



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: April 13, 2017 REPORT NO. PC-17-026

HEARING DATE: April 20, 2017

SUBJECT: FRIARS ROAD MIXED-USE; Process Four Decision

PROJECT NUMBER: [453373](#)

OWNER/APPLICANT: Guardian Investment Capital, LLC, a California Domestic Limited-Liability Company

SUMMARY:

Issues: Should the Planning Commission approve an application for the demolition of three commercial buildings and the construction of 70 market rate residential condominium units, 243 residential apartment units, and six shopkeeper units for a total of 319 units on a 5.43-acre site located at 6950, 7020, and 7050 Friars Road in the Linda Vista Community Plan area?

Staff Recommendations:

1. ADOPT Mitigated Negative Declaration No. 453373, and ADOPT the Mitigation Monitoring and Reporting Program;
2. APPROVE Planned Development Permit No. 1586192;
3. APPROVE Site Development Permit No. 1586193;
4. APPROVE Neighborhood Development Permit No. 1820465; and
5. APPROVE Vesting Tentative Map No. 1586194.

Community Planning Group Recommendation: On April 25, 2016, the Linda Vista Planning Group vote 12-1-1 to recommend approval of the project with no conditions (Attachment 15).

Environmental Review: Mitigated Negative Declaration No. 453373 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, which addresses potential impacts to Biological Resources and Paleontological Resources. A Mitigation Monitoring and Reporting Program (MMRP) would be implemented

with this project, which shall reduce the potential impacts to below a level of significance.
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 project site is within the Linda Vista Community Plan as well as a designated Development Intensity District-C in the Mission Valley Community Plan. The project proposes the demolition of three commercial buildings and construction of 70 market rate residential condominium units, 243 residential apartment units, and six shopkeeper units for a total of 319 units. The project would implement the land use designation of the Linda Vista Community Plan and would create multi-family dwelling units where none currently exist on the site. This project is subject to the requirements of the City's Inclusionary Affordable Housing Regulations ([Chapter 14, Article 2, Division 13](#) of the San Diego Municipal Code).

BACKGROUND

The 5.43-acre site is located at 6950, 7020, and 7050 Friars Road in the CO-1-2 Zone within the Linda Vista Community Plan area known as the Friars Road Neighborhood; it is also within Development Intensity District-C in the Mission Valley Community Plan (Attachments 1 through 5). In addition, the site is located within the Airport Land Use Compatibility Overlay Zone for Montgomery Field, the Airport Influence Area for San Diego International Airport (SDIA) and Montgomery Field (Review Area 2 as depicted in the adopted 2014 Airport Land Use Compatibility Plan) and the Federal Aviation Administration Part 77 Notification Area for the SDIA and Montgomery Field. The CO-1-2 Zone is intended to accommodate a mix of office and residential uses that serve as an employment center and permits a maximum density of one dwelling unit for each 1,500 square feet of lot area. The Linda Vista Community Plan calls for an intensification of land uses along Friars Road as long as natural slopes and canyons are preserved and designates the project site as Office Commercial, but residential uses are permitted.

The project site is located across the street from Fashion Valley Mall at the Via de La Moda entrance. Approximately 3.9-acres of the 5.43-acre site contain slopes; however, portions of the site have been previously graded and developed with three commercial buildings on Lots 2 and 3, approved under Planned Commercial Permit No. 87-0232 and constructed in 1981 (Attachments 6 and 7). This permit also included the development of a 77 unit, four-story apartment complex on Lot 4. The topography of the site along Friars Road changes from 62 feet above sea level (ASL) to 160 feet ASL at the northern property line for Lots 2 and 3 (approximately a 98-foot differential), and changes from 55 feet ASL at the southeastern corner of Lot 1 to 195 feet ASL at the northern property line (approximately a 145-foot differential). Portions of the lower hillside have been determined to be cut slopes, which were disturbed as part of the previous commercial project constructed on site (1958-1969). The site is located above the 100-year floodplain, and is not located within or adjacent to the City's Multiple Habitat Planning Area, but it does contain Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological resources as defined in San Diego Municipal Code ([SDMC Section 113.0103](#)). The eastern end of the site and the steep slopes along the northern portion of the site are undeveloped and contain Diegan coastal sage scrub and disturbed Diegan coastal sage scrub, and some eucalyptus trees are located at the western end of the site.

The properties to the south contain commercial development (Fashion Valley Mall) and are zoned MV-CR in the Mission Valley Planned District and the Mission Valley Community Plan designates the sites as Commercial Retail. The property to the west is developed with a multi-family residential complex and is zoned CO-1-2 and the Linda Vista Community Plan designates it as Office Commercial. The property to the east is primarily undeveloped and zoned OR-1-1 and the Linda Vista Community Plan designates it as Open Space; however, a small portion of the property to the east is developed with a multi-family residential complex and is zoned CO-1-2 and the Linda Vista Community Plan designates it as Office Commercial. Located north of the project boundary, between the project site and the residential uses to the north is San Diego Gas and Electric (SDG&E) property that is zoned RS-1-7 and the Linda Vista Community Plan designates it as Open Space. Steel lattice towers and associated wires for electric transmission are located in this 50-foot wide property (Attachment 8).

DISCUSSION

Project Description:

The project proposes the demolition of two three-story buildings and one two-story building, totaling approximately 48,180 square feet and the construction of two buildings totaling approximately 374,171 square feet and containing 313 multi-family units (243 apartments and 70 condominiums) with commercial space on the ground level consisting of six commercial shopkeeper units, over two stories of podium parking. In addition, the project will achieve a Leadership in Energy and Environmental Design (LEED) Silver certification, which includes roof top photovoltaics.

The 243 apartments would be provided in a 103.6-foot tall, eight-story structure, with ground floor commercial in the form of the six shopkeeper units. The commercial shopkeeper units would be occupied as a residence and the resident of the dwelling unit would operate the commercial space. Shopkeeper units would have two pedestrian access points, one public access facing Friars Road and a separate private, secured entrance internal to the structure. The 70 condominium units would be provided in a nine-story, 124.2-foot tall structure at the eastern end of the site. The following Table 1 is a breakdown of the unit mix:

Table 1 Unit Mix				
Lot Number	Unit Type	One-bedroom	Two-bedroom	TOTAL
2	Condominium	34	36	70
3	Apartment	133	110	243
3	Commercial Shopkeeper	6	0	6
Total Number of Units		173	146	319

Two levels of podium parking would be provided under the multi-family structures. The parking structures would be located partially below grade. A total of 493 parking spaces would be provided within the parking structures. Ten accessible parking spaces (including five spaces for vans) would be provided on-site, along with 34 motorcycle spaces and 170 bicycle spaces. Additionally, 30 bicycle lockers would be provided in the parking garages, providing 760 square feet of space for secured

bicycle storage. The apartment parking spaces shall be unbundled and will be leased separately from the rental (Permit Condition No. 69), which allows for flexibility and encourages the use of public transit. The project is located 1,500 feet (within a five minute walk) of the Fashion Valley Transit Center, which includes the San Diego Trolley stop (Green Line) and seven bus stops (Bus Routes 6, 20, 25, 41, 88, 120, and 928).

The project includes approximately 63,585 square feet of common open space with private usable open space (e.g., balconies) and common areas including a fitness center, recreation rooms, pools, and a lobby for each structure. A roof deck (approximate 5,361-square-feet) will be provided on the top level of the condominium structure. The project includes encroachments into the public right-of-way for portions of the public access stairs and elevator tower along Friars Road that provide access from the street to the parking and main level.

In order to provide primary access to the project site, the project would construct the north leg of the Friars Road/Via de la Moda intersection and reconfigure the intersection to accommodate the north leg. A dedicated westbound right-turn lane would be provided. The southbound movements would have a dedicated left-turn lane and a shared right-turn/through/left-turn lane. The northbound movement will provide a dedicated left-turn lane and a shared through/right-turn lane. The project includes widening of Friars Road along the project frontage to accommodate an additional (third) westbound lane, consistent with the ultimate Linda Vista and Mission Valley Community Plan six-lane Major Road classification.

Development of the project requires a Planned Development Permit to amend Planned Commercial Permit No. 87-0232 to remove Lots 1 through 3 (see Background section), implementation of the Development Intensity Districts, and for deviations to the base zone regulations; a Site Development Permit for development on a site containing Environmentally Sensitive Lands; a Neighborhood Development Permit for encroachment into the public right-of-way; and a Vesting Tentative Map for the development of a condominium subdivision.

Project-Related Issues:

Climate Action Plan (CAP) Consistency- A CAP Consistency Checklist was prepared by the applicant and the project was determined to be in conformance with the CAP. CAP Implementation Strategies, include a combination of roofing materials with solar reflection (solar reflectance index of 64). The project has been designed to have an energy budget that shows a 10-percent energy improvement to the Title 24, Part 6 Energy Budget. This energy demand reduction will be provided through a combination of on-site renewable energy generation (photovoltaic) and energy performance design elements, and will achieve a LEED Silver certification. The project conserves water by using low-flow fixtures/ appliances and also plans that 3-percent of the parking spaces to be equipped with electric vehicle charging stations. In addition, the parking spaces shall be unbundled ,which allows a renter without a car to pay less monthly, which can serve as an incentive to use transit, bike share, or other transportation options. The project is located 1,500 feet (within a five minute walk) of the Fashion Valley Transit Center, which includes the San Diego Trolley stop (Green Line) and seven bus stops (Bus Routes 6, 20, 25, 41, 88, 120, and 928).

Development Intensity Overlay District- The Development Intensity Overlay District covers the entire Mission Valley Community Plan area and the portion of the Linda Vista Community Plan adjacent to Friars Road (Attachment 5). The site is located in the Development Intensity District-C. The

implementation of the Development Intensity District regulations was adopted with the Mission Valley Planned District Ordinance; however, the implementation has not been completed within the Linda Vista Community Plan. Since this implementation phase was expected to take a certain period of time between initiation and enactment of the necessary zoning regulations or adoption within the Community Plan, consideration was given to the utilization of interim zoning legislation ([Mission Valley Community Plan, Page 143](#)). This interim legislation allows for the utilization of the Development Intensity District regulations through a Planned Development Permit within the Linda Vista Community Plan area.

In accordance with [SDMC Section 1514.0301\(d\)\(2\)](#), any new project or addition to an existing project which would cause the entire site (excluding acreage within steep hillsides) to generate traffic in excess of that provided by Threshold 1, 150 average daily trips (ADT) per acre, but not exceeding the limits established by Threshold 2, 417 ADT per acre, shall be processed as a discretionary permit. Approximately 3.9-acres of the site contain slopes, but only 2.02-acres would be classified as steep hillsides; therefore, under Threshold 1, the project would be allowed 512 ADT (3.41-acres x 150 = 511.5, round up to 512) and under Threshold 2, the project would be allowed 1,422 ADT (3.41-acres x 417 = 1,421.97, round up to 1,422).

Transit credits and applicable mixed-use credits were applied to both the existing office use and the proposed residential land uses when calculating trip generation. Per the City's Impact Study Manual, the project is allowed to apply an existing land use credit for the existing office buildings on the project site (proposed to be replaced with the project). The office buildings generated approximately 799 ADT.

The project is calculated to generate a net total of 878 ADT. The project is calculated with fewer AM inbound and PM outbound peak hour volumes, because the reduction in traffic from the removal of the existing uses is greater than the new traffic added due to new multi-family residential use. Furthermore, residential uses typically generate heavy AM outbound volumes while office uses typically generate heavy AM inbound volumes.

Deviations- An applicant may request deviations from the applicable development regulations pursuant to a Planned Development Permit in accordance with [SDMC Section 126.0602\(b\)\(1\)](#), provided that findings can be made and the deviation results in a more desirable project. The following Table 2 is a matrix of the proposed deviations, which is followed by the section of the code and justifications for the deviations:

Table 2 Requested Deviations			
		CO-1-2 Zone	Proposed
1.	Front Setback	10 feet	6 feet on Lots 2 and 3
2.	Minimum Rear Setback	0 or 10 feet	0 feet on Lot 2
3.	Maximum Retaining Wall Height	6 feet	88 feet on Lot 2 91 feet on Lot 3
4.	Maximum Structure Height	60 feet	124.2 feet for building on Lot 2 103.6 feet for buildings on Lot 3
5.	Maximum Floor Area Ratio	1.50	1.58

6.	Ground Floor Residential	Not allowed in front 50% of lot	Proposed in front 50%
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1. Front Yard Setback: A deviation from [SDMC Section 131.0531](#), [Table 131-05D](#), which requires a minimum front setback of 10 feet in the CO-1-2 zone for lots 2 and 3. The project proposes a minimum front setback of six feet for Lots 2 and 3.

Justification: The requested deviation is for portions of the two levels of podium parking and the stairs and elevators that provide access from the main level to the street level. Friars Road has a minor curvature along the frontage of the property, which constrains the site and restricts the ability for a 10-foot setback along the full frontage. The buildings on top of the parking podium step back and have been designed to meet and in most cases exceed the minimum front setback. The parking structure observes a minimum six foot setback and is separated from the public right-of-way by a landscaped strip that screens the view along Friars Road, thus meeting the purpose and intent of the setback regulations.

2. Rear Yard Setback: A deviation from [SDMC Section 131.0531](#), [Table 131-05D](#) and [131.0543\(b\)](#), which requires a minimum rear setback of 10 feet and zero feet optional rear yard setback in the CO-1-2 zone. The project proposes a minimum rear yard setback of zero and 10 feet where there is a diagonal line connecting the two points on Lot 2.

Justification: The regulation requires the structure to be placed at the property line or to be set back at least 10 feet. The project proposes a minimum rear yard setback of zero and 10 feet where there is a diagonal line connecting the two points on Lot 2, which is a combination of the allowed setbacks. The request is due to the topography and depth of the site that restricts the ability for a 10-foot setback along the full length of the rear yard.

3. Retaining Wall Height: A deviation from [SDMC Section 142.0340](#), which allows a maximum retaining wall height of six feet. The project proposes a retaining wall height of 88 feet on Lot 2 and 91 feet on Lot 3.

Justification: The topography and depth of the site requires the installation of retaining walls along the rear and side yards on Lots 2 and 3. The retaining walls, as designed, would not impact the visual aesthetics of the area as they are not visible from the street level. The walls are located in the areas of the hillside that were previously disturbed (1958-1969) and have been designed as a living wall or green screen that will integrate them into the site and provide visual aesthetics to the residents and visitors.

4. Structure Height: A deviation from [SDMC Section 131.0531](#), [Table 131-05D](#), which allows a maximum structure height of 60 feet in the CO-1-2 zone. The project proposes a maximum structure height of 124.2 feet for the building on Lot 2 and 103.6 feet for the building on Lot 3.

Justification: The project site is within the Linda Vista Community Plan as well as a designated Development Intensity District in the Mission Valley Community Plan. The Linda Vista Community Plan calls for an intensification of land uses along Friars Road as long as natural slopes and canyons are preserved. This intensification of land uses is regulated by the

thresholds outlined in the Development Intensity Districts, and the height deviation is required to allow for the density and still provide views to the hillside through the buildings. The height differentiation between the project and the adjacent residential above, to the north, is depicted on pages EX-1 through EX-4 (Attachment 17). Though there are no designated view corridors or scenic outlooks within the Linda Vista Community Plan, the buildings have been designed to be 24-96 feet below the rim of the hillside to minimize any impacts to public views outward to Mission Valley and views to the ocean to the west.

5. Floor Area Ratio: A deviation from [SDMC Section 131.0531, Table 131-05D](#), which allows a maximum floor area ratio of 1.50 in the CO-1-2 zone. The project proposes a maximum floor area ratio of 1.58.

Justification: The project site is within the Linda Vista Community Plan as well as a designated Development Intensity District-C in the Mission Valley Community Plan. The Linda Vista Community Plan calls for an intensification of land uses along Friars Road as long as natural slopes and canyons are preserved. This intensification of land use is regulated by the thresholds outlined in the Development Intensity District, and the minor floor area ratio deviation is required to allow for the recommended density.

6. Ground Floor Residential: A deviation from [SDMC Section 131.0540\(c\)\(1\)](#), which prohibits residential uses and residential parking on the ground floor in the front 50 percent of the lot.

Justification: The requested deviation is to allow for the two levels of podium parking, the stairs and elevators, and the residential towers to be within the front 50 percent of the lot. The topography and depth of the site restricts the ability to provide 50 percent of the lot area along Friars Road with commercial development and be able to provide the parking on site without impacting the Environmentally Sensitive Lands.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization and re-use of the existing commercial lot for residential use, while meeting the purpose and intent of the development regulations. Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the SDMC. In addition, the proposed development will assist in accomplishing the goal of the City by providing market-rate housing opportunities in transit-friendly areas near employment centers.

Airport Land Use Compatibility- The project site is located within the Airport Land Use Compatibility Overlay Zone for Montgomery Field, the Airport Influence Area for San Diego International Airport (SDIA) and Montgomery Field (Review Area 2) as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP). The project is not located in a Safety Zone as depicted in the ALUCP. The use and density are consistent with the ALUCP; therefore, a consistency determination by the San Diego County Regional Airport Authority is not required. Though the proposed project would exceed the height notification surface for the San Diego International Airport, the applicant has submitted a Federal Aviation Authority (FAA) Self-certification Agreement in accordance with the guidelines, stating that a FAA notification pursuant to Section 77.15 (a) of Title 14 of the Code of Federal Regulations CFR Part 77, notification is not required.

Community and General Plan Analysis:

The Linda Vista Community Plan calls for an intensification of land uses along Friars Road, as long as natural slopes and canyons are preserved. The project site is designated as Office Commercial in the Linda Vista Community Plan, which permits residential development; however, no residential development intensity currently exists (Attachment 4-Linda Vista Community Plan Figure 8). Recognizing the relationship between development on Friars Road and Mission Valley, the project area was included in the development intensity study that was completed as part of the Mission Valley Community Plan, and an intensity limit was established for the project site. The Development Intensity Districts in the Mission Valley Community Plan are shown on Figure 26 (Attachment 5). The Development Intensity Districts “includes those areas in the Linda Vista Community Plan North of Friars Road and West of State Route 163 with primary access to Friars Road.” In the absence of direction in the Linda Vista Community Plan, the guidance within the Mission Valley Community Plan has been used as the benchmark to evaluate appropriate intensity for the project site.

The primary basis for analyzing development intensity according to the Mission Valley Community Plan is trip generation. The Mission Valley Community Plan divides the community plan area into 13 Development Intensity Districts and assigns allowable trip generation rates (in terms of daily trips/acre) to each Development Intensity District. The project site is located within the Development Intensity District-C, which allows projects generating less than 150 ADT per acre through a ministerial process and up to 417 ADT per acre with a discretionary permit. Projects that exceed the threshold of 417 ADT per acre would be required to be processed as a Community Plan Amendment and to submit a traffic study identifying the traffic impacts and mitigation required by the project as well as an environmental study prepared in accordance with the California Environmental Quality Act. The proposed project totals approximately 878 ADT, which is well below Threshold 2 (see ‘Development Intensity Overlay District’ section above).

Trips per gross acre were reduced below the trip threshold due to close proximity of the project to light rail transit (LRT). The Mission Valley Community Plan outlines that development intensity limits can be modified if LRT will serve a proposed development. The Mission Valley Planned Development Ordinance (PDO) further outlines the details of a LRT Bonus. The project must be located within 1,500 feet of a transit stop and incorporate pedestrian paths, signage, building orientation, and other means to encourage the use of transit. As is outlined below, the project successfully integrated transit oriented features that encourage the use of alternative modes of transportation, while minimizing impacts on hillsides. The project is therefore in compliance with the visions for development outlined in the Mission Valley and Linda Vista Community Plans, in addition to the Climate Action Plan.

As outlined in the [General Plan](#), the project meets the demands of the LRT Bonus by creating a circulation plan for navigating within and outside of the development (UD-A.5 and UD-C.6), which can be seen on [General Plan Drawing No. 26](#). Additionally, the project provides wayfinding signage to direct pedestrians to nearby destinations, the Fashion Valley Transit Center, and the development’s shopkeeper units as shown on [General Plan Drawing No. 25](#) (UD-A.14). As for building orientation, the project provides visually prominent staircases at the middle and periphery of the development that serve as focal points and destination connections. This achieves policies UD-B.4 and UD-C.7 in the General Plan Urban Design Element. To enhance the pedestrian environment, the project shields parking from pedestrian areas via plants and living green walls as prescribed in UD-A.11 of the General Plan.

Through design and amenities, the project also meets policies in the General Plan's Mobility Element by enhancing the pedestrian realm (as described above), which promotes walkability, and providing bicycle parking options to support bike ability. Unbundling parking meets policy ME-G.2, which supports innovative parking regulations to address parking and bicycle needs. In this case, unbundling parking would allow a renter without a car to pay less monthly, which can serve as an incentive to use transit, bike share, or other transportation options.

Lastly, in regard to the hillsides, as stated in the Linda Vista Community Plan mission statement, scenic resources should be maintained. Both the Community Plan and UD-A.3 in the General Plan note that development next to these resources should utilize sensitive grading techniques, provide visual breaks between structures, and be setback from the canyon rim. The project proposes to grade 27.1 percent of the 3.90 acres with a slope of 25 percent or more, but the Community Plan mentions that, though grading should be limited, development of the hillsides is permitted to provide reasonable use of private property. Additionally, the project will stabilize and vegetate already disturbed hillside. The project will integrate erosion control mechanisms to include retaining walls, plantings, and a living green wall. The project also breaks up the building massing to ensure people can enjoy views of the hillsides.

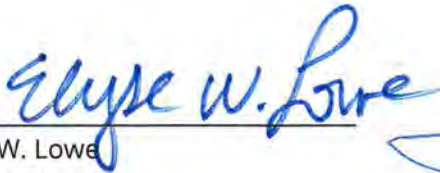
Conclusion:

With the approval of the requested deviations, the proposed development meets all applicable regulations and policy documents. Staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the Linda Vista Community Plan, Mission Valley Community Plan, Development Intensity Districts, and the General Plan. In addition, the project would materially assist in accomplishing the City goal by providing market-rate housing opportunities in transit-friendly areas near employment centers.

ALTERNATIVES

1. ADOPT Mitigated Negative Declaration No. 453373, and ADOPT the Mitigation Monitoring and Reporting Program; and APPROVE Planned Development Permit No. 1586192, Site Development Permit No. 1586193, Neighborhood Development Permit No. 1820465; and Vesting Tentative Map No. 1586194, with modifications.
2. DO NOT ADOPT Mitigated Negative Declaration No. 453373, and DO NOT ADOPT the Mitigation Monitoring and Reporting Program; and DENY Planned Development Permit No. 1586192, Site Development Permit No. 1586193, Neighborhood Development Permit No. 1820465; and Vesting Tentative Map No. 1586194, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department



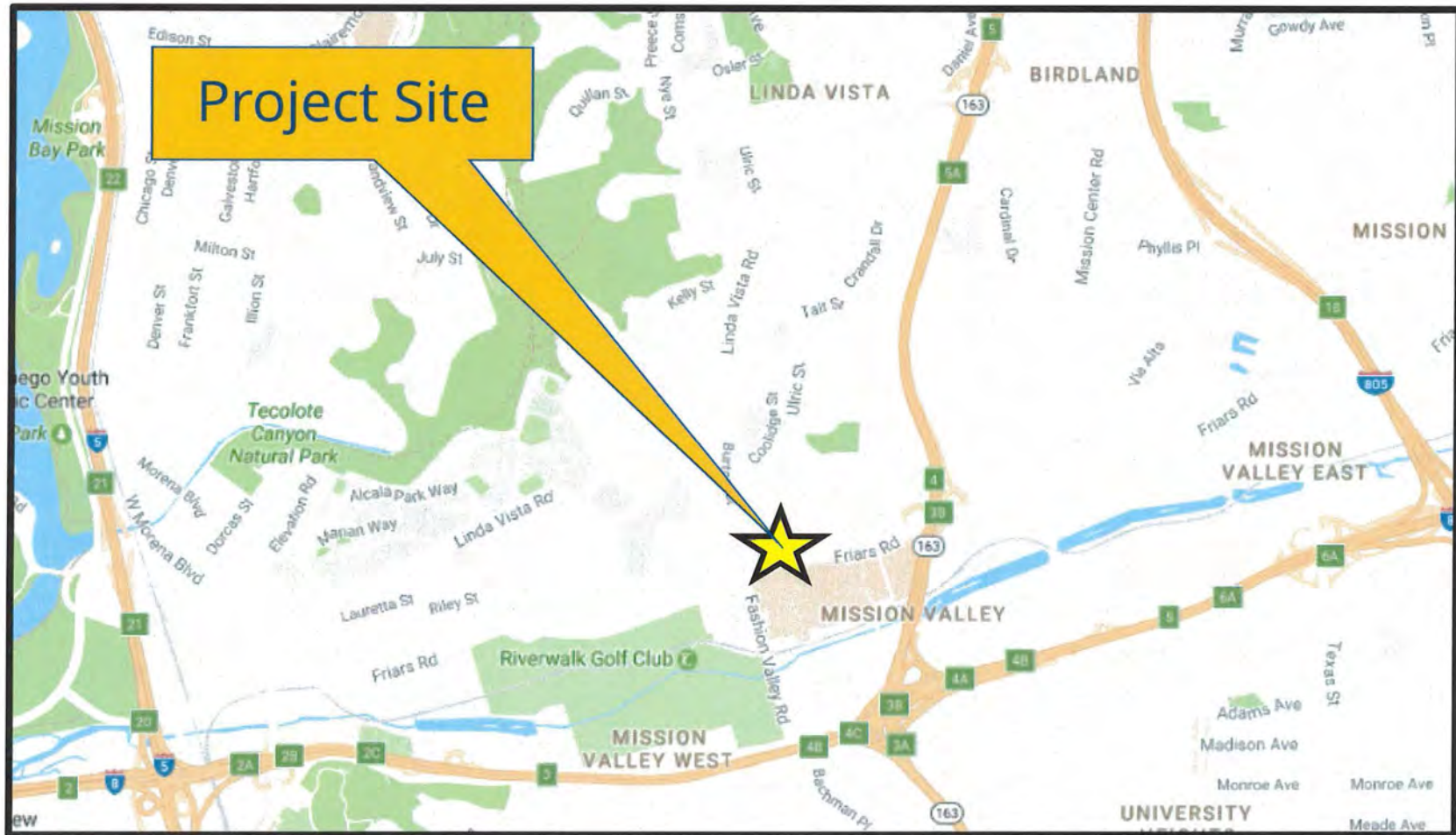
Jeffrey A. Peterson
Development Project Manager
Development Services Department

LOWE/JAP

Attachments:

1. Location Map
2. Aerial Photograph
3. Zoning Map
4. Linda Vista Community Plan Land Use Map (Figure 8)
5. Mission Valley Community Plan Development Intensity District Map (Figure 26)
6. Existing Buildings Photographs
7. Planned Commercial Permit No. 87-0232
8. Surrounding Photographs
9. Project Data Sheet
10. Draft PDP SDP NDP Permit Resolution with Findings
11. Draft PDP SDP NDP SDP Permit with Conditions
12. Draft VTM Resolution with Findings
13. Draft VTM Conditions
14. Draft Environmental Resolution
15. Community Planning Group Recommendation
16. Ownership Disclosure Statement
17. Project Plans

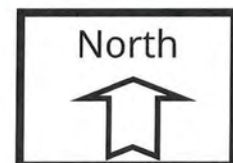
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Location Map

Friars Road Mixed-Use- Project No. 453373

6950, 7020, and 7050 Friars Road

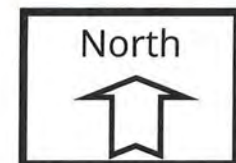




Aerial Photograph

Friars Road Mixed-Use- Project No. 453373

6950, 7020, and 7050 Friars Road

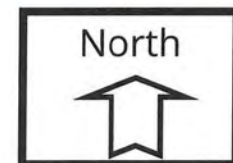


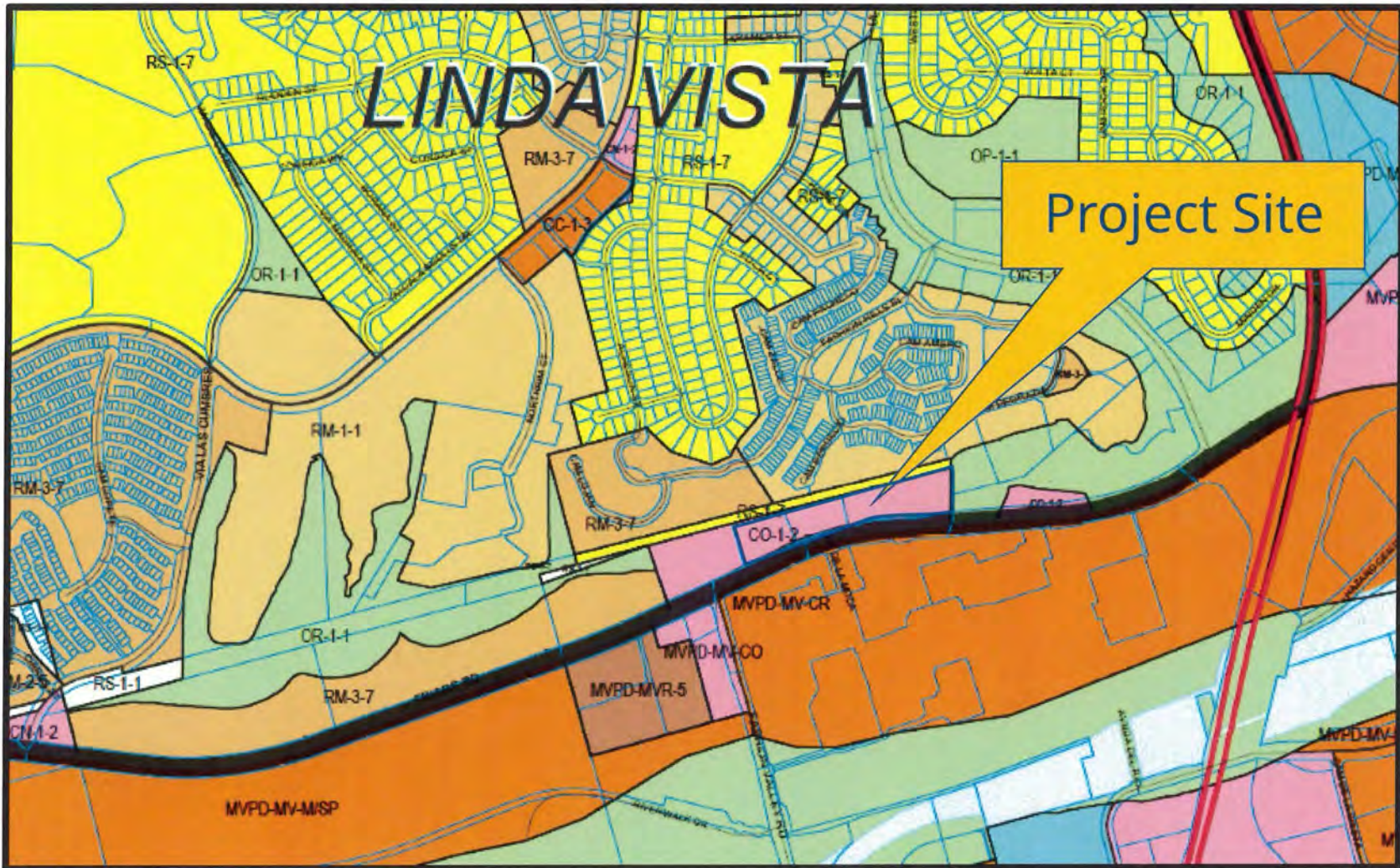
Project Site



Aerial Photograph (Close-up View)

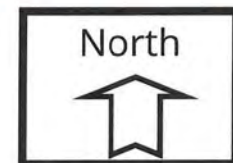
Friars Road Mixed-Use- Project No. 453373
6950, 7020, and 7050 Friars Road

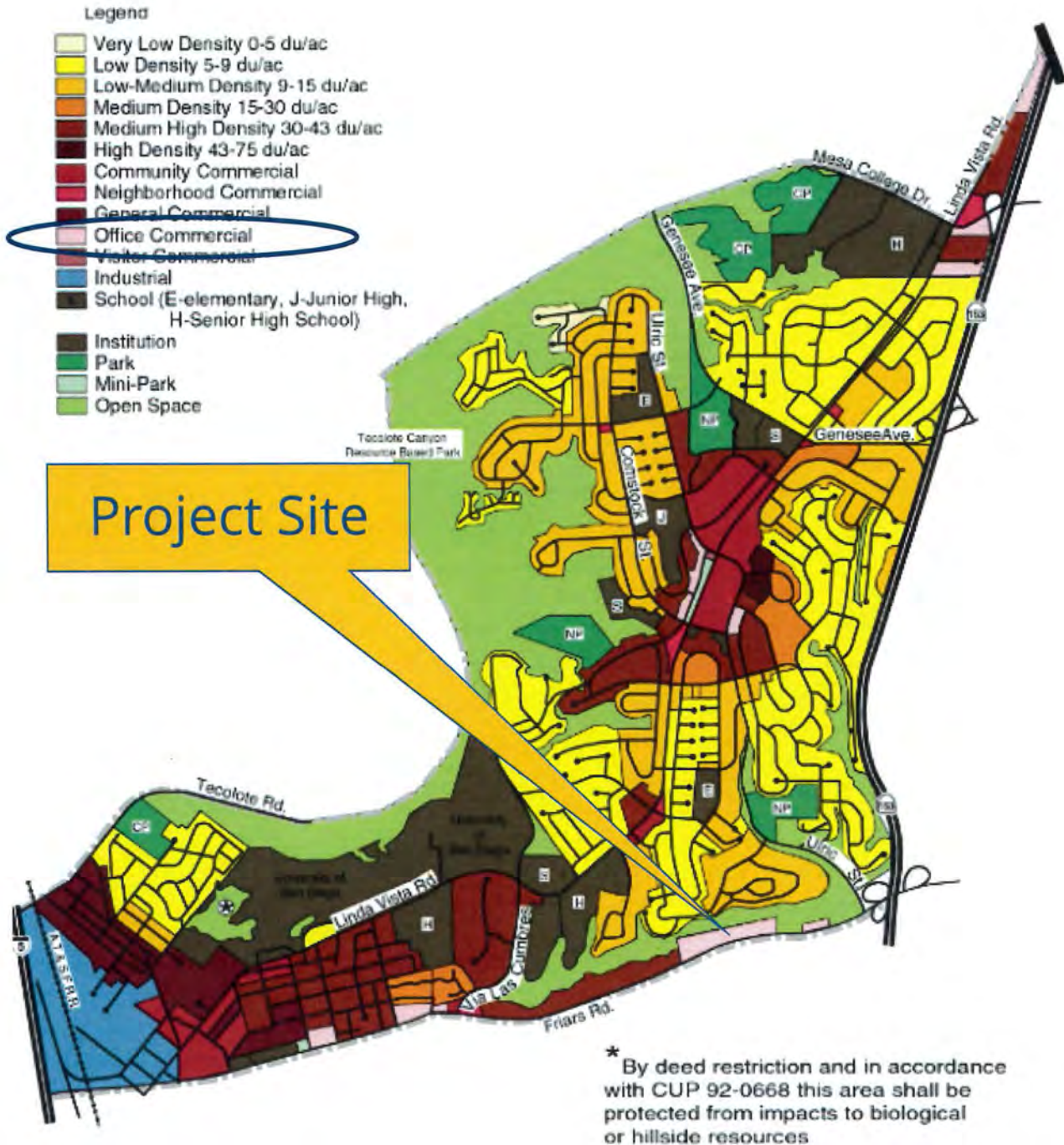




Zoning Map

Friars Road Mixed-Use- Project No. 453373
6950, 7020, and 7050 Friars Road





Linda Vista Community Land Use

Friars Road Mixed-Use- Project No. 453373
6950, 7020, and 7050 Friars Road



INCLUDES THOSE AREAS IN THE LINDA VISTA COMMUNITY PLAN
NORTH OF FRIARS ROAD AND WEST OF SR-163 WITH PRIMARY
ACCESS TO FRIARS ROAD.



TABLE 4
MISSION VALLEY
DEVELOPMENT INTENSITY DISTRICTS

DISTRICT	GROSS ACRES	DISTRICT	GROSS ACRES
A.	185.01*	H.	134.71
B.	158.29	I.	120.06
C.	213.82*	J.	53.41*
D.	75.51*	K.	109.51*
E.	128.15*	L.	289.36
F.	407.12*	M.	209.58
G.	209.09		

* Net Acres (Exclusive of areas zoned HR)

Vehicle trip generation figures for each district (on a per acre basis) will be based upon the capacity of the street system. Current acceptable trip per acre figures are available in the Planning Department. The number of districts and the size of individual districts are subject to change during the implementation phase.



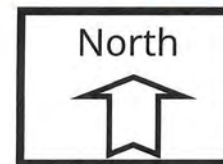
Development Intensity Districts
Mission Valley Community Plan

26
FIGURE



Mission Valley Community Plan-Figure 26

Friars Road Mixed-Use- Project No. 453373
6950, 7020, and 7050 Friars Road

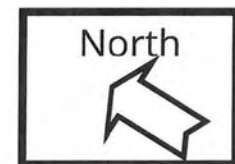


Project Site



Site Photograph (7050 Friars Road & Lot 1)

Friars Road Mixed-Use- Project No. 453373
6950, 7020, and 7050 Friars Road



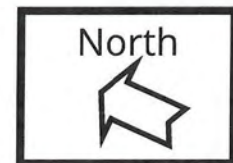
Project Site



Site Photograph (Friars Road & Via De La Moda)

Friars Road Mixed-Use- Project No. 453373

6950, 7020, and 7050 Friars Road

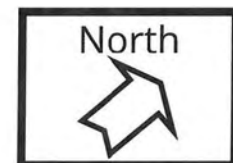


Project Site

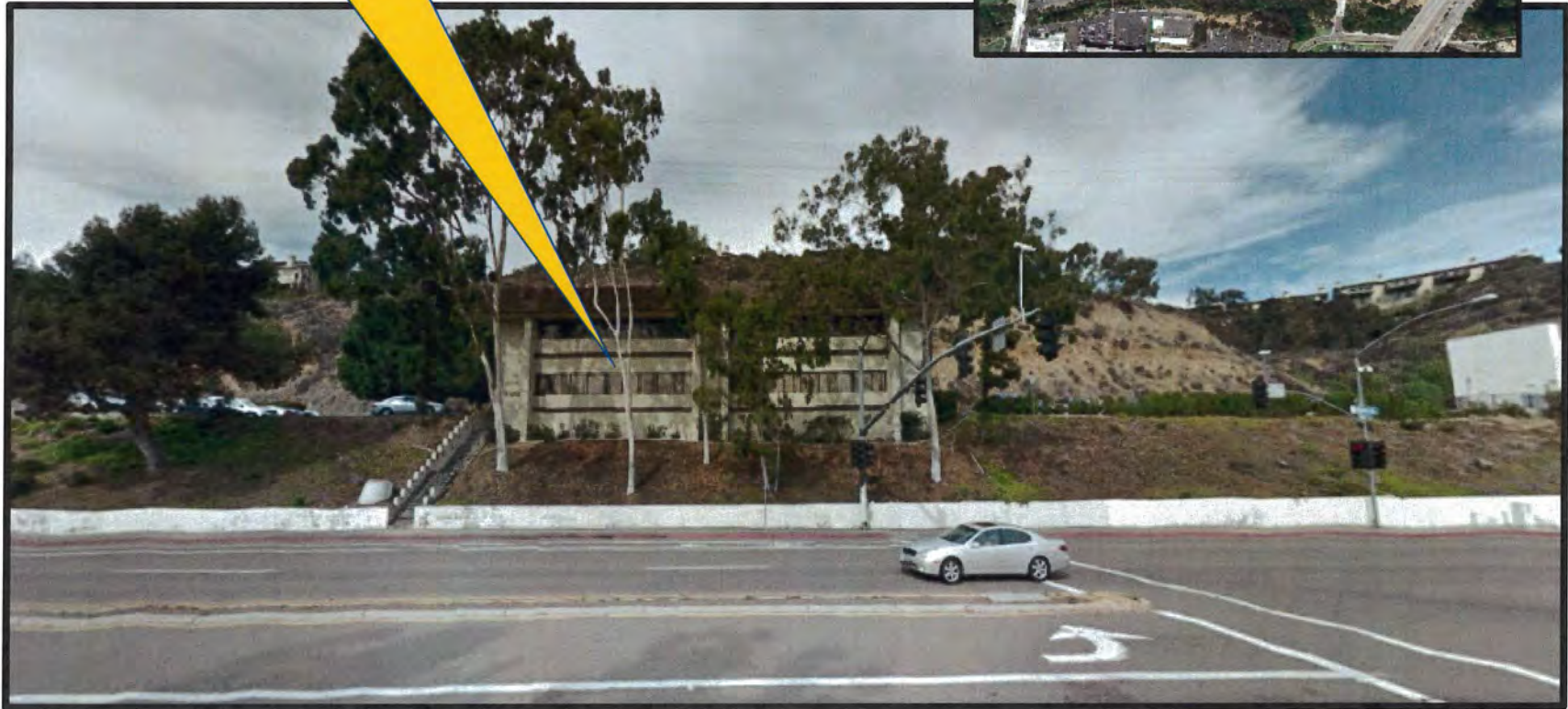


Site Photograph (6950 & 7020 Friars Road)

Friars Road Mixed-Use- Project No. 453373
6950, 7020, and 7050 Friars Road



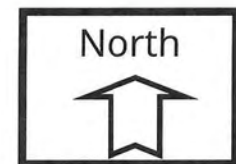
Project Site



Site Photograph (7020 Friars Road)

Friars Road Mixed-Use- Project No. 453373

6950, 7020, and 7050 Friars Road



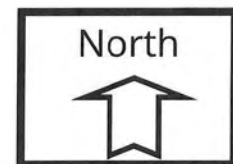
Project Site



Site Photograph (6950 Friars Road)

Friars Road Mixed-Use- Project No. 453373

6950, 7020, and 7050 Friars Road



Requested by
 Mail to:
 City of San Diego
 Planning Department
 200 Street, M.S. 4A
 San Diego, CA 92101-3864

NOTE: COUNTY RECORDER, PLEASE RECORD AND
 RESTRICTION ON USE OR DEVELOPMENT, Page 1 of 2
 REAL PROPERTY AFFECTING THE TITLE
 OR POSSESSION THEREOF.

87 377369

2232

RECORDED IN
 OFFICIAL RECORDS
 OF SAN DIEGO COUNTY, CA

JUL

1987 JUL -7 AM 11:06

VERA L. LYLE
 COUNTY RECORDER

PLANNING DIRECTOR RESOLUTION NO. 6958
 GRANTING PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. 87-0232

WHEREAS, the Planning Commission of The City of San Diego
 APPROVED Planned Commercial Development Permit No. 32 on May 19,
 1977; and

WHEREAS, the Planning Director of The City of San Diego APPROVED
 Planned Commercial Development Permit Amendment No. 86-0579 on
 January 30, 1987 to allow a 77-unit multiple-family residential
 development with shared parking in place of an approved
 30,000-square-foot office building; and

RF	9
AR	7
MG	1

WHEREAS, GIRARD FINANCIAL CORPORATION, a California corporation,
 "Owner/Permittee", filed an application to amend Planned
 Commercial Development Permit No. 86-0579, by rescinding the
 shared parking agreement, deleting the required \$3,150 fee for
 the shared spaces, and redesigning the project to provide all
 required parking on-site, located on the north side of Friars
 Road at Fashion Valley Road, described as Lots 1-4, Fashion
 Valley North, Map No. 9032, in the CO (Portion HR) Zone; and


WHEREAS, on May 1, 1987, the Planning Director of The City of San
 Diego considered amended Planned Commercial Development Permit
 No. 87-0232, pursuant to Section 101.0910 of the Municipal Code
 of The City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Director of The City of San Diego
 as follows:

1. That the Planning Director adopts as the findings of the
 Planning Director those written findings dated May 1, 1987, a
 copy of which is attached hereto and by this reference
 incorporated herein;
2. That said findings are supported by maps and exhibits, all of
 which are herein incorporated by reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore
 adopted by the Planning Director, amended Planned Commercial
 Development Permit No. 87-0232 is hereby GRANTED to
 Owner/Permittee in the form and with the terms and conditions as
 set forth in the permit, a copy of which is attached hereto and
 made a part hereof.


 Michael J. Stepmeyer
 Acting Planning Director


 Robert W. Didion
 Senior Planner

FINDINGS

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1. The proposed use will fulfill an individual and/or community need and will not adversely affect the General Plan or the Community Plan. Although the Linda Vista Community Plan designates the property for commercial office use, the existing CO zone allows residential development by right. The proposed development will be compatible with existing multiple-family residences located to the west.
2. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety, and general welfare of persons residing or working in the area and will not adversely affect other property in the vicinity. The requested amendment, to place all required parking on-site, results in a more integrated development and should reduce parking problems in the vicinity. The required mitigation measures for the attenuation of noise from existing and future traffic along Friars Road have been incorporated into the permit.
3. The proposed use will comply with the relevant regulations in the Municipal Code. The project meets all requirements of the Planned Commercial Development Ordinance and the CO Zone.

