



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: September 14, 2017 REPORT NO. PC-17-069

HEARING DATE: September 21, 2017

SUBJECT: LA JOLLA CANYON AMENDMENT. Process Four Decision

PROJECT NUMBER: [531066](#)

REFERENCE: [Planning Commission Report No. PC-09-056](#), Request to construct 48 residential condominium units on a site containing 157 existing residential condominiums units, Project No. 154476.

[City Council Item 335](#), Appeal of La Jolla Canyon Extension of Time for a Vesting Tentative Map and Site Development Permit, Project No. 444982.

OWNER/APPLICANT: La Jolla Canyon Gardens, LLC, a California Limited Liability Company

SUMMARY:

Issues: Should the Planning Commission approve an amendment to allow for an increase in height for a previously approved residential development containing 48 residential condominium units on a site with 157 existing residential condominium units and to allow for tandem parking on a 4.69-acre site located at 9515 Genesee Avenue in the University Community Plan area?

Staff Recommendations:

1. APPROVE Addendum No. 531066 to Mitigated Negative Declaration No. 154476, and ADOPT the Mitigation, Monitoring, and Reporting Program;
2. APPROVE Site Development Permit No. 1867183; and
3. APPROVE Neighborhood Development Permit No. 2002579.

Community Planning Group Recommendation: On June 13, 2017, the University Community Planning Group voted 17-0-0 (Chair not voting) to recommend approval of the project with no conditions (Attachment 14).

Environmental Review: Addendum No. 531066 to Mitigated Negative Declaration (MND) No. 154476 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not

considered in the previous MND, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project.

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

Housing Impact Statement: The project proposes an amendment to the previously approved residential development containing 48 residential condominium units on a site with 157 existing residential condominium units and to allow for tandem parking. The project would retain the requirements to set aside at least 10-percent (five units) of the total new condominium units for households with an income at or below 65-percent area medium income (AMI) for rental units, or at or below 100-percent AMI for for-sale units, in compliance with the City's Inclusionary Affordable Housing Regulations ([San Diego Municipal Code \(SDMC\) Section 142.1301 et seq.](#)).

BACKGROUND

The project site is located at 9515 Genesee Avenue in the RM-3-7 zone, between Fez Street and Eastgate Mall, within the University Community Plan area (Attachment 1 through 4). The project site is also located in the Community Plan Implementation Overlay Zone A, the Transit Priority Area, and the Parking Impact Overlay Zone (Campus Impact), the Airport Influence Area Review Area 2, the Airport Land Use Compatibility Overlay Zone, and the Federal Aviation Administration Part 77 Notification area for the Marine Corps Air Station (MCAS) Miramar. The community plan designates the site as Medium-High Density Residential, 30-45 dwelling units per acre (du/ac), and the RM-3-7 zoning designation allows for one dwelling unit for each 1,000 square feet of lot area. The proposed project site, occupying 4.69-acres, could accommodate 205 dwelling units based on the underlying zone and between 141-211 dwelling units based on the community plan.

The property is currently developed with six, two-story residential buildings containing 157 condominiums units, a fitness center, laundry facilities, pool, office, and onsite parking. On July 29, 1975, the residential apartment complex was approved pursuant to Permit No. C-13251. This permit included a variance for the parking to observe a 10-foot front yard setback along Fez Street where 15 feet was required. On September 24, 1979, Tentative Map No. 79-355 was approved for the conversion of the existing apartment complex into condominiums units. On January 12, 1981, Final Map No. 9971 for condominiums was approved by the City Council pursuant to Resolution No. R-253416.

On July 16, 2009, the Planning Commission approved Vesting Tentative Map No. 548028 and Site Development Permit No. 548029 (Attachment 9) for the demolition of one parking lot containing nine carports and associated parking spaces, and the construction of 48 residential condominium units on the site with 157 existing residential condominium units, as outlined in the [Report to the Planning Commission No. PC-09-056](#). This approval included a four-foot height deviation to the 40-foot height requirement of the RM-3-7 zone and SDMC Table 131-04G. The Vesting Tentative Map was to expire on July 16, 2012; however, the Subdivision Map Act Sections 66452.23 and 66452.24 granted the Vesting Tentative Map and associated Site Development Permit an automatic extension to July 16, 2016.

On November 19, 2015, the Development Services Department approved Project No. 444982, a Process 2 Extension of Time No. 1556082 to utilize the previously approved Vesting Tentative Map No. 548028 and Site Development Permit No. 548029 for the La Jolla Canyon project. On December 3, 2015, the Extension of Time was appealed to the City Council. On February 9, 2016, the City Council denied the appeal and approved Extension of Time No. 1556082 that granted a six year extension of time for the previously approved Vesting Tentative Map 548028 and Site Development Permit 548029, Project No. 154476 (Attachment 10). The permits must be utilized prior to July 16, 2022.

DISCUSSION

Project Description:

The project proposes an amendment to the previously approved residential development containing 48 residential condominium units on a site with 157 existing residential condominium units and to allow for tandem parking. The proposed amendment will allow for the project to respond to the widening of Genesee Avenue by SANDAG as part of the Mid-Coast Trolley Project. The Mid-Coast Trolley will extend Blue Line Trolley service from Santa Fe Depot in Downtown San Diego to the University City community, serving major activity centers such as Old Town, UC San Diego, and Westfield UTC, and goes along the frontage of the project site on Genesee Avenue. Construction began in fall 2016 and service is anticipated to begin in 2021, which will include a trolley stop approximately one and a half blocks (970-1000 feet) to the south of the project site along Genesee Avenue between Executive Drive and Executive Square. Currently, there is a MTS bus stop in front of the project site on Genesee Avenue that will remain (Bus 979, service every 30 minutes).

The project was originally designed with subterranean parking and to accommodate the required 15-foot front yard setback requirement along Genesee Avenue. This setback was then reduced by 12 feet to increase the distance between the public right-of-way and the existing curb face from seven to 10 feet. With the widening of Genesee Avenue, approximately two to three feet of front yard setback will remain. If the approved building design is not modified and, instead, simply reduced in length in order to satisfy the standard setback requirements, there would be a corresponding loss of six dwelling units, including affordable housing units. The parking garage ramp was approved with an 18-percent slope gradient but would now require a longer transitions resulting in a loss of required parking spaces.

As a means of mitigating this potential loss of units and parking, the project has been redesigned with a smaller building footprint to meet the standard 15-foot setback requirement and has been redesigned to go up instead of down into a subterranean parking structure. The applicant believes there are numerous benefits to this redesign. The length of time that the existing tenants will be disrupted with the temporary loss of on-site parking during construction will be reduced. Parking at, or above, grade can be constructed quicker than subterranean parking. Since the lowest level of the parking structure will be much closer to grade, the slope gradient for access into the garage will be reduced to a maximum of 14-percent. In addition, more of the existing mature 70-foot tall pine trees along Eastgate Mall, which are considered a significant asset to the project, will be preserved due to the redesign of the previously approved subterranean parking structure. Excavation for the subterranean parking structure was going to result in a loss of several trees situated closest to the setback line. The redesign of the building has created the opportunity to provide approximately 8,730 square feet of amenity space, which was not required or provided previously, but will be

available for both the existing and the proposed tenants.

The proposed redesigned project includes three levels of parking (first level is partially below grade) with three levels of residential units above the parking. The new building would contain the proposed 48 residential units and the new parking structure would contain 189 off-street parking spaces (152 standard spaces, 30 tandem spaces, and seven accessible spaces). The following table are summaries of the existing and proposed development.

Summary of the Existing Residential				
Building	Residential Units	Approximate Parking Spaces	Unit Square Footage	Square Footage
Existing Six Two-Story Buildings				
One Bedroom/One Bathroom Unit	112		600	67,200
Two Bedroom/One Bathroom Unit	45		800	36,000
Common Areas Total (i.e. Hallways, Stairs, Laundry)				13,326
Parking Spaces (Carport and Surface Parking)		198		
Existing Construction Total	157	198		116,526
Summary of the Proposed Residential				
Building	Residential Units	Approximate Parking Spaces	Unit Square Footage	Square Footage
Proposed One Six-Story Buildings				
One Bedroom/One Bathroom Unit	20		780	15,600
Two Bedroom/Two Bathroom Unit	28		1,049	29,372
Common Areas Total (i.e. Hallways, Stairs, Laundry, Amenity Space)				18,608
Parking Spaces (Proposed)		189		73,940
Proposed Construction Total	48	189		137,520
Parking Spaces (Existing Removed)		-119		
Parking Spaces (Existing Remaining)		79		
Total of Existing + Proposed	205	268		254,046

Required Approvals:

Due to process consolidation, all actions are processed concurrently as a Process Four.

Development of the proposed project requires:

- Process Four Site Development Permit (SDP) for an amendment of Site Development Permit No. 548029 and for an affordable/in-fill housing development that is requesting a deviation from the development regulations; and
- Process Two Neighborhood Development Permit (NDP) to allow for the counting of tandem parking as two spaces toward the off-street parking requirements.

The project site consists of one legal lot and the proposed redesign of the project structure would not require an amendment of Vesting Tentative Map No. 548028, since the number of condominium units has not changed.

Project-Related Issues:

Deviation -The project is requesting one deviation to allow for the building height to exceed the maximum 40-foot height requirement of the RM-3-7 zone and SDMC Table 131-04G. While the deviation request is for 23 feet 6 inches, only the elevator overrun will be at this height, while the easterly half of the building will be 55 feet tall (a deviation of 15 feet). The westerly half of the building is a maximum of 61 feet tall (a deviation of 21 feet). This height will be mitigated by a number of factors including the fact that along the entire frontage of Eastgate Mall there is a grove of mature pine trees approaching 70 feet tall that will effectively screen the height of the proposed building. To put the height into context, the trolley in Genesee Avenue will be approximately 53 feet tall, and the proposed building has also been designed with significant articulation and setback from the Eastgate Mall public right-of-way.

A Contextual Height Analysis was prepared for the project to evaluate the proposed redesigned project in relation to the surrounding development and the Mid-Coast Trolley (Attachment 7). In addition, a Shade Study was prepared for the project that demonstrated that there were no impacts to the adjacent properties, since the project is located in the south eastern corner of the project site (Attachment 8). The deviation has been reviewed as it relates to the proposed design of the project, the property configuration, and the surrounding development. The deviation is appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization of the existing lot for residential use, while meeting the purpose and intent of the development regulations. Other than the requested deviation, 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 materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City.

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. The project has been designed to have an energy budget that shows a 15-percent energy improvement to the Title 24, Part 6 Energy Budget. The project will be designed with roofing materials with a minimum solar reflection index equal to or greater than the solar reflective index values specified in the voluntary measures of the California Green Building Code. The project conserves water by using low-flow fixtures/appliances and also accommodates for future installation of electric vehicle supply equipment in the parking garages to provide an electric vehicle charging station.

Airport Environs Overlay Zone (AEOZ) - The project site is located within the AEOZ for the Marine Corps Air Station (MCAS) Miramar. On September 4, 2008, a public hearing was held by the San Diego County Regional Airport Authority, as the Airport Land Use Commission (ALUC) for San Diego County for a determination of consistency for the project. The ALUC determined that project was consistent with the governing Airport Land Use Plan (ALUP). The permits for the project have not expired and a redesign of the structure with no changes to the density is consistent with the original ALUP determination, since the ALUC determination did not include any expiration date for the determination.

Federal Aviation Administration (FAA) Part 77 Noticing Area - The project site is located within the FAA Part 77 Noticing Areas for the Marine Corps Air Station (MCAS) Miramar. The proposed redesigned building at its highest elevation would be 428.5 feet above mean sea level and the FAA

Part 77 notification surface at the closest point on the site facing MCAS Miramar is 575 feet above mean sea level. The proposed redesigned building height does not meet the Part 77 criteria to notify the FAA.

Community Plan Analysis:

The subject property site is designated Multi-Family Residential, 30-45 dwelling units per acre, by the University Community Plan (UCP). The UCP organizes the community into four major subareas including Torrey Pines, Central, Miramar and South University with the purpose of providing goals and recommendations specific to each subarea. The character of the community's four subareas will be pronouncedly different as reflected by the urban form, landscape, buildings and people. The subject property is located in the Central Subarea which is the most urban of the four subareas of the community. The UCP identifies a portion of the Central Subarea as an Urban Node which is characterized by a relatively high density, mixed use core in the area of La Jolla Village Drive and Genesee Avenue. The project site is located along the northeast portion of the Urban Node, and the activities such as retail, professional office, medium to high density residential and entertainment are currently concentrated within the Urban Node.

The site is also within Community Plan Implementation Overlay Zone A (CPIOZ-A). The CPIOZ-A is used to limit uses and development intensity to the levels specified in the Land Use and Development Intensity Table (Table 3). The Development Intensity Element of the UCP further divides the community into subareas and assigns land use and development intensities in accordance with the goals and objectives of the UCP. The site is located in subarea 16, which is assigned a total of 481 dwelling units to be entitled through a discretionary review process. Currently there are 423 existing dwelling units within subarea 16, leaving a capacity for 58 additional units. The proposed project would utilize 48 of the remaining 58 dwelling units assigned to subarea 16 and would also provide ten percent of the proposed units as affordable units on-site in compliance with the Inclusionary Affordable Housing Ordinance.

To improve the Central Subarea's urban form and cohesiveness, the Urban Design Element of the UCP provides recommendations which address issues such as bulk and scale, building height transition, building articulation, pedestrian circulation, provision and location of parking, solar access, and signage. The building design would incorporate offsetting planes, variations in height and varied use of materials and color to break down building mass and be compatible with the existing development within the Urban Node. The proposed deviation for has been designed as an integral part of the project's overall design and relation to the adjacent Mid-Coast Trolley Project. As such the proposed deviation would not adversely affect any goals or objectives contained in the Urban Design Element of the UCP.

The Urban Design Element of the General Plan establishes a set of design principles from which future physical design decisions can be based. Policies call for respecting San Diego's natural topography and distinctive neighborhoods, guiding the development of walkable, transit-oriented communities, providing distinctive public places, and implementing public art. The element also contains specific guidance for residential, mixed-use, commercial, office, and public space development.

The Mobility Element strives to improve mobility through development of a balanced transportation system that addresses walking, bicycling, transit, and .roadways in a manner that strengthens the

City of Villages land use vision. The "Transit/Land Use Connections Map" shows the relationship between existing and planned transit services and the City's planned land uses. Goals of the Mobility Element include creating walkable communities with pedestrian friendly street, site and building design. As stated previously, the project is located along the northeast portion of the Urban Node pedestrian network on Eastgate Mall. In order to create a project that implements the goals and objectives for development adjacent to the pedestrian network, as well as the goals and objectives of the General Plan's Urban Design and Mobility Elements, the project has placed its central resident courtyard and main entrance along Eastgate Mall adjacent to the Urban Node pedestrian network. As mentioned before, the building design would incorporate offsetting planes, variations in height and varied use of materials and color to break down building mass and be compatible with the existing residential development adjacent to the project site and create a pleasant visual experience for the pedestrian. The project's design, maintenance of mature landscaping, all help to promote a pedestrian-friendly street along the UCP's identified primary pedestrian network on Eastgate Mall.

Conclusion:

With the approval of the requested deviation, the proposed project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted UCP, SDMC, and the General Plan. In addition, the project would further the City's affordable housing goals by constructing five affordable housing units on-site.

ALTERNATIVES

1. APPROVE Addendum No. 531066 to Mitigated Negative Declaration No. 154476, and ADOPT the Mitigation, Monitoring, and Reporting Program, and APPROVE Site Development Permit No. 1867183 and Neighborhood Development Permit No. 2002579, with modifications.
2. DO NOT APPROVE Addendum No. 531066 to Mitigated Negative Declaration No. 154476, DO NOT ADOPT the Mitigation, Monitoring, and Reporting Program, and DENY Site Development Permit No. 1867183 and Neighborhood Development Permit No. 2002579, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department



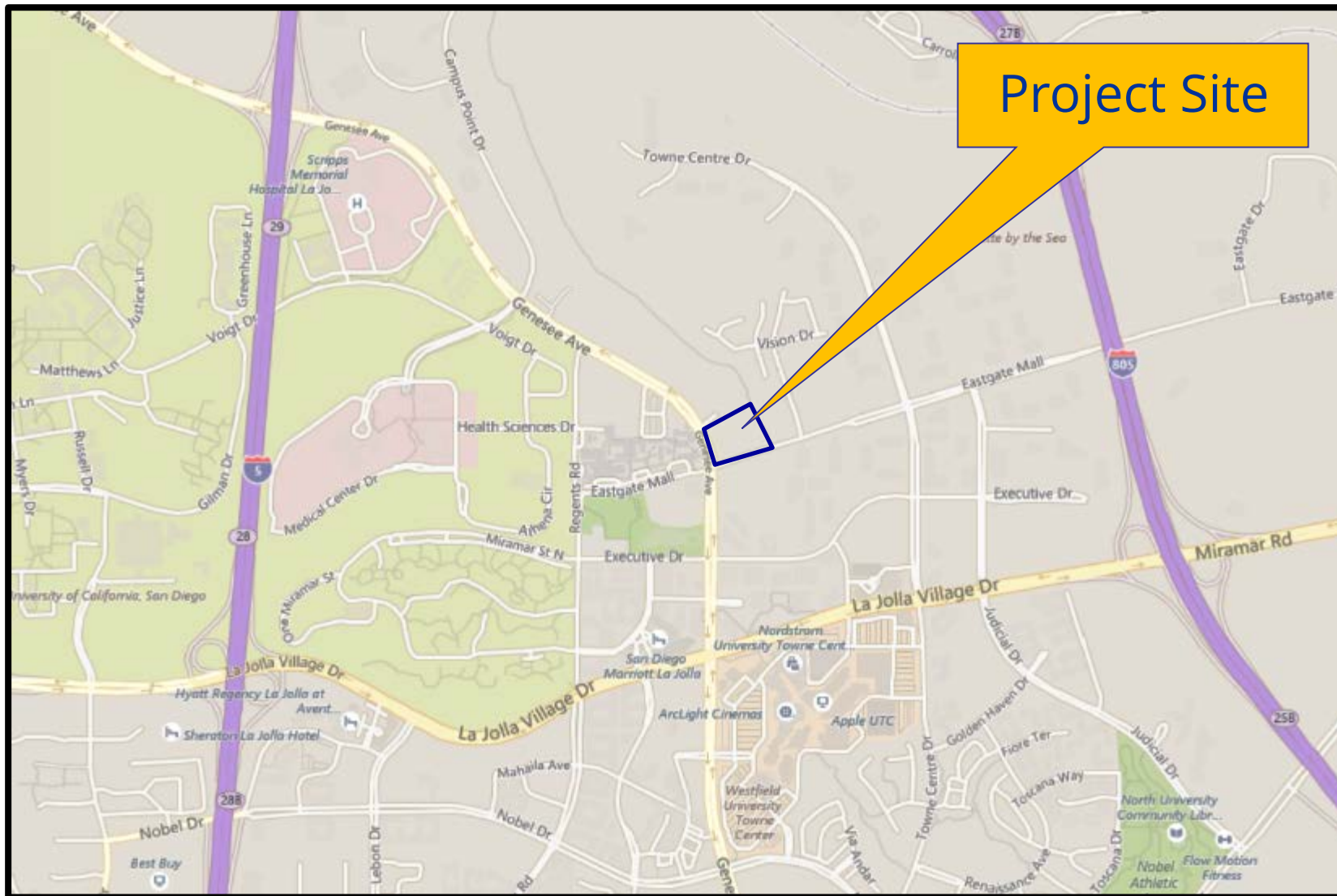
Jeffrey A. Peterson
Development Project Manager
Development Services Department

LOWE /JAP

Attachments:

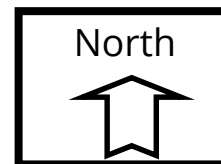
1. Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Photographic Survey
6. Project Data Sheet
7. Contextual Height Analysis
8. Shadow Study
9. Vesting Tentative Map No. 548028 and Site Development Permit No. 548029
10. Extension of Time No. 1556082
11. Draft SDP/NDP Resolution with Findings
12. Draft SDP/NDP Permit with Conditions
13. Draft Addendum to MND No. 154476 Resolution
14. Community Planning Group Recommendation
15. Ownership Disclosure Statement
16. Project Plans

