval of the Del Mar Highlands Estates project because it meets objectives of the NCFUA Framework Plan and the PRD Ordinance for clustering development on the least environmentally sensitive portions of the property and preserving land having high natural resource value by locating development on portions of the property previously impacted by farming activities. Approximately 307 acres (65% of the project area) will be deeded to the City for open space preservation. The project is in compliance with the MSCP. The project design guidelines propose larger building setback standards to reduce the impacts of lots abutting Gonzales Canyon and the northerly rim overlooking the San Dieguito River Valley. The construction of 24 affordable housing units by the project applicant meets a guiding principle of the NCFUA and Council Policy 600-19 (Fostering of Balanced Community Development).

Other project benefits include the restoration of 77 acres of disturbed lands to habitat in Gonzales Canyon and the creation of a 1,000-foot-wide wildlife corridor in Gonzales Canyon. The applicant will also contribute \$50,000 as partial funding for a wildlife crossing at San Dieguito Road.

ALTERNATIVES:

1. Approve the project with modifications.
2. Deny the project.

Respectfully submitted,

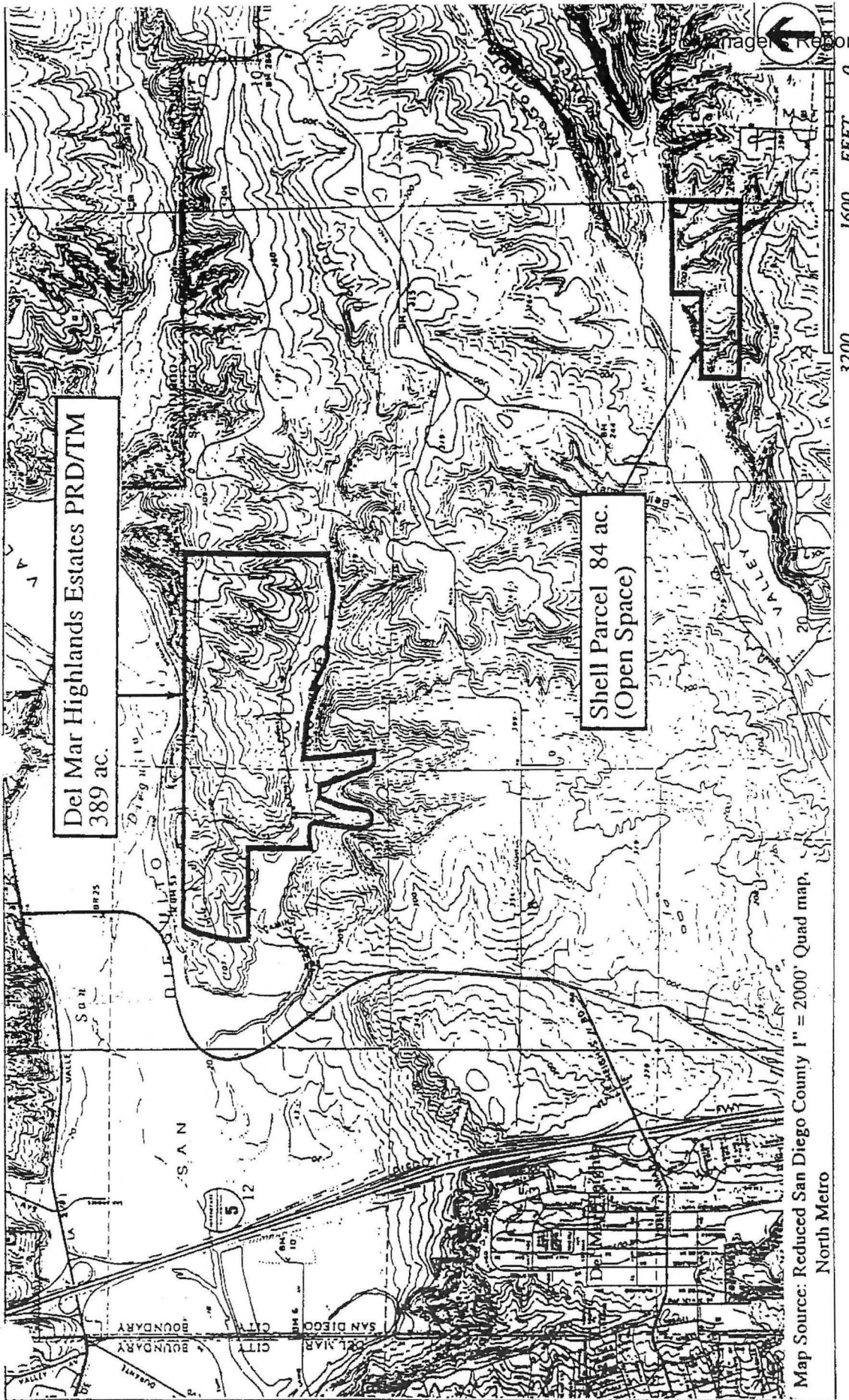

PENELOPE CULBRETH-GRAFT, DPA
Assistant Deputy City Manager


TINA P. CHRISTIANSEN, AIA
Development Services Manager

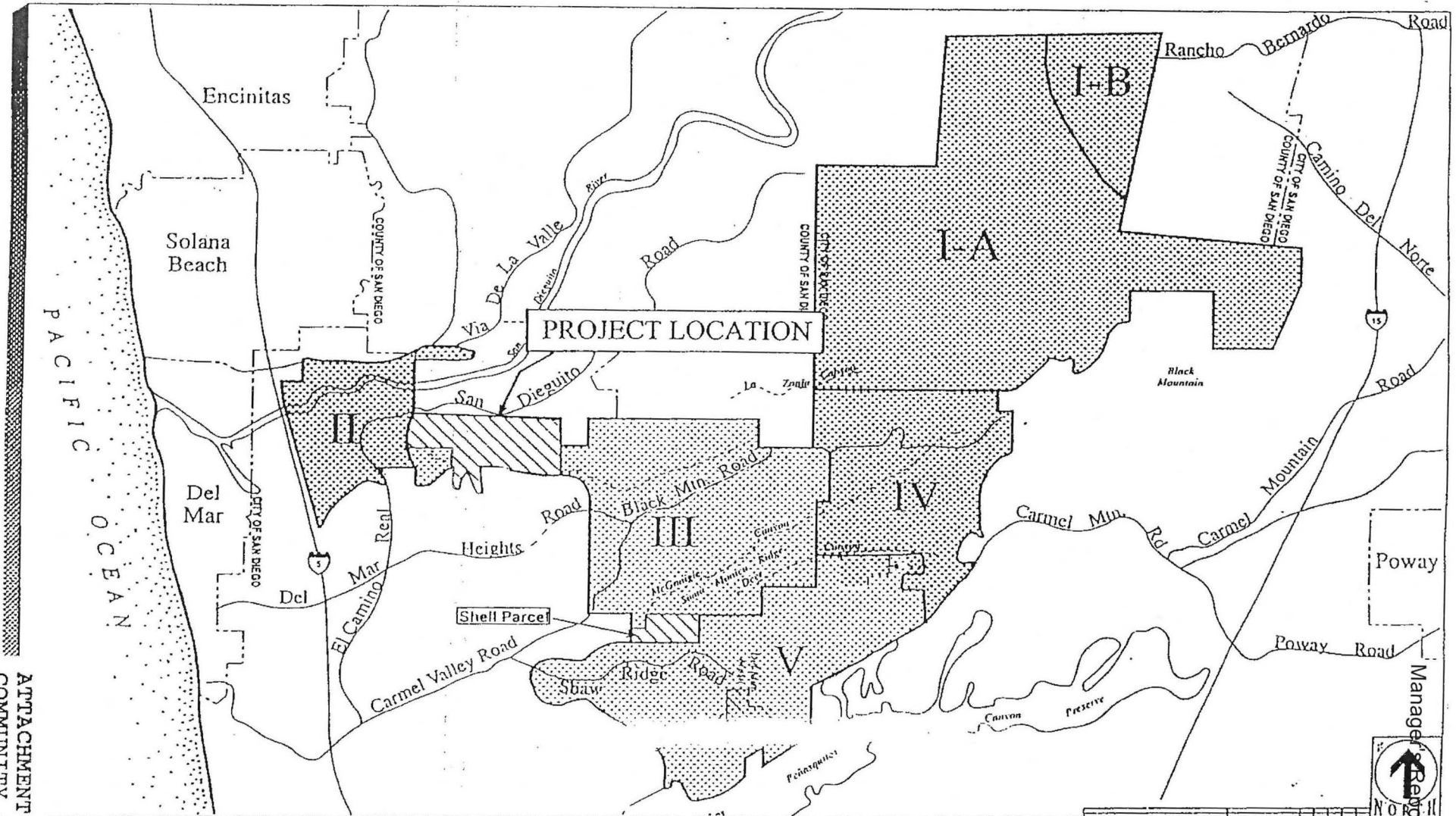
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ATTACHMENTS:


1. Project Location Map
2. Community and FUA Planning Map
3. Gonzales Canyon Location Map
4. Existing Land Use Map
5. Letter from Solana Beach School District
6. Tentative Subdivision Map
7. PRD Site Plan
8. Council Policy 600-42 (Gated Communities)
9. Affordable Housing Site Plan
10. Affordable Housing Building Elevations
11. Affordable Housing Landscape Plan
12. Density Bonus Ordinance
13. Draft Tentative Map Findings and Conditions
14. Draft PRD Conditions
15. Draft PRD/RPO/Density Bonus Findings
16. Recommendations of the San Dieguito River Valley Regional Open Space Park JPA
17. Recommendations of the Carmel Valley Community Planning Board.
18. Ownership Disclosure
19. Draft PRD Design Guidelines (under separate cover)
20. Supplemental Staff Memo



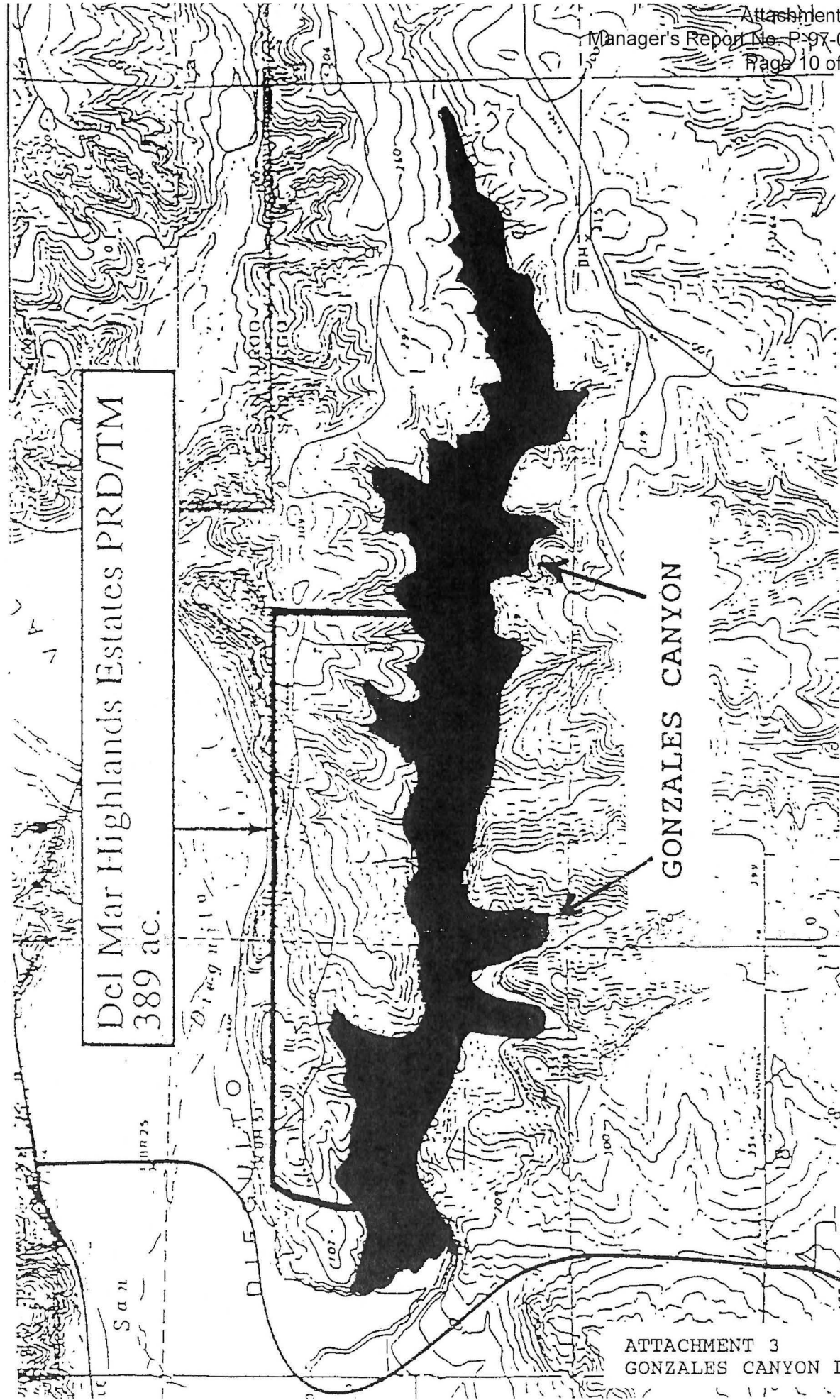
Project Vicinity



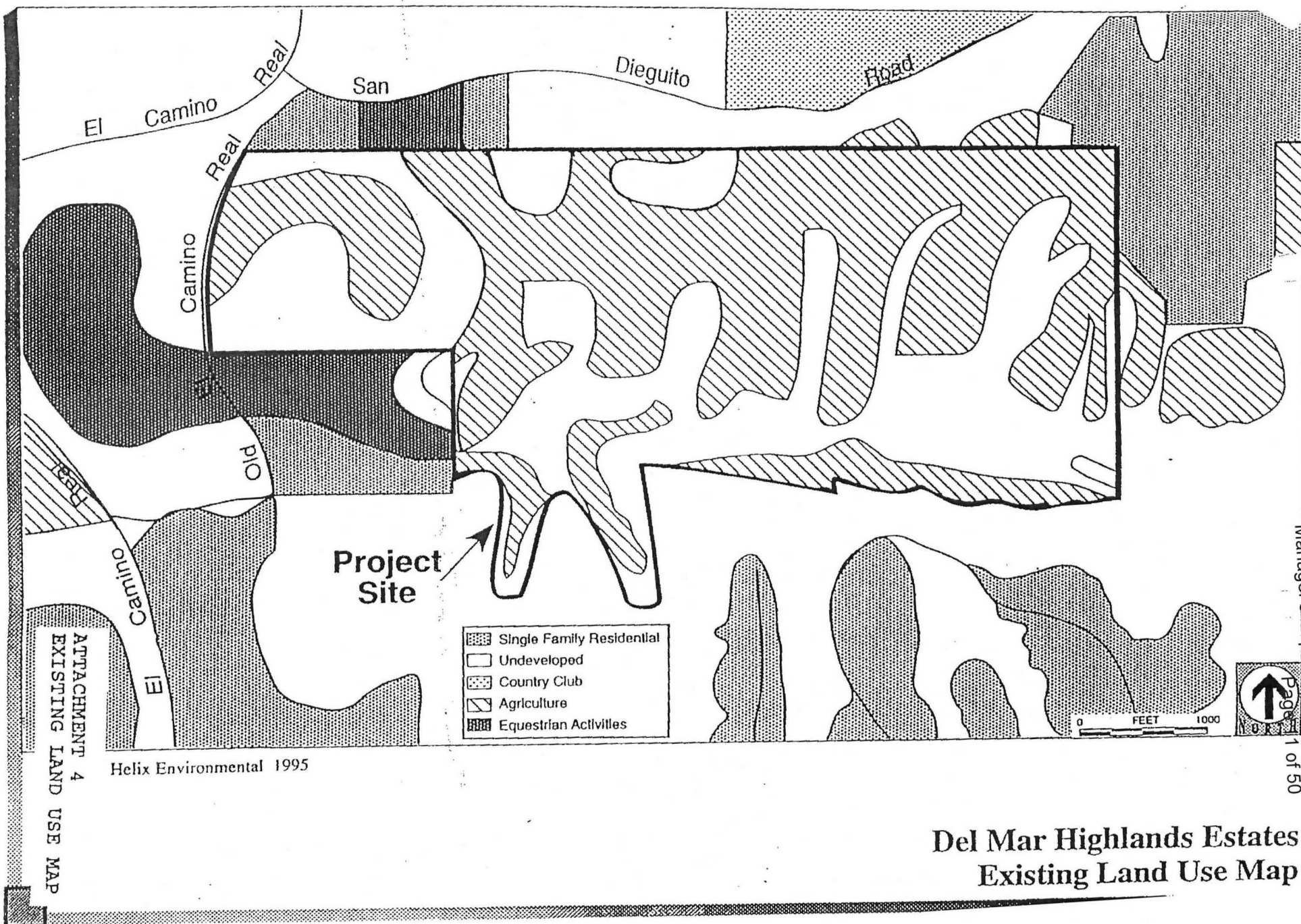
Source: Helix Environmental 1995

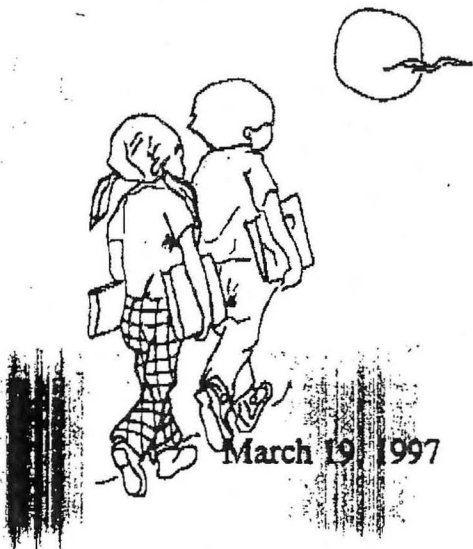
 Future Urbanizing Area

North City Future Urbanizing Areas and Jurisdictional Map



ATTACHMENT 3
GONZALES CANYON LOCATION





solana beach school district

March 19, 1997

Mr. Bob Gentles
Land Development Review
City of San Diego
1222 First Avenue, Mail Station 501
San Diego, California 92101

Re: Del Mar Highlands Estates Draft Environmental Impact Report

Dear Mr. Gentles:

The Solana Beach School District (District) appreciates the opportunity to comment on the above referenced Draft EIR. Representatives of the District and Pardee Development Company have met numerous times over the last year and a half attempting to develop a Mitigation Agreement for this project. The parties are close to finalizing this agreement which, if approved, will provide the necessary mitigation. It is anticipated that the final document will be executed prior to April 15, 1997, when the project is scheduled for review. However, the District continues to maintain its position that the City Council should not approve the project absent a fully-executed Mitigation Agreement.

For your information, the District expects the 172 units in the Del Mar Highlands Estates Project to generate 75 K-6 students. Using the costs of Carmel Creek Elementary School, which excludes class size reduction, the District will need approximately \$1,380,000 to house these students. This impact does not include portable classroom facility costs or central administrative facility costs.

