

THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED:	September 6, 2018	REPORT NO. PC-18-050
HEARING DATE:	September 13, 2018	
SUBJECT:	MORENA APARTMENT HOMES, Process Five D	ecision
PROJECT NUMBER:	<u>526167</u>	
OWNER/APPLICANT:	Donald J. Metzler Revocable Trust/FF Realty IV	, LLC

<u>SUMMARY</u>

<u>Issue</u>: Should the Planning Commission recommend the City Council approve the removal of the existing Coastal Trailer Villa recreational vehicle park and the construction of 150 condominium units on a 6.21-acre site located on the east side of Morena Boulevard, east of Interstate 5, in the Clairemont Mesa Community Plan area?

Staff Recommendations:

- 1. Recommend the City Council **CERTIFY** Environmental Impact Report No. 526167 and **ADOPT** the Findings and associated Mitigation, Monitoring and Reporting Program;
- 2. Recommend the City Council **APPROVE** Municipal Code and Local Coastal Program Amendment No. 2188120;
- 3. Recommend the City Council **APPROVE** Community Plan and General Plan Amendment No. 1868552;
- 4. Recommend the City Council **APPROVE** Rezone No.1868548;
- 5. Recommend the City Council **APPROVE** Vesting Tentative Map No. 1868551;
- 6. Recommend the City Council **APPROVE** Site Development Permit No. 1868547; and
- 7. Recommend the City Council **APPROVE** Planned Development Permit No. 1868549

<u>Community Planning Group Recommendation</u>: On June 19, 2018, the Clairemont Mesa Community Planning Group voted 11-1-1 to approve the project with conditions (Attachment 24). These included adding color variations to the building facades, deepening articulation of the arches and revising the landscape plan to utilize Cassia trees rather than Podocarpus. The applicant has updated their color scheme to utilize two colors rather than one, has incorporated a wider arch detail and is agreeable to utilization of Cassia trees. <u>Environmental Review</u>: Environmental Impact Report (EIR) <u>No. 526167</u>/State Clearinghouse (SCH) No. 2017061040 has been prepared for this project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project. The EIR determined the project would result in significant but mitigated environmental impacts to Land Use (Noise), Transportation/Circulation, Noise, Historical Resources (Archeology), Tribal Cultural Resources and Paleontological Resources.

<u>Fiscal Impact Statement</u>: None with this action. All costs are recovered through a deposit account funded by the applicant.

<u>Housing Impact Statement</u>: The Clairemont Mesa Community Plan (<u>CMCP</u>) designates the project site as General Commercial, Low Density Residential, and Mobilehome Park, with the potential to accommodate up to 89 dwelling units. The project proposes to demolish a recreational vehicle (RV) park with 90 RV spaces and six residential units, and construct 150 multi-family dwelling units, resulting in 144 additional permanent residential units and a 90-unit reduction of temporary occupancy RV spaces. The applicant has opted to pay an Inclusionary Affordable Housing fee to meet their affordable housing requirements, as allowed by San Diego Municipal Code (SDMC) Section <u>142.1304</u>.

BACKGROUND

The 6.21-acre project site is located at 1579-1645 Morena Boulevard, on the east side of Morena Boulevard and West Morena Boulevard, east of Interstate 5 and north of Tecolote Road with Tonopah Avenue to the northeast and Frankfort Street to the southeast, in a developed, urban neighborhood that is served by all utilities and improved rights-of-way. The 6.21 acres consists of the 5.73-acre site plus 0.48-acre of offsite improvements. The site consists of two parcels that are accessed from three driveways, two on Morena Boulevard and one on Frankfort Street. The 4.4-acre southern parcel is developed with the 90-unit Coastal Trailer Villa RV park which includes an office/laundry structure, a single-family unit and 33 small restroom/shower buildings. The 1.3-acre northern parcel is primarily used for RV/truck storage and is developed with two residential duplexes, one single-family unit and a barn structure. The onsite structures were constructed between 1939 and 1960, with the main portion of the RV park built in 1947. The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. There are currently 10 tenants remaining in the 90-unit RV park.

The site is designated for Low Density Residential (5-10 dwelling units per acre), General Commercial and Mobilehome Park by the CMCP. The portions of the site fronting on Morena and West Morena Boulevard are zoned CC-4-2, which is a Commercial-Community zone. The remainder and majority of the site is located in the RS-1-7 zone, which allows single-family residential development. The site is also located in the San Diego Airport Influence Review Area 2, Federal Aviation Administration Part 77 Noticing Area, Clairemont Mesa Height Limit Overlay Zone, Federal Emergency Management Agency (FEMA) Flood Zone AO, Mobilehome Park Overlay Zone and Transit Priority Area (TPA). Surrounding development includes an Arco gas station to the south on Morena Boulevard, a mix of commercial retail uses to the north on Morena Boulevard, a Circle K convenience store and restaurant at the corner of Frankfort Street and Morena Boulevard, single-family residential development to the northeast and southeast and Mission Bay approximately 1,200 feet to the west. The <u>Mid-Coast Corridor Transit Project</u> is currently under construction and will extend Trolley Blue Line service from Old Town to University City, including a stop at Tecolote Road and West Morena Boulevard, within walking distance of the project site. Service is anticipated to begin in 2021.

The project site is generally flat with elevations near mean sea level. The northern boundary of the project site along Tonopah Avenue and Frankfort Street contains a steep cut slope that ranges in height from five to 25 feet. Therefore, the project site sits substantially lower than the existing single-family development immediately northeast and southeast of the site. Approximately half of the southern portion of the site is located in the 100- and 500-year flood plain, with the 100-year flood plan area designated as FEMA Flood Zone AO (Attachment 6).

DISCUSSION

Project Description:

The Morena Apartment Homes project would remove the existing RV park and demolish all existing structures for the construction of 150 multi-family condominium units with common open space areas and recreational facilities. The units would be constructed within nine, three-story buildings with a maximum height of 30 feet in accordance with the Clairemont Mesa Height Limit Overlay Zone. Parking would be a mix of attached garages, carports and open spaces. Below is a summary of the proposed development:

Development Summary				
Land Use	Quantity			
Residential Units in Nine, Three-Story Buildings:				
75 One-Bedroom Units				
<u>75 Two-Bedroom Units</u>	211,254 Sq/Ft			
150 Units Total				
Clubhouse:				
Leasing, Reception, Common Area Room & Fitness	4,400 Sq/Ft			
Center				
Usable Open Space:	28,539 Sq/Ft			
 Common Courtyard Areas (8,598 Sq/Ft) 				
• Pool, Gym, Recreation Room & Courtyard (6,486 Sq/Ft)				
 Private Decks/Balconies (13,455 Sq/Ft) 				
Parking:				
• 99 Attached Garages				
• 52 Detached Carports	267 Spaces Provided			
• 115 Open Parking Spaces	(263 Spaces Required)			
1 Detached Maintenance Garage				

The project would be accessed by two driveways, one on Morena Boulevard and one on Frankfort Street. The project features a Mediterranean landscape theme consistent with all City requirements and would utilize drought-tolerant species. Landscaping would include an approximately 10-foot wide landscaped area around all structures, site perimeter and street frontage landscaping and street tree installation.

Architectural features include plastered walls, archways, wood trellises and recessed windows in a contemporary style. Complimenting paint colors would be utilized to provide additional relief and visual interest. The single-story clubhouse and recreational facilities would be located at the corner of Morena Boulevard and Frankfort Street, providing a transition from the right-of-way to the three-story residential structures.

Public right-of-way improvements would include additional right-of-way dedications and replacement of existing sidewalks, curb, gutter and landscaping along Morena and West Morena Boulevard. Half-width improvements on Morena Boulevard (east side, northbound) would include a buffered Class 2 bike lane. Along Frankfort Street where there are no existing sidewalks, additional right-of-way dedication is required and new sidewalk, curb, gutter and landscaping would be installed. Along Tonopah Avenue, City-standard curb and gutter would be installed in addition to a guardrail as the site sits substantially lower than the right-of-way. The project has also been conditioned to provide a new concrete bus pad along Morena Boulevard adjacent to the site.

Project implementation would grade 5.67 acres of the site with 10,500 cubic yards of cut at a maximum depth of nine feet and 11,800 cubic yards of fill at a maximum depth of seven feet. There would be 1,200 feet of retaining walls at a maximum height of 20 feet which requires a deviation as discussed in the *Deviations Section* on page six of this report.

Required Approvals:

- <u>General Plan Amendment (GPA)</u> The GPA is required to change the designated land uses for the site, as shown on Figure LU-2, *General Plan Land Use and Street System*, in the General Plan from Residential and Commercial Employment Retail and Services to entirely Residential (Attachment 13 & 14).
- <u>Community Plan Amendment (CPA)</u> The CPA is required to change the CMCP land use designation for the site from Low Density Residential (10-15 dwelling units per acre), General Commercial and Mobilehome Park to entirely Medium Density Residential (15-30 dwelling units per acre). This would allow 93 to 186 units on the project site which is consistent with the 150 units proposed. The CPA would also remove the Mobilehome Park Overlay Zone designation for the site and references to preservation of the existing Coastal Trailer Villa recreational vehicle park (Attachments 13 & 15).