Internal Order Number: 24007146



Location Map

La Jolla Canyon Amendment- Project No. 531066
9515 Genesee Avenue





Project Site

Location of New Building



Aerial Photograph

La Jolla Canyon Amendment- Project No. 531066
9515 Genesee Avenue

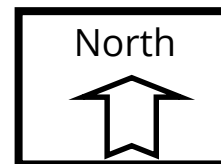
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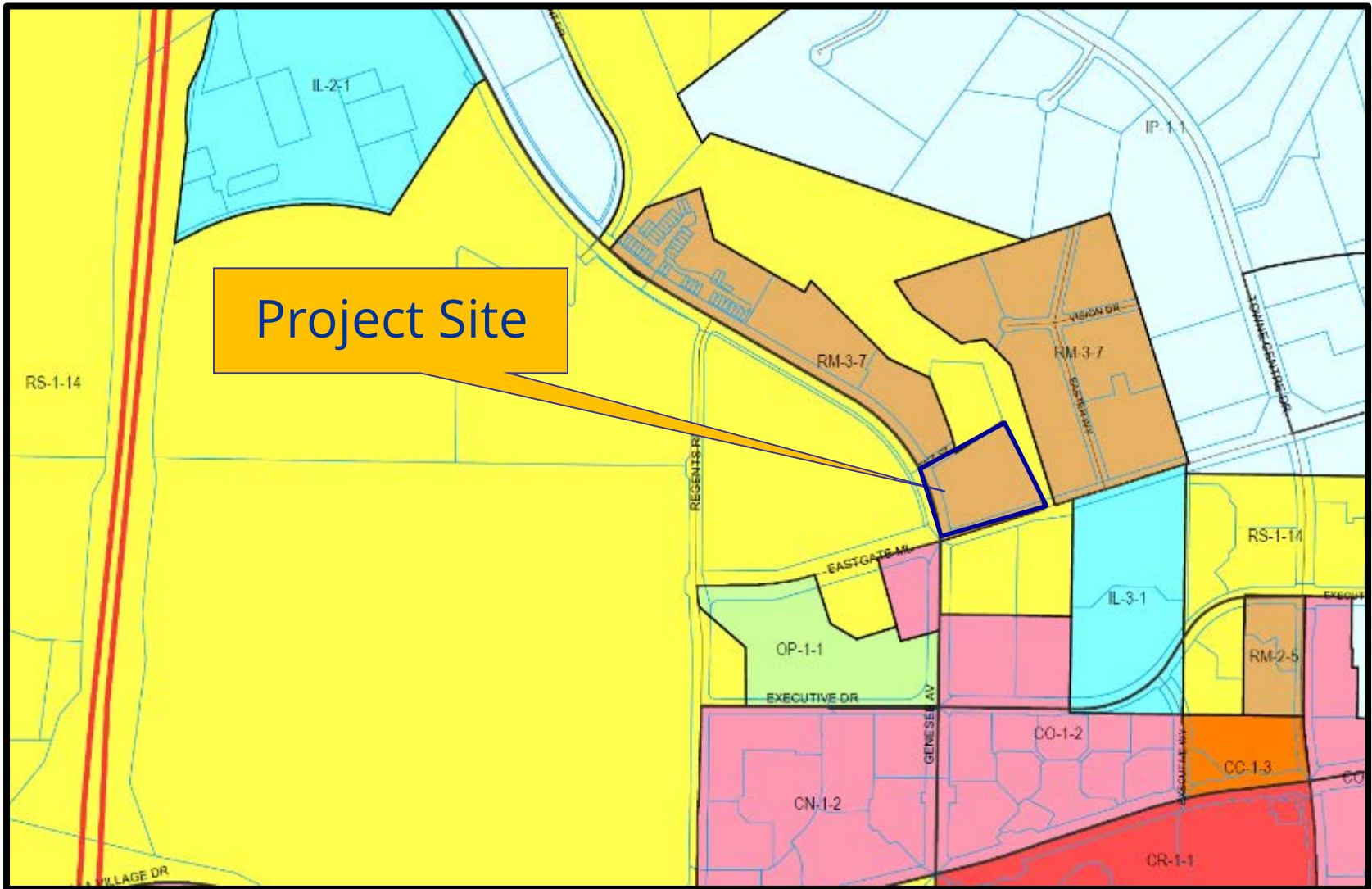




Aerial Photograph (Enlarged)

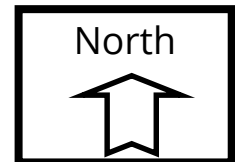
La Jolla Canyon Amendment- Project No. 531066
9515 Genesee Avenue





Zoning Map (RM-3-7 Zone)

La Jolla Canyon Amendment- Project No. 531066
 9515 Genesee Avenue





University Community Planned Land Use

Legend

LOW DENSITY RESIDENTIAL (5-10 DU/AC)	GOLF COURSE
LOW-MED DENSITY RESIDENTIAL (10-15 DU/AC)	RESOURCE BASED PARK
MEDIUM DENSITY RESIDENTIAL (15-20 DU/AC)	OPEN SPACE
MEDIUM-HIGH DENSITY RESIDENTIAL (20-45 DU/AC)	ELEMENTARY SCHOOL
NEIGHBORHOOD COMMERCIAL	JUNIOR HIGH SCHOOL
COMMUNITY COMMERCIAL	SENIOR HIGH SCHOOL
VISITOR COMMERCIAL	UCSD
OFFICE COMMERCIAL	LIBRARY
REGIONAL COMMERCIAL	POLICE
SCIENTIFIC RESEARCH	FIRE
RESTRICTED INDUSTRIAL	HOSPITAL
NEIGHBORHOOD PARK	INSTITUTIONAL
COMMUNITY PARK & REC. CENTER	UTILITY
SPORTS COMPLEX	WATER RECLAMATION PLANT

Community Commercial at street level with Medium High Density Residential above
 High level Commercial at street level with Office Commercial above

This map reflects the currently adopted community plan to land use without specific prior land use map amendments. Refer to up to date plan documents for a complete plan land use designations.

Project Site

0 800 1,600 2,400 3,200

SanGIS



University Community Land Use

La Jolla Canyon Amendment- Project No. 531066

9515 Genesee Avenue

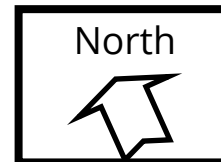
North





Photographic Survey (Genesee & Eastgate)

La Jolla Canyon Amendment- Project No. 531066
9515 Genesee Avenue



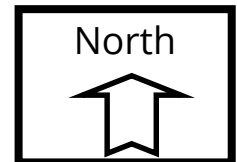


Project Site



Photographic Survey (Genesee Ave)

La Jolla Canyon Amendment- Project No. 531066
9515 Genesee Avenue

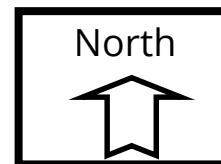




Photographic Survey (Genesee Ave)

La Jolla Canyon Amendment- Project No. 531066

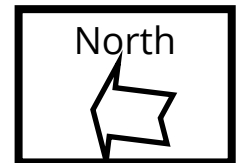
9515 Genesee Avenue





Photographic Survey (From Genesee Ave)

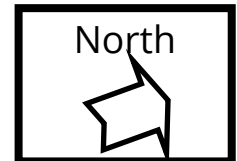
La Jolla Canyon Amendment- Project No. 531066
9515 Genesee Avenue





Photographic Survey (From Eastgate Mall)

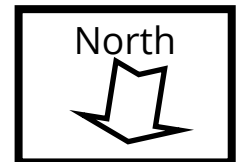
La Jolla Canyon Amendment- Project No. 531066
9515 Genesee Avenue





Photographic Survey (Genesee Ave)

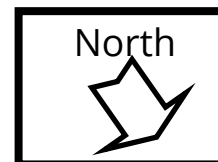
La Jolla Canyon Amendment- Project No. 531066
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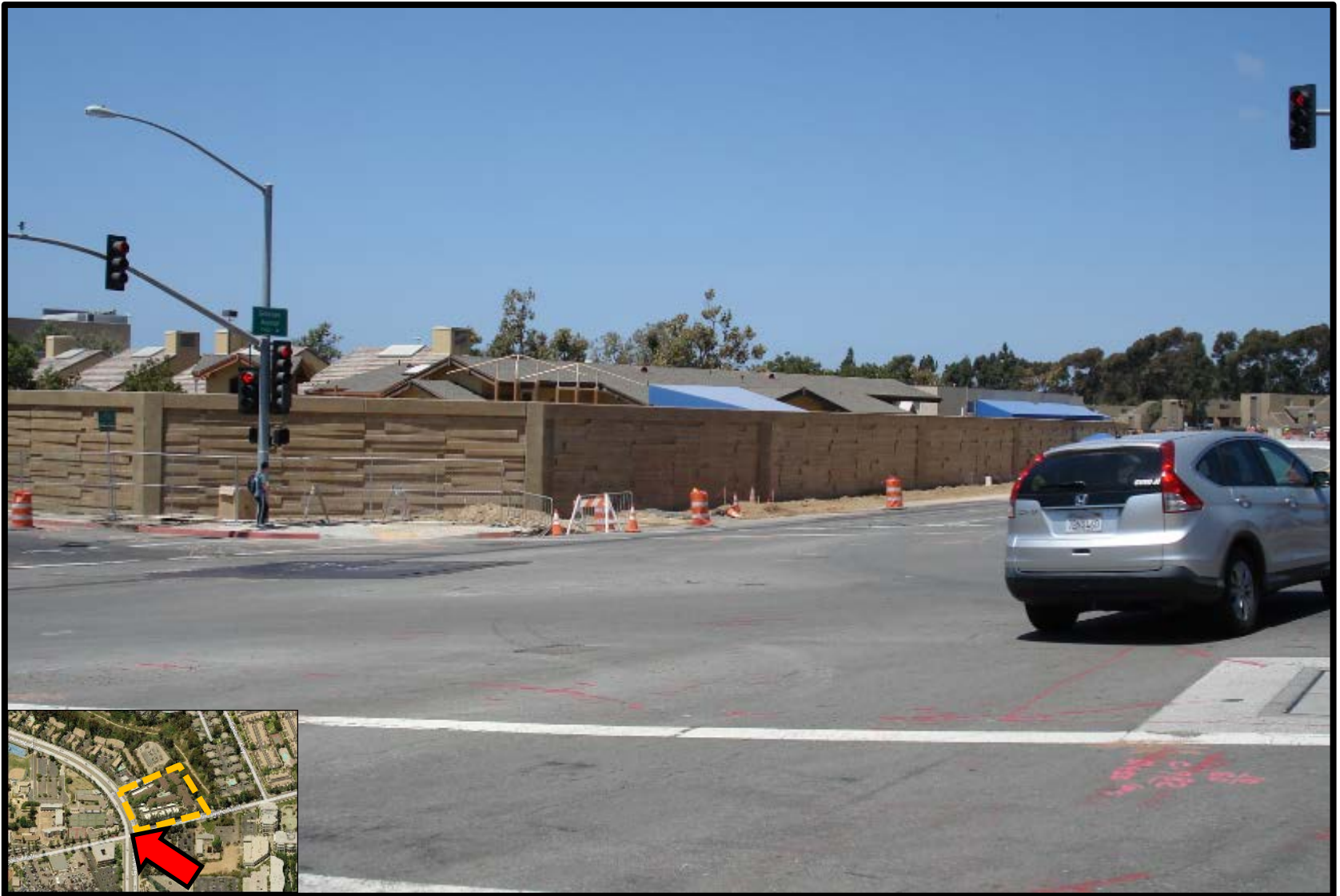




Photographic Survey (Genesee & Eastgate)

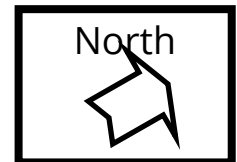
La Jolla Canyon Amendment- Project No. 531066
9515 Genesee Avenue





Photographic Survey (Genesee & Eastgate)

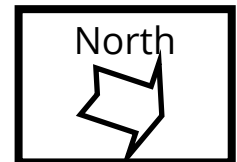
La Jolla Canyon Amendment- Project No. 531066
9515 Genesee Avenue





Photographic Survey (Eastgaste Mall)

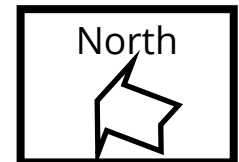
La Jolla Canyon Amendment- Project No. 531066
9515 Genesee Avenue





Photographic Survey (Eastgaste Mall)

La Jolla Canyon Amendment- Project No. 531066
9515 Genesee Avenue



PROJECT DATA SHEET		
PROJECT NAME:	La Jolla Canyon Amendment - Project No. 531066	
PROJECT DESCRIPTION:	An amendment to the previously approved residential development containing 48 residential condominium units on a site with 157 existing residential condominium units and to allow for tandem parking located at 9515 Genesee Avenue.	
COMMUNITY PLAN AREA:	University	
DISCRETIONARY ACTIONS:	Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Medium-High Density Residential, 30-45 dwelling units per acre	
<u>ZONING INFORMATION:</u>		
ZONE: HEIGHT LIMIT: LOT SIZE: FLOOR AREA RATIO: LOT COVERAGE: FRONT SETBACK: SIDE SETBACK: STREETSIDE SETBACK: REAR SETBACK: PARKING:	RM-3-7 40 Feet 7,000 Square Feet 1.80 NA 10 Feet (Minimum) and 20 Feet (Standard) 5 Feet 10 Feet 5 Feet 268 Parking Spaces (Existing + Proposed)	
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Medium-High Density Residential and Utility, RM-3-7 and RS-1-14	Multi-Family Residential and Electrical Switching Facility
SOUTH:	Institutional, RS-1-14	Religious Complex
EAST:	Medium-High Density Residential and Neighborhood Park, RM-3-7 and RS-1-14	Multi-Family Residential and Open Space
WEST:	Institutional, RS-1-14	Private Day School
DEVIATION	Deviation to allow a building height to exceed the maximum 40-foot height requirement of the RM-3-7 zone and SDMC Table 131-04G by 23 feet 6 inches for portions of the building.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On June 13, 2017, the University Community Planning Group voted 17-0-0 (Chair not voting) to recommend approval of the project with no conditions.	

La Jolla Canyon

Contextual Height Analysis





Aerial view looking west over Eastgate Mall



Aerial view looking west



Street view looking south-east on Genesee Ave



Aerial view looking south-east over Genesee Ave



Aerial view looking south-west



3D Simulation Photo Key Map



View 1 - Street view photo simulation looking south-east on Genesee Ave



View 2 - Street view photo simulation looking east on Eastgate Mall



View 3 - Street view photo simulation looking north-east on Genesee Ave



View 4 - Street view photo simulation looking north-west on Eastgate Mall



Render exhibiting northern and western elevations



Render exhibiting southern elevation



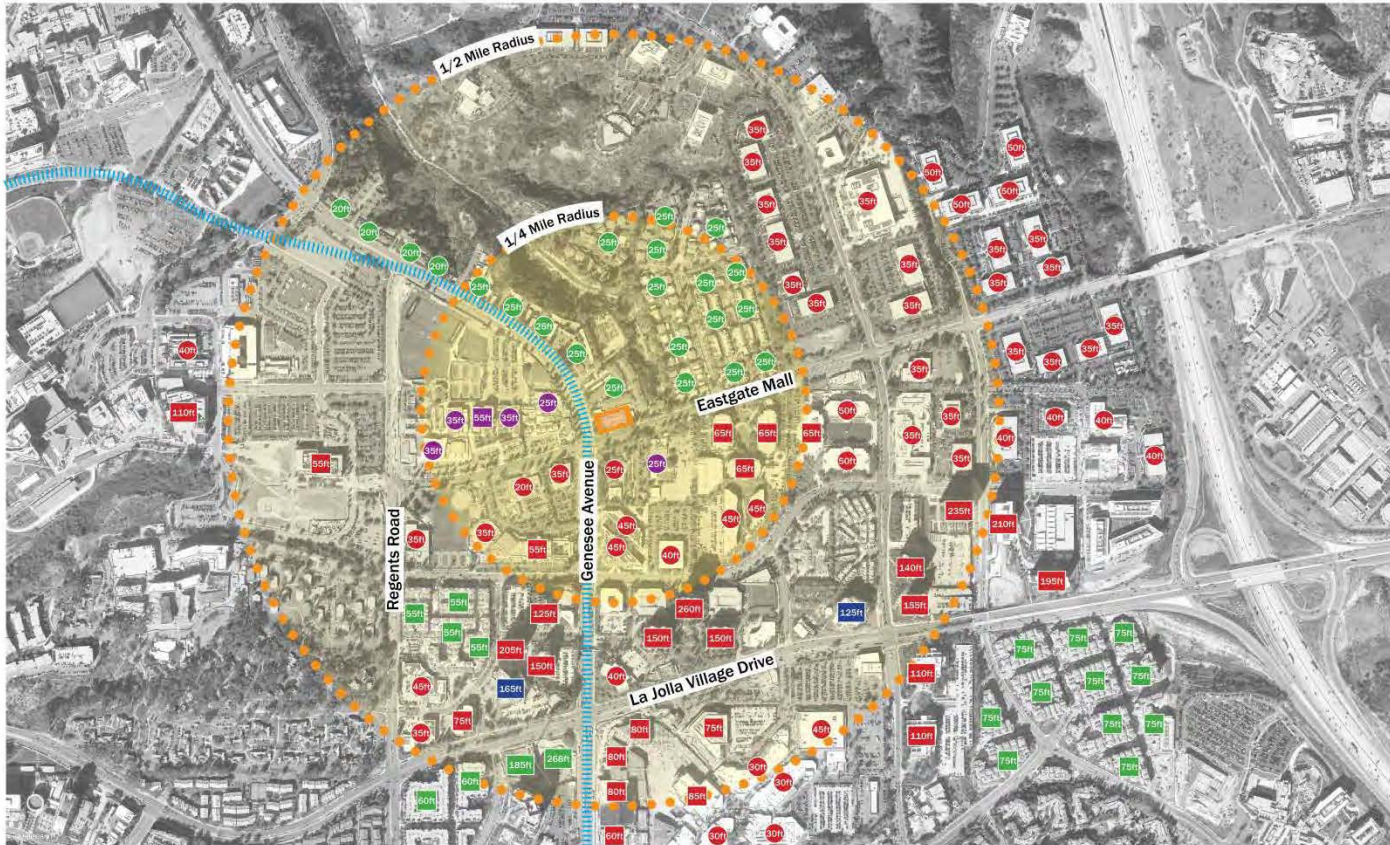
Render exhibiting southern elevation



Render exhibiting southern elevation



Render exhibiting southern elevation



Heights analysis of surrounding buildings

Summer Solstice



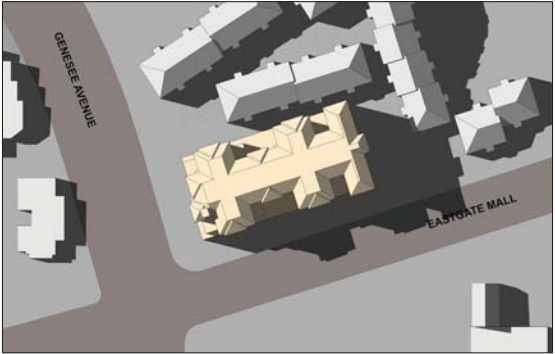
9am - June 21st



12pm - June 21st



3pm - June 21st



5pm - June 21st

Autumnal Equinox



9am - Sept 21st



12pm - Sept 21st



3pm - Sept 21st



5pm - Sept 21st

Winter Solstice



9am - Dec 21st



12pm - Dec 21st



3pm - Dec 21st

Vernal Equinox



9am - March 21st



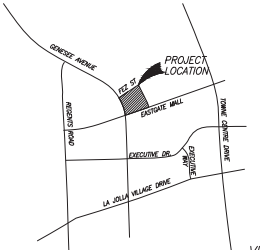
12pm - March 21st



3pm - March 21st

1 SHADOW ANALYSIS

Scale: N/A



VICINITY MAP
NO SCALE

PREPARED BY:	NAME: <u>TOGAWA SMITH MARTIN</u>	REVISION 14:	_____
	ADDRESS: <u>444 S FLOWER ST. #1220</u>	REVISION 13:	_____
	LOS ANGELES, CA 90071	REVISION 12:	_____
	PHONE #: <u>(213) 614-6050</u>	REVISION 11:	_____
	PROJECT ADDRESS:	REVISION 10:	_____
	<u>9515 GENESEE AVENUE</u>	REVISION 9:	_____
	<u>SAN DIEGO, CA 92121</u>	REVISION 8:	_____
		REVISION 7:	_____
		REVISION 6:	_____
		REVISION 5:	_____
		REVISION 4:	<u>6/19/17</u>
		REVISION 3:	<u>5/12/17</u>
		REVISION 2:	<u>4/10/17</u>
		REVISION 1:	<u>2/14/17</u>

SHEET TITLE:	ORIGINAL DATE:	12/02/16
AMENDMENT TO	SHEET	OF 14
SDP NO. 548029		

La Jolla Canyon

9515 Genesee Avenue
San Diego, CA 92121
Developer:
Gordon Communities, LLC
San Diego, CA 92122
Tel: 619.587.7097

TOGAWA
SMITH
MARTIN
INCORPORATED
444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsminc.com
Job No.: 2016446
Date: 05.12.2017
Scale: N/A
SHADOW
ANALYSIS
EXHIBIT A

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

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON AUG 19, 2009
DOCUMENT NUMBER 2009-0464911
DAVID L. BUTLER, COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 10:43 AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 43-0749

SITE DEVELOPMENT PERMIT NO. 548029
LA JOLLA CANYON - PROJECT NO. 154476 [MMRP]
PLANNING COMMISSION

This Site Development Permit No. 548029 is granted by the Planning Commission of the City of San Diego to LA JOLLA CANYON GARDENS, LLC, a California Limited Liability Company, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0504. The 4.69-acre site is located at 9501-9539 Genesee Avenue, on the northeastern corner of Genesee Avenue and Eastgate Mall, between Fez Street and Eastgate Mall in the RM-3-7 Zone within the University Community Planning Area, Airport Influence Area for the Marine Corps Air Station (MCAS) Miramar, Federal Aviation Administration (FAA) Part 77 Noticing Area for the MCAS Miramar, Community Plan Implementation Overlay Area A, and the Campus Impact Area of the Parking Impact Overlay Zone. The project site is legally described as Lot 1 of Eastgate Village, according to Map Thereof No. 9971, filed in the Office of the County Recorder of the San Diego County on January 16, 1981.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct 48 additional residential condominium units on a 4.69-acre site which contains 157 existing residential condominiums, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 16, 2009, on file in the Development Services Department.

The project shall include:

- a. The demolition of one parking lot containing nine (9) carports with approximately 147 parking spaces located on the southwest corner of the existing condominium complex for the construction of 48 unit condominium units over a two level subterranean parking garage containing 205 parking spaces. The 64,128 square foot development would consist of two, four-story buildings containing 12 one-bedroom units and 36 two-bedroom units;

- b. The proposed development includes a four (4) foot height deviation to the 40 foot height requirement of the RM-3-7 Zone (Table 131-04G of the Land Development Code) to allow for a 10 foot wide by 10 foot 6 inch long elevator tower to exceed the 40 foot height requirement by four (4) foot;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
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. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
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 modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

8. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made 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 have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

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

11. This Site Development Permit shall comply with the conditions of Vesting Tentative Map No. 548028.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project
13. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Mitigated Negative Declaration (MND) No. 154476 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.
14. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Mitigated Negative Declaration (MND) No. 154476, satisfactory to the Development Services Department and the City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

Parking
Paleontological Resources

15. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

AFFORDABLE HOUSING REQUIREMENTS:

16. Prior to receiving the first residential building permit, the Owner/Permittee shall comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code). To meet these requirements, the applicant is required to restrict the rental of 10% of the units (5 units) at rents affordable to households earning no more than 65% AMI. Prior to issuance of the first residential building permit, the applicant shall enter into an agreement with the San Diego Housing Commission.