The District also wishes to correct inaccuracies within the Draft EIR. The discussion of the project's impacts upon schools (commencing on page 199) states at page 205 that the project is - -

within the Mello-Roos and Community Facilities District No. 1 and, therefore, would pay an appropriate share of school fees. Participation in the Mello-Roos and Community Facilities District No. 1 would mitigate cumulative impacts as adequate facilities are constructed. Direct impacts would also be mitigated with contribution of Mello-Roos fees and when adequate facilities are constructed.

CITY OF SAN DIEGO, CALIFORNIA

COUNCIL POLICY

SUBJECT: LIMITED AND CONTROLLED ACCESS DEVELOPMENT
(GATED COMMUNITIES)

POLICY
NUMBER 600-42

EFFECTIVE
DATE 11/26/96

BACKGROUND:

The City of San Diego has received requests to approve limited or controlled access projects for both existing and new development. Often these requests are in response to concerns for security, to mitigate undesirable traffic impacts, to provide a lifestyle alternative, or to market a residential development. In view of this, a policy is desirable to establish the criteria by which applications are evaluated.

PURPOSE:

The purpose of this policy is to provide guidance for City consideration of applications for limited or controlled access projects in conjunction with a concurrent discretionary action, such as a Tentative Map, Planned Residential Development Permit, street vacation, or other approval processes determined by the City Manager. It establishes definitions and criteria, and references regulatory codes, ordinances and manuals that will be used in evaluating the merits of individual projects. Also, the purpose of this policy is to minimize the impact on surrounding neighborhoods, ensure appropriate public and emergency vehicle access, and provide general guidance on the design concept of walls.

DEFINITIONS:

1. A limited access project uses bollards, median chokers, curb pop-outs, channelization of intersections, left/right turn only directional signs, parking restrictions, one-way streets, or other mechanisms on public streets to control, but not prohibit vehicular access. Vehicles would still be able to enter the neighborhood and access all streets, but mechanisms would be used to control the flow of traffic.
2. A controlled access project has private streets or driveway access to public streets, with gates used to prevent unauthorized public access to the project. Such streets must be private from the onset or as a result of a street vacation.

POLICY:

The City should review each project that proposes limited or controlled

ATTACHMENT 8
COUNCIL POLICY 600-42
GATED COMMUNITIES

CITY OF SAN DIEGO, CALIFORNIA

COUNCIL POLICY

SUBJECT

LIMITED AND CONTROLLED ACCESS DEVELOPMENT
(GATED COMMUNITIES)

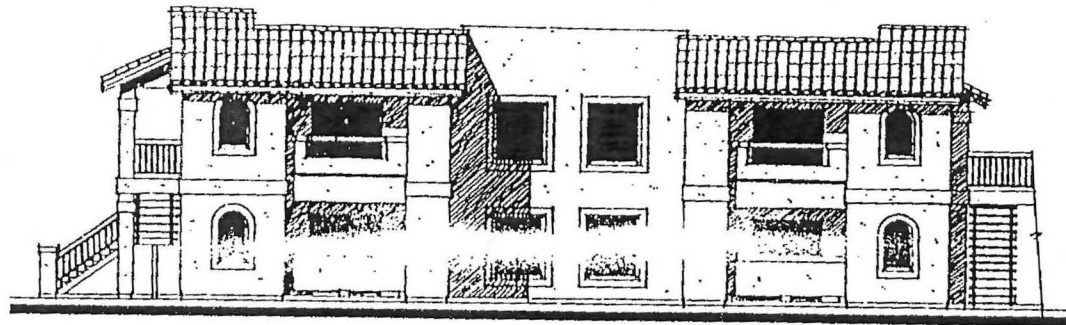
POLICY
NUMBER 600-42

EFFECTIVE
DATE 11/26/96

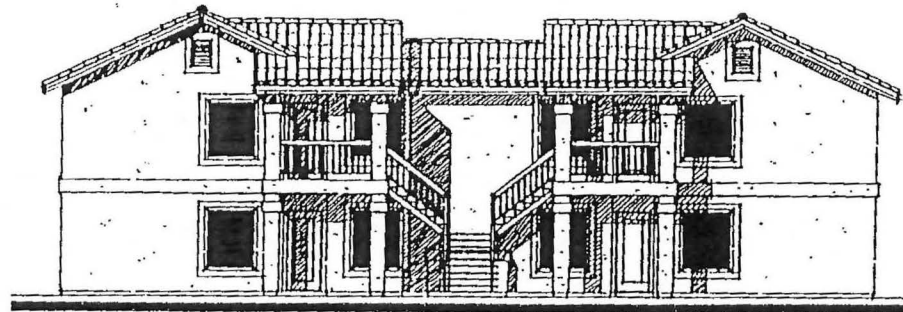
5. The street system, gated entry, and premises identification meet all criteria established in state regulations, city ordinances, policies, and design manuals.
6. Street access to gated projects has been provided for police, fire, and other emergency vehicles by means that are acceptable to the providers of those services.
7. Access will be provided for postal, trash pick-up, and school busses. Pursuant to the Municipal Code, the City will not collect trash on private property.
8. The City shall be granted general utility and utility access easements on private streets.
9. The location of gates shall provide adequate stacking areas to accommodate traffic to the project. Stacking shall not adversely impact circulation on any public street.
10. Walls or other enclosures attached to gates should use setbacks, landscaping, human-scale articulation and/or other design features. The enclosures will be governed by relevant sections of the zoning code.

HISTORY:

Adopted by Resolution R-288089 11/26/96



FRONT / REAR ELEVATION



LEFT / RIGHT ELEVATION

Source: Bassenian Lagoni 1997

**Affordable Housing Site
Architectural Elevations**

Affordable Housing Del Mar Highlands Est.

PLANTING LEGEND

STREET TREES

1. Planting of trees along streets and parking areas to provide shade and improve aesthetics. Trees shall be planted at a minimum of 10 feet from the curb and 10 feet from the building. Trees shall be planted in groups of three or more.

ACCENT TREES

1. Planting of trees to accentuate architectural features or landscape elements. Trees shall be planted at a minimum of 10 feet from the building and 10 feet from the curb. Trees shall be planted in groups of three or more.

MIXED OPEN SPACE TREES

1. Planting of trees in open spaces to provide shade and improve aesthetics. Trees shall be planted at a minimum of 10 feet from the building and 10 feet from the curb. Trees shall be planted in groups of three or more.

INTERIOR SPACE TREES

1. Planting of trees in interior spaces to provide shade and improve aesthetics. Trees shall be planted at a minimum of 10 feet from the building and 10 feet from the curb. Trees shall be planted in groups of three or more.

FOUNDATION AND BACKGROUND TREES

1. Planting of trees to provide shade and improve aesthetics. Trees shall be planted at a minimum of 10 feet from the building and 10 feet from the curb. Trees shall be planted in groups of three or more.

EDGE TREES AND GROUND COVER

1. Planting of trees and ground cover to provide shade and improve aesthetics. Trees shall be planted at a minimum of 10 feet from the building and 10 feet from the curb. Trees shall be planted in groups of three or more.

LANDSCAPE ARCHITECTURE

1. Planting of trees and ground cover to provide shade and improve aesthetics. Trees shall be planted at a minimum of 10 feet from the building and 10 feet from the curb. Trees shall be planted in groups of three or more.

IRRIGATION AND MAINTENANCE

1. Planting of trees and ground cover to provide shade and improve aesthetics. Trees shall be planted at a minimum of 10 feet from the building and 10 feet from the curb. Trees shall be planted in groups of three or more.

CITY OF SAN DIEGO LANDSCAPE ARCHITECTURE

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IRRIGATION AND MAINTENANCE

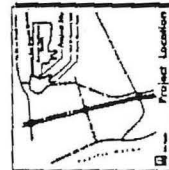
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CITY OF SAN DIEGO LANDSCAPE ARCHITECTURE

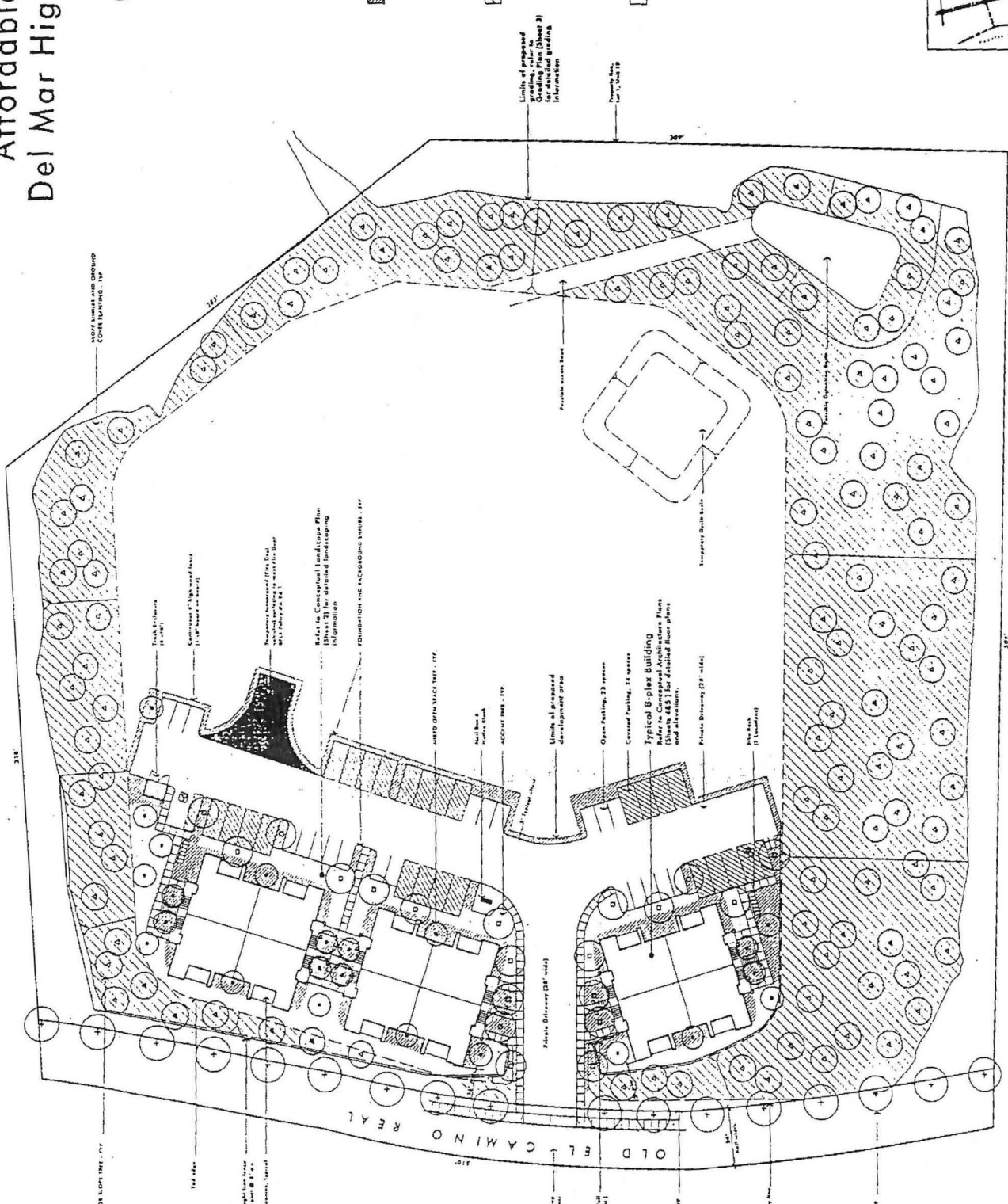
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LANDSCAPE ARCHITECTURE

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PROJECT LOCATION



ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
1000 N. GATE AVENUE
SUITE 100
PICO CAJON, CALIFORNIA 92071
TEL: (619) 441-1111
FAX: (619) 441-1112
WWW.ALHAMBRA-CA.COM

101.0307.2 Affordable Housing Density Bonus Agreement

A. The Affordable Housing Density Bonus shall be intended to materially assist the housing industry in providing adequate and affordable shelter for all economic segments of the community and to provide a balance of housing opportunities for low and moderate income persons throughout the City. It is intended that the Affordable Housing Density Bonus be available for all residential development projects, using criteria and standards provided in the Progress Guide and General Plan as defined by the City Housing Commission.

It is intended that the Affordable Housing Density Bonus implement the provisions of Chapter 4.3 of Division 1 of Title 7 of the California Governmental Code.

(Added 3-23-81 by O-15471 N.S.)

§ 101.0307.2 Affordable Housing Density Bonus Agreement

A. The Affordable Housing Density Bonus shall be extended to all projects for which an agreement has been entered into by the applicant and the Executive Director of the Housing Commission.

B. The Affordable Housing Density Bonus agreement shall include the following provisions:

1. At least 20 percent of the total units will be affordable by persons and families of low or moderate incomes.

2. That the affordable units will remain available and affordable by persons and families of low or moderate income for a period of not less than 20 years.

3. The units affordable by persons and families of low or moderate income shall be identified and described.

(Added 3-23-81 by O-15471 N.S.)

§ 101.0307.3 Density Bonus Provisions

A. The Density Bonus shall permit a total project containing 125 percent of the units permitted by the density regulations of the underlying zone or planned district.

B. Where the underlying zone or planned district requires that each lot shall be occupied by no more than one dwelling unit, the project shall be developed pursuant to the provisions of Division 9 of this Article (Planned Developments).

C. If the property involved is composed of land falling in two or more zones or districts, the number of dwelling units permitted in the development shall be the sum of the dwelling units permitted in each of the zones or districts. Within the project, the permitted number of dwelling units may be distributed without regard to the underlying density regulations.

D. Where the project consists of two or more specifically identified noncontiguous properties, the maximum number of dwelling units permitted on each separate property shall be calculated as if the project consisted of contiguous properties lying within two or more zones or districts. Within the project, the permitted number of dwelling units may be distributed without regard to the underlying density regulations, subject to the requirements of Section 101.0307.4 and Section 101.0307.5 below.

(Amended 4-23-84 by O-16191 N.S.)

§ 101.0307.4 Provision of Affordable Housing

A. The number of dwelling units reserved for purchase or rent at prices affordable by persons and families of low or moderate incomes shall not be less than the number of bonus units constructed within the project.

B. Where the project consists of two or more noncontiguous properties lying within two or more community planning areas, the dwelling units reserved at prices affordable by persons and families of low or moderate income shall be distributed among community planning areas in the same proportion as the total number of dwelling units constructed within the project.

(Amended 4-23-84 by O-16191 N.S.)

§ 101.0307.5 Transfer of Density Permit

A. In every instance where it is proposed to transfer density rights between either contiguous or noncontiguous properties, which transfer would result in a development on any parcel exceeding 125 percent of the units permitted by the density regulations of the underlying zone or planned district, there shall be a noticed public hearing to approve the transfer as set forth below:

B. A request for a transfer of density rights may be approved, conditionally approved or denied by a "Hearing Officer" in accordance with "Process Three".

C. The development of a property with units exceeding 125 percent of the units permitted by the density regulations of the applicable underlying zone or planned district may be allowed only when it appears from the evidence presented that all of the following facts exist:

1. That the project as proposed will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City.

2. That the project would not lead to over concentration of persons and families of low or very low income within any given community.

VTM 94-0576
APRIL 15, 1997

DRAFT SUBJECT TO CHANGE AT PUBLIC HEARING
CITY COUNCIL RESOLUTION NO. ____

WHEREAS, PARDEE CONSTRUCTION COMPANY, APPLICANT, and PROJECT DESIGN CONSULTANTS, ENGINEER, filed an application for a 203 Lot Vesting Tentative Map, located east of Old El Camino Real and south of San Dieguito Road, and described as a portion of lot 1 of San Dieguito Estates Map 10780 and portions of the SE ¼ and SW ¼ of the SE ¼ of Section 8, T4S, R3W, SBM, in the A-1-10 Zone; and

WHEREAS, on April 15, 1997, the City Council of the City of San Diego considered Vesting Tentative Map 94-0576, Del Mar Highland Estates, pursuant to Section 102.0307 of the Municipal Code of the City of San Diego, and received for its consideration written and oral presentations, and heard from all interested parties present at the public hearing;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Diego makes the following Findings:

1. The map proposes the subdivision of a 389-acre site into 203-lots (148 single family, 1 multi-family affordable housing, 10 brush management, 9 private driveway) for residential development. This type of development is consistent with the General Plan and the Future Urbanizing Area, which designate the area for residential use. The proposed map will retain the community's character by encouraging orderly, sequential development compatible in its intensity with surrounding existing and future land development.
2. The design and proposed improvements for the map are consistent with the zoning/development regulations of the A-1-10 Zone in that:
 - a. All lots have minimum frontage on a dedicated street or private drive which is open to and usable by vehicular traffic, as allowed under a Planned Residential Development Permit.
 - b. All lots meet the minimum dimension requirements of the A-1-10 Zone, as allowed under a Planned Residential Development Permit.
 - c. All lots are designed so that required improvements do not result in nonconforming lots in respect to building area, setbacks, side yard and rear yard regulations, as allowed under a Planned Residential Development Permit.

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APRIL 15, 1997
DRAFT

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10. That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that, based on the Findings hereinbefore adopted by the City Council, VTM 94-0576, is hereby APPROVED, subject to the following conditions:

1. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the first final map, unless otherwise noted.
2. The final map shall conform to the provisions of Planned Residential Development/Resource Protection Ordinance Permit No. 94-0576.
3. This tentative map will become effective with City Council approval and will expire 3 years thereafter.
4. The "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, shall be made a condition of map approval. 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. 769635.

5. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
6. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
7. Every final map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each

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APRIL 15, 1997
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report must be prepared in accordance with the most recent edition of the City of San Diego "Technical Guidelines for Geotechnical Reports." All slopes shall be constructed in accordance with the provisions of San Diego Municipal Code Section 62.0415 et seq.

14. Undergrounding of existing and/or proposed public utility systems and service facilities within the proposed subdivision is required according to San Diego Municipal Code Section 102.0404, Subsection 2.
15. Prior to the recordation of the first final map or the issuance of a grading permit, the owner shall provide a letter from SDG&E to the City Manager, stating that the grading and improvement plans and the final map for the subdivision provide the necessary access road grading, easements and/or rights-of-way which satisfy SDG&E's needs for access through the subdivision to SDG&E's existing 150-foot-wide utility easement and facilities within that easement.
16. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
17. This subdivision shall comply with the provision of the Settlement Agreement on file in the Office of the City Clerk as Document No. RR288265.
18. The first unit of the final map shall include Lot 149.
19. This subdivision shall comply with the provisions of the approved traffic study, satisfactory to the City Engineer.
20. Derby Farms Road is classified as a residential street. The subdivider shall dedicate a cul-de-sac with a 58-foot right-of-way radius and shall provide pavement, curb, gutter, and four-foot-wide sidewalk within a ten-foot curb-to-property-line distance with a cul-de-sac curb radius of 48 feet, satisfactory to the City Engineer.

Access to Private Driveway "D" from Derby Farms Road shall only be for emergency access. Access shall be by a standard City driveway, curb returns are not permitted. The subdivider shall provide control access satisfactory to the Fire Department and the City Engineer.

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If the subdivider constructs the traffic signal, a reimbursement district, in accordance with the provisions of Section 62.0208 of the Municipal Code, may be established by the City Council to recover a portion of the costs of constructing the required traffic signal systems when the adjacent properties develop.