- Land Development Code Amendment/ Local Coastal Program Amendment (LCPA) An amendment to the Land Development Code (LDC) is required to remove the Mobilehome Park Overlay Zone designation from the site. Specifically, Municipal Code Diagram 132-07A would be amended to remove the project site (Map No. B-3552) from the diagram (Attachments 16 & 17). Even though the project site is not located in the Coastal Zone, an LCPA is required because the amended LDC Mobilehome Park Overlay Zone diagram includes sites within the LCP and therefore must be amended.
- <u>Rezone</u> To implement the proposed CMCP Medium Density Residential land use designation, the site would be rezoned from the CC-4-2 (Commercial-Community) and RS-1-7 (Single-Family Residential) zones to the RM-2-5 (Residential Multiple Unit) zone. The RM-2-5 zone would allow one unit per 1,500 square feet of lot area or a maximum of 180 units onsite, which is consistent with the 150 units proposed (Attachments 11 & 12)
- <u>Vesting Tentative Map (VTM)</u> In accordance with San Diego Municipal Code (SDMC) Section <u>125.0410</u>, a Process Four VTM is required to consolidate the two existing lots and create 150 residential condominium ownership units. It is the applicant's long-term business plan to rent the units as apartments and not offer them for individual sale (Attachments 9 & 10).
- <u>Site Development Permit (SDP)</u> In accordance with SDMC Section <u>143.0110</u>, a Process Four SDP is required because the site is located within a Special Flood Hazard Area (100- and 500-year flood plain), which qualifies as Environmentally Sensitive Lands (ESL) (Attachments 7 & 8). Project implementation would raise the site out of the flood plain.
- <u>Planned Development Permit (PDP)</u> In accordance with SDMC Section <u>126.0602</u>, a Process Four PDP is required to allow the proposed deviations from the applicable zone regulations. The intent of a PDP is to provide applicants with design flexibility to accommodate an equitable balance of development types, intensities, styles, site constraints, project amenities, public improvements and community benefits. Please see the Deviation Section on page six of this report for more information (Attachments 7 & 8).

Community Plan Analysis:

The project proposes to amend the CMCP to allow for Medium Density Residential development. The project site is currently designated as General Commercial, Low Density Residential, and Mobilehome Park in the CMCP. Additionally, the project site is located in the Mobilehome Park Overlay within the Community Plan. The project proposes to amend the Community Plan to change the land use designation to Medium Density Residential (15-30 dwelling units per acre) and remove the Community Plan's Mobilehome Park Overlay applied to the project site.

In Clairemont Mesa, there are currently two mobilehome parks, the Coastal Trailer Villa and Morena Mobile Village, both identified in the Community Plan's Mobilehome Park Overlay (Figure 6).

The purpose of the overlay is to provide adequate sites for mobilehomes consistent with the Community Plan's stated goal of accommodating alternative housing types. The Coastal Trailer Villa is a RV park and not a Mobilehome Park as defined in the <u>Municipal Code</u>. The Community Plan states that most of the units in the Costal Trailer Villa are older recreational trailers that would most likely not be acceptable in other mobilehome parks. The project proposes to amend the Community Plan to remove the site from the Mobilehome Park Overlay to allow for multi-family residential within walking distance to public transit, commercial services, and recreational amenities.

The proposed amendment would help implement the following objectives for Residential Development outlined in the Community Plan. The proposed project would provide a diversity of housing options by replacing a recreational vehicle park with multi-family residences in an area that consists of predominantly single-family homes. The proposed project would locate higher density housing along Morena Boulevard, which serves as one of the community's primary commercial and transportation corridors. The higher density residential units would be located within proximity to existing high-frequency bus service and the future Mid-Coast trolley service. Additionally, the proposed project would provide adequate off-street parking by providing 267 on-site parking spaces.

Consistent with the Transportation Element objective to enhance pedestrian circulation, particularly between higher density residential and commercial areas, the proposed project would provide half-width frontage improvements including sidewalks along Frankfort Street, Morena Boulevard, and West Morena Boulevard. Internal pathways would be provided that connect to the surrounding roadways, providing pedestrian circulation to the adjacent commercial areas along Morena Boulevard. The proposed project would help implement the objective to enhance the community's image through streetscape improvements along major streets by removing an existing RV Park and storage yard and constructing a multi-family residential development. The proposed project would include frontage improvements including landscaping along the project frontage and non-contiguous sidewalks along Morena Boulevard.

Consistent with General Plan Conservation Element and Climate Action Plan goals and policies, sustainability features of the project would include a 15 percent improvement in energy performance compared to the California Green Building Code and sustainable building design, including use of local building materials, low-flow fixtures, and drought-tolerant landscaping materials.

Environmental Analysis:

<u>EIR No. 526167</u> has been prepared for this project in accordance with CEQA guidelines and includes an MMRP to address required mitigation measures. The EIR determined that the project would result in significant but mitigated impacts to Land Use (Noise), Transportation/Circulation, Noise, Historical Resources (Archeology), Tribal Cultural Resources and Paleontological Resources. No significant, unmitigated impacts would result from project implementation. Please see EIR No. 526167 and the associated MMRP for a detailed description of the project impacts and required mitigation. The EIR Resolution and MMRP are included as Attachment 18 to this report.

Project-Related Issues:

<u>Deviations</u> – An applicant may request deviations from the applicable development regulations with the approval of a PDP in accordance with SDMC Section <u>126.0602(b)(1)</u>, provided that findings can be made and the deviations result in a more desirable project. The following table is a list of the requested deviations:

Deviations Summary					
Deviation	Deviation from SDMC	Allowed/Required	Proposed		
Retaining Wall Height Within Required Street Side Yard for Retaining Wall With Guardrail Along Tonopah Ave	<u>142.0340(f)(4)</u>	Two retaining walls with a maximum height of 3 feet permitted if walls are separated by a minimum horizontal distance equal to the height of the upper wall.	Maximum 17 feet from finished grade to top of wall		
RM-2-5 Zone Street Side Yard Reduction For Carport parking and Trash Enclosures Along Tonopah Ave	131-04G & Section	percent of premises width of 255.9 feet)	21-foot street side setback along Tonopah Ave To allow for carport parking and trash enclosures		
Outside Assigned Unit Storage		personal storage area outside each unit that is at least 240 cubic feet with a minimum 7-foot horizontal	240 cubic feet of storage provide for each unit. Interior horizontal dimension will vary with some less than		
RM-2-5 Zone Front Yard Reduction Setback for Clubhouse along Morena Blvd		Up to 50% of the width of the building envelope may observe the minimum 15- foot setback, provided the remaining width observes the 20-foot setback.	13-foot front yard Setback		
RM-2-5 Zone Street Side Yard Reduction Setback at Building No. 6 along Morena Blvd	Section 131.0443(e)(3) & Table 131-04G	25.6 feet (Minimum 10 percent of the premises	19-foot street side yard setback along Morena Blvd		
RM-2-5 Zone Street Side Yard Reduction Setback at Buildings No. 5, 9, and 10 along Frankfort St	and Table 131-04G	percent of the premises	21-foot street side yard along Frankfort St		

The requested setback and wall height deviations along Tonopah Avenue and Frankfort Street are supported due to the existing five- to 25-foot cut slope which places the project pad substantially lower than the surrounding single-family and commercial development, which prevents adverse impacts to adjacent properties. The requested setback deviations along Morena Boulevard are supported as these are required to accommodate existing utility infrastructure and conditioned street, sidewalk and bicycle lane improvements. A tiered retaining wall and substantial landscaping along the Morena Boulevard frontage is incorporated to offset the impact of the deviation request. The personal storage area deviation request is supported as it provides for the purpose and intent of the regulation while allowing design flexibility and better utilization of the site.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration and the surrounding development. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site, provide a more cohesive appearance, allow for adequate site circulation and overall functionality in light of the site constraints. Other than the requested deviations, the project complies with all applicable regulations and policy documents. A detail of the proposed deviations is included on Attachment 20.

<u>Mobilehome Park Discontinuance and Tenant Relocation Regulations</u> – The project site is not considered a mobilehome park because of the size and class of vehicles occupying the site and the short-term tenancy requirements of the RV park. There are 10 tenants remaining, consisting of three motorized RVs and seven automobile trailers, which are not considered mobilehomes as defined in SDMC Section 113.0103. As an RV park, the maximum tenancy is six months in any 12-month period. There is a history of legal action related to the applicability of mobilehome regulations on the project site. In 1991, there was litigation between the occupants and the then owner regarding whether the site is an RV park or a mobilehome park because of the size of the section Law. The court found that it was neither a mobilehome park because of the size of the vehicles nor was it an RV park because some tenants were not occupying the site on a temporary basis.

In 2000, there was a settlement agreement between the then owner and the City. One of the terms pertained to the law and definitions that applied to the park. The agreement stipulated that the 1942 definitions of automobile trailer and trailer park applied and automobile trailers could not be parked onsite for more than six months. Another term was that the owner discontinue and prohibit the continuous presence of any person on the property for more than six months. As a part of this settlement, 10 park tenants were specifically allowed to remain as permanent residents based on their past tenancy history, seven of which remain onsite.

In March 2006, the City Attorney determined, based upon the maximum tenancy of six months in any 12-month period, that the trailers and RVs in the park did not meet the definition of a mobilehome nor was the site considered a mobilehome park. There has been no change in the class of vehicles occupying the park and no new dwelling units meeting the mobilehome definition have been installed on the site between the 2006 determination and present.

Seven of the 10 remaining tenants are covered under the 2000 settlement agreement, allowing them to stay permanently in the park even though their units do not meet the mobilehome definition and the site is not considered a mobilehome park. There are three remaining RV tenants who have overstayed their six-month tenancy limit and the owner has filed an Unlawful Detainer (UD) on each party. The parties (collectively) are challenging the UD on the grounds that the City's six-month ordinance is unconstitutional, however this action is between the owner and the three RV tenants. Therefore, the Mobilehome Park Discontinuance and Tenant Relocation Regulations described in SDMC Chapter 14, Article 3, Division 6, do not apply to the site and a Site Development Permit for discontinuance is not required.

<u>Flood Zone</u> – The site is subject to the Environmentally Sensitive Lands (ESL) regulations described in SDMC Section <u>143.0110</u> because the southern portion of the site is located within the 500- and 100year flood plain associated with Tecolote Creek. The project has been conditioned to raise the base elevation of the 100-year flood plain portion of the site so it can be adjusted out of FEMA Flood Zone AO and obtain a Letter of Map Revision (LOMR) from FEMA. The proposed project grading reflects this requirement and a Conditional Letter of Map Revision (CLOMR) has been issued by FEMA.

<u>Project Timeline</u> – The project was initially planned to be developed after adoption of proposed land use changes associated with the Morena Corridor Specific Plan and the CMCP update, both of which are in-process but not approved. It is anticipated that future changes to the CMCP would allow higher density on the project site due to the objectives of those updates and site proximity to the under-construction trolley extension just south of the site. Due to the timing of these efforts, the applicant elected to request a site-specific CMCP amendment to achieve higher residential densities in advance of the comprehensive CMCP update.