ENGINEERING REQUIREMENTS:

17. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate an additional 3 feet on Genesee Avenue to provide a 10 foot curb-to-property-line distance, satisfactory to the City Engineer.
18. 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 Owner/Permittee must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

19. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
20. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
21. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
22. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.
23. The project proposes to export 27,501 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"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
24. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
25. The Owner/Permittee shall reconstruct the existing curb ramp at the southeast corner of Genesee Avenue and Fez Street, with current City standard curb ramp Standard Drawing SDG-130 and SDG-132 with truncated domes.
26. The Owner/Permittee shall reconstruct the damaged sidewalk, preserving any contractor's stamp, adjacent to the site on Eastgate Mall.
27. The Owner/Permittee shall reconstruct the existing driveways to current City Standards adjacent to the site on Genesee Avenue, Eastgate Mall and Fez Street.
28. The Owner/Permittee shall close the non-utilized portions of the existing driveways, with current City Standard curb, gutter and sidewalk, adjacent to the site on Genesee Avenue.
29. The Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the private storm drain within the Eastgate Mall Right-of-way.
30. Pursuant to City Council Policy 600-20, the subdivider shall provide evidence to ensure that an affirmative marketing program is established.
31. The Subdivider shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This will require installation of: a new

street light on Genesee Ave; a new street light on Eastgate Mall; and upgrading the wattage of the existing street light to 250 Watt HPS at the northeast corner of Genesee Ave and Eastgate Mall, per Exhibit 'A.'

LANDSCAPE REQUIREMENTS:

32. Prior to issuance of Building Permits; the Owner/Permittee shall demonstrate on the Landscape Construction Documents the replacement of the existing turf area located at the corner of Eastgate Mall and Genesee Avenue with a drought-tolerant ground cover to the satisfaction of the Development Services Department and in accordance with the Land Development Manual, Landscape Standards.
33. Prior to issuance of construction permits for public right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall take into account a 40 sq-ft area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
34. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area."
35. Prior to issuance of any construction permits for buildings; the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department.
36. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.
37. The Owner/Permittee shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
38. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

39. 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 is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a issuance of a Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

40. 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.

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

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

43. 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

44. No fewer than 288 parking spaces (288 required, 7 disabled accessible spaces per CBC Chapter 11A, Section 1118A, 9 motorcycle (5 required) and 24 bicycle spaces (23 required) and minimum of 1 off-street loading space shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the Development Services Department. Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Director of Development Services Department.

45. The northernmost driveway on Genesee Ave shall be protected with a rolling gate, which shall be closed at all times except to provide access to a trash truck or emergency vehicles, and shall be maintained in good working conditioning to the satisfaction of the City Engineer.

46. The Owner/Permittee shall construct the parking structure ramps with a driveway slope of 9% transition for at least 8 feet, 18% ramp and a 9% transition for at least 8 feet, to the satisfaction of the City Engineer.

47. Prior to the issuance of any construction permits, the Owner/Permittee shall provide a shared parking agreement with the Costa Verde Hotel, LLC, for a minimum of 155 parking spaces. Said agreement shall be in force until the final occupancy permit is issued for the project. The Subdivider shall provide a shuttle service from the project site to the Costa Verde

Hotel, LLC, site's surface parking lot on a 7/24/365 basis. All the above to the satisfaction of the Director of Development Services Department.

WASTEWATER REQUIREMENTS:

48. The Owner/Permittee shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's sewer design guide. Proposed facilities that do not meet the current standards shall be private or re-designed.
49. The Owner/Permittee shall install all sewer facilities required by the accepted sewer study, necessary to serve this development. Sewer facilities as shown on the approved tentative map will require modification based on the accepted sewer study.
50. The Owner/Permittee shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each lot/condominium will have its own sewer lateral or provide CC&R's for the operation and maintenance of on-site private sewer mains that serve more than one lot/condominium.
51. The Owner/Permittee shall design and construct all proposed private sewer facilities serving more than one lot to the most current edition of the City of San Diego's sewer design guide. Improvement drawings are required for private sewer facilities serving more than one lot.
52. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.
53. All on-site sewer facilities shall be private.

WATER REQUIREMENTS:

54. Prior to the issuance of any building permits the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s), if required, outside of any driveway or drive aisle and the removal of any existing unused water services within all rights-of-way adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
55. All on-site water facilities shall be private including domestic, fire and irrigation systems.
56. The Owner/Permittee shall provide a letter to the Development Project Manager, agreeing to prepare CC&Rs for the operation and maintenance of all private water facilities that serve or traverse more than a single condominium unit or lot.
57. It is the sole responsibility of the Owner/Permittee for any damage caused to or by public water facilities, adjacent to the project site, due to the construction activities associated with this development. In the event any such facility loses integrity then, prior to the issuance of any certificates of occupancy, the Owner/Permittee shall reconstruct any damaged public water facility in a manner satisfactory to the Director of Public Utilities and the City Engineer.

58. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities and associated easements, as shown on approved Exhibit "A," will require modification based on standards at final engineering.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §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 July 16, 2009, Resolution No. 4528-PC-1.

Permit Type/PTS Approval No.: SDP/548029
Date of Approval: July 16, 2009

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

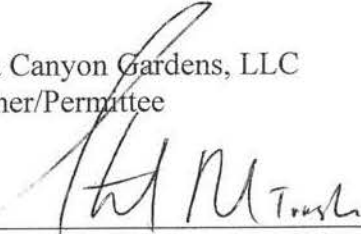


Jeffrey A. Peterson
Development Project Manager

**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.

La Jolla Canyon Gardens, LLC
Owner/Permittee

By 

Stuart Posnock, Trustee of the S&L Posnock
Living Trust dated 8/04/95
Manager/Member

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San DiegoOn Aug. 14, 2009

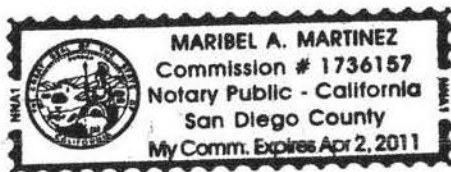
Date

before me, Maribel A. Martinez, Notary Public

Here Insert Name and Title of the Officer

personally appeared Jeffrey A. Peterson

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Maribel Martinez

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: La Jolla Canyon Project No. 154476Document Date: July 16, 2009Number of Pages: 10

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**
 Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

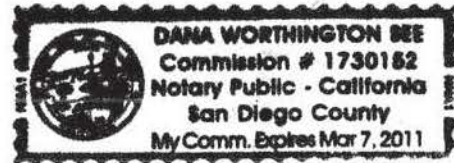
**RIGHT THUMBPRINT
OF SIGNER**
 Top of thumb here
ORIGINAL

State of California
County of San Diego

On 08 13 09 before me, Dana Worthington See, Notary Public, personally appeared Stuart Posnock, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Dana Worthington See (Seal).

ORIGINAL

Attachment to Resolution for Vesting Tentative Map

PLANNING COMMISSION
CONDITIONS FOR VESTING TENTATIVE MAP NO. 548028
LA JOLLA CANYON - PROJECT NO. 154476 [MMRP]
ADOPTED BY RESOLUTION NO. 4528-PC-2 ON JULY 16, 2009

GENERAL

1. This Vesting Tentative Map will expire July 16, 2012.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition.
4. The Final Map shall conform to the provisions of Site Development Permit No. 548029.
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 any Indemnified Party 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 cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, and defends the action in good faith. Subdivider shall not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

AFFORDABLE HOUSING

6. Prior to the recordation of the Final Map, the Subdivider shall enter into an affordable housing agreement with the Housing Commission to provide affordable housing units in compliance with the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code).

ENGINEERING

7. The Subdivider shall install appropriate private back flow prevention devices on all existing and proposed water services (domestic, irrigation, and fire) adjacent to the project site in a manner satisfactory to the Water Department Director.
8. 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.
9. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
10. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

11. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
12. "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."
13. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. 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

ORIGINAL

other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

WASTEWATER

14. The Subdivider shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's sewer design guide. Proposed facilities that do not meet the current standards shall be private or re- designed.
15. The Subdivider shall install all sewer facilities required by the accepted sewer study, necessary to serve this development. Sewer facilities as shown on the approved tentative map will require modification based on the accepted sewer study.
16. The Subdivider shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each lot/condominium will have its own sewer lateral or provide CC&R's for the operation and maintenance of on-site private sewer mains that serve more than one lot/condominium.
17. The Subdivider shall design and construct all proposed private sewer facilities serving more than one lot to the most current edition of the City of San Diego's sewer design guide. Improvement drawings are required for private sewer facilities serving more than one lot.
18. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.
19. All on-site sewer facilities shall be private.

WATER

20. The Subdivider shall install fire hydrants at locations satisfactory to the Fire Department, the City Engineer and the Director of Public Utilities. If more than two (2) fire hydrants or thirty (30) equivalent dwelling units are located on a dead end main then the Subdivider shall install adequate facilities to provide a redundant water supply.
21. The Subdivider shall grant a 24-foot, fully paved, drivable water easement to incorporate the public water facilities, including the meters and fire hydrants located on the project site, to provide the City legal access to the proposed water facilities, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
22. If the Subdivider makes any request for new water facilities (including services or fire hydrants), then the Subdivider shall design and construct such facilities in accordance with established criteria in the most current edition of the City of San

Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

23. The Subdivider shall provide a letter, to the Development Project Manager, agreeing to prepare CC&Rs for the operation and maintenance of all private water facilities that serve or traverse more than a single condominium unit or lot.
24. The Subdivider agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Water facilities, as shown on the approved tentative map may require modification to comply with standards.

TRANSPORTATION

25. Prior to recording of the final map, the Subdivider shall assure by permit and bond the improvement of the project frontage along Eastgate Mall and Genesee Ave, with curb, gutter and sidewalks, install driveways consistent with Regional Standards drawing SDG-114 and close all unused driveways satisfactory to the City Engineer.
26. No fewer than 288 parking spaces (288 required) shall be permanently maintained on the site within the approximate location shown on the project's Exhibit 'A,' which includes 7 disabled accessible spaces per CBC Chapter 11A, Section 1118A. Additionally, a minimum of 9 motorcycle (5 required) and 24 bicycle spaces (23 required) shall be provided on site. Additionally, a minimum of 1 off-street loading space shall be provided on site. Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Director of Development Services Department.
27. The northernmost driveway on Genesee Ave shall be protected with a rolling gate, which shall be closed at all times except to provide access to a trash truck or emergency vehicles, and shall be maintained in good working conditioning to the satisfaction of the City Engineer.
28. The Subdivider shall construct the parking structure ramps with a driveway slope of 9% transition for at least 8 feet, 18% ramp and a 9% transition for at least 8 feet, to the satisfaction of the City Engineer.
29. Prior to the issuance of any construction permits, the Subdivider shall provide a shared parking agreement with the Costa Verde Hotel, LLC, for a minimum of 155 parking spaces. Said agreement shall be in force until the final occupancy permit is issued for the project. The Subdivider shall provide a shuttle service from the project site to the Costa Verde Hotel, LLC, site's surface parking lot on a 7/24/365

ORIGINAL

basis. All the above to the satisfaction of the Director of Development Services Department.

ENVIRONMENTAL

30. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project.
31. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Mitigated Negative Declaration No. 154476, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.
32. The Subdivider shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Mitigated Negative Declaration No. 154476, satisfactory to the Development Services Department and the City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:
 - Parking
 - Paleontological Resources
33. Prior to issuance of any construction permit, the Subdivider shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

INFORMATION:

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

- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within 90 days of the approval of this Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.
- Where in the course of development of private property, public facilities are damaged or removed the property owner 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. Municipal Code Section 142.0607.

Job Order No. 43-0749

ORIGINAL

DOC# 2016-0134720



Mar 25, 2016 10:00 AM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$42.00

PAGES: 10

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

JOB ORDER NUMBER: 24006202

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EXTENSION OF TIME NO. 1556082
EXTENSION OF TIME TO VESTING TENTATIVE MAP 548028 AND SITE
DEVELOPMENT PERMIT 548029

LA JOLLA CANYON TENTATIVE MAP EXTENSION OF TIME – PROJECT NO.
444982

City Council

This EXTENSION OF TIME NO. 1556082 is a six-year Extension of Time to previously approved Vesting Tentative Map 548028 and Site Development Permit 548029, and is hereby granted by the City Council of the City of San Diego to La Jolla Canyon Gardens, LLC, Owners/Permittees, pursuant to San Diego Municipal Code Section 126.0111. The 4.69 site is located at 9501-9539 Genesee Avenue, in the RM-3-7 zone, within the University Community Planning area. The property is legally described as Lot 1 of Eastgate Village, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 9971, filed in the office of the County Recorder of San Diego County January 16, 1981.

The project shall include:

- a. A six year extension of time for the previously approved Vesting Tentative Map 548028 and Site Development Permit 548029, Project NO. 154476.

STANDARD REQUIREMENTS:

1. This permit must be utilized prior to July 16, 2022, which does not exceed seventy two (72) months from the expiration date of the original permit. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit.
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. No further extension of time may be granted pursuant to SDMC Section 126.0111(a).
4. Construction plans shall be in substantial conformity to Exhibit "A," per the previously approved Exhibits and conditions on file with Development Services for Vesting Tentative Map 548028 and Site Development Permit 548029, Project NO. 154476, Recorded with the County of San Diego Recorder on August 19, 2009, Document Number 2009-0464911, with the exception of the expiration dates. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
5. On May 8, 2013 the California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4) Draining the Watersheds within the San Diego Region. This project will be subject to requirements of this new 2013 permit at the time of approval of ministerial permit.

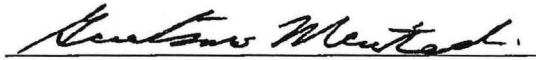
INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on February 9, 2016.

EXTENSION OF TIME NO. 1556082
EXTENSION OF TIME to Vesting Tentative Map 548028 and Site Development Permit
548029 February 9, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

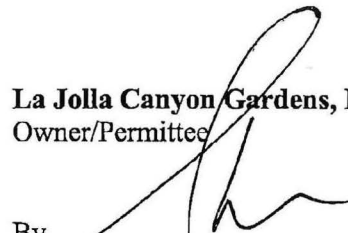


Gaetano Martedi
Development Project Manager

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

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

La Jolla Canyon Gardens, LLC
Owner/Permittee


By _____
Stuart Posnock
Manager/Member

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

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On 03/15/16 before me, Dana Worthington Maffeo, Notary Public, personally appeared Stuart Posnock, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Dana Worthington Maffeo (Seal)

ORIGINAL

RESOLUTION NUMBER R- 310251DATE OF FINAL PASSAGE FEB 09 2016

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO DENYING AN APPEAL OF A PROCESS TWO
APPROVAL OF AN EXTENSION OF TIME FOR VESTING
TENTATIVE MAP NO. 548028 AND SITE DEVELOPMENT
PERMIT NO. 548029 FOR THE LA JOLLA CANYON
PROJECT (PROJECT NO. 444982).

WHEREAS, on July 16, 2009, the Planning Commission approved Vesting Tentative Map No. 548028 (VTM) and Site Development Permit No. 548029 (SDP) for the La Jolla Canyon Project; and

WHEREAS, the expiration date for the VTM and SDP was July 16, 2012, which was subsequently automatically extended to July 16, 2016 pursuant to Subdivision Map Act sections 66452.23 and 66452.24 and San Diego Municipal Code section 126.0111(a)(2); and

WHEREAS, on September 15, 2015, La Jolla Canyon Garden, LLC (Applicant) filed an application for an extension of time for the VTM and SDP; and

WHEREAS, San Diego Municipal Code sections 125.0461 and 126.0111 allow an extension of time for a tentative map or a development permit for an additional 72 months in accordance with Process Two; and

WHEREAS, on September 29, 2015, the Development Services Department issued a Notice of Future Decision notifying the public that Development Services Department staff would make a decision regarding the extension of time for the VTM and SDP; and

WHEREAS, on October 13, 2015, the University Community Planning Group voted 12-2-1 to recommend approval of the extension of time for the VTM and SDP; and

WHEREAS, on November 19, 2015, the Development Services Department approved the extension of time for the VTM and SDP; and

WHEREAS, on December 3, 2015, Jennifer Merryman (Appellant) filed an Appeal Application (Appeal) stating that 1) the approval of the extension of time for the VTM and SDP were in conflict with the San Diego Municipal Code because the Notice of Future Decision incorrectly provided contact information for the Torrey Pines Community Planning Board, rather than the University Community Planning Group, 2) the Applicant is considering developing the project site with plans that are not consistent with the VTM and SDP, and 3) there is more traffic at the project site than existed at the time the original VTM and SDP were approved; and

WHEREAS, the Notice of Future Decision correctly identified the community planning area in which the project is located and also identified the City staff contact name, phone number, and email; and

WHEREAS, the Appellant could have contacted the City staff person prior to a decision being made on the application; and

WHEREAS, community planning group recommendations are advisory; and

WHEREAS, extensions of time for tentative maps, and for development permits with an associated tentative map shall be approved unless a finding to conditionally approve or deny the application is made; and

WHEREAS, any change to the approved plans would require an amendment to the VTM and/or SDP; and

WHEREAS, on July 16, 2009, the Planning Commission adopted Mitigated Negative Declaration No. 154476 (MND); no new impacts or increase in the severity of a previously identified impact would occur with approval of the extension of time for the VTM and SDP and there is no new information of substantial importance related to the approval of the extension of time for the VTM and SDP; and

(R-2016-422)

WHEREAS, the matter was set for a public hearing to be conducted by the City Council;
and

WHEREAS, the Appeal was heard before the City Council on February 9, 2016; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that the Appeal is hereby denied.

BE IT FURTHER RESOLVED, that it adopts the following findings with respect to the extension of time for Vesting Tentative Map No. 548028 and Site Development Permit No. 548029:

I. TENTATIVE MAP EXTENSION OF TIME – SECTION 125.0461(a)(3):

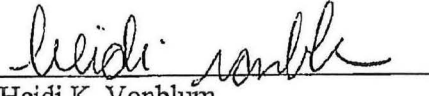
1. The condition or denial is required to comply with state or federal law. Since the project was originally approved, the 2013 Municipal Separate Storm Sewer Systems (MS4) Permit was adopted, and the extension of time for the VTM and SDP has been conditioned to comply with the MS4 Permit. The condition is required to comply with state law.

II. SITE DEVELOPMENT PERMIT EXTENSION OF TIME – SECTION 126.0111(f):

1. New conditions are necessary to comply with state or federal law. Since the project was originally approved, the 2013 Municipal Separate Storm Sewer Systems (MS4) Permit was adopted, and the extension of time for the VTM and SDP has been conditioned to comply with the MS4 Permit. The condition is required to comply with state law.

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

APPROVED: JAN I. GOLDSMITH, City Attorney

By 
Heidi K. Vonblum
Deputy City Attorney

HKV:nja
02/10/16
Or.Dept: DSD
Doc. No.: 1223690

Passed by the Council of The City of San Diego on FEB 09 2016, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Sherri Lightner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marti Emerald	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage FEB 09 2016.

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

KEVIN L. FAULCONER
Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By , Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- **310251**

ORIGINAL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)
On March 22, 2016 before me, Vivian M. Gies, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Gaetano Martedi
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Vivian M. Gies
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document *PTS 444982/La Jolla Canyon TM EOT/EOT 1556082*

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

ORIGINAL

PLANNING COMMISSION
RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 1867183
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2002579
LA JOLLA CANYON AMENDMENT - PROJECT NO. 531066 [MMRP]
AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 548029

WHEREAS, LA JOLLA CANYON GARDENS, LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit for the amendment to Site Development Permit No. 548029 for the construction of 48 residential condominium units on a site with 157 existing residential condominium units and to allow for tandem parking (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1867183 and 2002579), on portions of a 4.69-acre site; and

WHEREAS, the project site is located at 9515 Genesee Avenue in the RM-3-7 Zone within the University Community Planning area, the Community Plan Implementation Overlay Zone A, the Transit Priority Area, and the Parking Impact Overlay Zone (Campus Impact). The project site is also located in the Airport Influence Area Review Area 2, the Airport Land Use Compatibility Overlay Zone, and the Federal Aviation Administration Part 77 Notification area for the Marine Corps Air Station (MCAS) Miramar; and

WHEREAS, the project site is legally described as : Lot 1 of Eastgate Village, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 9971, filed in the Office of the County Recorder of San Diego County on January 16, 1981; and

WHEREAS, on September 21, 2017, the Planning Commission of the City of San Diego considered Site Development Permit No. 1867183 and Neighborhood Development Permit No. 2002579 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 September 21, 2017.

I. 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 project site is located at 9515 Genesee Avenue in the RM-3-7 zone, between Fez Street and Eastgate Mall, within the University Community Plan area. The project site is also located in the Community Plan Implementation Overlay Zone A, the Transit Priority Area, and the Parking Impact Overlay Zone (Campus Impact), the Airport Influence Area Review Area 2, the Airport Land Use Compatibility Overlay

Zone, and the Federal Aviation Administration Part 77 Notification area for the Marine Corps Air Station (MCAS) Miramar. The community plan designates the site as Medium-High Density Residential, 30-45 dwelling units per acre (du/ac), and the RM-3-7 zoning designation allows for one dwelling unit for each 1,000 square feet of lot area. The proposed project site, occupying 4.69-acres, could accommodate 205 dwelling units based on the underlying zone and between 141-211 dwelling units based on the community plan.

The project proposes an amendment to the previously approved residential development containing 48 residential condominium units on a site with 157 existing residential condominium units. The proposed amendment will allow for the project to respond to the widening of Genesee Avenue by SANDAG as part of the Mid-Coast Trolley project that is currently under construction. The project has been redesigned with a smaller building footprint to respect the standard 15-foot setback requirement and includes tandem parking spaces. The proposed redesigned project includes three levels of parking (first level is partially below grade) with three levels of residential units above the parking. The new building would contain the proposed 48 residential units and the new parking structure that contains 189 off-street parking spaces (152 standard space, 30 tandem space, and seven accessible space). Therefore, the proposed and existing development will not adversely affect the applicable land use plan.