25. The subdivider shall provide a 20-foot pavement between the raised median and the curb.
26. Private Drive A from Private Street "AA" to Private Drive B: the subdivider shall provide 36 feet of pavement width, with a grass surfaced pedestrian path on one side of the street, and a minimum design speed of 30 MPH.
27. Private Drives A (from B to C), B, C and D: the subdivider shall provide 28 feet of pavement width, with a grass surfaced pedestrian path on one side of the street, and a minimum design speed of 20 MPH.
28. Private Drives E through J, L through N, and P: the subdivider shall provide 28 feet of pavement width, with a grass surfaced pedestrian path on one side of the street, and a minimum design speed of 20 MPH.
29. Parking shall be prohibited in private driveways with less than a 28-foot curb-to-curb width.
30. Vehicular access to the dwelling units within the PRD of Unit 10, shall be by a system of privately maintained, unnamed, non-dedicated, private driveways, with a minimum pavement width of 24 feet and a minimum of 26 feet adjacent to fire hydrants, constructed in a manner satisfactory to the City Engineer and the Fire Department.
31. The subdividers shall contribute their fair share of the off-site costs for Capital Improvement Project (CIP) 52.479.0, which consists of the following:
 - a. Widen El Camino Real from a two-lane road to a four-lane major street, including bridge widening, between Half Mile Drive and Via de la Valle.
 - b. Widen El Camino Real from Via de la Valle to a point 350 feet south, to provide a north-bound right-turn lane.

Some or all of this fair share contribution may be provided through Development Impact Fee Contribution.

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In the event the subdivider advances funds for preparation of a water study, the City shall promptly enter into a participation agreement with subdivider to pay for the City's pro-rata share of the cost of the study, plus interest, no later than the date the water study is delivered to the City or 18 months after the subdivider's disbursement of funds, whichever first occurs. The City shall also promptly establish reimbursement agreements with all other benefitted property owners identified in the study. Pro-rata participation shares shall be determined by the study.

- b. Prior to the preparation of any public improvement drawings, the subdivider shall revise existing water studies for this development, satisfactory to the Water Department Manager. The study shall plan the pressure zone(s) necessary to serve this development including pressure regulating stations.
- c. The subdivider shall install all facilities identified in the accepted water studies and phasing plans, reasonably related in nature and extent, to the impacts created by this subdivision. The subdivider understands that certain major water facilities may be needed to provide adequate water capacity to the 610/712 HGL area. Some of such facilities may be larger and more extensive than those necessary to solely provide service to this subdivision. The subdivider specifically understands and agrees that building permits and/or occupancy permits may be denied if the water facility infrastructure at any time is inadequate to provide water service to the subdivision. Water facilities, as shown on the approved tentative map, may require modification based on the accepted water studies.
- d. The subdivider shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer. If more than two (2) fire hydrants and/or thirty (30) dwelling units are located on a dead-end main then a looped system shall be installed.

37. Sewer Requirements:

- a. The subdivider shall install all facilities required in the accepted sewer study necessary to serve this development. Sewer facilities, as shown on the approved tentative map, may require modification based on the accepted sewer study.

VTM 94-0576
APRIL 15, 1997
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basin for the watershed draining into the San Dieguito Lagoon. All drainage systems, including desilting/detention basins, shall be private and be maintained by the Homeowner's Association, unless approved and accepted as a public system by the City Engineer.

40. The subdivider shall provide a downstream drainage study, satisfactory to the City Engineer, that demonstrates that no adverse impacts will occur to downstream properties as a result of the increased runoff from this development or, if substantial impacts are anticipated, what measures must be taken to mitigate such impacts.
41. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 92-08-DWQ (NPDES General Permit No. CAS000002), *Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity*. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be developed and implemented concurrently with the commencement of grading activities, and a complete and accurate Notice of Intent (NOI) shall be filed with the SWRCB. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received.

In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 92-08-DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 92-08-DWQ.

42. Portions of this project are located in the floodplain of Gonzales Canyon, which is a tributary of the San Dieguito River, as delineated on Panels 43, 44, and 45 of the Flood Insurance Rate Map (FIRM) for the City of San Diego. These maps are prepared by the Federal Emergency Management Agency (FEMA). In connection with approval of this vesting tentative map:
 - a. The subdivider shall submit a Hydraulic and Hydrologic Study of the area within the floodway for approval by the City Engineer.
 - b. Any development within the floodplain fringe area will require either the property to be graded to an elevation two feet above the 100-year frequency flood elevation or provide floodproofing of all structures to that

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Diego Engineering Department concerning work in designated floodplains shall be included in all grading and improvement plans.

43. Open Space Requirements:

a. All units:

- i. All lots deeded to the City, in fee simple, for open space shall be free and clear of any private easements, agreements, encroachments or liens.
- ii. Any desilting/detention basins or storm drains located on City fee owned open space shall have easements, including access easements, from a City street or existing access easements.
- iii. Revegetation on City open space shall comply with the approved revegetation plan for Del Mar Highlands Estates.
- iv. All lots abutting City fee owned open space shall provide brush management zones, either on each lot and be maintained by the owner, or be lotted out and be made a single lot owned and maintained by the Homeowner's Association. The depth of the brush management zones shall be determined by the Fire Department per the Landscape Technical Manual. No brush management zone can be located on City fee owned open space.
- v. All manufactured slopes located in City fee owned open space shall be planted with native plants and have temporary irrigation systems if necessary.
- vi. Replanting on City fee owned open space lots will not be accepted until the plants are in a healthy and vigorous condition.
- vii. The subdivider shall remove from City fee owned open space lots all trash, debris, toxic waste and any illegal encampments.

b. Unit 1:

- i. Lot 150 shall be granted to the City, in fee simple, at no cost, for open space.

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f. Unit 5:

- i. Lot 157 shall be deeded to the City, in fee simple, at no cost, for open space. Drainage easement and access easement shall be provided for detention basin.
- ii. Lots 54 through 60 shall have brush management zones along the rear propertyline (negative open space easement).
- iii. Lot G shall have a negative open space easement for brush management.
- iv. Lots LK, LL, LM & LN shall have a building restricted easement. Lot LO shall have a drainage easement and access easement.

g. Unit 6:

- i. Lot 158 shall be deeded to the City, in fee simple, at no cost, for open space.
- ii. Lots 68, 69 & 80 shall have a brush management zone along the rear propertylines (negative open space easement).
- iii. Lot LP shall have a building restricted easement.

h. Unit 7:

- i. Lot 159 shall be deeded to the City, in fee simple, at no cost, for open space.
- ii. Lots 81-85, 88, 90, 92 & 93 shall have brush management zones. Lots H & I shall have negative open space easements for brush management and be owned and maintained by the Homeowner's Association.
- iii. Lot LQ & LR shall have a building restricted easement.

i. Unit 8:

- i. Lot 160 shall be deeded to the City, in fee simple, at no cost, for open space.

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47. The following are required environmental mitigation measures for the Del Mar Highlands Estates projects that the subdivider must implement to comply with the Mitigation, Monitoring and Reporting Program (MMRP) as specified in the Environmental Impact Report (EIR) No. 94-0576, satisfactory to the Development Services Manager, the City Engineering and Capital Projects Department and the Environmental Analysis Section (EAS). In addition to the measures listed below, condition numbers 13, 23, 24, 27, 28, 32, 33, 34, 35, 36, 37, 38 and 40 are required by the MMRP as well as the Engineering and Capital Projects Department.

As a condition of the grading permit, all of the following mitigation measures shall be specified/shown on the grading plan(s):

Hydrology/water quality

- a. Grading and other surface-disturbing activities shall be planned to avoid the rain season (i.e. November through March) to reduce potential erosion impacts or with the approval of the Development Services Manager, employ construction phase erosion control measures, including the short-term use of sandbags, matting. Mulch, berms, hay bales, or similar devices, along all graded areas to minimize sediment transport. The exact design, location, and schedule of use for such devices shall be conducted pursuant to direction and approval by the City Engineer and the Development Services Department.
- b. Within 90 days of completion of grading activities, graded common areas (as opposed to residential lots) created during the construction phase of this project shall be hydroseeded and landscaped with appropriate ground cover vegetation consistent with the biology section mitigation requirements (e.g. use of native or nonnative plants). These revegetated areas shall be inspected monthly by a qualified biologist until vegetation has been firmly established as determined by the City Engineer.
- c. A site specific erosion control and landscaping plan shall be submitted to and approved by the City Development Services Manager. This plan will include measures to mitigate erosion and transport both during and immediately after construction (e.g., sediment traps or detention facilities), as well as the provision of landscaping to provide short and long-term landscaping to control erosion from manufactured slopes and erosion-resistant ground cover planting on graded areas which require

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qualified revegetation specialist for review and subsequent approval, by the Development Services Manager. The subdivider shall implement the "Native Habitat Restoration plan for Del Mar Highlands Estates" for at least the initial 37 acres of the 77 acre revegetation plan. Implementation of the revegetation plan shall occur during the first available rainy season upon the completion of grading. A surety bond, in the amount to be determined with the approval of the final plans, shall be posted with the Development Services Manager to assure implementation of the revegetation plan.

Paleontological resources

- a. Prior to the issuance of the first grading permit or the approval of the first final map, whichever occurs first, the paleontological monitoring plan, as described in the MMRP, shall be approved by the Development Services Manager. The subdivider shall provide verification that a qualified paleontologist and or paleontological monitor have been retained to implement the monitoring program. Verification shall be in the form of a letter from the subdivider to the Development Services Manager.

Cultural resources

- a. Prior to the approval of the first final map, the subdivider shall provide an acceptable testing/indexing of site CA-SDI-5372/H as outlined within the MMRP to include the following:
 - i. Completion of an indexing program to collect archival information concerning the foundation/historic elements;
 - ii. Recover surface artifacts.
 - iii. Complete no more than 10 shovel test pits and three one meter sample units.
 - iv. One radiocarbon sample will be submitted for analysis if appropriate materials are recovered;
 - v. Report which includes appropriate mitigation measures will be completed providing the results and interpretations of the field and archival efforts.

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES

AND WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED RESIDENTIAL DEVELOPMENT AND
RESOURCE PROTECTION ORDINANCE PERMIT NO. 94-0576
DEL MAR HIGHLANDS ESTATES
CITY COUNCIL

This Planned Residential Development Permit is granted by the City Council of the City of San Diego to PARDEE CONSTRUCTION COMPANY, a California Corporation, Owner/Permittee, under the conditions contained in Sections 101.0900 and 101.0462 of the Municipal Code of the City of San Diego.

1. Permission is granted to Owner/Permittee to construct a residential development on property described as a portion of Lot 1 of Reversionary Map of San Dieguito Estates, Map No. 10780 and a portion of Section 8, T4S, R3W, SBM, located south of San Dieguito Road and east of Old El Camino Real, in the A-1-10 (HR) Zone and a portion of Section 21, T14S, R3W, SBM, also in the A-1-10 (HR) Zone.

2. The Planned Residential Development/Resource Protection Ordinance Permit shall include the total of the following facilities:

- a. One-hundred forty-eight (148) single-family, market rate homes and 24 attached below market rate residences;
- b. Off-street parking;
- c. Incidental accessory uses as may be determined and approved by the City Manager.

3. Prior to the issuance of any building permits, a final subdivision map shall be recorded on the subject property. Permits may be issued for model units prior to the final map recordation, subject to the requirements of the City Attorney, City Engineer and City Manager.

10. Any sales or rental office or temporary sales or rental signs advertising the subdivision shall be approved by the City Manager and shall be consistent with the criteria established by the adopted Development and Design Guidelines.

11. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.

12. The effective date of this permit shall be the date of final action by the City Council. The permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time has been granted by the City Council, as set forth in section of the Municipal Code. Any such extension of time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered.

13. No development shall commence, nor shall any permit for construction be issued, until:

- a. The Permittee signs and returns the permit to the City;
- b. The Planned Residential Development Permit is recorded in the Office of the County Recorder.

14. The property included within this development shall be used only for the purposes and under the terms and conditions set forth in this permit unless authorized by the City Manager or the permit has been revoked by the City of San Diego.

15. This Planned Residential Development Permit/Resource Protection Ordinance may be cancelled or revoked if there is any material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by the City or Permittee.

16. This Planned Residential Development Permit/Resource Protection Ordinance shall constitute a covenant running with the land; all conditions and provisions shall be binding upon the permittee and any successor(s), and the interests of any successor(s) shall be subject to every condition herein.

17. Private streets shall be named and begin with appropriate terms such as "Caminito," "Ruelle," "Row," or "Square." Public refuse collection shall not be permitted unless approved by the City Manager. All private streets shall be improved to the requirements set forth by the City Engineer. No parking shall be permitted on any private streets except in approved locations.

25. In the event that 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 the event that a challenge pertaining to future growth management requirements is found by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, the City Manager shall have the right, but not the obligation, to review this Permit to confirm that the purpose and intent of the original approval will be maintained.

26. Within 30 days from the issuance of the first grading permit, detailed landscaping and irrigation plans for major slopes (Naturalized and Internal Slopes as identified in the Landscape Concept Plan) shall be submitted to the City Manager for review. Prior to the issuance of building permits, complete building plans, including landscape plans, shall be approved by the City Manager. All plans shall be in substantial conformity to Exhibit "A" dated April 15, 1997, on file with the City and in accordance with the *Landscape Technical Manual* Document No. RR 274506. Such landscaping shall be installed for each particular development unit identified on the tentative map prior to issuance of an occupancy permit in that permit in that unit. Subsequent to the completion of this project, no changes shall be made unless approved by the City Manager or until an appropriate application for an amendment to this permit shall have been granted. Such landscaping shall be maintained by the developer in a disease, weed and litter free condition at all times until acceptance of public improvements or establishment of a homeowners' association to assure maintenance.

27. Only those accessory structures which are non-combustable or have an appropriate fire resistance rating shall be permitted within Brush Management Zone 1.

28. Walls of structures facing canyons shall comply with Section 6.6-2 of the *Landscape Technical Manual* document number, RR-274506, on file in the Office of the City Clerk.

29. All requirements for fire-resistive construction and other architectural features shall conform to all applicable City and Regional building code standards.

30. Street trees and all other landscape indicated on the approved Landscape Concept Plan are required to be installed by the developer except as modified by other conditions contained within this permit. Approved planting shall be installed within each unit of the tentative map before issuance of any occupancy

- e. Comply with the City of San Diego *Landscape Technical Manual* regarding brush and landscaping.

35. Development of the Affordable Housing Site (Lot 149) shall be subject to the terms of the Affordable Housing Program ("Program") attached hereto as Exhibit "B" and incorporated herein by this reference, including, but not limited to the location of the affordable housing set forth in paragraph 2.b. and the phasing schedule set forth in paragraph 2.e. of the program. Permittee shall satisfy all affordable housing requirements, by complying with the program. Permittee and the San Diego Housing Commission ("Commission") have selected the western portion of Lot 149 on the Del Mar Highlands Estates Vesting Tentative Map No. 94-0576 ("Affordable Housing Site"), see Exhibit 4 to program, as the site where twenty-four (24) affordable units will be developed. In the event that a phase shift from Future Urbanizing to Planned Urbanizing is approved by the residents of City which includes Del Mar Highlands Estates, Permittee and the Commission may, after obtaining City approval for any necessary amendments to the Planned Residential Development Permit, agree to develop the twenty-four (24) affordable units on sites other than specified in the program.

36. As an alternative to constructing twenty-four (24) affordable units on the Affordable Housing Site, Permittee is authorized to construct in Del Mar Highlands Estates an attached or detached dwelling unit (hereinafter referred to as a "companion unit") in addition to the market rate dwelling unit on 8 of the 148 parcels containing market rate dwelling units. Should Permittee construct 8 companion units, Permittee shall be responsible to construct a maximum of 16 affordable dwelling units on the Affordable Housing Site. Permittee shall not be permitted to proceed with the construction of any companion units, however, until such time as the Executive Director of the Housing Commission, the Housing Commission, or the Housing Authority authorizes construction of the second 30 unit increment of "companion units" for the Black Mountain Ranch-NCFUA project.

In the event Permittee elects to proceed with the construction of companion units as indicated in the preceding paragraph, approval of this Planned Residential Development Permit shall constitute the discretionary approval for use of such companion units, however, Permittee shall be required to obtain permits and approvals, such as building permits, from City, including a Planned Residential Development Permit amendment, prior to construction of the companion units. In addition, companion units shall not be considered separate units but rather accessory uses to an approved residential unit and therefore reduced fees will be considered pending evaluation of data that suggests companion units have lower facility impacts than market rate units.

39. Upon completion of construction of the twenty-four (24) affordable units, Permittee shall record against the Affordable Housing Site or the sites of the companion units, if applicable, in a first priority position a Declaration of Covenants, Conditions, and Restriction, or other documents acceptable to the Executive Director of the Commission and Permittee, to ensure that the affordable units will remain affordable for a period of fifty-five years provisions of the affordable housing declaration document shall require owner of the Affordable Housing Site to pay an initial project start-up of \$625.00 and an annual monitoring fee of \$1,560, as may be reasonably adjusted by the Housing Commission from time to time.

In the event Permittee abandons development of the Del Mar Highlands Estates Parcel prior to initiating construction of any residential units thereon and this section is terminated and development of Del Mar Highlands Estates nullified, City agrees that Permittee shall have no obligation to construct the affordable units and Commission shall relinquish whatever security it has received from Permittee prior to the abandonment.

40. As a condition to the issuance of building permits, the following measures shall be incorporated into the final drawings:

- a. Prior to the issuance of building permits, a paleontological monitoring results report shall be submitted to Development Services for review and approval.
- b. Prior to the issuance of any building permit for any residential dwelling unit, the Owner/Permittee shall participate in mitigation through implementation of School Agreement and the participation in a Mello-Roos Community Facility or District (Mello-Roos). Prior to the issuance of any residential building permit, these fees and or participation in a Mello-Roos shall be established through an agreement with Solana Beach/San Dieguito Union High School District (the Districts).
- c. The design Guidelines shall reflect that the development of individual lots abutting conserved habitat shall not permit large spotlight-type lighting directed into the conserved habitat. This shall not prohibit appropriate lighting of tennis courts, swimming pools, etc. so long as the lighting is directed toward the tennis court, swimming pool, etc. In addition, lighting from homes abutting conserved habitat shall be screened with vegetation to the extent appropriate that does not significantly reduce the purpose of the lighting.

- vi. Incorporate low-flush toilets, low-flow faucets, and timers on sprinklers (including nighttime watering) into project design. (Building permit and landscaping plan).
- vii. Provide information regarding water conservation measures to new residents at the time of lot purchase. (Certificate of Occupancy).

41. The permittee shall install an approved vehicle strobe detector system on the main entry gates to the project, satisfactory to the Fire Department.

42. The permittee shall install a lighted site director at the main entry and at emergency access entries to the project, satisfactory to the Fire Department.

43. The permittee shall install a fire hydrant adjacent to the affordable housing site, in a location satisfactory to the Fire Department.

44. A turn around shall be required to serve emergency vehicles in the affordable housing parking lot, satisfactory to the Fire Department.

45. Suitable gate entries or other acceptable means of access through the perimeter wrought iron fence shall be provided, satisfactory to the Fire Department.