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PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. 87-0232
PLANNING DIRECTOR

This Planned Commercial Development Permit Amendment is granted by the Planning Director of The City of San Diego to GIRARD FINANCIAL CORPORATION, A California corporation, "Owner/Permittee", under the conditions in Section 101.0910 of the Municipal Code of The City of San Diego.

1. Permission is granted to Owner/Permittee to amend Planned Commercial Development Permit No. 86-0579 by rescinding a shared parking agreement and redesigning the project to provide all required parking on-site, located on the north side of Friars Road at Fashion Valley Road, described as Lots 1-4, Fashion Valley North, Map No. 9032, in the CO (Portion HR) Zone.
2. The facility shall consist of the following:
 - a. Existing three office buildings on Lots 1-3, as follows:
 - 1) Building "B" - 10,000 square feet
 - 2) Building "C" - 6,000 square feet
 - 3) Building "D" - 7,000 square feet
 - b. Proposed 77-unit, four-story apartment project in two structures (Lot 4);
 - c. Rescission of joint parking agreement (Lot 4);
 - d. Off-street parking (to be provided on-premises); and
 - e. Accessory uses as may be determined incidental and approved by the Planning Director.
3. The applicant shall provide all required parking on-site as indicated on exhibit "A," dated May 1, 1987.
4. The joint parking agreement required by PCD No. 86-0579 is hereby rescinded and the required \$3,150 fee deleted.
5. All units which front on Friars Road shall be structurally insulated in order to attenuate interior noise levels to 45 dBA CNEL or below based on projected traffic levels on Friars Road.
6. The City's Noise Abatement Office shall review building plans to ensure that sound attenuation measures have been adequately incorporated such that interior noise levels for affected units would not exceed 45 dBA CNEL based on future traffic projections for Friars Road.

7. Building permits shall be reviewed and approved by the City's Noise Abatement office prior to final approval by the Planning Department.

8. The applicant shall modify the existing traffic signal system at Friars Road and Fashion Valley Road in a manner satisfactory to the City Engineer due to the fourth leg of the intersection. This work may also include the construction of raised medians with left-turn pockets as required by the City Engineer.

9. Access to the dwelling units shall be by means of unnamed, non-dedicated privately maintained driveways constructed in a manner satisfactory to the Fire Department and the City Engineer.

10. Prior to the issuance of any building permit the applicant shall dedicate additional right-of-way on Friars Road adjacent to the project in order to provide a minimum half-width right-of-way of 61 feet, measured from the existing centerline.

11. No fewer than 184 off-street parking spaces shall be maintained on the property described as Lot 4, Fashion Valley North, Map No. 9032, in the approximate location shown on Exhibit "A," dated May 1, 1987, on file in the office of the Planning Department. Parking spaces shall be consistent with Division 8 of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking spaces and aisles shall conform to Planning Department standards. Parking areas shall be marked.

12. No permit for grading or construction of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:

- a. The Permittee signs and returns the permit to the Planning Department;
- b. The Planned Commercial Development Permit is recorded in the office of the County Recorder.

If the signed permit is not received by the Planning Department within 90 days of the Planning Director decision or within 30 days of a Planning Commission or City Council decision, the permit shall be void.

13. Before issuance of any building permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A" dated May 1, 1987, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications for amendment of this permit shall have been granted.

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ATTACHMENT 7

14. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The plans shall be in substantial conformity to Exhibit "A" dated May 1, 1987, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended.

15. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.

16. This Planned Commercial Development Permit must be used within 36 months after the date of City approval or the permit shall be void. An Extension of Time may be granted as set forth in Section 101.0910 of the Municipal Code. Any such extension shall be subject to all Municipal Code requirements and applicable guidelines in effect at the time the extension is considered.

17. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.

18. After establishment of the project, the property shall not be used for any other purposes unless:

- a. Authorized by the Planning Director; or
- b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or
- c. The permit has been revoked by the City.

19. This Planned Commercial Development Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.

20. This Planned Commercial Development Permit is a covenant running with the lands and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out.

21. This Planned Commercial Development Permit shall supersede PCD No. 32 and PCD No. 86-0579 for Lot 4, Fashion Valley North, Map No. 9032. Only in the event the amended PCD is not used and becomes invalid, then Lot 4 shall be subject to PCD No. 32.

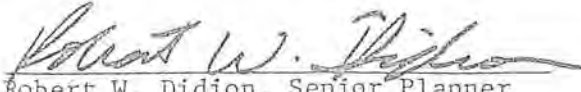
Passed and Adopted by the Planning Director on May 1, 1987

PCD PERMIT NO. 87-0234

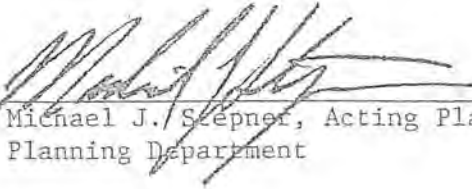
Page 4 of 5

C 2237

AUTHENTICATED BY:



Robert W. Didion, Senior Planner
Planning Department



Michael J. Stepner, Acting Planning Director
Planning Department

STATE OF CALIFORNIA,)
COUNTY OF SAN DIEGO,) SS.

On this 4th day of June in the year 1987,
before me, Catherine L. Meyer, a Notary Public in and for said county
and state, personally appeared Robert W. Didion, personally known to me (~~ex~~
~~proved-to-me-on-the-basis-of-satisfactory-evidence~~) to be the person who
executed this instrument as Senior Planner of the City of San Diego Planning
Department, and Michael J. Stepner, personally known to me (~~ex~~
~~proved-to-me-on-the-basis-of-satisfactory-evidence~~) to be the person who executed this
instrument as Acting Planning Director of the City of San Diego, and acknowledged
to me that The City of San Diego executed it.

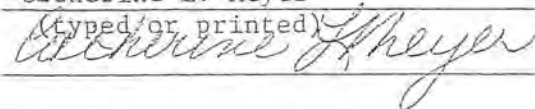
IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in the
County of San Diego, State of California, the day and year in this certificate
first above written.

NOTARY STAMP

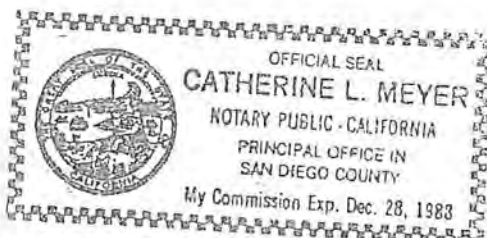
Name Catherine L. Meyer

(typed or printed)

Signature



LS



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ACKNOWLEDGED:

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 Permittee hereunder.

GIRARD FINANCIAL CORPORATION, a California Corporation
Owner/Permittee

BY:

[Signature]
6-5-87

State of California,) SS.
County of San Diego.)

On this 5th day of June, in the year 1987, before me Hilda O. Terranova, a Notary Public in and for said county and state, personally appeared Ramond K. Settle, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as president (or secretary) or on behalf of the corporation therein named, and acknowledged to me that the corporation executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in the County of San Diego, State of California, the day and year in this certificate first above written.

Name Hilda O. Terranova
(typed or printed)

NOTARY STAMP

Signature

[Signature]



(corporation)

PLANNING DIRECTOR RESOLUTION NO. 6959

BE IT RESOLVED by the Planning Director of The City of San Diego as follows:

That, based on the information presented to the Planning Director, it is hereby certified that the information contained in the Environmental Mitigated Negative Declaration on file in the office of the City Clerk as E.Q.D. No. 87-0232 (addendum to Environmental Mitigated Negative Declaration No. 86-0579) has been completed in compliance with the California Environmental Quality Act of 1970 and the State Guidelines thereto, and that said Environmental Mitigated Negative Declaration has been reviewed and considered.


Michael J. Stepner
Acting Planning Director


Robert W. Didion
Senior Planner

Adopted: May 1, 1987

Case No.: PCD No. 87-0232

Project Site



Surrounding Photograph (7148 Friars Road)

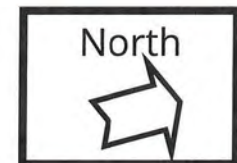
Friars Road Mixed-Use- Project No. 453373
6950, 7020, and 7050 Friars Road



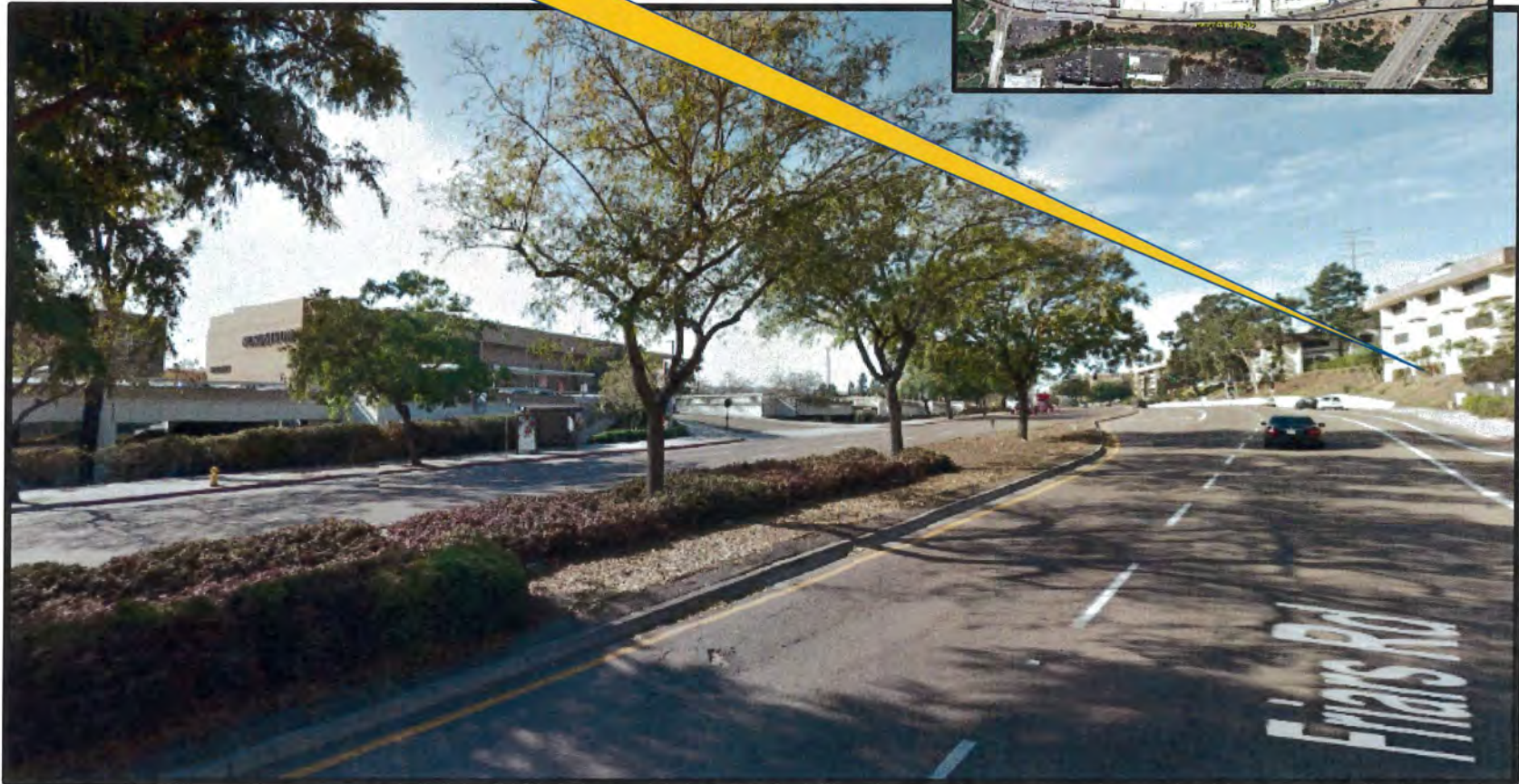


Surrounding Photograph (Friars Road)

Friars Road Mixed-Use- Project No. 453373
6950, 7020, and 7050 Friars Road

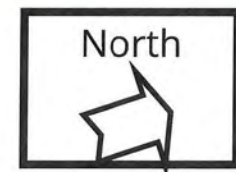


Project Site



Surrounding Photograph (Friars Road)

Friars Road Mixed-Use- Project No. 453373
6950, 7020, and 7050 Friars Road

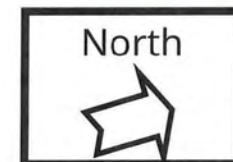


Project Site



Surrounding Photograph (Friars Road)

Friars Road Mixed-Use- Project No. 453373
6950, 7020, and 7050 Friars Road

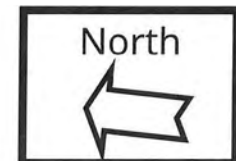


Project Site



Surrounding Photograph (Friars Road)

Friars Road Mixed-Use- Project No. 453373
6950, 7020, and 7050 Friars Road



Project Site



Surrounding Photograph (6780 Friars Road)

Friars Road Mixed-Use- Project No. 453373
6950, 7020, and 7050 Friars Road

North



PROJECT DATA SHEET		
PROJECT NAME:	Friars Road Mixed-Use-Project No. 453373	
PROJECT DESCRIPTION:	Demolition of three commercial buildings and the construction of 70 market rate residential condominium units, 243 residential apartment units, and six shopkeeper units for a total of 319 units on a 5.43-acre site is located at 6950, 7020, and 7050 Friars Road.	
COMMUNITY PLAN AREA:	Linda Vista	
DISCRETIONARY ACTIONS:	Planned Development Permit, Site Development Permit, Neighborhood Development Permit; and Vesting Tentative Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Office Commercial	
<p style="text-align: center;"><u>ZONING INFORMATION:</u></p> <p> ZONE: CO-1-2 Zone HEIGHT LIMIT: 60 feet LOT SIZE: 5,000 square foot minimum FLOOR AREA RATIO: 1.50 maximum FRONT SETBACK: 10 feet SIDE SETBACK: 10 feet or Zero Option STREETSIDE SETBACK: NA REAR SETBACK: 10 feet or Zero Option PARKING: 477 (493 provided) automobile spaces </p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Open Space, RS-1-7 Zone	San Diego Gas and Electric (SDG&E) facilities
SOUTH:	Commercial Retail, MV-CR	Regional Retail Complex
EAST:	Open Space, OP-1-1 Zone	Open Space
WEST:	Medium High Residential, CO-1-2 Zone	Multi-Family Residential
DEVIATIONS	Deviations for front yard setback, rear yard setback, retaining wall height, structure height, floor area ratio, and ground floor residential.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On April 25, 2016, the Linda Vista Planning Group vote 12-1-1 to recommend approval of the project with no conditions.	

PLANNING COMMISSION
 RESOLUTION NO. _____
 PLANNED DEVELOPMENT PERMIT NO. 1586192
 SITE DEVELOPMENT PERMIT NO. 1586193
 NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1820465
FRIARS ROAD MIXED-USE - PROJECT NO. 453373 [MMRP]
 AMENDMENT TO PLANNED COMMERCIAL DEVELOPMENT NO. 87-0232

WHEREAS, GUARDIAN INVESTMENT CAPITAL, LLC, a California Domestic Limited-Liability Company, Owner and Permittee, filed an application with the City of San Diego for a permit for the demolition of three commercial buildings and the construction of 70 market rate residential condominium units, 243 residential apartment units, and six shopkeeper units for a total of 319 units, and an amendment of Planned Commercial Development No. 87-0232 (as described in and by reference to the approved Exhibits 'A' and corresponding conditions of approval for the associated Permit Nos. 1586192, 1586193, and 1820465), on portions of a 5.43-acre site; and

WHEREAS, the project site is located at 6950, 7020, and 7050 Friars Road in the CO-1-2 Zone within the Linda Vista Community Plan area known as the Friars Road Neighborhood, it is also within Development Intensity District-C in the Mission Valley Community Plan. In addition, the site is located within the Airport Land Use Compatibility Overlay Zone for Montgomery Field, the Airport Influence Area) for San Diego International Airport (SDIA) and Montgomery Field (Review Area 2 as depicted in the adopted 2014 Airport Land Use Compatibility Plan) and the Federal Aviation Administration Part 77 Notification Area for the SDIA and Montgomery Field; and

WHEREAS, the project site is legally described as Parcel 1: Lots 1, 2, and 3 of Fashion Valley North, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 9032, filed in the Office of the County Recorder of San Diego County, November 17, 1978; Parcel 2: a nonexclusive easement of use and enjoyment in, to and throughout the parking area within the other lots for parking, ingress, egress and support, as more fully defined and set forth in that certain declaration of covenants, conditions and restrictions recorded December 30, 1986, as File No. 86-616262, Official Records; and

WHEREAS, on April 20, 2017, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1586192, Site Development Permit No. 1586193, and Neighborhood Development Permit No. 1820465, pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE

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

That the Planning Commission adopts the following written Findings, dated April 20, 2017.

FINDINGS:

I. Planned Development Permit - Section 126.0604

Findings for all Planned Development Permits

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

The 5.43-acre site is located at 6950, 7020, and 7050 Friars Road in the CO-1-2 Zone within the Linda Vista Community Plan area known as the Friars Road Neighborhood, it is also within the Development Intensity District-C in the Mission Valley Community Plan. The Linda Vista Community Plan calls for an intensification of land uses along Friars Road as long as natural slopes and canyons are preserved and designates the project site as Office Commercial, but residential uses are permitted. The Mission Valley Community Plan Development Intensity Districts intend to establish an equitable balance and distribution of future land use intensification mostly within Mission Valley; however, the Districts also include the Linda Vista portion of Friars Road where the project is located. Density is based on average daily vehicle trips resulting from development.

The project site is located within the Development Intensity District-C, which allows projects generating less than 150 ADT per acre (Threshold 1) through a ministerial process and up to 417 ADT per acre (Threshold 2) with a discretionary permit. Transit credits and applicable mixed-use credits were applied to the project. The project totals approximately 878 gross ADTs, which is well below the Threshold 2 based on the site gross acreage. In addition, the project is classified as a Transit-Oriented Development being located 1,500 feet from the Fashion Valley Transit Center, which includes the San Diego Trolley stop (Green Line) and seven bus stops (Bus Routes 6, 20, 25, 41, 88, 120, and 928). The project is therefore in compliance with the visions for development outlined in the Mission Valley and Linda Vista Community Plans, and would not adversely affect the applicable land use plans.

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

The project proposes the demolition of two three-story buildings and one two-story building, totaling approximately 48,180 square feet and the construction of two buildings with a total of 313 multi-family units (243 apartments and 70 condominiums) with commercial space on the ground level consisting of six shopkeeper units, over two stories of podium parking. In addition, the project will achieve a Leadership in Energy and Environmental Design (LEED) Silver certification, which includes roof top photovoltaics.

A Mitigated Negative Declaration (MND) No. 453373 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, which addresses potential impacts to Biological Resources and Paleontological Resources. A Mitigation, Monitoring and Reporting Program (MMRP) will be implemented with this project, which will reduce the potential impacts to below a level of significance.

The topographical constraints of the project site have been incorporated into the design of the complex to reduce the impacts to the environmentally sensitive lands. In order to provide primary access to the project site, the project would construct the north leg of the Friars Road/Via de la Moda intersection and reconfigure the intersection to accommodate the north leg. A dedicated westbound right-turn lane would be provided. The southbound movements would have a dedicated left-turn lane and a shared right-turn/through/left-turn lane. The northbound movement will provide a dedicated left-turn lane and a shared through/right-turn lane. The project includes widening of Friars Road along the project frontage to accommodate an additional (third) westbound lane, consistent with the ultimate

Linda Vista and Mission Valley Community Plan six-lane Major Road classification. In addition, the project would improve the connection between the light rail station at Fashion Valley Mall and the project site through the use of signage, sidewalk, and crosswalk improvements.

The project would be required to obtain building permits and a public improvement permit prior to the construction of the residential 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, 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 San Diego Municipal Code (SDMC) in effect for this project. Such conditions are necessary to avoid adverse impacts to 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 Planned Development Permit No. 1586192, Site Development Permit No. 1586193, and Neighborhood Development Permit No. 1820465, and other regulations and guidelines pertaining to the subject property per the SDMC. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project proposes the demolition of two three-story buildings and one two-story building, totaling approximately 48,180 square feet and the construction of two buildings with a total of 313 multi-family units (243 apartments and 70 condominiums) with commercial space on the ground level consisting of six shopkeeper units, over two stories of podium parking. In addition, the project will achieve a LEED Silver certification, which includes roof top photovoltaics.

The 243 apartments would be provided in a 103.6-foot tall, eight-story structure, and the ground floor of the apartment building would include the six commercial shopkeeper units. The commercial shopkeeper units would be occupied as a residence and the resident of the dwelling unit would operate the commercial space. Shopkeeper units would have two access points, one public access facing Friars Road and a separate private, secured entrance internal to the structure. The 70 condominium units would be provided in a nine-story, 124.2-foot tall structure at the eastern end of the site.

The project includes a Neighborhood Development Permit for encroachment of the public access stairs and elevator tower into the public right-of-way to provide access from the street to the parking and main level. In addition, an applicant may request deviations from the applicable development regulations pursuant to a Planned Development Permit provided that findings can be made and the deviation results in a more desirable project. The following are the requested deviations with justifications:

1. Front Yard Setback: A deviation from SDMC Section 131.0531, Table 131-05D, which requires a minimum front setback of 10 feet in the CO-1-2 zone for lots 2 and 3. The project proposes a minimum front setback of six feet for Lots 2 and 3.

Justification: The requested deviation is for portions of the two levels of podium parking and the stairs and elevators that provide access from the main level to the street level. Friars Road has a minor curvature along the frontage of the property, which constrains the site and restricts the ability for a 10-foot setback along the full frontage. The buildings on top of the parking podium step back and have been designed to meet and in most cases exceed the minimum front setback. The parking structure observes a minimum six foot setback and is separated from the public right-of-way by a landscaped strip that screens the view along Friars Road, thus meeting the purpose and intent of the setback regulations.

2. Rear Yard Setback: A deviation from SDMC Section 131.0531, Table 131-05D and 131.0543(b), which requires a minimum rear setback of 10 feet and zero feet optional rear yard setback in the CO-1-2 zone. The project proposes a minimum rear yard setback of zero and 10 feet where there is a diagonal line connecting the two points on Lot 2.

Justification: The regulation requires the structure to be placed at the property line or to be set back at least 10 feet. The project proposes a minimum rear yard setback of zero and 10 feet where there is a diagonal line connecting the two points on Lot 2, which is a combination of the allowed setbacks. The request is due to the topography and depth of the site that restricts the ability for a 10-foot setback along the full length of the rear yard.

3. Retaining Wall Height: A deviation from SDMC Section 142.0340, which allows a maximum retaining wall height of six feet. The project proposes a retaining wall height of 88 feet on Lot 2 and 91 feet on Lot 3.

Justification: The topography and depth of the site requires the installation of retaining walls along the rear and side yards on Lots 2 and 3. The retaining walls, as designed, would not impact the visual aesthetics of the area as they are not visible from the street level. The walls are located in the areas of the hillside that were previously disturbed (1958-1969) and have been designed as a living wall or green screen that will integrate them into the site and provide visual aesthetics to the residents and visitors.

4. Structure Height: A deviation from SDMC Section 131.0531, Table 131-05D, which allows a maximum structure height of 60 feet in the CO-1-2 zone. The project proposes a maximum structure height of 124.2 feet for the building on Lot 2 and 103.6 feet for the building on Lot 3.

Justification: The project site is within the Linda Vista Community Plan as well as a designated Development Intensity District in the Mission Valley Community Plan. The Linda Vista Community Plan calls for an intensification of land uses along Friars Road as long as natural slopes and canyons are preserved. This intensification of land uses is regulated by the thresholds outlined in the Development Intensity Districts, and the

height deviation is required to allow for the density and still provide views to the hillside through the buildings. The height differentiation between the project and the adjacent residential above, to the north, is depicted on pages EX-1 through EX-4 of the Exhibit A. Though there are no designated view corridors or scenic outlooks within the Linda Vista Community Plan, the buildings have been designed to be 24-96 feet below the rim of the hillside to minimize any impacts to public views outward to Mission Valley and views to the ocean to the west.

5. Floor Area Ratio: A deviation from SDMC Section 131.0531, Table 131-05D, which allows a maximum floor area ratio of 1.50 in the CO-1-2 zone. The project proposes a maximum floor area ratio of 1.58.

Justification: The project site is within the Linda Vista Community Plan as well as a designated Development Intensity District in the Mission Valley Community Plan. The Linda Vista Community Plan calls for an intensification of land uses along Friars Road as long as natural slopes and canyons are preserved. This intensification of land use is regulated by the thresholds outlined in the Development Intensity District, and the minor floor area ratio deviation is required to allow for the recommended density.

6. Ground Floor Residential: A deviation from SDMC Section 131.0540(c)(1), which prohibits residential uses and residential parking on the ground floor in the front 50 percent of the lot.

Justification: The requested deviation is to allow for the two levels of podium parking, the stairs and elevators, and the residential towers to be within the front 50 percent of the lot. The topography and depth of the site restricts the ability to provide 50 percent of the lot area along Friars Road with commercial development and be able to provide the parking on site without impacting the Environmentally Sensitive Lands.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization and re-use of the existing commercial lot for residential use, while meeting the purpose and intent of the development regulations. Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the Land Development Code (LDC). In addition, the proposed development will assist in accomplishing the City goal by providing market-rate housing opportunities in transit-friendly areas near employment centers.

II. Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

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

The 5.43-acre site is located at 6950, 7020, and 7050 Friars Road in the CO-1-2 Zone within the Linda Vista Community Plan area known as the Friars Road Neighborhood, it is also within the Development Intensity District-C in the Mission Valley Community Plan. The Linda Vista Community Plan calls for an intensification of land uses along Friars Road as long as natural slopes and canyons are preserved and designates the project site as Office Commercial, but residential uses are permitted. The Mission Valley Community Plan Development Intensity Districts intend to establish an equitable balance and distribution of future land use intensification mostly within Mission Valley, but the Districts also include the Linda Vista portion of Friars Road where the project is located. Density is based on average daily vehicle trips resulting from development.

The project site is located within the Development Intensity District-C, which allows projects generating less than 150 ADT per acre (Threshold 1) through a ministerial process and up to 417 ADT per acre (Threshold 2) with a discretionary permit. Transit credits and applicable mixed-use credits were applied to the project. The project totals approximately 878 gross ADTs, which is well below the Threshold 2 based on the site gross acreage. In addition, the project is classified as a Transit-Oriented Development being located 1,500 feet from the Fashion Valley Transit Center, which includes the San Diego Trolley stop (Green Line) and seven bus stops (Bus Routes 6, 20, 25, 41, 88, 120, and 928). The project is therefore in compliance with the visions for development outlined in the Mission Valley and Linda Vista Community Plans, and would not adversely affect the applicable land use plans.

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

The project proposes the demolition of two three-story buildings and one two-story building, totaling approximately 48,180 square feet and the construction of two buildings with a total of 313 multi-family units (243 apartments and 70 condominiums) with commercial space on the ground level consisting of six shopkeeper units, over two stories of podium parking. In addition, the project will achieve a LEED Silver certification, which includes roof top photovoltaics.

MND No. 453373 has been prepared for the project in accordance with CEQA Guidelines, which addresses potential impacts to Biological Resources and Paleontological Resources. An MMRP will be implemented with this project, which will reduce the potential impacts to below a level of significance.

The topographical constraints of the project site have been incorporated into the design of the complex to reduce the impacts to the environmentally sensitive lands. In order to provide primary access to the project site, the project would construct the north leg of the Friars Road/Via de la Moda intersection and reconfigure the intersection to accommodate the north leg. A dedicated westbound right-turn lane would be provided. The southbound movements would have a dedicated left-turn lane and a shared right-turn/through/left-turn lane. The northbound movement will provide a dedicated left-turn lane and a shared through/right-turn lane. The project includes widening of Friars Road along the project frontage to accommodate an additional

(third) westbound lane, consistent with the ultimate Linda Vista and Mission Valley Community Plan six-lane Major Road classification. In addition, the project would improve the connection between the light rail station at Fashion Valley Mall and the project site through the use of signage, sidewalk, and crosswalk improvements.

The project would be required to obtain building permits and a public improvement permit prior to the construction of the residential 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, 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 SDMC in effect for this project. Such conditions are 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 Planned Development Permit No. 1586192, Site Development Permit No. 1586193, and Neighborhood Development Permit No. 1820465, and other regulations and guidelines pertaining to the subject property per the SDMC. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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 project proposes the demolition of two three-story buildings and one two-story building, totaling approximately 48,180 square feet and the construction of two buildings with a total of 313 multi-family units (243 apartments and 70 condominiums) with commercial space on the ground level consisting of six shopkeeper units, over two stories of podium parking. In addition, the project will achieve a LEED Silver certification, which includes roof top photovoltaics.

The 243 apartments would be provided in a 103.6-foot tall, eight-story structure, and the ground floor of the apartment building would include the six commercial shopkeeper units. The commercial shopkeeper units would be occupied as a residence and the resident of the dwelling unit would operate the commercial space. Shopkeeper units would have two access points, one public access facing Friars Road and a separate private, secured entrance internal to the structure. The 70 condominium units would be provided in a nine-story, 124.2-foot tall structure at the eastern end of the site.

The project includes a Neighborhood Development Permit for encroachment of the public access stairs and elevator tower into the public right-of-way to provide access from the street to the parking and main level. In addition, an applicant may request deviations from the applicable development regulations pursuant to a Planned Development Permit provided that findings can be made and the deviation results in a more desirable project. The following are the requested deviations with justifications:

1. Front Yard Setback: A deviation from SDMC Section 131.0531, Table 131-05D, which requires a minimum front setback of 10 feet in the CO-1-2 zone for lots 2 and 3. The project proposes a minimum front setback of six feet for Lots 2 and 3.

Justification: The requested deviation is for portions of the two levels of podium parking and the stairs and elevators that provide access from the main level to the street level. Friars Road has a minor curvature along the frontage of the property, which constrains the site and restricts the ability for a 10-foot setback along the full frontage. The buildings on top of the parking podium step back and have been designed to meet and in most cases exceed the minimum front setback. The parking structure observes a minimum six foot setback and is separated from the public right-of-way by a landscaped strip that screens the view along Friars Road, thus meeting the purpose and intent of the setback regulations.

2. Rear Yard Setback: A deviation from SDMC Section 131.0531, Table 131-05D and 131.0543(b), which requires a minimum rear setback of 10 feet and zero feet optional rear yard setback in the CO-1-2 zone. The project proposes a minimum rear yard setback of zero and 10 feet where there is a diagonal line connecting the two points on Lot 2.

Justification: The regulation requires the structure to be placed at the property line or to be set back at least 10 feet. The project proposes a minimum rear yard setback of zero and 10 feet where there is a diagonal line connecting the two points on Lot 2, which is a combination of the allowed setbacks. The request is due to the topography and depth of the site that restricts the ability for a 10-foot setback along the full length of the rear yard.

3. Retaining Wall Height: A deviation from SDMC Section 142.0340, which allows a maximum retaining wall height of six feet. The project proposes a retaining wall height of 88 feet on Lot 2 and 91 feet on Lot 3.

Justification: The topography and depth of the site requires the installation of retaining walls along the rear and side yards on Lots 2 and 3. The retaining walls, as designed, would not impact the visual aesthetics of the area as they are not visible from the street level. The walls are located in the areas of the hillside that were previously disturbed (1958-1969) and have been designed as a living wall or green screen that will integrate them into the site and provide visual aesthetics to the residents and visitors.

4. Structure Height: A deviation from SDMC Section 131.0531, Table 131-05D, which allows a maximum structure height of 60 feet in the CO-1-2 zone. The project proposes a maximum structure height of 124.2 feet for the building on Lot 2 and 103.6 feet for the building on Lot 3.

Justification: The project site is within the Linda Vista Community Plan as well as a designated Development Intensity District in the Mission Valley Community Plan. The Linda Vista Community Plan calls for an intensification of land uses along Friars Road as long as natural slopes and canyons are preserved. This

intensification of land uses is regulated by the thresholds outlined in the Development Intensity Districts, and the height deviation is required to allow for the density and still provide views to the hillside through the buildings. The height differentiation between the project and the adjacent residential above, to the north, is depicted on pages EX-1 through EX-4 of the Exhibit A. Though there are no designated view corridors or scenic outlooks within the Linda Vista Community Plan, the buildings have been designed to be 24-96 feet below the rim of the hillside to minimize any impacts to public views outward to Mission Valley and views to the ocean to the west.

5. Floor Area Ratio: A deviation from SDMC Section 131.0531, Table 131-05D, which allows a maximum floor area ratio of 1.50 in the CO-1-2 zone. The project proposes a maximum floor area ratio of 1.58.

Justification: The project site is within the Linda Vista Community Plan as well as a designated Development Intensity District in the Mission Valley Community Plan. The Linda Vista Community Plan calls for an intensification of land uses along Friars Road as long as natural slopes and canyons are preserved. This intensification of land use is regulated by the thresholds outlined in the Development Intensity District, and the minor floor area ratio deviation is required to allow for the recommended density.

6. Ground Floor Residential: A deviation from SDMC Section 131.0540(c)(1), which prohibits residential uses and residential parking on the ground floor in the front 50 percent of the lot.

Justification: The requested deviation is to allow for the two levels of podium parking, the stairs and elevators, and the residential towers to be within the front 50 percent of the lot. The topography and depth of the site restricts the ability to provide 50 percent of the lot area along Friars Road with commercial development and be able to provide the parking on site without impacting the Environmentally Sensitive Lands.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization and re-use of the existing commercial lot for residential use, while meeting the purpose and intent of the development regulations. Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the LDC. In addition, the proposed development will assist in accomplishing the City goal by providing market-rate housing opportunities in transit-friendly areas near employment centers.

B. Supplemental Findings--Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;

Approximately 3.9-acres of the 5.43-acre site contain slopes; however, portions of the site have been previously graded and developed with three commercial buildings on Lots 2 and 3 that were constructed in 1981. The topography of the site along Friars Road changes from 62 feet above sea level (ASL) to 160 feet ASL at the northern property line for Lots 2 and 3 (approximately a 98-foot differential), and changes from 55 feet ASL at the southeastern corner of Lot 1 to 195 feet ASL at the northern property line (approximately a 100-foot differential). Portions of the lower hillside have been determined to be cut slopes, which were disturbed as part of the previous commercial project constructed on site (1958-1969). The site does contain environmentally sensitive lands in the form of steep hillsides and sensitive biological resources as defined in SDMC Section 113.0103. The eastern end of the site and the steep slopes along the northern portion of the site are undeveloped and contain Diegan coastal sage scrub and disturbed Diegan coastal sage scrub, and some eucalyptus trees are located at the western end of the site.

The Linda Vista Community Plan identifies the slopes along Friars Road as natural amenities to be conserved. Project implementation would not adversely impact any natural slopes along Friars Road because the project is proposed on an existing developed site that portions were previously graded. The project would stabilize and plant portions of the existing disturbed and eroding slope. Additionally, the project would retain the eastern, undisturbed portion of the site in its existing condition through the recordation of a Covenant of Easement which ensures preservation of the environmentally sensitive lands that are outside the allowable development area on the premises as a condition of approval (Permit Condition No. 59).

MND No. 453373 has been prepared for the project in accordance with CEQA Guidelines, which addresses potential impacts to Biological Resources and Paleontological Resources. An MMRP will be implemented with this project, which will reduce the potential impacts to below a level of significance. Therefore, the project would not adversely affect natural slopes along Friars Road and the development will result in minimal disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;

Approximately 3.9-acres of the 5.43-acre site contain slopes; however, portions of the site have been previously graded and developed with three commercial buildings on Lots 2 and 3 that were constructed in 1981. Portions of the lower hillside have been determined to be cut slopes, which were disturbed as part of the previous commercial project constructed on site (1958-1969). The site does contain environmentally sensitive lands in the form of steep hillsides and sensitive biological resources as

defined in SDMC Section 113.0103. The eastern end of the site and the steep slopes along the northern portion of the site are undeveloped and contain Diegan coastal sage scrub and disturbed Diegan coastal sage scrub, and some eucalyptus trees are located at the western end of the site.

The Linda Vista Community Plan identifies the slopes along Friars Road as natural amenities to be conserved. Project implementation would not adversely impact any natural slopes along Friars Road because the project is proposed on an existing developed site that portions were previously graded. The project would stabilize and plant portions of the existing disturbed and eroding slope and implement appropriate landscaping in accordance with the project's brush management zones. Brush Management Zone 1 includes the area adjacent to the structure and would consist of permanently irrigated ornamental planting. The width of Zone 1 would range from 10 to 79 feet. Zone 2 is the area between Zone 1 and the undisturbed, native or naturalized vegetation. Zone 2 vegetation would be pruned to reduce fuel loading and the width of Zone 2 would range from zero to 65 feet. Additionally, the project would retain the eastern, undisturbed portion of the site in its existing condition through the recordation of a Covenant of Easement which ensures preservation of the environmentally sensitive lands that are outside the allowable development area on the premises as a condition of approval (Permit Condition No. 59).

MND No. 453373 has been prepared for the project in accordance with CEQA Guidelines, which addresses potential impacts to Biological Resources and Paleontological Resources. An MMRP will be implemented with this project, which will reduce the potential impacts to below a level of significance. Therefore, the proposed development has been designed to minimize the alteration of natural land forms and would not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;

Approximately 3.9-acres of the 5.43-acre site contain slopes; however, portions of the site have been previously graded and developed with three commercial buildings on Lots 2 and 3 that were constructed in 1981. Portions of the lower hillside have been determined to be cut slopes, which were disturbed as part of the previous commercial project constructed on site (1958-1969). The site does contain environmentally sensitive lands in the form of steep hillsides and sensitive biological resources as defined in SDMC Section 113.0103. The eastern end of the site and the steep slopes along the northern portion of the site are undeveloped and contain Diegan coastal sage scrub and disturbed Diegan coastal sage scrub, and some eucalyptus trees are located at the western end of the site.

The Linda Vista Community Plan identifies the slopes along Friars Road as natural amenities to be conserved. Project implementation would not adversely impact any natural slopes along Friars Road because the project is proposed on an existing developed site that portions were previously graded. The project would stabilize and plant portions of the existing disturbed and eroding slope and implement appropriate

landscaping in accordance with the project's brush management zones. Brush Management Zone 1 includes the area adjacent to the structure and would consist of permanently irrigated ornamental planting. The width of Zone 1 would range from 10 to 79 feet. Zone 2 is the area between Zone 1 and the undisturbed, native or naturalized vegetation. Zone 2 vegetation would be pruned to reduce fuel loading and the width of Zone 2 would range from zero to 65 feet. Additionally, the project would retain the eastern, undisturbed portion of the site in its existing condition through the recordation of a Covenant of Easement which ensures preservation of the environmentally sensitive lands that are outside the allowable development area on the premises as a condition of approval (Permit Condition No. 59).

MND No. 453373 has been prepared for the project in accordance with CEQA Guidelines, which addresses potential impacts to Biological Resources and Paleontological Resources. An MMRP will be implemented with this project, which will reduce the potential impacts to below a level of significance. Therefore, the proposed development has been sited and designed to prevent adverse impacts to the environmentally sensitive lands

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;

The 5.43-acre site is located at 6950, 7020, and 7050 Friars Road and is not located within or adjacent to the City's Multiple Habitat Planning Area and is not subject to the City of San Diego's Multiple Species Conservation Program Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and

The 5.43-acre site is located at 6950, 7020, and 7050 Friars Road and site is located above the 100-year floodplain, approximately 1,600 feet from the San Diego River, and approximately 5 miles from the shoreline of the Pacific Ocean. The proposed development would implement on-site Storm Water Standards in addition to any construction and permanent Best Management Practices. Therefore, the proposed development would not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

MND No. 453373 has been prepared for the project in accordance with CEQA Guidelines, which addresses potential impacts to Biological Resources and Paleontological Resources. An MMRP will be implemented with this project, which will reduce the potential impacts to below a level of significance.

In addition to the MMRP, the project will be required to obtain building permits and a public improvement permit prior to the construction of the residential 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, 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 SDMC in effect for this project. Such conditions are necessary to avoid adverse impacts to 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 Planned Development Permit No. 1586192, Site Development Permit No. 1586193, and Neighborhood Development Permit No. 1820465, and other regulations and guidelines pertaining to the subject property per the SDMC. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

III. Neighborhood Development Permit-Section 126.0404

A. Findings for all Neighborhood Development Permits

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

The 5.43-acre site is located at 6950, 7020, and 7050 Friars Road in the CO-1-2 Zone within the Linda Vista Community Plan area known as the Friars Road Neighborhood, it is also within the Development Intensity District-C in the Mission Valley Community Plan. The Linda Vista Community Plan calls for an intensification of land uses along Friars Road as long as natural slopes and canyons are preserved and designates the project site as Office Commercial, but residential uses are permitted. The Mission Valley Community Plan Development Intensity Districts intend to establish an equitable balance and distribution of future land use intensification mostly within Mission Valley, but the Districts also include the Linda Vista portion of Friars Road where the project is located. Density is based on average daily vehicle trips resulting from development.

The project site is located within the Development Intensity District-C, which allows projects generating less than 150 ADT per acre (Threshold 1) through a ministerial process and up to 417 ADT per acre (Threshold 2) with a discretionary permit. Transit credits and applicable mixed-use credits were applied to the project. The project totals approximately 878 gross ADTs, which is well below the Threshold 2 based on the site gross acreage. In addition, the project is classified as a Transit-Oriented Development being located 1,500 feet from the Fashion Valley Transit Center, which includes the San Diego Trolley stop (Green Line) and seven bus stops (Bus Routes 6, 20, 25, 41, 88, 120, and 928). The project is therefore in compliance with the visions for development outlined in the Mission Valley and Linda Vista Community Plans, and would not adversely affect the applicable land use plans.

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

The project proposes the demolition of two three-story buildings and one two-story building, totaling approximately 48,180 square feet and the construction of two buildings with a total of 313 multi-family units (243 apartments and 70 condominiums) with commercial space on the ground level consisting of six shopkeeper units, over two stories of podium parking. In addition, the project will achieve a LEED Silver certification, which includes roof top photovoltaics. The project includes encroachments into the public right-of-way for portions of the public access stairs and elevator tower along Friars Road that provide access from the street to the parking and main level.

MND No. 453373 has been prepared for the project in accordance with CEQA Guidelines, which addresses potential impacts to Biological Resources and Paleontological Resources. An MMRP will be implemented with this project, which will reduce the potential impacts to below a level of significance.

The topographical constraints of the project site have been incorporated into the design of the complex to reduce the impacts to the Environmentally Sensitive Lands. In order to provide primary access to the project site, the project would construct the north leg of the Friars Road/Via de la Moda intersection and reconfigure the intersection to accommodate the north leg. A dedicated westbound right-turn lane would be provided. The southbound movements would have a dedicated left-turn lane and a shared right-turn/through/left-turn lane. The northbound movement will provide a dedicated left-turn lane and a shared through/right-turn lane. The project includes widening of Friars Road along the project frontage to accommodate an additional (third) westbound lane, consistent with the ultimate Linda Vista and Mission Valley Community Plan six-lane Major Road classification. In addition, the project would improve the connection between the light rail station at Fashion Valley Mall and the project site through the use of signage, sidewalk, and crosswalk improvements.

The project would be required to obtain building permits and a public improvement permit prior to the construction of the residential 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, 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 SDMC in effect for this project. Such conditions are necessary to avoid adverse impacts to 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 Planned Development Permit No. 1586192, Site Development Permit No. 1586193, and Neighborhood Development Permit No. 1820465, and other regulations and guidelines pertaining to the subject property per the SDMC. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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 project proposes the demolition of two three-story buildings and one two-story building, totaling approximately 48,180 square feet and the construction of two buildings with a total of 313 multi-family units (243 apartments and 70 condominiums) with commercial space on the ground level consisting of six shopkeeper units, over two stories of podium parking. In addition, the project will achieve a LEED Silver certification, which includes roof top photovoltaics. The project includes encroachments into the public right-of-way for portions of the public access stairs and elevator tower along Friars Road that provide access from the street to the parking and main level.

The 243 apartments would be provided in a 103.6-foot tall, eight-story structure, and the ground floor of the apartment building would include the six commercial shopkeeper units. The commercial shopkeeper units would be occupied as a residence and the resident of the dwelling unit would operate the commercial space. Shopkeeper units would have two access points, one public access facing Friars Road and a separate private, secured entrance internal to the structure. The 70 condominium units would be provided in a nine-story, 124.2-foot tall structure at the eastern end of the site.

The project includes a Neighborhood Development Permit for encroachment of the public access stairs and elevator tower into the public right-of-way to provide access from the street to parking and the main level. In addition, an applicant may request deviations from the applicable development regulations pursuant to a Planned Development Permit provided that findings can be made and the deviation results in a more desirable project. The following are the requested deviations with justifications:

1. Front Yard Setback: A deviation from SDMC Section 131.0531, Table 131-05D, which requires a minimum front setback of 10 feet in the CO-1-2 zone for lots 2 and 3. The project proposes a minimum front setback of six feet for Lots 2 and 3.