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

The project proposes an amendment to the previously approved residential development containing 48 residential condominium units on a site with 157 existing residential condominium units. The proposed amendment will allow for the project to respond to the widening of Genesee Avenue by SANDAG as part of the Mid-Coast Trolley project that is currently under construction. The project has been redesigned with a smaller building footprint to respect the standard 15-foot setback requirement and include tandem parking spaces. The proposed redesigned project includes three levels of parking (first level is partially below grade) with three levels of residential units above the parking. The new building would contain the proposed 48 residential units and the new parking structure that contains 189 off-street parking spaces (152 standard space, 30 tandem space, and seven accessible space).

Addendum No. 531066 to Mitigated Negative Declaration (MND) No. 154476 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines, which addresses potential impacts to Parking and Paleontological Resources. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous MND, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. 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 project will be required to obtain building permits and a public improvement permit prior to the construction of the multi-family development. The building plans and public improvement plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code requirements, and development regulations. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Site Development Permit (SDP) No. 1867183 and Neighborhood Development Permit (NDP) No. 2002579, 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 is requesting one deviation to allow for the building height to exceed the maximum 40-foot height requirement of the RM-3-7 zone and SDMC Table 131-04G. While the deviation request is for 23 feet 6 inches, only the elevator overrun will be at this height, while the easterly half of the building will be 55 feet tall (a deviation of 15 feet). The westerly half of the building is a maximum of 61 feet tall (a deviation of 21 feet). This height will be mitigated by a number of factors including the fact that along the entire frontage of Eastgate Mall, there is a grove of mature pine trees approaching 70 feet tall that will effectively screen the height of the proposed building. To put the height into context, the trolley in Genesee Avenue will be approximately 53 feet tall, and the proposed building has also been designed with significant articulation and setback from the Eastgate Mall public right-of-way.

A Contextual Height Analysis was prepared for the project to evaluate the proposed redesigned project in relation to the surrounding development and the Mid-Coast Trolley. In addition, a Shade Study was prepared for the project that demonstrated that there were no impacts to the adjacent properties, since the project is located in the south eastern corner of the project site. The deviation has been reviewed as it relates to the proposed design of the project, the property configuration, and the surrounding development. The deviation is appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization of the existing lot for residential use, while meeting the purpose and intent of the development regulations.

The proposed project is located outside of the Residential Tandem Parking Overlay Zone; however, the proposed amended project includes a NDP in accordance with SDMC Section 126.0402 to allow for the tandem parking count as two parking spaces

toward the off-street parking pursuant to SDMC Section 132.0905(a)(5). The NDP request has been reviewed as it relates to the proposed design of the project and the Mid-Coast Trolley project along the frontage of the project site on Genesee Avenue, which will include a trolley stop approximately one and a half blocks (970-1000 feet) to the south of the project site along Genesee Avenue between Executive Drive and Executive Square. It was determined that tandem parking is appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization of the existing lot for residential use, while meeting the purpose and intent of the development regulations.

Other than the one requested deviation, 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 materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City.

M. Supplemental Findings--Deviations for Affordable/In-Fill Housing Projects and Sustainable Buildings

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

The project proposes an amendment to the previously approved residential development containing 48 residential condominium units on a site with 157 existing residential condominium units and includes a request for tandem parking. The proposed amendment will allow for the project to respond to the widening of Genesee Avenue by SANDAG as part of the Mid-Coast Trolley project currently under construction along the frontage of the project site on Genesee Avenue. The project would retain the requirements to set aside at least 10-percent (five units) of the total new condominium units for households with an income at or below 65-percent area medium income (AMI) for rental units, or at or below 100-percent AMI for for-sale units, in compliance with the City's Inclusionary Affordable Housing Regulations (SDMC Section 142.1301 et seq.).

Besides providing affordable housing on-site, the Mid-Coast Trolley project include a trolley stop approximately one and a half blocks (970-1000 feet) to the south of the project site along Genesee Avenue between Executive Drive and Executive Square. Therefore, the proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities in transit-friendly areas. In addition, the proposed development has taken into

account the best use of the land to minimize grading and the design will not impede or inhibit any future passive or natural heating and cooling opportunities.

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

The project site is located at 9515 Genesee Avenue in the RM-3-7 zone, between Fez Street and Eastgate Mall, within the University Community Plan area. The community plan designates the site as Medium-High Density Residential, 30-45 dwelling units per acre (du/ac), and the RM-3-7 zoning designation allows for one dwelling unit for each 1,000 square feet of lot area. The proposed project site, occupying 4.69-acres, could accommodate 205 dwelling units based on the underlying zone and between 141-211 dwelling units based on the community plan.

As outlined in SDP Finding (I)(A)(3) listed above, the project is requesting one deviation to allow for the building height to exceed the maximum 40-foot height requirement of the RM-3-7 zone and SDMC Table 131-04G. Other than the one requested deviation, 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. Therefore, the proposed residential development would not be inconsistent with the purpose of the underlying zone.

3. Any proposed deviations are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

As outlined in SDP Finding (I)(A)(3) listed above, the project is requesting one deviation to allow for the building height to exceed the maximum 40-foot height requirement of the RM-3-7 zone and SDMC Table 131-04G. The deviation has been reviewed as it relates to the proposed design of the project, the property configuration, and the surrounding development. The deviation is appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization of the existing lot for residential use, while meeting the purpose and intent of the development regulations.

II. 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.

As outlined in SDP Finding (I)(A)(1) listed above, the proposed and existing development will not adversely affect the applicable land use plan.

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

As outlined in SDP Finding (I)(A)(2) listed above, 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.

As outlined in SDP Finding (I)(A)(3) listed above, other than the one requested deviation and approval of the NDP for the tandem parking, 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.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 1867183 and Neighborhood Development Permit No. 2002579 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1867183 and 2002579, a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson
Development Project Manager
Development Services

Adopted on: September 21, 2017

Internal Order Number: 24007146

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: 24007146

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1867183
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2002579
LA JOLLA CANYON AMENDMENT - PROJECT NO. 531066 [MMRP]
AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 548029
PLANNING COMMISSION

This Site Development Permit No. 1867183 and Neighborhood Development Permit No. 2002579, an amendment to Site Development Permit No. 548029, is granted by the Planning Commission of the City of San Diego to LA JOLLA CANYON GARDENS, LLC, a California Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0404 and 126.0504. The 4.69-acre site is located 9515 Genesee Avenue in the RM-3-7 Zone within the University Community Planning area, the Community Plan Implementation Overlay Zone A, the Transit Priority Area, and the Parking Impact Overlay Zone (Campus Impact). The project site is also located in the Airport Influence Area Review Area 2, the Airport Land Use Compatibility Overlay Zone, and the Federal Aviation Administration Part 77 Notification area for the Marine Corps Air Station (MCAS) Miramar. The project site is legally described as Lot 1 of Eastgate Village, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 9971, filed in the Office of the County Recorder of San Diego County on January 16, 1981.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the construction of 48 residential condominium units on a site with 157 existing residential condominium units and to allow for tandem parking, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 21, 2017, on file in the Development Services Department.

The project shall include:

- a. The demolition of one parking lot containing nine carports and associated parking spaces located on the southeastern corner of the existing condominium complex and the construction of 48 residential condominium units over a three level parking structure (first parking level is partially below grade). The 73,940-square-foot parking structure contains 189 parking spaces and the 63,580-square-foot residential portion contains 20 one-bedroom units, 28 two-bedroom units, and common space areas;

- b. Deviation to allow for the building height to exceed the maximum 40-foot height requirement of the RM-3-7 zone and SDMC Table 131-04G by 23 feet 6 inches;
- c. Retain the Permit utilization date of July 16, 2022, as granted by the City Council pursuant to Extension of Time No. 1556082 and Resolution No. R-310251.
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized prior to July 16, 2022, as granted by the City Council pursuant to Extension of Time No. 1556082 and Resolution No. R-310251. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC, this permit shall be void.
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. Vesting Tentative Map No. 548028 shall conform to the provisions of Extension of Time No. 1556082, and Site Development Permit No. 1867183 and Neighborhood Development Permit No. 2002579.

12. This Permit supersedes Site Development Permit No. 548029.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

13. 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.
14. The mitigation measures specified in the MMRP and outlined in Addendum No. 531066 to Mitigated Negative Declaration (MND) No. 154476, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.
15. The Owner/Permittee shall comply with the MMRP as specified in Addendum No. 531066 to Mitigated Negative Declaration (MND) No. 154476, 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:

Parking
Paleontological Resources

CLIMATE ACTION PLAN REQUIREMENTS:

16. 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" and shall be enforced and implemented to the satisfaction of the Development Services Department.

AFFORDABLE HOUSING REQUIREMENTS:

17. Prior to receiving the first residential building permit, the Owner/Permittee shall comply with the Affordable Housing Requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.). To meet these requirements, the applicant is required to set aside at least 10-percent (five units) of the total new condominium units for households with an income at or below 65-percent area medium income (AMI) for rental units, or at or below 100-percent AMI for for-sale units. Prior to issuance of the first residential building permit, the applicant shall enter into an Affordable Housing Agreement and Deed of Trust with the San Diego Housing Commission.

ENGINEERING REQUIREMENTS:

18. The project proposes to export 37 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.
19. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 26-foot-wide driveway, adjacent to the site on Eastgate Mall, satisfactory to the City Engineer.
21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 24-foot-wide driveway, adjacent to the site on Genesee Avenue, satisfactory to the City Engineer.
22. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices [BMPs] maintenance, satisfactory to the City Engineer.
23. 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.
24. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
25. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

26. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
27. 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).
28. 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.

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

PLANNING/DESIGN REQUIREMENTS:

30. 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.

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

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

33. 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

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

35. The northernmost driveway on Genesee Ave shall be protected with a rolling gate, which shall be closed at all times except to provide access to a trash truck or emergency vehicles, and shall be maintained in good working condition to the satisfaction of the City Engineer.

36. Prior to the issuance of any construction permits, the Owner/Permittee shall provide a shared parking agreement with the Costa Verde Hotel, LLC, for a minimum of 155 parking spaces. Said agreement shall be in force until the final occupancy permit is issued for the project. The Owner/Permittee shall provide a shuttle service from the project site to the Costa Verde Hotel, LLC, and the site's surface parking lot on a 7/24/365 day basis, to the satisfaction of the Director of Development Services Department.

37. Prior to the issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the closure of all non-utilized driveways along the project's frontage with current City Standard curb and gutter, satisfactory to the City Engineer. All improvements shall be completed and accepted by the City Engineer prior to first occupancy.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

38. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.
39. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.
40. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
41. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.
42. All on-site water and sewer facilities shall be private.
43. Prior to final inspection, the Owner/Permittee is required to ensure 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.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any 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 September 21, 2017, and [Approved Resolution Number].

ATTACHMENT 12

Permit Type/PTS Approval No.: SDP No. 1867183
& NDP No. 2002579
Date of Approval: September 21, 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.

**LA JOLLA CANYON GARDENS, LLC,
a California Limited Liability Company,
Owner/Permittee**

By _____
Stuart Posnock
Manager/Member

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

PLANNING COMMISSION

RESOLUTION NUMBER _____

A RESOLUTION ADOPTING ADDENDUM NO. 531066 TO MITIGATED NEGATIVE DECLARATION
NO. 154476 AND THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE
LA JOLLA CANYON AMENDMENT - PROJECT NO. 531066 [MMRP]
ADOPTED ON _____

WHEREAS, on July 8, 2008, LA JOLLA CANYON GARDENS, LLC, a California Limited Liability Company, submitted an application to Development Services Department for a VESTING TENTATIVE MAP and SITE DEVELOPMENT PERMIT for the La Jolla Canyon, Project No. 154476 / SCH No. N/A (Project); and

WHEREAS, on July 16, 2009, the City of San Diego Planning Commission adopted Resolution No. 4528-PC-3, adopting Mitigated Negative Declaration No. 154476 / SCH No. N/A, a copy of which is on file in the DEVELOPMENT SERVICES DEPARTMENT in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, on February 16, 2017, John Leppert submitted an application to the Development Services Department for approval of minor technical changes or additions to the Project; and

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

BE IT RESOLVED, by the PLANNING COMMISSION of the City of San Diego as follows:

1. That the information contained in the final Mitigated Negative Declaration No. 154476 / SCH No. N/A along with the Addendum thereto, including any comments received during the public review process, has been reviewed and considered by this PLANNING COMMISSION prior to making a decision on the Project.
2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the MITIGATED NEGATIVE DECLARATION for the Project.
3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the MITIGATED NEGATIVE DECLARATION or that any significant effects previously examined will be substantially more severe than shown in the MITIGATED NEGATIVE DECLARATION.
4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation

measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.

5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary, and therefore, the Hearing Officer adopts Addendum to Mitigated Negative Declaration No. 154476 / SCH No. N/A with respect to the Project, a copy of which is on file in the office of the DEVELOPMENT SERVICES DEPARTMENT.

6. That pursuant to CEQA Section 21081.6, the PLANNING COMMISSION 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.

7. 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

SITE DEVELOPMENT PERMIT / NEIGHBORHOOD DEVELOPMENT PERMIT

PROJECT NO. 531066 / SCH No. N/A

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Addendum to Mitigated Negative Declaration No. 154476 shall be made conditions of **SITE DEVELOPMENT PERMIT/NEIGHBORHOOD DEVELOPMENT PERMIT** as may be further described below.

PARKING

Prior to the issuance of any construction permits, the applicant shall provide a shared parking agreement with the Costa Verde Hotel, LLC, for a minimum of 155 parking spaces. Said agreement shall be in force until the final occupancy permit is issued for the project. The applicant shall provide a shuttle service from the La Jolla Canyon project site to the Costa Verde Hotel site on a 7/24/365 basis.

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

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

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from 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, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

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

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a 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 Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

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

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss 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 8AM on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.

- d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

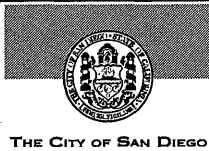
- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - 3. The PI shall submit 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)

ATTACHMENT 13

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.

Community Planning Committee Distribution Form Part 1

Project Name: La Jolla Canyon Amend		Project Number: 531066		Distribution Date: 4/12/2017	
Project Scope/Location: UNIVERSITY***Affordable/In-Fill Housing Expedite Program*** (PROCESS 4), Site Development Permit Amendment for the addition of 48 residential units (10 % affordable) on site with 157 existing residential condos/units. The 4.62 acre site is at 9515 Genesee Avenue in the University Community Plan, RM-3-7 zone, Parking Impact (Campus), CPIOZ A, and Airport (Land Use Compatibility; Influence Area 2; FAA Part 77 Noticing) overlay zones. Council District 1.					
Applicant Name:			Applicant Phone Number:		
Project Manager: Karen Bucey		Phone Number: (619) 446-5049		Fax Number: (619) 446-5245	
E-mail Address:					
Project Issues (To be completed by Community Planning Committee for initial review):					
<div> <div> Attach Additional Pages If Necessary. </div> <div> Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101 </div> </div>					
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.					



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

Community Planning Committee Distribution Form Part 2

Project Name: La Jolla Canyon Amend		Project Number: 531066	Distribution Date: 4/12/2017
Project Scope/Location: UNIVERSITY***Affordable/In-Fill Housing Expedite Program*** (PROCESS 4), Site Development Permit Amendment for the addition of 48 residential units (10 % affordable) on site with 157 existing residential condos/units. The 4.62 acre site is at 9515 Genesee Avenue in the University Community Plan, RM-3-7 zone, Parking Impact (Campus), CPIOZ A, and Airport (Land Use Compatibility; Influence Area 2; FAA Part 77 Noticing) overlay zones. Council District 1.			
Applicant Name: Garden Communities		Applicant Phone Number:	
Project Manager: Karen Bucey	Phone Number: (619) 446-5049	Fax Number: (619) 446-5245	E-mail Address:
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 17	Members No 0	Members Abstain Chair abstains
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: Janay Kruger		TITLE: Chair	
SIGNATURE: Janay Kruger		DATE: 6/13/17	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



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 SDP Amendment

Project Title

La Jolla Canyon SDP Amendment

Project No. For City Use Only

531066

Project Address:

9515 Genesee Avenue, San Diego, CA 92121

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: <u>La Jolla Canyon SDP Amendment</u>	Project No. (For City Use Only) <u>531066</u>
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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. 200025010012
☐ 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

<div style="border-bottom: 1px solid black; padding-bottom: 5px;">Corporate/Partnership Name (type or print): <u>La Jolla Canyon Gardens, LLC</u></div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;">Street Address: <u>9110 Judicial Drive, -Office</u></div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;">City/State/Zip: <u>San Diego, CA 92122</u></div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;">Phone No: <u>858-200-2244</u> Fax No: <u>858-558-9483</u></div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;">Name of Corporate Officer/Partner (type or print): <u>Stuart Posnock</u></div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;">Title (type or print): <u>Manager</u></div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Signature : Date: <u>12/20/16</u> </div>	<div style="border-bottom: 1px solid black; padding-bottom: 5px;">Corporate/Partnership Name (type or print):</div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;">Street Address:</div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;">City/State/Zip:</div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;">Phone No: Fax No:</div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;">Name of Corporate Officer/Partner (type or print):</div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;">Title (type or print):</div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Signature : Date: </div>
<div style="border-bottom: 1px solid black; padding-bottom: 5px;">Corporate/Partnership Name (type or print):</div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;">Street Address:</div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;">City/State/Zip:</div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;">Phone No: Fax No:</div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;">Name of Corporate Officer/Partner (type or print):</div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;">Title (type or print):</div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Signature : Date: </div>	<div style="border-bottom: 1px solid black; padding-bottom: 5px;">Corporate/Partnership Name (type or print):</div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee </div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;">Street Address:</div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;">City/State/Zip:</div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;">Phone No: Fax No:</div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;">Name of Corporate Officer/Partner (type or print):</div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;">Title (type or print):</div> <div style="border-bottom: 1px solid black; padding-bottom: 5px;"> Signature : Date: </div>
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Ownership Disclosure Attachment for Project No. 531066

Members of La Jolla Canyon Gardens, LLC:

Zygmunt Wilf

Leonard Wilf

Mark Wilf

Stuart Posnock

La Jolla Canyon Apartments

9515 Genesee Avenue
San Diego, California 92121

AN AMENDMENT TO SDP PERMIT NO. 548029 A PROJECT FOR: LA JOLLA CANYON GARDENS, LLC.

ABBREVIATIONS

MT	ABOVE FINISHED FLOOR	FAB	FABRICATE
AFS	ABOVE FINISHED SURFACE	FOC	FACE OF CONCRETE
A/C	AIR CONDITIONING(ED)	FOF	FACE OF FINISH
ALT	ALTERNATE	FOM	FACE OF MASONRY
AL (ALUM)	ALUMINUM	FOS	FACE OF STUD(S)
APT	APARTMENT	FT	FEET (FOOT)
AD	AREA DRAIN	FN	FINISHED
		FF	FINISH FLOOR
BM	BEAM	FGR	FINISH GRADE
BLU(IG)	BLOCKING	F.S.	FINISH SLAB (SURFACE)
BD	BOARD(S)	FL	FIRE ALARM
BLDG	BUILDING	FD	FIRE DAMPER
		FLEX	FLEXIBLE
CAB	CABINET	FL	FLOOR
CAF	CARPET	FLG	FLOORING
CB	CATCH BASIN	FD	FLOOR DRAIN
CLUG	CEILING	FJ	FLOOR JOIST
CLG	CEILING JOIST	FL	FLOOR LINE
CTR	CENTER	FLUOR	FLUORESCENT
C/L (CL)	CENTER LINE	FTG	FOOTING
CT (C-1)	CERAMIC TILE	FAU	FORCED AIR UNIT
CLP	CLEARANCE	FTN	FOUNDATION
CLD	CLOSET	GA	GAUGE
COL	COLUMN	GA	GENERAL CONTRACTOR
CONC	CONCRETE	GC (C.C.)	GENERAL CONTRACTOR
CMU	CONCRETE MASONRY UNIT(S)	GR	GRADE
CONST	CONSTRUCTION	OP BD	GYPSUM BOARD
CONT	CONTINUOUS (CONTINUE)	OP	GYPSUM SHEATHING
CONTR	CONTRACTOR	OP SHD	CORRIDOR (CORRUGATED)
CS	CORNER GUARD		
CDR	CORRIDOR (CORRUGATED)		
DD	DECK DRAIN	HDR	HEADER
DEMOL	DEMOLITION	HDR	HEATING, VENTILATION & AIR CONDITIONING
DTL	DETAIL	HT	HEAD
DIA	DIAMETER	HC	HOLLOW CORE
DM	DIMENSION	HM	HOLLOW METAL
DM	DOOR	HORIZ	HORIZONTAL
DBL	DOUBLE	HS (HBS)	HOSE (HBS)
DN (D)	DOWN	I	I JOIST
DS	DOWNSPOUT	U	INSIDE DIAMETER
DN/DB	DOWNSPOUT TO SPLASH	INS (INSUL)	INSULATION (INSULATE)
DRN	DRAIN	INT	INTERIOR
DRW(S) (DRWG)	DRAWING(S)	IT	JOINT
E	DRYER	JST	JOIST
EA	EACH	KIT	KITCHEN (KITCHENETTE)
ELEC	ELECTRIC(AL)		
EL	ELEVATION (GRADE)	U	INSIDE DIAMETER
ELEV	ELEVATION (ELEVATION)	IN	INCH
ENG	ENGINEER	INS (INSUL)	INSULATION (INSULATE)
EQUIP	EQUIPMENT	INT	INTERIOR
EXH	EXHAUST		
EXIST	EXISTING	KIT	KITCHEN (KITCHENETTE)
EXP	EXPANSION JOINT	U	INSIDE DIAMETER
EXT	EXTERIOR	ENG	ENGINEER
		EQUIP	EQUIPMENT
		EXH	EXHAUST
		EXIST	EXISTING
		EXP	EXPANSION JOINT
		EXT	EXTERIOR