46. The permittee shall ensure that building address numbers are visible and legible from the street.

47. Within 30 days from the issuance of grading permits, a complete set of brush management working drawings shall be submitted to the City Manager and the Fire Marshall for review. These plans shall be approved prior to the issuance of building permits. All plans shall be in substantial conformity to Exhibit "A", dated April 15, 1997, on file with the City, and shall comply with the applicable provisions of the "Landscape Technical Manual", Document No. RR-2274506. The approved Brush Management Program shall be implemented within each particular development units identified on the tentative map and inspected by the City Manager prior to issuance of any occupancy permit for any building on a lot affected by brush management in that unit. Such brush management shall not be modified or altered unless

CITY COUNCIL RESOLUTION NO.
APPROVING PLANNED RESIDENTIAL DEVELOPMENT PERMIT AND RESOURCE
PROTECTION ORDINANCE PERMIT NO. 94-0576
DEL MAR HIGHLANDS ESTATES

WHEREAS, the PARDEE CONSTRUCTION COMPANY, Owner/Permittee, filed an application for permits to construct a 148-unit market rate and 24-unit affordable housing development on 389 acres of land located on the east side of Old El Camino Real, south of San Dieguito Road, described as portions of Lot 1, Reversionary Map of San Dieguito estates, Map No. 10780 and portions of Section 8, T4S, R3W, SBBM, in the A1-10 Zone; and 84-acre parcel located east of the Palacio Del Mar residential development, described as a portion of Section 21, T14S, R3W, SBM, also in the A1-10 Zone; and

WHEREAS, on April 15, 1997, the Council of the City of San Diego held a public hearing to consider Planned residential Development Permit and resource Protection Ordinance Permit No. 94-0576 for a 172-dwelling unit development pursuant to Sections 101.0900 and 101.0462 of the Municipal Code of the City of San Diego; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given to the public hearing;
NOW, THEREFORE,

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

1. That the City Council adopts the following written findings, dated April 15, 1997:

FINDINGS FOR THE GRANTING OF PLANNED RESIDENTIAL DEVELOPMENT
PERMIT NO. 94-0576 DEL MAR HIGHLANDS ESTATES.

- A. THE PROPOSED USE WILL FULFILL AN INDIVIDUAL AND/OR COMMUNITY NEED AND WILL NOT ADVERSELY AFFECT THE PLAN OR THE COMMUNITY PLAN.

The proposed application will provide housing of a character and density consistent with applicable recommendations for development in the North City Future Urbanizing Area Framework Plan. The applicant is simultaneously amending the NCFUA Framework Plan to Low Density Residential providing for the construction of an open space corridor through the property and affordable housing.

to regulate the construction and maintenance of the project so as to protect environmentally sensitive lands.

- D. THE PROPOSED DEVELOPMENT WILL BE SITED AND DESIGNED TO PREVENT ADVERSE IMPACTS ON ANY ENVIRONMENTALLY SENSITIVE LANDS AND RESOURCES LOCATED IN ADJACENT PARKS AND PUBLIC OPEN-SPACE AREAS AND WILL PROVIDE ADEQUATE BUFFER AREAS TO PROTECT SUCH RESOURCES.

The project has been specifically designed to preserve a 1,000-foot-wide open space corridor along the south side of the property and a 700-foot-wide open space corridor, with financial contribution to constructing a culvert crossing under San Dieguito Road, to connect with the San Dieguito River Valley. These are the most environmentally sensitive portions of the site for biology preservation and native wildlife movement.

- E. THE PROPOSED DEVELOPMENT WILL MINIMIZE THE ALTERATIONS OF NATURAL LANDFORMS AND WILL NOT RESULT IN UNDUE RISKS FROM GEOLOGICAL AND EROSIONAL FORCES/AND OR FLOOD AND FIRE HAZARDS.

Development is proposed on previously disturbed portions of the site. A brush management program is proposed to reduce the risks of fire hazard. Conditions of the tentative map and planned residential development permit respond to erosion, geology and flood issues.

- F. FEASIBLE MEASURES, AS DEFINED IN THIS SECTION, TO PROTECT AND PRESERVE THE SPECIAL CHARACTER OF THE SPECIAL HISTORICAL, ARCHITECTURAL, ARCHAEOLOGICAL OR CULTURAL VALUE OF THE AFFECTED SIGNIFICANT PREHISTORIC SITE OR RESOURCE HAVE BEEN PROVIDED BY THE APPLICANT.

To preserve and protect on site cultural resources, the applicant has agreed to either avoid impact by redesign, cap and cover resources and apply a conservation easement and/or find and recover resources.

per four acres (i.e., estate residential development), pursuant to the PRD Ordinance, rather than at post-phase shift Framework Plan densities, it has become infeasible to disburse the affordable units near compact communities because compact communities are not being built, and probably will not be built until a phase shift has been approved by the voters. This project helps to introduce affordable units in close proximity to existing employment centers in an otherwise middle to high income subregion. An over concentration of persons or families of low or very low income currently does not exist in Subarea III of the North City Future Urbanizing Area. The affordable units that will be constructed concurrently with this project are the first affordable units proposed to be constructed in Subarea III in the North City Future Urbanizing Area.

3. Because of special circumstances applicable to the project, including property characteristics, economic constraints, location or surroundings, the strict applications of the provision of SDMC Section 101.0307.3 and Section 101.0307.4 would cause failure of the project. Because the property is subject to the Managed Growth initiative, passed by the voters in November of 1985, the development within the NCFUA must not exceed that which was allowed by the regulations existing upon the passage of the Managed Growth initiative (i.e. generally, one dwelling unit for every ten acres under the A-1-10 Zone or one dwelling unit for every four acres pursuant to a planned residential development permit). These requirements must be satisfied while meeting affordable housing requirements in the North City Future Urbanizing Area. Blending lower income housing with estate housing while meeting the above requirements creates the need for flexibility and increases in density. The flexibility must assure that the affordable housing is acceptable given development at estate housing densities for the entire area.

The property upon which the project is located has unique characteristics in that the 84-acre Shell Parcel is entirely located within the Multiple Species Conservation Program ("MSCP") preserve. Development of such parcels is limited to the minimum area necessary to allow reasonable use of the parcel by the owner while achieving the goals of the MSCP. The 389-acre Del Mar Highlands Estates parcel contains two major canyons which are identified in the MSCP as wildlife corridors and whose preservation is a high priority.

would accommodate 24 affordable units. Title to the affordable housing site real property was to be conveyed by the applicant to the City/Housing Commission. The City Manager supported this feature of the project. It was concluded by the Housing Commission staff, however, that it was preferable to obtain 24 built units and the City grant an extraordinary density bonus to achieve 148 market rate units, rather than receive title to the affordable housing site without units. The provision of the 24 affordable units would not, however, occur absent a density bonus enabling the construction of 148 market rate units. Because of these special circumstances applicable to the project, application of the provisions of SDMC Section 101.0307.3 and 101.0307.4 would cause failure of the project.

4. Granting the deviations will not adversely affect the Progress Guide and General Plan for the City of San Diego, the community plan for the area in which the project is located, cause significant adverse effects upon the environment, adversely effect solar access to neighboring property, or violate the relevant regulations of the Municipal Code. The project implements many policies contained in the Progress Guide and General Plan for the City. For example, the project will facilitate the fostering of balanced community development contained in City Council Policy No. 600-19. The project also will implement the Housing Element's policy for a pattern of small number of units and avoiding large developments (exceeding 100 units) adjacent to each other. The project will comply with the City's Affirmative Marketing Plan requirements contained in City Council Policy No. 600-20.

The EIR for the project concludes that all significant environmental impacts have been mitigated to below a level of significance or there are overriding considerations which make the overall project acceptable despite the environmental impacts.

2. That such Findings are supported by maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED by the Council of the City of San Diego that the Del Mar Highlands Estates Planned Residential Development Permit and Resource Protection Ordinance Permit No. 94-0576 are hereby approved.

San Dieguito River Valley
Regional Open Space Park
1500 State St., Suite 280
San Diego, CA 92101
(619) 235-5445 Fax (619) 235-4323

**JOINT POWERS AUTHORITY
BOARD OF DIRECTORS**

Chair Harry Mathis
Councilmember
City of San Diego

Vice Chair Marion Dodson
Councilmember
City of Solana Beach

Mark Whitehead
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Dianne Jacob
Supervisor
County of San Diego

Pam Slater
Supervisor
County of San Diego

Dr. Philip Pryde
Chair
Citizens Advisory Committee

Diane Barlow Coombe
Executive Director

March 20, 1997

Mayor Susan Golding and City Councilmembers
City of San Diego
202 C Street
San Diego, CA 92101

SUBJECT: DEL MAR HIGHLANDS ESTATES (DEP No. 94-0576)

Honorable Mayor Golding and Councilmembers:

The San Dieguito River Park Joint Powers Authority Board of Directors considered the revised Del Mar Highlands Estates project at their February 21 meeting. The manner in which this project is developed is of interest to the JPA Board because the project site is located within the Park's focused planning area. The northern edge of the project site is visible from the main San Dieguito River Valley, while the southern end of the property is located within and is visible from Gonzales Canyon, a major tributary of the San Dieguito River (Figure 1). The San Dieguito River Park Concept Plan identifies Gonzales Canyon as an important wildlife habitat link and open space trail connection from Carmel Valley into the San Dieguito River Valley. As such, any projects proposed within or adjacent to Gonzales Canyon should take into consideration the need to restore and protect the sensitive resources of the Canyon, both biological and visual, as well as accommodate the planned trail connection.

During the Board's review of the proposed project, a number of concerns were raised. These concerns, which the Board hopes the City Council will take into consideration during its deliberations on the project, include the following:

NEED TO CONSTRUCT A DESIGNATED TRAIL SYSTEM IN GONZALES CANYON

Both the existing conditions within Gonzales Canyon and the uses proposed as part of the Del Mar Highlands Estates project warrant another look at when and how trails should be provided within the canyon. According to the draft EIR for the project (page 130), "trails, although not included in the current project design, can be accommodated in the future in the open space area." To avoid indirect impacts to biological resources, erosion, and visual quality, the trail system should be provided and available for use at the time the project is completed, not at some future date after the residents have created their own access from their homes down into the canyon.

ATTACHMENT 16
LETTER FROM RIVER PARK JPA

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Honorable Mayor and City Council

March 20, 1997

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lights are being proposed as part of the project, the JPA Board voted to recommend that no street lights be included in the project, in the event that there is an attempt to incorporate street lights into the project in the future. If, however, street lights are determined to be necessary for health or safety reasons, the Board expressed a desire for the use of low sodium lighting.

REQUEST TO CONSIDER A PROJECT REDESIGN ALONG THE SOUTHERN EDGE OF THE DEVELOPMENT

Also raised at the Board meeting was the concern that the width of the open space corridor within Gonzales Canyon was not adequate to ensure a functional wildlife corridor and to protect the viewshed within the canyon. As a result of these concerns, the JPA Board requests that the Council consider relocating or moving the southern row of lots on the north side of Gonzales Canyon away from the canyon edge to provide the maximum width open space corridor.

The JPA Board appreciates the opportunity to provide these comments and recommendations.

Sincerely,



Diane B. Coombs
Executive Director

cc: JPA Board of Directors
City of San Diego, Planning Commission
Chuck Corum, Pardee Construction Company
Nick Osler, Development Services Department

CARMEL VALLEY COMMUNITY PLANNING BOARD
12760 High Bluff Drive, Suite 160
San Diego, CA 92130
PH: (619) 794-2500/FAX: 259-6173

March 11, 1997

Lawrence C. Monserrate, Principal Planner
City of San Diego
Land Development Review Division
Development Services Department
1222 First Ave., M.S. 501
San Diego, CA 92101

SUBJECT: COMMENTS ON DRAFT EIR DEP NO. 94-0576:

"DEL MAR HIGHLANDS ESTATES (NCFUA SUBAREA III)"

Dear Mr. Monserrate:

The proposed planned residential development (PRD) lies directly north of Carmel Valley and would impact our community facilities and services. In addition, it amends the Framework Plan for the North City Future Urbanizing Area (NCFUA), which surrounds our community and whose future land uses concern us regarding sensitive development of existing open spaces, adequate roadways for increased development, and the overall impacts of urbanizing in the City's last remaining natural areas.

We request the following questions and issues be addressed in the final EIR. Our major points address

I Preservation of Gonzales Canyon

Project Alternatives: Concerns about omitting an environmentally preferable alternative proposed in 1995 as part of the N 8A/DMHE final EIR (DEP Nos. 87-0211, 91-0899, 94-0576)

Biology/Land Use/Landform Alteration: Concerns about the adequacy of the 1,000-ft. of Gonzales Canyon to be "preserved"

II Land Use: Concerns about the inconsistency with NCFUA Framework Plan-recommended number of dwelling units and the methods of transferring units from the "Shell Parcel."

ATTACHMENT 17
Carmel Valley Planning
Group Recommendations

Lakes" and other county of San Diego development. The necessity of grading, for example, an 800-ft. long section into an 85-ft. high slope to get buildable pads does impact the biology of the project area. It reduces the essential wildlife corridor to the western San Dieguito River Valley to the minimum standard for corridor design recommended by Ogden (1992) for the City's natural areas (environmental tier and MSCP.)

Assuming our belief that landform impacts also reduce the corridor width and bring development too far down into Gonzales Canyon, the 1995 final EIR alluded to the preference of the reduced development area alternative for biological (corridor) reasons. Although biological impacts are considered fully mitigated by the preservation of the off-site "Shell Parcel" this alternative "would reduce the amount of fill proposed for pad development..." [503] and "It is accurate...that impacts to biological resources would be further reduced by this alternative." [Response 4]

The "Reduced Project Alternative" removing the southernmost tier of lots is rejected in the current DEIR "after analyzing the proposed project's Design Guidelines in relationship to proposed setbacks, height restriction and landscaping/fencing requirements." Home setbacks from Gonzales Canyon slopes are considered to be sufficient.

This rationale completely ignores the potential edge effects and minimal size of the wildlife corridor. Why doesn't the DEIR at least consider an alternative which would reduce landform and biological impacts and which would offer more than the minimal corridor design? The success in preserving a major environmental tier/MSCP corridor to the region's last struggling river valleys depends on prudence, not roof pitches or fencing design.

We strongly urge reconsideration of an alternative which removes development on lots 47-53, 66-76, and 109-111 to reduce landform alteration impacts and preserve the viability of the Gonzales Canyon wildlife corridor. If the proposed design is driven by City guidelines, these should be fully explained as to why the southern perimeter lots were allowed and a vastly disturbed area was proposed for wildlife crossing onto San Dieguito Road.

Overall Wildlife Corridor Design: The DEIR appears to justify the corridor design as follows:

"The project, as proposed, would conform to the Framework Plan and MSCP preserve design indicating conservation of Gonzales Canyon in open space....Wildlife access through the site east-west would be maintained and access to the north (San Dieguito Valley) would be retained through the provision of four large breaks between lots (ranging from approximately 200 feet to approximately 600 feet) between the clustered housing and the six more isolated lots in the western portion of the project area." [133]

There are two flaws in this argument: (1) existing wildlife movement is east-west and back, from the canyons in the Del Mar Mesa area to the water and food supply in the western San Dieguito River Valley. The "four large breaks" between lots not only are in

was used? The DEIR's determines that 36.7 acres out of 77 would need to be revegetated to mitigate this project, and that the remainder could be used as mitigation credit toward some future project. This indicates a careful calculation was used. Please provide an account of that calculation.

(2) Under the discussion of "Geology and Soils", the DEIR states:

"A number of potentially significant on-site geologic conditions exist....these include seismically induced ground shaking and landsliding, unstable manufactured slopes, and unsuitable surficial deposits (e.g., expansive or unconsolidated soils). Mitigation of potential landslides could result in temporary removal of vegetation and grading/recompaction of soils beyond the proposed limits of disturbance under RPO." [107] (emphasis added)

If grading of soils beyond RPO limits needs to occur, resulting in encroachment of natural vegetation, then mitigation for this encroachment also needs to occur. It is possible that the need for such grading may be identified only after grading actually begins, after this project, complete with its mitigation requirements, already has been approved. How would such an eventuality be handled? Which City department will be responsible for keeping track of this project even after grading begins, in order to ensure that the need for additional mitigation will be noticed and implemented?

(3) The draft precise plan for the 1995 submittal stated that "substantial conformance" would include up to a 10 percent increase in the development footprint. We believe that the DEIR should state that a 10 percent increase would not be in "substantial conformance" but, rather, would constitute an entirely different project. Any increase in the footprint, particularly any increase which encroached into natural vegetation or into the wildlife corridor should trigger environmental re-evaluation, resulting in possible increased mitigation. alternatively, of course, the applicant and the EIR could agree that if this project required an increase in the approved RPO development footprint in order to mitigate against seismic catastrophe, the project would need to be redesigned to stay within its original approved footprint.

Given the potential need for seismic mitigation on this property, we question the wisdom of designing a project so squeezed into its site that the DEIR has to caution that the RPO development footprint may need to be exceeded. In order to fit all applicant's desired units on the site, this project requires extraordinary cuts and fills and manufactured slopes—e.g., a cut slope 85-ft. long and 85-ft. high, and a manufactured slope 110-ft. high. This results in unmitigated impacts to landform alteration.

Surely it makes more sense to "relax" project intensity, to reduce its landform impacts, to reduce edge effects on Gonzales Canyon, and to avoid the need to expand the development footprint to avert landslides.

Framework Plan Inconsistency

This project conflicts with the Framework Plan, yet the DEIR has limited its discussion of compatibility with existing and future land use plans to issues of development footprint and the MSCP/environmental tier. In order to be adequate and complete, the EIR should discuss the extent and possible consequences of this conflict under Land Use. Given their displeasure with the Framework Plan, will other property owners demand similar upgrades in unit count? If similar upgrades are granted, what will this do to public facilities planning throughout the NCFUA?

The Framework Plan for Subarea III "envision[s] estate residential development for the Del Mar Highlands Estates project site at 0.2 dwelling unit per gross acre. This density would allow the development of 77 units on the 389-acre project site." [32] This proposal increases the density to .45 du/gross acre, for 172 units overall, more than double. In absence of a phase shift vote to planned urbanizing, the base zone is A-1-10, or up to 1 du per 4 acres with a discretionary approval of clustering.

Another determinant of development is the allowable encroachment of the RPO. The DEIR states that approximately 180 acres are defined by RPO as either steep slopes or biologically sensitive land [27]. Also, the property is in the floodway or floodplain fringe zones. According to RPO, 180 acres could be developed. The EIR should explain why the RPO encroachment allowance is exceeded and alternative compliance would be approved. Which rule for allowing alternative compliance would be invoked? Strict application to RPO "would result in unnecessary hardship to the applicant? Or strict compliance would preclude provisions of extraordinary benefit to the general public?

This discussion should reflect the City's 1995 rejection of "Findings" for the project. This rejection stated "specifically, four alternatives that are presented in the alternatives section....have not, in staff's opinion, been adequately determined to be infeasible by the applicant." [City of San Diego Memorandum, September 27, 1995, to Planning Commission from Ann B. Hix, Principal Planner, Development Services Department.]