Justification: The requested deviation is for portions of the two levels of podium parking and the stairs and elevators that provide access from the main level to the street level. Friars Road has a minor curvature along the frontage of the property, which constrains the site and restricts the ability for a 10-foot setback along the full frontage. The buildings on top of the parking podium step back and have been designed to meet and in most cases exceed the minimum front setback. The parking structure observes a minimum six foot setback and is separated from the public right-of-way by a landscaped strip that screens the view along Friars Road, thus meeting the purpose and intent of the setback regulations.

2. Rear Yard Setback: A deviation from SDMC Section 131.0531, Table 131-05D and 131.0543(b), which requires a minimum rear setback of 10 feet and zero feet optional rear yard setback in the CO-1-2 zone. The project proposes a minimum rear yard setback of zero and 10 feet where there is a diagonal line connecting the two points on Lot 2.

Justification: The regulation requires the structure to be placed at the property line or to be set back at least 10 feet. The project proposes a minimum rear yard

setback of zero and 10 feet where there is a diagonal line connecting the two points on Lot 2, which is a combination of the allowed setbacks. The request is due to the topography and depth of the site that restricts the ability for a 10-foot setback along the full length of the rear yard.

3. Retaining Wall Height: A deviation from SDMC Section 142.0340, which allows a maximum retaining wall height of six feet. The project proposes a retaining wall height of 88 feet on Lot 2 and 91 feet on Lot 3.

Justification: The topography and depth of the site requires the installation of retaining walls along the rear and side yards on Lots 2 and 3. The retaining walls, as designed, would not impact the visual aesthetics of the area as they are not visible from the street level. The walls are located in the areas of the hillside that were previously disturbed (1958-1969) and have been designed as a living wall or green screen that will integrate them into the site and provide visual aesthetics to the residents and visitors.

4. Structure Height: A deviation from SDMC Section 131.0531, Table 131-05D, which allows a maximum structure height of 60 feet in the CO-1-2 zone. The project proposes a maximum structure height of 124.2 feet for the building on Lot 2 and 103.6 feet for the building on Lot 3.

Justification: The project site is within the Linda Vista Community Plan as well as a designated Development Intensity District in the Mission Valley Community Plan. The Linda Vista Community Plan calls for an intensification of land uses along Friars Road as long as natural slopes and canyons are preserved. This intensification of land uses is regulated by the thresholds outlined in the Development Intensity Districts, and the height deviation is required to allow for the density and still provide views to the hillside through the buildings. The height differentiation between the project and the adjacent residential above, to the north, is depicted on pages EX-1 through EX-4 of the Exhibit A. Though there are no designated view corridors or scenic outlooks within the Linda Vista Community Plan, the buildings have been designed to be 24-96 feet below the rim of the hillside to minimize any impacts to public views outward to Mission Valley and views to the ocean to the west.

5. Floor Area Ratio: A deviation from SDMC Section 131.0531, Table 131-05D, which allows a maximum floor area ratio of 1.50 in the CO-1-2 zone. The project proposes a maximum floor area ratio of 1.58.

Justification: The project site is within the Linda Vista Community Plan as well as a designated Development Intensity District-C in the Mission Valley Community Plan. The Linda Vista Community Plan calls for an intensification of land uses along Friars Road as long as natural slopes and canyons are preserved. This intensification of land use is regulated by the thresholds outlined in the Development Intensity District, and the minor floor area ratio deviation is required to allow for the recommended density.

6. Ground Floor Residential: A deviation from SDMC Section 131.0540(c)(1), which prohibits residential uses and residential parking on the ground floor in the front 50 percent of the lot.

Justification: The requested deviation is to allow for the two levels of podium parking, the stairs and elevators, and the residential towers to be within the front 50 percent of the lot. The topography and depth of the site restricts the ability to provide 50 percent of the lot area along Friars Road with commercial development and be able to provide the parking on site without impacting the Environmentally Sensitive Lands.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization and re-use of the existing commercial lot for residential use, while meeting the purpose and intent of the development regulations. Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the LDC. In addition, the proposed development will assist in accomplishing the City goal by providing market-rate housing opportunities in transit-friendly areas near employment centers.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1586192, Site Development Permit No. 1586193, and Neighborhood Development Permit No. 1820465, are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1586192, 1586193, and 1820465, a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson
Development Project Manager
Development Services

Adopted on: April 20, 2017

Internal Order No. 24006295

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006295

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 1586192
SITE DEVELOPMENT PERMIT NO. 1586193
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1820465
FRIARS ROAD MIXED-USE - PROJECT NO. 453373 [MMRP]
AMENDMENT TO PLANNED COMMERCIAL DEVELOPMENT NO. 87-0232
PLANNING COMMISSION

This Planned Development Permit No. 1586192, Site Development Permit No. 1586193, and Neighborhood Development Permit No. 1820465, an amendment to Planned Commercial Development No. 87-0232 is granted by the Planning Commission of the City of San Diego to GUARDIAN INVESTMENT CAPITAL, LLC, a California Domestic Limited-Liability Company, Owner, and Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0604, 126.0504, and 126.0404. The 5.43-acre site is located at 6950, 7020, and 7050 Friars Road in the CO-1-2 Zone within the Linda Vista Community Plan area known as the Friars Road Neighborhood, and is within Development Intensity District C in the Mission Valley Community Plan. In addition, the site is located within the Airport Land Use Compatibility Overlay Zone for Montgomery Field, the Airport Influence Area) for San Diego International Airport (SDIA) and Montgomery Field (Review Area 2 as depicted in the adopted 2014 Airport Land Use Compatibility Plan) and the Federal Aviation Administration Part 77 Notification Area for the SDIA and Montgomery Field. The project site is legally described as Parcel 1: Lots 1, 2, and 3 of Fashion Valley North, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 9032, filed in the Office of the County Recorder of San Diego County, November 17, 1978; Parcel 2: a nonexclusive easement of use and enjoyment in, to and throughout the parking area within the other lots for parking, ingress, egress and support, as more fully defined and set forth in that certain declaration of covenants, conditions and restrictions recorded December 30, 1986, as File No. 86-616262, Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the demolition of three commercial buildings and the construction of 70 market rate residential condominium units, 243 residential apartment units and six shopkeeper units for a total of 319 units, and an amendment of Planned Commercial Development No. 87-0232; described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 20, 2017, on file in the Development Services Department.

The project shall include:

- a. Demolition of three commercial buildings and the construction of 70 market rate residential condominium units, 243 residential apartment units, and six shopkeeper units for a total of 319 units totaling approximately 412,803 square feet, over two floors of podium parking. The 243 apartments are provided in an eight-story, 103.6-foot tall structure, and includes six commercial shopkeeper units on the ground floor. The 70 condominium units would be provided in a nine-story, 124.2-foot tall structure;
- b. Amendment of Planned Commercial Development No. 87-0232 to remove Lots 1 through 3 from the permit;
- c. Deviations from the SDMC:
 - 1) Front Yard Setback: A deviation from SDMC Section 131.0531, Table 131-05D which requires a minimum front setback of 10 feet in the CO-1-2 zone for lots 2 and 3. The project proposes a minimum front setback of six feet for Lots 2 and 3;
 - 2) Rear Yard Setback: A deviation from SDMC Section 131.0531, Table 131-05D and 131.0543(b) which requires a minimum rear yard setback of 10 feet and zero feet optional rear yard setback in the CO-1-2 zone. The project proposes a minimum rear yard setback of zero and 10 feet where there is a diagonal line connecting the two points on Lot 2;
 - 3) Retaining Wall Height: A deviation from SDMC Section 142.0340 which allows a maximum retaining wall height of six feet. The project proposes a retaining wall height of 88 feet on Lot 2 and 91 feet on Lot 3;
 - 4) Structure Height: A deviation from SDMC Section 131.0531, Table 131-05D which allows a maximum structure height of 60 feet in the CO-1-2 zone. The project proposes a maximum structure height of 124.2 feet for the building on Lot 2 and 103.6 feet for the building on Lot 3;
 - 5) Floor Area Ratio: A deviation from SDMC Section 131.0531, Table 131-05D which allows a maximum floor area ratio of 1.50 in the CO-1-2 zone. The project proposes a maximum floor area ratio of 1.58;
 - 6) Ground Floor Residential: A deviation from SDMC Section 131.0540(c)(1) which prohibits residential uses and residential parking on the ground floor in the front 50 percent of the lot. The project proposes residential in the front 50 percent of the lot with the commercial shopkeeper units.
- d. Landscaping (planting, irrigation and landscape related improvements);

- e. Encroachments into the public right-of-way for portions of the public access stairs and elevator tower along Friars Road that provide access from the street to the parking and main level;
- f. Off-street parking;
- g. The project includes sustainable building design measures to meet a Leadership in Energy and Environmental Design (LEED) Silver certification (including photovoltaics on the rooftops); and
- h. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by May 4, 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.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

11. The entitlement and conditions of Planned Commercial Development No. 87-0232 shall remain in force and effect, except where amended by this Permit.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 453373, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 453373 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Biological Resources, and
Paleontological Resources

CLIMATE ACTION PLAN REQUIREMENTS:

15. The Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements."

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

AFFORDABLE HOUSING REQUIREMENTS:

17. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

AIRPORT REQUIREMENTS:

18. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

GEOLOGY REQUIREMENTS:

19. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

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

ENGINEERING REQUIREMENTS:

21. The Planned Development Permit, Site Development Permit and Neighborhood Development Permit shall comply with all Conditions of the Final Map for the Tentative Map No.1586194.

22. The project proposes to export 96,000 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

23. The drainage systems proposed for this development, as shown on the Grading & Utility Plan, are Public and private and subject to approval by the City Engineer.

24. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard RCP storm drain system, per approved Exhibit "A," adjacent to the site on Friars Road, satisfactory to the City Engineer.

25. 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.

26. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the curb outlets, private storm drain connections to the Public storm drain system and access stairs and elevator in the Friars Road right-of-way.

27. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of two current City Standard concrete driveways as outlined in Transportation Condition No. 64 and 65, satisfactory to the City Engineer.

28. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard curb return access driveway, per approved Exhibit "A," adjacent to the site on Friars Road, satisfactory to the City Engineer.

29. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to construct current City Standard curb, gutter and sidewalk, per approved Exhibit "A," adjacent to the site on Friars Road, satisfactory to the City Engineer.
30. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate additional right-of-way, per approved Exhibit "A," adjacent to the site on Friars Road, satisfactory to the City Engineer.
31. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Applicant must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
32. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond to install current City Standard street lights, adjacent to the site on Friars Road, per approved Exhibit "A," satisfactory to the City Engineer.
33. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMPs) maintenance, satisfactory to the City Engineer.
34. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction BMPs necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
35. 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.
36. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
37. 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.
38. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain a Letter of Permission from the adjacent property owner SDG&E, for the proposed offsite grading, to the satisfaction of the City Engineer.

LANDSCAPE REQUIREMENTS:

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

40. Prior to issuance of any construction permits, the Owner/Permittee shall submit complete landscape construction documents showing the brush management zones on the property in substantial conformance with Exhibit "A" in accordance with the Landscape Standards and to the satisfaction of the Development Services Department.

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

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

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

44. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards 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.

45. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace it in kind and

equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

46. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

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

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

49. The Brush Management Program shall consist of two zones consistent with the Brush Management Regulations of the Land Development Code Section 142.0412 as follows:

Zone One: A modified Zone One shall extend from the face of the structures adjacent to the native/naturalized vegetation to the retaining wall on the north end of the site. Zone One shall vary in width, ranging from 10 feet to 79 feet. Where Zone One is 79 feet, a Zone Two is not required.

Zone Two: A modified Zone Two shall extend from the edge of the retaining wall to the native/naturalized vegetation. Zone Two shall range from 28 feet to 65 feet and shall not extend past 65 feet.

50. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while non-combustible accessory structures may be approved within the designated Zone One area subject to Fire Marshall and Development Services Department approval.

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

52. In Zone One, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as determined by the Development Services Department.

53. All new Zone Two planting shall be temporarily irrigated with an above-ground irrigation system until established. Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing weeds, and maintaining the temporary irrigation system. Only native vegetation

shall be planted or hydroseeded. If Zone Two is being revegetated, 50% of the planting area shall be seeded with material that does not grow taller than 24 inches.

LONG RANGE PLANNING/DESIGN REQUIREMENTS:

54. Prior to the issuance of any building permit, the Owner/Permittee shall assure the construction documents include the pedestrian elements outlined on the Conceptual Site Plan. These elements shall include at least three prominent stairways and entrances exterior to the parking garage that provide access from the ground level to the podium level of the apartment complex. These elements shall be located to the far left, central, and to the far right of the apartment complex fronting Friars Road in the locations marked on the Conceptual Site Plan. The stairway entrance central to the apartment complex shall also include an elevator from the ground level to the podium level of the development, which shall also be external to the parking garage.

55. Prior to any final inspection, the Owner/Permittee shall assure the wayfinding signage shall be installed at the locations indicated on the Conceptual Site Plan and the content of each sign shall be at a minimum what is listed in the Site Signage Schedule.

56. Prior to the issuance of any building permit, the Owner/Permittee shall assure the construction documents include six shopkeeper units on the ground floor of the apartment building adjacent to Friars Road. These units shall occupy the central units of the apartment complex (as shown in the Conceptual Site Plan) and shall clearly include and delineate the separation of living quarters and commercial space. The shopkeeper units shall also include entrances to the commercial space that front Friars Road.

PLANNING/DESIGN REQUIREMENTS:

57. 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.

58. Prior to the issuance of any building permit, the construction documents shall note all criteria included in the design and construction of the project to meet a Leadership in Energy and Environmental Design (LEED) Silver Certification, which includes photovoltaics on the rooftops.

59. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement for 2.38-acres of habitat (2.08-acres of Diegan coastal sage scrub and 0.30-acre of disturbed Diegan coastal sage scrub), which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Biological Resources, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

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

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

62. 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

63. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. The bicycle spaces with rack(s) are shown on the project's Exhibit "A." All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

64. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a 24-foot wide right-in/right-out City standard driveway approximately 260 feet east of the Via del la Moda entrance on Friars Road, satisfactory to the City Engineer.

65. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a 24-foot wide right-in/right-out City standard driveway approximately 420 feet west of the Via del la Moda entrance on Friars Road, satisfactory to the City Engineer.

66. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond for modification of the existing Friars Road/Via De La Moda traffic signal to add the north leg to the intersection. Provide a 52-wide driveway with curb return (24 feet inbound, a 4-foot median and 24 feet outbound.), satisfactory to the City Engineer. Improvements must be completed and accepted by the City Engineer prior to issuance of the first certificate of occupancy.

67. The Owner/Permittee shall provide and maintain a minimum of 520 feet sight distance along the project's frontage on the west driveway, main entrance and east driveway on Friars Road, satisfactory to the City Engineer. No obstacles higher than 36 inches shall be located within this area (e.g. landscape, walls, columns, signs, shrubs etc.).

68. The Owner/Permittee shall provide and maintain a 10 foot x 10 foot visibility triangle area along the property line on both sides of the main entrance and the two driveways east and west of the main entrance on Friars Road, as shown on Exhibit "A," satisfactory to the City Engineer. No obstruction higher than 36 inches shall be located within this area.

69. Owner/Permittee shall ensure (consistent with the notation on the Parking Level 1 and 2 sheets of Exhibit "A") that parking for apartment units is always unbundled from rental unit rates in order to incentivize use of transit and other alternative modes of transportation. Prior to final inspection, Owner/Permittee shall submit to the Development Services Department a copy of the standard lease agreement showing that parking will be rented separately from apartment units. A

record of parking spaces assigned to each apartment unit shall be maintained by onsite property management and made available upon request to any interested party.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

70. Prior to the issuance of any building permit, the Owner/Permittee shall assure all existing service connection to the City's public water and/or sewer mains which will not be utilized by the proposed development must be either killed at the main (water) or abandoned at the property line (sewer), satisfactory to the Public Utilities Director and the City Engineer.

71. Prior to the issuance of any building permit, the Owner/Permittee shall assure any proposed "PRIVATE" sewer lines within a public right-of way or public easement must be located and labeled on a City Construction Record Drawing (D or B-sheet) so as to clearly convey all of the following: the sewer line's identity as "PRIVATE", its location relative to the nearest property line, its authorization to encroach (i.e. the approved EMRA No.), and its point of connection to the public sewer collection system, satisfactory to the Public Utilities Director and the City Engineer.

72. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond for the relocating the fire hydrants within the public right-of way in accordance with Exhibit "A," satisfactory to the Public Utilities Director and the City Engineer.

73. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond for all required public water and/or sewer facilities in accordance with Exhibit "A," satisfactory to the Public Utilities Director and the City Engineer.

74. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond for all public sewer facilities and easements will be dedicated in accordance with Exhibit "A," satisfactory to the Public Utilities Director and the City Engineer.

75. Prior to the final Inspection, the Owner/Permittee shall assure that any and all separately titled units developed under this permit which share water or sewer service connections to the City's public utility systems are encumbered by CC&Rs written so as to ensure (to the satisfaction of the Public Utilities Director) that the operation and maintenance of all such shared water and/or sewer facilities will be provided for in perpetuity.

76. Prior to the final Inspection, the Owner/Permittee shall assure that all public water and/or sewer facilities necessary to serve the development (including services and laterals) shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

77. Prior to the issuance of any building permit, the Owner/Permittee shall obtain and submit to the Public Utilities review staff for approval, a written confirmation from the Vactor truck manufacturer as to the adequacy of the proposed access road's design with respect to the specifications of the design vehicle (Vactor Truck Model #114SD w/ customer installed special bumper). Given that the performance calculations (such as the required clear easement width and

length) for the sewer access road are critical to the City's ability to service and repair the existing 18" trunk sewer crossing Lot 3.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on April 20, 2017 pursuant to Resolution No. _____.

Permit Type/PTS Approval No.: PDP No. 1586192

SDP No. 1586193

NDP No. 1820465

Date of Approval: April 20, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Jeffrey A. Peterson
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.

**GUARDIAN INVESTMENT CAPITAL, LLC, a California
Domestic Limited-Liability Company**

Owner/Permittee

By _____
Name:
Title:

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

PLANNING COMMISSION
RESOLUTION NO. _____
VESTING TENTATIVE MAP NO. 1586194
FRIARS ROAD MIXED-USE - PROJECT NO. 453373 [MMRP]

WHEREAS, GUARDIAN INVESTMENT CAPITAL, LLC, a California Domestic Limited-Liability Company, Subdivider, and LATITUDE 33 PLANNING & ENGINEERING, Engineer, submitted an application to the City of San Diego for a vesting tentative map (Vesting Tentative Map No. 1586194) for the Friars Road Mixed-Use project (Project). The project site is located at 6950, 7020, and 7050 Friars Road in the CO-1-2 Zone within the Linda Vista Community Plan area known as the Friars Road Neighborhood, it is also within Development Intensity District C in the Mission Valley Community Plan. In addition, the site is located within the Airport Land Use Compatibility Overlay Zone for Montgomery Field, the Airport Influence Area) for San Diego International Airport (SDIA) and Montgomery Field (Review Area 2 as depicted in the adopted 2014 Airport Land Use Compatibility Plan) and the Federal Aviation Administration Part 77 Notification Area for the SDIA and Montgomery Field. The property is legally described as Parcel 1: Lots 1, 2, and 3 of Fashion Valley North, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 9032, filed in the Office of the County Recorder of San Diego County, November 17, 1978; Parcel 2: a nonexclusive easement of use and enjoyment in , to and throughout the parking area within the other lots for parking, ingress, egress and support, as more fully defined and set forth in that certain declaration of covenants, conditions and restrictions recorded December 30, 1986, as File No. 86-616262, Official Records; and

WHEREAS, the Map proposes the Subdivision of a 5.43-acre site into three (3) lots, one lot for 70 residential condominium units, one lot for 243 residential units, one lot for open space; and

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code Section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 70; and

WHEREAS, on April 20, 2017, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 1586194, and pursuant to SDMC Sections 125.0440, and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 1586194:

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

The 5.43-acre site is located at 6950, 7020, and 7050 Friars Road in the CO-1-2 Zone within the Linda Vista Community Plan area known as the Friars Road Neighborhood, it is also within the Development Intensity District-C in the Mission Valley Community Plan. The Linda Vista Community Plan identifies the slopes along Friars Road as natural amenities to be conserved. Project implementation would not adversely impact any natural slopes along Friars Road because the project is proposed on an existing developed and previously graded site. The project would stabilize and plant portions of the existing disturbed and eroding slope. Additionally, the project would retain the eastern, undisturbed portion of the site in its existing condition through the recordation of a Covenant of Easement which ensures preservation of the environmentally sensitive lands that are outside the allowable development area on the premises as a condition of approval.

In addition, the Linda Vista Community Plan calls for an intensification of land uses along Friars Road as long as natural slopes and canyons are preserved and designates the project site as Office Commercial, but residential uses are permitted. The Mission Valley Community

Plan Development Intensity Districts intend to establish equitable balance and distribution of future land use intensification mostly within Mission Valley, but the Districts also include the Linda Vista portion of Friars Road where the project is located. Density is based on average daily vehicle trips resulting from development.

The project site is located within the Development Intensity District-C, which allows projects generating less than 150 ADT per acre (Threshold 1) through a ministerial process and up to 417 ADT per acre (Threshold 2) with a discretionary permit. Transit credits and applicable mixed-use credits were applied to the project. The project totals approximately 878 gross ADTs, which is well below the Threshold 2 based on the site gross acreage. In addition, the project is classified as a Transit-Oriented Development being located 1,500 feet from the Fashion Valley Transit Center, which includes the San Diego Trolley stop (Green Line) and seven bus stops (Bus Routes 6, 20, 25, 41, 88, 120, and 928). The project is therefore in compliance with the visions for development outlined in the Mission Valley and Linda Vista Community Plans. Therefore, the proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plans.

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

The project the demolition of two three-story buildings and one two-story building, totaling approximately 48,180 square feet and the construction of two buildings with a total of 313 multi-family units (243 apartments and 70 condominiums) with commercial space on the ground level consisting of six shopkeeper units, over two stories of podium parking. In addition, the project will achieve a LEED Silver certification, which includes roof top photovoltaics. The project includes encroachments into the public right-of-way for portions of the public access stairs and elevator tower along Friars Road that provide access from the street to the parking and main level.

The 243 apartments would be provided in a 103.6-foot tall, eight-story structure, and the ground floor of the apartment building would include the six commercial shopkeeper units. The commercial shopkeeper units would be occupied as a residence and the resident of the dwelling unit would operate the commercial space. Shopkeeper units would have two access points, one public access facing Friars Road and a separate private, secured entrance internal to the structure. The 70 condominium units would be provided in a nine-story, 124.2-foot tall structure at the eastern end of the site.

The project includes a Neighborhood Development Permit for encroachment of the public access stairs and elevator tower into the public right-of-way to provide access from the street to the parking and main level. In addition, an applicant may request deviations from the applicable development regulations pursuant to a Planned Development Permit provided that findings can be made and the deviation results in a more desirable project. The following are the requested deviations with justifications:

1. **Front Yard Setback:** A deviation from SDMC Section 131.0531, Table 131-05D, which requires a minimum front setback of 10 feet in the CO-1-2 zone for lots 2 and 3. The project proposes a minimum front setback of six feet for Lots 2 and 3.

Justification: The requested deviation is for portions of the two levels of podium parking and the stairs and elevators that provide access from the main level to the street level. Friars Road has a minor curvature along the frontage of the property, which constrains the site and restricts the ability for a 10-foot setback along the full frontage. The buildings on top of the parking podium step back and have been designed to meet and in most cases exceed the minimum front setback. The parking structure observes a minimum six foot setback and is separated from the public right-of-way by a landscaped strip that screens the view along Friars Road, thus meeting the purpose and intent of the setback regulations.

2. **Rear Yard Setback:** A deviation from SDMC Section 131.0531, Table 131-05D, and 131.0543(b), which requires a minimum rear setback of 10 feet and zero feet optional rear yard setback in the CO-1-2 zone. The project proposes a minimum rear yard setback of zero and 10 feet where there is a diagonal line connecting the two points on Lot 2.

Justification: The regulation requires the structure to be placed at the property line or to be set back at least 10 feet. The project proposes a minimum rear yard setback of zero and 10 feet where there is a diagonal line connecting the two points on Lot 2, which is a combination of the allowed setbacks. The request is due to the topography and depth of the site that restricts the ability for a 10-foot setback along the full length of the rear yard.

3. **Retaining Wall Height:** A deviation from SDMC Section 142.0340, which allows a maximum retaining wall height of six feet. The project proposes a retaining wall height of 88 feet on Lot 2 and 91 feet on Lot 3.

Justification: The topography and depth of the site requires the installation of retaining walls along the rear and side yards on Lots 2 and 3. The retaining walls, as designed, would not impact the visual aesthetics of the area as they are not visible from the street level. The walls are located in the areas of the hillside that were previously disturbed (1958-1969) and have been designed as a living wall or green screen that will integrate them into the site and provide visual aesthetics to the residents and visitors.

4. **Structure Height:** A deviation from SDMC Section 131.0531, Table 131-05D, which allows a maximum structure height of 60 feet in the CO-1-2 zone. The project proposes a maximum structure height of 124.2 feet for the building on Lot 2 and 103.6 feet for the building on Lot 3.

Justification: The project site is within the Linda Vista Community Plan as well as a designated Development Intensity District in the Mission Valley Community Plan. The Linda Vista Community Plan calls for an intensification of land uses along Friars Road as long as natural slopes and canyons are preserved. This intensification of land uses is regulated by the thresholds outlined in the Development Intensity Districts, and the

height deviation is required to allow for the density and still provide views to the hillside through the buildings. The height differentiation between the project and the adjacent residential above, to the north, is depicted on pages EX-1 through EX-4 of the Exhibit A. Though there are no designated view corridors or scenic outlooks within the Linda Vista Community Plan, the buildings have been designed to be 24-96 feet below the rim of the hillside to minimize any impacts to public views outward to Mission Valley and views to the ocean to the west.

5. Floor Area Ratio: A deviation from SDMC Section 131.0531, Table 131-05D, which allows a maximum floor area ratio of 1.50 in the CO-1-2 zone. The project proposes a maximum floor area ratio of 1.58.

Justification: The project site is within the Linda Vista Community Plan as well as a designated Development Intensity District in the Mission Valley Community Plan. The Linda Vista Community Plan calls for an intensification of land uses along Friars Road as long as natural slopes and canyons are preserved. This intensification of land use is regulated by the thresholds outlined in the Development Intensity District, and the minor floor area ratio deviation is required to allow for the recommended density.

6. Ground Floor Residential: A deviation from SDMC Section 131.0540(c)(1), which prohibits residential uses and residential parking on the ground floor in the front 50 percent of the lot.

Justification: The requested deviation is to allow for the two levels of podium parking, the stairs and elevators, and the residential towers to be within the front 50 percent of the lot. The topography and depth of the site restricts the ability to provide 50 percent of the lot area along Friars Road with commercial development and be able to provide the parking on site without impacting the Environmentally Sensitive Lands.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization and re-use of the existing commercial lot for residential use, while meeting the purpose and intent of the development regulations. Other than the requested deviations, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the Land Development Code (LDC). In addition, the proposed development will assist in accomplishing the City goal by providing market-rate housing opportunities in transit-friendly areas near employment centers.

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

The 5.43-acre site is located at 6950, 7020, and 7050 Friars Road in the CO-1-2 Zone within the Linda Vista Community Plan area known as the Friars Road Neighborhood, it is also within the Development Intensity District-C in the Mission Valley Community Plan. The Linda Vista Community Plan calls for an intensification of land uses along Friars Road as long as natural slopes and canyons are preserved and designates the project site as Office

Commercial, but residential uses are permitted. The Mission Valley Community Plan Development Intensity Districts intend to establish an equitable balance and distribution of future land use intensification mostly within Mission Valley, but the Districts also include the Linda Vista portion of Friars Road where the project is located. Density is based on average daily vehicle trips resulting from development.

The project proposes the demolition of two three-story buildings and one two-story building, totaling approximately 48,180 square feet and the construction of two buildings with a total of 313 multi-family units (243 apartments and 70 condominiums) with commercial space on the ground level consisting of six shopkeeper units, over two stories of podium parking. Approximately 3.9-acres of the 5.43-acre site contain slopes; however, portions of the site have been previously graded and developed with three commercial buildings on Lots 2 and 3 that were constructed in 1981. The topography of the site along Friars Road changes from 62 feet above sea level (ASL) to 160 feet ASL at the northern property line for Lots 2 and 3 (approximately a 98-foot differential), and changes from 55 feet ASL at the southeastern corner of Lot 1 to 195 feet ASL at the northern property line (approximately a 100-foot differential). Portions of the lower hillside have been determined to be cut slopes, which were disturbed as part of the previous commercial project constructed on site (1958-1969). The site does contain environmentally sensitive lands in the form of steep hillsides and sensitive biological resources as defined in SDMC Section 113.0103. The eastern end of the site and the steep slopes along the northern portion of the site are undeveloped and contain Diegan coastal sage scrub and disturbed Diegan coastal sage scrub, and some eucalyptus trees are located at the western end of the site.

The Linda Vista Community Plan identifies the slopes along Friars Road as natural amenities to be conserved. Project implementation would not adversely impact any natural slopes along Friars Road because the project is proposed on an existing developed and previously graded site. The project would stabilize and plant portions of the existing disturbed and eroding slope. Additionally, the project would retain the eastern, undisturbed portion of the site in its existing condition through the recordation of a Covenant of Easement which ensures preservation of the environmentally sensitive lands that are outside the allowable development area on the premises as a condition of approval.

A Mitigated Negative Declaration (MND) No. 453373 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, which addresses potential impacts to Biological Resources and Paleontological Resources. A Mitigation, Monitoring and Reporting Program (MMRP) will be implemented with this project, which will reduce the potential impacts to below a level of significance. Therefore, the site is physically suitable for the type and density of development.

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

Approximately 3.9-acres of the 5.43-acre site contain slopes; however, portions of the site have been previously graded and developed with three commercial buildings on Lots 2 and 3 that were constructed in 1981. Portions of the lower hillside have been determined to be cut slopes, which were disturbed as part of the previous commercial project constructed on

site (1958-1969). The site does contain environmentally sensitive lands in the form of steep hillsides and sensitive biological resources as defined in SDMC Section 113.0103. The eastern end of the site and the steep slopes along the northern portion of the site are undeveloped and contain Diegan coastal sage scrub and disturbed Diegan coastal sage scrub, and some eucalyptus trees are located at the western end of the site. The site is located approximately 1,600 feet from the San Diego River, and approximately 5 miles from the shoreline of the Pacific Ocean. The proposed development would implement on-site Storm Water Standards in addition to any construction and permanent Best Management Practices.

The Linda Vista Community Plan identifies the slopes along Friars Road as natural amenities to be conserved. Project implementation would not adversely impact any natural slopes along Friars Road because the project is proposed on an existing developed and previously graded site. The project would stabilize and plant portions of the existing disturbed and eroding slope. Additionally, the project would retain the eastern, undisturbed portion of the site in its existing condition through the recordation of a Covenant of Easement which ensures preservation of the environmentally sensitive lands that are outside the allowable development area on the premises as a condition of approval.

MND No. 453373 has been prepared for the project in accordance with CEQA Guidelines, which addresses potential impacts to Biological Resources and Paleontological Resources. An MMRP will be implemented with this project, which will reduce the potential impacts to below a level of significance. Therefore, the proposed subdivision or the proposed improvements would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The project proposes the demolition of two three-story buildings and one two-story building, totaling approximately 48,180 square feet and the construction of two buildings with a total of 313 multi-family units (243 apartments and 70 condominiums) with commercial space on the ground level consisting of six shopkeeper units, over two stories of podium parking.

MND No. 453373 has been prepared for the project in accordance with CEQA Guidelines, which addresses potential impacts to Biological Resources and Paleontological Resources. An MMRP will be implemented with this project, which will reduce the potential impacts to below a level of significance.

The topographical constraints of the project site have been incorporated into the design of the complex to reduce the impacts to the environmentally sensitive lands. In order to provide primary access to the project site, the project would construct the north leg of the Friars Road/Via de la Moda intersection and reconfigure the intersection to accommodate the north leg. A dedicated westbound right-turn lane would be provided. The southbound movements would have a dedicated left-turn lane and a shared right-turn/through/left-turn lane. The northbound movement will provide a dedicated left-turn lane and a shared through/right-turn lane. The project includes widening of Friars Road along the project frontage to accommodate an additional (third) westbound lane, consistent with the ultimate Linda Vista and Mission Valley Community Plan six-lane Major Road classification. In

addition, the project would improve the connection between the light rail station at Fashion Valley Mall and the project site through the use of signage, sidewalk, and crosswalk improvements.

The project would be required to obtain building permits and a public improvement permit prior to the construction of the residential 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, 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 SDMC in effect for this project. Such conditions are necessary to avoid adverse impacts to 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 Vesting Tentative Map No. 1586194, and other regulations and guidelines pertaining to the subject property per the SDMC. Therefore, the proposed subdivision or the type of improvement would not be detrimental to the public health, safety and welfare.

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

The project proposes the demolition of two three-story buildings and one two-story building, totaling approximately 48,180 square feet and the construction of two buildings with a total of 313 multi-family units (243 apartments and 70 condominiums) with commercial space on the ground level consisting of six shopkeeper units, over two stories of podium parking. The western portion of Lot 3 contains an existing 15-foot sewer easement and a 10-foot drainage easement that will remain on the site. In addition, the eastern portion of Lot 2 and portion of Lot 1 contains an existing 10-foot drainage easement that will remain on the site. The project has incorporated the easements and encroachments into the design of the complex to reduce any impacts to the existing public facilities and the access to these facilities. Therefore, the design of the subdivision or the type of improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The project proposes the demolition of two three-story buildings and one two-story building, totaling approximately 48,180 square feet and the construction of two buildings with a total of 313 multi-family units (243 apartments and 70 condominiums) with commercial space on the ground level consisting of six shopkeeper units, over two stories of podium parking. In addition, the project will achieve a LEED Silver certification, which includes roof top photovoltaics. With the design of the proposed subdivision, each structure has incorporated through building materials, site orientation, articulation and offsetting planes, balconies, and other architectural treatments, and the placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The project proposes the demolition of two three-story buildings and one two-story building, totaling approximately 48,180 square feet and the construction of two buildings with a total of 313 multi-family units (243 apartments and 70 condominiums) with commercial space on the ground level consisting of six shopkeeper units, over two stories of podium parking. The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the addition of 243 apartments and 70 condominiums is consistent with the housing needs anticipated for the Mission Valley community. In addition, the project would materially assist in accomplishing the City goal by providing market-rate housing opportunities in transit-friendly areas near employment centers.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Vesting Tentative Map No. 1586194 hereby granted to GUARDIAN INVESTMENT CAPITAL, LLC, a California Domestic Limited-Liability Company, Subdivider, subject to the attached conditions which are made a part of this resolution by this reference.

By

 Jeffrey A. Peterson
 Development Project Manager
 Development Services Department

ATTACHMENT: Vesting Tentative Map Conditions

Internal Order No. 24006295

PLANNING COMMISSION
CONDITIONS FOR VESTING TENTATIVE MAP NO. 1586194
FRIARS ROAD MIXED-USE - PROJECT NO. 453373[MMRP]
ADOPTED BY RESOLUTION NO. R-_____ ON APRIL 20, 2017

GENERAL

1. This Vesting Tentative Map will expire on May 4, 2020.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder must be provided to satisfy this condition.
4. The Final Map shall conform to the provisions of Planned Development Permit No. 1586192, Site Development Permit No. 1586193, and Neighborhood Development Permit No. 1820465.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. The Subdivider shall 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.
7. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.

8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
9. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Vesting Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

10. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
11. "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."
12. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
13. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

GEOLOGY

14. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department.
15. The Subdivider shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-

graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

PLANNING

16. Prior to the recordation of the Final Map, the Subdivider shall execute and record a Covenant of Easement for 2.38-acres of habitat (2.08-acres of Diegan coastal sage scrub and 0.30-acre of disturbed Diegan coastal sage scrub), which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Biological Resources, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands that will be preserved as shown on Exhibit "A."

ENVIRONMENTAL

17. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.
18. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 453373, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.
19. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 453373 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Biological Resources, and
Paleontological Resources

INFORMATION:

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

adequate and acceptable levels of service and will be determined at final engineering.

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

Internal Order No. 24006295

PLANNING COMMISSION
RESOLUTION NUMBER _____
A RESOLUTION ADOPTING MITIGATED NEGATIVE DECLARATION NO. 453373 AND
THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE
FRIARS ROAD MIXED-USE - PROJECT NO. 453373 [MMRP]

WHEREAS, on February 24, 2015, GUARDIAN INVESTMENT CAPITAL, LLC, a California Domestic Limited-Liability Company, owners, submitted an application to the Development Services Department for a Planned Development Permit, Site Development Permit, Neighborhood Development Permit; and Vesting Tentative Map for the Friars Road Mixed-Use project (Project); and

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

WHEREAS, the issue was heard by the Planning Commission on April 20, 2017; and

WHEREAS, the Planning Commission considered the issues discussed in the Mitigated Negative Declaration No. 453373 (Declaration) prepared for this Project; NOW THEREFORE,

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

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

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

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

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

By: _____
Jeffrey A. Peterson
Development Project Manager
Development Services Department

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

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

PLANNED DEVELOPMENT PERMIT NO. 1586192, SITE DEVELOPMENT PERMIT NO. 1586193,
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1820465; AND VESTING TENTATIVE MAP NO. 1586194
PROJECT NO. 453373

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 453373 shall be made conditions of **Planned Development Permit No. 1586192, Site Development Permit No. 1586193, Neighborhood Development Permit No. 1820465; and Vesting Tentative Map No. 1586194** as may be further described below.

GENERAL REQUIREMENTS – PART I Plan Check Phase (prior to permit issuance)

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

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

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

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the RE at the **Field Engineering Division at (858) 627-3200.**
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant is also required to call **RE and MMC at (858) 627-3360.**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 453373 and/or Environmental Document Number 453373, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).
- Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.**
3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: **Not Applicable**
 4. **MONITORING EXHIBITS:** All consultants are required to submit to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to

clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

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

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

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Paleontology	Paleontology Reports	Paleontology Site Observation
Waste Management	Waste Management Reports	Waste Management Inspections
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

Biological Resources (Habitat Acquisition Fund)

Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall make payment to the City of San Diego Habitat Acquisition Fund (HAF) to mitigate for the loss of 0.92 acre of Diegan coastal sage scrub (includes disturbed Diegan coastal sage scrub) (Tier II). This fee is based on mitigation ratios, per the City of San Diego Biology Guidelines, of 1:1 ratio if mitigation would occur inside of the Multi-habitat Planning Area (MHPA) and a 1.5:1 ratio should mitigation occur outside of the MHPA. Therefore, the resulting total

mitigation required for direct project impacts to Diegan coastal sage scrub (including disturbed Diegan coastal sage scrub) would be 0.92 acre inside the MHPA or 1.38 acres outside the MHPA) equivalent contribution to the City's Habitat Acquisition Fund (HAF) plus a 10 percent administrative fee.

BIOLOGICAL RESOURCES (RESOURCE PROTECTION DURING CONSTRUCTION)

I. Prior to Construction

- A. **Biologist Verification:** The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting:** The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow-up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents:** The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), environmentally sensitive land (ESL) Ordinance, project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state, or federal requirements.
- D. **BCME:** The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME), which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and U.S. Fish and Wildlife Service [USFWS] protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City Assistant Deputy Director (ADD)/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. **Resource Delineation:** Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive

biological resources (e.g., habitats/flora and fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.

- F. **Education:** Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

- A. **Monitoring:** All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification:** The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna on-site (e.g., flag plant specimens for avoidance during access, etc.). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, CEQA, and other applicable local, state, and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

BIOLOGICAL RESOURCES (COOPER'S HAWK)

To avoid impacts to Cooper's Hawk, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of Cooper's Hawk on the proposed area of disturbance. The pre-construction (precon) survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the precon survey to City DSD for review and approval prior to initiating any construction activities.

If Cooper's Hawk are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. If Cooper Hawk is present, a 300-foot avoidance buffer shall be established around an active nest within the MHPA consistent with the City MSCP Subarea Plan and the Biology Guidelines (2012). The report or mitigation plan shall be submitted to the City DSD for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If Cooper's Hawk are not detected during the preconstruction survey, no further mitigation is required.

PALEONTOLOGICAL RESOURCES***I. Prior to Permit Issuance******A. Entitlements Plan Check***

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans, but prior to the first precon meeting, whichever is applicable, the ADD Environmental designee shall verify that the requirements for paleontological monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to MMC identifying the PI for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a precon meeting that shall include the PI, CM, and/or Grading Contractor, RE, BI, if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related precon meetings to make comments and/or suggestions concerning the paleontological monitoring program with the CM and/or Grading Contractor.
 - a. If the PI is unable to attend the precon meeting, the Applicant shall schedule a focused precon meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored - Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full time during grading/excavation/ trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. The CM is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the CSV. The CSVs shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or PI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.

- c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils), the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
- d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract.
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries - In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8 A.M. on the next business day.
 - b. Discoveries - All discoveries shall be processed and documented using the existing procedures detailed in Section III - During Construction.
 - c. Potentially Significant Discoveries - If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8 A.M. on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 - 1. The CM shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

- A. *Preparation and Submittal of Draft Monitoring Report*
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the paleontological monitoring program (with appropriate graphics) to MMC for

review and approval within 90 days following the completion of monitoring,

- a. For significant paleontological resources encountered during monitoring, the paleontological recovery program shall be included in the Draft Monitoring Report.
- b. Recording Sites with the San Diego Natural History Museum - The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the paleontological monitoring program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. *Handling of Fossil Remains*

1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.

C. *Curation of fossil remains; Deed of Gift and Acceptance Verification*

1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. *Final Monitoring Report(s)*

1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.



LINDA VISTA PLANNING GROUP

Post Office Box 710174, San Diego, CA 92171

www.LindaVista.org/lvpg



Minutes of the April 25, 2016 Meeting

Meeting opened at 5:38 pm by Noli Zosa, Chair. The Pledge of Allegiance was led by Doug Beckham. Roll Call by Lauree Camarato.

Members present: Noli Zosa, Lauree Camarato, Jo-Ann Carini, Margarita Castro, Kim Heinle Dorothy Perez, Ralph Perez, Tisha Rocha, Keith Warner, Howard Wayne, Kimberly Weber.

New Appointed Members: Victor Ochoa (absent), Dottie Perez, Ralph Perez, John Nielsen, Felicity Senoski, Jennifer Carroll.

Members absent: 7 vacancies.

11 members present (at beginning of meeting); 14 members after appointment of new members.
41 visitors present.

Motion by Howard Wayne to approve the **April 25, 2016 draft agenda**. Seconded by Ralph Perez, agenda approved as recorded 10-0-1. (**Note:** The chair doesn't vote, except in cases of a tie.) Agenda approved.

Approval of Meeting Minutes from **March 28, 2016** meeting. Motion by Keith Warner to approve March 28, 2016 meeting minutes, seconded by Dorothy Perez. Vote: 10-0-1. Minutes approved.

Reports by Government Representatives:

- Police Department: none
- Congress & State Legislature (Senate/Assembly): None
- County & City: (Mayor/City Attorney/City Council/Planning/Development Services/Board of Supervisors/SANDAG) - none

Sheldon Zeman – Councilman Sherman's Office:

- Family Care
- Center Grand Opening May 3rd from 4:30 to 7:30 at 7011 Linda Vista Rd.
- Skate Park
- bids should be back by July.

• **James**

McGuirk - Lori Zapf's office:

- Pot Hole
- Patrol program – continuing the program, citizens can report via Twitter or phone call.
- Fiscal Year
- 2017 – add 1 new Park Ranger for Tecolote Canyon
- Increase
- budget for library books
- Funding for
- Morley Green Park
- April –
- Volunteer Appreciation month

- Summer reading book drive at the City Libraries
- Siodmok – Planning Department (email – nsiodmok@sandiego.gov)
 - workshop for Joint Use April 27 6-8 pm
- Frank O’Sweeney:
 - Morena District trolley extension: negotiating with contractor now. September 1, building activity will start.

April 19 –

Naomi

Public

SANDAG -

Update on

Announcements & Public Comment on Non-Agenda Items:

- Tom Cleary, USD: thank you from President Harris; enjoyed being Grand Marshal of the LV Parade. Commencements are starting, Memorial Day Weekend.
- Lori Saldana: candidate for Mayor of San Diego. Thanked LVPD and community volunteers.
- Jose Caballero: Candidate for City Council District 7
- Mara Elliott: candidate for City Attorney (website – maraelliott.com)
- Jo-Ann Carini: letter on Silver Terrace Subdivision. Meet & Greet with Scott Sherman at the Vine Childcare Center. Flags on Memorial Day on Linda Vista Rd.
- Gabriel: Hosting meet & greets for Lori Saldana LV 2750 Wheatstone Street
- Tom Kaye: Free concert at USD, Sunday, May 3 at 3:00 pm in Shiley Theatre.