<u>Community Plan Initiation</u> – On October 28, 2004, the Planning Commission voted 4-0 to approve initiation of a Community Plan Amendment for the project site. The applicant has provided responses to the Planning Commission issues raised at the initiation request hearing in Attachment 23.

Conclusion:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies the CMCP, General Plan and regulations of the Land Development Code. Staff has provided draft findings and draft conditions of approval to support the proposed project. Staff recommends that the Planning Commission recommend City Council approval of the project as conditioned.

ALTERNATIVES

- CERTIFY EIR No. 526167 and ADOPT the associated MMRP and APPROVE Community Plan/General Plan and Local Coastal Program Amendment No. 1868552, Rezone No. 1868548, Vesting Tentative Map No. 1868551, Site Development Permit No. 1868547 and Planned Development Permit No. 1868552, with modifications.
- DO NOT CERTIFY EIR No. 526167 and DO NOT ADOPT the associated MMRP and DENY Community Plan/General Plan and Local Coastal Program Amendment No. 1868552, Rezone No. 1868548, Vesting Tentative Map No. 1868551, Site Development Permit No. 1868547 and Planned Development Permit No. 1868552, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

PI FitzGerald

Assistant Deputy Director Development Services Department

10%

Tait Galloway Program Manager Planning Department

LOWE/PBG Attachments:

- 1. Project Location Map
- 2. Aerial Photographs
- 3. Existing Community Plan Land Use Map
- 4. Existing Zone Map
- 5. Existing General Plan Land Use Map
- 6. Flood Plain Map (EIR Figure 4.9-2)
- 7. Draft Permit Resolution
- 8. Draft Permit with Conditions
- 9. Draft Vesting Tentative Map Resolution
- 10. Draft Vesting Tentative Map Conditions
- 11. Draft Rezone Ordinance

Paul Godwin

Development Project Manager Development Services Department

- 12. Rezone Exhibit B-Sheet
- 13. Draft General Plan & Community Plan Amendment Resolution
- 14. Revised General Plan Map
- 15. Revised Clairemont Mesa Community Plan (Strikeout/Underline)
- 16. Draft Land Development Code/Local Coastal Program Amendment Ordinance
- 17. No Attachment
- 18. Draft Environmental Resolution for EIR with MMRP
- 19. Project Plans and Vesting Tentative Map
- 20. Deviations Exhibit
- 21. Project Renderings
- 22. Site and Surrounding Area Photos
- 23. Community Plan Initiation Responses
- 24. Community Planning Group Recommendation
- 25. Ownership Disclosure Statement







Aerial Photo 1 Morena Apartment Homes - 1579-1645 Morena Boulevard PROJECT NO. 526167







Project Boundary

Existing Community Plan Map









Existing Zone Map





Residential

Existing General Plan Map

North



0 Feet

Project Boundary 100-Year Floodplain



Floodplain Map



CITY COUNCIL RESOLUTION NO. ______ SITE DEVELOPMENT PERMIT NO. 1868547 PLANNED DEVELOPMENT PERMIT NO. 1868549 MORENA APARTMENT HOMES - PROJECT NO. 526167 [MMRP]

WHEREAS, the Donald J. Metzler Revocable Trust, Owner and FF Realty IV LLC, Permittee, filed an application with the City of San Diego for Site Development Permit No. 1868547 and Planned Development Permit No. 1868549 to remove an existing recreational vehicle park and construct 150 multi-family residential condominium units, known as the Morena Apartment Homes project, located at 1579-1645 Morena Boulevard, and legally described as: those portions of Parcel 1 and Parcel 2 of Pueblo Lot 256, of the Pueblo Lands of San Diego, in the City and County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, filed in the Office of the County Recorder November 14, 1921, and is known as Miscellaneous Map 36, in the Clairemont Mesa Community Plan area, in the RS-1-7 and CC-4-2 zones, which are proposed to be rezoned to the RM-2-5 zone; and

WHEREAS, on September 13, 2018, the Planning Commission of the City of San Diego considered Site Development Permit No. 1868547 and Planned Development Permit No. 1868549 and pursuant to Resolution No. [INSERT Planning Commission Resolution Number] -PC voted to recommend City Council approval of the Permit; 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; and

WHEREAS, the matter was set for public hearing on ______, testimony

having been heard, evidence having been submitted, and the City Council having fully considered

the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings

with respect to Site Development Permit No. 1868547 and Planned Development Permit No.

1868549:

SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

A. <u>Findings for all Site Development Permits:</u>

1. The proposed development will not adversely affect the applicable land use plan. The 6.21-acre Morena Apartment Homes site is located at 1579-1645 Morena Boulevard, in a developed urban neighborhood that is served by all utilities and improved rights-of-way. The site is currently developed with a 90-space recreational vehicle (RV) park that would be demolished to allow for the construction 150 multifamily condominium units with parking and recreational facilities. The site is bordered by existing development on all sides, with Interstate 5 and commercial development to the west, single-family to the northeast and southeast and commercial to the south.

The project scope includes a Community Plan Amendment (CPA) to change the current Clairemont Mesa Community Plan (CMCP) land use designation for the site from Low Density Residential (10-15 dwelling units per acre), General Commercial and Mobilehome Park to entirely Medium Density Residential (15-30 dwelling units per acre). This would allow 93 to 186 units on the project site, consistent with the 150 units proposed. The General Plan would be amended to change the designated land uses for the site, as shown on Figure LU-2, *General Plan Land Use and Street System*, from Residential and Commercial Employment, Retail and Services to entirely Residential.

The CPA would also remove the Mobilehome Park Overlay Zone designation for the site and references to preservation of the existing Coastal Trailer Villa recreational vehicle park in the CMCP. An amendment to the Land Development Code (LDC) and Local Coastal Program (LCP) is also included to remove the site from the Mobilehome Park Overlay Zone. The project would comply with the CMCP politcy to preserve existing mobilehome sites in that the development area has not been utilized as a mobilehome park, rather an RV park, and removal would not negatively impact an existing mobilehome park.

The site was evaluated for higher density as part of the Morena Boulevard Station Area Planning Study (MBAP). The MBAP was developed to address the future form of the community through urban development due to the introduction of the Mid-Coast Light Rail Transit (LRT) Trolley extension. Due to the proximity of the site to the future LRT Station at Tecolote Road and Morena Boulevard, this property was recommended for a medium-high density residential designation. The project would implement this recommendation by concentrating 150 additional multi-family units along this important transit corridor consistent with smart growth principles. The project would complement the investment in LRT and accommodate future growth in a balanced, sustainable manner.

The project complies with the applicable goals and policies related to higher density residential development outlined in the CMCP. The primary goal for residential development is to maintain the low-density character of predominantly single-family neighborhoods and encourage rehabilitation where appropriate. Some of the primary objectives are: 1) provide a diversity of housing options in selected locations of the community; 2) provide development guidelines to help ensure that new development is compatible with the existing neighborhood and does not overburden community or neighborhood facilities; 3) locate higher density housing near the commercial areas and along transportation corridors where there are adequate services; and 4) provide adequate off-street parking.

In accordance with the CMCP goals, the project contributes to a diversity of housing options that are compatible with the design and scale of the surrounding neighborhood. The addition of multi-family housing at this site is compatible with the design and scale of the area as the site sits substantially lower than the surrounding single-family development. The one- to three-story buildings would conform to the 30-foot height limit. The one-story clubhouse building with leasing and exercise facilities would be located at the corner of Morena Boulevard and Frankfort Street with the three-story residential structures behind to help preserve the neighborhood's low-scale character while increasing density along a major transportation corridor. The project furthers the CMCP goals by siting higher density housing near commercial areas (which are adjacent to the site) and provides more than the required parking.

To minimize on-site traffic congestion, private driveways and parking areas would be distributed throughout the site. The development would encourage pedestrian activity by installing new, accessible sidewalks along the project frontage along Morena Boulevard and Frankfort Street. Pedestrian travel would be accommodated through the provision of an internal circulation system that links to onsite amenities, external pedestrian and bike systems, and existing and planned transit, in conformance with the CMCP. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area.

Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements in addition to all associated conditions of approval.

The Owner/Permittee is required to obtain a grading permit to raise the base site elevation out of the FEMA Flood Zone AO and receive a Conditional Letter of Map Revision (CLOMR) from FEMA. The project conditions include installation of curb, gutter, sidewalk, bike lanes, driveway and landscape improvements in the right-of-way. The project would improve existing storm water conditions as all storm water leaving the site would be treated and cleaned according to current storm water management requirements. Additionally, a retaining wall and erosion control vegetation would be added to the cut slope along Tonopah Avenue and Frankfort Street to stabilize the slope and prevent future erosion.

The project would not result in risk from fire hazards as it is located in a developed, urban neighborhood, surrounded by existing development and is not located within a fire hazard severity zone. The project would not expose the public to undue geologic hazards as no known active faults traverse the site and is conditioned to adhere to the recommendations presented in the Preliminary Geotechnical Investigation prepared for the development.

EIR No. 526167 has been prepared for this project in accordance with State of California Environmental Quality Act (CEQA) guidelines. An MMRP would be implemented to mitigate potentially significant impacts to Land Use (Noise), Transportation/Circulation, Noise, Historical Resources (Archeology), Tribal Cultural Resources and Paleontological Resources to below a level of significance. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The 6.21-acre Morena Apartment Homes site is located at 1579-1645 Morena Boulevard, in a developed urban neighborhood that is served by all utilities and improved rights-of-way. The site is currently developed with a 90-space RV park that would be demolished to allow for the construction of 150 multi-family condominium units with parking and recreational facilities. The site is bordered by existing development on all sides, with Interstate 5 and commercial development to the west, single-family to the northeast and southeast and commercial to the south.

To implement the proposed CMCP Medium Density Residential land use designation discussed in Finding 1 above, the site would be rezoned from the CC-4-2 (Commercial-Community) and RS-1-7 (Single-Family Residential) zones to the RM-2-5 (Residential Multiple Unit) zone. The RM-2-5 zone would allow one unit per 1,500 square feet of lot area or a maximum of 180 units onsite, which is consistent with the 150 units proposed.