The "finding" by applicant for why the "Reduced Project Alternative" was infeasible was:

"This alternative, by eliminating 21 units or shrinking the development area, would not be consistent with the draft MSCP preserve design. The elimination of the 21-unit transfer from the Shell Parcel would remove the Shell Parcel as a project component, allowing the potential for development of the site pursuant to the existing zoning. Development of the Shell Parcel would not be consistent with the regional conservation planning efforts of the MSCP....

The proposed project has been determined to be consistent with the housing goals and objectives of the General Plan/Framework Plan. Thus, the reduction in units under this alternative would not fully implement the General Plan goals in terms of the provision of housing per the Framework Plan." [52]

PARDEE CONSTRUCTION COMPANY

OFFICER LISTING

AS OF MARCH 1, 1991

<u>NAME</u>	<u>POSITION</u>
David E. Landon	President
Vance T. Meyer	Executive Vice President
Wesley A. Lester	Senior Vice President
David K. Lyman	Senior Vice President
Leonard S. Frank	Senior Vice President
Michael D. Madigan	Senior Vice President
Harold Struck, Jr.	Senior Vice President
William A. Bryan	Senior Vice President/Controller
Richard S. Shepherd	Senior Vice President
Theodore J. Cullen	Senior Vice President
James C. Wisda	Vice President
Jan C. O'Berg	Vice President
Charles S. DeLette	Vice President
David Dunham	Vice President
Roger L. Freeberg	Vice President
Eric S. Borsting	Vice President
Nancy B. Smith	Vice President
Michael V. McGee	Vice President
Adrian M. Vasquez	Assistant Vice President
Raymond A. Landry, II	Assistant Vice President
Bernard R. Yantz	Assistant Vice President
Peter E. Panagopoulos	Assistant Vice President
Willard B. Teller	Assistant Vice President
Richard L. Masters	Assistant Vice President
James A. Wapelhorst	Assistant Vice President

ATTACHMENT 18
Ownership

**CITY OF SAN DIEGO
M E M O R A N D U M**

DATE: April 10, 1997
TO: Mayor and City Council
FROM: Penelope Culbreth-Graft, DPA, Assistant City Manager
Tina Christiansen, Development Services Manager
SUBJECT: Planning Commission vote on Del Mar Highlands Estates, DEP: 94-0576

At a public hearing on April 3, 1997, the Planning Commission (PC) voted to recommend denial of the Del Mar Highlands Estates project. The PC raised several issues in their motion to recommend denial. The following discussion provides staff's response to each of the PC issues.

AFFORDABLE HOUSING

A. The PC expressed concerns regarding the agreement which identifies the timing of construction of the affordable units, the contractual obligations which guarantee the provision of the units, and the adequacy of the findings to support a deviation from the 25% housing density bonus to provide a bonus for this project of 46%.

1. Agreement: The applicant has worked closely with the Housing Commission to develop an affordable housing proposal that would meet the requirements for an Affordable Housing Density Bonus (SDMC S. 101.0307). The proposed agreement meets these requirements and is acceptable to the Housing Commission. The timing of the obligation of Pardee to provide these units and the contractual arrangements that secures the provision of these units are also acceptable to the Housing Commission.

2. Deviation: Following the provisions of SDMC S. 101.0307.6 B., a deviation to increase the housing density bonus is proposed. In order to be eligible for this increased bonus the project must meet four specific findings. City staff has prepared these findings for your consideration. They are included as Attachment 15 in the Manager's Report. The third Finding has been revised subsequent to the PC hearing to provide the Council additional information to support this finding. The proposed Findings comply with the requirements of the municipal code.

April 10, 1997
Page 3

Gonzales Canyon. When added to the existing dedicated land along the southern slopes of Gonzales Canyon, the minimum recommended corridor of 1000 feet would be achieved, and, in fact, at most locations would be exceeded. Deletion of the southerly lots adjacent to Gonzales Canyon would not substantially enhance consistency with the MSCP as was suggested at the PC hearing.

The project would also maintain several north-south corridors for wildlife access to the San Dieguito Valley. The location of private driveways through the site would not impede wildlife movement through these areas. Further, the project proposes to provide \$50,000 towards the implementation and an off-site wildlife undercrossing or other such appropriate use as recommended by the MSCP.

DESIGN GUIDELINES

D. The PC indicated that the Design Guidelines were deficient as they determined height from finished floor instead of finished grade.

The applicant agreed to modify the Design Guidelines and determine height from finished grade.

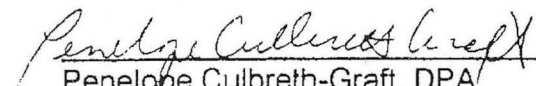
RECREATIONAL FACILITIES

E. The PC stated that a "Tot Lot" recreation area for the multi-family (Affordable Housing) area needs to be addressed.

The Housing Commission has approved the Affordable Housing project as proposed. The applicant has not agreed to add the "Tot Lot" to the project design.

In conclusion, the Manager recommends the City Council approve the project, as all issues raised by the Planning Commission have been addressed.

Respectfully Submitted:


Penelope Culbreth-Graft, DPA
Assistant City Manager


Tina Christiansen
Development Services Manager

Attachment to Memorandum to Mayor and City Council from Penelope Culbreth-Graft dated April 10, 1997

Expanded Finding of Infeasibility for A-1-10 Rural Cluster Alternative, Del Mar Highlands Estates EIR DEP No. 94-0576.

Finding: The A-1-10 Rural Cluster Alternative is considered infeasible because this alternative would not provide assurances that the entirety of the remaining site area would be dedicated as permanent open space consistent with the MSCP and not be developed in the future. Development under the rural cluster provisions of the NCFUA and the A-1-10 zoning does not preclude future development on the rest of the property. Specifically, development of the acreage outside of the rural cluster alternative development envelope could occur without a phase shift using the PRD Ordinance at 1 du per 4 acres or also with a phase shift from Future Urbanizing to Planned Urbanizing. Development of the site without a phase shift and the development provisions described in the implementing procedures of the MSCP could result in a minimum development of approximately 25 percent of the Shell parcel. All of this development of the Shell parcel could occur within the boundaries of the MSCP preserve. It is also possible that additional minor encroachments would occur into the MSCP preserve on the Del Mar Highlands Estates property. These encroachments, which would compromise the adopted MSCP preserve design, do not occur under the proposed project.

Development of the remaining site area subsequent to a phase shift from Planned Urbanizing to Future Urbanizing could also substantially affect the MSCP preserve design for the Shell parcel but probably not the Del Mar Highlands Estates property. Thus, regardless of the potential future development scenario, the goals of the General Plan/Framework Plan would not be assured with regard to the establishment and enhancement of the Environmental Tier, the dedication of MSCP wildlife habitat and corridor in Gonzales Canyon, the MSCP connection of Gonzales Canyon to the San Dieguito River valley, and the inclusion of the undisturbed Shell parcel as part of the MSCP preserve.

This alternative would also not implement the Framework Plan because of the existing agricultural use that could also continue until development is proposed and because the Framework Plan designates development of the site which is generally consistent with the proposed project.

CARMEL VALLEY COMMUNITY PLANNING BOARD

Attn: Allen Kashani, CVCPB Secretary
13400 Sabre Springs Pkwy, Ste. 200
San Diego CA 92128
858-794-2571 / Fax: 858-794-2599

October 28, 2016

Will Zounes, Project Manager
Development Services Department
City of San Diego
1222 First Ave., MS 302
San Diego, CA 92101

Re: Del Mar Highlands Estates Affordable
Project # 500066

Dear Will:

The Carmel Valley Community Planning Board considered the proposed amendment to Planned Residential Development/Resource Protection Ordinance Permit No. 94-0576 for the development of 13 affordable housing units on approximately 1.8 acres.

After discussion of the proposed amendment the board approved the project by a vote of 9-0 with 1 abstaining.

Sincerely,
Carmel Valley Community Planning Board

A handwritten signature in blue ink, appearing to be 'F. White', with a stylized flourish extending to the right.

Frisco White, AIA
Chair



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

Ownership Disclosure Statement

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

Project Title

Del Mar Highlands Estates Affordable Housing Site

Project No. For City Use Only

500066

Project Address:

Old El Camino Real, San Diego, CA 92130

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

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

Additional pages attached ☐ Yes ☒ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title:	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☒ Corporation ☐ Limited Liability -or- ☐ General) What State? _____ Corporate Identification No. C0538474
☐ Partnership

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

Corporate/Partnership Name (type or print):
Pardee Homes
☒ Owner ☐ Tenant/Lessee
 Street Address:
13400 Sabre Springs Parkway, #200
 City/State/Zip:
San Diego, CA 92128
 Phone No: 858-794-2500 Fax No: 858-794-2560
 Name of Corporate Officer/Partner (type or print):
Jimmy Ayala
 Title (type or print):
Division President
 Signature :  Date: 7.6.16

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

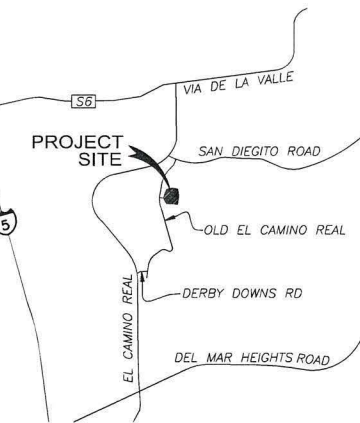
☐ Owner ☐ Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

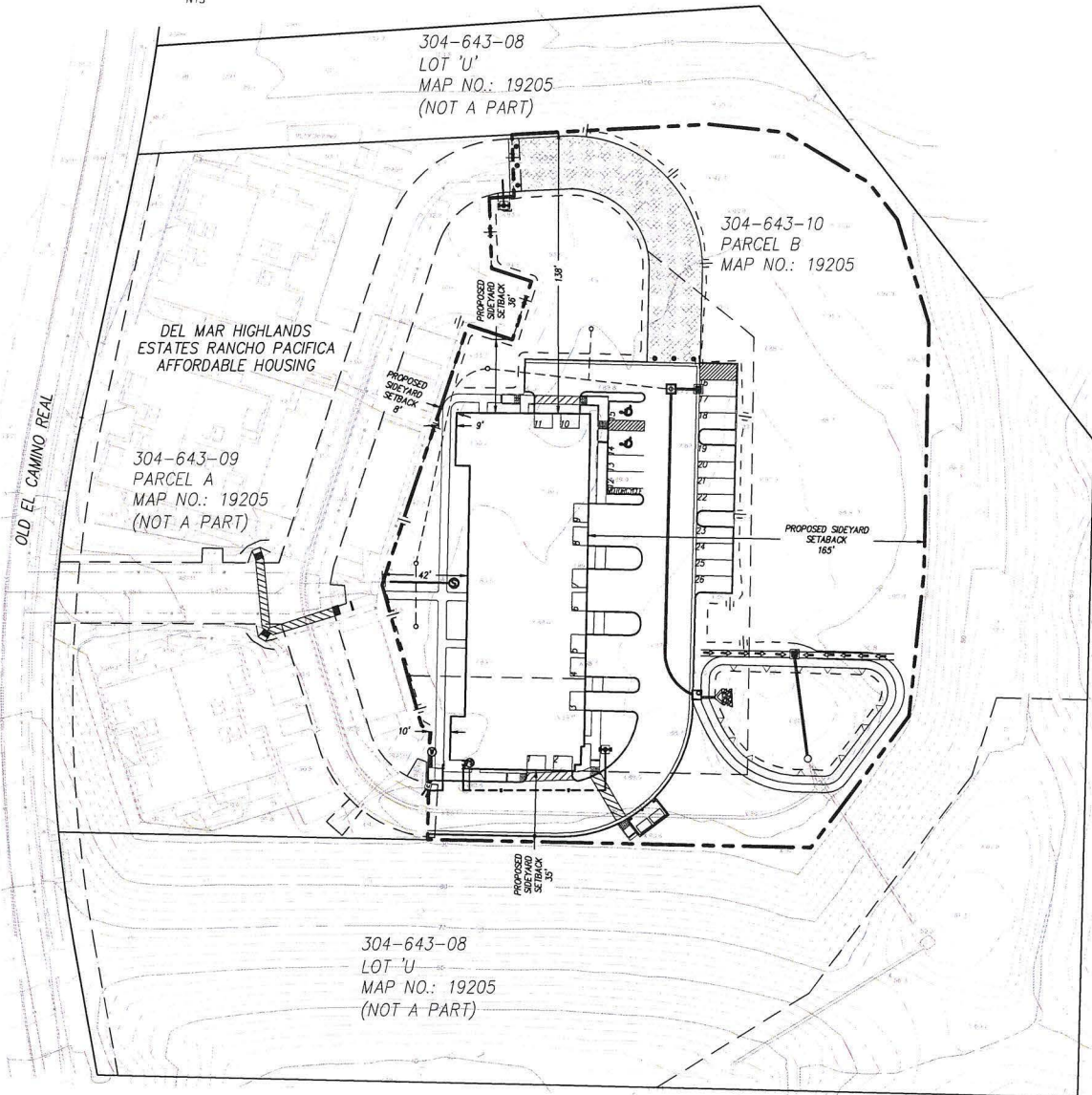
 Title (type or print):

 Signature : _____ Date: _____



VICINITY MAP

NTS



PARKING RESUME

REQUIRED PARKING CALCULATIONS:

UNIT INFORMATION				PARKING				ACCESSORY PARKING				MOTORCYCLE PARKING				BICYCLE PARKING			
FLOOR PLAN	# OF BEDROOMS	# OF UNITS	PARKING RATIO	REQUIRED FAMILY HOUSING PARKING	ACCESSIBLE PARKING	VISITOR	STAFF	ASSIGNED SPACES	RATIO	REQUIRED SPACES	RATIO	REQUIRED SPACES	RATIO	REQUIRED SPACES	RATIO	REQUIRED SPACES	RATIO	REQUIRED SPACES	RATIO
A1	1	2	1	2								0.1	0.2	0.4	0.8				
B1	2	5	1.3	6.5								0.1	0.5	0.5	2.5				
B2	2	2	1.3	2.6	1	1.8	0.6	2.1				0.1	0.2	0.5	1				
C1	3	4	1.75	7								0.1	0.4	0.6	2.4				
				18	1	2	1	2				1 MOTORCYCLE SPACE REQUIRED				7 BICYCLE SPACES REQUIRED			

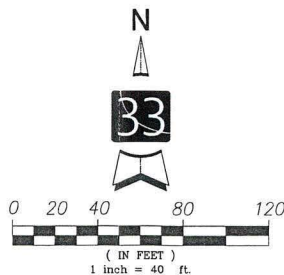
PROVIDED PARKING:

26 AUTOMOBILE SPACE
11 GARAGE SPACES*
13 STANDARD AUTOMOBILE SPACES
1 VAN ACCESSIBLE AUTOMOBILE SPACE
1 ACCESSIBLE AUTOMOBILE SPACE
1 MOTORCYCLE STALL

*NOTE: GARAGE SPACES SATISFY REQUIREMENT FOR BICYCLE SPACES.

GEOLOGIC HAZARD CATEGORY

53 - LEVEL OR SLOPING TERRAIN, UNFAVORABLE GEOLOGIC STRUCTURE, LOW TO MODERATE RISK.



DEL MAR HIGHLANDS ESTATES
AFFORDABLE HOUSING SITE
PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT
PERMIT FOR AN AMENDMENT TO PLANNED RESIDENTIAL
DEVELOPMENT/RESOURCE PROTECTION ORDINANCE
(NO. 94-0576)
CITY OF SAN DIEGO

BENCHMARK

LOCATION: OLD EL CAMINO REAL/SAN DIEGITO ROAD
*SEPP (SOUTHEAST CORNER BRASS PLUG) TOP INLET
REFERENCE: CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK/OCTOBER 04, 2011
INDEX: NORTHING 295499 EASTING 1699630
ELEVATION: 22.473 DATUM IS: M.S.L.

*ELEVATION UP-DATED PER U.S.C.G.S. ADJUSTMENT OF 1970, MAY DIFFER FROM PREVIOUS ELEVATION

GRADING

- TOTAL AMOUNT OF SITE TO BE GRADED: 1.10 AC
- PERCENT OF TOTAL SITE GRADED: 61%
- AMOUNT OF SITE WITH 25% SLOPES OR GREATER: 0.08 AC
- PERCENT OF THE EXIST. SLOPES STEEPER THAN 25% PROPOSED TO BE GRADED: 100%
- PERCENT OF TOTAL SITE WITH 25% SLOPES OR GREATER: 4.4%
- AMOUNT OF CUT: 750 CUBIC YARDS
- AMOUNT OF FILL: 1600 CUBIC YARDS
- MAXIMUM HEIGHT OF FILL SLOPES(S): 0 FEET 2:1 SLOPE RATIO
- MAXIMUM HEIGHT OF CUT SLOPE(S): 4 FEET 2:1 SLOPE RATIO
- AMOUNT OF EXPORT SOIL: 0
- RETAINING/CRIB WALLS: HOW MANY: 0
MAXIMUM LENGTH: 0
MAXIMUM HEIGHT: 0

NOTE: ADDITIONAL WALLS UNDER 3' IN HEIGHT MAY BE REQUIRED IN RESIDENTIAL PAD AREAS BASED ON FINAL HOUSE PLOTTING
ALL RESIDENTIAL LOCAL AND PRIVATE STREETS, WITH GRADE BREAK OF 1% OR GREATER, SHALL HAVE VERTICAL CURVES IN ACCORDANCE WITH THE CITY OF SAN DIEGO STREET DESIGN MANUAL

DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:
RESIDENTIAL DEVELOPMENT PERMIT AMENDMENT FOR A PLANNED PERMIT NO. 94-0576 PROPOSING AN ADDITIONAL 13 MULTI-FAMILY AFFORDABLE DWELLING UNITS.
- STREET ADDRESS
14163 OLD EL CAMINO REAL SAN DIEGO, CA 92130
- SITE AREA:
TOTAL SITE AREA (GROSS): 1.80 ACRES (78,273 SQ. FT.)
NET SITE AREA: 1.80 ACRES (78,273 SQ. FT.)
(NET SITE AREA EXCLUDES REQUIRED STREETS AND PUBLIC DEDICATIONS)
- ZONING: AR-1-1
- COMMUNITY PLANNING AREA: PACIFIC HIGHLANDS RANCH
- EXISTING USE: VACANT
PROPOSED USE: MULTI-FAMILY DU
- COVERAGE DATA
TOTAL LANDSCAPE/OPEN SPACE AREA: 14,963 SF
TOTAL HARDSCAPE/PAVED AREA: 27,385 SF
MIN GROSS FLOOR AREA (GFA): 650 SF NOT INCLUDING GARAGE
- DENSITY
MAXIMUM DWELLING UNITS ALLOWED PER ZONE: 1 DU PER 10 ACRE LOT
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: NONE
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 13
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 13
- YARD/SETBACK:
FRONT YARD: REQUIRED: 25' PROPOSED: N/A
STREET SIDE YARD: REQUIRED: N/A PROPOSED: N/A
SIDE YARD(S): REQUIRED: 20' PROPOSED: 8'
REAR YARD: REQUIRED: 25' PROPOSED: N/A
- EXISTING BRUSH MANAGEMENT ZONE 1 IS 20'
PROPOSED BRUSH MANAGEMENT ZONE 1 IS 80' MINIMUM. THE SOUTH SIDE OF THE BUILDING HAS A PROPOSED 35' BMZ AND A 45' BUILDING ENVELOPE WITH DUAL TEMPERED/DUAL GLAZED GLASS FOR ALTERNATIVE COMPLIANCE.