Chairman’s Report:

- Noli Zosa: (Statement was read)
 - Subject: Name of the Linda Vista Skate Park (regarding involvement of the Hawk Family).
 - Requesting more public conversations on the naming and further research.
- Margarita Castro read a statement on Council Policy regarding the naming of the Skate Park based upon the official group that is recognized by the City of San Diego. The funds (\$3.2 million) for the Skate Park was given to the Linda Vista Community by the State.

Committee Reports & Updates:

- Bylaws & Elections – Howard Wayne, Chair: Bylaws have been “recovered”. We will act on them in May.
- Graffiti – none
- Landscape Maintenance Assessment District: Tisha Rocha (no report)
- Morena Blvd Planning Area Study (as hoc) – Howard Wayne: Next meeting May 26 at 6:00 pm at Humane Society Building. Committee met on April 11th.
- Riverwalk Development (ad hoc) – Doug Beckham/Felicity
- Traffic – vacant:
- Transportation – none
- Zoning & Land Use – Margarita Castro: No report

Representative Committees:

- Community Planners Committee – Noli Zosa
- Linda Vista Collaborative – Kim Heinle: Bayside Events this week:
Next month: Jeff Davis (LV Library) Sex Trafficking Awareness on May 18
Urban Agriculture expansion – seeking land
Grant for intersection murals
Youth Resident Academy graduating in May; forming a Youth Council

- Historical Society – (vacant)
- Kearny Mesa Recreation Council – (vacant)
- Mission Bay Park – Kimberly Weber: next meeting
- Mission Valley River Preserve – (vacant)
- Tecolote Canyon Advisory Committee – Kimberly Weber: next meeting
- Linda Vista Recreation Council – Tom Kaye: 2nd Tuesday at 5pm at Recreation Center.
Proposed renaming of Morley Green for Medal of Honor John Baca will be discussed. (D. Beckham)
- Linda Vista Town Council – Tom Kaye: Next meeting is May 19 at Bahai Faith Center.

Appointment of LVPG Board Members: (1) minute introductions by each new member.

Victor Ochoa (absent), Dottie Perez, Ralph Perez, John Nielsen, Felicity Senoski, Jennifer Carroll

Margarita Castro: Motion to accept all (6) prospective new LVPG board members. Second by Keith Warner. Vote 10-0-1.

Election of LVPG Board Officers:

Margarita Castro: motion to accept this slate of officers (listed below) for the Planning Year 2016-2017. Second by Kim Heinle. Vote: 10-0-1.

Chair: Noli Zosa Vice Chair: Howard Wayne Secretary: Lauree Camarato Treasurer: Tisha Rocha

Informational Items:

1. **University of San Diego Master Plan Update** – USD would like to schedule a campus tour of the propose projects. Proposed dates: June 4 or 18 – Saturday or June 7 or 15 – Tuesday. June 15 and June 18 dates were selected.
2. **Linda Vista Comprehensive Active Transportation Strategy** – Melissa Garcia, Senior Planner for the City of San Diego presented an update and draft map of the proposed CATS project. Overview of the connectivity, pedestrian collisions, bicycle traffic, quality of pedestrian and bicycle facilities. Next steps for the project after community suggestions: finalize
3. **Manning Canyon Water and Sewer Replacement project**- Vic Salazar and Ali Mohammadian, City of San Diego Project Engineer gave an overview and update on this project.
4. **7-11 Conditional Use Permit (CUP) For Beer and Wine License at 6110 Friars Road**- Allen Sipe, Sr. Project Architect presented an update of the 7-11 CUP. Questions and comments followed. (This item moved from Action Item to Informational Item prior to the meeting). No voting will occur at this meeting. Representatives will need to return for the May meeting in order to vote on the CUP.

Action Items:

1. **Friars Rd Residence PDP/SDP/ VTM** – Project Representatives Jeff Holbrook, Greg and Diane Mueller and Debbie Dorsee gave a 20 minute presentation and overview of the proposed project. Questions and comments from the Board members and citizens followed. LandCap has agreed to meet with any residents that have concerns.
Report by Margarita Castro on the recommendation on this project. This project does not have any Low Income/Affordable housing but must contribute to Development Impact Fund. City Staff is satisfied the project meets all the standards and recommends proceeding.
Motion by Margarita Castro to approve this project as presented, second by Dorothy Perez. Vote: 12-1-1. Motion carried.
2. **LVPG Expenses** – Chairman Noli Zosa requested the use a portion of the annual \$500 city budget for printer, printer cartridge, office supplies, and Post Office Box.
Motion by Jo-Ann Carini to repay Chair Noli Zosa for expenses incurred by him for printing, office supplies, print cartridges, PO Box rental fee. Second by Ralph Perez. Vote: 13-0-1

Suggested Items for May 2016 Agenda:

Next Meeting is scheduled for Monday, May 23, 2016 at 5:30 P.M. at the Linda Vista branch library.

- Bylaws

Adjournment:

Motion by Keith to adjourn the meeting, second by Lauree. Meeting adjourned at 8:20 pm by Noli Zosa.

Respectfully submitted,

Lauree Camarato

Secretary



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

Friars Road Mixed-Use

Project No. For City Use Only

453373

Project Address:

6950, 7020, 7050 Friars Road

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:

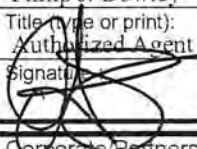
Project Title:	Project No. (For City Use Only) 453373
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☐ Corporation
 ☒ Limited Liability -or-
 ☐ General) What State? CA
 Corporate Identification No. 200202510158
☐ 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): Guardian Investment Capital, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 5780 Fleet Street, Suite 225 City/State/Zip: Carlsbad, CA 92008 Phone No: (760) 929-1200 Fax No: Name of Corporate Officer/Partner (type or print): Philip J. Dowley Title (type or print): Authorized Agent Signature:  Date: <u>1/9/2017</u>	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:

Guardian Investment Capital, LLC in Carlsbad, CA | Company Info & Reviews


[COMPANIES](#) [PEOPLE](#) [PRODUCTS/SERVICES](#) [TRADEMARKS](#) [ADDRESSES](#) [PHONE BOOK](#) [APPS](#)

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GUARDIAN INVESTMENT CAPITAL, LLC

California Secretary Of State Business Registration · Updated 1/16/2017

[UCC SEARCH FOR GUARDIAN INVESTMENT CAPITAL, LLC](#)[Write Review](#)[Upgrade](#)[Claim](#)

Guardian Investment Capital, LLC is a California Domestic Limited-Liability Company filed on January 18, 2002 . The company's filing status is listed as Active and its File Number is 200202510158.

The Registered Agent on file for this company is Marc R Ozarski and is located at 5780 Fleet St Ste 225, Carlsbad, CA 92008. The company's principal address is 5780 Fleet St Ste 225, Carlsbad, CA 92008 and its mailing address is 5780 Fleet St Ste 225, Carlsbad, CA 92008.

The company has 1 principal on record. The principal is The James Previti Family Trust from Carlsbad CA.

Company Information

Company Name: GUARDIAN INVESTMENT CAPITAL, LLCFile Number: 200202510158

Filing State: California (CA)

Filing Status: Active

Filing Date: January 18, 2002

Company Age: 15 Years

Registered Agent:  Marc R Ozarski
5780 Fleet St Ste 225
Carlsbad, CA 92008


Principal Address:  5780 Fleet St Ste 225
Carlsbad, CA 92008

Mailing Address:  5780 Fleet St Ste 225
Carlsbad, CA 92008

Company Contacts

THE JAMES PREVITI FAMILY TRUST

Officer

 5780 Fleet St Ste 225
Carlsbad, CA 92008

Reviews

[Write Review](#)

There are no reviews yet for this company.

NEW ARTICLES THAT MAY INTEREST YOU

[5 Ways To Keep A Positive Online Presence](#)[5 Tips For Making Employees Love Their Office](#)

FRIARS ROAD MIXED USE
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1820465
PLANNED DEVELOPMENT PERMIT NO. 1586192
SITE DEVELOPMENT PERMIT NO. 1586193
VESTING TENTATIVE MAP NO. 1586194
CITY OF SAN DIEGO - PTS NO. 453373

GENERAL NOTES

1. LOT SUMMARY
LOT NO. 1
UNDEVELOPED 1
RESIDENTIAL (CONDO) 2
MIXED-USE (APARTMENTS/SHOPKEEPER UNITS) 3
2. TOTAL AREA WITHIN PROJECT BOUNDARY IS 5.43 ACRES (GROSS).
3. EXISTING ZONING IS CO-1-2 AND MISSION VALLEY DEVELOPMENT INTENSITY DISTRICT OVERLAY ZONE.
4. GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC
5. TELEPHONE: PACIFIC TELEPHONE COMPANY
6. CABLE TELEVISION: TIME WARNER CABLE, CMT COMMUNICATIONS
7. SEWER AND WATER: CITY OF SAN DIEGO
8. DRAINAGE SYSTEM: CITY OF SAN DIEGO
9. FIRE: CITY OF SAN DIEGO
10. SCHOOL DISTRICT: SAN DIEGO UNIFIED SCHOOL DISTRICT
11. ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND.
12. CONTOUR INTERVAL: 2 FEET
DUTAR BRASS PLUG ON TOP OF CONCRETE CURB LOCATED AT THE SOUTHWEST CORNER OF FRIARS ROAD & FASHION VALLEY ROAD, PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK DATED AUGUST 1989
ELEVATION: 81,802.00, PER U.S.G.S. ADJUSTMENT OF 1970 (NAD 83)
SOURCE: PHOTOGRAMMETRIC AERIAL SURVEY DATED 04/16/2014 AND A FIELD SURVEY BY JACK ENGINEERING COMPANY ON 03/04/2015.
13. ALL PROPOSED SLOPES ARE 2:1 UNLESS NOTED OTHERWISE.
14. GRADING SHOWN HEREIN IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN.
15. LOT DIMENSIONS AND SETBACK DIMENSIONS SHOWN HEREIN ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION IN FINAL DESIGN.
16. ALL EXISTING BUILDINGS AND STRUCTURES SHALL BE REMOVED.
17. AFFORDABLE HOUSING IN-LIQUIDITY FEES WILL BE PAID CONSISTENT WITH AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND LOS FRANKS, LLC.
18. LOT 2 OF THE PROPOSED MAP IS A CONDOMINIUM PROJECT AS SHOWN IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF CONDOMINIUM UNITS IS 20.
19. AT NO TIME WILL THE DEVELOPER REQUEST, NOR THE CITY PERMIT, WATER METERS AND SERVICES WITHIN ANY VEHICULAR USE AREA TO SERVE THIS DEVELOPMENT.
20. ALL PUBLIC WATER & SEWER FACILITIES AND ASSOCIATED EASEMENTS WILL BE OBTAINED, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN DIEGO WATER & SEWER FACILITY DESIGN GUIDELINES AND CITY REGULATIONS, STANDARDS AND PRACTICES.
21. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
22. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, DATED MAY 30, 2003 INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
23. THE SUBDIVIDER SHALL PROCESS ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENTS, FOR ALL ACCEPTABLE ENCROACHMENTS INTO THE WATER AND SEWER EASEMENT, INCLUDING BUT NOT LIMITED TO STRUCTURES, ENHANCED PAVING OR LANDSCAPING, NO STRUCTURES OR LANDSCAPING OF ANY KIND SHALL BE INSTALLED IN OR OVER ANY VEHICULAR ACCESS ROADWAY.
24. THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE MUTUAL ACCESS EASEMENT OF BOTH SITES. THE CONDOMINIUM SITE (LOT 2) WILL EMPLOY THE USE OF ACCESS GATES AND CONTROLLED PARKING.
25. THE SUBDIVIDER SHALL INSTALL CURRENT CITY STANDARD STREET LIGHTS IN COMPLIANCE WITH CURRENT STREET LIGHT STANDARDS ACCORDING TO THE CITY OF SAN DIEGO STREET DESIGN MANUAL AND COUNCIL POLICY 200-16.
26. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY WATER AND SEWER FACILITIES.
27. NEIGHBORHOOD DEVELOPMENT PERMIT IS REQUIRED FOR ACCESS TO STAIRWELLS AND ELEVATOR WHICH ENJOACH INTO THE FRIARS ROAD RIGHT-OF-WAY.

GRADING DATA

1. TOTAL AMOUNT OF SITE TO BE GRADED: 2.94 AC.
2. PERCENT OF TOTAL SITE GRADED: 54.5%
3. AMOUNT OF SITE WITH 25 PERCENT SLOPES OR GREATER: 3.00 AC.
4. PERCENT OF THE EXIST. SLOPES STEEPER THAN 25% PROPOSED TO BE CHANGED: 16%
5. PERCENT OF TOTAL SITE WITH 25 PERCENT SLOPES OR GREATER: 71.8%
6. AMOUNT OF CUT: 106,000 CUBIC YARDS
7. AMOUNT OF FILL: 10,000 CUBIC YARDS
8. MAXIMUM HEIGHT OF FILL SLOPES: 5' FEET 2:1 SLOPE RATIO
9. MAXIMUM HEIGHT OF CUT SLOPES: 0' FEET 2:1 SLOPE RATIO
10. AMOUNT OF EXPORT: 96,000 CUBIC YARDS

SOLAR ACCESS NOTE

THIS IS TO AFFIRM THAT THE DESIGN OF THIS PROJECTS TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES IN ACCORDANCE WITH THE PROVISION OF SECTION 65473.1 OF THE STATE SUBDIVISION MAP ACT.

LEGAL DESCRIPTION

PARCEL 1:
LOTS 1, 2, AND 3 OF FASHION VALLEY NORTH IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THERD OF NO. 9032, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 17, 1978.

OWNER/APPLICANT: LOS FRANKS, LLC
27132 B PASO ESPADA, STE. 1200
SAN JUAN CAPISTRANO, CA 92078
(P) 949.348.1104 (F) 949.481.8403

ARCHITECT: TUCKER SAGLER
1620 5TH STREET, SUITE 200
SAN DIEGO, CA 92101
(P) 619.236.1682

CIVIL ENGINEER: LATITUDE 33
PLANNING & ENGINEERING
9908 HEBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 619.751.0633 (F) 619.751.0634

OWNER/APPLICANT:
SIGNATURE: LOS FRANKS ROAD, LLC DATE: _____

DATE REGISTRATION: 06/06/17



LandCap Friars Road, LLC
37132 B Paseo Espada Suite 1200
San Juan Capistrano, CA 92675
(P) 949.348.1104
(F) 949.481.8403

FRIARS ROAD MIXED USE DEVELOPMENT
6950, 7020, & 7050 FRIARS ROAD, SAN DIEGO, CA 92108

REVISION:	DATE
1. FIRST MR SUBMITTAL	10/29/2015
2. SECOND MR SUBMITTAL	12/01/2015
3. FIRST CITY SUBMITTAL	02/16/2016
4. SECOND CITY SUBMITTAL	04/15/2016
5. THIRD CITY SUBMITTAL	06/05/2016
6. FOURTH CITY SUBMITTAL	09/15/2016
7. FIFTH CITY SUBMITTAL	10/20/2016

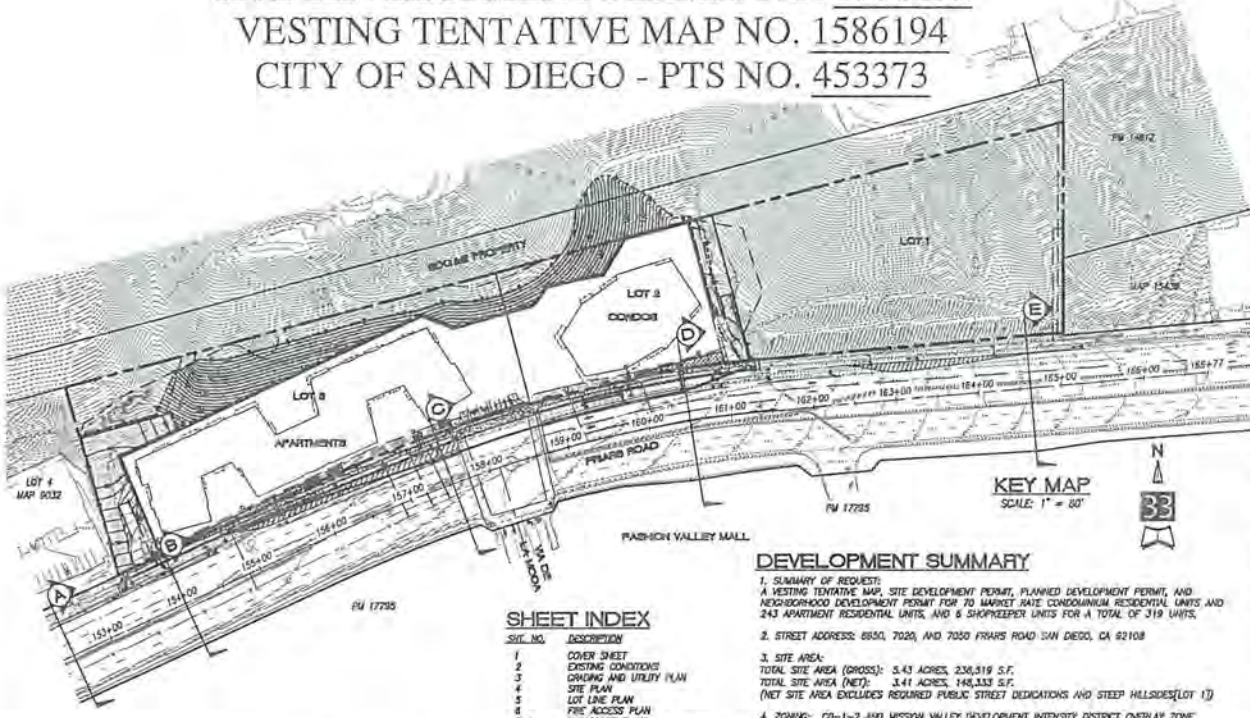
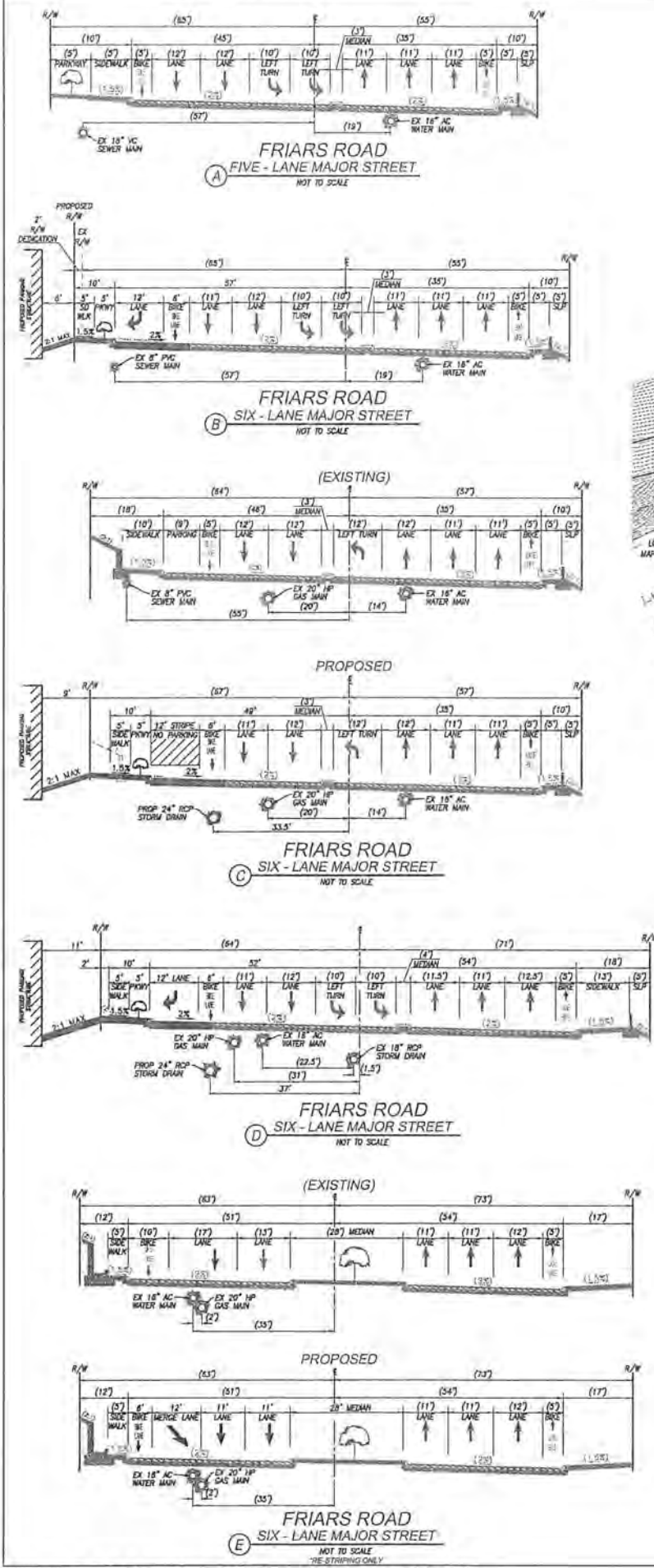
COVER SHEET

PROJECT NUMBER:
1351.00

DATE:
10/20/2016

SCALE:
AS INDICATED

DRAWING NUMBER:
1 OF 29



SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	CONCRETE AND UTILITY PLAN
4	SITE PLAN
5	LOT LINE PLAN
6	PAVING ACCESS PLAN
7-9	LANDSCAPE PLANS
10-29	ARCHITECTURAL PLANS AND SECTIONS

ASSESSOR'S PARCEL NO.

437-250-02, -03, -04

COORDINATE INDEX

1800-8277 NAD 83
220-1717 L.C.

BENCH MARK

THE BENCHMARK FOR THIS SURVEY IS THE BRASS PLUG ON TOP OF CONCRETE CURB LOCATED AT THE SOUTHWEST CORNER OF FRIARS ROAD & FASHION VALLEY ROAD, PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK DATED OCTOBER 4TH, 2011.

ELEVATION: 81,802.00, PER U.S.G.S. ADJUSTMENT OF 1970

BASIS OF BEARINGS

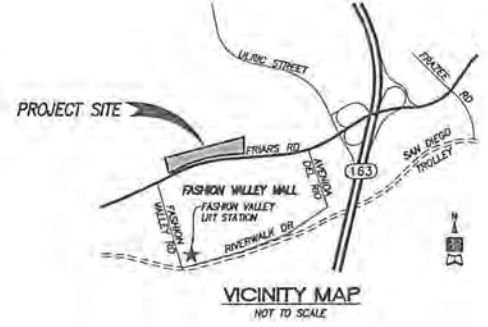
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE 10, NAD83 (EPSG: 4311) BASED UPON THE BEARING BETWEEN STATION 55 AND STATION 15A, BOTH STATIONS HAVING A COORDINATE VALUE OF FIRST ORDER ACCURACY OR BETTER PER RECORD OF SURVEY 14492.

LOT ACREAGE SUMMARY

LOT #	EXISTING LOT SIZE (ACRES)	PROPOSED LOT SIZE (ACRES)	LOT DESCRIPTION
1	2.92	2.91	UNDEVELOPED (STEEP SLOPES)
2	1.17	1.05	RESIDENTIAL (CONDO)
3	1.44	2.36	RESIDENTIAL (APARTMENTS)
4	—	0.01	DEDICATED RIGHT-OF-WAY
TOTAL	5.43	5.43	TOTAL GROSS ACREAGE

UNIT MIX SUMMARY

LOT #	UNIT TYPE	1-BEDROOM	2-BEDROOM	TOTAL
2	CONDO	34	35	70
3	APARTMENT	133	110	243
3	SHOPKEEPER	8	0	8
TOTAL		173	145	319



DEVELOPMENT SUMMARY

1. SUMMARY OF REQUESTS:
A VESTING TENTATIVE MAP, SITE DEVELOPMENT PERMIT, PLANNED DEVELOPMENT PERMIT, AND NEIGHBORHOOD DEVELOPMENT PERMIT FOR 70 MARKET RATE CONDOMINIUM RESIDENTIAL UNITS AND 243 APARTMENT RESIDENTIAL UNITS AND 8 SHOPKEEPER UNITS FOR A TOTAL OF 319 UNITS.
2. STREET ADDRESS: 6950, 7020, AND 7050 FRIARS ROAD SAN DIEGO, CA 92108
3. SITE AREA:
TOTAL SITE AREA (GROSS): 5.43 ACRES, 236,519 S.F.
TOTAL SITE AREA (NET): 3.41 ACRES, 148,133 S.F.
(NET SITE AREA EXCLUDES REQUIRED PUBLIC STREET DEDICATIONS AND STEEP HILLSIDES(LOT 1))
4. ZONING: CO-1-2 AND MISSION VALLEY DEVELOPMENT INTENSITY DISTRICT OVERLAY ZONE.
5. COVERAGE DATA:
REQUIRED F.A.R. = 1.50
TOTAL GROSS FLOOR AREA: 374,171 S.F.
PROPOSED F.A.R. = 1.50
6. DENSITY:
NUMBER OF EXISTING DWELLING UNITS TO REMAIN ON SITE: NONE
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 319
NUMBER OF PROPOSED SHOPKEEPER UNITS ON SITE: 8
7. YARD/SETBACK:
FRONT YARD: REQUIRED: 10' PROPOSED: 8' (MINIMUM) *
SIDE YARD: REQUIRED: 0'/10' PROPOSED: 10' (MINIMUM) *
REAR YARD: REQUIRED: 0'/10' PROPOSED: 0' (MINIMUM) *
(*SEE DEVIATION TABLES, SHEET 4)
8. PARKING (RESIDENTIAL):
TOTAL TRANSIT AREA PARKING SPACES REQUIRED BY ZONE: 477 SPACES
TOTAL TRANSIT AREA PARKING SPACES PROVIDED ON SITE: 483 SPACES
TOTAL ACCESSIBLE PARKING SPACES REQUIRED BY ZONE: 8 SPACES (INCL. MKL 2 VWV)
TOTAL ACCESSIBLE PARKING SPACES PROVIDED ON SITE: 10 SPACES (INCL. 3 VWV)
TOTAL NUMBER OF MOTORCYCLE SPACES REQUIRED BY ZONE: 34 SPACES
TOTAL NUMBER OF MOTORCYCLE SPACES PROVIDED ON SITE: 34 SPACES
TOTAL NUMBER OF BICYCLE SPACES REQUIRED BY ZONE: 141.8 SPACES
TOTAL NUMBER OF BICYCLE SPACES PROVIDED ON SITE: 170 SPACES (INCL. 30 LOCKERS)
(SEE SHEET 11 FOR DETAILED PARKING CALCULATIONS.)
9. BRUSH MANAGEMENT ZONE IS APPLICABLE TO THIS PROJECT.
(SEE SHEET 8 FOR BRUSH MANAGEMENT PLAN.)
10. DEVATIONS: STRUCTURE HEIGHT, FLOOR AREA RATIO, FRONT SETBACK, REAR SETBACK, AND SETBACK WALL HEIGHT, AND GROUND FLOOR ELEVATION.
(SEE DEVIATION TABLES, SHEET 4)
11. THE PROPOSED PROJECT COMPLIES WITH THE MISSION VALLEY DEVELOPMENT INTENSITY DISTRICT OVERLAY ZONE AND IS WITHIN 1,000 FEET OF FASHION VALLEY LRT STATION, SECTION 1514.0301(4)(2).
12. TYPE OF CONSTRUCTION: MIXED USE
13. OCCUPANCY CLASSIFICATION: R-2
14. YEAR CONSTRUCTED FOR ALL BUILDINGS ON SITE: 1981.
15. GEOLOGIC HAZARD CATEGORY: 23, 32, AND 52
16. LANDSCAPE AREA SQUARE FOOTAGE: 15,758 SQUARE FEET.

MAPPING NOTE

A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. IF APPROVED, A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

CERTIFICATION STATEMENT

1. I HEREBY ACKNOWLEDGE AND CERTIFY THAT:
I AM ACCOUNTABLE FOR OBTAINING AND COMPLYING WITH THE GOVERNING POLICES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT.
I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE NECESSARY 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 POINT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION.
MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT POINT 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 POINT 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.
- BRADLEY SCHNEIDER
SIGNATURE: DATE: _____





LandCap Friars Road, LLC
77132 S. Padre Avenue Suite 100B
San Juan Capistrano, CA 92675
(714) 943-2461 / 1104
(714) 943-6811 / 6467

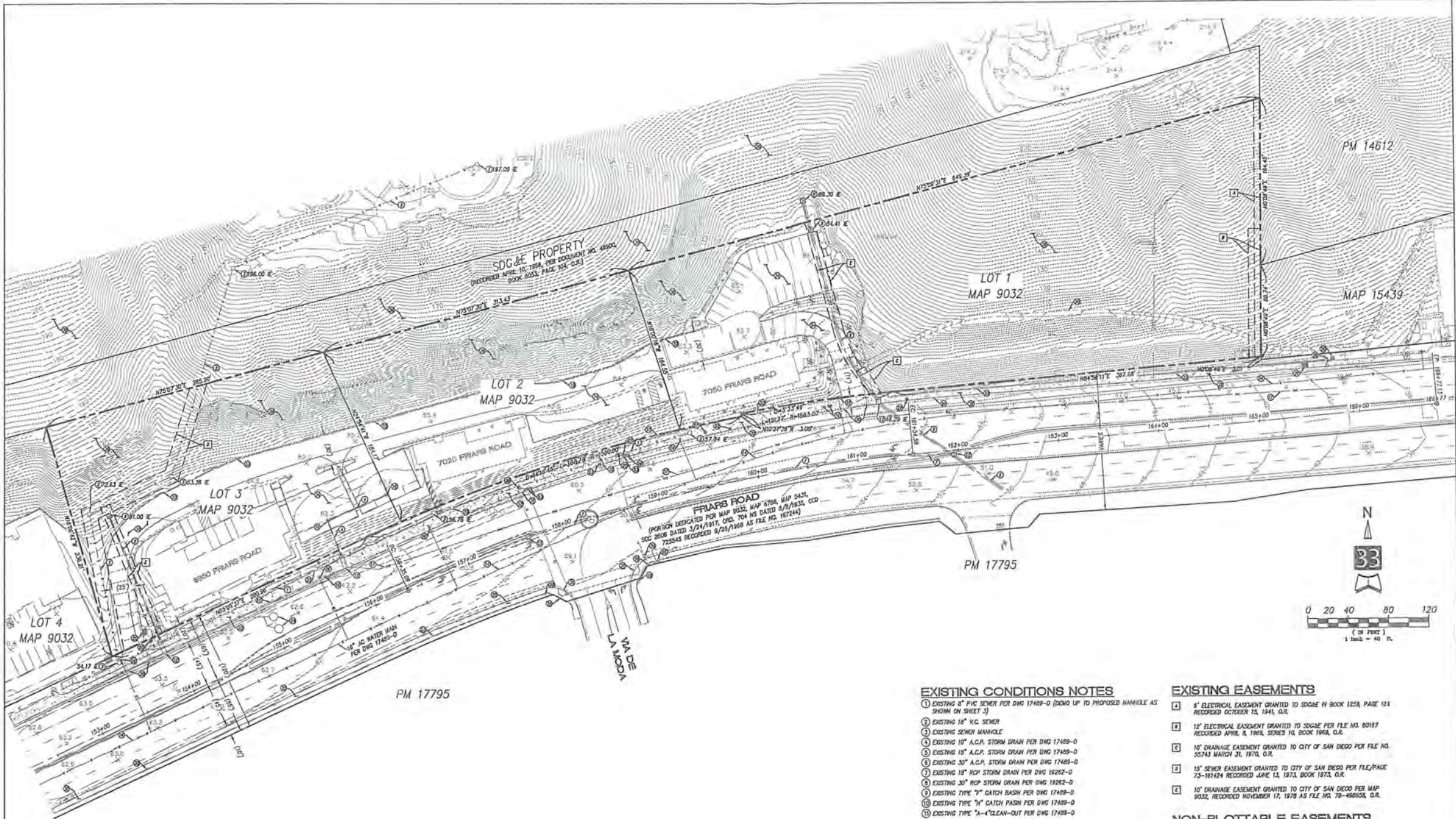
FRIARS ROAD MIXED USE DEVELOPMENT
6950, 7020, & 7050 FRIARS ROAD, SAN DIEGO, CA 92108

REVISIONS:	DATE:
1. FIRST MR SUBMITTAL	10/20/2016
2. SECOND MR SUBMITTAL	12/15/2016
3. FIRST CITY SUBMITTAL	01/18/2017
4. SECOND CITY SUBMITTAL	04/18/2017
5. THIRD CITY SUBMITTAL	06/05/2017
6. FOURTH CITY SUBMITTAL	09/15/2017
7. FIFTH CITY SUBMITTAL	12/22/2017

EXISTING
CONDITIONS

PROJECT NUMBER
1351.00
DATE
10/20/2016

SCALE
AS INDICATED
DRAWING NUMBER
2
OF 29



EXISTING CONDITIONS NOTES

- (1) EXISTING 8" PVC SEWER PER DWG 17489-0 (CROSS UP TO PROPOSED MANHOLE AS SHOWN ON SHEET 3)
- (2) EXISTING 18" V.C. SEWER
- (3) EXISTING SEWER MANHOLE
- (4) EXISTING 18" A.C.P. STORM DRAIN PER DWG 17489-0
- (5) EXISTING 18" A.C.P. STORM DRAIN PER DWG 17489-0
- (6) EXISTING 30" A.C.P. STORM DRAIN PER DWG 17489-0
- (7) EXISTING 18" RCP STORM DRAIN PER DWG 19262-0
- (8) EXISTING 30" RCP STORM DRAIN PER DWG 19262-0
- (9) EXISTING TYPE "H" CATCH BASIN PER DWG 17489-0
- (10) EXISTING TYPE "H" CATCH BASIN PER DWG 17489-0
- (11) EXISTING TYPE "A-4" CLEAN-OUT PER DWG 17489-0
- (12) EXISTING CURB OUTLET PER DWG 17489-0
- (13) EXISTING CURB INLET PER DWG 19262-0
- (14) EXISTING 16" A.C. WATER MAIN
- (15) EXISTING 6" FIRE HYDRANT ASSEMBLY
- (16) EXISTING WATER METER/SERVICE TO BE KILLED
- (17) EXISTING 20" HP GAS MAIN
- (18) EXISTING GAS HAND-HOLE
- (19) EXISTING SDG&E PULLBOX
- (20) EXISTING ELECTRICAL TRANSFORMER
- (21) EXISTING ELECTRICAL VAULT
- (22) EXISTING TELECOM VAULT
- (23) EXISTING TRAFFIC SIGNAL PULLBOX
- (24) EXISTING TRAFFIC SIGNAL DETECTOR LOOPS
- (25) EXISTING TRAFFIC SIGNAL PEDESTAL
- (26) EXISTING TRAFFIC SIGNAL
- (27) EXISTING STREET LIGHT PULLBOX
- (28) EXISTING STREET LIGHT
- (29) EXISTING CURB & GUTTER
- (30) EXISTING DRIVEWAY CUT
- (31) EXISTING PEDESTRIAN RAMP
- (32) EXISTING P.C.C. SIDEWALK
- (33) EXISTING CMU RETAINING WALL
- (34) EXISTING ASPHALT CONCRETE
- (35) EXISTING CONCRETE DRAINAGE CHANNEL
- (36) EXISTING STEEP SLOPE

EXISTING EASEMENTS

- (A) 8" ELECTRICAL EASEMENT GRANTED TO SDG&E IN BOOK 1258, PAGE 161 RECORDED OCTOBER 15, 1941, O.R.
- (B) 12" ELECTRICAL EASEMENT GRANTED TO SDG&E PER FILE NO. 80167 RECORDED APRIL 4, 1968, BOOK 10, BOOK 1968, O.R.
- (C) 10" DRAINAGE EASEMENT GRANTED TO CITY OF SAN DIEGO PER FILE NO. 55743 MARCH 31, 1970, O.R.
- (D) 15" SEWER EASEMENT GRANTED TO CITY OF SAN DIEGO PER FILE/PAGE 73-18124 RECORDED JUNE 13, 1973, BOOK 1973, O.R.
- (E) 10" DRAINAGE EASEMENT GRANTED TO CITY OF SAN DIEGO PER MAP 9032, RECORDED NOVEMBER 17, 1978 AS FILE NO. 79-489558, O.R.

NON-PLOTTABLE EASEMENTS

AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JUNE 7, 1979 AS INSTRUMENT NO. 79-235013, O.R.

AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED AUGUST 9, 1979 AS INSTRUMENT NO. 79-333897, O.R.

A NONEXCLUSIVE EASEMENT OF USE AND ENJOYMENT IN, TO AND THROUGHOUT THE PARKING AREA WITHIN THE OTHER LOTS FOR PARKING, INGRESS, EGRESS AND SUPPORT, AS MORE FULLY DEFINED AND SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 30, 1998 AS FILE NO. 98-616262, O.R.



LandCap Friars Road, LLC
17112 B Paseo Tupper Road 1000
San Juan Capistrano, CA 92675
(949) 266-1154
(949) 483-5493

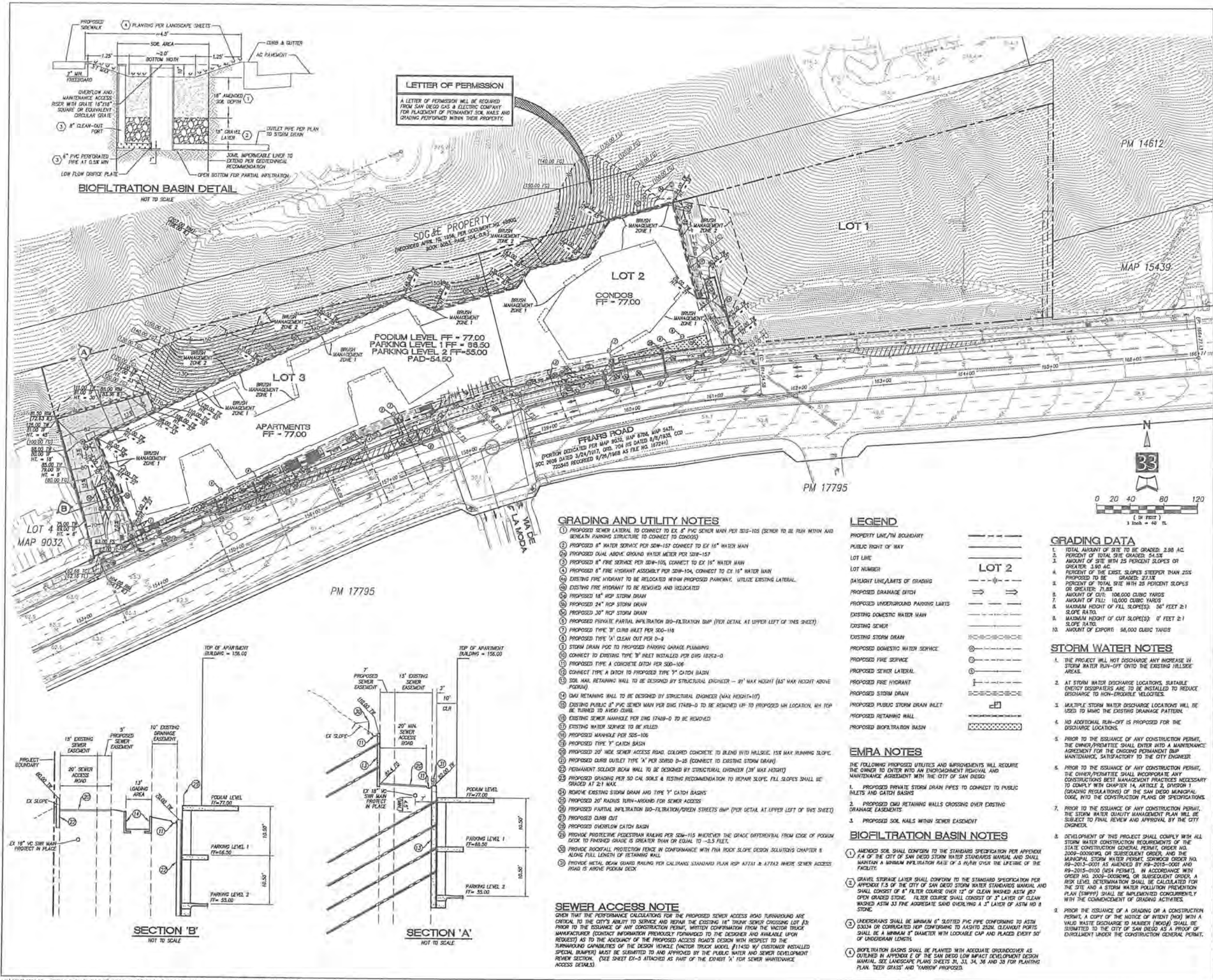
FRIARS ROAD MIXED USE DEVELOPMENT
6950, 7020, & 7050 FRIARS ROAD, SAN DIEGO, CA 92108

REVISIONS	DATE
1. PRELIMINARY SUBMITTAL	10/02/2016
2. SECONDARY SUBMITTAL	12/17/2016
3. FIRST CITY SUBMITTAL	02/16/2017
4. SECOND CITY SUBMITTAL	04/20/2017
5. THIRD CITY SUBMITTAL	04/20/2017
6. FOURTH CITY SUBMITTAL	05/15/2017
7. FIFTH CITY SUBMITTAL	10/20/2018

GRADING & UTILITY PLAN

PROJECT NUMBER
1351.00
DATE
10/20/2018

SCALE
AS SHOWN
DRAWING NUMBER
3
OF 29



latitude33
PLANNING & ENGINEERING
3001 North River Street, San Diego, CA 92101
Tel: 619.594.1100

LandCap Friars Road, LLC
27100 D Pines Capital Circle, Suite 1200
San Jose, California, CA 95128
Tel: 408.248.1100
Fax: 408.248.1101

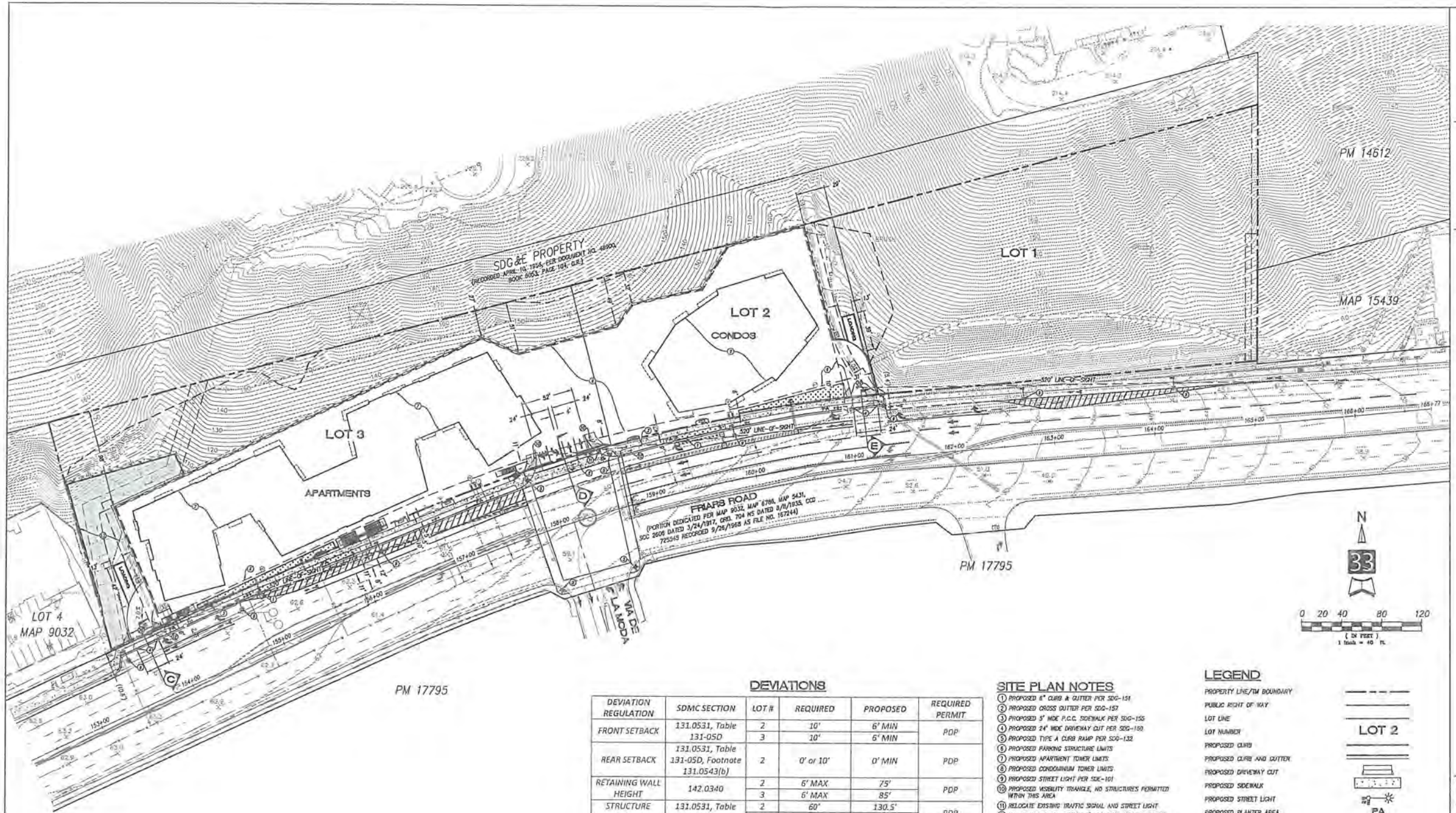
FRIARS ROAD MIXED USE DEVELOPMENT
6950, 7020, & 7050 FRIARS ROAD, SAN DIEGO, CA 92108

REVISIONS	DATE
1. FIRST CITY SUBMITTAL	10/20/2015
2. SECOND CITY SUBMITTAL	12/17/2015
3. FIRST CITY SUBMITTAL	02/16/2016
4. SECOND CITY SUBMITTAL	04/13/2016
5. THIRD CITY SUBMITTAL	06/09/2016
6. FOURTH CITY SUBMITTAL	06/13/2016
7. FIFTH CITY SUBMITTAL	10/20/2016

SHEET TITLE
SITE PLAN

PROJECT NUMBER:
1351.00
DATE:
10/20/2016

SCALE
AS SHOWN
DRAWING NUMBER
4
OF 29



DEVIATIONS					
DEVIATION REGULATION	SDMC SECTION	LOT #	REQUIRED	PROPOSED	REQUIRED PERMIT
FRONT SETBACK	131.0531, Table 131-05D	2	10'	6' MIN	PDP
		3	10'	6' MIN	
REAR SETBACK	131.0531, Table 131-05D, Footnote 131.0543(b)	2	0' or 10'	0' MIN	PDP
		3			
RETAINING WALL HEIGHT	142.0340	2	6' MAX	75'	PDP
		3	6' MAX	85'	
STRUCTURE HEIGHT	131.0531, Table 131-05D	2	60'	130.5'	PDP
		3	60'	101'	
FLOOR AREA RATIO	131.0531, Table 131-05D	1-3	1.50	1.58	PDP
GROUND FLOOR RESIDENTIAL	131.0540(c)(1)	2-3	50%	<50%	PDP

- SITE PLAN NOTES**
- 1. PROPOSED 6" CURB & GUTTER PER SDG-151
 - 2. PROPOSED CROSS CUTTER PER SDG-157
 - 3. PROPOSED 5' WIDE P.C.C. SIDEWALK PER SDG-155
 - 4. PROPOSED 24" WIDE DRIVEWAY CUT PER SDG-150
 - 5. PROPOSED TYPE A CURB RAMP PER SDG-132
 - 6. PROPOSED PARKING STRUCTURE LIMITS
 - 7. PROPOSED APARTMENT TOWER LIMITS
 - 8. PROPOSED CONDOMINIUM TOWER LIMITS
 - 9. PROPOSED STREET LIGHT PER SDG-101
 - 10. PROPOSED VISIBILITY TRIANGLE, NO STRUCTURES PERMITTED WITHIN THIS AREA
 - 11. LOCATE EXISTING TRAFFIC SIGNAL AND STREET LIGHT
 - 12. NO SHEDS GREATER THAN 5' IN HEIGHT ALLOWED WITHIN LINE-OF-SIGHT AREAS
 - 13. PROPOSED COLORED CONCRETE SEWER ACCESS ROAD

LEGEND

- PROPERTY LINE/TM BOUNDARY
- PUBLIC RIGHT OF WAY
- LOT LINE
- LOT NUMBER
- PROPOSED CURB
- PROPOSED CURB AND GUTTER
- PROPOSED DRIVEWAY CUT
- PROPOSED SIDEWALK
- PROPOSED STREET LIGHT
- PROPOSED PLANTER AREA
- EXISTING GRADE/ELEV
- PROPOSED GRADE/ELEV
- PROPOSED SEWER ACCESS PATH

NOTE

NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT.