MB	MACHINE BOLT	REF	REFERENCE
MFG (MFR)	MANUFACTURER(NG)	REFRIG	REFRIGERATOR
MFL	MATERIAL	RENF	REINFORCED(ED)
MOX	MOXIMUM	REMOVE	REMOVE
MECH	MECHANICAL	REOD	REQUIRED
MEMB	MEMBRANE	REOD, REVISED	REVISION, REVISED
MFL	METAL	RET	RETAINING
MEZZ	MEZZANINE	R	RIGHT
MIN	MINIMUM	RET	RETURN
M(D)(IG)	MOUNT(ED)(ING)	REV	REVISION
		RD	ROUGH DRAIN
NAT	NATURAL	ROOM	ROOM
NEW	NEW	RO	ROUGH OPENING
NOM	NOMINAL	RND	RUBBER BASE
N/A	NOT APPLICABLE	RS	RUBBER BASE
NIC (N.I.C.)	NOT IN CONTRACT	SCN (SCHD)	SCHEDULE
NTS	NOT TO SCALE	SC	SELF ADHERING MEMBRANE
NO.	NUMBER	SCN	SECTION
OC	OCCUPANTS (OCCUPANCY)	SECT	SECTION
OFF	OFFICE	SHMT	SHEET METAL
OC (O/C)	ON CENTER	SHMT	SHEDDING
OPNG	OPENING	SHWR	SHOWER
OD	OUTSIDE DIAMETER	SM	SMALL
OD	OVERFLOW DRAIN	SS	STAINLESS STEEL
OS	OVERFLOW SCUPPER	SS	STAINLESS STEEL
		STL	STEEL
PHL	PANEL	STOR	STORAGE
PI	PANTRY	STR (STRUCT)	STRUCTURAL
PMT	PINPOINT	SUSP	SUSPENDED
P	PENNY (N/A)	SW	SHEAR WALL
PERF	PERFORATE	SYM	SYMMETRICAL (SYMMETRY)
PERM	PERMETER		
PSP	PERFORATED		
PLNTR	PLANTER		
PL	PLASTIC		
PLAS	PLASTER (PLASTIC)		
PLAM	PLASTIC LAMINATE		
PL (PLT)	PLATE		
PLBG	PLUMBING		
PLYWD (PLY)	PLYWOOD		
PT	POINT		
POL	POLYMER		
PAS	POLE AND SHELF		
POLY	POLYETHYLENE		
POLY	POLYETHYLENE		
PCC	PRECAST CONCRETE		
PREFAB	PREFABRICATED		
PREFIN	PREFINISHED		
PT	PRESSURE TREATED		
P/L (PL)	PROPERTY LINE		
PA	PUBLIC ADDRESS		
QUAL	QUALITY		
QTY	QUANTITY		
REF	REFERENCE		
REFRIG	REFRIGERATOR		
RENF	REINFORCED(ED)		
REMOVE	REMOVE		
REOD	REQUIRED		
REOD, REVISED	REVISION, REVISED		
RET	RETAINING		
REVER	REVERSE		
REV	RETURN		
RD	ROUGH DRAIN		
ROOM	ROOM		
RO	ROUGH OPENING		
RND	RUBBER BASE		
RS	RUBBER BASE		
QUAL	QUALITY		
QTY	QUANTITY		

MB	MACHINE BOLT	REF	REFERENCE
MFG (MFR)	MANUFACTURER(NG)	REFRIG	REFRIGERATOR
MFL	MATERIAL	RENF	REINFORCED(ED)
MOX	MOXIMUM	REMOVE	REMOVE
MECH	MECHANICAL	REOD	REQUIRED
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MFL	METAL	RET	RETAINING
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P	PENNY (N/A)	SW	SHEAR WALL
PERF	PERFORATE	SYM	SYMMETRICAL (SYMMETRY)
PERM	PERMETER		
PSP	PERFORATED		
PLNTR	PLANTER		
PL	PLASTIC		
PLAS	PLASTER (PLASTIC)		
PLAM	PLASTIC LAMINATE		
PL (PLT)	PLATE		
PLBG	PLUMBING		
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POL	POLYMER		
PAS	POLE AND SHELF		
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QTY	QUANTITY		
REF	REFERENCE		
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RENF	REINFORCED(ED)		
REMOVE	REMOVE		
REOD	REQUIRED		
REOD, REVISED	REVISION, REVISED		
RET	RETAINING		
REVER	REVERSE		
REV	RETURN		
RD	ROUGH DRAIN		
ROOM	ROOM		
RO	ROUGH OPENING		
RND	RUBBER BASE		
RS	RUBBER BASE		
QUAL	QUALITY		
QTY	QUANTITY		

PROJECT SUMMARY

SITE ADDRESS	9515 GENESSEE AVENUE SAN DIEGO, CALIFORNIA 92121
SITE AREA	204,801 SF (4,697 AC) DENSITY AT 43.64 DUS/ACRE
TOTAL NUMBER OF EXISTING DWELLING UNITS	157 UNITS 45 - 2 BEDROOMS @ ± 800 SF/UNIT 112 - 1 BEDROOMS @ ± 600 SF/UNIT
TOTAL NUMBER OF PROPOSED DWELLING UNITS	28 - 2 BEDROOMS @ ± 1,049 SF/UNIT 20 - 1 BEDROOMS @ ± 780 SF/UNIT
UNIVERSITY COMMUNITY PLAN	THIS PROJECT IS CONSISTENT WITH SUBAREA 16.
PERMITS BEING APPLIED FOR	AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 548029, NEIGHBORHOOD DEVELOPMENT PERMIT, TO ALLOW FOR TANDEM PARKING.
SITE DEVELOPMENT PERMIT	SITE DEVELOPMENT PERMIT, NO. 548029, WAS APPROVED BY THE PLANNING COMMISSION ON JULY 16, 2009. THIS PERMIT APPROVED 48 CONDOMINIUM APARTMENT UNITS. THIS APPLICATION IS TO AMEND THIS APPROVED PERMIT TO ALLOW FOR TALLER UNITS ON A SMALLER FOOTPRINT.
PTS PROJECT NO.	#531066
ACCOUNT NO.	#24007146
PROJECT COMMON OPEN SPACE	REQUIRED: 25 SF DU X TOTAL (EXISTING AND PROPOSED) 206 DUS = 5,125 SF REQUIRED. PROVIDED (EXISTING) 26,100 SF AND PROPOSED 1,650 SF FOR A TOTAL OF 27,750 SF.
SETBACKS	GENESSEE AVENUE = 15'-0" FRONT YARD EASTGATE MALL DR. = 15'-0" SIDE YARD INTERIOR SIDE AND REAR YARD = 5'-0"
LEGAL DESCRIPTION AND APN#	LOT 1 OF ESTATE VILLAGE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 9971, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JANUARY 16, 1981, APN#343-140-24-00
ZONE	RM-3-7
OVERLAY ZONES	THE AIRPORT ENVIRONS OVERLAY ZONE (AEZO), THE AIRPORT INFLUENCE AREA (AIA) FOR MARINE CORPS (MCAS) MARINA, THE FEDERAL AVIATION ADMINISTRATION (FAA) PART 77 NOTICING AREA, THE COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIO) TYPE A, THE 300' BUFFER FOR BRUSH ZONES, AND THE CAMPUS IMPACT ZONE.
BUILDING HEIGHT	6'-0"
PARKING GARAGE FOOTAGE	LEVEL 2: 26,800 G.S.F. LEVEL P1: 26,800 G.S.F. TOTAL GARAGE AREA: 53,600 G.S.F.
LOT COVERAGE	EXISTING BUILDING #9501 AREA: 6,250 S.F. EXISTING BUILDING #9505 AREA: 11,420 S.F. EXISTING BUILDING #9515 AREA: 11,304 S.F. EXISTING BUILDING #9525 AREA: 11,509 S.F. EXISTING BUILDING #9535 AREA: 8,900 S.F. EXISTING BUILDING #9539 AREA: 8,870 S.F. TOTAL EXISTING AREA: 58,263 S.F. PROPOSED BUILDING AREA: 26,800 S.F. PROPOSED GRAND TOTAL LOT COVERAGE AREA: 85,063 S.F. TOTAL LOT COVERAGE AREA / LOT AREA = 41.5%
FLOOR AREA RATIO:	ALLOWABLE F.A.R. = 1.80 PROPOSED F.A.R. = 0.88
	EXISTING BUILDING #9501 AREA: 12,520 S.F. EXISTING BUILDING #9505 AREA: 22,840 S.F. EXISTING BUILDING #9515 AREA: 22,608 S.F. EXISTING BUILDING #9525 AREA: 23,018 S.F. EXISTING BUILDING #9535 AREA: 17,800 S.F. EXISTING BUILDING #9539 AREA: 17,740 S.F. TOTAL EXISTING AREA: 116,536 S.F. PROPOSED BUILDING AREA: 26,800 S.F. PROPOSED GRAND TOTAL F.A.R. AREA: 180,100 S.F. F.A.R. = GROSS FLOOR AREA / LOT AREA ALLOWABLE F.A.R. = 1.80 > 0.88

CERTIFICATION STATEMENT

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

RESPONSIBLE CERTIFIED PROFESSIONAL NAME:

Acad Block's, LLC SIGNATURE

12/27/16

DATE

PROJECT DIRECTORY

OWNER	ARCHITECT
La Jolla Canyon Gardens, LLC 9110 JUDICIAL DRIVE SAN DIEGO, CA 92122 PHONE: (619) 200-2244 FAX: (619) 558-9443 CONTACT: STUART POGGIOUX E-MAIL: stuartp@gardencommunities.com	Togawa Smith Martin, Inc. 444 S. Flower Street, Suite 1220 LOS ANGELES, CA 90071 PHONE: (213) 614-6050 FAX: (213) 614-6051 CONTACT: Timothy Smith E-MAIL: tsmith@tsm-inc.com

BUILDING CODE REQUIREMENTS

BUILDING CODE	2013 CALIFORNIA BUILDING CODE (CBC), 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA FIRE CODE, TITLE 19 CALIFORNIA CODE OF REGULATIONS, SAN DIEGO MUNICIPAL CODE, 2013 CALIFORNIA CODE
ACCESSIBILITY CODE	AMERICANS WITH DISABILITIES ACT (ADA) CALIFORNIA BUILDING CODE CHAPTER 11A
OCCUPANCY GROUP	RESIDENTIAL - R-1
CONSTRUCTION TYPE	TYPE V-A, FULLY SPRINKLERED (NFA 13-R) ALL APARTMENT UNITS TO BE SEPARATED BY 1-HOUR FIRE-RESISTIVE CONSTRUCTION AT THE FLOORS AND WALLS

TRASH/RECYCLE AREA:

EXISTING ENCLOSURE	165 SF
NEW ENCLOSURE	220 SF
TRASH STAGING AREA	154 SF
TRASH WITHIN UPPER GARAGE	235 SF
TOTAL	774 SF

PROJECT DESCRIPTION

The Project
The project consists of the construction of 48 additional multi-family units on a site that currently has 157 units. Of the 48 proposed units, 5 will be set aside as on-site affordable units. The project was processed as part of the Affordable Housing Expedite Program. The SDP permit, No. 548029, was approved by Planning Commission on July 16, 2009. A one lot VIM, No. 548028, was also approved by the Planning Commission on that same date. An Extension of time was approved by the Hearing Officer and appealed to the Planning Commission on February 3, 2015, where the appeal was denied. No amendment to the VIM is proposed as part of this SDP amendment application.

Purpose of this Amendment
Following the approval of this project, SanDAG continued with its efforts to obtain approval and funding for the Mid-Coast Trolley Project. In order to implement the Trolley project, Genessee Avenue needs to be widened along the frontage of La Jolla Canyon Gardens. As such, the proposed residential building needs to be reduced in length and redesigned to retain all 48 units. In addition, a widened Genessee Avenue makes it more difficult to access the previously approved subterranean parking structure. As such, the subterranean parking has been eliminated in favor of parking at grade or above, with the residential units situated above the parking. Doing so makes it possible for no loss of units to accommodate the Trolley project.

Details of the Project
The rental apartment community consists of a five-story apartment building, Type V, 1-hour construction over a two-story Type I concrete parking garage. The apartment community is accessed near the corner of Genessee and Eastgate Mall Drive along Genessee Avenue with access to both the parking garage and the surface parking areas. Residents access the parking garage via stairways and elevators from the podium level and guests would have access to the surface parking spaces. Parking consists of additional spaces for motorcycle and bicycle parking, 89 surface parking spaces, 189 parking spaces within the parking garage, and 5 off-site spaces along Faz Street.

The apartment complex is laid out according to the linear nature of the site with all units having views of landscaped open space. The proposed units are a mix of 28 two-bedroom, two both apartment units of approximately 1,049 SF plus an outdoor patio or deck, and 20 one-bedroom, one both apartments of 780 SF plus an outdoor patio or deck. The entire site is landscaped to provide residents with outdoor space including seating 880 areas with picnic tables for outdoor entertaining and access to the seating pool and spa. The entry lobby consists of a leasing office and elevator lobby.

Redesign of the proposed units has made it possible to create a new amenity space that will be available to all of the residents. This new amenity space, which will consist of approximately 8,730 square feet will be configured to provide a fitness center and club facilities.

Deviation Requested
The approved SDP permit was granted a deviation in building height to accommodate the elevator tower. The proposed amendment to the building design increases the number of floors from four to five and still has elevated elevator and stairwell towers. A height deviation of approximately 21 feet is requested to accommodate the new roof line and 23'8" feet to accommodate the proposed elevator tower.

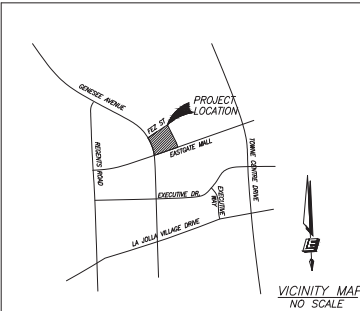
Modifications to Approved SDP Permit
Only 4 permit conditions need to be modified to accommodate this Amendment. They are as follows:

- Condition 17: No longer required as SanDAG has already acquired the additional right-of-way.
Condition 18: No longer required as SanDAG has already acquired the additional right-of-way.
Condition 23: The sport quantity can be reduced since the project is no longer constructing a subterranean parking garage.
Condition 46: The slope gradient to the lower level parking level has been reduced from 18% to 14%.

A new condition will be required that will call for the project to comply with the latest State Storm Water Permit requirements.

LIST OF DRAWINGS

GENERAL	
1	TITLE SHEET
CIVIL	
2	CONCEPTUAL GRADING AND DRAINAGE PLAN
3	MAP CONCEPTUAL UTILITY PLAN
ARCHITECTURAL	
4	CONCEPTUAL SITE PLAN/ FIRE ACCESS
5	GARAGE FLOOR PLANS P1 AND P2
6	SECOND GARAGE FLOOR PLAN
7	THIRD & FOURTH-FIFTH BUILDING FLOOR PLANS
8	ENLARGED UNIT PLANS AND ROOF PLAN
9A	CONCEPT BUILDING ELEVATIONS
9B	CONCEPT BUILDING ELEVATIONS
10	CONCEPT BUILDING SECTIONS
LANDSCAPE	
11	LEGEND AND NOTES
12	EXISTING TREES SITE PLAN
13	LANDSCAPE SITE PLAN
14	LANDSCAPE CALCULATIONS
EXHIBITS	
A	SHADOW ANALYSIS
B	HEIGHT ANALYSIS
C1	PHOTO SIMULATIONS
C2	PHOTO SIMULATIONS



PREPARED BY:	NAME: TOGAWA SMITH MARTIN	REVISION 14:	
ADDRESS: 444 S FLOWER ST. #1220	REVISION 13:		
LOS ANGELES, CA 90071	REVISION 12:		
PHONE #:(213) 614-6050	REVISION 11:		
	REVISION 10:		
	REVISION 9:		
	REVISION 8:		
PROJECT ADDRESS:	REVISION 7:		
9515 GENESSEE AVENUE	REVISION 6:		
SAN DIEGO, CA 92121	REVISION 5:		
	REVISION 4:	6/19/17	
	REVISION 3:	5/12/17	
PROJECT NAME:	REVISION 2:	4/10/17	
LA JOLLA CANYON	REVISION 1:	2/14/17	

SHEET TITLE:	ORIGINAL DATE:	12/02/16
AMENDMENT TO SDP NO. 548029	SHEET	1 OF 14
TITLE SHEET		

Printed/Revised

La Jolla Canyon

9515 Genessee Avenue
San Diego, CA 92121

Deviation

Gardens Communities, LLC

San Diego, CA 92122

Rev. 6/19/17

PROJECT

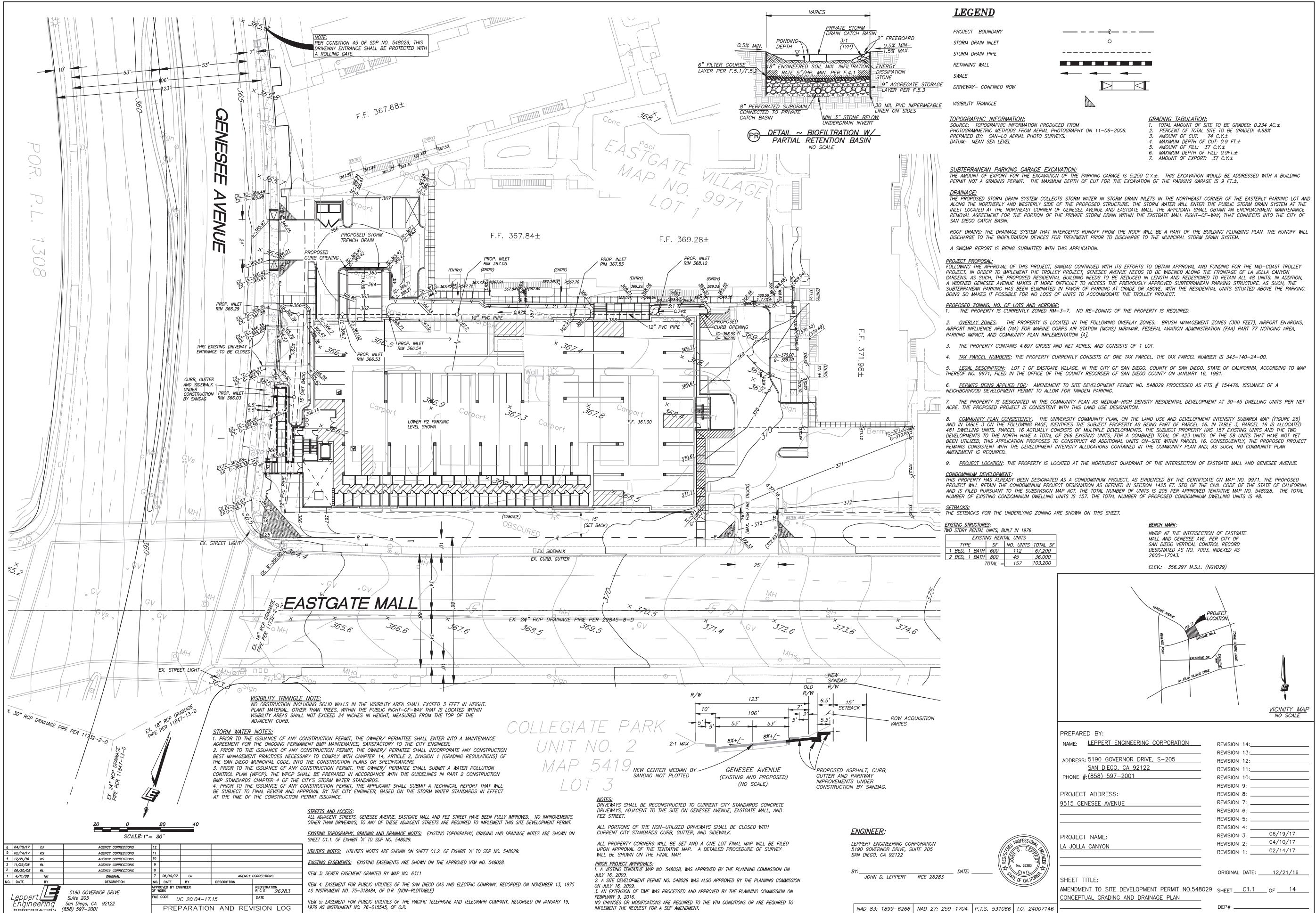
TOGAWA SMITH MARTIN

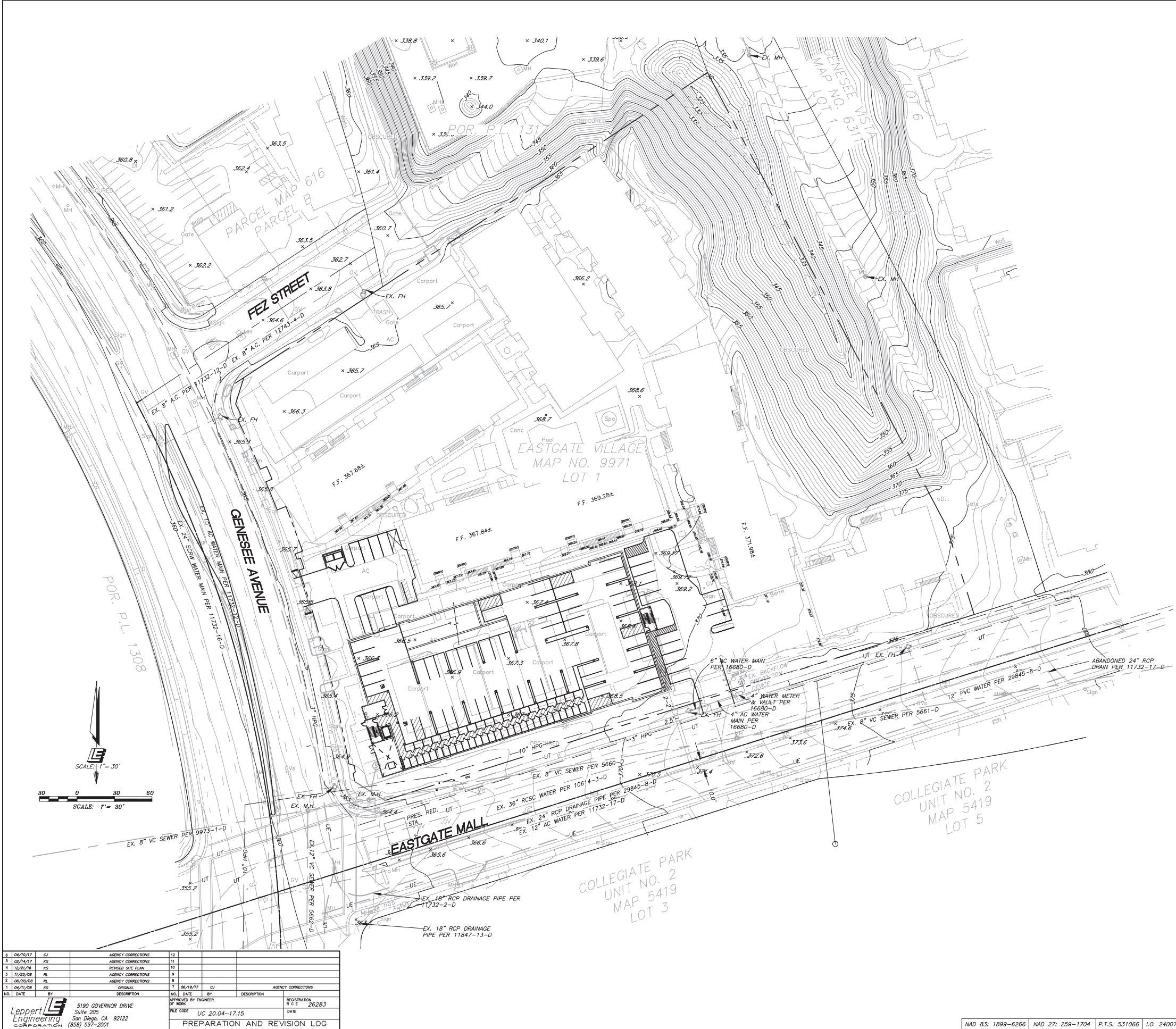
INCORPORATED

444 S Flower Street - Suite 1220
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213.614.6051 fax
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Job No.: 2016446
Date: 05.12.2017
Scale: N/A