The project scope includes a CPA, LDC amendment and LCP amendment to remove the site's Mobilehome Park Overlay Zone designation and references to the Coastal Trailer

Villa recreational vehicle park in the LDC and LCP. The project site is not considered a mobilehome park because of the size and class of vehicles occupying the site and the short-term tenancy requirements of the RV park. There are 10 tenants remaining, consisting of three motorized RVs and seven automobile trailers. As an RV park, the maximum tenancy is six months in any 12-month period. There is a history of legal action related to the applicability of mobilehome regulations on the project site. In 1991, there was litigation between the occupants and the then owner regarding whether the site is an RV park or a mobilehome park pursuant to Mobilehome Residency Law. The court found that it was neither a mobilehome park because of the size of the vehicles nor was it an RV park because some tenants were not occupying the site on a temporary basis.

In 2000, there was a settlement agreement between the then owner and the City. One of the terms pertained to the law and definitions that applied to the park. The agreement stipulated that the 1942 definitions of automobile trailer and trailer park applied and automobile trailers could not be parked onsite for more than six months. Another term was that the owner discontinue and prohibit the continuous presence of any person on the property for more than six months. As a part of this settlement, 10 park tenants were specifically allowed to remain as permanent residents based on their past tenancy history, seven of which remain onsite.

In March 2006, the City Attorney determined that the trailers and RVs in the park do not meet the definition of a mobilehome nor is the site considered a mobilehome park. There has been no change in the class of vehicles occupying the park and no new dwelling units meeting the mobilehome definition have been installed on the site between the 2006 determination and present. Therefore, the Mobilehome Park Discontinuance and Tenant Relocation Regulations described in SDMC Chapter 14, Article 3, Division 6, do not apply to the site and a Site Development Permit for discontinuance is not required.

The project has been designed to comply with the regulations of the LDC, however the project scope includes deviations to the retaining wall height, personal storage and RM-2-5 zone street side yard/front yard requirements, which are allowed with the approval of a Planned Development Permit. Each of the deviations has been reviewed as they relate to the project design, site configuration and the surrounding development. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site, provide a more cohesive appearance, allow for adequate site circulation and overall functionality in light of the site constraints. Please see Planned Development Permit Finding No. 3 below for additional deviation information.

Other than the requested deviations, the project complies with all applicable regulations and policy documents. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

B. <u>Supplemental Findings – Environmentally Sensitive Lands:</u>

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

The 6.21-acre Morena Apartment Homes site is located at 1579-1645 Morena Boulevard, in a developed urban neighborhood that is served by all utilities and improved rights-of-way. The site is currently developed with a 90-space RV park that would be demolished to allow for the construction of 150 multi-family condominium units with parking and recreational facilities. The site is bordered by existing development on all sides, with Interstate 5 and commercial development to the west, single-family to the northeast and southeast and commercial to the south. The project site is generally flat with elevations near mean sea level due to its proximity to Mission Bay. The northern boundary of the project site along Tonopah Avenue and Frankfort Street contains a steep cut slope that ranges in height from five to 25 feet.

The site is subject to the Environmentally Sensitive Lands (ESL) regulations described in SDMC Section 143.0110 because the southern portion of the site is located within the flood plain associated with Tecolote Creek. The project is conditioned to raise the base elevation of the site so it can be adjusted out of FEMA Flood Zone AO and obtain a Conditional Letter of Map Revision (CLOMR) from FEMA. The project grading reflects this requirement.

The project site does not contain nor is it adjacent to any Multi-Habitat Planning Area lands, sensitive vegetation communities, riparian habitat, or wetlands and no sensitive species were observed onsite. Other than the flood plain described above, there are no other Environmentally Sensitive Lands onsite. Project implementation would remove the existing flood zone ESL from the project site by raising the pad elevation, thereby making the development less susceptible to flooding.

EIR No. 526167 has been prepared for this project in accordance with State of California Environmental Quality Act (CEQA) guidelines. An MMRP would be implemented with this project to mitigate potentially significant impacts to Land Use (Noise), Transportation/Circulation, Noise, Historical Resources (Archeology), Tribal Cultural Resources and Paleontological Resources to below a level of significance.

Technical studies have been prepared to address the environmental impacts of the project and have not identified any constraints that would prevent the development from being physically suitable for the project. The project would not expose the public to undue geologic hazards as no known active faults traverse the project site. The project is conditioned to adhere to the recommendations presented in the Preliminary Geotechnical Investigation. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The project would not result in undue risk from fire hazards as it is located in a developed, urban neighborhood, surrounded by existing development and is not located within a fire hazard severity zone. The project would not be subject to undue geologic risk as no known active faults traverse the project site. The project is conditioned to adhere to the recommendations presented in the Preliminary Geotechnical Investigation.

The southern portion of the project site is located in a 100- and 500-year floodplain, which is considered ESL by the SDMC. The southwestern half of the site is located within FEMA flood area Zone AO, and the project is conditioned to raise the site elevation out of the flood zone and obtain a CLOMR from FEMA. Project implementation would remove the existing flood zone from the site, thereby making the development less susceptible to flooding. The site would require import of soil fill to elevate the developable portion of the site above the floodplain. The fill would not result in undue risk from erosional forces because it would be properly compacted to comply with best engineering practices and FEMA requirements via an approved grading permit.

The landscape design would improve the existing cut slope along Tonopah Avenue and Frankfort Street by incorporating a retaining wall and adding erosion control vegetation to the slope. The on-site water quality basins are intended to filter water and minimize any flood hazards downstream by storing the storm water on site. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The development would substantially occur within the same development footprint as the existing RV park, which is located in a developed, urban neighborhood, surrounded on all sides by existing development and improved rights-of-way. The site contains Environmentally Sensitive Lands in the form of FEMA Zone AO floodplain on the southwestern portion of the site. There is no ESL located adjacent to the project site other than a continuation of the Zone AO floodplain offsite to the south of the project site. The project is conditioned to grade the site so that is raised above the flood zone elevation. Project grading would not adversely affect the floodplain because it would be designed in conformance with City and FEMA regulations to elevate the proposed structures out of the existing floodplain. The project's downstream water quality sensitive areas include Tecolote Creek and the San Diego Bay. The proposed redevelopment of the site would prevent adverse impacts by preserving existing drainage patterns and treating onsite runoff before discharging to the downstream public storm drain system in conformance with the City Storm water Standard Manual. Therefore, the proposed development would be sited and designed to minimize any adverse impacts on adjacent environmentally sensitive lands.

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

The project site is located in a developed, urban neighborhood and is bordered by existing development on all sides, including the improved Morena Boulevard, West

Morena Boulevard, Tonopah Avenue and Frankfort Street rights-of-way. The site does not contain nor is it adjacent to any Multi-Habitat Planning Area lands or sensitive habitats. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

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

The project would implement water quality measures and best management practices to prevent adverse impacts to environments downstream from the site. The project drains to the San Diego Bay via a stabilized conveyance and is located approximately 4.5 miles from a public beach and would not require the use of beach sand for any purpose. The project has been conditioned to comply with the current State of California water quality standards and therefore will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

EIR No. 526167 has been prepared for the project in accordance with CEQA Guidelines. An MMRP would be implemented with this project to reduce potential impacts to below a level of significance. All of the mitigation measures required as conditions of the permit are appropriate and proportional for the project in consideration of the current accepted best practices and scientific analysis standards. None of the mitigation measures are without rational basis in fact or accepted best practices and scientific analysis standards. The SDMC, Land Development Manual, Community Plan, General Plan, CEQA Significance Thresholds and technical studies prepared for the development were utilized to determine project impacts and required mitigation. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]

A. <u>Findings for all Planned Development Permits:</u>

- 1. The proposed development will not adversely affect the applicable land use plan. As described in Site Development Permit Finding (A)(1) above, with the adoption of the GPA, CPA, Rezone, LDC amendment and LCP amendment, the proposed development will not adversely affect the applicable land use plan.
- 2. The proposed development will not be detrimental to the public health, safety, and welfare.

As described in Site Development Permit Finding (A)(2) above, the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code The 6.21-acre Morena Apartment Homes site is located at 1579-1645 Morena Boulevard, in a developed urban neighborhood that is served by all utilities and improved rights-of-way. The site is currently developed with a 90-space recreational vehicle (RV) park that would be demolished to allow for the construction 150 multifamily condominium units with parking and recreational facilities. The site is bordered by existing development on all sides, with Interstate 5 and commercial development to the west, single-family to the northeast and southeast and commercial to the south.

To implement the proposed CMCP Medium Density Residential land use designation discussed in Finding 1 above, the site would be rezoned from the CC-4-2 (Commercial-Community) and RS-1-7 (Single-Family Residential) zones to the RM-2-5 (Residential Multiple Unit) zone. The RM-2-5 zone would allow one unit per 1,500 square feet of lot area or a maximum of 180 units onsite, which is consistent with the 150 units proposed.

The project scope includes a CPA, LDC amendment and LCP amendment to remove the site's Mobilehome Park Overlay Zone designation and references to the Coastal Trailer Villa recreational vehicle park in the LDC and LCP. The project is not subject to the Mobilehome Park Discontinuance and Tenant Relocation Regulations listed in <u>Chapter 14, Article 3, Division 6</u> of the SDMC because the site does not meet the definition of a mobilehome park as described in SDMC Section <u>113.0103</u>. The site has been utilized as a temporary-occupancy RV park since inception and the size and class of vehicles occupying the site and the short-term tenancy requirements of the RV park do not meet the definition of a mobilehome park.