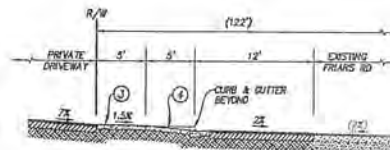
INTERSECTION SIGHT DISTANCE

EAST & WEST DRIVEWAYS & SIGNALIZED INTERSECTION

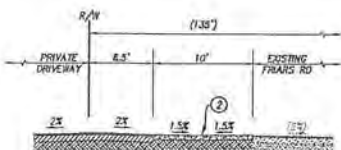
PER 201.1 OF THE HIGHWAY DESIGN MANUAL, "STOPPING SIGHT DISTANCE IS TO BE PROVIDED FOR ALL USERS, INCLUDING MOTORISTS AND BICYCLISTS, AT ALL ELEMENTS OF INTERCHANGES AND INTERSECTIONS AT GRADE. (SEE TOPIC 504, INDEX 405.1, & FIGURE 405.7)."

FRIARS ROAD DESIGN SPEED (PER CITY'S SPEED SURVEY) = 47mph
FROM TABLE 405.1A OF THE HIGHWAY DESIGN MANUAL
CORNER SIGHT DISTANCE = 520.00'

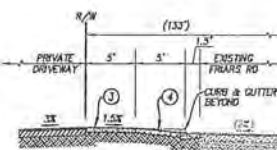
DRIVEWAY SECTIONS



SECTION 'C'
NOT TO SCALE



SECTION 'D'
NOT TO SCALE



SECTION 'E'
NOT TO SCALE



LandCap Friars Road, LLC
27132 El Paseo Expanso Suite 1206
San Juan Capistrano, CA 92675
(949) 244.1104
(949) 481.8403

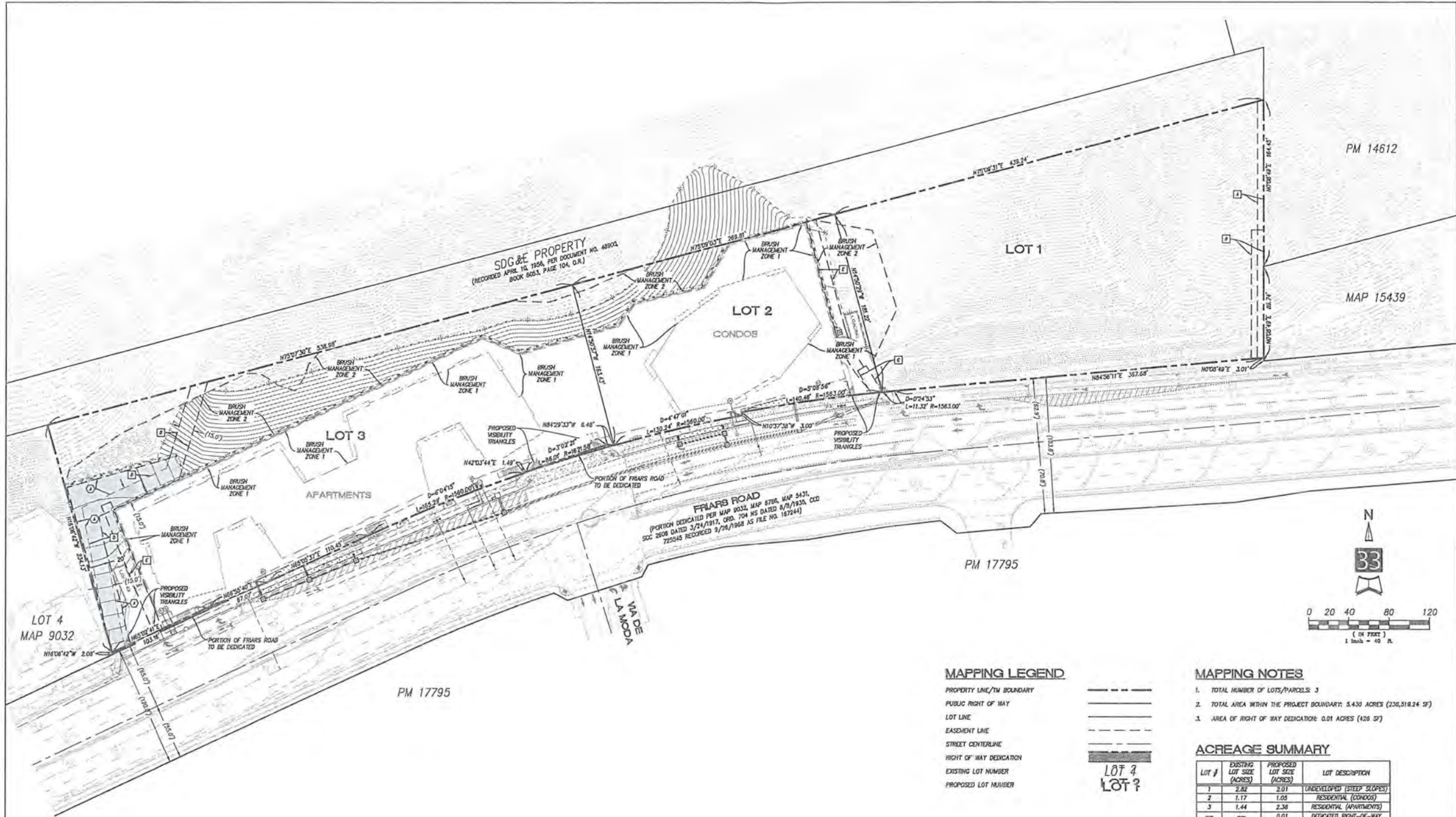
FRIARS ROAD MIXED USE DEVELOPMENT
6950, 7020, & 7050 FRIARS ROAD, SAN DIEGO, CA 92108

REVISIONS:	DATE
1. FIRST MR SUBMITTAL	10/29/2015
2. SECOND MR SUBMITTAL	12/17/2015
3. FIRST CITY SUBMITTAL	02/18/2016
4. SECOND CITY SUBMITTAL	04/12/2016
5. THIRD CITY SUBMITTAL	06/02/2016
6. FOURTH CITY SUBMITTAL	09/13/2016
7. FIFTH CITY SUBMITTAL	10/20/2016

PROPOSED
MAPPING PLAN

PROJECT NUMBER:
1351.00
DATE:
10/20/2016

SCALE:
AS INDICATED
DRAWING NUMBER:
5
OF 29



MAPPING LEGEND

PROPERTY LINE/TM BOUNDARY	---
PUBLIC RIGHT OF WAY	---
LOT LINE	---
EASEMENT LINE	---
STREET CENTERLINE	---
RIGHT OF WAY DEDICATION	---
EXISTING LOT NUMBER	LOT 4
PROPOSED LOT NUMBER	LOT 3

EXISTING EASEMENTS

- 1. 6" ELECTRICAL EASEMENT GRANTED TO SDG&E IN BOOK 1259, PAGE 184 RECORDED OCTOBER 13, 1941, O.R.
- 2. 12" ELECTRICAL EASEMENT GRANTED TO SDG&E PER FILE NO. 80167 RECORDED APRIL 4, 1969, SERIES 10, BOOK 1969, O.R.
- 3. 10" DRAINAGE EASEMENT GRANTED TO CITY OF SAN DIEGO PER FILE NO. 55743 MARCH 31, 1970, O.R.
- 4. 15" SEWER EASEMENT GRANTED TO CITY OF SAN DIEGO PER FILE, PAGE 73-161424 RECORDED JUNE 13, 1973, BOOK 1973, O.R.
- 5. 10" DRAINAGE EASEMENT GRANTED TO CITY OF SAN DIEGO PER MAP 9032, RECORDED NOVEMBER 17, 1979 AS FILE NO. 78-480558, O.R.

NON-PLOTTABLE EASEMENTS

AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JUNE 7, 1979 AS INSTRUMENT NO. 79-235015, O.R.

AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED AUGUST 9, 1979 AS INSTRUMENT NO. 79-333697, O.R.

A NONEXCLUSIVE EASEMENT OF USE AND ENJOYMENT IN, TO AND THROUGHOUT THE PARKING AREA WITHIN THE OTHER LOTS FOR PARKING, INGRESS, EGRESS AND SUPPORT, AS MORE FULLY DEFINED AND SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 30, 1988 AS FILE NO. 88-618262, O.R.

MAPPING NOTES

- 1. TOTAL NUMBER OF LOTS/PARCELS: 3
- 2. TOTAL AREA WITHIN THE PROJECT BOUNDARY: 5.430 ACRES (236,518.24 SF)
- 3. AREA OF RIGHT OF WAY DEDICATION: 0.01 ACRES (426 SF)

ACREAGE SUMMARY

LOT #	EXISTING LOT SIZE (ACRES)	PROPOSED LOT SIZE (ACRES)	LOT DESCRIPTION
1	2.82	2.01	UNDEVELOPED (STEEP SLOPES)
2	1.17	1.05	RESIDENTIAL (CONDO'S)
3	1.44	2.38	RESIDENTIAL (APARTMENTS)
---	---	0.01	DEDICATED RIGHT-OF-WAY
TOTAL	5.43	5.43	TOTAL GROSS ACREAGE

PROPOSED EASEMENT

- 1. SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER FINAL MAP NO. ---



MATTHEW J. SOMO
C.E. 71075

DATE REGISTRATION
EXPIRES: 06/30/17



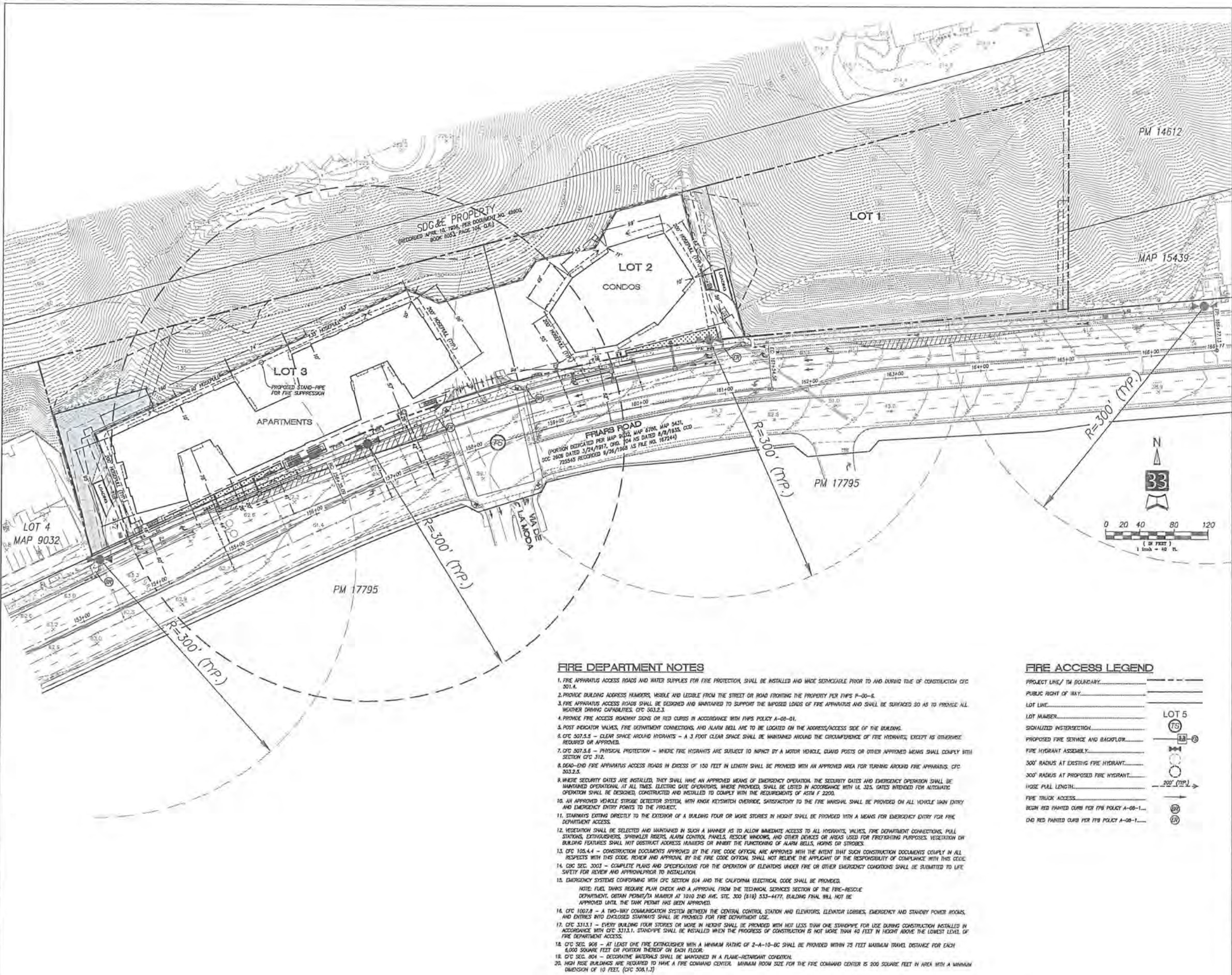
LandCap Friars Road, LLC
27132 S. Friars Road, Suite 1200
San Diego, California 92108
(619) 444-1104
(619) 444-1105

FRIARS ROAD MIXED USE DEVELOPMENT
6950, 7020, & 7050 FRIARS ROAD, SAN DIEGO, CA 92108

REVISIONS	DATE
1. FIRST MIN SUBMITTAL	10/20/2015
2. SECOND MIN SUBMITTAL	10/20/2015
3. FIRST CITY SUBMITTAL	02/18/2016
4. SECOND CITY SUBMITTAL	04/12/2016
5. THIRD CITY SUBMITTAL	06/02/2016
6. FOURTH CITY SUBMITTAL	08/13/2016
7. FIFTH CITY SUBMITTAL	10/20/2016

SHEET TITLE:
FIRE ACCESS PLAN

PROJECT NUMBER: 1351.00	DRAWING NUMBER: 6 OF 29
DATE: 10/20/2016	SCALE: AS INDICATED

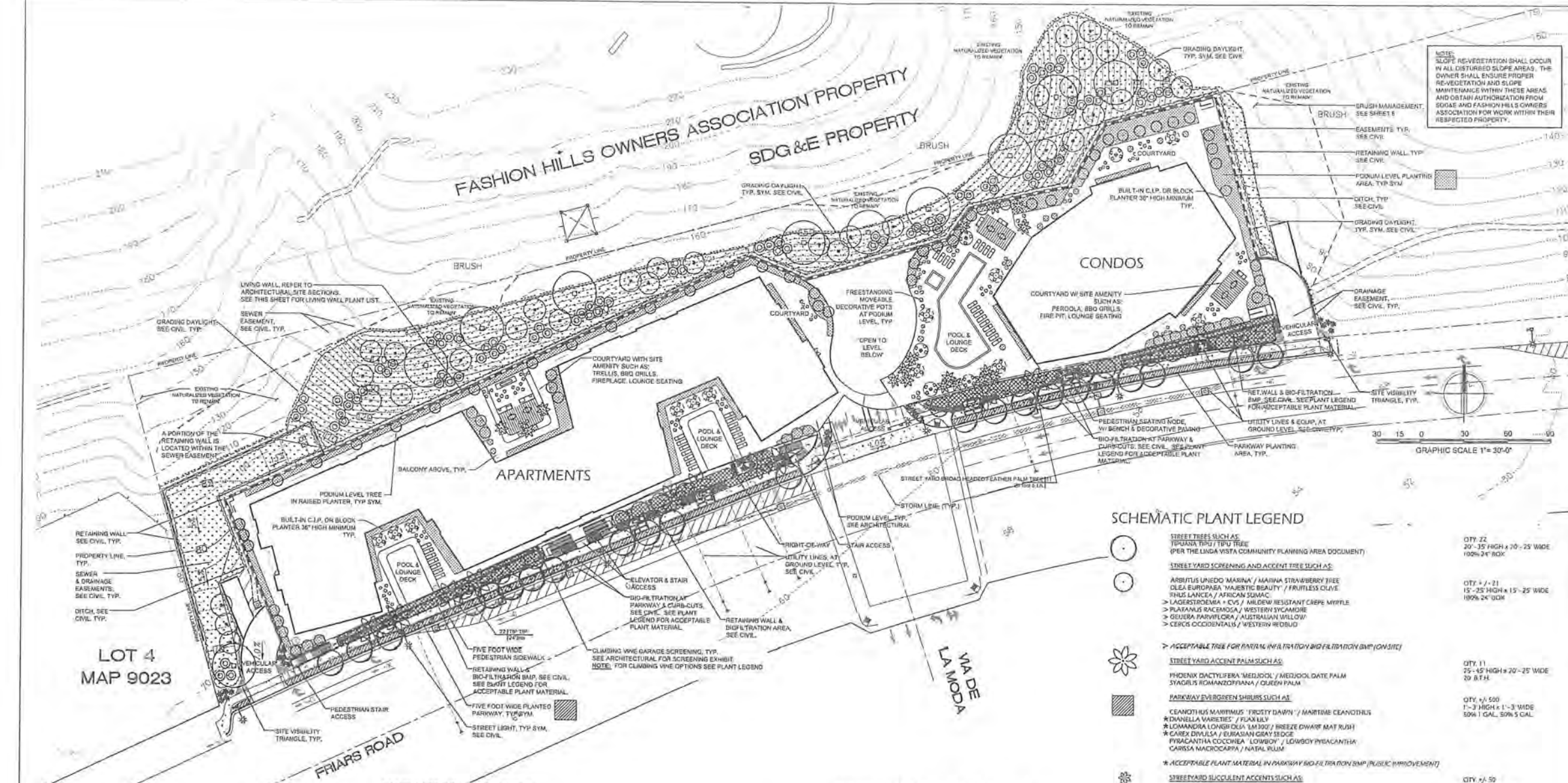


FIRE DEPARTMENT NOTES

1. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE OF CONSTRUCTION OF THE PROJECT.
2. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER THIS P-00-8.
3. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. CFC 503.2.1.
4. PROVIDE FIRE ACCESS ROADWAY SIGNS ON RED CURBS IN ACCORDANCE WITH THIS POLICY A-00-01.
5. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE BUILDING.
6. CFC 507.5.3 - CLEAR SPACE AROUND HYDRANTS - A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
7. CFC 507.5.6 - PHYSICAL PROTECTION - WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION CFC 312.
8. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. CFC 503.2.5.
9. WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. THE SECURITY GATES AND EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200.
10. AN APPROVED VEHICLE STORAGE DETECTOR SYSTEM, WITH KNOX KEYSWITCH OVERRIDE, SATISFACTORY TO THE FIRE MARSHAL SHALL BE PROVIDED ON ALL VEHICLE MAIN ENTRY AND EMERGENCY ENTRY POINTS TO THE PROJECT.
11. STAIRWAYS EXTING DIRECTLY TO THE EXTERIOR OF A BUILDING FOUR OR MORE STORES IN HEIGHT SHALL BE PROVIDED WITH A MEANS FOR EMERGENCY ENTRY FOR FIRE DEPARTMENT ACCESS.
12. 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 RESETS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR IMPAIR THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.
13. CFC 105.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL, ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THIS CODE. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.
14. CFC SEC. 300.3 - COMPLETE PLANS AND SPECIFICATIONS FOR THE OPERATION OF ELEVATORS UNDER FIRE OR OTHER EMERGENCY CONDITIONS SHALL BE SUBMITTED TO LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
15. EMERGENCY SYSTEMS CONFORMING WITH CFC SECTION 604 AND THE CALIFORNIA ELECTRICAL CODE SHALL BE PROVIDED.
NOTE: FUEL TANKS REQUIRE PLAN CHECK AND A APPROVAL FROM THE TECHNICAL SERVICES SECTION OF THE FIRE-RESCUE DEPARTMENT. OBTAIN PERMIT/TA NUMBER AT 1010 2ND AVE. STE. 300 (619) 533-4477. BUILDING FINAL WILL NOT BE APPROVED UNTIL THE TANK PERMIT HAS BEEN APPROVED.
16. CFC 100.7.4 - A TWO-WAY COMMUNICATION SYSTEM BETWEEN THE CENTRAL CONTROL STATION AND ELEVATORS, ELEVATOR LOBBIES, EMERGENCY AND STANDBY POWER ROOMS, AND EXITS INTO DEVELOPED STAIRWAYS SHALL BE PROVIDED FOR FIRE DEPARTMENT USE.
17. CFC 331.3.1 - EVERY BUILDING FOUR STORES OR MORE IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ONE STANDPIPE FOR USE DURING CONSTRUCTION INSTALLED IN ACCORDANCE WITH CFC 331.3.1. STANDPIPE SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS.
18. CFC SEC. 908 - AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10-BC SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR.
19. CFC SEC. 904 - DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION.
20. HIGH RISE BUILDINGS ARE REQUIRED TO HAVE A FIRE COMMAND CENTER. MINIMUM ROOM SIZE FOR THE FIRE COMMAND CENTER IS 200 SQUARE FEET IN AREA WITH A MINIMUM DIMENSION OF 10 FEET. (CFC 508.1.1)

FIRE ACCESS LEGEND

- PROJECT LINE/ TA BOUNDARY.....
PUBLIC RIGHT OF WAY.....
LOT LINE.....
LOT NUMBER.....
SIGNALIZED INTERSECTION.....
PROPOSED FIRE SERVICE AND BACKFLOW.....
FIRE HYDRANT ASSEMBLY.....
300' RADIUS AT EXISTING FIRE HYDRANT.....
300' RADIUS AT PROPOSED FIRE HYDRANT.....
HOSE PULL LENGTH.....
FIRE TRUCK ACCESS.....
BEGIN RED PAINTED CURB PER THIS POLICY A-00-1.....
END RED PAINTED CURB PER THIS POLICY A-00-1.....



Winter
Yanada
Cauley

Landscape Architecture / Environmental Planning
1000 10th Avenue, Suite 200, San Diego, CA 92101
(619) 594-1100
(619) 594-1101

LandCap Friars Road, LLC
27100 D Pardo Express Drive 1000
San Juan Capistrano, CA 92675
(949) 246-1100
(949) 246-1101

FRIARS ROAD MIXED USE DEVELOPMENT
6950, 7020, & 7050 FRIARS ROAD, SAN DIEGO, CA 92108

LIMIT OF WORK
ASSESSOR'S PARCEL NO.: 437-250-22, -23, -24
STREET ADDRESS: 6950, 7020 AND 7050 FRIARS ROAD, SAN DIEGO, CA 92108
SEE SHEET 1 FOR MORE INFORMATION

GENERAL LANDSCAPE NOTES

1. THE LANDSCAPE DESIGN WILL PROVIDE A LOW/MODERATE WATER USE PALETTE. SCREEN PARKING AND UTILITY AREAS AS MUCH AS POSSIBLE FROM SURROUNDING LAND USE, AND PROVIDE OUTDOOR AMENITY AREAS ON THE UPPER PODIUM LEVELS.
2. A MINIMUM ROOT ZONE OF 40 SQUARE FEET IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET. THIS MINIMUM DIMENSION AND ROOT ZONE AREA MAY BE REDUCED WITH THE USE OF STRUCTURAL SOIL OR WHERE THE COMBINATION OF SOIL CONDITIONS, ROOT ZONE AREA, ADJACENT IMPROVEMENTS, AND SELECTED TREE SPECIES CAN BE DEMONSTRATED TO PROVIDE CONDITIONS FOR HEALTHY TREE GROWTH THAT WILL NOT DAMAGE ADJACENT IMPROVEMENTS SOMC 142.0403 (B)(5).
3. ALL TREES AND SHRUBS SHALL BE ALLOWED TO TAKE ON THEIR NATURAL SIZE, SHAPE AND CHARACTER. IT IS THE INTENT OF THIS DESIGN TO MINIMIZE THE NEED FOR PRUNING AND EXTENSIVE MAINTENANCE. TREES SHALL BE LOCATED SIX FEET MINIMUM AWAY FROM BUILDINGS.
5. ALL REQUIRED VEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING DISTURBANCE.
6. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUNDCOVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
7. TREE ROOT BARRIERS AND/OR STRUCTURAL SOIL SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
8. ALL NEW LANDSCAPE SHALL CONFORM TO CITY OF SAN DIEGO DEVELOPMENT AND DISTRICT LANDSCAPE REQUIREMENTS AND LAND DEVELOPMENT CODE LANDSCAPE REQUIREMENTS AS REFERENCED THEREIN.

LANDSCAPE DESIGN STATEMENT
THE INTENT OF THIS DESIGN IS TO DEVELOP A LANDSCAPE PALETTE AND DESIGN THAT SOFTENS THE RESIDENTIAL PROJECT AGAINST FRIARS ROAD. PROVIDES A COMFORTABLE PEDESTRIAN SCALE THROUGH THE USE OF PLANT MATERIAL AND SEATING NODES THROUGHOUT THE LENGTH OF THE PROJECT. WATER WISE PLANT MATERIAL ACCEPTABLE TO THE CITY AND COMMUNITY PLANNING GROUP WILL BE SELECTED TO CREATE A SENSE OF PLACE FOR THE PROJECT AND BLEND INTO THE EXISTING SURROUNDINGS. THE UPPER LEVEL OUTDOOR PODIUM DECKS WILL PROVIDE AMENITY SPACE FOR THE RESIDENCE IN A VARIETY OF FORMS, ACTIVE AND SOCIAL, POOL, EATING, AND GATHERING SPACES WILL COMPLIMENT AREAS OF QUIET, TRANQUIL NODES.

EXISTING VEGETATION
ALL EXISTING VEGETATION ON SITE WILL BE REMOVED DUE TO CONSTRUCTION. THE EXISTING LANDSCAPE AROUND THE PERIMETER OF THE SITE AND OUTSIDE OF THE LIMITS OF GRADING WILL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE. SHOULD DAMAGE OCCUR DUE TO CONSTRUCTION, THE PLANT MATERIAL WILL BE REPLACED TO THE GREATEST EXTENT POSSIBLE.

LIGHTING NOTES
LOW VOLTAGE LANDSCAPE LIGHTING SHALL BE USED WITHIN THE UPPER PODIUM DECK AND STREET LEVEL PEDESTRIAN AMENITY AREAS TO PROVIDE ACCENT LIGHTING ON TREES, BUILDING, AND OUTDOOR ACTIVITY AREAS.

MAINTENANCE NOTES
MAINTENANCE SHALL BE PROVIDED BY OWNER FOR ALL NEW LANDSCAPE AND BRUSH MANAGEMENT AREAS AS SHOWN ON AN ONGOING BASIS.

ALL LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND UTTER. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD MATERIAL SHALL BE TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

IRRIGATION NOTES
IRRIGATION SHALL BE PROVIDED TO ALL PLANTING AREAS AS SHOWN. ALL NEW STREET TREE AND RIGHT OF WAY / PARKWAY PLANTINGS SHALL BE INSTALLED WITH NEW EQUIPMENT TO PROVIDE A UNIFORM WATERING SYSTEM.

IRRIGATION WORK SHALL CONFORM WITH THE SAN DIEGO MUNICIPAL CODE / LAND DEVELOPMENT CODE AND LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS.

THE FOLLOWING DESIGN FEATURES SHALL BE INCLUDED:
- AN APPROVED BACKFLOW PREVENTION DEVICE.
- AN AUTOMATIC CONTROLLER WITH WATER BUDGETING FEATURES.
- SEPARATED VALVES FOR DIFFERENT CONDITIONS AND MATERIALS.
- RAIN SHUT-OFF AND WATER CONSERVATION DEVICES.

ALL IRRIGATION SHALL BE METERED THROUGH THE OWNER'S METER
THE IRRIGATION SYSTEM WILL BE DESIGNED FOR RECYCLED WATER USE.

SCHEMATIC PLANT LEGEND

EROSION CONTROL TREE SUCH AS: QUERCUS AGROPHYLLA / COAST LIVE OAK	QTY: 41-10 20-42" HIGH x 20-42" WIDE 100% 5 GAL.
EROSION CONTROL SHRUBS & GROUNDCOVERS SUCH AS: RHUS VITIFOLIA - LEMONADE BERRY HETEROPHYLLA ARBUTIFOLIA - TOWN OPUNTIA UTTORALIS - COASTAL PRICKLY PEAR	QTY: 41-33 3-10' HIGH x 6-15' WIDE 100% 1 GAL.
CEANOTHUS + CVS / CALIFORNIA LEAD CULTRIVARS SALVIA CLEVELANDII / CLEVELAND SAGE VIGUERA ACHNATA / SAN DIEGO SUNFLOWER PEROGASTRUS VIRIDIGENS / 50 BANHAI CACTUS	QTY: 41-50 2-5' HIGH x 2-5' WIDE 100% 1 GAL.
EROSION CONTROL & HYDROSEED MIX SEE BRUSH MANAGEMENT PLAN FOR SEED MIX	41-25/675 SQUARE FEET

SCHEMATIC LIVING WALL PLANT LIST
SUCH AS:
• SEDUM SPP. + CVS / SEDUM CULTIVARS
• FELIX PLUMIA / CREEPING FIG
• TRACHELOSPERMUM JASMINOIDES 'NATION' / MADISON STAR JASMINE
• TRACHELOSPERMUM ASIATICUM 'ANGYO' / ASIAN ANGIO JASMINE
• TRACHELOSPERMUM ASIATICUM 'OGON HOKKI' / JAPANESE STAR JASMINE
• LONICERA JAPONICA 'HALLWAY' / HALL'S JAPANESE HONEYSUCKLE

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	25 FEET
SEWER MAINS & LATERAL	10 FEET

SCHEMATIC PLANT LEGEND

STREET TREES SUCH AS: TRIPLODA TRIPO / TPO TREE (PER THE LINDA VISTA COMMUNITY PLANNING AREA DOCUMENT)	QTY: 22 20'-25' HIGH x 20'-25' WIDE 100% 24" BOX
STREET YARD SCREENING AND ACCENT TREE SUCH AS: ARBUS USUNDO 'MARINA' / MARINA STRAWBERRY TREE OLEA EUROPAEA 'MAJESTIC BEAUTY' / FRUITLESS OLIVE THUS LANCEA / AFRICAN SUMAC • LAGERSTROEMIA + CVS / MILDLY RESISTANT CREEP MYRTLE • PLATANUS KACCINSA / WESTERN SYCAMORE • GEUSA PARVIFLORA / AUSTRALIAN WILLOW • CERCIS OCCIDENTALIS / WESTERN REDBUD	QTY: 41-21 15'-25' HIGH x 15'-25' WIDE 100% 24" BOX
ACCEPTABLE TREE FOR PARTIAL INFILTRATION AND BIO-FILTRATION BMP (ON SITE)	
STREET YARD ACCENT PALM SUCH AS: PHOENIX DACTYLIFERA 'MEDJOL' / MEDJOL DATE PALM SYZYGIIA ROMANZOFFIANA / QUEEN PALM	QTY: 11 25'-45' HIGH x 20'-25' WIDE 20 B.T.H.
PARKWAY EVERGREEN SHRUBS SUCH AS: CEANOTHUS MARITIMUS 'TROPIC DAWN' / MARITIME CEANOTHUS DANIELLA VARIETIES / FLAX LILY • LOMANDRA LONGIFOLIA 'L.M.300' / BREEZE DWARF MAT RUSH • CAREX DRYLLISA / EURASIAN GRASS SEDGE • PRISCANTHA COCCINEA 'LOWWOW' / LOWWOW PRISCANTHA • CARSSA MACROCARPA / NATAL RUM	QTY: 41-500 1'-3' HIGH x 1'-3' WIDE 50% 1 GAL, 50% 5 GAL.
ACCEPTABLE PLANT MATERIAL IN PARKWAY BIO-FILTRATION BMP (PUBLIC IMPROVEMENT)	
STREET YARD SUCCULENT ACCENTS SUCH AS: AGAVE AMERICANA / CENTURY PLANT AGAVE + CVS / AGAVE CULTIVARS ALOE + CVS / ALOE CULTIVARS FURCRAEA FOETIDA 'MEDICINICA' / MAURITIUS HEMP	QTY: 41-50 VARIES 50% 1 GAL, 50% 5 GAL.
STREET YARD FOUNDATION, SCREENING & ACCENT PLANTS SUCH AS: BOUSSINGUELLA LA JOLLA / LA JOLLA BOUSSINGUELLA PLUMUS CAROLINIANA 'MOMMY' / BRIGHT Y TIGHT CAROLINA LAUREL GREVILLEA + CVS / GREVILLEA CULTIVARS JUNIPERUS SEA GREEN / JUNIPER LAURUS NOBILIS / SWEET HAW LAUREL • LAVENDULA SPP. / LAVENDER • PITTOSPORUM TENAXIUM + CVS / BUSHY CULTIVARS • PITTOSPORUM TOBIANA / JACK ORANGE • RHAPHIOLEPS INDICA + CVS / INDIAN HAWTHORN CULTIVARS • MYRTLEBERGIA + CVS / MYRTLE CULTIVARS • DANIELLA VARIETIES / FLAX LILY • LOMANDRA LONGIFOLIA 'L.M.300' / BREEZE DWARF MAT RUSH	QTY: 41-218 3'-8' HIGH x 3'-8' WIDE 100% 1 GAL.
HARDENBERGIA VIOLACEA 'HAPPY WANDERER' / PURPLE ELAC VINE DISTICTIS BUCCHARDTII / RED TRUMPET VINE • CLEMATIS + CVS / CLEMATIS CULTIVARS • GELSEMIUM SEMPERVIRENS / CAROLINA JESSAMINE	QTY: 41-50 STEAK TO 12-20' HIGH 4-6" O.C. SPACING 100% 1 GAL.
ACCEPTABLE PLANT MATERIAL FOR CLIMBING VINE AT GREEN SCREEN (SEE ARCHITECTURAL FOR GARAGE LANDSCAPE SCREENING EXHIBIT)	
ACCEPTABLE PLANT MATERIAL FOR PARTIAL INFILTRATION AND BIO-FILTRATION BMP (ON SITE)	
PODIUM LEVEL TREES & COLUMNAR ACCENT IN RAISED PLANTERS & MOVABLE POTS SUCH AS: ARBUS USUNDO 'MARINA' / MARINA STRAWBERRY TREE OLEA EUROPAEA 'MAJESTIC BEAUTY' / FRUITLESS OLIVE LAGERSTROEMIA INDICA / FALLEN MAJESTY / CREEP MYRTLE MAGNOLIA GRANDIFOLIA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA JUNIPERUS SCOPULICORUM 'BLUE ARROW' / BLUE ARROW JUNIPER QUERCUS SEMPERVIRENS 'TINY TOWERS' / DWARF ITALIAN CYPRESS	QTY: 41-60 10'-15' HIGH x 10'-15' WIDE 5% 15 GAL, 65% 24" BOX
PODIUM LEVEL PALM & PALM-LIKE IN RAISED PLANTERS, MOVABLE POTS SUCH AS: TRACHYCARPUS FORTUNEI / WINDMILL PALM SYZYGIIA ROMANZOFFIANA / QUEEN PALM HOWEA FORSTERIANA / KENTIA PALM BRAHEA ARMATA / BLUE HESPER PALM CORDYLONE AUSTRALIS / CORDYLONE DRACAENA DRACO / DRAGON TREE YUCCA BIGNIA / BLUE YUCCA	QTY: 12 MINIMUM 8'-12' HIGH x 5'-8' WIDE 50% 5 B.T.H, 50% 15 GAL.
PODIUM LEVEL PLANTING AREA IN RAISED PLANTERS & MOVABLE POTS TO INCLUDE PLANTS SUCH AS: RHAPHIOLEPS LUMBELLATA 'MINOR' / DWARF YEDDA HAWTHORN PHILODENDRON KANADU / KANADU DANIELLA + CVS / FLAX LILY CULTIVARS MANGONELLA / MANGONELLA MYRSINE AFRICANA / AFRICAN BOKWOOD AGAVE ATTENUATA / PORTUL AGAVE BOSMANIUS OFFICINALIS BLUE SPRUCE / ROSEMARY AMIGOZANTHOS + CVS / KANGAROO PAW CULTIVARS ACONIA COGNATA 'COUSIN ITT' / COUSIN ITT ACACIA	QTY: 41-500 2'-4' HIGH x 2'-4' WIDE 50% 1 GAL, 50% 5 GAL.

REVISIONS:

NO.	DESCRIPTION	DATE
1	FIRST MR. SUBMITTAL	10/20/2016
2	SECOND MR. SUBMITTAL	10/20/2016
3	FIRST CITY SUBMITTAL	02/15/2017
4	SECOND CITY SUBMITTAL	04/12/2017
5	THIRD CITY SUBMITTAL	06/02/2017
6	FOURTH CITY SUBMITTAL	08/15/2017
7	FIFTH CITY SUBMITTAL	10/20/2016

SHEET TITLE:
CONCEPTUAL LANDSCAPE / SITE PLAN

PROJECT NUMBER:
1351.00

DATE:
10/20/2016

SCALE:
AS NOTED

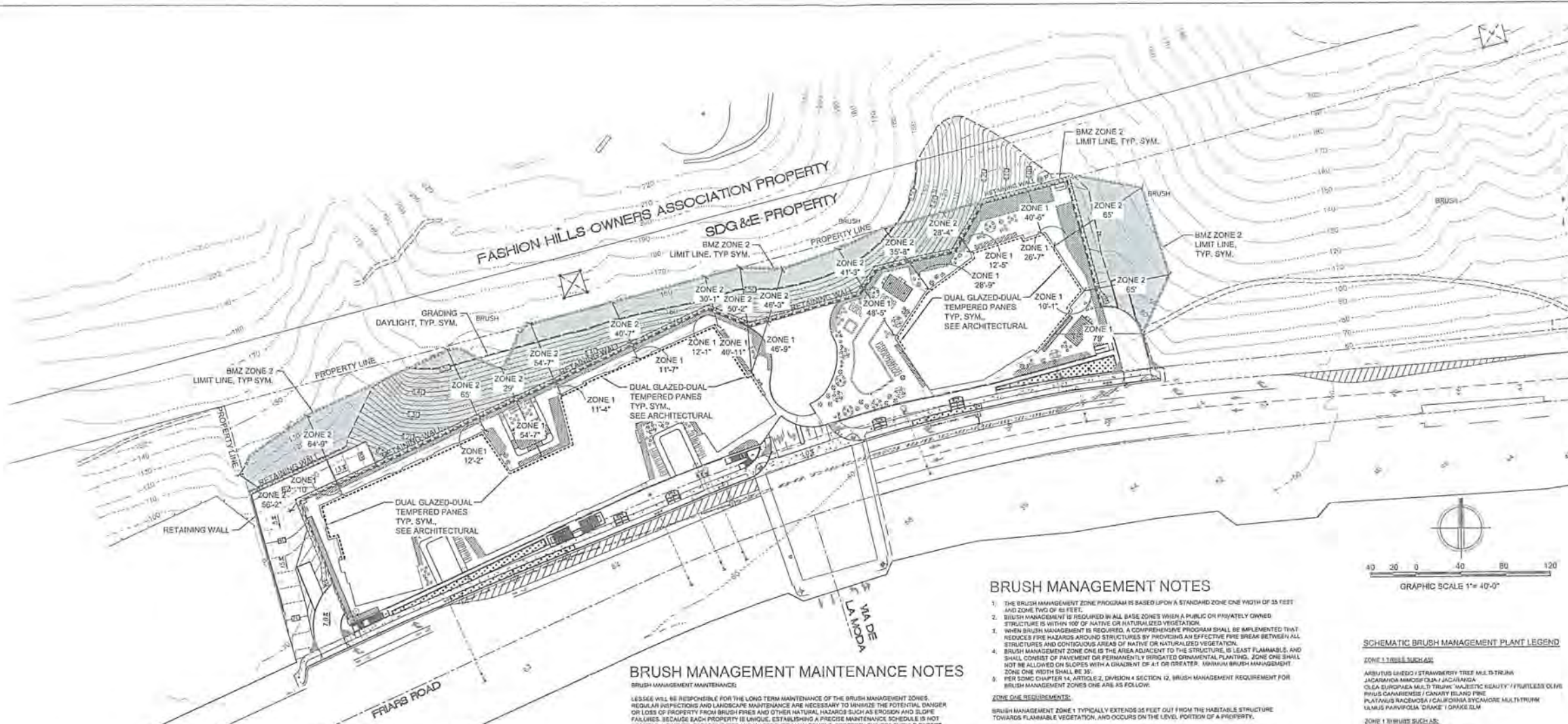
DRAWING NUMBER:
7 OF 29



LandCap Friars Road, LLC
27132 E. Pecos Avenue Suite 1205
San Juan Capistrano, CA 92675
(714) 943-1154
(714) 943-4813

FRIARS ROAD MIXED USE DEVELOPMENT

6950, 7020, & 7050 FRIARS ROAD, SAN DIEGO, CA 92108



BRUSH MANAGEMENT NOTES

1. THE BRUSH MANAGEMENT ZONE PROGRAM IS BASED UPON A STANDARD ZONE ONE WIDTH OF 35 FEET AND ZONE TWO OF 65 FEET.
2. BRUSH MANAGEMENT IS REQUIRED IN ALL BASE ZONES WHEN A PUBLIC OR PRIVATELY OWNED STRUCTURE IS WITHIN 100' OF NATIVE OR NATURALIZED VEGETATION.
3. WHEN 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.
4. BRUSH MANAGEMENT ZONE ONE IS THE AREA ADJACENT TO THE STRUCTURE, IS LEAST FLAMMABLE, AND SHALL CONSIST OF PERMANENTLY IRRIGATED ORNAMENTAL PLANTING. ZONE ONE SHALL NOT BE ALLOWED ON SLOPES WITH A GRADIENT OF 4:1 OR GREATER. MINIMUM BRUSH MANAGEMENT ZONE ONE WIDTH SHALL BE 35'.
5. PER SDG&E CHAPTER 4, ARTICLE 12, DIVISION 12, BRUSH MANAGEMENT REQUIREMENT FOR BRUSH MANAGEMENT ZONES ONE ARE AS FOLLOWS:

ZONE ONE REQUIREMENTS:

BRUSH MANAGEMENT ZONE ONE TYPICALLY EXTENDS 35 FEET OUT FROM THE HABITABLE STRUCTURE TOWARDS FLAMMABLE VEGETATION, AND OCCURS ON THE LEVEL PORTION OF A PROPERTY.