TITLE SHEET





LEGEND:

VTM BOUNDARY
RECORD DATA PER PARCEL MAP NO. 9971
EXISTING CONTOURS
EXISTING STORM DRAIN
EXISTING CURB INLET
EXISTING WATER
EXISTING FIRE HYDRANT
EXISTING SEWER
EXISTING SEWER MANHOLE
EXISTING SEWER LATERAL
EXISTING WATER LATERAL
EXISTING UNDERGROUND TELEPHONE
EXISTING UNDERGROUND ELECTRICAL
EXISTING GAS
PROPOSED WATER SERVICE

()
510
Ex. FH
o
S
H
-UT-
-UE-
HPG
2'-2" H

- UTILITIES:**
- THE PROPERTY IS CURRENTLY ADEQUATELY SERVED BY THE FOLLOWING UTILITIES:
1. **WATER:** THERE CURRENTLY IS A 10" WATER MAIN PER DWG. NO. 11732-12-D AND A 24" WATER MAIN PER DWG. NO. 11732-16-D IN GENESSEE AVENUE. THERE IS ALSO A 12" WATER MAIN PER DWG. NO. 11732-17-D AND 29845-8-D, AND A 36" WATER MAIN PER DWG. NO. 10614-3-D IN EASTGATE MALL. THERE IS AN 8" WATER MAIN PER DWG. NO. 12743-4-D IN FEZ STREET. CURRENTLY THE SITE CONNECTS TO THE 12" WATER MAIN IN EASTGATE MALL. NEW PRIVATE LOOPING WATER MAINS FOR BOTH DOMESTIC AND FIRE SERVICE SHALL BE INSTALLED ON-SITE FOR THE NEW UNITS.
 2. **SEWER:** THERE IS AN EXISTING 8" SEWER MAIN IN EASTGATE MALL PER DWG. NO. 5660-D, 5661-D, & 9973-1-D WHICH PROVIDES SEWER SERVICE TO THE PROJECT. A NEW ON-SITE PRIVATE SEWER MAIN SHALL BE CONSTRUCTED WITHIN THE PROJECT TO PROVIDE SEWER SERVICE TO THE NEW UNITS.
 3. **OVERHEAD ELECTRICAL UTILITIES:** THERE ARE NO OVERHEAD ELECTRICAL UTILITIES FRONTING THE PROPERTY.
- EXISTING IMPROVEMENTS:**
- | | |
|----------------------------------|--|
| 1. GENESSEE AVENUE: | PER DWG. NO. 11732-D. |
| 2. EASTGATE MALL: | PER DWG. NO. 11732-D. |
| 3. FEZ ST.: | PER DWG. NO. 12743-4-D. |
| 4. 12" VC SEWER/GENESSEE AV.: | PER DWG. NO. 5662-D. |
| 5. 8" VC SEWER/EASTGATE MALL: | PER DWG. NO. 5660-D, 5661-D, & 9973-1-D. |
| 6. 10" AC WATER/GENESSEE AV.: | PER DWG. NO. 11732-12-D. |
| 7. 24" SCRW WATER/GENESSEE AV.: | PER DWG. NO. 11732-16-D. |
| 8. 12" AC WATER/EASTGATE MALL: | PER DWG. NO. 11732-17-D & 29845-8-D. |
| 9. 36" RCSC WATER/EASTGATE MALL: | PER DWG. NO. 10614-3-D. |
| 10. 8" AC WATER/FEZ ST.: | PER DWG. NO. 12743-4-D. |
| 11. 18" AND 24" ECP DRAINAGE: | PER DWG. NO. 11732-2-D, 11847-13-D. |
| 12. 24" RCP DRAINAGE PIPE: | PER DWG. NO. 29845-8-D. |

VICINITY MAP
NO SCALE

PREPARED BY:
NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, S-205
SAN DIEGO, CA 92122
PHONE #: (858) 597-2001

PROJECT ADDRESS:
9515 GENESSEE AVENUE

PROJECT NAME:
LA JOLLA CANYON

SHEET TITLE:
AMENDMENT TO SITE DEVELOPMENT PERMIT NO.548029
CONCEPTUAL UTILITY PLAN

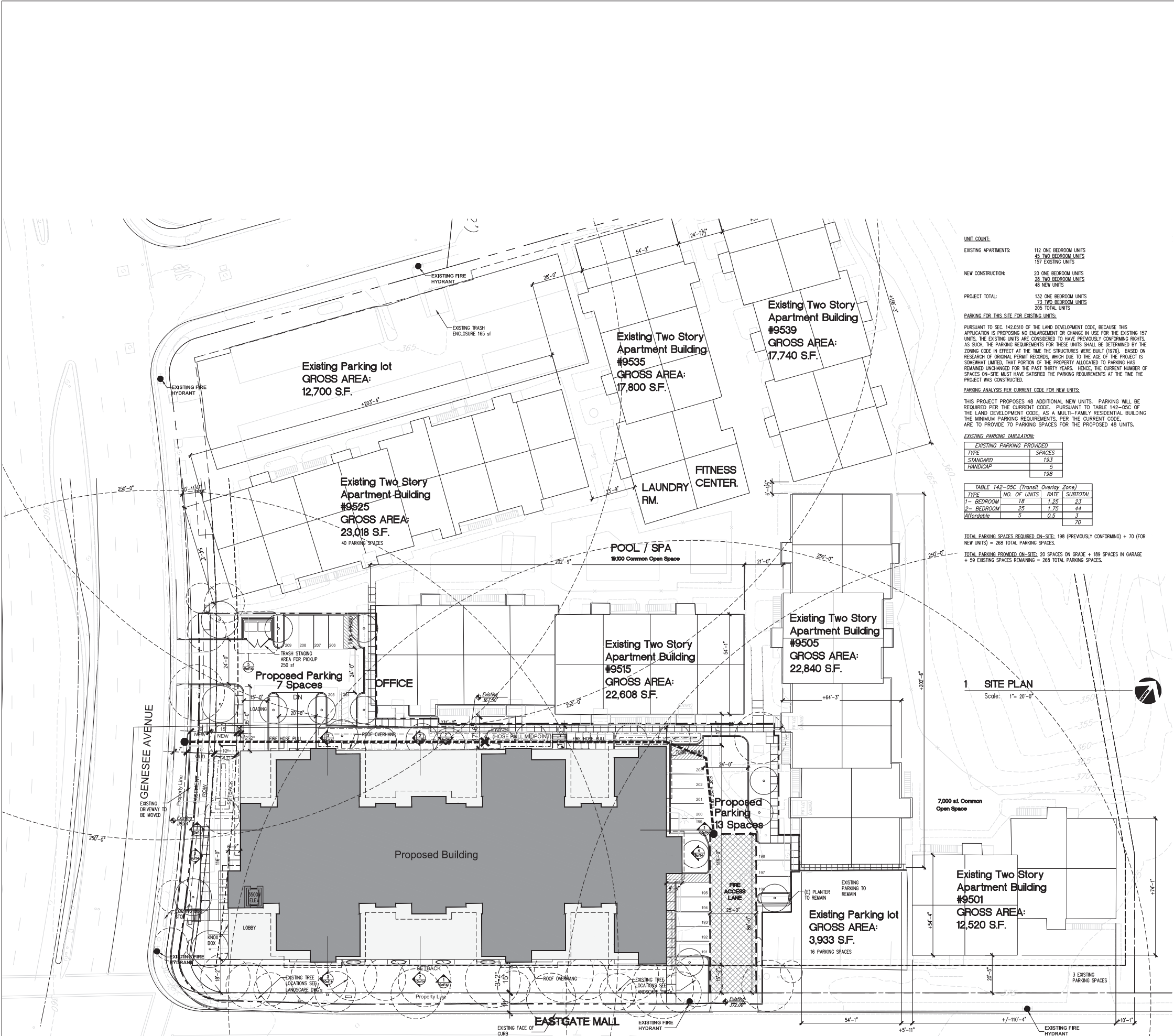
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REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 9: _____
REVISION 8: _____
REVISION 7: _____
REVISION 6: _____
REVISION 5: _____
REVISION 4: _____
REVISION 3: 06/19/17
REVISION 2: 04/10/17
REVISION 1: 02/14/17

ORIGINAL DATE: 12/21/16

DEP# _____

6.	04/10/17	CU	AGENCY CORRECTIONS	12			
5.	02/14/17	RS	AGENCY CORRECTIONS	11			
4.	12/21/16	RS	REVISED SITE PLAN	10			
3.	11/25/08	RL	AGENCY CORRECTIONS	9			
2.	06/20/08	RL	AGENCY CORRECTIONS	8			
1.	04/11/08	RS	ORIGINAL	7	06/19/17	CU	AGENCY CORRECTIONS
NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
							REGISTRATION
							R.C.E. 26283
							DATE
							FILE CODE UC 20.04-17.15
							PREPARATION AND REVISION LOG

Leppert Engineering CORPORATION
5190 GOVERNOR DRIVE
Suite 205
San Diego, CA 92122
(858) 597-2001



UNIT COUNT:

EXISTING APARTMENTS:	112 ONE BEDROOM UNITS 45 TWO BEDROOM UNITS 157 EXISTING UNITS
NEW CONSTRUCTION:	20 ONE BEDROOM UNITS 28 TWO BEDROOM UNITS 48 NEW UNITS
PROJECT TOTAL:	132 ONE BEDROOM UNITS 73 TWO BEDROOM UNITS 205 TOTAL UNITS

PARKING FOR THIS SITE FOR EXISTING UNITS:

PURSUANT TO SEC. 142.0510 OF THE LAND DEVELOPMENT CODE, BECAUSE THIS APPLICATION IS PROPOSING NO ENLARGEMENT OR CHANGE IN USE FOR THE EXISTING 157 UNITS, THE EXISTING UNITS ARE CONSIDERED TO HAVE PREVIOUSLY CONFORMING RIGHTS. AS SUCH, THE PARKING REQUIREMENTS FOR THESE UNITS SHALL BE DETERMINED BY THE ZONING CODE IN EFFECT AT THE TIME THE STRUCTURES WERE BUILT (1976). BASED ON RESEARCH OF ORIGINAL PERMIT RECORDS, WHICH DUE TO THE AGE OF THE PROJECT IS SOMEWHAT LIMITED, THAT PORTION OF THE PROPERTY ALLOCATED TO PARKING HAS REMAINED UNCHANGED FOR THE PAST THIRTY YEARS. HENCE, THE CURRENT NUMBER OF SPACES ON-SITE MUST HAVE SATISFIED THE PARKING REQUIREMENTS AT THE TIME THE PROJECT WAS CONSTRUCTED.

PARKING ANALYSIS PER CURRENT CODE FOR NEW UNITS:

THIS PROJECT PROPOSES 48 ADDITIONAL NEW UNITS. PARKING WILL BE REQUIRED PER THE CURRENT CODE. PURSUANT TO TABLE 142-05C OF THE LAND DEVELOPMENT CODE, AS A MULTI-FAMILY RESIDENTIAL BUILDING THE MINIMUM PARKING REQUIREMENTS, PER THE CURRENT CODE, ARE TO PROVIDE 70 PARKING SPACES FOR THE PROPOSED 48 UNITS.

EXISTING PARKING TABULATION:

TYPE	SPACES
STANDARD	193
HANDICAP	5
	198

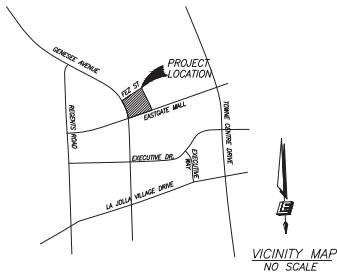
TABLE 142-05C (Transit Overlay Zone)

TYPE	NO. OF UNITS	RATE	SUBTOTAL
1- BEDROOM	18	1.25	23
2- BEDROOM	25	1.75	44
Affordable	5	0.5	3
			70

TOTAL PARKING SPACES REQUIRED ON-SITE: 198 (PREVIOUSLY CONFORMING) + 70 (FOR NEW UNITS) = 268 TOTAL PARKING SPACES.

TOTAL PARKING PROVIDED ON-SITE: 20 SPACES ON GRADE + 189 SPACES IN GARAGE + 59 EXISTING SPACES REMAINING = 268 TOTAL PARKING SPACES.

1 SITE PLAN
Scale: 1"= 20'-0"



PREPARED BY:

NAME: TOGAWA SMITH MARTIN REVISION 14: _____

ADDRESS: 444 S FLOWER ST. #1220 REVISION 13: _____

LOS ANGELES, CA 90071 REVISION 12: _____

PHONE #: (213) 614-6050 REVISION 11: _____

PROJECT ADDRESS: REVISION 10: _____

9515 GENESEE AVENUE REVISION 9: _____

SAN DIEGO, CA 92121 REVISION 8: _____

PROJECT NAME: REVISION 7: _____

LA JOLLA CANYON REVISION 6: _____

REVISION 5: _____

REVISION 4: 6/19/17

REVISION 3: 5/12/17

REVISION 2: 4/10/17

REVISION 1: 2/14/17

ORIGINAL DATE: 12/02/16

SHEET TITLE: _____

AMENDMENT TO _____

SDP NO.548029 SHEET _____ OF 14

La Jolla Canyon

9515 Genesee Avenue
San Diego, CA 92121

Developer:

Golden Communities, LLC
San Diego, CA 92122

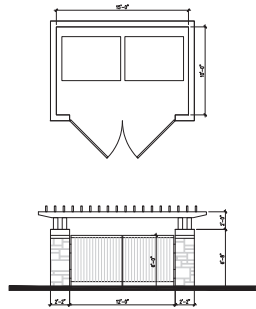
Tel: 619.587.7597



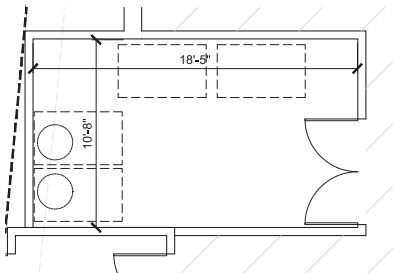
444 S Flower Street - Suite 1220
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213.614.6050
213.614.6051 fax
www.tsminc.com

Job No.: 2016446
Date: 05.12.2017
Scale: 1"=20'-0"

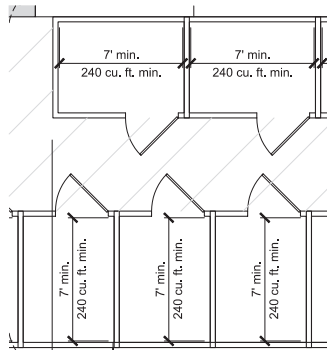
CONCEPT SITE
PLAN /
FIRE ACCESS



5 PLAN / ELEVATION - TRASH ENCLOSURE
Scale: 1/8" = 1'-0"



4 ENLARGED PLAN - TRASH ROOM
Scale: 1/4" = 1'-0"

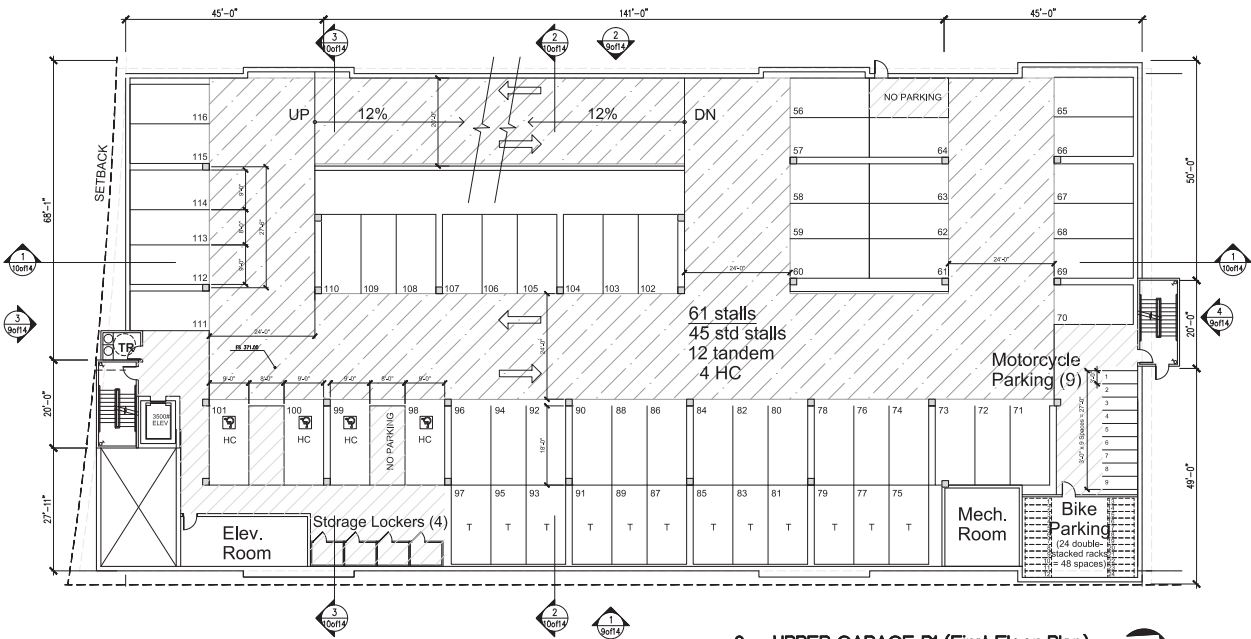


3 ENLARGED PLAN - STORAGE ROOMS
Scale: 1/4" = 1'-0"

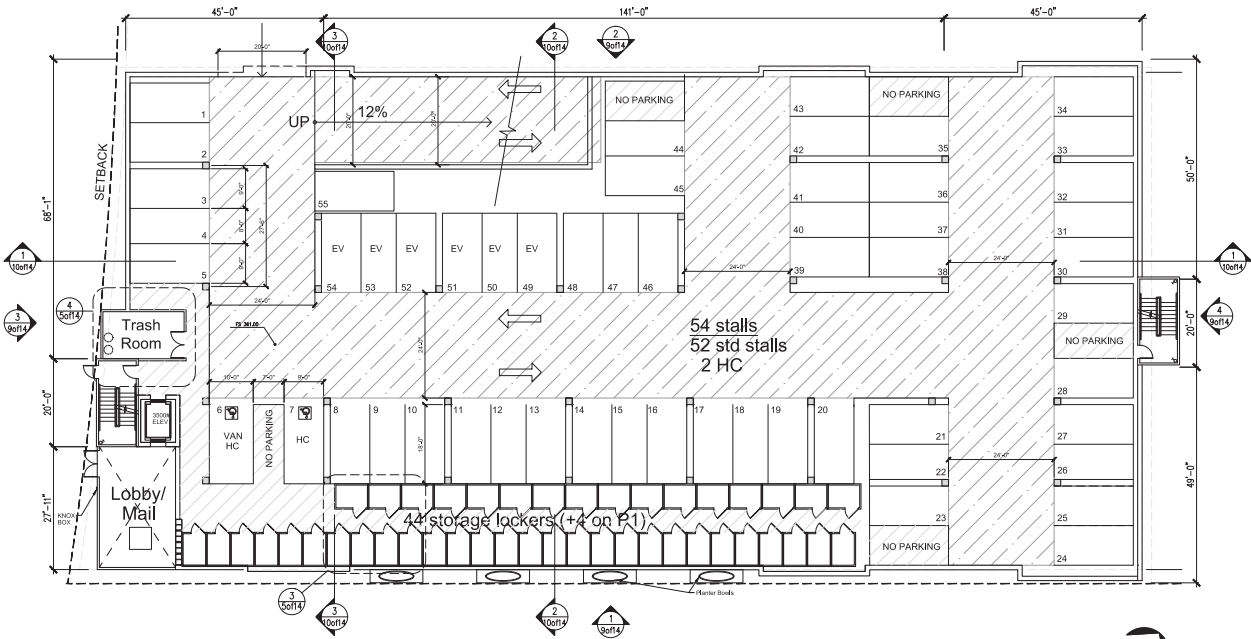
PARKING:

	STD STALLS	TDM STALLS	HC	EV	TOTAL
LEVEL 2:	55	18	1	0	74
LEVEL P1:	45	12	4	0	61
LEVEL P2:	46	0	2	6	54
TOTAL:	146	30	7	6	189 SPACES

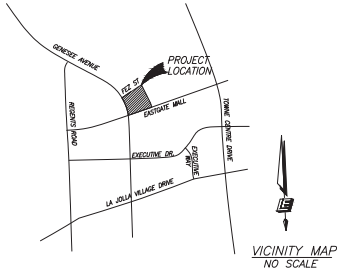
LOADING SPACE:	1 SPACE
VAN ACCESSIBLE:	1 SPACE
MOTORCYCLE:	9 SPACES
BICYCLE:	48 SPACES