The project has been designed to comply with the regulations of the LDC, however the project scope includes deviations to the retaining wall height, assigned storage and RM-2-5 zone street side yard/front yard requirements, which are allowed with the approval of a Planned Development Permit. The deviations are summarized below:

	Deviations Summary					
Deviation	Deviation from SDMC	Allowed/Required	Proposed			
Retaining Wall Height Within Required Street Side Yard for Retaining Wall With Guardrail Along Tonopah Ave	<u>Section 142.0340(c) &</u> <u>142.0340(f)(4)</u>	maximum height of 3 feet	Maximum 17 feet from finished grade to top of wall			
RM-2-5 Zone Street Side Yard Reduction For Carport parking and Trash Enclosures Along Tonopah Ave		percent of premises width of 255.9 feet)	21-foot street side setback along Tonopah Ave To allow for carport parking and trash enclosures			
Outside Assigned Unit Storage		personal storage area outside each unit that is at least 240 cubic feet with a minimum 7-foot horizontal	240 cubic feet of storage provide for each unit. Interior horizontal dimension will vary with some less than			
RM-2-5 Zone Front Yard Reduction Setback for Clubhouse along Morena Blvd	Section 131.0443(e)(1) & Table 131-04G	•	13-foot front yard Setback			
RM-2-5 Zone Street Side Yard Reduction Setback at Building No. 6 along Morena Blvd	Section 131.0443(e)(3) & Table 131-04G	25.6 feet (Minimum 10 percent of the premises	19-foot street side yard setback along Morena Blvd			
RM-2-5 Zone Street Side Yard Reduction Setback at Buildings No. 5, 9, and 10 along Frankfort St	and Table 131-04G	percent of the premises	21-foot street side yard along Frankfort St			

The requested setback and wall height deviations along Tonopah Avenue and Frankfort Street are supported due to the existing five- to 25-foot cut slope which places the project pad substantially lower than the surrounding single-family and commercial development, which prevents adverse impacts to adjacent properties. The requested setback deviations along Morena Boulevard are supported as these are required to accommodate existing underground utilities and conditioned street, sidewalk and bicycle lane improvements. A tiered retaining wall and substantial landscaping along the Morena Boulevard frontage is incorporated to offset the impact of the deviation request. The personal storage area deviation request is supported as it provides for the purpose and intent of the regulation while allowing design flexibility and better utilization of the site, including the provision of 95 attached unit garages, which will increase the overall amount of available storage.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration and the surrounding development. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site, provide a more cohesive appearance, allow for adequate site circulation and overall functionality in light of the site constraints.

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

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 Site Development Permit No. 1868547 and Planned

Development Permit No. 1868549 is granted to Donald J. Metzler Revocable Trust, Owner and FF

Realty IV LLC, Permittee, under the terms and conditions set forth in the attached permit which is

made a part of this resolution.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____ Attorney name Deputy City Attorney

<mark>Initials~</mark> Date~ Or.Dept: <mark>INSERT~</mark> Case No.360009 R-<mark>INSERT~</mark> Form=inloto.frm(61203wct) RECORDING REQUESTED BY CITY OF SAN DIEGO DEVELOPMENT SERVICES PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO CITY CLERK MAIL STATION 2A

INTERNAL ORDER NUMBER: 24006842

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CITY COUNCIL SITE DEVELOPMENT PERMIT NO. 1868547 PLANNED DEVELOPMENT PERMIT NO. 1868549 MORENA APARTMENT HOMES - PROJECT NO. 526167 [MMRP]

This Site Development Permit No. 1868547 and Planned Development Permit No. 1868549 is granted by the City Council of the City of San Diego to the Donald J. Metzler Revocable Trust, Owner, and FF Realty IV LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] sections <u>126.0504</u> (Site Development Permit) and <u>126.0604</u> (Planned Development Permit). The 5.73-acre site is located at 1579-1645 Morena Boulevard in the RS-1-7 and CC-4-2 zones which are proposed to be rezoned to the RM-2-5 zone, in the Clairemont Mesa Community Plan area. The project site is legally described as: those portions of Parcel 1 and Parcel 2 of Pueblo Lot 256, of the Pueblo Lands of San Diego, in the City and County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, filed in the Office of the County Recorder November 14, 1921, and is known as Miscellaneous Map 36.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to remove an existing recreational vehicle park and construct 150 multi-family residential units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date], on file in the Development Services Department.

The project shall include:

- a. Removal of an existing recreational vehicle park and construction of a 150-unit residential condominium project, as follows:
 - Nine, three-story residential buildings totaling 211,254 square feet
 - Clubhouse facility with amenity space totaling 4,400 square feet
 - Useable open space including common courtyard areas, pool, recreation facilities, and private decks/balconies totaling 28,539 square feet.
- b. Deviations from the San Diego Municipal Code;
 - <u>Retaining Wall Height</u> A deviation from SDMC Section <u>142.0340(c) & 142.0340(f)(4)</u> to allow a maximum retaining wall height within a street side setback of 17 feet where six feet are allowed.

- <u>Street Side Yard Encroachments</u> A deviation from SDMC Section 131.0431, Table 131-04G & 131.0443(e)(3) to allow a reduced street side yard setback along the Tonopah Avenue, Frankfort Street and Morena Boulevard frontages for carports, open parking, trash enclosures and Buildings 5, 6, 9 and 10, where 25.6 feet is required.
- <u>Front Yard Encroachments</u> A deviation from SDMC Section 131.0443(e)(1) & Table 131-04G to allow a front yard setback of 13 feet for the clubhouse structure where 15-20 feet is required.
- <u>Outside Unit Storage</u> A deviation from SDMC Section 131.0454 to allow an interior horizontal dimension of less than the seven-foot minimum for a portion of the required assigned unit storage spaces.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. Construction of associated site improvements including storm drains/detention basins, internal driveways, retaining walls, landscape areas, clubhouse, pool and recreation facilities; 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 within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by [ENTER DATE typically 3 years, including the appeal time].

2. 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.

3. 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.

4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

5. 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.).

6. 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.

7. 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.

8. 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.

9. 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" conditions(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.

The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, 10. 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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. 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.

12. The mitigation measures specified in the MMRP and outlined in Environmental Impact Report No. 526167 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Environmental Impact Report No. 526167 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:

Land Use (Noise) Transportation/Circulation Noise Historical Resources (Archeology) Tribal Cultural Resources Paleontological Resources

CLIMATE ACTION PLAN REQUIREMENTS:

14. 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:

15. Prior to receiving the first residential building permit, Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations") by making payment to the City of San Diego, of the full Inclusionary Affordable Housing Fee based upon the aggregate square footage of all residential units in the project, on the terms set forth within the Inclusionary Affordable Housing Regulations.

AIRPORT REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

17. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

18. Prior to issuance of any construction permit, Applicant/Permittee must obtain a Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency (FEMA) for proposed grading.

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

20. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for landscape, trees/irrigation and enhanced pavers within Morena Boulevard and Frankfort Street public right-of-way.

21. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for private 24-inch concrete storm drain pipe within Morena Boulevard public right-of-way.

22. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for two private concrete culverts and modified storm water clean out in Morena Boulevard public right-of-way.

23. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate additional right of way along Morena and West Morena Boulevard frontage to provide a 14-foot curb-to-property-line distance, satisfactory to the City Engineer.

24. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate additional six feet of public right-of-way along Frankfort Street to provide a 12.5-foot curb-to-property-line distance satisfactory to the City Engineer.

25. 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 Morena Boulevard and one on Frankfort Street, satisfactory to the City Engineer.

26. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond to construct curb ramps at the following intersections: Tonopah Avenue and Frankfort Street, Frankfort Street and Morena Boulevard, W. Morena Boulevard and Morena Boulevard, with current City Standard to satisfaction of City Engineer.

27. Prior to issuance of any building permits, the Owner/Permittee shall reconstruct existing AC berm with City standard curb, gutter adjacent to the site on Tonopah Avenue satisfactory to the City Engineer.

28. Prior to issuance of any building permits, the Owner/Permittee shall install standard guardrail adjacent to the site on Tonopah Avenue satisfactory to the City Engineer.

29. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond installation of new curb and gutter per current City Standards adjacent to the site on Frankfort Street and Morena Boulevard to satisfaction of City Engineer.

30. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond, to install new non-contiguous sidewalk adjacent to the site on Morena Boulevard and Frankfort Street per current City Standard, to satisfaction of City Engineer.

31. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond construction of a new Type B curb inlet and cross gutter per City Standards on Morena Boulevard and Frankfort Street as shown on approved Exhibit A, satisfactory to City Engineer.

32. Prior to the issuance of any building permit, the owner/permittee shall assure by permit and bond construction of bus pad per City Standard adjacent to the site on Morena Boulevard satisfactory to City Engineer.

33. 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.

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

35. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

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

LANDSCAPE REQUIREMENTS:

37. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, 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 Development Services Department.

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

39. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are 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 provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per \$142.0403(b)5.

40. 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 another entity approved by the Development Services Department. 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.

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

GEOLOGY REQUIREMENTS:

42. Prior to the issuance of any construction permits (either grading or building), the Owner/ Permittee shall submit a geotechnical investigation report or update letter prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

PLANNING/DESIGN REQUIREMENTS:

43. Owner/Permittee shall maintain a minimum of 263 off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.
44. 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.

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

46. 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:

47. All project amenities, are solely for the use of the residents/tenants, and shall not to be rented/leased out for non-tenant use.

48. The 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 authorized by the appropriate City decision maker in accordance with the SDMC.

49. The applicant/permittee shall construct an MTS Bus Pad fronting the project on Morena Boulevard just west of Frankfort Street, satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

50. Prior to the issuance of any Non-ROW Construction Permit, any proposed "PRIVATE" sewer main(s) within the public ROW or public easement must be located and labeled on an approved Construction Record Drawing (D-Sheet) so as to clearly convey all of the following: the sewer line's identity as "PRIVATE", the diameter, the type of material, its approximate location relative to the nearest property line and MH, and its authorization to encroach (i.e. the approved Encroachment Maintenance & Removal Agreement #).

51. Prior to the issuance of any Certificate of Occupancy, the Owner/Permittee is required to ensure that 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.