LEGAL DESCRIPTION

PARCEL 3: APN 304-643-10

PARCEL B OF PARCEL MAP 19205 CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY APRIL 9, 2003.

PARCEL 4:

AN EASEMENT FOR GENERAL UTILITY PURPOSES, TOGETHER WITH THE RIGHT TO REPLACE, MAINTAIN AND ALTERATION OF ANY UTILITY EQUIPMENT OR FACILITY, AND FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS ON AND OVER THE DRIVEWAY ON PARCEL A OF PARCEL MAP 19205 CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 9, 2003, DELINEATED ON SAID PARCEL MAP AS 'GENERAL UTILITY AND ACCESS EASEMENT GRANTED HEREON'.

GENERAL NOTES

LOT SUMMARY

- TOTAL AREA WITHIN SUBDIVISION IS 1.80 ACRES GROSS.
- GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC
- TELEPHONE: TIME WARNER CABLE
- CABLE TELEVISION: TIME WARNER CABLE
- SEWER AND WATER: CITY OF SAN DIEGO
- DRAINAGE SYSTEM: AS REQUIRED BY CITY ENGINEER
- FIRE: CITY OF SAN DIEGO
- SCHOOL DISTRICT: SAN DIEGITO UNION H.S./SOLANA BEACH ELEMENTARY SCHOOL DISTRICT
- ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND
- CONTOUR INTERVAL: 2 FEET
DATUM: GPS PT. NP. 542 - N 1,927,136.68, E 6,267,611.17, ELEV. = 190.83
SOURCE: SAN-LO AERIAL SURVEYS
DATE: 1-5-99
- ALL PROPOSED SLOPES ARE 2:1 UNLESS NOTED OTHERWISE GRADING SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN
- LOT DIMENSIONS AND SETBACK DIMENSIONS SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION IN FINAL DESIGN
- OPEN SPACE LOTS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION
- OCCUPANCY CLASSIFICATION ZONING DESIGNATION TYPE OF CONSTRUCTION
MULTI-FAMILY R-1 TYPE V / RATED
- ALL RESIDENTIAL LOCAL AND PRIVATE STREETS, WITH A GRADE BREAK OF 1% OR GREATER, SHALL HAVE VERTICAL CURVES IN ACCORDANCE WITH THE CITY STREET DESIGN MANUAL.
- ALL PUBLIC WATER FACILITIES AND ASSOCIATED EASEMENTS WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN DIEGO WATER FACILITY DESIGN GUIDELINES AND REGULATIONS, STANDARDS AND PRACTICES PERTAINING THERETO.
- PROJECT IS NOT ADJACENT TO TRANSIT STOPS
- THIS PROJECT WILL BE SUBJECT TO THE IMPLEMENTATION OF THE PUBLIC FACILITIES AND SERVICES MITIGATION, MONITORING AND REPORTING PROGRAM. PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND
- THIS PROJECT WILL BE SUBJECT TO THE IMPLEMENTATION OF THE WATER CONSERVATION MITIGATION, MONITORING AND REPORTING PROGRAM.

REQUESTED DEVIATIONS

MUNICIPAL CODE REGULATION	SDMC LANGUAGE	DEVIATION	REQUESTED PERMIT
SECTION 131.0331, TABLE 131-03C	MAX RESIDENTIAL DENSITY: 1 DU/LOT	PROPOSED: 13 DU/LOT	SDP
SECTION 131.0331, TABLE 131-03C	MIN SIDE SETBACK: 20 FEET	PROPOSED MIN: 8 FEET	SDP
SECTION 131.0331, TABLE 131-03C	MAX LOT COVERAGE: 10%	PROPOSED: 13%	SDP

PROFESSIONAL SELF-CERTIFICATION STATEMENT

- I HEREBY ACKNOWLEDGE AND CERTIFY THAT:
- I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT;
 - I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS;
 - I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION;
 - MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS;
 - SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW;
 - IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED; AND
 - THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM SUBMITTAL REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4.

RESPONSIBLE CERTIFIED PROFESSIONAL NAME:

SIGNATURE:  DATE: 07/06/2016
BRAD SONNENBURG

OWNER/DEVELOPER: PARDEE HOMES
13400 SABRE SPRINGS PARKWAY, SUITE 200
SAN DIEGO, CA 92128
(858) 794-2500 FAX(858) 794-2599

PLANNING: LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT ST. 2ND FLR
SAN DIEGO, CA 92131
(858) 751-0633

CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT ST. 2ND FLR
SAN DIEGO, CA 92131
(858) 751-0633

LANDSCAPE ARCHITECT: RICK ENGINEERING
5620 FRIARS RD.
SAN DIEGO, CA 92110
(619) 291-0707

PREPARED IN THE OFFICE OF:

latitude 33
PLANNING & ENGINEERING
9968 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel 858.751.0633

C. JOHN EARDENSOHN
RCE 34584

DATE

SOLAR ACCESS NOTE

THIS IS TO AFFIRM THAT THE DESIGN OF THIS SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES IN ACCORDANCE WITH THE PROVISION OF SECTION 66473.1 OF THE STATE SUBDIVISION MAP ACT.

ASSESSOR'S PARCEL NO.

304-643-10, 304-643-09, 304-643-08

LAMBERT COORDINATES

288-1705

STRUCTURE HEIGHT

PROPOSED: 29' - 5" REQUIRED: 30' - 0"

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	GRADING, UTILITY, SITE PLAN, AND DESIGN GUIDELINES
4	FIRE ACCESS PLAN
5	CONCEPTUAL LANDSCAPE PLAN / BRUSH MANAGEMENT PLAN
6	BRUSH MANAGEMENT NOTES AND DIAGRAMS
7	LANDSCAPE AREA CALCULATIONS
8	IRRIGATION CALCULATIONS

Name: LATITUDE 33 PLANNING & ENGINEERING

Address: 9968 HIBERT ST. 2ND FLR

SAN DIEGO, CA 92131

Phone #: (858) 751-0633

Fax #: (858) 751-0634

Project Address: 14163 OLD EL CAMINO REAL

Project Name: DEL MAR HIGHLANDS ESTATES

AFFORDABLE SITE PDP/SDP

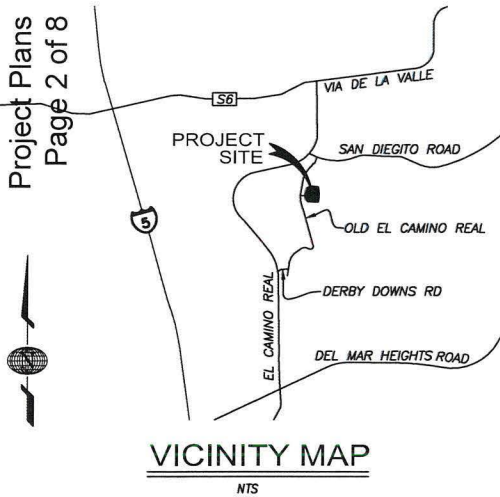
FOR AMENDMENT TO PRD/RPO

Sheet Title: COVER SHEET

DEP#

Original Date: 07/06/16

Sheet 1 of 8

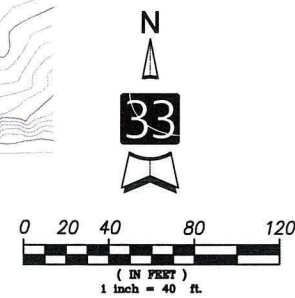


LEGAL DESCRIPTION:

PARCEL 3: APN 304-643-10
PARCEL B OF PARCEL MAP 19205 CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY APRIL 9, 2003.
PARCEL 4:
AN EASEMENT FOR GENERAL UTILITY PURPOSES, TOGETHER WITH THE RIGHT TO REPLACE, MAINTAIN AND ALTERATION OF ANY UTILITY EQUIPMENT OR FACILITY, AND FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS ON AND OVER THE DRIVEWAY ON PARCEL A OF PARCEL MAP 19205 CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 9, 2003, DELINEATED ON SAID PARCEL MAP AS 'GENERAL UTILITY AND ACCESS EASEMENT GRANTED HEREON'.

BENCHMARK

LOCATION: OLD EL CAMINO REAL/SAN DIEGITO ROAD
*SEBP (SOUTHEAST CORNER BRASS PLUG) TOP INLET
REFERENCE: CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK/OCTOBER 04, 2011
INDEX: NORTHING 295499 EASTING 1699630
ELEVATION: 22.473 DATUM IS: M.S.L.
*ELEVATION UP-DATED PER U.S.C.G.S. ADJUSTMENT OF 1970, MAY DIFFER FROM PREVIOUS ELEVATION



PREPARED IN THE OFFICE OF:
latitude 33
PLANNING & ENGINEERING
9008 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel 619.791.0833

C. JOHN EARDENSOHN
RCE 34584

LEGEND:

- AFFORDABLE SITE BOUNDARY: ---
EASEMENT LINE: ---
LOT LINE: ---
EASEMENT NOTE NUMBER: 9

EASEMENT INFORMATION

TITLE REPORT BY: CHICAGO TITLE INSURANCE COMPANY
ORDER NO.: 12205554-996-SOI
PARCELS AFFECTED ITEM NO.
B 28 AN AGREEMENT RELATING TO THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF PRIVATE WATER, SEWER AND STORM DRAIN BETWEEN THE CITY OF SAN DIEGO AND OWNER PER DOC. RECORDED MAY 01, 2000 AS FILE NO.: 2000-0224134 OF O.R. UTILITIES PER DWG. NO.: 30225-3-D
B 29 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS GRANTED TO SAN DIEGO GAS AND ELECTRIC PER DOC. RECORDED JUNE 29, 2000 AS FILE NO.: 2000-343220 OF O.R.
B 30 AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR WATER FACILITIES PER DOC. RECORDED JULY 7, 2000 AS FILE NO.: 2000-358753 OF O.R.
NON PLOTTABLE EASEMENTS
AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS GRANTED TO SAN DIEGO GAS AND ELECTRIC PER DOC. RECORDED DECEMBER 19, 200 AS FILE NO.: 2000-0690567 OF O.R.

Name: LATITUDE 33 PLANNING & ENGINEERING
Address: 9968 HIBERT ST. 2ND FLR
SAN DIEGO, CA 92131
Phone #: (858) 751-0633
Fax #: (858) 751-0634
Project Address: 14163 OLD EL CAMINO REAL
Project Name: DEL MAR HIGHLANDS ESTATES
AFFORDABLE SITE PDP/SDP
FOR AMENDMENT TO PRD/RPO
Sheet Title: EXISTING CONDITIONS
Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: 10/07/16
Revision 1: 08/19/16
Original Date: 07/06/16
Sheet 2 of 8
DEP# _____

DEVELOPMENT SUMMARY

SUMMARY REQUEST:

PROPOSED DEVELOPMENT PERMIT AMENDMENT FOR A PLANNED PERMIT NO. 94-0576
PROPOSING AN ADDITIONAL 13 MULTI-FAMILY AFFORDABLE DWELLING UNITS.

STREET ADDRESS:

14163 OLD EL CAMINO REAL SAN DIEGO, CA 92130

SITE AREA:

TOTAL SITE AREA (GROSS): 1.80 ACRES (78,273 SQ. FT.)
NET SITE AREA: 1.80 ACRES (78,273 SQ. FT.)
(NET SITE AREA EXCLUDES REQUIRED STREETS AND PUBLIC DEDICATIONS)

4. ZONING: AR-1-1

5. COMMUNITY PLANNING AREA: PACIFIC HIGHLANDS RANCH

6. EXISTING USE: VACANT

PROPOSED USE: MULTI-FAMILY DU

7. COVERAGE DATA

TOTAL LANDSCAPE/OPEN SPACE AREA: 14,963 SF
TOTAL HARDSCAPE/PAVED AREA: 27,385 SF
MIN GROSS FLOOR AREA (GFA): 650 SF NOT INCLUDING GARAGE

8. DENSITY

MAXIMUM DWELLING UNITS ALLOWED PER ZONE: 1 DU PER 10 ACRE LOT
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: NONE
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 13
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 13

9. YARD/SETBACK:

FRONT YARD:	REQUIRED: 25'	PROPOSED: N/A
STREET SIDE YARD: <td>REQUIRED: N/A</td> <td>PROPOSED: N/A</td>	REQUIRED: N/A	PROPOSED: N/A
SIDE YARD(S): <td>REQUIRED: 20'</td> <td>PROPOSED: 8'</td>	REQUIRED: 20'	PROPOSED: 8'
REAR YARD: <td>REQUIRED: 25'</td> <td>PROPOSED: N/A</td>	REQUIRED: 25'	PROPOSED: N/A

10. EXISTING BRUSH MANAGEMENT ZONE 1 IS 20' PROPOSED BRUSH MANAGEMENT ZONE 1 IS 80' MINIMUM. THE SOUTH SIDE OF THE BUILDING HAS A PROPOSED 35' BMZ AND A 45' BUILDING ENVELOPE WITH DUAL TEMPERED/DUAL GLAZED GLASS FOR ALTERNATIVE COMPLIANCE.

LEGEND:

SLOPES 2:1 MAX. (TYP.)

DAYLIGHT LINE

PROPERTY LINE

SIDEWALK

CURB AND GUTTER

BRUSH MANAGEMENT ZONE

STORM DRAIN

PROPOSED WATER

FIRE HYDRANT ASSY.

LOT NUMBER

PAD ELEV.

SEWER SERVICE

FIRE SERVICE

WATER SERVICE

BACKFLOW PREVENTION DEVICES

WATER METER

ADA PATH OF TRAVEL

SIGHT VISIBILITY TRIANGLE

GRADING

- TOTAL AMOUNT OF SITE TO BE GRADED: 1.1 AC
- PERCENT OF TOTAL SITE GRADED: 61%
- AMOUNT OF SITE WITH 25% SLOPES OR GREATER: 0.08 AC
- PERCENT OF THE EXIST. SLOPES STEEPER THAN 25% PROPOSED TO BE GRADED: 100%
- PERCENT OF TOTAL SITE WITH 25% SLOPES OR GREATER: 4.4%
- AMOUNT OF CUT: 750 CY
- AMOUNT OF FILL: 1600 CY
- MAXIMUM HEIGHT OF FILL SLOPES(S): 0 FEET 2:1 SLOPE RATIO
- MAXIMUM HEIGHT OF CUT SLOPES(S): 4 FEET 2:1 SLOPE RATIO
- AMOUNT OF EXPORT SOIL: 0
- RETAINING/CRIB WALLS: HOW MANY: 0

NOTE: ADDITIONAL WALLS UNDER 3' IN HEIGHT MAY BE REQUIRED IN RESIDENTIAL PAD AREAS BASED ON FINAL HOUSE PLOTTING
ALL RESIDENTIAL LOCAL AND PRIVATE STREETS, WITH GRADE BREAK OF 1% OR GREATER, SHALL HAVE VERTICAL CURVES IN ACCORDANCE WITH THE CITY OF SAN DIEGO STREET DESIGN MANUAL

EASEMENT INFORMATION

TITLE REPORT BY: CHICAGO TITLE INSURANCE COMPANY
ORDER NO.: 12205554-996-SDI

PARCELS AFFECTED	ITEM NO.
B	(28)
B	(30)

AN AGREEMENT RELATING TO THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF PRIVATE WATER, SEWER AND STORM DRAIN BETWEEN THE CITY OF SAN DIEGO AND OWNER PER DOC. RECORDED MAY 01, 2000 AS FILE NO.: 2000-0224134 OF O.R. UTILITIES PER DWG. NO.: 30225-3-D

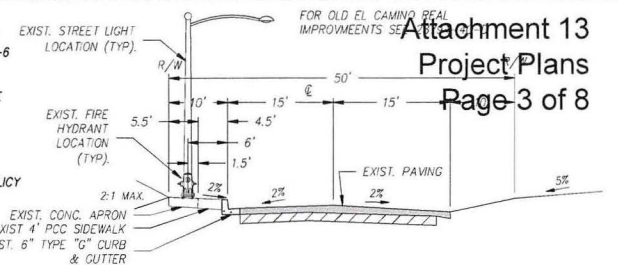
AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR WATER FACILITIES PER DOC. RECORDED JULY 7, 2000 AS FILE NO.: 2000-358753 OF O.R.

NON PLOTTABLE EASEMENTS

AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS GRANTED TO SAN DIEGO GAS AND ELECTRIC PER DOC. RECORDED DECEMBER 19, 200 AS FILE NO.: 2000-0690567 OF O.R.

NOTE:

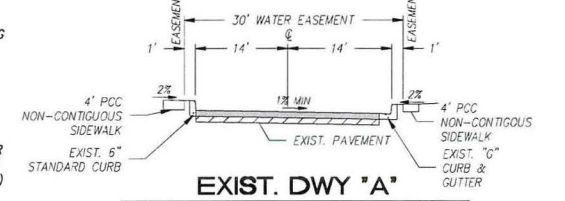
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
- PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-00-1.
- TEMPORARY STREET SIGNS ARE REQUIRED IN ACCORDANCE WITH UFS 901.4.5.
- PROVIDE AN ILLUMINATED DIRECTORY IN ACCORDANCE WITH FHPS POLICY I-00-6.
- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BMPs NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, 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. 2009-00090W, OR SUBSEQUENT ORDER, AND THE MUNICIPAL STORM WATER PERMIT, ORDER NO. R9-2013-0001, OR SUBSEQUENT ORDER. IN ACCORDANCE WITH ORDER NO. 2009-00090W, 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.