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 THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE. ONE HOUR FIRE-RATED OR HEAVY TIMBER CONSTRUCTION. 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.
(3) TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 15 FEET AS MEASURED FROM THE STRUCTURES TO THE DRY LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
(4) 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.
(5) ZONE ONE IRRIGATION OVERHEAD AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
(6) ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.
(7) ZONE ONE PLANT MATERIAL SHALL BE SELECTED TO VISUALLY BLEND WITH THE EXISTING HILLSIDE VEGETATION. NO INVASIVE PLANT MATERIAL SHALL BE PERMITTED AS DETERMINED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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 8 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-HABITABLE 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.
(A) ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE, LOW-FUEL, AND FIRE-RESISTIVE. NO NON-HABITABLE PLANT MATERIAL SHALL BE PLANTED ZONE TWO EITHER INSIDE THE BMPA 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 FIRE-RESISTIVE 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 TEMPORARILY IRRIGATED WITH AN ABOVE-GROUND SYSTEM UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOWFLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT ON DOWN 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 142.241(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 KANSAS PLANT MATERIAL IN ZONE TWO.
(E) ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, REMOVING INVASIVE SPECIES, AND CONTROLLING WEEDS.
(F) EXCEPT AS PROVIDED IN SECTION 142.54(D), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142-54(C) 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.

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 142.412 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.

BRUSH MANAGEMENT MAINTENANCE NOTES

BRUSH MANAGEMENT MAINTENANCE

LESSEE WILL BE RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE BRUSH MANAGEMENT ZONES. REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DANGER 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, EFFECTIVE FIRE AND WATER MANAGEMENT, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE. OFFSITE BRUSH MANAGEMENT SHALL BE THE RESPONSIBILITY OF ADJACENT PROPERTY OWNERS. FOR FULL-LOAD MAINTENANCE ISSUES, CONTACT THE FIRE-RESCUE DEPARTMENT'S FIRE HAZARD ADVISOR - BRUSH (FIRE COMPLAINT LINE AT (619) 533-4444).

BRUSH MANAGEMENT ZONE 1:

ZONE ONE IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTING SHOULD BE KEPT WELL WATERED AND ALL IRRIGATION WATER SHOULD DRAIN TOWARD THE STREET, RAIN OUTLETS AND DRAINAGE PIPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTING, PARTICULARLY NONHABITATED 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.

BRUSH MANAGEMENT ZONE ONE:

BRUSH MANAGEMENT ZONE ONE IS THE AREA ADJACENT TO THE STRUCTURE. SHALL BE LEAST FLAMMABLE, AND SHALL CONSIST OF PERMANENTLY IRRIGATED ORNAMENTAL PLANTING. BRUSH MANAGEMENT ZONE ONE SHALL NOT BE ALLOWED ON SLOPES WITH GRADIENT GREATER THAN 4:1.

1. ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS PERGOLAS, WALLS, PALAPAS, PLAY STRUCTURES, AND NON-HABITABLE GARAGES THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE. ONE HOUR FIRE-RATED OR HEAVY TIMBER CONSTRUCTION.

2. 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.

3. TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 15 FEET AS MEASURED FROM THE STRUCTURES TO THE DRY LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.

4. ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.

BRUSH MANAGEMENT ZONE TWO:

BRUSH MANAGEMENT ZONE TWO IS THE AREA BETWEEN ZONE ONE AND ANY AREA OF NATIVE OR NATURALIZED VEGETATION AND TYPICALLY CONSISTS OF THINNED NATIVE OR NATURALIZED NON-IRRIGATED VEGETATION.

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 8 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-HABITABLE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.

5. ALL NEW ZONE TWO PLANTINGS 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.

6. TREES WITHIN ZONE TWO SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 15 FEET AS MEASURED FROM THE STRUCTURES TO THE DRY LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.

7. ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, REMOVING INVASIVE SPECIES, AND CONTROLLING WEEDS.

BRUSH MANAGEMENT ZONE WIDTH REQUIREMENTS (TABLE 142-54(B))

CRITERIA	ZONE WIDTH RANGE
ZONE ONE	10 - 75 FEET
ZONE TWO	28 - 65 FEET

100% CANOPY COVERAGE: SOLID FOLIAGE MASS WITH NO SPACES BETWEEN PLANTS
REDUCED TO 40% BY COMBINATION OF CLEARING AND THINNING CANOPY COVERAGE

BRUSH MANAGEMENT ZONE PLANTING SHALL MEET ALL CITY WIDE LANDSCAPE REGULATIONS.

BRUSH MANAGEMENT WITH SETBACK/ZONE REDUCTIONS

BASED ON CURRENT SAN DIEGO MUNICIPAL CODE, LANDSCAPE TECHNICAL MANUAL

BRUSH MANAGEMENT ZONE 1:

10' - 75'

BRUSH MANAGEMENT ZONE 2:

28' - 65'

UNDISTURBED NATURALIZED VEGETATION

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".

PRUNING AND THINNING BASED ON SAN DIEGO MUNICIPAL CODE, LANDSCAPE TECHNICAL MANUAL

34'

32'

30'

28'

26'

24'

22'

20'

18'

16'

14'

12'

10'

8'

6'

4'

2'

0'

1'

2'

3'

4'

5'

6'

7'

8'

9'

10'

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133'

134'

135'

136'

137'

138'

139'

140'

141'

142'

143'

144'

145'

146'

147'



LandCap Friars Road, LLC
27132 S. Padre Espada Suite 100B
San Juan Capistrano, CA 92675
(P) 949.348.1104
(F) 949.481.6401

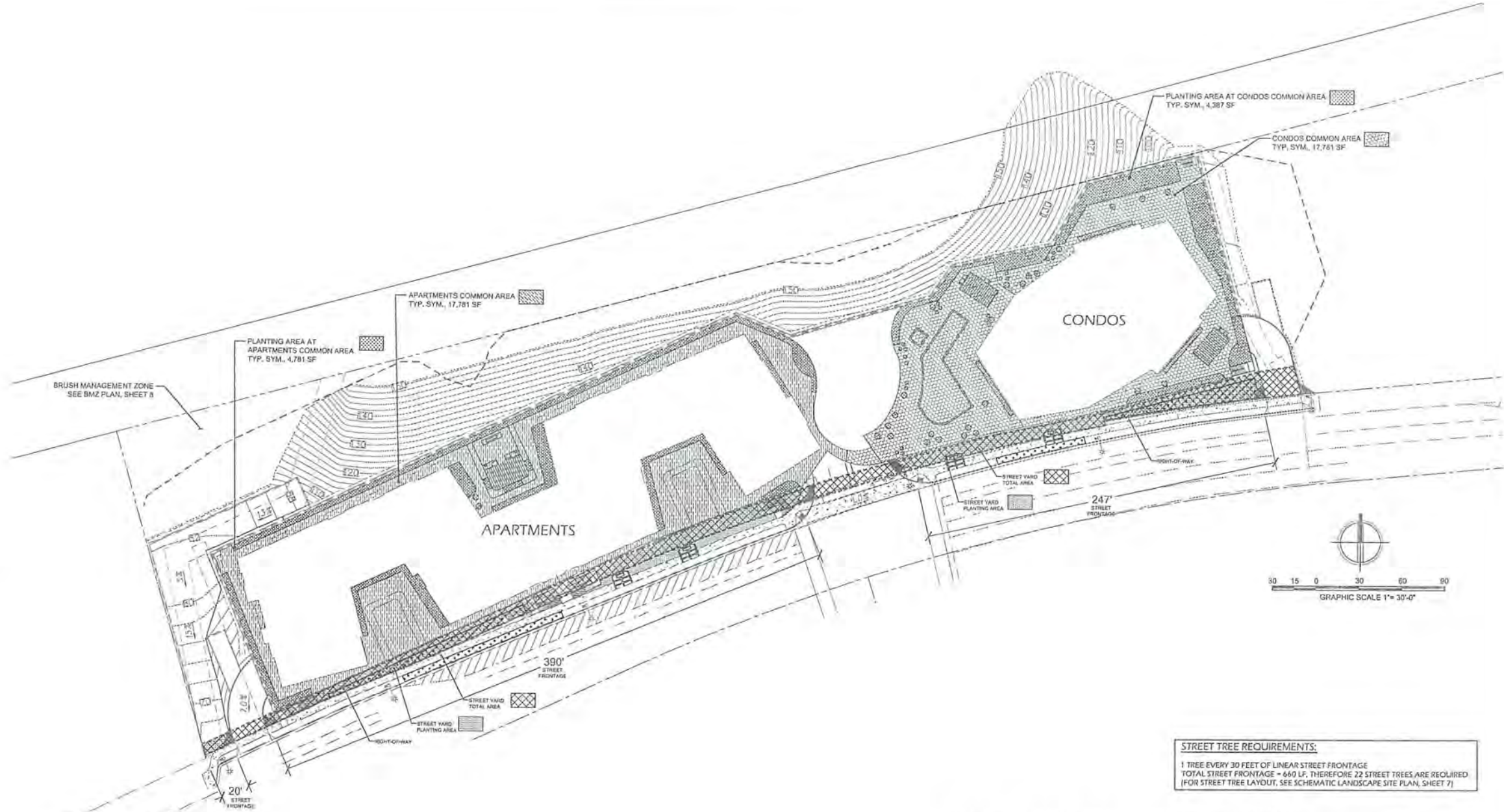
FRIARS ROAD MIXED USE DEVELOPMENT
6950, 7020, & 7050 FRIARS ROAD, SAN DIEGO, CA 92108

REVISIONS:	DATE:
1. FIRST MR SUBMITTAL	10/29/2015
2. SECOND MR SUBMITTAL	12/17/2016
3. FIRST CITY SUBMITTAL	02/16/2018
4. SECOND CITY SUBMITTAL	04/12/2018
5. THIRD CITY SUBMITTAL	06/08/2018
6. FOURTH CITY SUBMITTAL	09/13/2018
7. FIFTH CITY SUBMITTAL	10/20/2018

SHEET TITLE:
LANDSCAPE CALCULATIONS

PROJECT NUMBER:
1351.00
DATE:
10/20/2018

SCALE:
AS INDICATED
DRAWING NUMBER:
9 OF 29



STREET TREE REQUIREMENTS:
1 TREE EVERY 30 FEET OF LINEAR STREET FRONTAGE
TOTAL STREET FRONTAGE = 660 LF, THEREFORE 22 STREET TREES ARE REQUIRED.
(FOR STREET TREE LAYOUT, SEE SCHEMATIC LANDSCAPE SITE PLAN, SHEET 7)

LANDSCAPE CALCULATIONS - MULTIPLE DWELLING UNIT DEVELOPMENT

STREET YARD			
PLANTING AREA REQUIRED:	PLANTING AREA PROVIDED:	EXCESS AREA PROVIDED:	
TOTAL AREA 8,315 SF x 50% = 4,157 SF	8,800 SF	2,643 SF	
PLANT POINTS REQUIRED:	PLANT POINTS PROVIDED (HALF THE REQUIRED POINTS TO BE PROVIDED BY TREES)	EXCESS POINTS PROVIDED:	
TOTAL AREA 8,315 SF x 0.05 = 415.75 POINTS	(11) 24" B.T.J.L. BROAD HEAD FEATHER PALMS 3 PTS PER FOOT PER CODE (13) 15 GAL TREES PROVIDED 570 PTS WITH TREES ONLY 218 POINTS WITH SHRUBS & GROUND COVER ONLY	1,302 PTS	

TOTAL COMMON AREA AT APARTMENTS PODIUM LEVEL			
PLANTING AREA REQUIRED:	PLANTING AREA PROVIDED:	EXCESS AREA PROVIDED:	
TOTAL AREA 18,507 SF x 25% = 4,626.75 SF	4,781 SF	1,554.25 SF	
PLANT POINTS REQUIRED:	PLANT POINTS PROVIDED (HALF THE REQUIRED POINTS TO BE PROVIDED BY TREES)	EXCESS POINTS PROVIDED:	
TOTAL AREA 18,507 SF x 0.05 = 925.35 POINTS	(22) 24" BOX TREES PROVIDED (13) 15 GAL TREES PROVIDED 570 PTS WITH TREES ONLY 1,110 PTS WITH SHRUBS & GROUND COVER ONLY	755 PTS	

TOTAL COMMON AREA AT CONDOS PODIUM LEVEL			
PLANTING AREA REQUIRED:	PLANTING AREA PROVIDED:	EXCESS AREA PROVIDED:	
TOTAL AREA 17,781 SF x 26% = 4,623.06 SF	4,387 SF	836.06 SF	
PLANT POINTS REQUIRED:	PLANT POINTS PROVIDED (HALF THE REQUIRED POINTS TO BE PROVIDED BY TREES)	EXCESS POINTS PROVIDED:	
TOTAL AREA 17,781 SF x 0.05 = 889.05 POINTS	(22) 24" BOX TREES PROVIDED (13) 15 GAL TREES PROVIDED 570 PTS WITH TREES ONLY 711 W/ SHRUBS & GROUND COVER ONLY	322 PTS	


TUCKER SADLER
1620 5th Street Suite 200 San
Diego, Ca 92101
(P) 619 . 236 . 1662 (F) 619 .
236 . 9267

LandCap Friars Road, LLC
27132 B Paseo Espada Suite 1206
San Juan Capistrano, Ca 92675
(P) 949.348.1104 (F)
949.481.6403

FRIARS ROAD MIXED-USE DEVELOPMENT
6950, 7020 & 7050 FRIARS ROAD, SAN DIEGO, CA 92110

REVISIONS:	DATE:
1 SUBMITTAL	2/18/16
CO SD PLANNING	
2 UPDATE	3/17/16
3 UPDATE	3/24/16
4 UPDATE	4/11/16
5 UPDATE	4/15/16
6 UPDATE	4/25/16
7 UPDATE	5/25/16
8 UPDATE	7/01/16
9 UPDATE	8/04/16
10 UPDATE	8/12/16
11 UPDATE	9/07/16
12 UPDATE	9/12/16
13 UPDATE	10/20/16

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AERIAL RENDERING

PROJECT NUMBER:
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10/20/16

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AS INDICATED

DRAWING NUMBER:
10 of 29

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AERIAL RENDERING

FRIARS ROAD MIXED-USE DEVELOPMENT

- 243 APARTMENTS UNITS • 6 SHOPKEEPER UNITS • 70 CONDOMINIUM UNITS

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APARTMENT MIX SUMMARY

APARTMENT LEVEL	UNITS	Total SF
MULTI-FAMILY RESIDENTIAL (INCLUDING SHOPKEEPERS)	249	204,242
COMMON / CIRCULATION	-	42,878
TOTAL GROSS :	249	247,120
TOTAL UNIT SUMMARY: 1 BEDROOM = 133 2 BEDROOM = 110 SHOPKEEPER = 6		

REFER TO SHEET 28 OF 29 FOR DETAILED UNIT AREAS

APARTMENT - PODIUM LEVEL

PODIUM	UNITS	Total SF
MULTI-FAMILY RESIDENTIAL	29	22,580
COMMON / CIRCULATION	-	8,330
Total :	29	30,890
PODIUM UNIT SUMMARY: 1 BEDROOM = 15 2 BEDROOM = 8 SHOPKEEPER = 6		

APARTMENT - LEVEL 2

APARTMENT LEVEL 2	UNITS	Total SF
MULTI-FAMILY RESIDENTIAL	28	23,812
COMMON / CIRCULATION	-	7,278
Total :	28	30,890
LEVEL 2 UNIT SUMMARY: 1 BEDROOM = 17 2 BEDROOM = 11		

APARTMENT - LEVEL 3-8 (TYPICAL)

APARTMENT LEVEL 3 - 8 TYPICAL	UNITS	Total SF
MULTI-FAMILY RESIDENTIAL	192	158,070
COMMON / CIRCULATION	-	27,270
Total :	192	185,340
LEVEL 3 TO 8 UNIT SUMMARY: 1 BEDROOM = 114 2 BEDROOM = 78		

CONDOMINIUM MIX SUMMARY

CONDOMINIUM LEVEL	UNITS	Total SF
MULTI-FAMILY RESIDENTIAL	70	110,883
COMMON / CIRCULATION	-	16,166
TOTAL GROSS :	70	127,051
UNIT SUMMARY: 1 BEDROOM UNIT = 34 2 BEDROOM UNIT = 36		

REFER TO SHEET 29 OF 29 FOR DETAILED UNIT AREAS

CONDOMINIUM - LEVEL 1 (PODIUM)

CONDOMINIUM LEVEL 1	UNITS	Total SF
MULTI-FAMILY RESIDENTIAL	8	9,859
COMMON / CIRCULATION	-	4,448
Total :	8	14,107
UNIT SUMMARY: 1 BEDROOM UNIT = 2 2 BEDROOM UNIT = 4		

CONDOMINIUM - LEVEL 2-9 (TYPICAL) (8 floors)

CONDOMINIUM LEVEL 2-9 TYPICAL	UNITS	Total SF
MULTI-FAMILY RESIDENTIAL	64	101,224
COMMON / CIRCULATION	-	11,720
Total :	64	112,944
UNIT SUMMARY: 1 BEDROOM UNIT = 32 2 BEDROOM UNIT = 32		

PARKING CALCULATIONS

Multiple Dwelling Unit Type	Total No. of Units Apartments	Total No. of Units Condos	Total No. of Units Shopkeeper	Transit Area Parking Required (Apartments)	Transit Area Parking Required (Condos)	Total Parking Provided	Total Motorcycle Required/Provided @ 0.1/du	Total Bicycle spaces Required/Provided	Total accessible parking
1 bedroom	133	34		@ 1.25/du 133 Apartments (not including 6 Shopkeeper units) 166.25 spaces required	@ 1.25/du 34 Condos 42.5 spaces required	209	167 x 0.1 16.7 (17)	@ 0.4/du 133+34=167 x 0.4 66.8 required	
2 bedrooms	110	36		@ 1.75/du 110 Apartments 192.5 spaces required	@ 1.75/du 36 Condos 63 spaces required	258	148 x 0.1 14.8 (15)	@ 0.5/du 110+36=146 x 0.5 73 required	g accessible spaces required including 2 van
shopkeeper (1 bedroom)			6	@ 2/units per city Requirement (1 van=1 resident/unit) 12 spaces required		12	(6) Spaces visitor (6) Spaces residence parking within garage included (2) accessible spaces	Per City Requirement 2	
Total	243	70	6	370.75 (371) Spaces required	105.5 (106) Spaces Required	477 Total including (10) accessible spaces incl 5 van spaces		141.8 (Required) (140) spaces provided (20) lockers provided	
Visitor / Guest Parking						16 Including (4) Electric Car Charging Stations			
Total Development		319 Dwelling Units			477 Total (Required)	493 Total (Provided)	34 (Required) 34 (Provided)	170 (provided)	10 spaces Incl 5 Van Provided

OPEN SPACE SUMMARY - TOTAL PROJECT	
Site Open Space/Deck	51,072 SF
Common Areas	12,778 SF
Balconies	27,803 SF
Condo Roof Deck	6,659 SF
TOTAL GROSS	83,585 SF

LOADING ZONE	
APARTMENTS REQUIRED: 2 SPACES (200K-500K GFA) 247,120 SF	
CONDOMINIUM REQUIRED: 1 SPACES (100K-200K GFA) 127,051 SF	
PROVIDED: 3 SPACES - ON SITE	

SHEET INDEX

TITLE SHEETS		* THIS SUBMITTAL
Sheet #	Sheet Name	
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11 of 29	INDEX SHEET, MISC. AREA AND PARKING CALCULATIONS	
12 of 29	PARKING LEVEL 2	
13 of 29	PARKING LEVEL 1	
14 of 29	CONCEPTUAL ROOF PLAN	
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17 of 29	BUILDING ELEVATIONS	
18 of 29	SITE SECTION 1 (LOOKING WEST)	
19 of 29	SITE SECTION 2 (LOOKING WEST)	
20 of 29	SITE SECTION 3 (LOOKING WEST)	
21 of 29	SITE SECTION 4 (LOOKING EAST)	
22 of 29	SITE SECTION 5 (LOOKING WEST)	
23 of 29	SITE SOUTH/EAST PERSPECTIVE	
24 of 29	RENDERING - ENLARGED VIEW FRIARS ROAD	
25 of 29	RENDERING - ENLARGED ELEVATOR & STAIRS	
26 of 29	CIRCULATION PLAN	
27 of 29	ENLARGED SECTION AT FRIARS ROAD / LANDSCAPE SCREENING	
28 of 29	KEY PLAN - PODIUM LEVEL 2ND LEVEL/3-8 APARTMENTS	
29 of 29	CONDOMINIUM FLOOR PLAN EXHIBIT	
A402	CONDO LEVEL 2-8 TYP	
A403	CONDO UNIT A	
A404	CONDO UNIT B	
A405	CONDO UNIT C	
A406	CONDO UNIT D	
EX-1	SITE PLAN AND AERIAL VIEW	
EX-2	SITE SECTIONS	
EX-3	SITE SECTIONS	
EX-4	SOUTH EAST PERSPECTIVES	

VICINITY MAP



PROJECT DESCRIPTION

PROPOSED 243 APARTMENT UNITS, 6 SHOPKEEPER UNITS AND 76 CONDOMINIUM UNITS AND 2 LEVEL PARKING GARAGES.

PROJECT SUMMARY

DEVELOPMENT INTENSITY DISTRICT: C (DIO C)
AIRPORT INFLUENCE AREA: REVIEW AREA 2, ALLUCOZ MONTGOMERY FIELD
FAA PART 77 NOTICING AREA
ZONING ANALYSIS & PROJECT INFORMATION
Base Zone: CO-1-2
Proposed: 319 Units
Overlay: Mission Valley Development Intensity Overlay District
Expedite Program: LEED Silver Certification / Photovoltaics
Community Plan: Linda Vista Community Plan
Proposed Height: 101' APTS., 124' - 2" CONDOS
Proposed Stories: 8 + 9
Parcel Size: 5.43 acres
Project Address: 6950, 7020 & 7050 Friars Road, San Diego, CA 92110
APNs: 437-250-22, 23 & 24
Legal Description: Lots 1, 2, & 3 of Fashion Valley North, Map No. 9032
VERY HIGH FIRE HAZARD ZONE OVERLAY

PROJECT TEAM

Client	Architect
LANDCAP FRIARS RD, LLC 27132 B PASEO ESPADA, STE. 1206 SAN JUAN CAPISTRANO, CA 92075 (x) 949-348-1104 (f) 949-481-4403	TUCKER SADLER ARCHITECTS GREG MUELLER CEO / DESIGN PRINCIPAL (p) 619-236-1652 (f) 619-236-9287 (m) 619-277-9478 gmue@tuckersadler.com
WIMMER YAMADA and CAHOON JASON JONES, PLA, ASLA SENIOR ASSOCIATE/ STUDIO MGR. (p) 619-235-6004 ext. 16 jjones@wyac.com	DAN MARTORANA SR. PROJECT MANAGER dmartorana@tuckersadler.com (p) 619-236-1652 x142 (m) 858-738-4006
	LATITUDE 33 MATTHEW SEMIC, PE SENIOR ASSOCIATE (p) 858-875-1704 (m) 619-810-3484 msemic@latitude33.com



TUCKER SADLER
1620 5th Street Suite 200 San Diego, Ca 92101
(P) 619 . 236 . 1662 (F) 619 . 236 . 9287

LandCap Friars Road, LLC
27132 B Paseo Espada Suite 1206 San Juan Capistrano, Ca 92675
(P) 949.348.1104 (F) 949.481.6403

FRIARS ROAD MIXED-USE DEVELOPMENT
6950, 7020 & 7050 FRIARS ROAD, SAN DIEGO, CA 92110

REVISIONS:	DATE:
1 SUBMITTAL	2/18/16
2 CO SD PLANNING	3/17/16
3 UPDATE	3/24/16
4 UPDATE	4/1/16
5 UPDATE	4/15/16
6 UPDATE	4/25/16
7 UPDATE	5/25/16
8 UPDATE	7/01/16
9 UPDATE	8/04/16
10 UPDATE	8/12/16
11 UPDATE	9/07/16
12 UPDATE	9/12/16
13 UPDATE	10/20/16

SHEET TITLE:
INDEX SHEET, MISC. AREA AND PARKING CALCULATIONS

PROJECT NUMBER:
21404.02
DATE:
10/20/16

SCALE: AS INDICATED
DRAWING NUMBER:
11 of 29

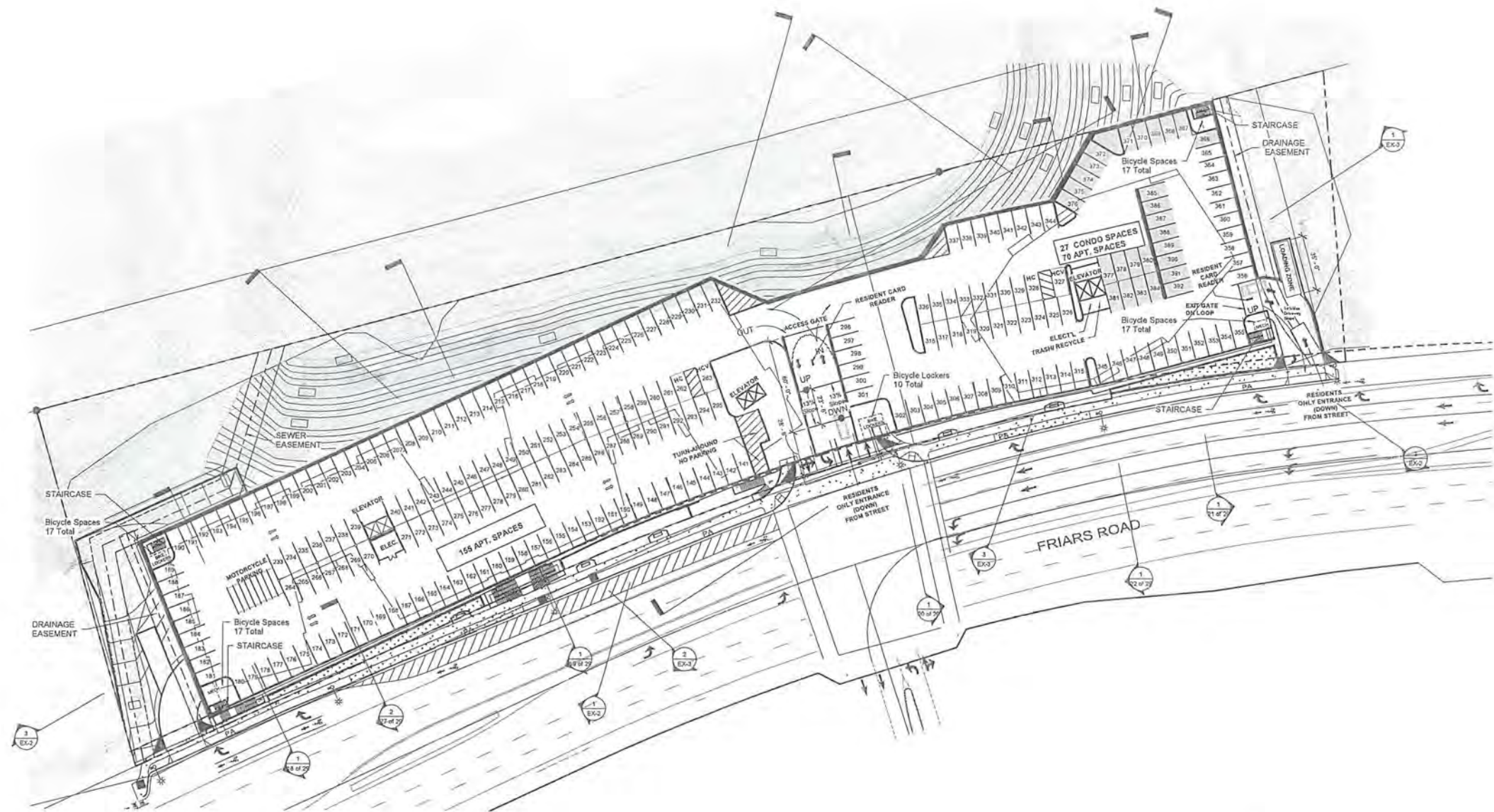


TUCKER SADLER
1620 5th Street Suite 200 San
Diego, Ca 92101
(P) 619. 236. 1662 (F) 619.
236. 0267

LandCap Friars Road, LLC
27132 B Paseo Espada Suite 1206
San Juan Capistrano, Ca 92675
(P) 949.348.1104 (F)
649.481.6403

FRIARS ROAD MIXED-USE DEVELOPMENT

6950, 7020 & 7050 FRIARS ROAD, SAN DIEGO, CA 92110



PARKING PROGRAMMING

ARRIVING 'RESIDENTS', 'GUESTS/VISITORS' SHALL ENTER THE UPPER DRIVE ACCESS FROM FRIARS RD MAIN ENTRANCE / EXISTING TRAFFIC CONTROL LIGHT AND INTERSECTION.

PROVIDED IS A GUEST CALL BOX & RESIDENT CARD READER WITHIN THE CENTER ISLAND THAT WILL ALLOW ACCESS TO BOTH PARKING AREA 1 (UNDER APARTMENT BUILDING) AND PARKING AREA 2 (UNDER CONDO BUILDING).

RESIDENTS WILL BE GRANTED ACCESS VIA CARD READER CONTROLLED GATE ACTIVATION. GUESTS SHALL HAVE A CALL BOX DIRECT TO RESIDENT UNITS TO OBTAIN CONTROLLED GATE ACCESS.

'RESIDENTS ONLY' SHALL ENTER THE DRIVEWAY DOWN TO THE P2 LEVEL FROM FRIARS RD MAIN ENTRANCE / EXISTING TRAFFIC CONTROL LIGHT AT THE EXISTING INTERSECTION. ACCESS PROVIDED VIA CARD READER DEVICE WITHIN THE CENTER ISLAND AREA THAT WILL ALLOW ACCESS TO BOTH PARKING AREA 1 (UNDER APARTMENT BUILDING) AND PARKING AREA 2 (UNDER CONDO BUILDING).

SEPARATE ONE WAY EXIT-ONLY DRIVE ARE PROVIDED BOTH BOTH P1 AND P2 LEVELS.

THERE ARE TWO OTHER EXIT-ONLY DRIVES ALONG THE EAST & WEST ENDS OF THE PARKING GARAGES/BUILDINGS.

PARKING KEY

	DEDICATED SK COMMERCIAL PARKING SPACES REQUIRED / PROVIDED (#SK1-SK6)	6 SPACES
	UNBUNDLED 365 APARTMENT SPACES (INCLUDES 6 SK RESIDENTIAL PORTION) REQUIRED / PROVIDED (#1-365)	365 SPACES
	DEDICATED CONDOMINIUM PARKING SPACES REQUIRED / PROVIDED (#366-471)	106 SPACES
	(SUBTOTAL)	477 REQUIRED SPACES
	DEDICATED VISITOR PARKING (#V1 - 16)	16 SPACES
	(TOTAL)	493 PROVIDED SPACES

NOTE:

PARKING FOR THE APARTMENT BUILDING ONLY SHALL BE UNBUNDLED PARKING PROGRAM MONITORED BY MANAGEMENT.

* SEE SHEET 11/29 FOR PARKING CALCULATION

PARKING LEVEL 2

1"=30'-0"

PARKING LEVEL 2	STALLS
MOTORCYCLE PARKING	16
BICYCLE STORAGE & LOCKERS	78
PARKING SPACES - STANDARD	248
PARKING SPACES - ACCESSIBLE	4

LEGEND

	PROPERTY LINE
	EASEMENT
	10'-0" SETBACK LINE
	DESIGNATED HANDICAP ACCESSIBLE PARKING SPACES
	DESIGNATED ACCESSIBLE VAN SPACES
	DESIGNATED VISITOR SPACES
	DESIGNATED DEDICATED SHOPKEEPER PARKING SPACES (6 CARS + 2 MOTORCYCLE)
	ACCESSIBLE PEDESTRIAN PATH OF TRAVEL

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1 SUBMITTAL CO SD PLANNING	2/18/16
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10 UPDATE	8/12/16
11 UPDATE	9/07/16
12 UPDATE	9/12/16
13 UPDATE	10/20/16

SHEET TITLE:

PARKING LEVEL 2

PROJECT NUMBER:
21404.02

DATE:
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TUCKER SADLER
1820 5th Street Suite 200 San Diego, Ca 92101
(P) 619, 236, 1562 (F) 619, 236, 9267

LandCap Friars Road, LLC
27132 B Paseo Espada Suite 1206 San Juan Capistrano, Ca 92675
(P) 949,348,1104 (F) 949,481,8403

FRIARS ROAD MIXED-USE DEVELOPMENT
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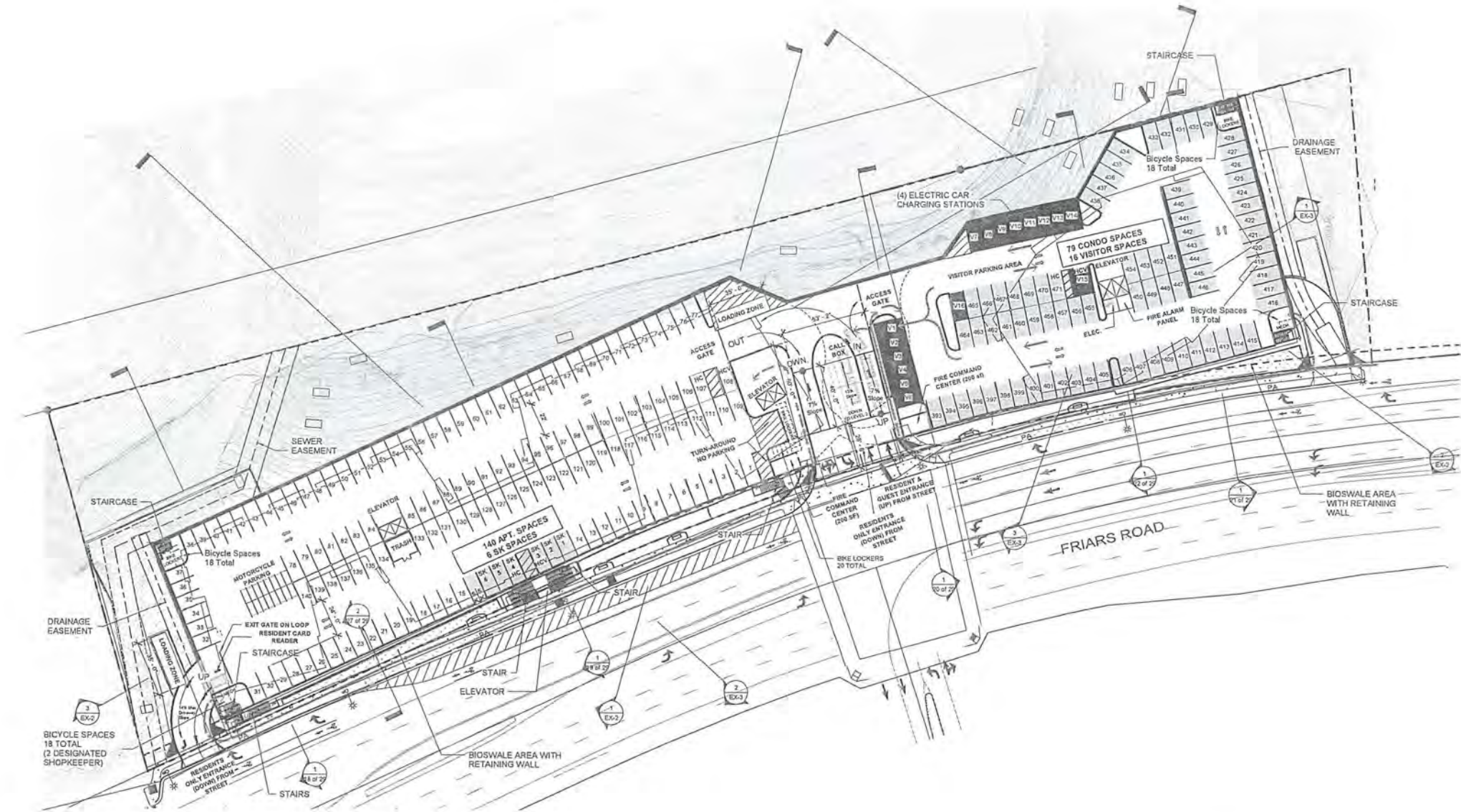
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13 UPDATE	10/20/16

SHEET TITLE:
PARKING LEVEL 1

PROJECT NUMBER:
21404.02
DATE:
10/20/16

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AS INDICATED
DRAWING NUMBER:
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PARKING PROGRAMMING

ARRIVING 'RESIDENTS', 'GUESTS/VISITORS' SHALL ENTER THE UPPER DRIVE ACCESS FROM FRIARS RD MAIN ENTRANCE / EXISTING TRAFFIC CONTROL LIGHT AND INTERSECTION.

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'RESIDENTS ONLY' SHALL ENTER THE DRIVEWAY DOWN TO THE P2 LEVEL FROM FRIARS RD MAIN ENTRANCE / EXISTING TRAFFIC CONTROL LIGHT AT THE EXISTING INTERSECTION. ACCESS PROVIDED VIA CARD READER DEVICE WITHIN THE CENTER ISLAND AREA THAT WILL ALLOW ACCESS TO BOTH PARKING AREA 1 (UNDER APARTMENT BUILDING) AND PARKING AREA 2 (UNDER CONDO BUILDING)

SEPARATE ONE WAY EXIT-ONLY DRIVE ARE PROVIDED BOTH BOTH P1 AND P2 LEVELS.

THERE ARE TWO OTHER EXIT-ONLY DRIVES ALONG THE EAST & WEST ENDS OF THE PARKING GARAGES/BUILDINGS.

PARKING KEY

	DEDICATED SK COMMERCIAL PARKING SPACES REQUIRED / PROVIDED (#SK1-SK6)	5 SPACES
	UNBUNDLED 365 APARTMENT SPACES (INCLUDES 6 SK/RESIDENTIAL PORTION) REQUIRED / PROVIDED (#1-365)	365 SPACES
	DEDICATED CONDOMINIUM PARKING SPACES REQUIRED / PROVIDED (#366-471)	106 SPACES
	(SUBTOTAL)	477 REQUIRED SPACES
	DEDICATED VISITOR PARKING (#V1 - 16)	16 SPACES
	(TOTAL)	493 PROVIDED SPACES

NOTE:
PARKING FOR THE APARTMENT BUILDING ONLY SHALL BE UNBUNDLED PARKING PROGRAM MONITORED BY MANAGEMENT.