52. Prior to the issuance of any Certificate of Occupancy, all public water and/or sewer facilities necessary to serve the development (including services and laterals) shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

53. Prior to the issuance of any Construction Permit, any existing sewer lateral proposed to be reused must be inspected by a California licensed plumbing contractor using closed-circuit television

to verify (to the satisfaction of the City Engineer) that the lateral is in good condition, free of all debris, properly connected to a public sewer main, and in all other ways suitable for reuse. If it is not, the Owner/Permittee is required to effect the repair or replacement of that service lateral in a manner satisfactory to the City Engineer.

54. Prior to the issuance of any Grading or Construction Permit, the existing six-inch public sewer main being proposed for reuse as a private sewer is required to be inspected using closed-circuit television by a California licensed plumbing contractor who must certify that the main is in good condition, free of all debris, properly connected to a public sewer main, and in all other ways suitable for reuse. If it cannot be so certified, the Owner/Permittee is required to effect the repair or replacement of the sewer main in a manner satisfactory to the City Engineer.

55. All proposed water and sewer facilities (public and private) within the public ROW or public easement must be handled in accordance with the City of San Diego's current water and sewer facility design guidelines, regulations, standards, and practices pertaining thereto.

56. No trees or shrubs whose height will be 3' or greater at maturity shall be installed or retained within five feet of any publicly maintained water facilities or within 10 feet of any publicly maintained sewer facilities

PARKS AND RECREATION REQUIREMENTS:

57. Prior to the issuance of the first residential building permit, the Owner/Permittee shall pay a park in-lieu fee, of \$1,166,824 to be deposited into the Developer Contributions -CIP Fund, Fund No. 200636, for park and recreation facilities in the Clairemont Mesa community. This in-lieu fee shall be subject to adjustment (from the effective date of this permit to the date of first residential building permit issuance) according to the Construction Cost Index in Los Angeles as published monthly in the "Engineering New-Record".

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 City Council of the City of San Diego on <mark>[INSERT Approval Date]</mark> and <mark>[Approved] Resolution Number].</mark>

Permit Type/PTS Approval No.: SDP No. 1868547 PDP No. 1868549 Date of Approval: XX

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Paul Godwin 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.

Donald J. Metzler Revocable Trust Owner

Ву _____

NAME TITLE

FF Realty IV LLC Permittee

Ву _____

NAME TITLE

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

CITY COUNCIL RESOLUTION NUMBER R-_____ VESTING TENTATIVE MAP NO. 1868551 MORENA APARTMENT HOMES - PROJECT NO. 526167 [MMRP]

WHEREAS, Donald J. Metzler Revocable Trust, Subdivider, and Gregory Shields, Engineer, submitted an application to the City of San Diego for a Vesting Tentative Map No. 1868551 for the development of a multi-family condominium project known as the Morena Apartment Homes project. The project site is located 1579-1645 Morena Boulevard in the RS-1-7 and CC-4-2 zones which are proposed to be rezoned to the RM-2-5 zone, in the Clairemont Mesa Community Plan area. The property is legally described as: Those portions of Parcel 1 and Parcel 2 of Pueblo Lot 256, of the Pueblo Lands of San Diego, in the City and County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, filed in the Office of the County Recorder November 14, 1921, and is known as Miscellaneous Map 36; and

WHEREAS, the map proposes the subdivision of a 5.73-acre site into one (1) lot for a 150-unit residential condominium project; and

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 150; 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; and

WHEREAS, on ______, the City Council of the City of San Diego considered

Vesting Tentative Map No. 1868551, and pursuant to San Diego Municipal Code section(s) 125.0440

and Subdivision Map Act section 66428, received for its consideration written and oral

presentations, evidence having been submitted, and testimony having been heard from all

interested parties at the public hearing, and the City Council having fully considered the matter and

being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following

findings with respect to Vesting Tentative Map No. 1868551:

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

The 6.21-acre Morena Apartment Homes project site is located at 1579-1645 Morena Boulevard, in a developed urban neighborhood that is served by all utilities and improved rights-of-way. The site is currently developed with a 90-space recreational vehicle (RV) park that would be demolished to allow for the construction 150 multi-family condominium units with parking and recreational facilities. The site is bordered by existing development on all sides, with Interstate 5 and commercial development to the west, single-family to the northeast and southeast and commercial to the south.

The project scope includes a Community Plan Amendment (CPA) to change the current Clairemont Mesa Community Plan (CMCP) land use designation for the site from Low Density Residential (10-15 dwelling units per acre), General Commercial and Mobilehome Park to entirely Medium Density Residential (15-30 dwelling units per acre). This would allow 93 to 186 units on the project site, consistent with the 150 units proposed. The General Plan would be amended to change the designated land uses for the site, as shown on Figure LU-2, *General Plan Land Use and Street System*, from Residential and Commercial Employment, Retail and Services to entirely Residential.

The CPA would also remove the Mobilehome Park Overlay Zone designation for the site and references to preservation of the existing Coastal Trailer Villa recreational vehicle park in the CMCP. An amendment to the Land Development Code (LDC) and Local Coastal Program (LCP) is also included to remove the site from the Mobilehome Park Overlay Zone.

The site was evaluated for higher density as part of the Morena Boulevard Station Area Planning Study (MBAP). The MBAP was developed to address the future form of the community through urban development due to the introduction of the Mid-Coast Light Rail Transit (LRT) Trolley extension. Due to the proximity of the site to the future LRT Station at Tecolote Road and Morena Boulevard, this property was recommended for a medium-high density residential designation. The subdivision would implement this recommendation by concentrating 150 additional residential condominium units along this important transit corridor consistent with smart growth principles. The project would complement the investment in LRT and accommodate future growth in a balanced, sustainable manner.

The subdivision complies with the applicable goals and policies related to higher density residential development outlined in the Clairemont Mesa Community Plan. The primary goal for residential development is to maintain the low-density character of predominantly single-family neighborhoods and encourage rehabilitation where appropriate. Some of the primary objectives are: 1) provide a diversity of housing options in selected locations of the community; 2) provide development guidelines to help ensure that new development is compatible with the existing neighborhood and does not overburden community or neighborhood facilities; 3) locate higher density housing near the commercial areas and along transportation corridors where there are adequate services; and 4) provide adequate off-street parking.

In accordance with the CMCP goals, the subdivision contributes to a diversity of housing options that are compatible with the design and scale of the surrounding neighborhood. The addition of residential condominium units at this site is compatible with the design and scale of the area as the site sits substantially lower than the surrounding single-family development. The one- to three-story buildings would conform to the 30-foot height limit. The one-story clubhouse building with leasing and exercise facilities would be located at the corner of Morena Boulevard and Frankfort Street with the three-story residential structures behind to help preserve the neighborhood's low-scale character while increasing density along a major transportation corridor. The project furthers the CMCP goals by siting higher density housing near commercial areas (which are adjacent to the site) and provides more than the required parking.

To minimize on-site traffic congestion, private driveways and parking areas would be distributed throughout the site. The development would encourage pedestrian activity by installing new, accessible sidewalks along the project frontage along Morena Boulevard and Frankfort Street. Pedestrian travel would be accommodated through the provision of an internal circulation system that links to onsite amenities, external pedestrian and bike systems, and existing and planned transit, in conformance with the CMCP. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The 6.21-acre Morena Apartment Homes project site is located at 1579-1645 Morena Boulevard, in a developed urban neighborhood that is served by all utilities and improved rights-of-way. The site is currently developed with a 90-space recreational vehicle (RV) park that would be demolished to allow for the construction 150 multi-family condominium units with parking and recreational facilities. The site is bordered by existing development on all sides, with Interstate 5 and commercial development to the west, single-family to the northeast and southeast and commercial to the south.

To implement the proposed CMCP Medium Density Residential land use designation discussed in Finding 1 above, the site would be rezoned from the CC-4-2 (Commercial-Community) and RS-1-7 (Single-Family Residential) zones to the RM-2-5 (Residential Multiple Unit) zone. The RM-2-5 zone would allow one unit per 1,500 square feet of lot area or a maximum of 180 units onsite, which is consistent with the 150 units proposed.

The project scope includes a CPA, LDC amendment and LCP amendment to remove the site's Mobilehome Park Overlay Zone designation and references to the Coastal Trailer Villa recreational vehicle park in the CPA, LDC and LCP. The project site is not considered a mobilehome park because of the size and class of vehicles occupying the site and the short-term tenancy requirements of the RV park. There are 10 tenants remaining, consisting of three motorized RVs and seven automobile trailers. As an RV park, the maximum tenancy is six months in any 12-month period. There is a history of legal action related to the applicability of mobilehome regulations on the project site. In 1991, there was litigation between the occupants and the then owner regarding whether the site is an RV park or a mobilehome park pursuant to Mobilehome Residency Law. The court found that it was neither a mobilehome park because of the size of the vehicles nor was it an RV park because some tenants were not occupying the site on a temporary basis.

In 2000, there was a settlement agreement between the then owner and the City. One of the terms pertained to the law and definitions that applied to the park. The agreement stipulated that the 1942 definitions of automobile trailer and trailer park applied and automobile trailers could not be parked onsite for more than six months. Another term was that the owner discontinue and prohibit the continuous presence of any person on the property for more than six months. As a part of this settlement, 10 park tenants were specifically allowed to remain as permanent residents based on their past tenancy history, seven of which remain onsite.

In March 2006, the City Attorney determined that the trailers and RVs in the park do not meet the definition of a mobilehome nor is the site considered a mobilehome park. There has been no change in the class of vehicles occupying the park and no new dwelling units meeting the mobilehome definition have been installed on the site between the 2006 determination and present. Therefore, the Mobilehome Park Discontinuance and Tenant Relocation Regulations described in SDMC Chapter 14, Article 3, Division 6, do not apply to the site and a Site Development Permit for discontinuance is not required.