EXIST. OLD EL CAMINO REAL

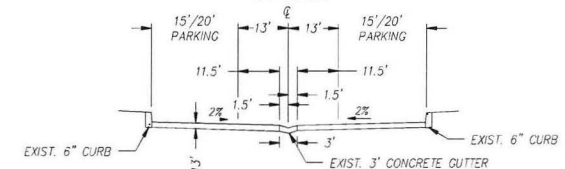
(SEE REFERENCE DWG. NO 28794-D)

NO SCALE



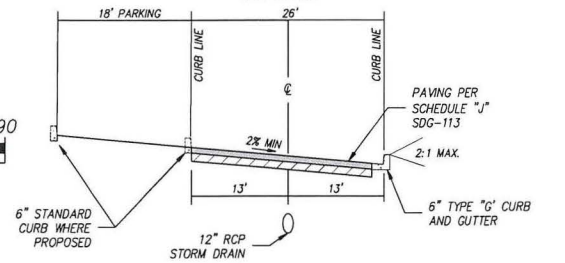
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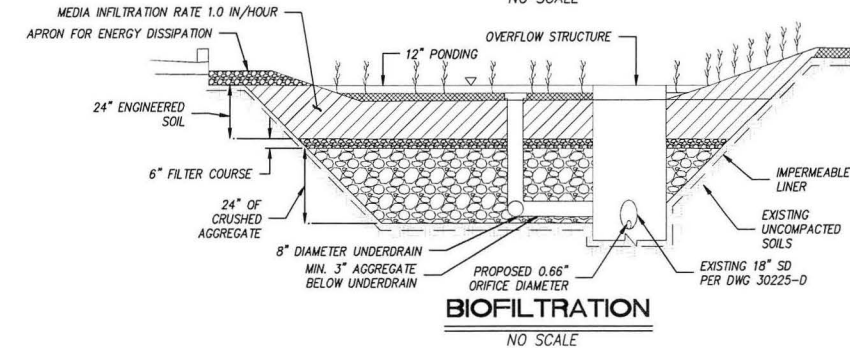
EXIST. DWY 'B'

NO SCALE



PVT. DWY

NO SCALE



BIOFILTRATION

NO SCALE

Name:	LATITUDE 33 PLANNING & ENGINEERING	Revision 14:	
Address:	9968 HIBERT ST. 2ND FLR SAN DIEGO, CA 92131	Revision 13:	
Phone #:	(858) 751-0633	Revision 12:	
Fax #:	(858) 751-0634	Revision 11:	
Project Address:	14163 OLD EL CAMINO REAL	Revision 10:	
Project Name:	DEL MAR HIGHLANDS ESTATES AFFORDABLE SITE PDP/SOP FOR AMENDMENT TO PRD/RPO	Revision 9:	
		Revision 8:	
		Revision 7:	
		Revision 6:	
		Revision 5:	
		Revision 4:	
		Revision 3:	
		Revision 2:	10/07/16
		Revision 1:	08/19/16

Original Date: 07/06/16

Sheet 3 of 8

Sheet Title:

GRADING, UTILITY, AND

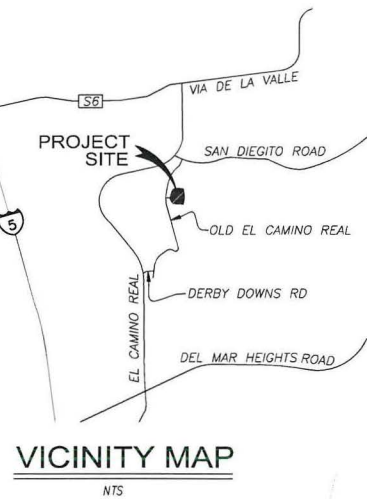
SITE PLAN

DEP#

PREPARED IN THE OFFICE OF:

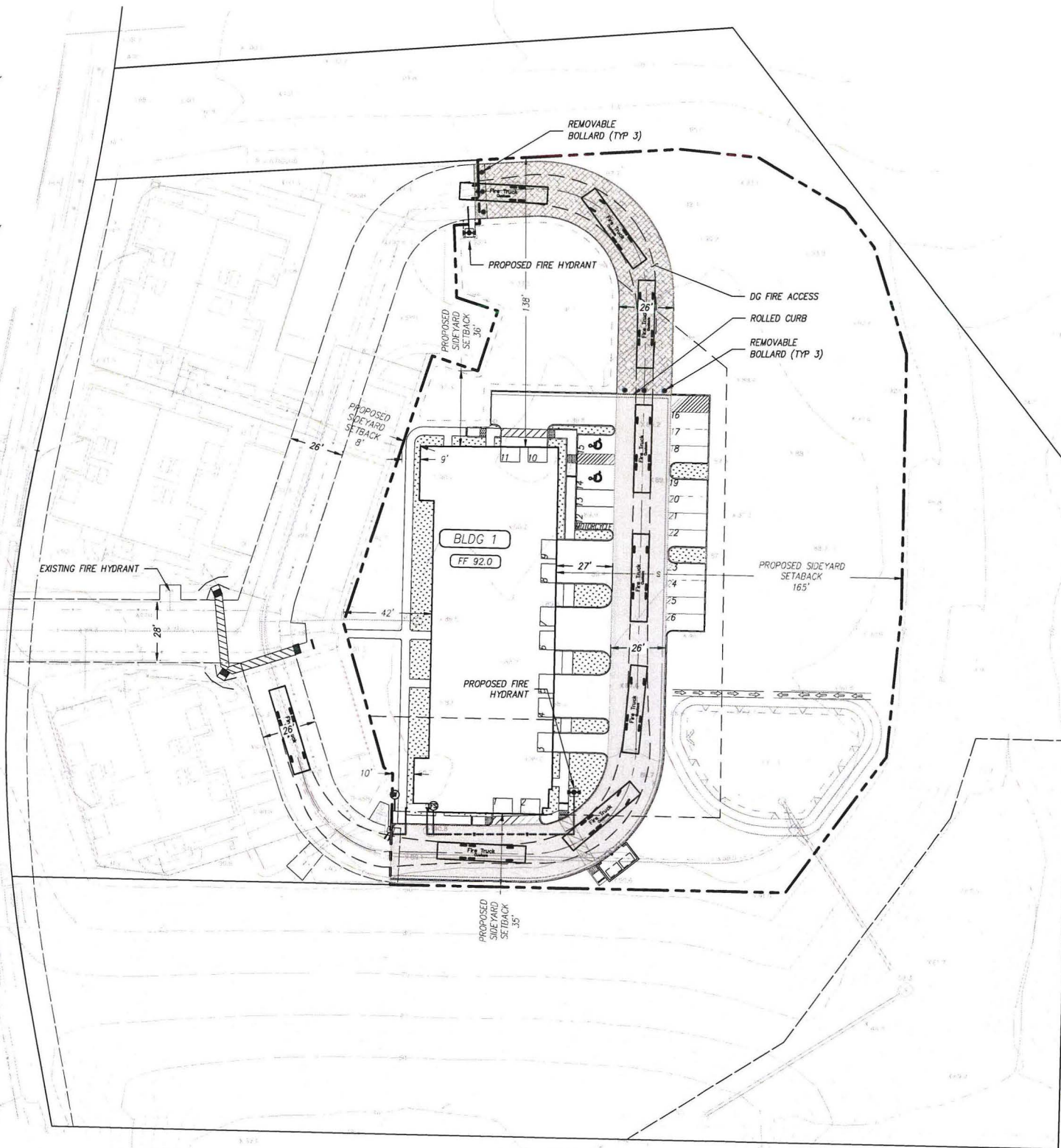
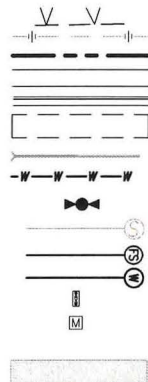
latitude 33
PLANNING & ENGINEERING
9968 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel 658.751.0633

C. JOHN EARDENSOHN
RCE 34584
DATE



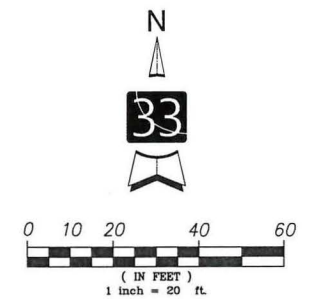
LEGEND:

SLOPES 2:1 MAX. (TYP.)
DAYLIGHT LINE
PROPERTY LINE
SIDEWALK
CURB AND GUTTER
BRUSH MANAGEMENT ZONE
STORM DRAIN
PROPOSED WATER
FIRE HYDRANT ASSY.
SEWER SERVICE
FIRE SERVICE
WATER SERVICE
BACKFLOW PREVENTION VALVE
WATER METER
FIRE ACCESS DRIVEWAY



Attachment 13
FIRE DEPARTMENT NOTES

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).
2. PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-00-1.
3. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS AND ALARM BELLS ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE PER UFC 1001.4.
4. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDED ALL WEATHER DRIVING CAPABILITIES CFC 503.2.3.
5. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION. CFC 501.4.
6. HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE BLUE COLORED MARKERS, SUCH MARKERS SHALL BE AFFIXED TO THE ROADWAY SURFACE, APPROXIMATELY CENTERED BETWEEN CURBS, AD AT A RIGHT ANGLE TO THE HYDRANT.
7. PHYSICAL PROTECTION - IF ADDITIONAL HYDRANTS ARE REQUIRED AND WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION CFC 312.
8. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.
9. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. CFC SEC. 804.
10. ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC.
11. CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.



Name: LATITUDE 33 PLANNING & ENGINEERING Revision 14: _____
Address: 9968 HIBERT ST. 2ND FLR Revision 13: _____
SAN DIEGO, CA 92131 Revision 12: _____
Phone #: (858) 751-0633 Revision 11: _____
Fax #: (858) 751-0634 Revision 10: _____
Project Address: 14163 OLD EL CAMINO REAL Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: 10/07/16 Revision 1: 08/19/16

Original Date: 07/06/16
Sheet 4 of 8
FIRE ACCESS PLAN
DEP# _____

PREPARED IN THE OFFICE OF:

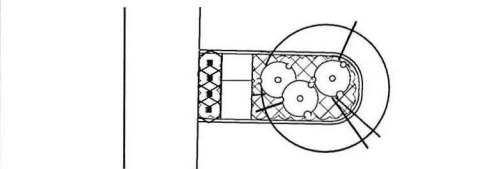
latitude 33
PLANNING & ENGINEERING
9968 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel 858.751.0633

C. JOHN EARDENSOHN
RCE 34584

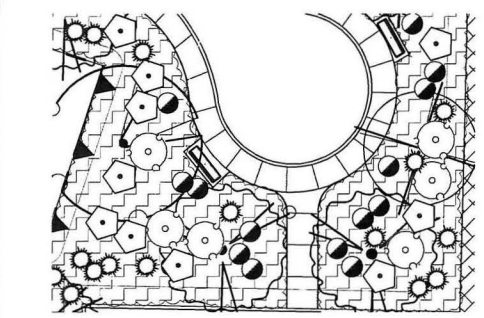
DATE

PLANT MATERIAL LEGEND:

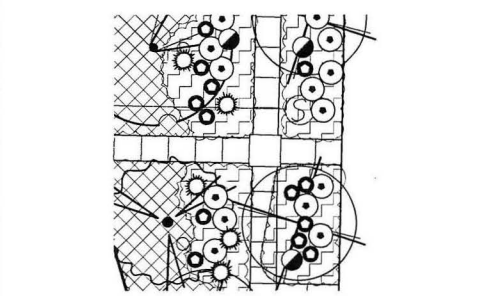
SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENT
	Pistacia chinensis / Chinese pistache	36" Box	
	Platanus racemosa / Western Sycamore	36" Box	
	Lagerstroemia indica / Crape Myrtle	24" Box	
	Lophostemon confertus / Brisbane Box	36" Box	
SHRUBS SUCH AS:			
	Rhamnus californica / 'Eve Case' / Compact Coffeeberry	5 Gal.	
	Heuchera maxima / Island Alum Root	1 Gal.	
	Pandorea jasminoides / Pink Bower Vine	5 Gal.	
	Artemisia californica / Artemisia	5 Gal.	
	Muhlenbergia rigens / Deer Grass	5 Gal.	
	Salvia greggii / Autumn Sage	1 Gal.	
	Mimulus aurantiacus / Coast Monkey Flower	1 Gal.	
	Ribes speciosum / Fuchsia-flowering Gooseberry	1 Gal.	
	Arctostaphylos 'Emerald Carpet' / Manzanita	1 Gal. @ 2" O.C.	
	Baccharis 'Pigeon Point' / Dwarf Coyote Bush	1 Gal. @ 3" O.C.	



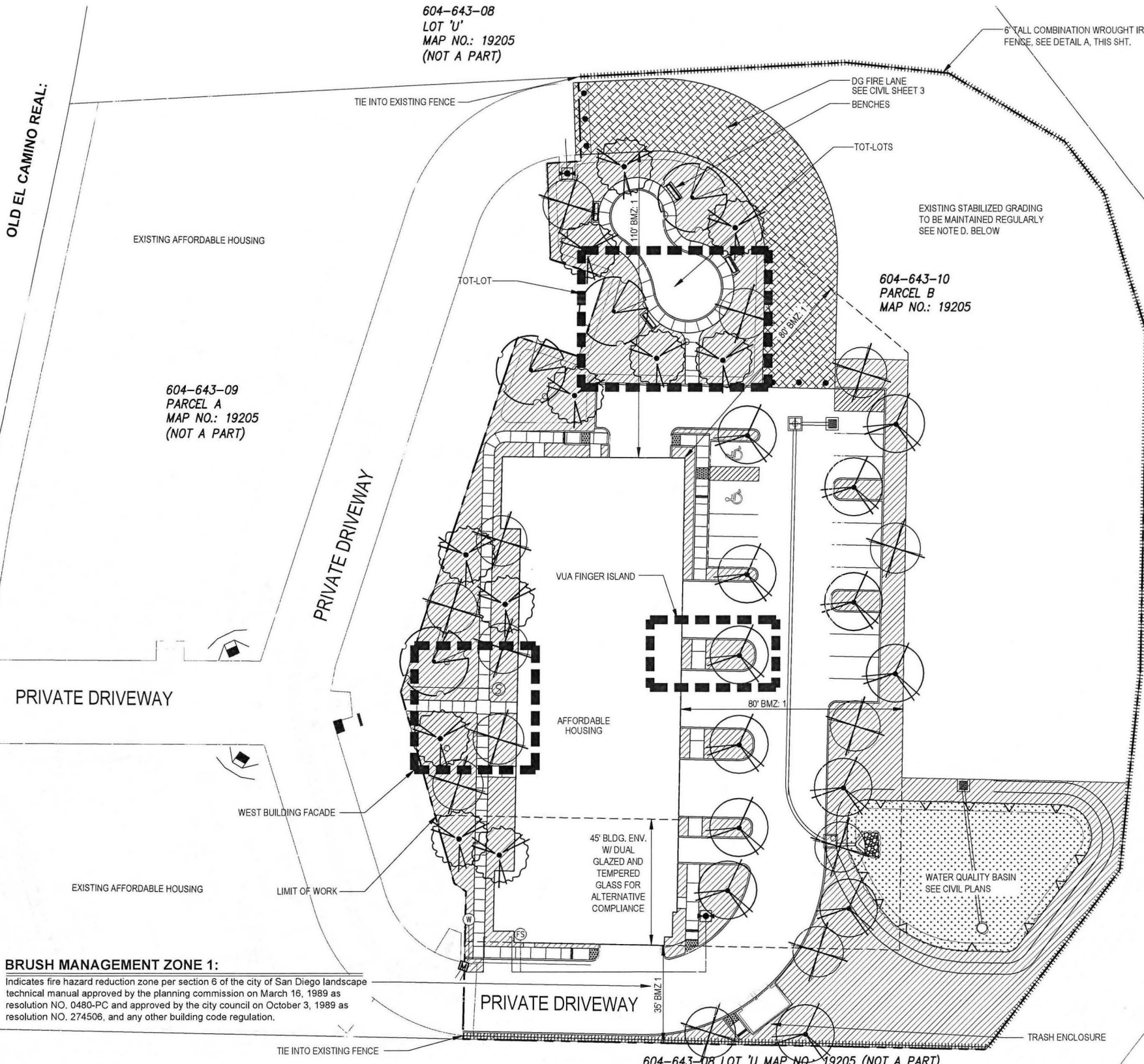
VUA FINGER ISLAND CONCEPT



TOT -LOT CONCEPT



WEST BUILDING FACADE CONCEPT



BRUSH MANAGEMENT ZONE 1:

Indicates fire hazard reduction zone per section 6 of the city of San Diego landscape technical manual approved by the planning commission on March 16, 1989 as resolution NO. 0480-PC and approved by the city council on October 3, 1989 as resolution NO. 274506, and any other building code regulation.

SPECIAL LANDSCAPE NOTES:

PER SAN DIEGO MUNICIPAL CODE 103.1107(b)(7) THE FOLLOWING APPLICATION PROCEDURES APPLY:

(A) PERMIT APPLICATIONS SHALL BE ACCOMPANIED BY A SITE PLAN AND SUPPLEMENTARY INFORMATION REQUIRED TO ESTABLISH THAT ALL LANDSCAPING SHALL BE DEVELOPED IN CONFORMANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL.

(B) AT THE TIME OF AN APPLICATION FOR A CERTIFICATE OF OCCUPANCY, THE APPLICANT WILL PROVIDE VERIFICATION THAT THE LANDSCAPE IMPROVEMENTS ARE IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN AND IN CONFORMANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL.

MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET
ABOVE GROUND UTILITY STRUCTURE - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
*NOTE THAT THE MINIMUM DISTANCE TO ANY SEWER LINE IS 10 FEET.

ROOT BARRIER NOTE:

NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES WITHIN FIVE FEET OF CURBS OR OTHER HARDSCAPE.

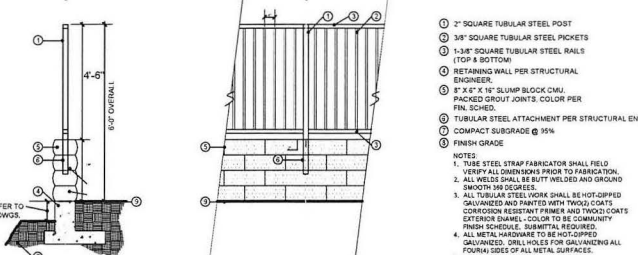
LANDSCAPE DESIGN STATEMENT:

THE CONCEPTUAL LANDSCAPE DESIGN OF RELIES UPON THE SPECIAL CHARACTER OF THE SITE WITHIN THE CONTEXT OF THE IMMEDIATE COMMUNITY AND THE EXISTING AFFORDABLE HOUSING UNITS TO THE WEST. THE PROJECT WILL TAKE ON A NEW IDENTITY FROM ITS CURRENT FORM AND FUNCTION, AND WILL BORROW ITS ARCHITECTURAL THEME FROM THE RURAL CHARACTER OF DEL MAR HIGHLANDS ESTATES. TREE LINED PRIVATE DRIVEWAY ACCESS THROUGH THE EXISTING DEVELOPMENT TRAVELS ALONG THE SOUTH PORTION OF THE PROPERTY AFFORDING A BEAUTIFUL VIEW OF THE OPEN SPACE TO THE SOUTH. WATER QUALITY BASINS HAVE BEEN DESIGNED TO INTEGRATE INTO THE LANDSCAPE TO TREAT RUNOFF ON-SITE.

MEANDERING SIDE WALK SYSTEMS PROVIDE ACCESS TO THE PARK AND TOT-LOTS TO BE ENJOYED BY ALL AGES AND ABILITIES. TREES WILL PROVIDE AMPLE SHADE IN THIS PARKLIKE SETTING. THE PROPOSED PLANT PALETTE WILL CONSIST OF BOTH CALIFORNIA NATIVE AND REGIONALLY ADAPTIVE PLANTS. FURTHER ENHANCING A STRONG SENSE OF PLACE AND CONNECTION TO THE OPEN SPACE AS IT MATURES OVER TIME.

PLANT MATERIAL LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENT
	Pistacia chinensis / Chinese pistache	36" Box	
	Platanus racemosa / Western Sycamore	36" Box	
	Lagerstroemia indica / Crape Myrtle	24" Box	
	Lophostemon confertus / Brisbane Box	36" Box	
SHRUBS SUCH AS:			
	Rhamnus californica / 'Eve Case' / Compact Coffeeberry	5 Gal.	
	Heuchera maxima / Island Alum Root	1 Gal.	
	Pandorea jasminoides / Pink Bower Vine	5 Gal.	
	Artemisia californica / Artemisia	5 Gal.	
	Muhlenbergia rigens / Deer Grass	5 Gal.	
	Salvia greggii / Autumn Sage	1 Gal.	
	Mimulus aurantiacus / Coast Monkey Flower	1 Gal.	
	Ribes speciosum / Fuchsia-flowering Gooseberry	1 Gal.	
	Arctostaphylos 'Emerald Carpet' / Manzanita	1 Gal. @ 2" O.C.	
	Baccharis 'Pigeon Point' / Dwarf Coyote Bush	1 Gal. @ 3" O.C.	