2 UPPER GARAGE P1 (First Floor Plan)
Scale: 1/16" = 1'-0"



1 LOWER GARAGE P2 (BASEMENT)
Scale: 1/16" = 1'-0"



PREPARED BY: TOGAWA SMITH MARTIN

NAME: TOGAWA SMITH MARTIN

ADDRESS: 444 S FLOWER ST. #1220

PHONE #: (213) 614-6050

PROJECT ADDRESS: 9515 GENESEE AVENUE

SAN DIEGO, CA 92121

PROJECT NAME: LA JOLLA CANYON

SDP NO. 548029

REVISION 14: _____

REVISION 13: _____

REVISION 12: _____

REVISION 11: _____

REVISION 10: _____

REVISION 9: _____

REVISION 8: _____

REVISION 7: _____

REVISION 6: _____

REVISION 5: _____

REVISION 4: 6/19/17

REVISION 3: 5/12/17

REVISION 2: 4/10/17

REVISION 1: 2/14/17

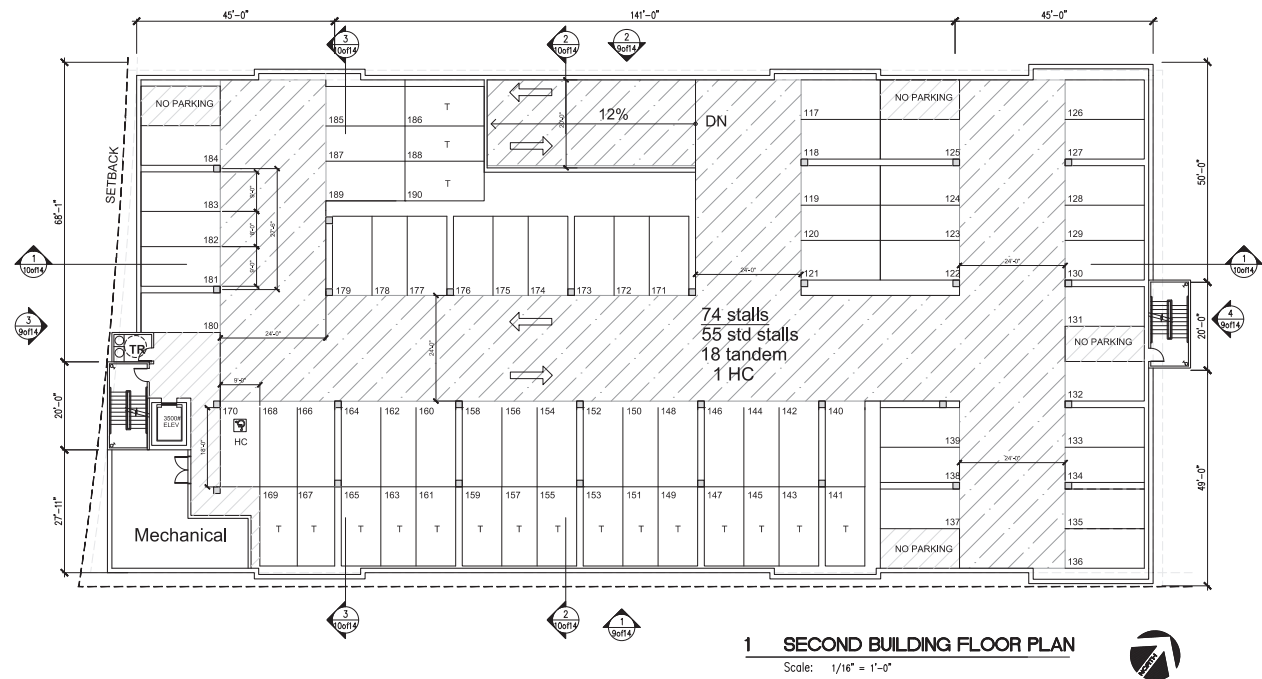
ORIGINAL DATE: 12/02/16

SHEET _____ OF 14

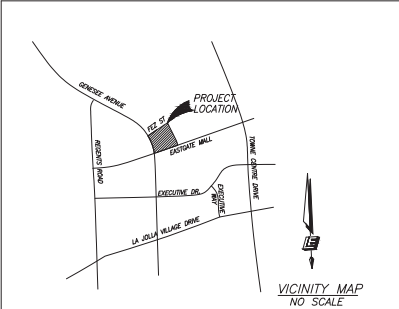
La Jolla Canyon
9515 GENESEE AVENUE
SAN DIEGO, CA 92121
Developer:
Gordon Communities, LLC
San Diego, CA 92122
Tel: 619.587.7597

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Los Angeles, California 90071
213.614.6050
213.614.6051 Fax
www.tsminc.com
Job No.: 2016446
Date: 06.12.2017
Scale: AS NOTED

GARAGE
FLOOR PLANS
P1 AND P2



1 SECOND BUILDING FLOOR PLAN
Scale: 1/16" = 1'-0"

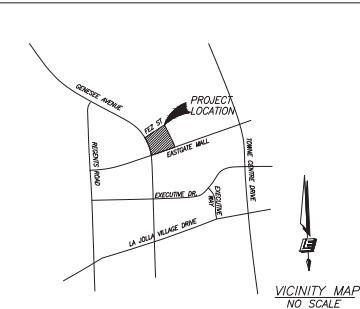


PREPARED BY:		REVISION 14:	
NAME:	TOGAWA SMITH MARTIN	REVISION 13:	
ADDRESS:	444 S FLOWER ST. #1220	REVISION 12:	
	LOS ANGELES, CA 90071	REVISION 11:	
PHONE #:	(213) 614-6050	REVISION 10:	
		REVISION 9:	
PROJECT ADDRESS:		REVISION 8:	
	9515 GENESEE AVENUE	REVISION 7:	
	SAN DIEGO, CA 92121	REVISION 6:	
		REVISION 5:	
		REVISION 4:	6/19/17
		REVISION 3:	5/12/17
PROJECT NAME:		REVISION 2:	4/10/17
LA JOLLA CANYON		REVISION 1:	2/14/17

SHEET TITLE:	ORIGINAL DATE:	12/02/16
AMENDMENT TO	SHEET	OF 14
SDP NO. 548029		

La Jolla Canyon
9515 Genesee Avenue
San Diego, CA 92121
Developer:
Gordon Communities, LLC
San Diego, CA 92122
Tel: 619.587.7597

TOGAWA
SMITH
MARTIN
INCORPORATED
444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsmimc.com
Job No.: 2016446
Date: 05.12.2017
Scale: 1/16"=1'-0"
SECOND
GARAGE
FLOOR PLAN
6 of 14



SHEET TITLE: _____
 AMENDMENT TO _____ SHEET _____ OF 14
 SDP NO.548029 _____

ENLARGED
☐ NIT PLANS
 AND
 ROOF PLAN
☐ of 1



4 EAST ELEVATION

Scale: 1/16" = 1'-0"



3 WEST ELEVATION

Scale: 1/16" = 1'-0"

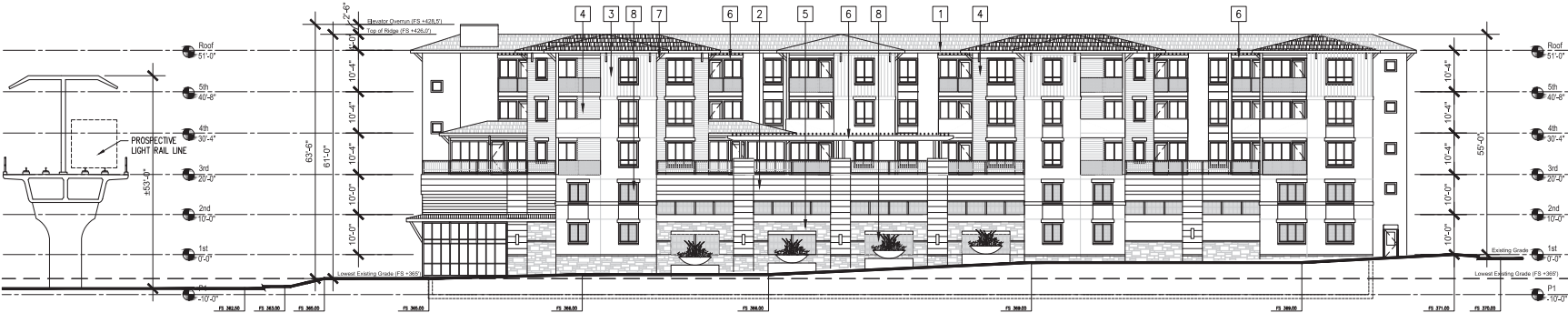
MATERIAL LEGEND

- 1 Stucco
- 2 Stucco with Reveals
- 3 Board & Batten
- 4 Siding
- 5 Stone Veneer
- 6 Metal Trellis
- 7 Kicker
- 8 Architectural Mesh



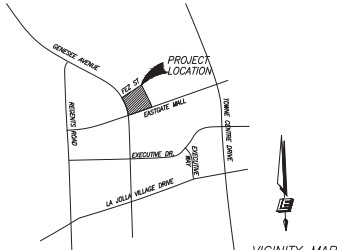
2 NORTH ELEVATION

Scale: 1/16" = 1'-0"



1 SOUTH ELEVATION

Scale: 1/16" = 1'-0"



PREPARED BY:		REVISION 14:	
NAME: TOGAWA SMITH MARTIN		REVISION 13:	
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9515 GENESEE AVENUE		REVISION 8:	
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PROJECT NAME:		REVISION 6:	
LA JOLLA CANYON		REVISION 5:	
		REVISION 4:	6/19/17
		REVISION 3:	5/12/17
		REVISION 2:	4/10/17
		REVISION 1:	2/14/17

SHEET TITLE: AMENDMENT TO SDP NO.548029

ORIGINAL DATE: 12/02/16

SHEET _____ OF 14

La Jolla Canyon

9515 GENESEE AVENUE
SAN DIEGO, CA 92121

Developer:

Golden Communities, LLC
San Diego, CA 92121

Tel: 619.587.7597

TOGAWA SMITH MARTIN

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Los Angeles, California 90071
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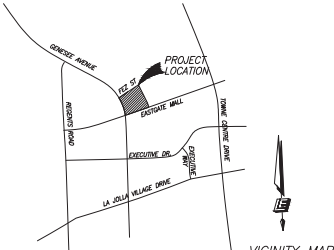
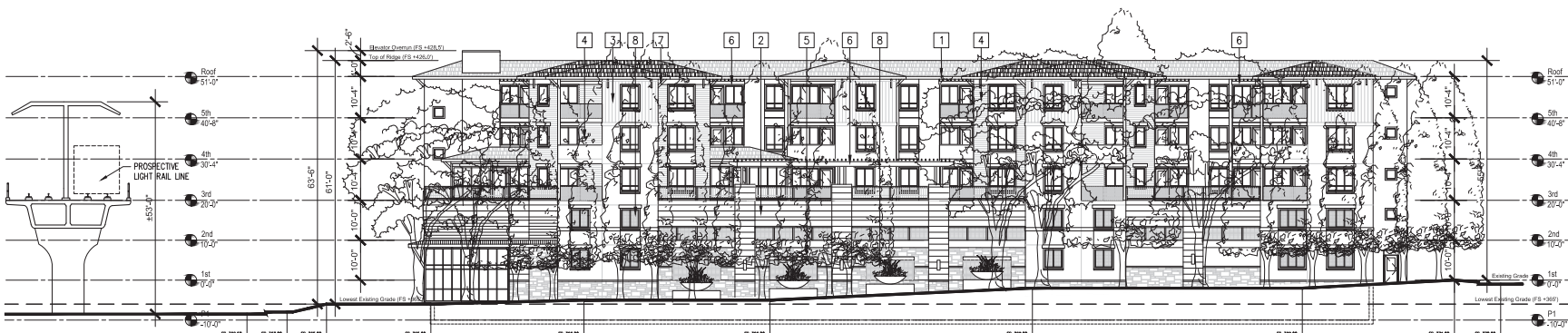
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Date: 05.12.2017
Scale: 1/16"=1'-0"

CONCEPT BUILDING ELEVATIONS



MATERIAL LEGEND

- 1 Stucco
- 2 Stucco with Reveals
- 3 Board & Batten
- 4 Siding
- 5 Stone Veneer
- 6 Metal Trellis
- 7 Kicker
- 8 Architectural Mesh



PREPARED BY:		REVISION 14:	
NAME:	TOGAWA SMITH MARTIN	REVISION 13:	
ADDRESS:	444 S FLOWER ST. #1220	REVISION 12:	
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		REVISION 3:	5/12/17
PROJECT NAME:		REVISION 2:	4/10/17
LA JOLLA CANYON		REVISION 1:	2/14/17

SHEET TITLE: _____
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SDP NO. 548029

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La Jolla Canyon

9515 Genesee Avenue
San Diego, CA 92121

Developer:

Golden Communities, LLC
San Diego, CA 92121

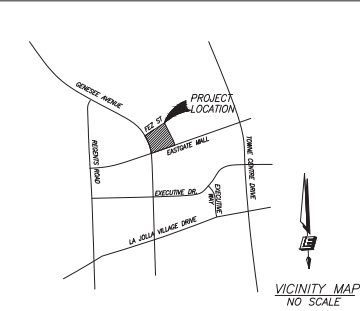
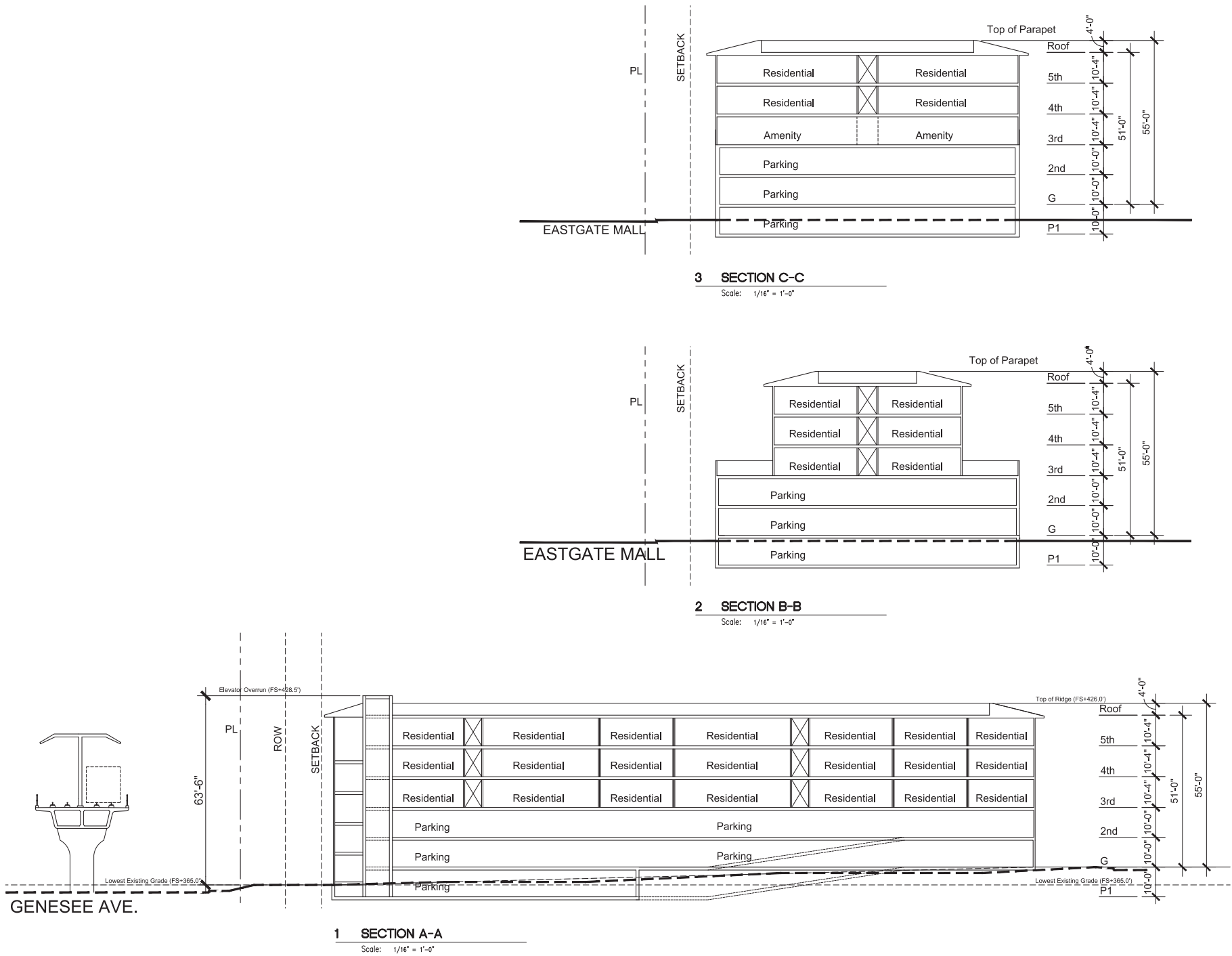
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CONCEPT
BUILDING
ELEVATIONS



PREPARED BY:	
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	REVISION 4: <u>6/19/17</u>
	REVISION 3: <u>5/12/17</u>
PROJECT NAME:	REVISION 2: <u>4/10/17</u>
<u>LA JOLLA CANYON</u>	REVISION 1: <u>2/14/17</u>

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La Jolla Canyon

9515 Genesee Avenue
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**CONCEPT
BUILDING
SECTIONS**

CITY NOTES

- * Prior to issuance of any construction permits for grading, the Permittee or Subsequent Owner shall submit landscape construction documents for the revegetation of all disturbed land in accordance with the Land Development Manual 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.
- * Prior to issuance of any construction permits for buildings, the Permittee or Subsequent Owner shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval.
- * The construction documents shall be in substantial conformance with the approved Landscape Plans on file in the Office of the Development Services Department.
- * Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or Subsequent Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.
- * The Permittee or Subsequent Owner shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
- * 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 Permittee or Subsequent Owner is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a Certificate of Occupancy.
- * The Permittee or Subsequent Owner shall be responsible for the maintenance of all landscape improvements on the subject property and in the right-of-way along Genesee Avenue and Eastgate Mall adjacent to the subject site. All landscape improvements shall be consistent with the Land Development Manual, Landscape Standards.

LANDSCAPE DESIGN STATEMENT

The landscape design is intended to both compliment and enhance the architecture and the site while providing aesthically pleasing and usable landscape spaces. The 3rd floor courtyard will serve as open space for the residents.

The proposed Landscape Development Plan has been designed to meet or exceed the requirements set forth in the City of San Diego's Land Land Development Code, Landscape Regulations and the Land Development Manual, Landscape Standards.

The existing Pinus canariensis & Eucalyptus sideroxylon along Eastgate Mall will remain and be protected in place, except for those located too close to the proposed building. The existing Pinus canariensis, Eucalyptus sideroxylon and Platanus acenfolia along Genesee will need to be removed due to the expansion of Genesee Avenue. The Magnolia grandiflora along Genesee Ave. will be removed, due to their proximity to the new building.

ABBREVIATION LEGEND

- FFE = Finished Floor Elevation
- FS = Finished Surface Elevation
- EG = Existing Grade Elevation
- FG = Finished Grade Elevation
- TC = Top of Curb Elevation
- TW = Top of Wall Elevation
- OC = On Center Spacing

MINIMUM TREE SEPARATION DISTANCE

- Improvement/Minimum Distance to St.Tree
- Traffic signals / Stop Signs- 20 ft.
- Underground utility lines- 5 ft.
- Above ground utility structures- 10 ft.
- Driveway (entries) - 10ft.
- Intersections (intersecting curb lines of two streets) - 25 ft.
- Sewer Lines - 10 feet

LANDSCAPE PLAN NOTES:

- 1.1: Site Development Features: There are existing street trees on-site to be retained as part of the final landscape development.
- 1.2: Street trees: Existing street trees are shown diagrammatically on the landscape plan. All utilities, including gas, water, sewer, electric and telephone, will be planned to not be in conflict with any additional street tree placement.
- 1.3: Legend:
 - A. Symbols for all proposed trees are shown delineated on the plans. Refer to the planting legend for preliminary tree planting palettes. The planting list is preliminary and subject to change.
 - B. Changes to the plant legends are subject to review and approval by City of San Diego Landscape Review. Shrub spacing will be provided at a later date.
 - C. Plant material will be provided at the following percentages:
 - Trees: See legend for quantities.
 - Shrubs: See legend for quantities.
 - Ground Covers: See legend for quantities.
- 1.4: All planting areas shall be mulched to minimum depth of 2 inches. All exposed soil areas without vegetation shall be mulched. (LDC 142.0413(B))
- 1.5: All landscape and irrigation shall conform to standards of the City Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.

IRRIGATION & MAINTENANCE NOTES:

- 2.1: Irrigation and Maintenance: Irrigation system shall be operated automatically. The irrigation shall be maintained by the Owner.
- 2.2: An irrigation system shall be provided as required for proper irrigation and maintenance of the vegetation. The design of the system shall provide adequate support for the vegetation selected.
- 2.3: Required landscape areas shall be maintained by the owner. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.
- 2.4: All irrigation zones shall be separated by sun/shade exposures and plant material types.
- 2.5: All landscape areas shall be maintained by the Owner.

PAVING TYPES

- 3.1: Surface drives and parking areas shall be a.c. paving
- 3.2: Sidewalks shall be natural concrete, light broom finish.
- 3.3: Courtyard paving shall be textured to delineate the patterns.



Sheet Index

Sheet Title	Sheet No.
Legend & Notes	11
Existing Trees	12
Site Plan	
Landscape Site Plan	13
Landscape Calculations	14

LEGENDS





QUANTITIES SHOWN ARE FOR GENERAL COUNT, ONLY. CONTRACTOR IS RESPONSIBLE FOR QUANTITIES AS SHOWN ON THE DRAWINGS.