The project has been designed to comply with the regulations of the LDC, however the project scope includes deviations to the retaining wall height, assigned storage and RM-2-5 zone street side yard/front yard requirements, which are allowed with the approval of a Planned Development Permit. The deviations are summarized below:

Deviations Summary									
Deviation	Deviation from SDMC	Allowed/Required	Proposed						
Retaining Wall Height Within Required Street Side Yard for Retaining Wall With Guardrail Along Tonopah Ave	Section 142.0340(c) & 142.0340(f)(4)	Two retaining walls with a maximum height of 3 feet permitted if walls are separated by a minimum horizontal distance equal to the height of the upper wall.	Maximum 17 feet						
RM-2-5 Zone Street Side Yard Encroachment For Carports and Parking Along Tonopah Ave	Section 131.0431, Table 131-04G & Section 131.0443(e)(3) Section 142.0510(e)(2) (Parking Regulations	25.6 feet (Minimum 10 percent of the premises width of 255.9 feet)	Varies from 2 to 4 feet						
RM-2-5 Zone Street Side Yard Encroachment For Trash Enclosures Along Tonopah Ave	Section 131.0431, Table 131-04G & Section 131.0443(e)(3) Section 142.0810(b)(2) (Refuse & Recyclable materials regulations)	25.6 feet (Minimum 10 percent of the premises width of 255.9 feet)	Varies from 3 to 5 feet						
Outside Assigned Unit Storage	Section 131.0454	personal storage area outside each unit that is at least 240 cubic feet with a	240 cubic feet of storage provide for each unit. Interior horizontal dimension will vary with some less than 7 feet						
RM-2-5 Zone Front Yard Setback for Clubhouse along Morena Blvd	Table 131-04G	Up to 50% of the width of the building envelope may observe the minimum 15- foot setback, provided the remaining width observes the 20-foot setback.	13 feet 8 inches						
RM-2-5 Zone Street Side Yard Setback at Building No. 6 along Morena Blvd	<u>Section 131.0443(e)(3) &</u> Table 131-04G	25.6 feet (Minimum 10 percent of the premises width of 255.9 feet)	19 feet						
RM-2-5 Zone Street Side Yard Setback at Buildings No. 5, 9, and 10 along Frankfort St	<u>Section 131.0443(e)(3)</u> and Table 131-04G	25.6 feet (Minimum 10 percent of the premises width of 255.9 feet)	21 feet 7 inches						

The requested setback and wall height deviations along Tonopah Avenue and Frankfort Street are supported due to the existing five- to 25-foot cut slope which places the project pad

substantially lower than the surrounding single-family and commercial development, which prevents adverse impacts to adjacent properties. The requested setback deviations along Morena Boulevard are supported as these are required to accommodate existing underground utilities and conditioned street, sidewalk and bicycle lane improvements. A tiered retaining wall and substantial landscaping along the Morena Boulevard frontage is incorporated to offset the impact of the deviation request. The personal storage area deviation request is supported as it provides for the purpose and intent of the regulation while allowing design flexibility and better utilization of the site, including the provision of 95 attached unit garages, which will increase the overall amount of available storage.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration and the surrounding development. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site, provide a more cohesive appearance, allow for adequate site circulation and overall functionality in light of the site constraints. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code

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

The 6.21-acre Morena Apartment Homes project site is located at 1579-1645 Morena Boulevard, in a developed urban neighborhood that is served by all utilities and improved rights-of-way. The site is currently developed with a 90-space recreational vehicle (RV) park that would be demolished to allow for the construction 150 multi-family condominium units with parking and recreational facilities. The site is bordered by existing development on all sides, with Interstate 5 and commercial development to the west, single-family to the northeast and southeast and commercial to the south. The project site is generally flat with elevations near mean sea level. The northern boundary of the project site along Tonopah Avenue and Frankfort Street contains a steep cut slope that ranges in height from five to 25 feet. Therefore, the project site sits substantially lower than the existing single-family development immediately northeast and southeast of the site.

The site is subject to the Environmentally Sensitive Lands (ESL) regulations described in SDMC Section 143.0110 because the southern portion of the site is located within the flood plain associated with Tecolote Creek. The project has been conditioned to raise the base elevation of the site so it can be adjusted out of FEMA Flood Zone AO and obtain a Letter of Map Revision (LOMR) from FEMA. The project grading reflects this requirement and a Conditional Letter of Map Revision (CLOMR) is a permit condition.

The project site does not contain nor is it adjacent to any Multi-Habitat Planning Area lands, sensitive vegetation communities, riparian habitat, or wetlands and no sensitive species were observed on-site. Other than the flood plain described above there are no other Environmentally Sensitive Lands onsite.

Conditioned public right-of-way improvements would include additional right-of-way dedications and replacement of existing sidewalks, curb, gutter and landscaping along Morena and West Morena Boulevard. Half-width improvements on Morena Boulevard (east side,

northbound) would include a buffered Class 2 bike lane. Along Frankfort Street where there are no existing sidewalks, additional right-of-way dedication is required and new sidewalk, curb, gutter and landscaping would be installed. Along Tonopah Avenue, City-standard curb and gutter would be installed, as the site sits substantially lower than the right-of-way. The project has also been conditioned to provide a new concrete bus pad along Morena Boulevard adjacent to the site

EIR No. 526167 has been prepared for this project in accordance with State of California Environmental Quality Act (CEQA) guidelines. An MMRP would be implemented with this project to mitigate potentially significant impacts to Land Use (Noise), Transportation (Circulation, Noise, Historical Pescurces (Archeolom), Tribal Cultural Pescur

Transportation/Circulation, Noise, Historical Resources (Archeology), Tribal Cultural Resources and Paleontological Resources to below a level of significance. Therefore, the site is physically suitable for the type and density of development.

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

The 6.21-acre Morena Apartment Homes site is located at 1579-1645 Morena Boulevard, in a developed urban neighborhood that is served by all utilities and improved rights-of-way. The site is currently developed with a 90-space RV park that would be demolished to allow for the construction 150 residential condominium units with parking and recreational facilities. The site is bordered by existing development on all sides, with Interstate 5 and commercial development to the west, single-family to the northeast and southeast and commercial to the south. The project site is generally flat with elevations near mean sea level due to its proximity to Mission Bay. The northern boundary of the project site along Tonopah Avenue and Frankfort Street contains a steep cut slope that ranges in height from five to 25 feet.

The site is subject to the Environmentally Sensitive Lands (ESL) regulations described in SDMC Section 143.0110 because the southern portion of the site is located within the flood plain associated with Tecolote Creek. The project has been conditioned to raise the base elevation of the site so it can be adjusted out of FEMA Flood Zone AO and obtain a Conditional Letter of Map Revision (CLOMR) from FEMA. The project grading reflects this requirement.

The subdivision site does not contain nor is it adjacent to any Multi-Habitat Planning Area lands, sensitive vegetation communities, riparian habitat, or wetlands and no sensitive species were observed on-site. Other than the flood plain described above there are no other Environmentally Sensitive Lands onsite. Project implementation would remove the existing flood zone ESL from the project site by raising the pad elevation, thereby making the development less susceptible to flooding.

EIR No. 526167 has been prepared for this project in accordance with State of California Environmental Quality Act (CEQA) guidelines. An MMRP would be implemented with this project to mitigate potentially significant impacts to Land Use (Noise), Transportation/Circulation, Noise, Historical Resources (Archeology), Tribal Cultural Resources and Paleontological Resources to below a level of significance. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The subdivision will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements in addition to all associated conditions of approval.

The Owner/Permittee is required to obtain a grading permit to raise the base site elevation out of the FEMA Flood Zone AO and receive a Conditional Letter of Map Revision (CLOMR) from FEMA. The project conditions include installation of curb, gutter, sidewalk, bike lanes, driveway and landscape improvements in the right-of-way. The project would improve existing storm water conditions as all storm water leaving the site would be treated and cleaned according to current storm water management requirements. Additionally, a retaining wall and erosion control vegetation would be added to the cut slope along Tonopah Avenue and Frankfort Street to stabilize the slope and prevent future erosion.

The project would not result in risk from fire hazards as it is located in a developed, urban neighborhood, surrounded by existing development and is not located within a fire hazard severity zone. The project would not expose the public to undue geologic hazards as no known active faults traverse the project site and is conditioned to adhere to the recommendations presented in the Preliminary Geotechnical Investigation.

EIR No. 526167 has been prepared for this project in accordance with State of California Environmental Quality Act (CEQA) guidelines. An MMRP would be implemented to mitigate potentially significant impacts to Land Use (Noise), Transportation/Circulation, Noise, Historical Resources (Archeology), Tribal Cultural Resources and Paleontological Resources to below a level of significance. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The 6.21-acre Morena Apartment Homes project site is located at 1579-1645 Morena Boulevard, in a developed urban neighborhood that is served by all utilities and improved rights-of-way. All existing easements on the site would remain and are not impacted by the subdivision. The Vesting Tentative Map would consolidate parcels and dedicate public right-ofway, which would include roadway travel lane widenings, parkway improvements, and public underground utilities. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The subdivision of the of the 6.21-acre site for 150 multi-family residential units will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and account for environmentally sensitive lands in the form of FEMA Flood Zone AO. The project has been designed with a one-story common area building and nine, three-story residential buildings, which are separated by internal streets, courtyards and landscaping, allowing for cross-ventilation and the design does not impede or inhibit any future passive or natural heating and cooling opportunities. With the independent design of the proposed subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The subdivision would facilitate the construction of 150 multi-family, market-rate residential units on a site currently developed with a 90-space RV park and six residential units, resulting in a net gain of residential units. These additional dwelling units provided by the proposed project will contribute to the fulfillment of the City's Regional Housing Needs Assessment allocation found in the City's Housing Element adopted in March of 2013. The introduction of quality market-rate, multi-family housing units in Clairemont Mesa brings diversity in housing options at a time where the demand for this type of housing stock is increasing.

The project implements the City's General Plan policies that encourage locating residential near transit and employment opportunities, thereby capturing automobile trips and allowing for increased pedestrian activity, bicycle and transit activity. All appropriate public services (including fire, police, medical, schools, public parks, and libraries) as well as necessary utilities such as electricity, water, and sewer, will be available to (or are in the process) and adequate for the proposed project. The applicant has opted to pay an Inclusionary Affordable Housing fee to meet their affordable housing requirements, as allowed by San Diego Municipal Code.