COMBINATION WROUGHT IRON FENCE

LANDSCAPE NOTES:

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE LAND DEVELOPMENT MANUAL: LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- THE IRRIGATION SYSTEM SHALL OPERATE WITHIN THE APPROVED WATER BUDGET, SEE CALCS SHEET 8.
- AN IRRIGATION AUDIT WILL BE REQUIRED TO CERTIFY THAT ALL PLANT MATERIAL, IRRIGATION SYSTEMS AND LANDSCAPE FEATURES HAVE BEEN INSTALLED AND OPERATE AS APPROVED BY THE CITY. AUDIT SHALL BE SUBMITTED TO THE CITY PRIOR TO OCCUPANCY AND USE.
- MAINTENANCE: ALL REQUIRED LANDSCAPED AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITHIN 30 DAYS WITH MATERIAL OF AN EQUIVALENT POINT VALUE. ROUTINE WEED WHIPPING AND PREVENTION OF NATURAL VEGETATION RE-CREATION, SHALL BE PART OF ROUTINE MAINTENANCE.
- LONG TERM MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER.
- ALL CANOPY TREES SHALL BE PROVIDED WITH 40 SQ. FT. OF ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION OF THIS AREA SHALL BE FIVE FEET.
- FOR BRUSH MANAGEMENT CRITERIA, STANDARDS & DIAGRAMS SEE SHEET 6.

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		Revision 5:	
		Revision 4:	
		Revision 3:	
		Revision 2:	
		Revision 1:	

Project Address:	14163 OLD EL CAMINO REAL	Original Date:	
Project Name:	DEL MAR HIGHLANDS ESTATES AFFORDABLE HOUSING SITE	Sheet	5 of 8
Sheet Title:	CONCEPTUAL LANDSCAPE / BRUSH MANAGEMENT PLAN	DEP#	



BRUSH MANAGEMENT ZONE (CRITERIA & REQUIREMENTS)

- Brush management is required in all base zones on the following types of premises:
Publicly or privately owned premises that are within 100 feet of a structure and contain native or naturalized vegetation.
- Except for wetlands, environmentally sensitive lands that are within 100 feet of a structure, unless the Fire Chief deems brush management necessary in wetlands in accordance with Section 142.0412(i). Where brush management in wetlands is deemed necessary by the Fire Chief, that brush management shall not qualify for an exemption under the Environmentally Sensitive Lands Regulations, Section 143.0110(c)(7).
- b) Brush Management Zones. Where brush management is required, a comprehensive program shall be implemented that reduces fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. This fire break shall consist of two distinct brush management areas called "Zone One" and "Zone Two" as shown in Diagram 142-04E.
- (1) Brush management Zone One is the area adjacent to the structure, shall be least flammable, and shall consist of pavement and permanently irrigated ornamental planting. Brush management Zone One shall not be allowed on slopes with a gradient greater than 4:1 (4 horizontal feet to 1 vertical foot) unless the property that received tentative map approval before November 15, 1989. However, within the Coastal Overlay Zone coastal development shall be subject to the encroachment limitations set forth in Section 143.0142(a)(4) of the Environmentally Sensitive Lands Regulations.
- (2) Brush management Zone Two is the area between Zone One and any area of native or naturalized vegetation and shall consist of thinned, native or non-irrigated vegetation.
- (3) Due to the extended Zone One, no Zone Two shall be required for this site, exercising the Zone Two reduction option set forth under SDMC 142.0412(f).
- c) Except as provided in Sections 142.0412(f) or 142.0412(i), the width of Zone One and Zone Two shall not exceed 100 feet and shall meet that shown in Table 142-04H. Both Zone One and Zone Two shall be provided on the subject property unless a recorded easement is granted by an adjacent property owner to the owner of the subject property to establish and maintain the required brush management zone(s) on the adjacent property in perpetuity.
- d) Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
- e) Where Zone One width is required adjacent to the MHPA or within the Coastal overlay Zone, any of the following modifications to development regulations of the Land Development Code or standards in the Land Development Manual are permitted to accommodate the increase in width:
- (1) The required front yard setback of the base zone may be reduced by 5 feet,
- (2) A sidewalk may be eliminated from one side of the public right-of-way and the minimum required public right-of-way width may be reduced by 5 feet, or
- (3) The overall minimum pavement and public right-of-way width may be reduced in
- f) The Zone Two width may be decreased by 1 1/2 feet for each 1 foot of increase in Zone One width up to a maximum reduction of 30 feet of Zone Two width.
- g) Zone One Requirements
- (1) The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
- (2) Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and non habitable gazebos that are located within brush management Zone One shall be of non combustible construction.
- (3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.
- (4) Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
- (5) Permanent irrigation is required for all planting areas within Zone One except as follows:
- (A) When planting areas contain only species that do not grow taller than 24 inches in height, or
- (B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
- (6) Zone One irrigation over spray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
- (7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.
- h) Zone One is the most critical area for fire and watershed safety. All ornamental plantings should be kept well watered and all irrigation water should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.
- i) Zone Two Requirements
- (1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
- (2) No structures shall be constructed in Zone Two.

- (3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
- (4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
- (5) The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
- (A) All new plant material for Zone Two shall be native non-irrigated, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
- (B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
- (C) All new Zone Two plantings shall be irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
- (D) Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
- (6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, controlling weeds.
- (7) Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.
- j) An applicant may request approval of alternative compliance for brush management in accordance with Process One if all of the following conditions exist:
- (1) The proposed alternative compliance provides sufficient defensible space between all structures on the premises and contiguous areas of native or naturalized vegetation as demonstrated to the satisfaction of the Fire Chief based on documentation that addresses the topography of the site, existing and potential fuel load, and other characteristics related to fire protection and the context of the proposed development.
- (2) The proposed alternative compliance minimizes impacts to undisturbed native or naturalized vegetation where possible while still meeting the purpose and intent of Section 142.0412 to reduce fire hazards around structures and provide an effective fire break.
- (3) The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area.
- k) The Fire Chief may modify the requirements of this section if the following conditions
- (1) In the written opinion of the Fire Chief, based upon a fire fuel load model report conducted by a certified fire behavior analyst, the requirements of Section 142.0412 fail to achieve the level of fire protection intended by the application of Zones One and Two; and
- (2) The modification to the requirements achieves an equivalent level of fire protection as provided by Section 142.0412, other regulations of the Land Development Code, and the minimum standards contained in the Land Development Manual; and
- (3) The modification to the requirements is not detrimental to the public health, safety, and welfare of persons residing or working in the area.
- l) If the Fire Chief approves a modified plan in accordance with this section as part of the City's approval of a development permit, the modifications shall be recorded with the approved permit condition.
- m) For existing structures, the Fire Chief may require brush management in compliance with this section for any area, independent of size, location, or condition if it is determined that an imminent fire hazard exists.
- n) Brush management for existing structures shall be performed by the owner of the property that contains the native and naturalized vegetation. This requirement is independent of whether the structure being protected by brush management is owned by the property owner subject to these requirements or is on neighboring property.
- o) Zone 2 should include the removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this removes valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well-pruned healthy shrubs should typically require several years to build up excessive live and dead fuel.
- p) On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers (e.g. Ivy) should be periodically sheared and thatch removed (includes grasses and some ice plants). Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth. However, a light application of balanced fertilizer may be beneficial in producing new growth when severely pruning old shrubs and wood groundcovers.

BRUSH MANAGEMENT PROGRAM MAINTENANCE:

Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique, establishing a precise maintenance schedule is not feasible. However, for effective fire and watershed management, property owners should expect to provide maintenance according to each brush management zone.

LANDSCAPE STANDARDS
SECTION III BRUSH MANAGEMENT

3-1 BRUSH MANAGEMENT - DESCRIPTION

Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by the pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume planting or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildlife fires.

3-2 BRUSH MANAGEMENT - REQUIREMENTS.

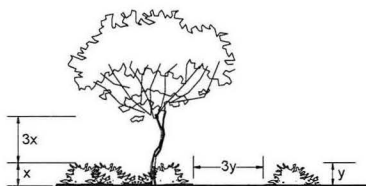
3.2-1 Basic Requirements - All Zones.

3.2-1.01 For zone two, plants shall not be cut below six inches.

3.2-1.02 Debris and trimming produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.

3.2-1.03 Trees and large tree forms shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (Figure 3-1). Dead and excessively twiggy growth shall also be removed.

FIGURE 3-1
PRUNING TREES TO PROVIDE CLEARANCE FOR BRUSH MANAGEMENT



3.2-1.04 All plants or plant groupings except cacti, succulents, tree and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (Figure 3-1).

3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).

3.2-2 Zone 1 Requirement - All Structures.

3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see Appendix "B").

3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.

3.2-2.03 Maintain all planting in a succulent condition.

3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square inch area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

3.2-3 Zone 2 Requirements - All Structures.

3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

BRUSH MANAGEMENT ZONE WIDTH TABLE

PROPOSED BRUSH MANAGEMENT ZONES:

LOT NO.	ZONE 1	ZONE 2
PARCEL B	35-110'	0'

BRUSH MANAGEMENT ZONE DIAGRAMS

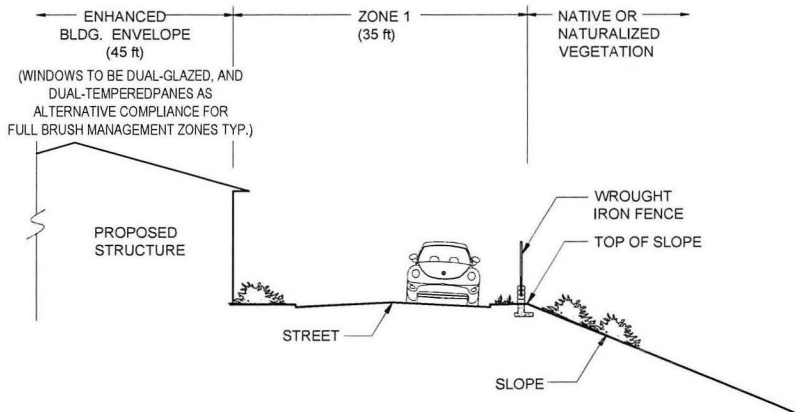


DIAGRAM 1 Table 142-04H Brush Management Zone Width Requirements

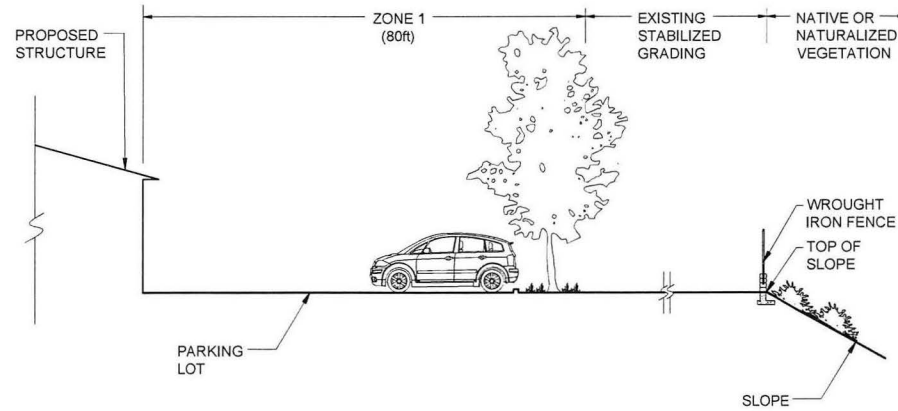


DIAGRAM 2 Table 142-04H Brush Management Zone Width Requirements

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Project Name: **DEL MAR HIGHLANDS ESTATES AFFORDABLE HOUSING SITE**

Sheet Title: **BRUSH MANAGEMENT CRITERIA, STANDARDS, DIAGRAMS**

Revision 14: _____

Revision 13: _____

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OLD EL CAMINO REAL

PRIVATE DRIVEWAY

604-643-09
PARCEL A
MAP NO.: 19205
(NOT A PART)

EXISTING AFFORDABLE HOUSING

LIMIT OF WORK

EXISTING AFFORDABLE HOUSING

604-643-08
LOT 'U'
MAP NO.: 19205
(NOT A PART)

AFFORDABLE HOUSING

PRIVATE DRIVEWAY

604-643-08 LOT 'U' MAP NO.: 19205 (NOT A PART)

604-643-10
PARCEL B
MAP NO.: 19205

EXISTING STABILIZED GRADING
TO BE MAINTAINED REGULARLY
SEE NOTE D. BELOW

WATER QUALITY BASIN
SEE CIVIL PLANS

TRASH ENCLOSURE

LANDSCAPE AREA/POINTS CALCULATION:
BASED ON MULTIPLE-DWELLING UNIT
RESIDENTIAL DEVELOPMENT

Project Plans
Page 7 of 8



VEHICULAR USE AREA
14,390 SF

PLANT AREA REQUIRED = 3% OF V.U.A.
14,390 X .03 = 432 SF PLANT AREA REQUIRED

PLANTING POINTS REQUIRED
14,390 X .03 = 432



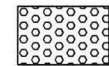
PLANTING AREA (WITHIN VEHICULAR USE)
3,181 SF (5 FT OF PAVING)

POINTS ACHIEVED WITH TREE'S
10 X 24" BOX (20 PTS) = 200 PTS

ACHIEVED WITH SHRUBS
15 GAL. (10 PTS., 25%) / 5 GAL. (2 PTS., 50%) /
1 GAL. (1 PT., 25%)
(232 POINTS MIN.)

PLANTING AREA PROVIDED = 3,181 SF
EXCESS PLANTING AREA = 2,749 SF

TOTAL POINTS PROVIDED = 432 MIN.



REMAINING YARD
5,343 SF

PLANTING AREA REQUIRED = 5,343 SF X 30%
P.A.R. = 1,603 SF

PLANTING POINT REQUIRED
5,343 SF X .05 = 267 PTS.

PLANTING AREA PROVIDED
PLANTING AREAS = 2,220 SF
EXCESS PLANTING AREA = 617 SF

POINTS ACHIEVED WITH TREES
2 X 36" BOX (100 PTS)
3 X 24" BOX (60 PTS)
TOTAL POINTS = 160

ACHIEVED WITH SHRUBS
15 GAL. (10 PTS., 25%) / 5 GAL. (2 PTS., 50%) /
1 GAL. (1 PT., 25%)
(167 POINTS MIN.)

TOTAL POINTS PROVIDED = 267 MIN.

NOTE: NO STREET YARD

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14163 OLD EL CAMINO REAL

Project Name:
DEL MAR HIGHLANDS ESTATES
AFFORDABLE HOUSING SITE

Sheet Title:
LANDS. AREA CALCULATIONS

Revision 14: _____

Revision 13: _____

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20 10 0 20 40 60
GRAPHIC SCALE 1"= 20'

HYDROZONE(S) TYP.

DRIP	IE	PF
DRIP	.90	.2
BUBBLERS (AT TREES)	.85	.5
DRIP IRRIGATION (POINT SOURCE)	.80	.2
MP ROTATORS	.75	.2

WATER BUDGET CALCULATIONS FOR "BLDG 1"

City of San Diego

Landscape Standards, Appendix E: Water Requirement Worksheet

PROJECT NAME: Del Mar Ests. Afford. Housing METER: Landscape
WATER TYPE: POC "A" - Potable CONTROLLER: A

WATER BUDGET

Formula:
MAWA = (ETo)(0.62) x ((0.7)(LA) + (0.3)(SLA)) = Gal. / Yr.
Eto LA SLA

47.0	=	Evapotranspiration (Eto Map / Table 6)
0.62	=	Conversion Factor to gallons
0.55	=	Evapotranspiration Adjustment Factor
21,266	=	LA Landscape Area (Sq. Ft.)
0.3	=	Additional Evap. Adj. Factor for Special Lands. Areas
0	=	SLA Special Landscape Area (Sq. Ft.)
	=	Active / Passive rec areas: dedicated fruit / veg. prod. / areas irrigated w/ reclaimed water:
Water Budget	340,830	Gal. / Yr. MAWA

Estimated Total Water Use 330,169 Gal. / Yr. ETWU

Surplus / Deficit = 10,661 Gal. / Yr.
441 HCF / Yr. (Hundred Cubic Feet)
1.0 Acre Ft. / Yr.

ESTIMATED TOTAL WATER USE

Formula:
ETAF = ((ETo) x (0.62)) / ((PF x HA) / (IE)) + SLA

ETo	=	47.0	Evapotranspiration (Table 6)
	=	0.62	Conversion factor to gallons
PF (WUCOLS III)	=	0.2	Low water using plants 1 THRU 3
	=	0.4	Medium water using plants 4 THRU 6
	=	0.8	High water using plants 7 THRU 9
HA	=		Hydrozone Area (See below for Square Footage)
IE	=	0.81	Drip
	=	0.85	Bubblers
	=	0.81	Drip Irrigation
	=	0.75	MP Rotators
	=	0.7	Micro Sprays, Rotors, Rotator Spray
	=	0.6	Spray Heads
	=	0.55	Fixed Spray
SLA	=	0.45	Special Landscape Area (Sq. Ft.)
	=	0	Sq. Ft.

Hydrozone Type	Area (Sq. Ft.)	ETWU =	GPY
DRIP	3,687	26,528.19	GPY
BUBBLER*	1,640	22,489.22	GPY
DRIP IRRIGATION (Point Source)	7,162	119,258	GPY
MP ROTATORS	10,417	161,894.07	GPY
Totals	21,266	330,169	GPY

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Project Address: 14163 OLD EL CAMINO REAL
Project Name: DEL MAR HIGHLANDS ESTATES AFFORDABLE HOUSING SITE

Sheet Title: IRRIGATION CALCULATIONS

DEP# _____

IRRIGATION & MAINTENANCE NOTES

IRRIGATION DESIGN STATEMENT:

It is the intention of this irrigation plan to limit the overall water consumption of the proposed regionally adaptive landscape by utilizing sound Xeriscape principles, which apply directly to the site-specific landscape in conjunction with the irrigation system. This goal will be met by utilizing the most efficient irrigation design and state of the art technology by implementing the following:

IRRIGATION COMPONENTS

- Typical water conservation design features would include but would not be limited to, an automatic irrigation system incorporating drip irrigation, bubblers, low precipitation heads, rain shut-off device, moisture sensing devices, check valves and master remote control valve.
- The irrigation system shall be designed to avoid runoff, low head drainage, overspray, and other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, and structures.
- Proper irrigation equipment and schedules, including such features as repeat cycles, shall be used to closely match maximum application rates, irrigation efficiency, and distribution uniformity to site-specific infiltration rates.
- The irrigation system will be sensitive to the various solar exposure(s) throughout the year.
- All site irrigation shall be serviced by a dedicated Landscape Irrigation meter.
- No recycled water is proposed for this project.
- All planting areas will be amended with organic material depending upon on-site soil conditions to aid in soil moisture retention.
- All planting areas will receive either 3" of a bark material or cobble mulch to retain soil moisture and maintain cooler soil temperatures.
- The irrigation design shall conform to the City of San Diego Landscape Development as required.

IRRIGATION MAINTENANCE

All irrigated areas shall be the maintenance responsibility of the operator(s).