TREE LEGEND





SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	EX. GROWTH IN CONTAINER	HT. X SP.
	PINUS CANARIENSIS	CANARY ISLAND PINE	4	36" BOX	STANDARD FORM, DENSE HEALTHY, VIGOROUS	50-60' X 20-35'
	TRISTANIA CONFERTA	BRISBANE BOX	10	24" BOX	STANDARD FORM, DENSE HEALTHY, VIGOROUS	30-45' X 25'
	EXISTING TREES	PINUS CANARIENSIS EUCALYPTUS SIDEROXYLON PLATANUS X ACERIFOLIA MAGNOLIA GRANDIFOLORA	17 7 2 2	VARIES		

ROOT BARRIERS ARE REQUIRED ALONG ALL PAVING SURFACES WITHIN 6" OF TREE TRUNK AND FOR TREES WITHIN 5' OF PUBLIC SIDEWALKS, 5' EACH SIDE, TOTAL LENGTH IS 10'.

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	EX. GROWTH IN CONTAINER	HT. X SP.
	PITTOSPORUM TOBIRA 'VARIEGATA'	MOCK ORANGE	245	5 GAL.	FULL AND BUSHY	5' X 5'
ALTERNATE	XILOSLMA CONGESTUM 'COMPACTA'	SHINY XILOSLMA		5 GAL.	FULL AND BUSHY	5'-8' X 5'-8'
	STREULITZIA REGINAE	BIRD OF PARADISE	189	5 GAL.	HEALTHY, DENSE	4'-6' X 4'-6'
	DIETS BICOLOR	FORTNIGHT LILY	177	1 GAL.	HEALTHY, DENSE	2'-3' X 2'-3'
ALTERNATE	MUHLNBERGIA DUBIA	PINE MUHLY		1 GAL.	HEALTHY, DENSE	2' X 2'
	AGAVE DESMETTIANA 'VARIEGATA'	VARIEGATED SMOOTH AGAVE	72	5 GAL.	HEALTHY, DENSE	2'-3' X 3'-4'
ALTERNATE	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE		5 GAL.	HEALTHY, DENSE	2'-3' X 2'-3'


BIOSWALE LEGEND

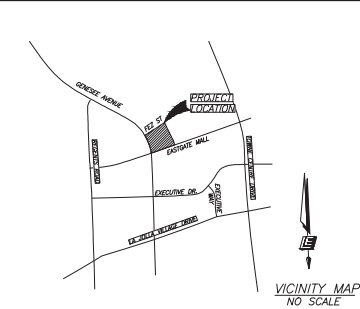
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	EX. GROWTH IN CONTAINER	HT. X SP.
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	5	36" BOX	COMPACT NARROW FORM, HEALTHY	20-25' X 10-15'
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	2	36" BOX	STANDARD FORM, DENSE HEALTHY, VIGOROUS	30-60' X 20-50'
	CAREX SPISSA	SAN DIEGO SEDGE	108	5 GAL.	HEALTHY, DENSE	5' X 5'
	MUHLNBERGIA CAPILLARIS	PINK MUHLY	187	1 GAL.	HEALTHY, DENSE	4' X 4'

GROUND COVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	SIZE
	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	30" O.C.	1 GAL.
ALTERNATE	CAREX DIVULSA	BERKLEY STAR SEDGE	18" O.C.	1 GAL.
	SENECIO MANDRALISCAE	BLUE CHALK STICKS	18" O.C.	1 GAL.
NO SYMBOL	MULCH, SHREDDDED FIREBARK	ALL LANDSCAPE AREAS	2" DEEP LAYER	
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	18" O.C.	1 GAL.

PLANTER POT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	SIZE
	PHORIDIUM T. ATROPURPUREUM	BRONZE PLAIN		15 GAL.
	SENECIO MANDRALISCAE	BLUE CHALK STICKS	12" O.C.	1 GAL.



PREPARED BY: _____

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REVISION 4: _____

REVISION 3: _____

PROJECT NAME: REVISION 2: 04/10/17

LA JOLLA CANYON REVISION 1: 02/14/17

ORIGINAL DATE: 12/02/16

SHEET TITLE: _____

AMENDMENT TO _____ SHEET 11 OF 14

LEGEND & NOTES _____



La Jolla Canyon

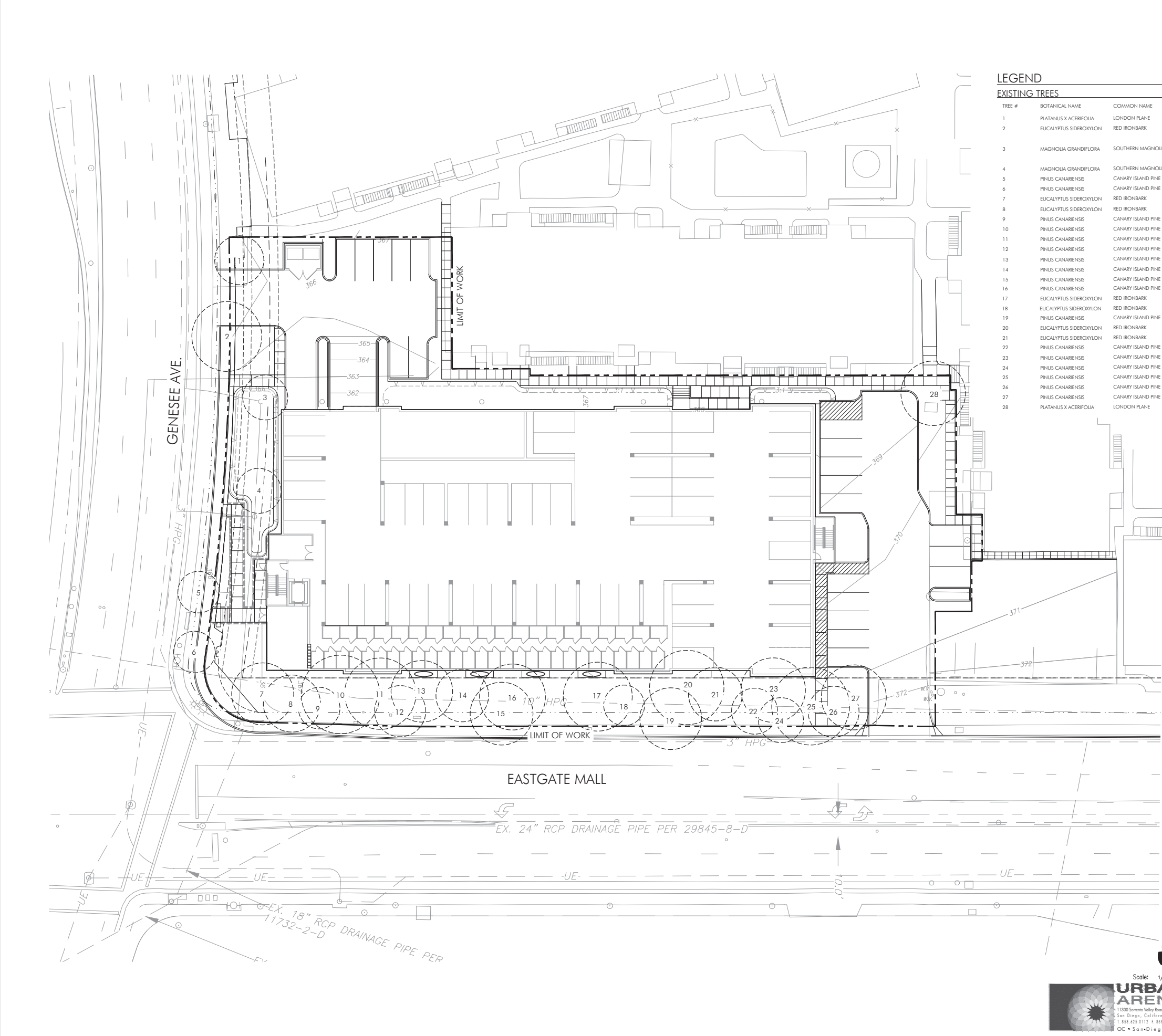
9515 Genesee Avenue
San Diego, CA 92121

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San Diego, CA 92122

Tel: 858.587.7597

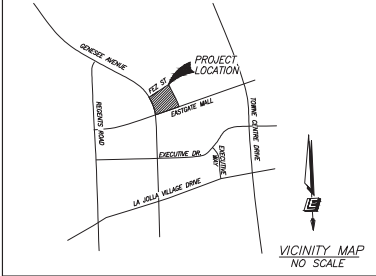




LEGEND

EXISTING TREES

TREE #	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	NOTES
1	PLATANUS X ACERIFOLIA	LONDON PLANE	30'	21'	TO BE REMOVED. TREE WITHIN SANDAG CONSTRUCTION ZONE
2	EUCALYPTUS SIDEROXYLON	RED IRONBARK	65'	30'	TO BE REMOVED. TREE WITHIN SANDAG CONSTRUCTION ZONE
3	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	15'	15'	TO BE REMOVED. TREE IS UNHEALTHY AND IN AN AREA THAT MUST BE RE-GRADED FOR THE NEW BUILDING
4	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	15'	15'	TO BE REMOVED. TREE IS UNHEALTHY AND IN AN AREA THAT MUST BE RE-GRADED FOR THE NEW BUILDING
5	PINUS CANARIENSIS	CANARY ISLAND PINE	55'	16'	TO BE REMOVED. TREE WITHIN SANDAG CONSTRUCTION ZONE
6	PINUS CANARIENSIS	CANARY ISLAND PINE	55'	16'	TO BE REMOVED. TREE WITHIN SANDAG CONSTRUCTION ZONE
7	EUCALYPTUS SIDEROXYLON	RED IRONBARK	55'	17'	TO REMAIN
8	EUCALYPTUS SIDEROXYLON	RED IRONBARK	55'	24'	TO REMAIN
9	PINUS CANARIENSIS	CANARY ISLAND PINE	55'	18'	TO REMAIN
10	PINUS CANARIENSIS	CANARY ISLAND PINE	55'	33'	TO REMAIN
11	PINUS CANARIENSIS	CANARY ISLAND PINE	65'	30'	TO REMAIN
12	PINUS CANARIENSIS	CANARY ISLAND PINE	65'	22'	TO REMAIN
13	PINUS CANARIENSIS	CANARY ISLAND PINE	60'	26'	TO REMAIN
14	PINUS CANARIENSIS	CANARY ISLAND PINE	60'	22'	TO REMAIN
15	PINUS CANARIENSIS	CANARY ISLAND PINE	65'	27'	TO REMAIN
16	PINUS CANARIENSIS	CANARY ISLAND PINE	55'	27'	TO REMAIN
17	EUCALYPTUS SIDEROXYLON	RED IRONBARK	50'	29'	TO REMAIN
18	EUCALYPTUS SIDEROXYLON	RED IRONBARK	60'	17'	TO REMAIN
19	PINUS CANARIENSIS	CANARY ISLAND PINE	70'	26'	TO REMAIN
20	EUCALYPTUS SIDEROXYLON	RED IRONBARK	60'	32'	TO BE REMOVED. TREE TOO CLOSE TO NEW BUILDING
21	EUCALYPTUS SIDEROXYLON	RED IRONBARK	60'	23'	TO REMAIN
22	PINUS CANARIENSIS	CANARY ISLAND PINE	55'	19'	TO REMAIN
23	PINUS CANARIENSIS	CANARY ISLAND PINE	55'	32'	TO BE REMOVED. TREE TOO CLOSE TO NEW BUILDING
24	PINUS CANARIENSIS	CANARY ISLAND PINE	55'	19'	TO REMAIN
25	PINUS CANARIENSIS	CANARY ISLAND PINE	55'	33'	TO REMAIN
26	PINUS CANARIENSIS	CANARY ISLAND PINE	55'	22'	TO REMAIN
27	PINUS CANARIENSIS	CANARY ISLAND PINE	55'	28'	TO REMAIN
28	PLATANUS X ACERIFOLIA	LONDON PLANE	30'	20'	TO REMAIN



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EXISTING TREES SITE PLAN					

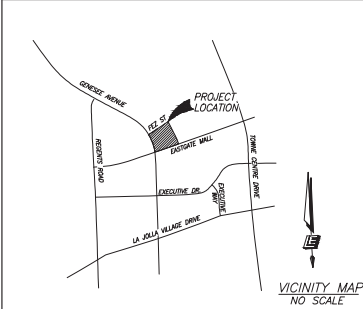
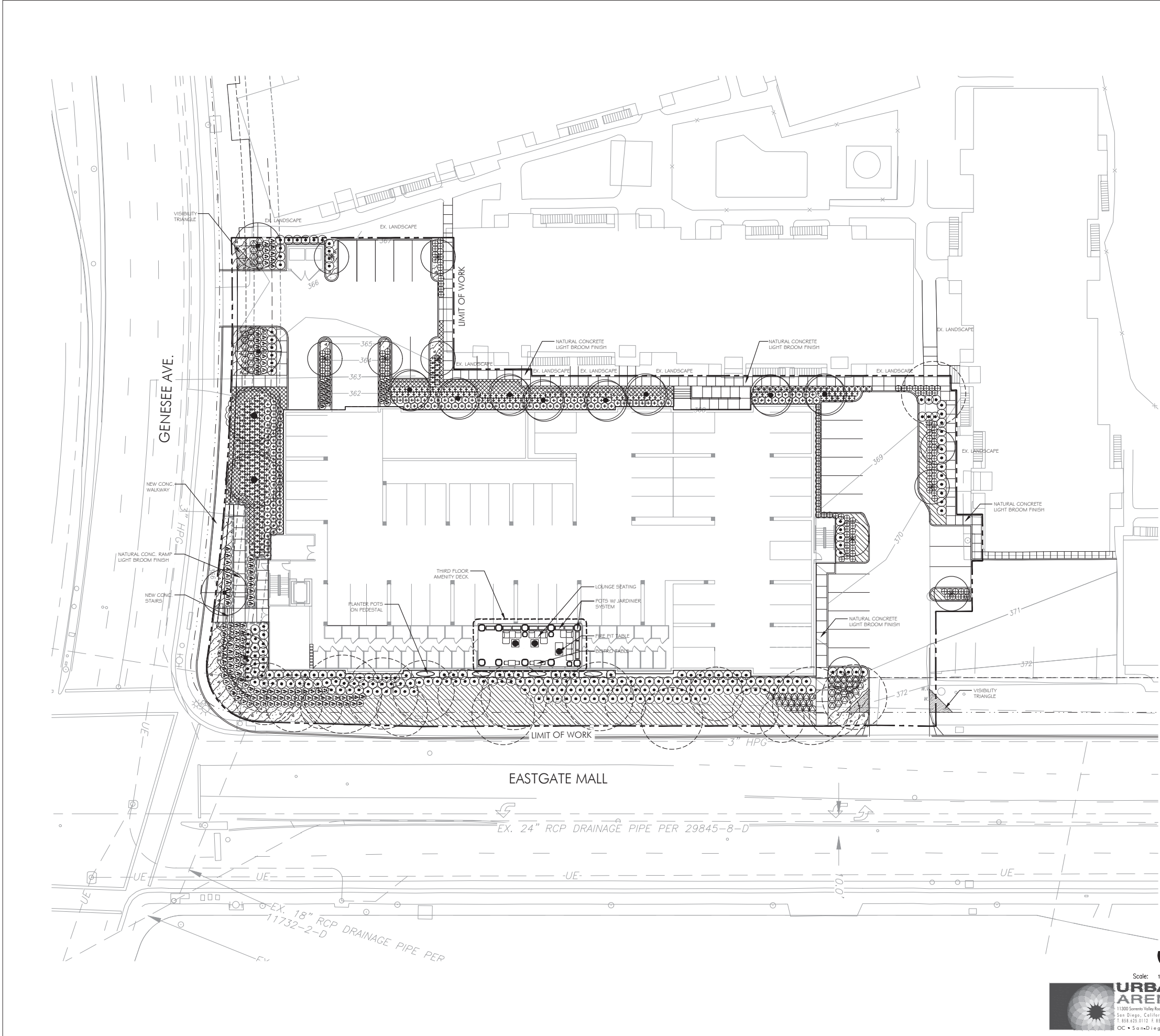
La Jolla Canyon
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<u>LANDSCAPE SITE PLAN</u>	



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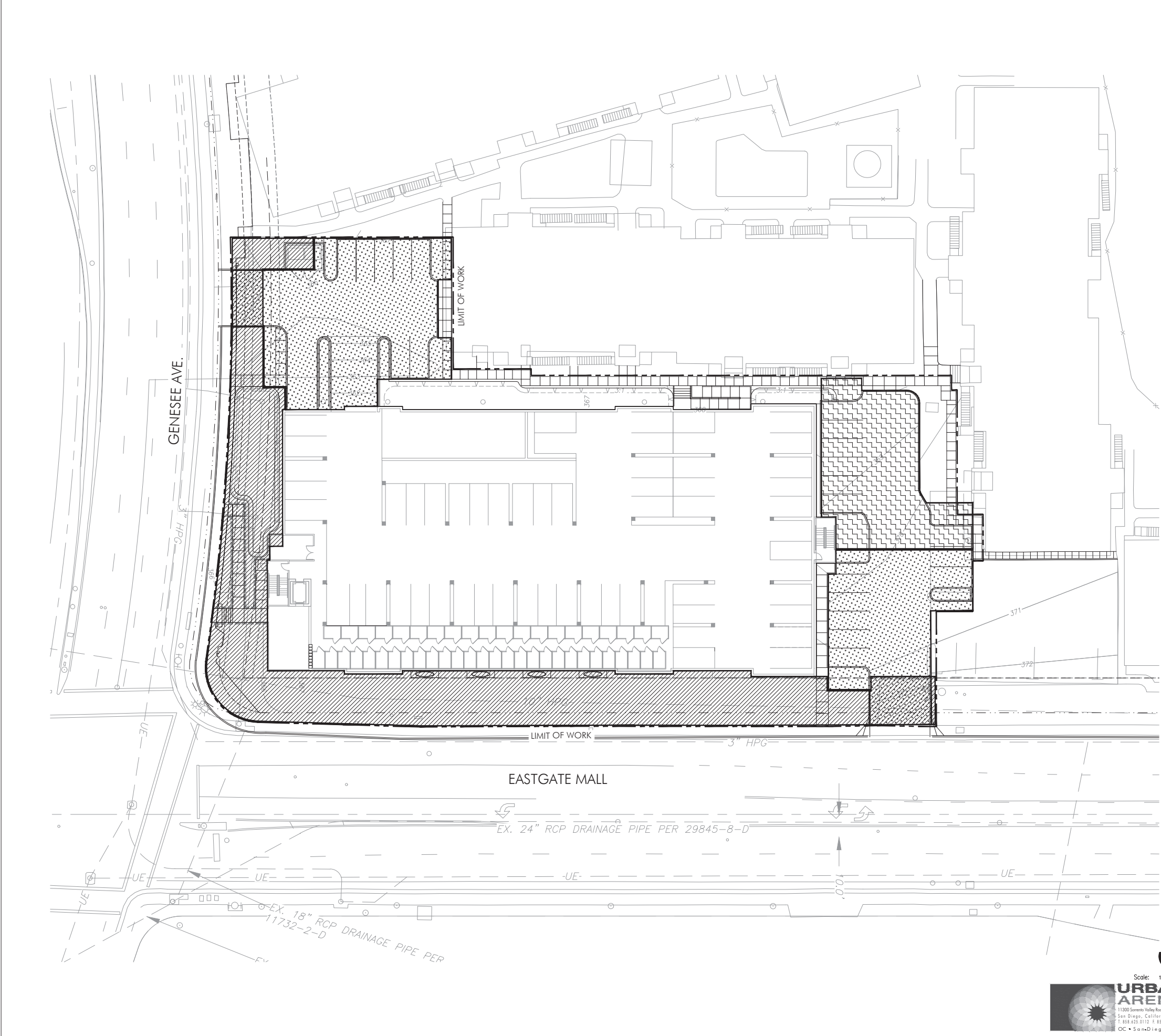
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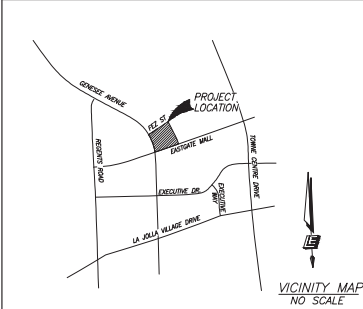
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 Date: 04/10/2017
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SUMMARY: STREET AND REMAINING YARD MULTI-DWELLING UNIT RESIDENTIAL		
STREET YARD		QTY.
TOTAL AREA:		10,644 S.F.
PLANTING AREA:		
REQUIRED (50% T.A.):	5,322 S.F.	
PROVIDED:	9,041 S.F.	
EXCESS:	3,719 S.F.	
PLANT POINTS:		
REQUIRED (0.05 x T.A.):	532 PTS.	
PROVIDED:	14,137 PTS.	
EXCESS:	13,605 PTS.	
POINTS ACHIEVED WITH TREES:	11,650 PTS.	

SUMMARY: VEHICULAR USE AREA		
V.U.A. INSIDE STREET YARD		QTY.
TOTAL AREA:	3,529 S.F.	
PLANTING AREA:		
REQUIRED (0.05 T.A.):	176 S.F.	
PROVIDED:	321 S.F.	
EXCESS:	145 S.F.	
PLANT POINTS:		
REQUIRED (0.05 x T.A.):	176 PTS.	
PROVIDED:	383 PTS.	
EXCESS:	207 PTS.	
POINTS ACHIEVED WITH TREES:	140 PTS.	
V.U.A. OUTSIDE STREET YARD		QTY.
TOTAL AREA:	3,529 S.F.	
PLANTING AREA:		
REQUIRED (0.03 T.A.):	101 S.F.	
PROVIDED:	393 S.F.	
EXCESS:	292 S.F.	
PLANT POINTS:		
REQUIRED (0.03 x T.A.):	101 PTS.	
PROVIDED:	239 PTS.	
EXCESS:	138 PTS.	
POINTS ACHIEVED WITH TREES:	70 PTS.	
NOTE: (1) CANOPY TREE WITHIN 30-FT OF EACH PARKING STALL		



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AMENDMENT TO _____	SHEET	14 OF 14
SDP NO.548029		
LANDSCAPE CALCULATIONS		

Printed / Revised

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Job No: 16-02
Date: 04/10/2017
Scale: N/A

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