* SEE SHEET 11/29 FOR PARKING CALCULATION

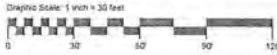
PARKING LEVEL 1

1" = 30'-0"

PARKING LEVEL 1	STALLS
MOTORCYCLE PARKING	16+2(SHOPKEEPER) = 18
BICYCLE STORAGE & LOCKERS	92
PARKING SPACES - STANDARD	329
PARKING SPACES - ACCESSIBLE	6
SHOPKEEPERS DEDICATED SPACES FOR VISITORS	6
LOADING ZONE - ON SITE	
APARTMENTS REQUIRED: 2 SPACES (200K-500K GFA)	247,120 SF
CONDOMINIUM REQUIRED: 1 SPACES (100K-200K GFA)	127,051 SF
PROVIDED:	3 SPACES - ON SITE

LEGEND

	PROPERTY LINE
	EASEMENT
	10'-0" SETBACK LINE
	DESIGNATED HANDICAP ACCESSIBLE PARKING SPACES
	DESIGNATED ACCESSIBLE VAN SPACES
	DESIGNATED VISITOR SPACES
	DESIGNATED DEDICATED SHOPKEEPER PARKING SPACES (6 CARS + 2 MOTORCYCLE)
	ACCESSIBLE PEDESTRIAN PATH OF TRAVEL



NOTE:
SEE CIVIL DRAWING NUMBER 5 FOR PROPOSED RIGHT OF WAY LINE

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LandCap Friars Road, LLC
27132 B Paseo Espada Suite 1206
San Juan Capistrano, Ca 92675
(P) 949.348.1104 (F)
949.481.6403

FRIARS ROAD MIXED-USE DEVELOPMENT
6950, 7020 & 7050 FRIARS ROAD, SAN DIEGO, CA 92110

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1	SUBMITTAL DO SD PLANNING	2/18/16
2	UPDATE	3/17/16
3	UPDATE	3/24/16
4	UPDATE	4/11/16
5	UPDATE	4/15/16
6	UPDATE	4/25/16
7	UPDATE	5/25/16
8	UPDATE	7/6/16
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12	UPDATE	9/12/16
13	UPDATE	10/20/16

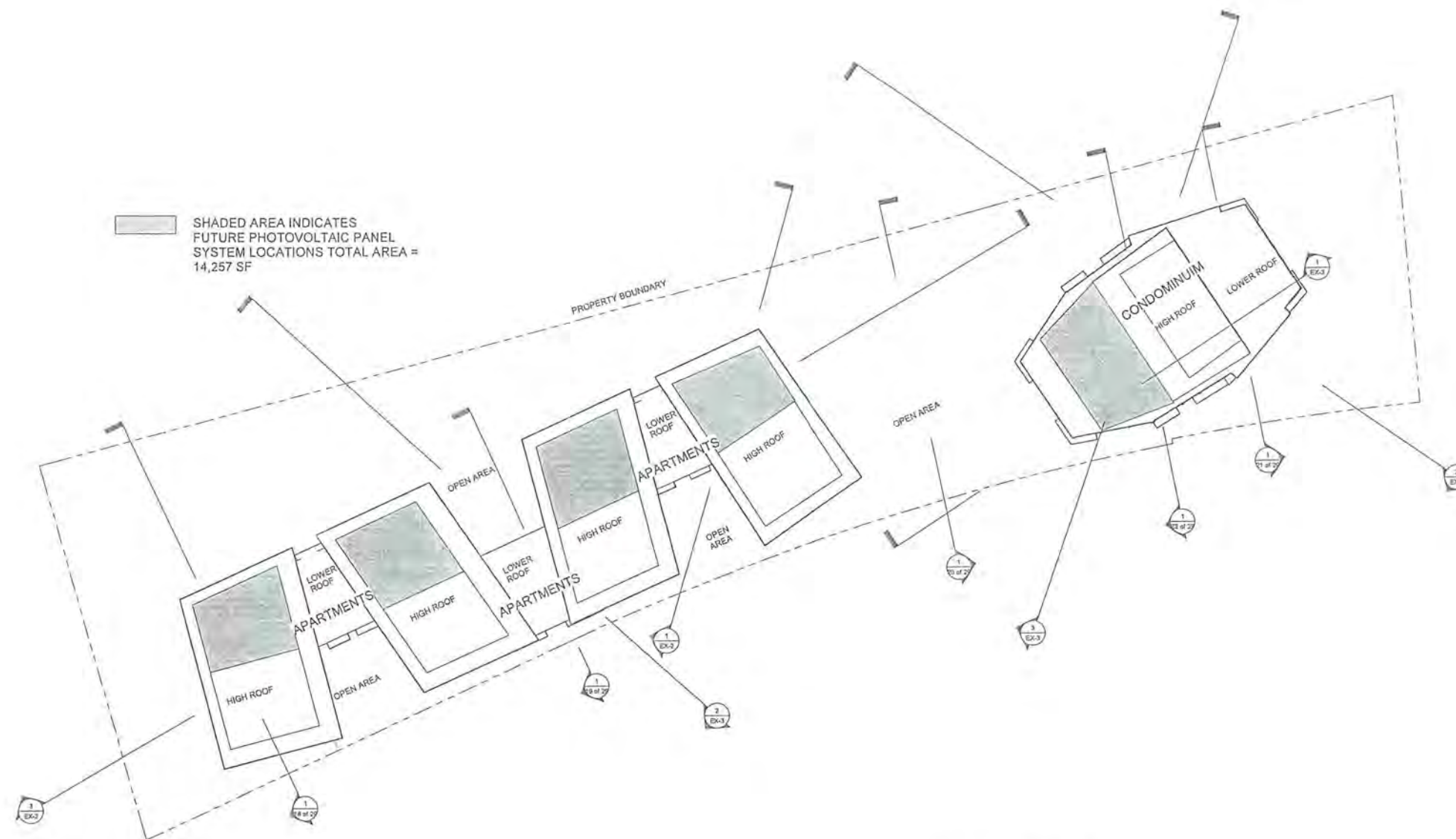
SHEET TITLE:
CONCEPTUAL ROOF
PLAN

PROJECT NUMBER:
21404.02
DATE
10/20/16

SCALE	DRAWING NUMBER:
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ROOF PLAN - OVERALL

17 • 30-0



Graphic Scale: 1 inch = 30 feet

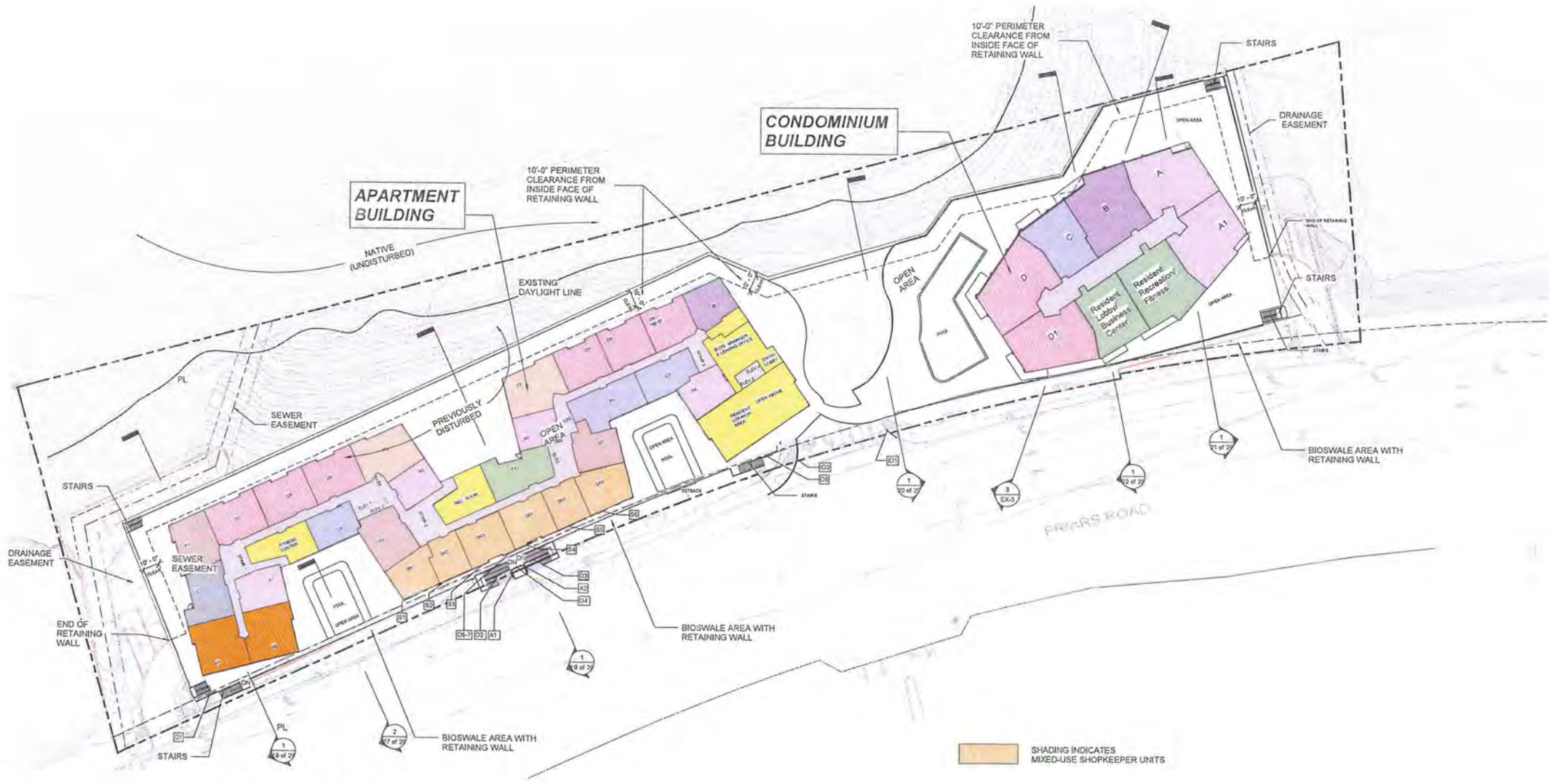


NOTE:
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LINE

TUCKER SADLER
1620 5th Street Suite 200 San Diego, Ca 92101
(P) 619 . 236 . 1662 (F) 619 . 236 . 9267

LandCap Friars Road, LLC
27132 B Paseo Espada Suite 1206 San Juan Capistrano, Ca 92675
(P) 949.348.1104 (F) 949.481.6403

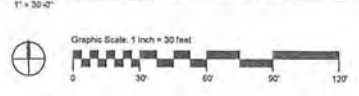
FRIARS ROAD MIXED-USE DEVELOPMENT
6950, 7020 & 7050 FRIARS ROAD, SAN DIEGO, CA 92110



Site Signage Schedule

Code	Type	Description	Message
A1	Directory	Wall mounted on sides of elevator tower oriented to vehicular traffic	(Project Logo + Shop names/logos)
A2	Directory	Wall mounted on sides of elevator tower oriented to vehicular traffic	(Project Logo + Shop names/logos)
ID1	Identity	Project and shop names at vehicular entry	(Project logo) + Shops
ID2	Identity	Project and shop names at vehicular entry	(Project logo) + Shops
D1	Directional	Wall mounted at base of stairs directing to Trolley Station & Shops	(Project logo) < Fashion Valley Trolley Station > (Project Name) > Elevator to Shops
D2	Directional	Wall mounted at base of stairs directing to Trolley Station & Shops	(Project logo) ^ Shop listing < Fashion Valley Trolley Station
D3	Directional	Wall mounted at base of stairs directing to Trolley Station & Shops	(Project logo) ^ Shop listing < Fashion Valley Trolley Station
D4	Directional	Wall mounted at elevator doors	(Project logo) Elevator to: Shop listing
D5	Directional	Wall mounted at base of stairs directing to Trolley Station & Shops	(Project logo) < Elevator to Shops < Fashion Valley Trolley Station
D6-7	Directional	Garage directional leading to elevator/stairs	(Project logo) ^ Elevator & Stairs to Shops
S1-6	Tenant	Shop tenant name/logo	

CONCEPTUAL SITE PLAN



NOTE:
SEE CIVIL DRAWING NUMBER 5 FOR PROPOSED RIGHT OF WAY LINE

TOTAL APARTMENT UNITS - 243
TOTAL SHOPKEEPER UNITS - 6
TOTAL CONDOMINIUMS - 70
TOTAL PROPOSED UNITS - 319

REVISIONS:	DATE:
1 SUBMITTAL	2/18/16
CO SD PLANNING	
2 UPDATE	3/17/16
3 UPDATE	3/24/16
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9 UPDATE	8/04/16
10 UPDATE	8/12/16
11 UPDATE	9/07/16
12 UPDATE	9/12/16
13 UPDATE	10/20/16

SHEET TITLE:
CONCEPTUAL SITE PLAN

PROJECT NUMBER:
21404.02
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TUCKER SADLER
1620 5th Street Suite 200 San
Diego, Ca 92101
(P) 619.236.1662 (F) 619.236.9267

LandCap Friars Road, LLC
27132 B Paseo Espada Suite 1206
San Juan Capistrano, Ca 92675
(P) 949.348.1104 (F) 949.481.6403

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10 UPDATE	8/12/16
11 UPDATE	9/07/16
12 UPDATE	9/12/16
13 UPDATE	10/20/16

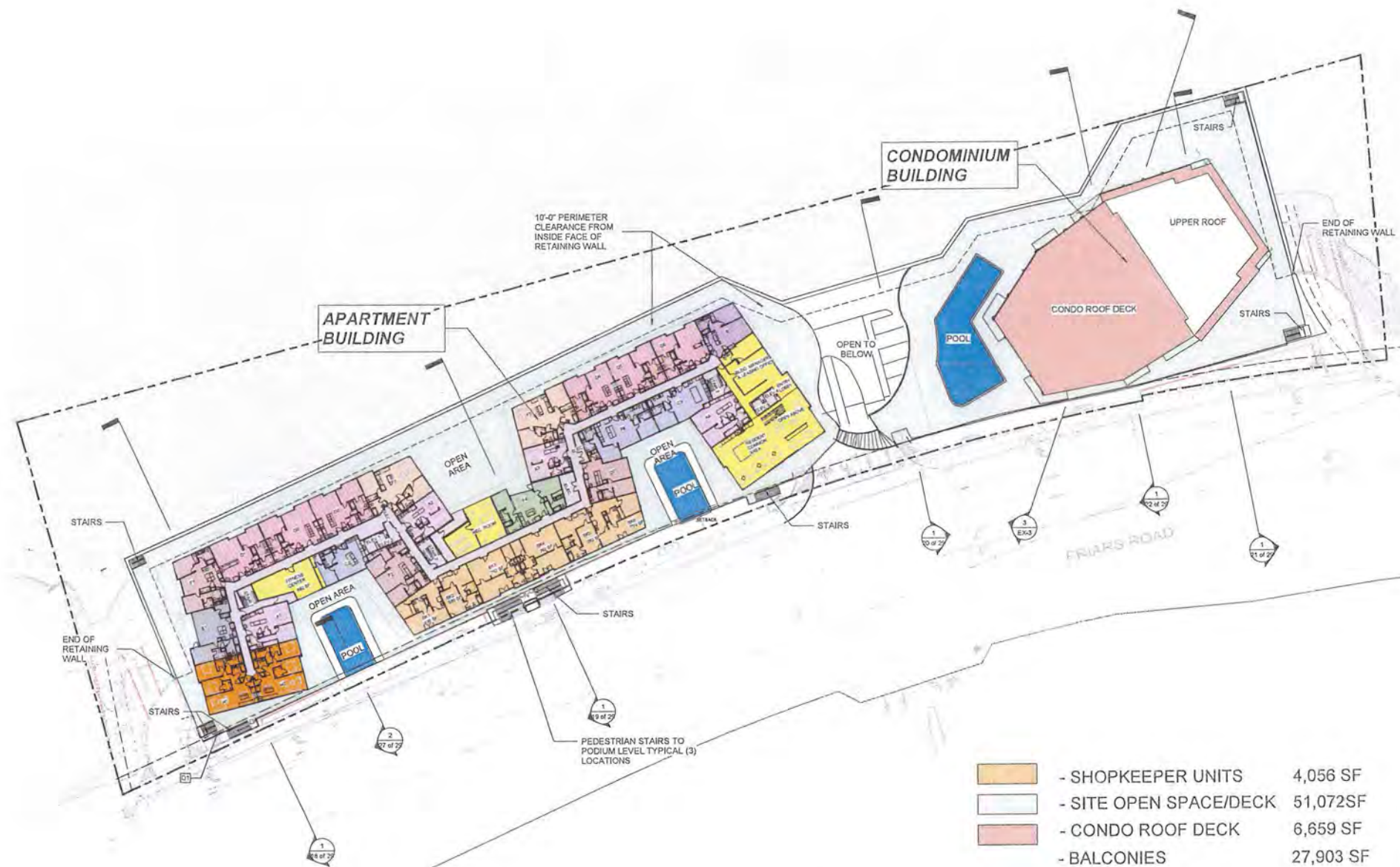
SHEET TITLE:
OPEN AREA

PROJECT NUMBER:
21404.02
DATE:
10/20/16

SCALE:
AS INDICATED

DRAWING NUMBER:
16 of 29

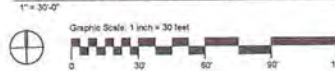
10/26/2016 2:24:42 PM



- SHOPKEEPER UNITS	4,056 SF
- SITE OPEN SPACE/DECK	51,072SF
- CONDO ROOF DECK	6,659 SF
- BALCONIES	27,903 SF

PA PLANTING AREA

OPEN AREA - EXHIBIT



NOTE:
SEE CIVIL DRAWING NUMBER 5 FOR PROPOSED RIGHT OF WAY LINE

STRUCTURE	LAND USE	AREA (SF)
243 APARTMENTS, 6 SHOP KEEPER UNITS	MULTI-FAMILY RESIDENTIAL	204,242 SF
70 CONDOMINIUM UNITS	MULTI-FAMILY RESIDENTIAL	110,883 SF
COMMON / CIRCULATION SPACES	MULTI-FAMILY RESIDENTIAL	59,046 SF
BUILDING SUBTOTAL	MULTI-FAMILY RESIDENTIAL	374,171 SF
SUBTERRANEAN PARKING	PARKING (NON- RESIDENTIAL)	177,745 SF
TOTAL:		551,916 SF

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Diego, CA 92101
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LandCap Friars Road, LLC
27132 B Paseo Espada Suite 1205
San Juan Capistrano, CA 92675
(P) 949.348.1104 (F) 949.481.6403

FRIARS ROAD MIXED-USE DEVELOPMENT
6950, 7020 & 7050 FRIARS ROAD, SAN DIEGO, CA 92110

REVISIONS:	DATE:
1 SUBMITTAL	2/18/16
CO SD PLANNING	
2 UPDATE	3/17/16
3 UPDATE	3/24/16
4 UPDATE	4/11/16
5 UPDATE	4/15/16
6 UPDATE	4/25/16
7 UPDATE	5/25/16
8 UPDATE	7/01/16
9 UPDATE	8/04/16
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11 UPDATE	9/07/16
12 UPDATE	9/12/16
13 UPDATE	10/20/16

SHEET TITLE:
BUILDING ELEVATIONS

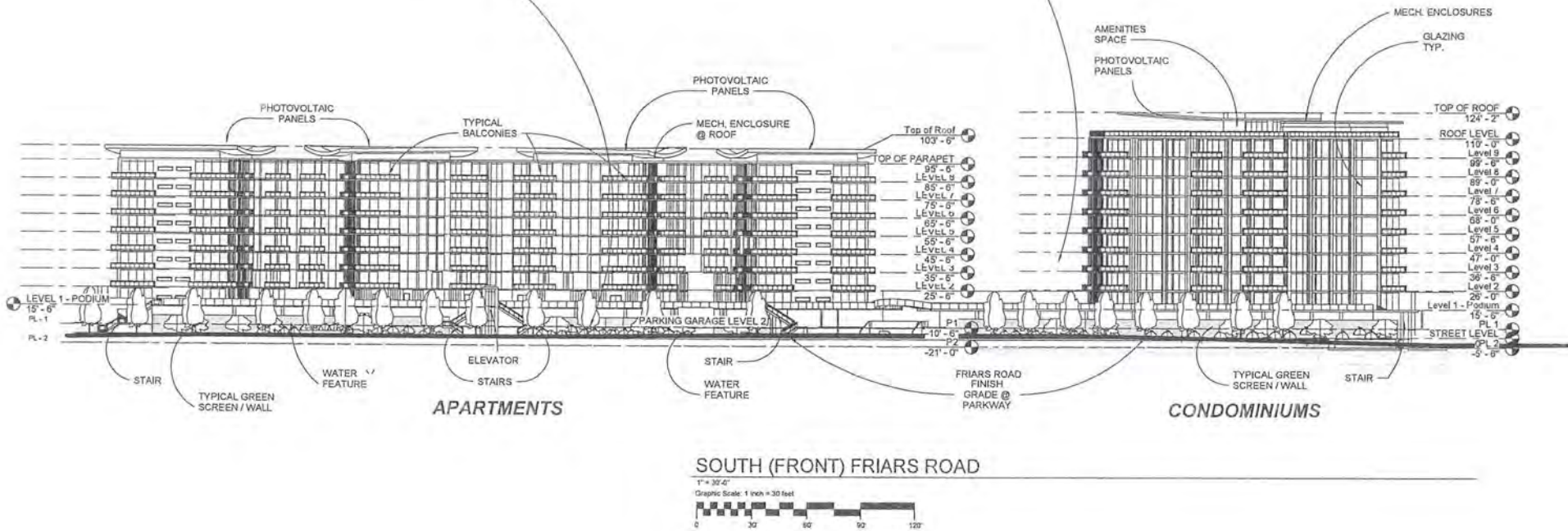
PROJECT NUMBER: 21404.02	DRAWING NUMBER: 17 of 29
DATE: 10/20/16	SCALE: AS INDICATED

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1 PROPOSED FREE STANDING GREEN WALL SCREENING

2 PROPOSED GREEN WALL SYSTEM BACKDROP AT HILL SIDE



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(P) 619.236.1662 (F) 619.236.9267

LandCap Friars Road, LLC
27132 B Paseo Espada Suite 1206
San Juan Capistrano, CA 92675
(P) 949.348.1104 (F) 949.481.4403

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1 SUBMITTAL CO SD PLANNING	2/18/16
2 UPDATE	3/17/16
3 UPDATE	3/24/16
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9 UPDATE	8/04/16
10 UPDATE	8/12/16
11 UPDATE	9/07/16
12 UPDATE	9/12/16
13 UPDATE	10/20/16

SHEET TITLE:
SITE SECTION 1
(LOOKING WEST)

PROJECT NUMBER:
21404.02
DATE:
10/20/16

SCALE: AS INDICATED
DRAWING NUMBER:
18 of 29

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1 SITE SECTION 1 (LOOKING WEST) - APARTMENT
3/22' x 1'-0"



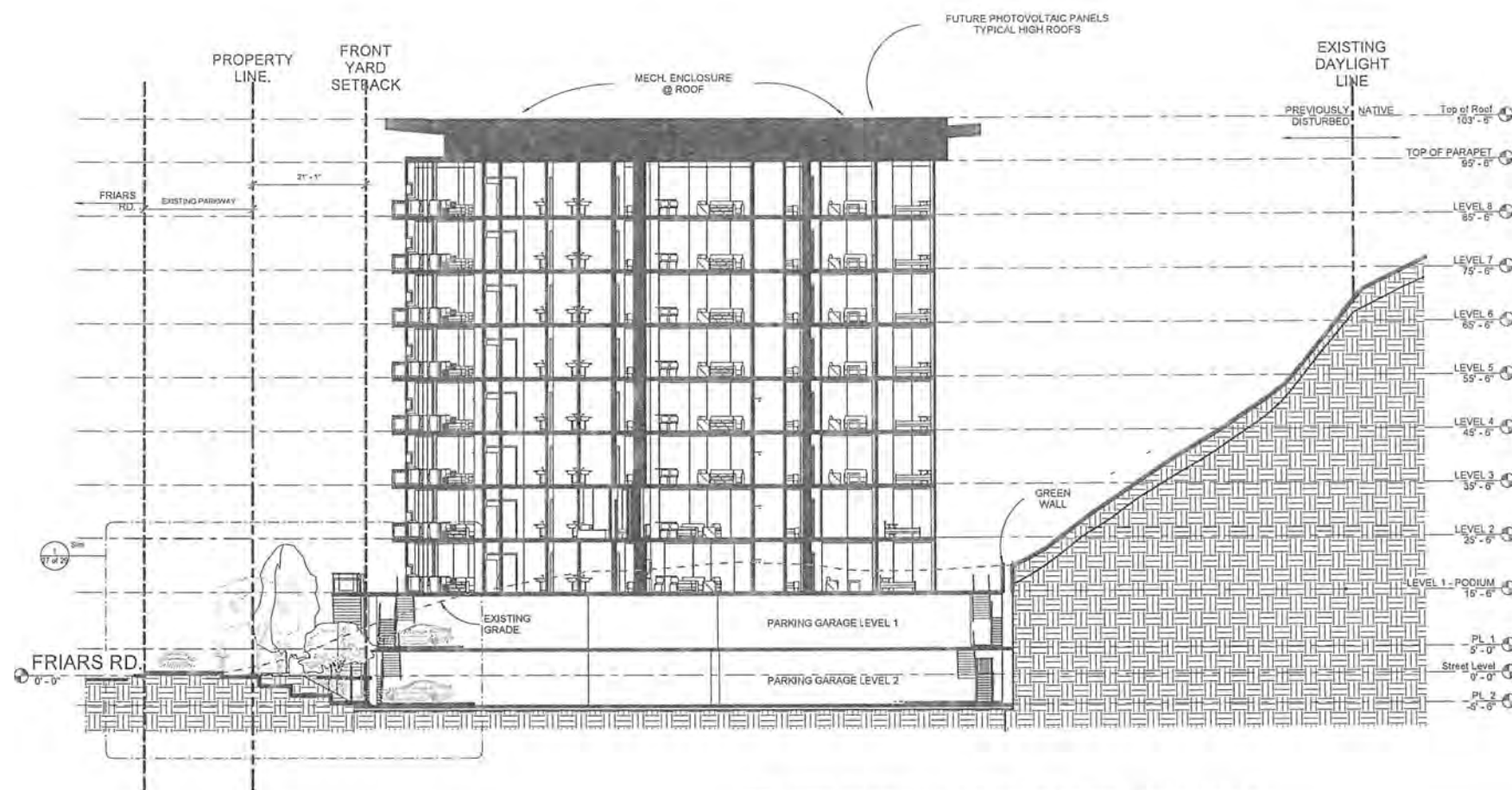
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 San Juan Capistrano, Ca 92675
 (P) 949.348.1104 (F) 949.481.6403

FRIARS ROAD MIXED-USE DEVELOPMENT

6950, 7020 & 7050 FRIARS ROAD, SAN DIEGO, CA 92110



1 SITE SECTION 1 (LOOKING WEST) - APARTMENT
 3/22' x 1'-0"



REVISIONS:	DATE:
1 SUBMITTAL	2/18/16
2 CO SD PLANNING	3/17/16
3 UPDATE	3/24/16
4 UPDATE	4/11/16
5 UPDATE	4/15/16
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12 UPDATE	9/12/16
13 UPDATE	10/20/16

SHEET TITLE:
**SITE SECTION 1
 (LOOKING WEST)**

PROJECT NUMBER:
21404.02

DATE:
10/20/16

SCALE:
AS INDICATED

DRAWING NUMBER:
18 of 29

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(P) 619. 236. 1662 (F) 619. 236. 9287

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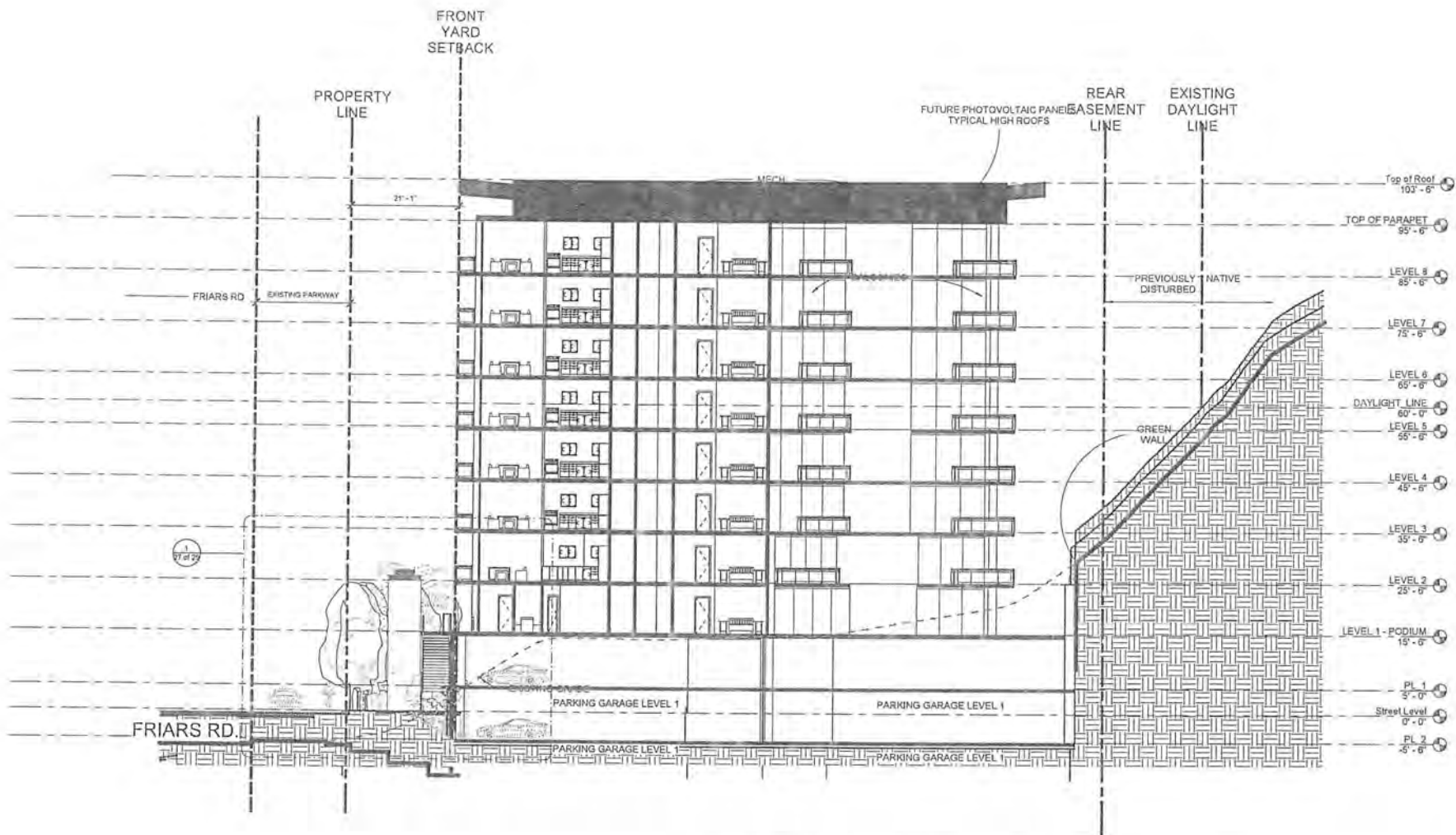
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8 UPDATE	7/01/16
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11 UPDATE	9/27/16
12 UPDATE	9/12/16
13 UPDATE	10/20/16

SHEET TITLE:
SITE SECTION 2
(LOOKING WEST)

PROJECT NUMBER:
21404.02
DATE:
10/20/16

SCALE: AS INDICATED
DRAWING NUMBER:
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1 SITE SECTION 2 (LOOKING WEST) - APARTMENT
3/2" = 1'-0"



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(P) 949.348.1104 (F) 949.481.5403

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REVISIONS:		DATE:
1	SUBMITTAL CO SD PLANNING	2/18/16
2	UPDATE	3/17/16
3	UPDATE	3/24/16
4	UPDATE	4/11/16
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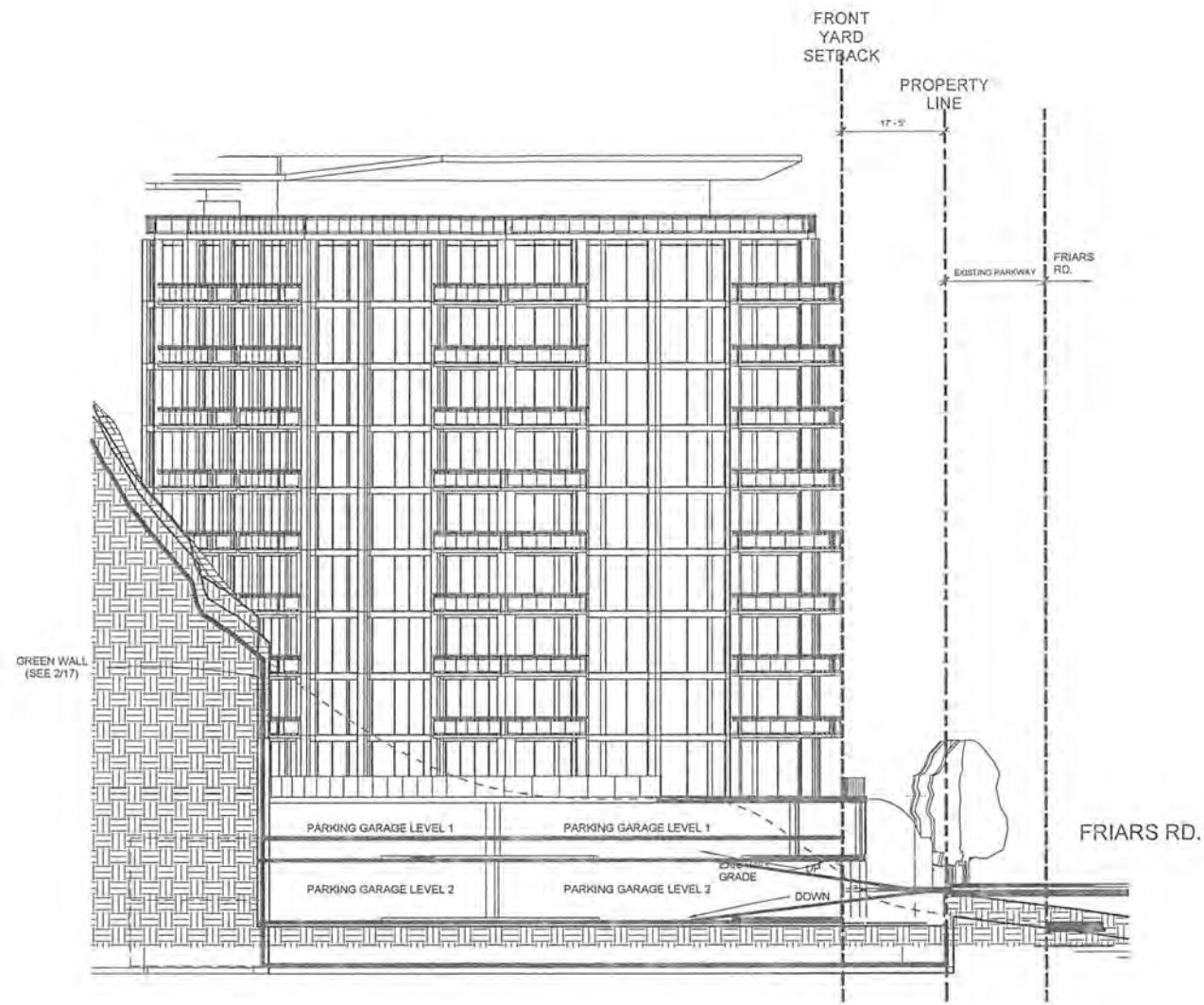
SHEET TITLE:
**SITE SECTION 3
(LOOKING WEST)**

PROJECT NUMBER:
21404.02

DATE:
10/20/16

SCALE:
AS INDICATED

DRAWING NUMBER:
20 of 29



1 SITE SECTION 3 (LOOKING EAST) - CONDOMINIUM
3/32" = 1'-0"
Graphic Scale: 1 inch = 10 feet

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1620 5th Street Suite 200 San
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(P) 619.236.1662 (F) 619.236.9257

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27132 B Paseo Espada Suite 1206
San Juan Capistrano, Ca 92675
(P) 949.348.1104 (F) 949.481.6403

FRIARS ROAD MIXED-USE DEVELOPMENT
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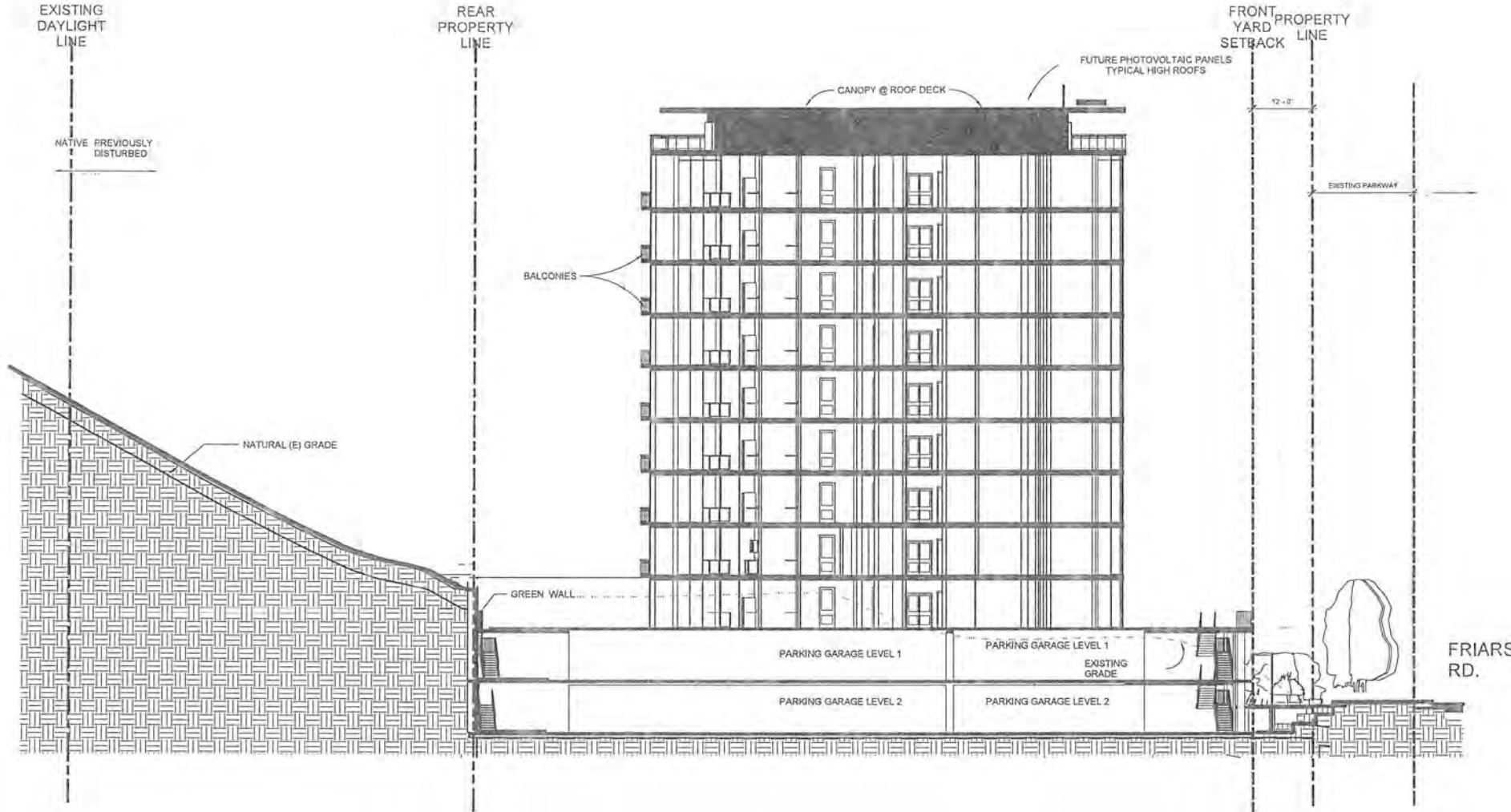
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8 UPDATE	7/6/16
9 UPDATE	8/04/16
10 UPDATE	8/12/16
11 UPDATE	9/07/16
12 UPDATE	9/12/16
13 UPDATE	10/20/16

SHEET TITLE:
**SITE SECTION 4
(LOOKING EAST)**

PROJECT NUMBER:
21404.02
DATE:
10/20/16

SCALE: AS INDICATED
DRAWING NUMBER:
21 of 29

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1 SITE SECTION 4 (LOOKING EAST) - CONDOMINIUM
3/32" = 1'-0"
Graphic Scale: 1 inch = 10 feet
0 10 20 30 40

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(P) 949.348.1104 (F)
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REVIEWS:		DATE:
1	SUBMITTAL CO SD PLANNING	2/18/16
2	UPDATE	3/17/16
3	UPDATE	3/24/16
4	UPDATE	4/11/16
5	UPDATE	4/15/16
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10	UPDATE	8/12/16
11	UPDATE	9/07/16
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13	UPDATE	10/20/16

SHEET TITLE:

SITE SECTION 5
(LOOKING WEST)

PROJECT NUMBER:
21404.02

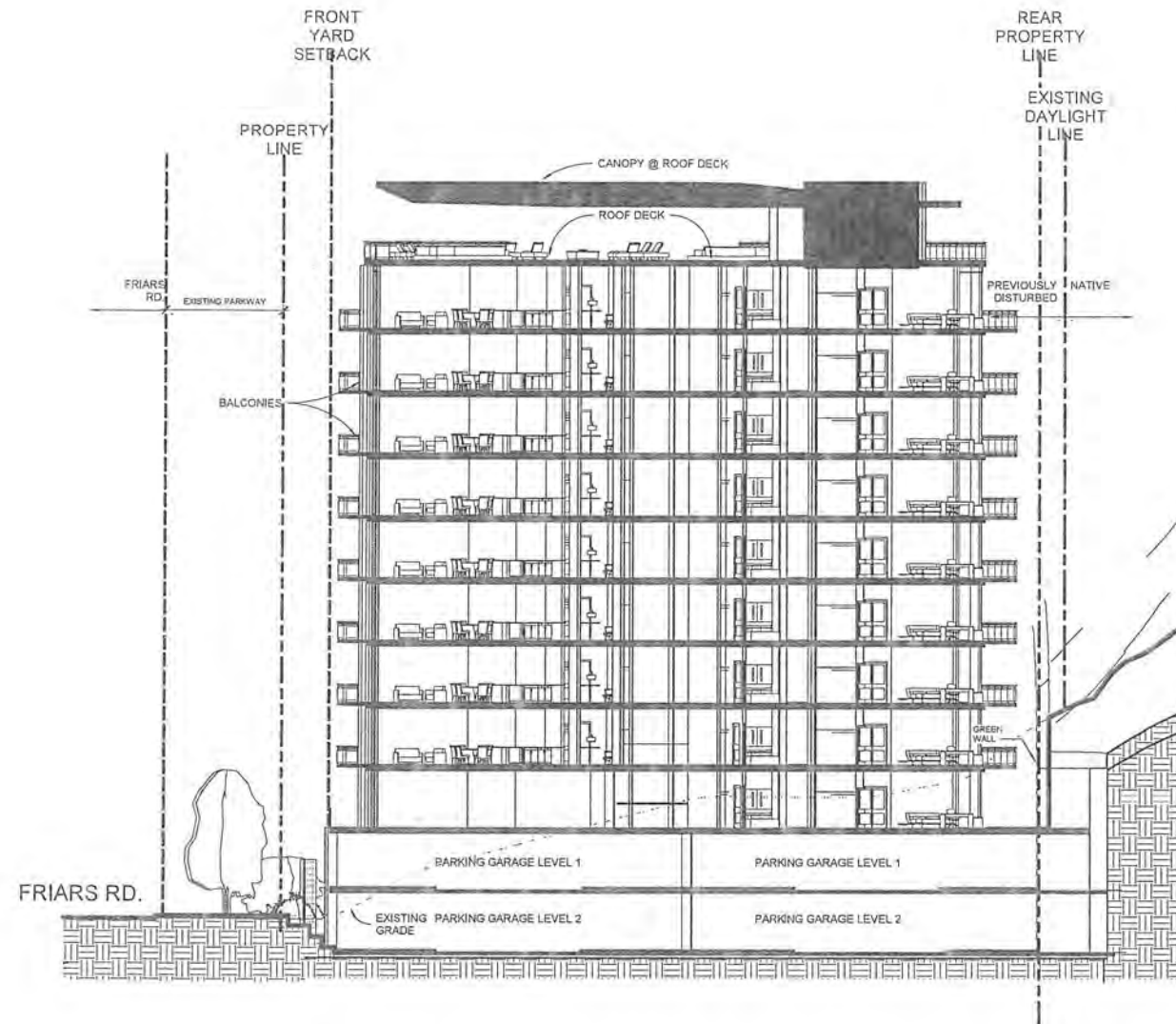
DATE:
10/20/16

SCALE

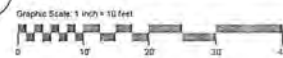
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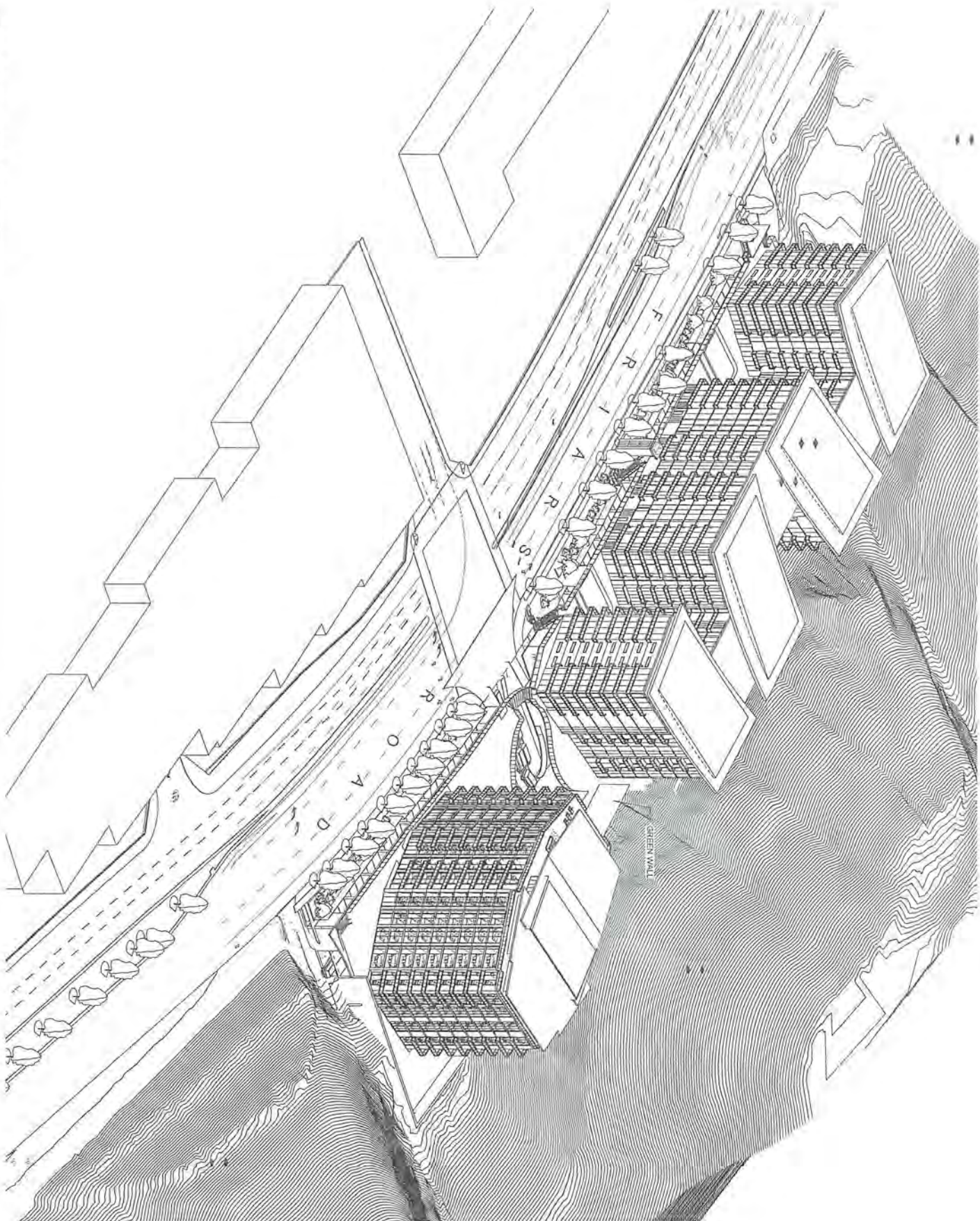
22 of 29



1 SITE SECTION 5 (LOOKING WEST) - CONDOMINIUM
3/2" x 1-1/4"
Graphic Scale: 1 inch = 10 feet



SITE SOUTH/EAST PERSPECTIVE



FRIARS ROAD MIXED-USE DEVELOPMENT

6950, 7020 & 7050 FRIARS ROAD, SAN DIEGO, CA 92110



TUCKER SADLER
1620 4th Street Suite 200 San
(619) 519-2255 (fax) (619) 519-1000
San Diego, CA 92101

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27122 2nd Avenue Suite 100
San Juan Capistrano, CA 92675
(714) 940-3500 (fax) (714) 940-1500

REVISIONS:	DATE:
1 SUBMITTAL	2/16/16
2 CO-ORDINATING	3/17/16
3 UPDATE	3/24/16
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5 UPDATE	4/15/16
6 UPDATE	4/29/16
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10 UPDATE	8/22/16
11 UPDATE	8/27/16
12 UPDATE	9/12/16
13 UPDATE	10/20/16

SHEET TITLE:
SITE SOUTH/EAST
PERSPECTIVE

PROJECT NUMBER:
21404.02
DATE:
10/20/16

SCALE:
AS INDICATED
DRAWING NUMBER:
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LandCap Friars Road, LLC
27132 B Paseo Espada Suite 1206
San Juan Capistrano, Ca 92675
(P) 949.348.1104 (F)
949.481.6403

FRIARS ROAD MIXED-USE DEVELOPMENT
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1 SUBMITTAL	2/18/16
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2 UPDATE	3/17/16
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8 UPDATE	7/01/16
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10 UPDATE	8/12/16
11 UPDATE	9/07/16
12 UPDATE	9/12/16
13 UPDATE	10/20/16

SHEET TITLE:
**RENDERING -
ENLARGED VIEW
FRIARS ROAD**

PROJECT NUMBER:
21404.02
DATE:
10/20/16

SCALE
AS INDICATED
DRAWING NUMBER:
24 of 29


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PEDESTRIAN BENCHES
&
BIKE STATIONS

VIEW FROM FRIARS ROAD

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(P) 619 . 236 . 1662 (F) 619 .
236 . 9267

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27132 B Paseo Espada Suite 1206
San Juan Capistrano, Ca 92675
(P) 949.348.1104 (F)
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1 SUBMITTAL	2/18/16
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13 UPDATE	10/20/16

SHEET TITLE:
**RENDERING -
ENLARGED ELEVATOR &
STAIRS**

PROJECT NUMBER:
21404.02
DATE:
10/20/16

SCALE
AS INDICATED
DRAWING NUMBER:
25 of 29



GREEN SCREENING
TYPICAL

DRAPING VINES/VEGETATION
PODIUM LVL TO GRADE
TYPICAL

STREET TREES
TYPICAL

ELEVATOR & STAIRS VIEW FROM FRIARS ROAD

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27132 B Paseo Espada Suite 1206
San Juan Capistrano, Ca 92675
(P) 949.348.1104 (F) 949.481.6403

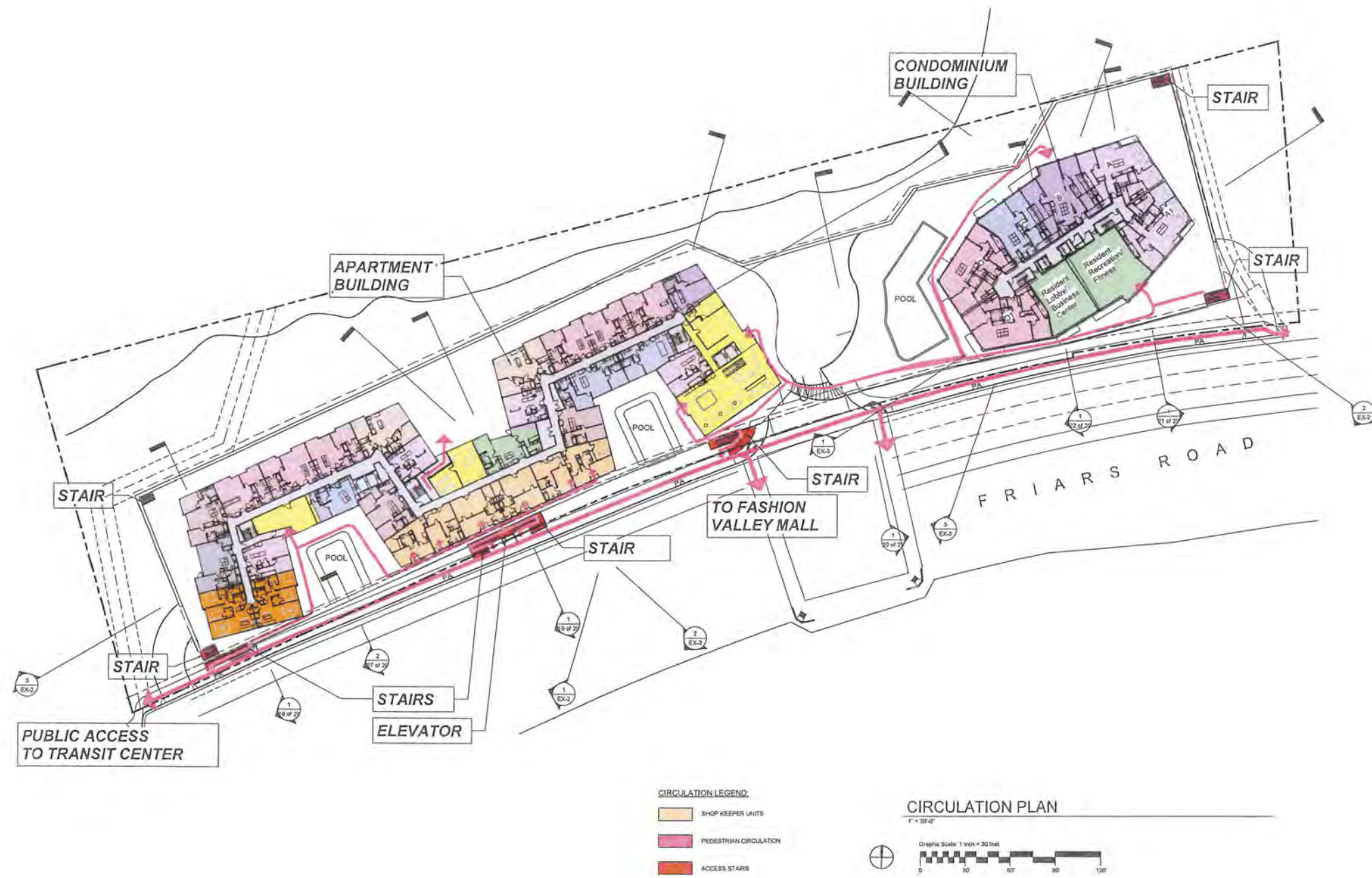
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13 UPDATE	10/20/16

SHEET TITLE:
CIRCULATION PLAN

PROJECT NUMBER:
21404.02
DATE:
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Diego, Ca 92101
(P) 619.236.1662 (F) 619.
236.9267

LandCap Friars Road, LLC
27132 B Paseo Espada Suite 1206
San Juan Capistrano, Ca 92675
(P) 949.348.1104 (F)
949.461.6403

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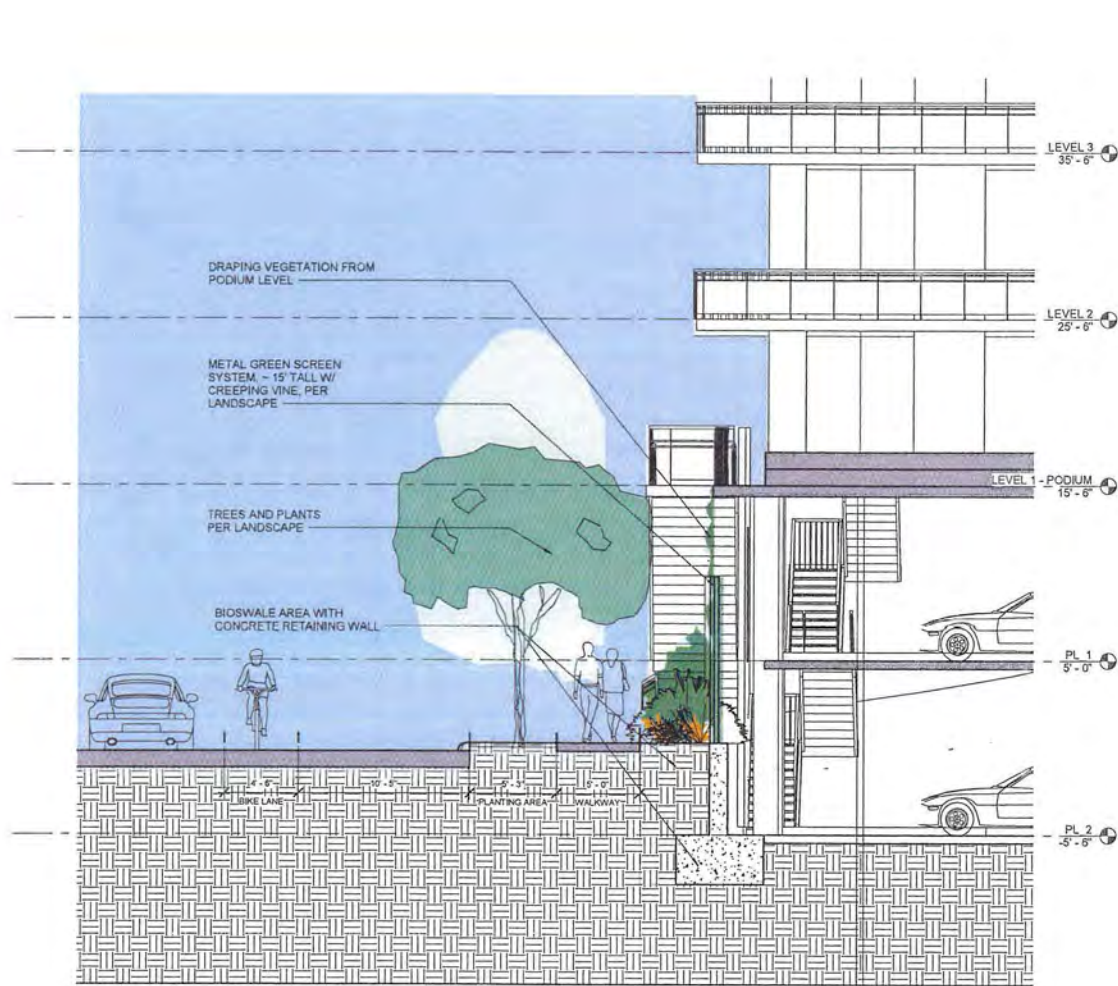
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10 UPDATE	8/12/16
11 UPDATE	9/07/16
12 UPDATE	9/12/16
13 UPDATE	10/20/16

SHEET TITLE:
ENLARGED SECTION AT
FRIARS ROAD /
LANDSCAPE
SCREENING

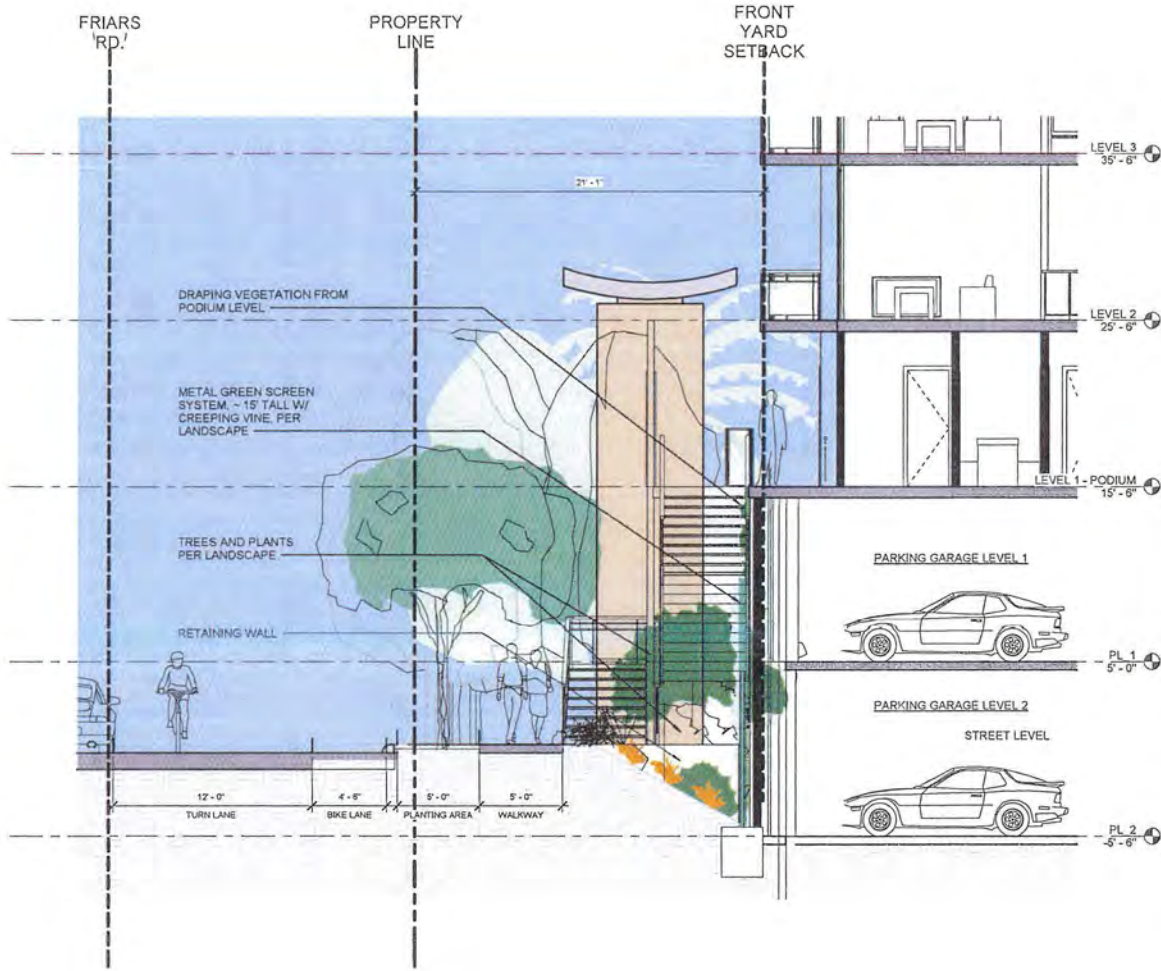
PROJECT NUMBER:
21404.02
DATE:
10/20/16

SCALE
AS INDICATED
DRAWING NUMBER:
27 of 29

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ENLARGED SECTION



ENLARGED SECTION

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LandCap Friars Road, LLC
27132 B Paseo Espada Suite 1206 San Juan Capistrano, Ca 92675
(P) 949.348.1104 (F) 949.481.6403

FRIARS ROAD MIXED-USE DEVELOPMENT
6950, 7020 & 7050 FRIARS ROAD, SAN DIEGO, CA 92110

REVISIONS:	DATE:
1 SUBMITTAL	2/18/16
2 CO SD PLANNING	3/17/16
3 UPDATE	3/24/16
4 UPDATE	4/11/16
5 UPDATE	4/15/16
6 UPDATE	4/25/16
7 UPDATE	5/25/16
8 UPDATE	7/01/16
9 UPDATE	8/04/16
10 UPDATE	8/12/16
11 UPDATE	9/07/16
12 UPDATE	9/12/16
13 UPDATE	10/20/16

SHEET TITLE:
**KEY PLAN - PODIUM
LEVEL, 2ND LEVEL/3-8
APARTMENTS**

PROJECT NUMBER:
21404.02
DATE:
10/20/16

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AS INDICATED

DRAWING NUMBER
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TOTAL APARTMENT BUILDING AREA:
PODIUM: 30,890 SF
LEVEL 2: 30,890 SF
LEVEL 3-8: 185,340 SF
TOTAL: 247,120 SF
TOTAL UNIT SUMMARY: 1 BEDROOM = 133
2 BEDROOM = 110
SHOPKEEPER = 6

PODIUM LEVEL - APARTMENT UNIT COUNT AND AREA CALCULATIONS ANALYSIS					
LEGEND	UNITS	1-Bdr	2-Bdr	Unit Count	TOTAL SF
MULTI-FAMILY RESIDENTIAL	A1	690	-	1	690
	A2	567	-	1	567
	A3	564	-	1	564
	A4	685	-	1	685
	B	674	-	1	674
	C1	803	-	1	803
	C2	739	-	1	739
	D1	855	-	1	855
	D2	855	-	1	855
	D3	855	-	1	855
COMMON / CIRCULATION	D4	760	-	1	760
	D5	760	-	1	760
	D6	760	-	1	760
	D7	710	-	1	710
	E1	827	-	1	827
	F1	-	885	1	885
	F2	-	900	1	900
	F3	-	1000	1	1000
	F4	-	911	1	911
	F5	-	1000	1	1000
COMMON / CIRCULATION	F6	-	962	1	962
	G	-	-	-	-
	G1	-	-	-	-
	H1	-	956	1	956
	H2	-	956	1	956
	SK-1	266+372	-	1	638
	SK-2	188+471	-	1	659
	SK-3	226+536	-	1	762
	SK-4	228+536	-	1	762
	SK-5	188+394	-	1	582
COMMON / CIRCULATION	SK-6	296+457	-	1	753
	ENTRY LOBBY	-	-	-	1195
	Res. Comm. Area	-	-	-	2000
	Recreation Room	-	-	-	758
	Fitness Center	-	-	-	692
	STAIRS/ELEV CORRIDOR	-	-	-	3,685
	TOTAL :	15,010	7,550	29	30,890
	PODIUM UNIT SUMMARY:	1 BEDROOM = 15	2 BEDROOM = 8	SHOPKEEPER = 6	

KEY PLAN - APARTMENT LEVEL 1 - PODIUM

1" = 20'-0"

FLOOR AREA = 30,890 SF



KEY PLAN - APARTMENT LEVEL 2

1" = 20'-0"

FLOOR AREA = 30,890 SF

LEVEL 2 - APARTMENT UNIT COUNT AND AREA CALCULATIONS ANALYSIS					
LEGEND	UNITS	1-Bdr	2-Bdr	Unit Count	TOTAL SF
MULTI-FAMILY RESIDENTIAL	A1	692	-	1	692
	A2	567	-	1	567
	A3	564	-	1	564
	B	674	-	1	674
	C1	803	-	1	803
	C2	739	-	1	739
	D1	855	-	1	855
	D2	855	-	1	855
	D3	855	-	1	855
	D4	760	-	1	760
COMMON / CIRCULATION	D5	760	-	1	760
	D6	760	-	1	760
	D7	760	-	1	760
	D8	760	-	1	760
	D9	722	-	1	722
	E1	-	840	1	840
	F1	-	885	1	885
	F2	-	882	1	882
	F3	-	1000	1	1000
	F4	-	911	1	911
COMMON / CIRCULATION	F5	-	911	1	911
	F6	-	1000	1	1000
	F7	-	962	1	962
	G1	-	1281	1	1281
	G2	-	1281	1	1281
	H1	-	956	1	956
	H2	-	956	1	956
	Res. Comm. Area	-	-	-	3314
	Open to below	-	-	-	562
	STAIRS/ELEV CORRIDOR	-	-	-	3402
COMMON / CIRCULATION	TOTAL :	19,460	11,445	28	30,890
	LEVEL 2 UNIT SUMMARY:	1 BEDROOM = 17	2 BEDROOM = 11		

LEVEL 3 TO 8 - APARTMENT UNIT COUNT AND AREA CALCULATIONS ANALYSIS					
LEGEND	UNITS	1-Bdr	2-Bdr	Unit Count	TOTAL SF
MULTI-FAMILY RESIDENTIAL	A1	692	-	1	692
	A2	564	-	1	564
	A3	564	-	1	564
	A4	694	-	1	694
	B	674	-	1	674
	C1	803	-	1	803
	C2	655	-	1	655
	C4	739	-	1	739
	D1	855	-	1	855
	D2	855	-	1	855
COMMON / CIRCULATION	D3	855	-	1	855
	D4	760	-	1	760
	D5	760	-	1	760
	D6	760	-	1	760
	D7	760	-	1	760
	D8	760	-	1	760
	D9	760	-	1	760
	E1	840	-	1	840
	F1	-	885	1	885
	F2	-	882	1	882
COMMON / CIRCULATION	F3	-	1000	1	1000
	F4	-	911	1	911
	F5	-	911	1	911
	F6	-	1000	1	1000
	F7	-	962	1	962
	F8	-	925	1	925
	G1	-	1281	1	1281
	G2	-	1281	1	1281
	H1	-	956	1	956
	H2	-	956	1	956
COMMON / CIRCULATION	H3	-	975	1	975
	H4	-	960	1	960
	STAIRS/ELEV CORRIDOR	-	-	-	4,545
	SUB TOTAL :	12,580	13,755	32	27,270
	TOTAL TYP. OF 6	75,540	82,530	192	185,340
	LEVEL 3 TO 8 UNIT SUMMARY:	1 BEDROOM = 114	2 BEDROOM = 78		

KEY PLAN - APARTMENT LEVEL 3 TO 8 - TYPICAL

1" = 20'-0"

FLOOR AREA = 30,890 SF (6) = 185,340 SF


TUCKER SADLER
1620 5th Street Suite 200 San
Diego, Ca 92101
(P) 619.236.1662 (F) 619.236.9267

LandCap Friars Road, LLC
27132 B Paseo Espada Suite 1206
San Juan Capistrano, Ca 92675
(P) 949.348.1104 (F) 949.481.6403

FRIARS ROAD MIXED-USE DEVELOPMENT
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REVISIONS:	DATE:
1 SUBMITTAL	2/18/16
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2 UPDATE	3/17/16
3 UPDATE	3/24/16
4 UPDATE	4/1/16
5 UPDATE	4/15/16
6 UPDATE	4/25/16
7 UPDATE	5/25/16
8 UPDATE	7/6/16
9 UPDATE	8/4/16
10 UPDATE	8/12/16
11 UPDATE	9/07/16
12 UPDATE	8/12/16
13 UPDATE	10/20/16

SHEET TITLE:
CONDOMINIUM FLOOR
PLAN EXHIBIT

PROJECT NUMBER:
21404.02

DATE:
10/20/16

SCALE: AS INDICATED
DRAWING NUMBER:
29 of 29

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TOTAL CONDOMINIUM BUILDING AREA:		
PODIUM:	14,107 SF	
LEVEL 2-9:	112,944 SF	
TOTAL:	127,051 SF	
TOTAL UNIT SUMMARY:		
1 BEDROOM UNIT	=	34
2 BEDROOM UNIT	=	35

PODIUM LEVEL - CONDOMINIUM UNIT COUNT AND AREA CALCULATIONS ANALYSIS						
LEGEND	UNITS	1-BRM	2-BRM	3-BRM	Unit Count	TOTAL SF.
A	-	1,557	-	-	1	1,557
A1	-	1,557	-	-	1	1,557
B	1,756	-	-	-	1	1,756
B1	-	-	-	-	-	-
C	1,199	-	-	-	1	1,199
C1	-	-	-	-	-	-
D	-	1,695	-	-	1	1,695
D1	-	1,695	-	-	1	1,695
Lobby/Business	-	-	-	-	1,232	
Recreation/FI	-	-	-	-	1,693	
STAIRS/ELEV CORRIDOR	-	-	-	-	1,423	
TOTAL:	1,199	5,495	-	-	8	14,107 SF
UNIT SUMMARY:						
1 BEDROOM UNIT	=	2				
2 BEDROOM UNIT	=	4				



KEY PLAN - CONDOMINIUM LEVEL 1

1" = 32'-0"

FLOOR AREA = 14,107 SF

LEVEL 2 TO 9 - CONDOMINIUM UNIT COUNT AND AREA CALCULATIONS ANALYSIS						
LEGEND	UNITS	1-BRM	2-BRM	3-BRM	Unit Count	TOTAL SF.
A	-	1,557	-	-	1	1,557
A1	-	1,557	-	-	1	1,557
B	1,756	-	-	-	1	1,756
B1	1,774	-	-	-	1	1,774
C	1,199	-	-	-	1	1,199
C1	1,220	-	-	-	1	1,220
D	-	1,695	-	-	1	1,695
D1	-	1,695	-	-	1	1,695
STAIRS/ELEV CORRIDOR	-	-	-	-	11,720 sq typ. of 8	
SUBTOTAL:	6,949	6,704	-	-	8	14,118
TOTAL TYP. OF 8:	46,952	63,632	-	-	64	112,944
UNIT SUMMARY:						
1 BEDROOM UNIT	=	32				
2 BEDROOM UNIT	=	32				



KEY PLAN - CONDOMINIUM LEVEL 2 - 9 (TYPICAL)

1" = 32'-0"

FLOOR AREA = 14,118 SF (8) = 112,944 SF

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(P) 619 . 236 . 1662 (F) 619 . 236 . 9267

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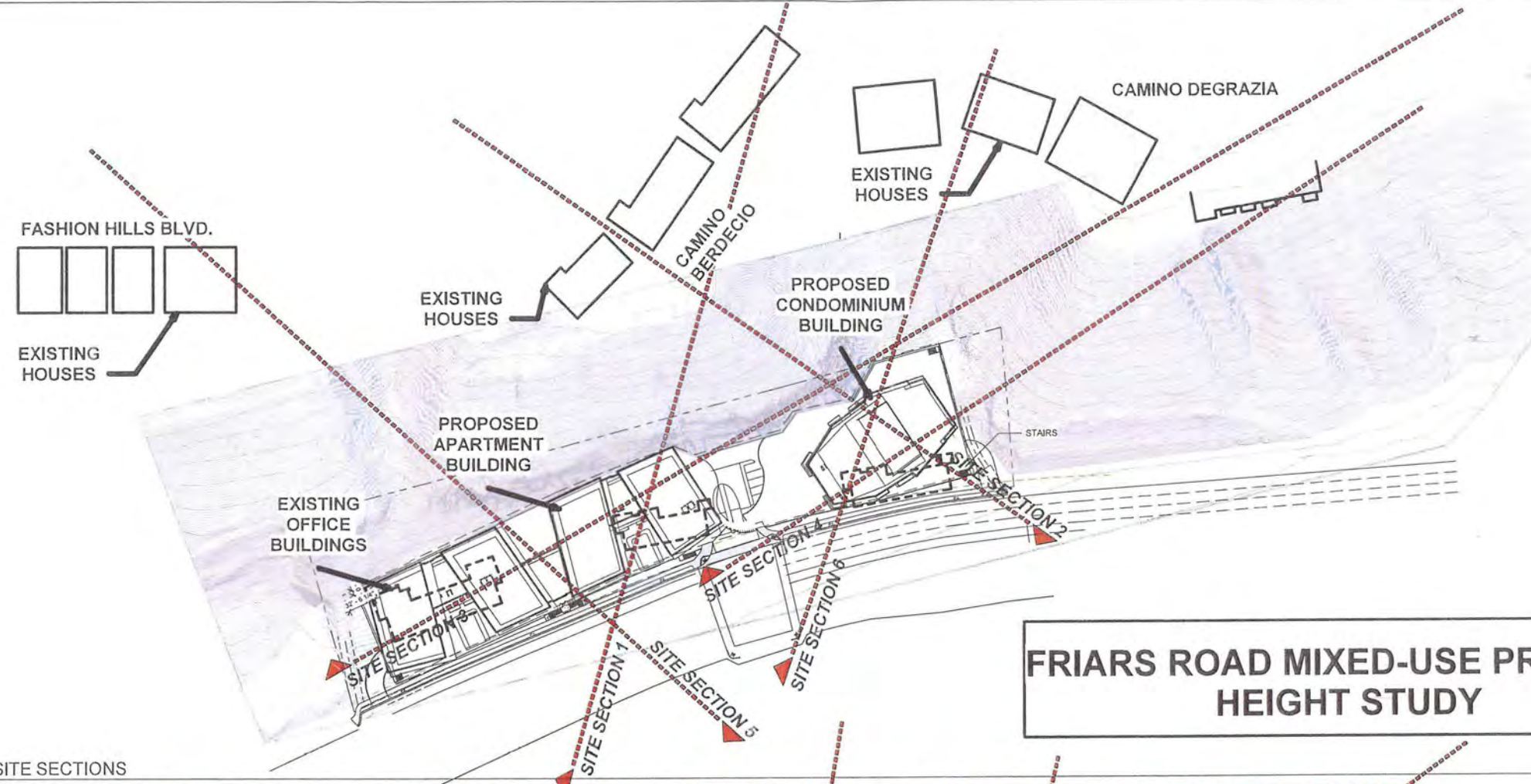
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REVISIONS:	DATE:
1 SUBMITTAL	2/18/16
CO SD PLANNING	
2 UPDATE	3/17/16
3 UPDATE	3/24/16
4 UPDATE	4/11/16
5 UPDATE	4/15/16
6 UPDATE	4/25/16
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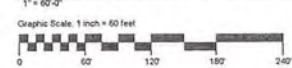
SHEET TITLE:
SITE PLAN AND AERIAL VIEW

PROJECT NUMBER:
21404.02
DATE:
10/20/16

SCALE AS INDICATED	DRAWING NUMBER EX-1
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PLAN WITH SITE SECTIONS



AERIAL VIEW

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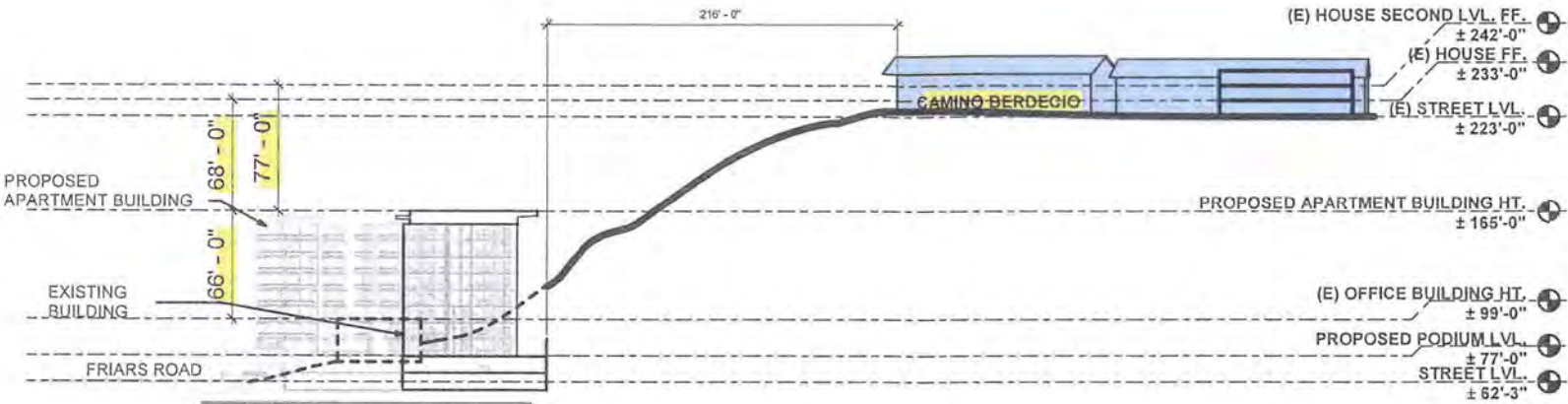
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1 SUBMITTAL CO SD PLANNING	2/18/16
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6 UPDATE	4/29/16
7 UPDATE	5/25/16
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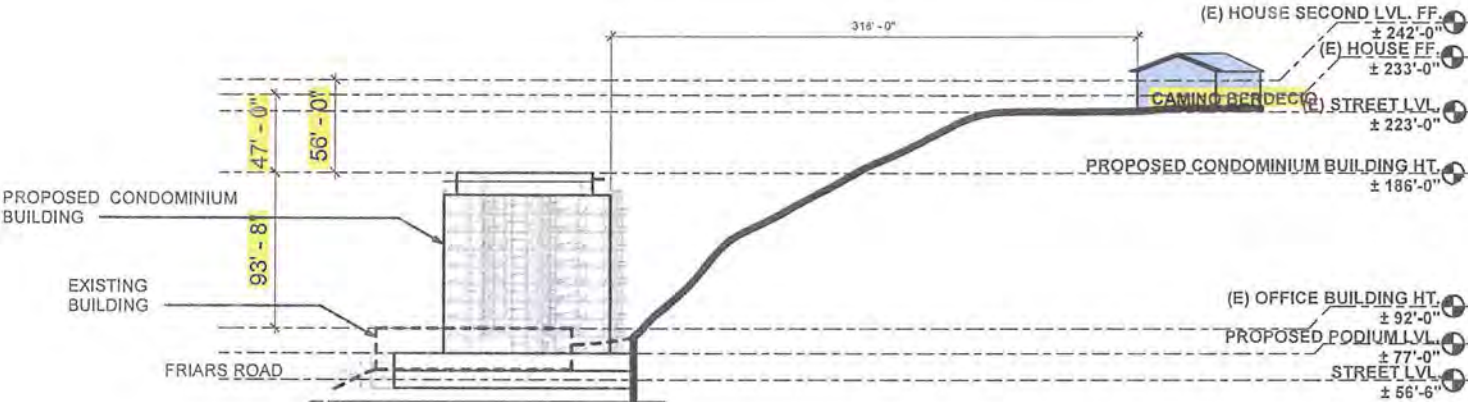
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10/20/16

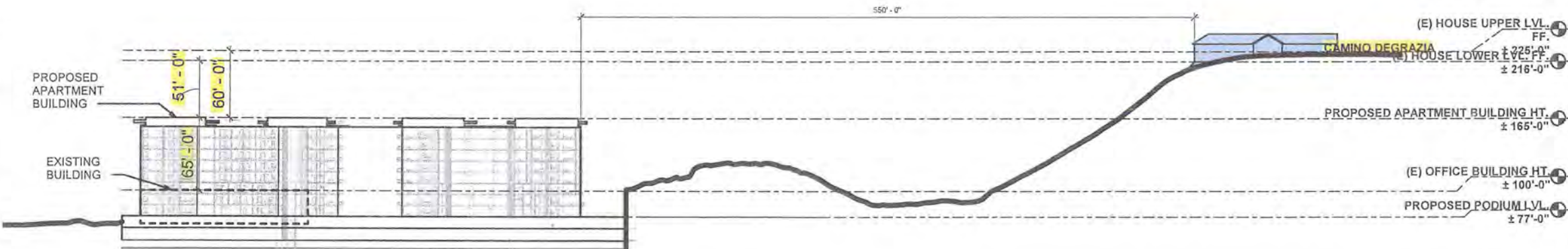
SCALE AS INDICATED	DRAWING NUMBER EX-2
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Site Section 1
1" = 40'-0"



Site Section 2
1" = 40'-0"



Site Section 3
1" = 40'-0"

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(P) 619.236.1662 (F) 619.236.9257

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(P) 949.348.1104 (F) 949.481.6403

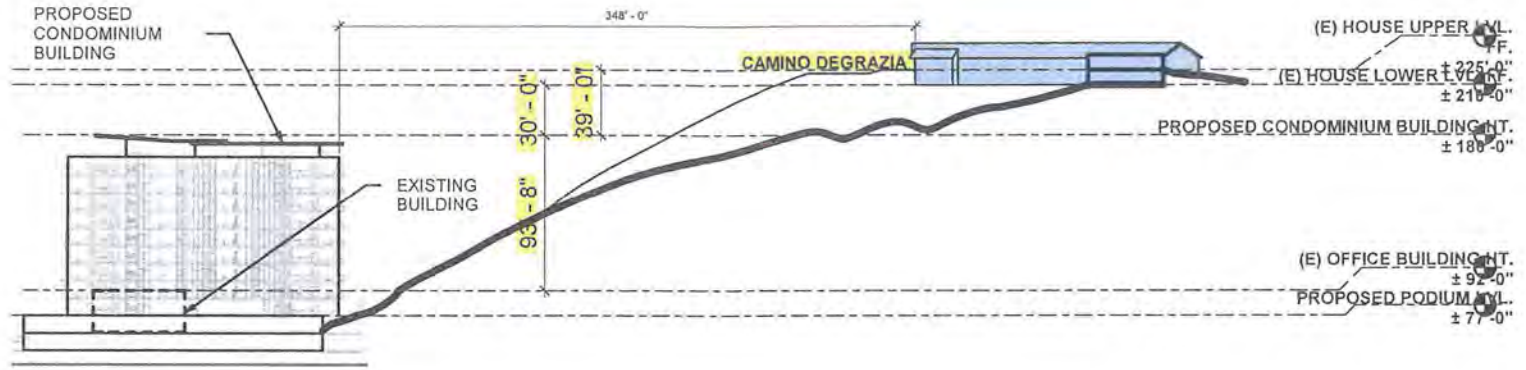
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1 SUBMITTAL CO SD PLANNING	2/18/16
2 UPDATE	3/17/16
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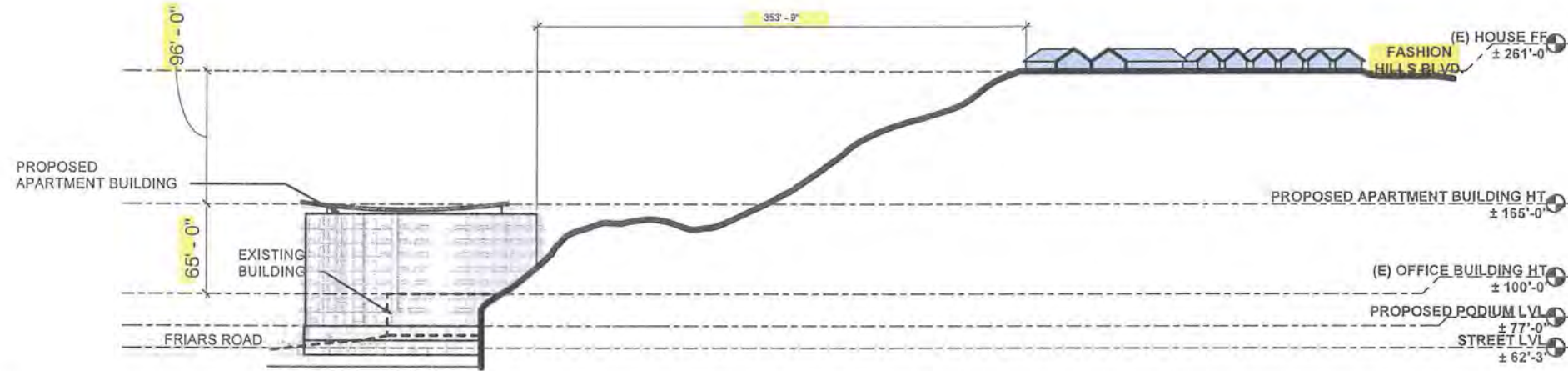
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SITE SECTIONS

PROJECT NUMBER:
21404.02
DATE:
10/20/16

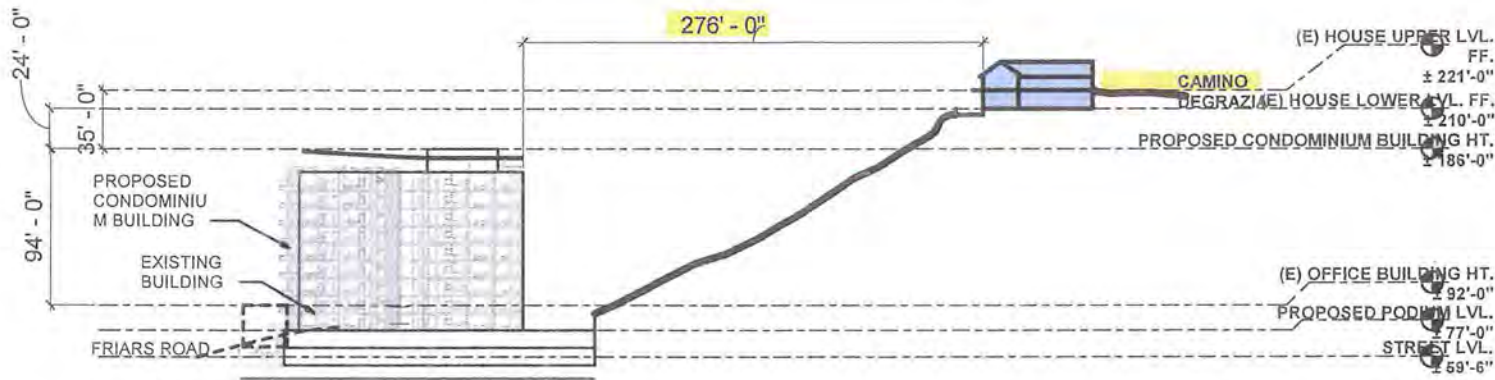
SCALE: AS INDICATED
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EX-3



Site Section 4
1" = 40'-0"



Site Section 5
1" = 40'-0"



Site Section 6
1" = 40'-0"

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1629 5th Street Suite 200 San
Diego, CA 92101
(P) 619 . 236 . 1662 (F) 619 .
236 . 9267

LandCap Friars Road, LLC
27132 B Paseo Espada Suite 1206
San Juan Capistrano, Ca 92675
(P) 949.348.1104 (F)
949.481.6403

FRIARS ROAD MIXED-USE DEVELOPMENT
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7 UPDATE	5/25/16
8 UPDATE	7/01/16
9 UPDATE	8/04/16
10 UPDATE	8/12/16
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12 UPDATE	9/12/16
13 UPDATE	10/20/16

SHEET TITLE:
**SOUTH EAST
PERSPECTIVES**

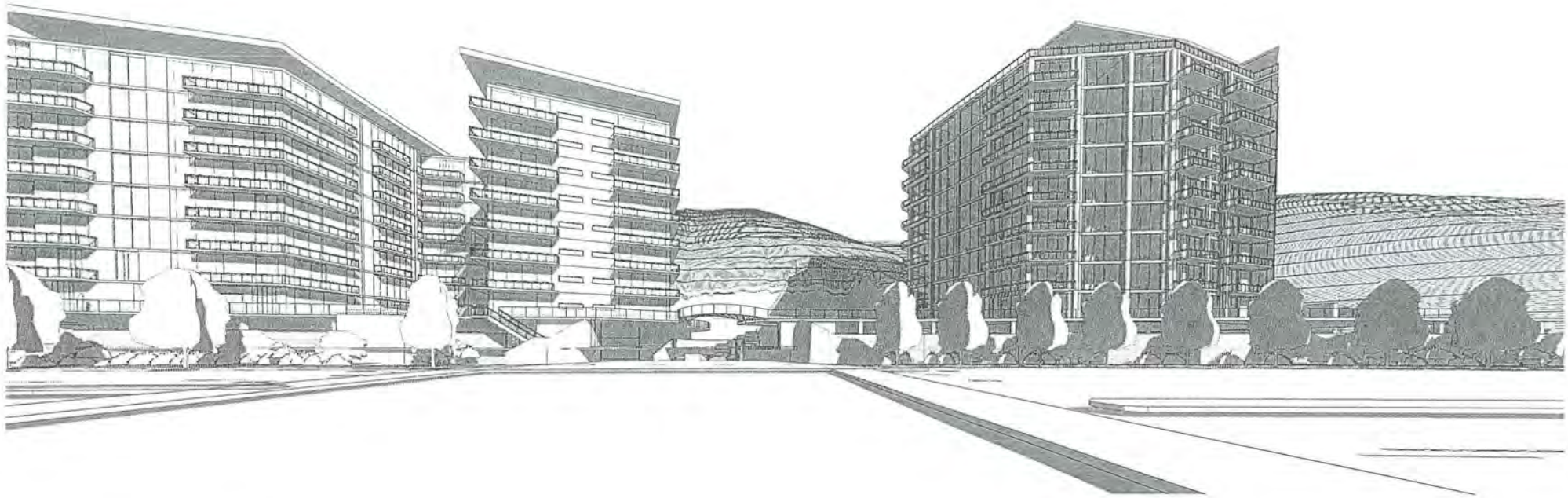
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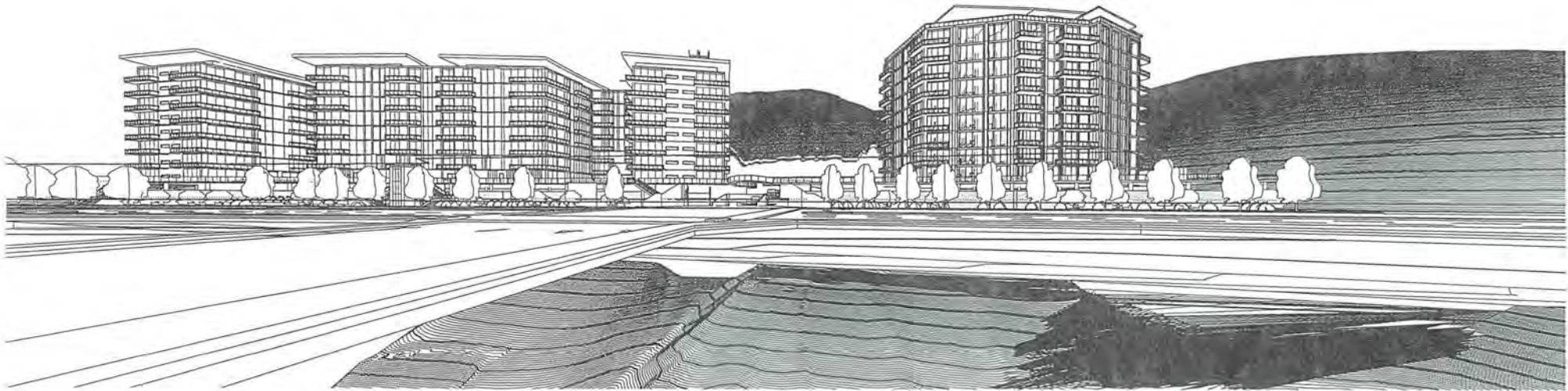
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EX-4

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South East Perspective - Street view



South Perspective-Street view

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PLANNING & ENGINEERING
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Tel: 619.791.0033

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San Juan Capistrano, CA 92675
(949) 248.1104
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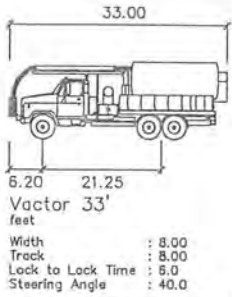
FRIARS ROAD MIXED USE DEVELOPMENT
6950, 7020, & 7050 FRIARS ROAD, SAN DIEGO, CA 92108

REVISIONS:	DATE:
1. FIRST MR SUBMITTAL	10/29/2015
2. SECOND MR SUBMITTAL	12/17/2015
3. FIRST CITY SUBMITTAL	02/16/2016
4. SECOND CITY SUBMITTAL	04/13/2016
5. THIRD CITY SUBMITTAL	06/09/2016
6. FOURTH CITY SUBMITTAL	06/13/2016
7. FIFTH CITY SUBMITTAL	10/20/2016

SHEET TITLE:
SEWER MAINTENANCE
ACCESS EXHIBIT

PROJECT NUMBER:
1351.00
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EX-5



33' VACTOR TRUCK PROFILE