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

incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City

Council Vesting Tentative Map No. 1868551, is hereby granted to Donald J. Metzler Revocable Trust

subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: MARA W. ELLIOT, City Attorney

Bу

[Attorney] Deputy City Attorney

[Initials]:[Initials] [Month]/[Day]/[Year] Or.Dept:[Dept] R-R-[Reso Code]

ATTACHMENT: Vesting Tentative Map Conditions

Internal Order No. 24006842

CITY COUNCIL ADOPTED BY RESOLUTION NO. R-_____ ON _____ CONDITIONS FOR VESTING TENTATIVE MAP NO. 1868551 MORENA APARTMENT HOMES – PROJECT NO. 526167 [MMRP]

GENERAL

- 1. This Vesting Tentative Map will expire_____.
- 2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
- 3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
- 4. The Final Map shall conform to the provisions of Site Development Permit No. 1868547 and Planned Development Permit No. 1868549.
- 5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

<u>AIRPORT</u>

6. Prior to recordation of the Final Map, the Subdivider shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING

7. Prior to the issuance of any building permits, the Owner/Subdivider shall assure by permit and bond installation of street lights per current City standards adjacent to the site on Tonopah Avenue, Frankfort Street, Morena Boulevard and West Morena Boulevard to satisfaction of the City Engineer.

- 8. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
- 9. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
- 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 Vesting Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

- 11. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
- 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 First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

PUBLIC UTILITIES

14. Prior to recordation of the Final Map, the development's Sewer Planning Study must be accepted by the Public Utilities Water & Sewer Development Review Section of the Development Services Department's Engineering Division.

15. Prior to recordation of the Final Map, the Subdivider shall provide CC&Rs for the operation and maintenance of all private water and sewer facilities in a manner satisfactory to the Public Utilities Director and the City Engineer.

<u>GEOLOGY</u>

16. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

INFORMATION:

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

Internal Order No. 24006842

REZONE ORDINANCE

(O-<mark>INSERT~</mark>)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 6.92 ACRES LOCATED AT 1579-1645 MORENA BOULEVARD, WITHIN THE CLAIREMONT MESA COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE RS-1-7 AND CC-4-2 ZONES INTO THE RM-2-5 ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0406 AND REPEALING ORDINANCE NO. 0-18451 (NEW SERIES), ADOPTED DECEMBER 9, 1997, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INSOFAR AS THE SAME CONFLICTS HEREWITH.

WHEREAS, FF Realty IV LLC, requested to rezone 2.20 acres of land from the CC-4-2 zone into

the RM-2-5 zone (Residential Multiple Unit) and 4.72-acres from the RS-1-7 (Single-Family Residential)

into the RM-2-5 (Residential Multiple Unit) zone in the Clairemont Mesa Community Plan area; and

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

City of San Diego; and

WHEREAS, under Charter section 280(a)(2) this ordinance 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 evidence presented; NOW, THEREFORE,

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

Section 1. That the subject 2.20 acres and 4.72 acres located at 1579-1645 Morena Boulevard, within the Clairemont Mesa Community Plan area, and legally described as those portions of Parcel 1 and Parcel 2 of Pueblo Lot 256, of the Pueblo Lands of San Diego, in the City and

County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, filed in the Office of the County Recorder November 14, 1921, and is known as Miscellaneous Map 36, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4328, filed in the office of the City Clerk as Document No. OO- _____, are rezoned from the RS-1-7 (Single-Family Residential) and CC-4-2 (Commercial Community) zones into the RM-2-5 zone (Residential Multiple Unit), as the zone described and defined by San Diego Municipal Code Section 131.0406. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. 18451 (New Series), adopted December 9, 1997, of the ordinances of the City of San Diego is repealed insofar as the same conflicts with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefor was made prior to the date of adoption of this ordinance.

APPROVED: MARA W. ELLIOT, City Attorney

By _____ <mark>Attorney name</mark> Deputy City Attorney

<mark>Initials~</mark> <mark>Date~</mark> Or.Dept: <mark>INSERT~</mark> Case No.<mark>INSERT PROJECT NUMBER~</mark>



Document Path: L'GIS/PGIS/B and C Sheets/84205_Morena_Apt_Homes_DRAFT me Date: 8/16/2018

(R-2018-)

GENERAL PLAN AND COMMUNITY PLAN AMENDMENT RESOLUTION

RESOLUTION NUMBER R-_____

ADOPTED ON _____

A RESOLUTION APPROVING AN AMENDMENT TO THE GENERAL PLAN TO REDESIGNATE LAND FROM COMMERCIAL EMPLOYMENT, RETAIL AND SERVICES AND RESIDENTIAL TO RESIDENTIAL DESIGNATION AND AN AMENDMENT TO THE CLAIREMONT MESA COMMUNITY PLAN TO REDESIGNATE LAND FROM LOW DENSITY RESIDENTIAL, MOBILEHOME PARK AND GENERAL COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL

WHEREAS, the Donald J. Metzler Revocable Trust, requested an amendment to the General Plan to change the designated land uses on Figure LU-2, *General Plan Land Use and Street System*, from Commercial Employment, Retail and Services, and Residential to Residential; and request an amendment to the Clairemont Mesa Community Plan from Low Density Residential, Mobilehome Park and General Commercial to Medium Density Residential, the site is legally described as those portions of Parcel 1 and Parcel 2 of Pueblo Lot 256, of the Pueblo Lands of San Diego, in the City and County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, filed in the Office of the County Recorder November 14, 1921, and is known as Miscellaneous Map 36; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan, and the Clairemont Mesa Community Plan; and

WHEREAS, the project scope includes a Municipal Code and Local Coastal Program Amendment to remove the site from the Mobilehome Park Overlay Zone; and

WHEREAS, on ______, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the General Plan and the Clairemont Mesa Community Plan; and

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

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the amendments to the General Plan, and the Clairemont Mesa Community Plan,

a copy of which is on file in the office of the City Clerk as Document No. RR-_____.

APPROVED: MARA W. ELLIOTT, City Attorney

Ву _____

Deputy City Attorney

Initials~ Date~ Or.Dept: INSERT~ Case No.360009 R-INSERT~ Form=inloto.frm(61203wct)



Clairemont Mesa

Community Plan



Clairemont Mesa

Community Plan

City of San Diego Planning Department 202 C Street, MS 4A San Diego, CA 92101

Printed on recycled paper.

This information, or this document (or portions thereof), will be made available in alternative formats upon request.

Community Goals and Objectives

COMMUNITY GOALS AND OBJECTIVES

The goals and objectives were developed by the Planning Department and Clairemont Mesa Community Planning Committee to provide a general framework for the continued development of the Clairemont Mesa Community.

Primary Goal for Residential Development:

Maintain the low-density character of predominantly single-family neighborhoods and encourage rehabilitation where appropriate.

Objectives:

- 1. Provide a diversity of housing options in selected locations of the community.
- 2. Preserve the mobile home parks on Morena Boulevard to continue providing alternative means of housing.
- 3. Provide development guidelines to help ensure that new development is compatible with the existing neighborhood and does not overburden community or neighborhood facilities.
- 4. Locate higher density housing near the commercial areas and along transportation corridors where there are adequate services.
- 5. Provide adequate off-street parking.

Primary Goal for Commercial Development:

Provide appropriately located, well-designed commercial facilities offering a wide variety of goods and services.

Objectives:

- 1. Develop the community core as a town center with a unique architectural, sign and landscaping theme with pedestrian walkways and bikeways.
- 2. Ensure the availability of adequate commercial facilities within the community core to meet the needs of the existing and projected residential population of Clairemont Mesa.
- 3. Require commercial development to incorporate landscaping which will help to integrate commercial development into the surrounding neighborhood.
- 4. Design commercial areas to best utilize the existing transportation system and provide pedestrian linkages to and within commercial development as well as connections to adjacent uses.

In Clairemont Mesa, there are two<u>is</u> one mobile home parks, Coastal Trailer Villa and Morena Mobile Village, both with the Mobile Home Park Overlay Zone (**Figure 6**). The purpose of the overlay zone is to provide adequate sites for mobile homes consistent with the City's goal of accommodating alternative housing types. Both This mobile home parks are is located on Morena Boulevard (**Figure 6**) and <u>are is</u> within walking distance to public transit, commercial services, Tecolote Park and Recreation Center and Mission Bay. Coastal Trailer Villa is over 30 years old with established long term residents. Most of the units in the park are older recreational trailers that would most likely not be acceptable in other mobile home parks. The park is in fair condition and would benefit from on-site landscaping improvements and recreational facilities.

The second mobile home park, Morena Mobile Village, is also over 30 years old and has a combination of recreational trailers and mobile homes. Over the years, the park has undergone refurbishment to improve the park's landscaping and appearance of the units. The park is in good condition and offers on-site recreational facilities.

In Clairemont Mesa, there is only one historic site, the Stough-Beckett cottage that is listed on the City of San Diego Historic Site Board Register. The cottage was constructed in 1888 and has been completely restored. The architectural style is "Eastlake," and is an example of a modest Victorian rural home. The cottage is located in the southern portion of Clairemont Mesa at 2203 Denver Street.

HOUSING TYPE, TENURE AND VALUE

According to 1980 census data, there were 30,121 housing units in Clairemont Mesa. This represents an 18 percent increase in the number of housing units for Clairemont Mesa since 1970. During the same ten-year period, the number of housing units in the City of San Diego increased by more than 29 percent (**Table 1**). Approximately 69 percent of the housing units in Clairemont Mesa are single-family and 31 percent are multifamily. Single-family units in 1985 had increased by three percent since 1970, totaling 21,817 units, while multifamily units had more than doubled during the same time period, totaling 9,652 units. Within the community, 63 percent of the housing units are owner-occupied, compared to 49 percent on a citywide basis. In 1986 the average sale price for a home in the north central portion of the City, according to the San Diego Board of Realtors, was \$132,695. This figure is slightly lower than the citywide average sale price of \$134,774 for the same period.

TABLE 1
CLAIREMONT MESA HOUSING UNITS 1950 – 1980

	1950	1960	1970	1980	1970-1980 % Change
Clairemont Mesa (CM)	1,133	18,111	25,589	30,121	18.4
City of San Diego	110,005	192,269	241,010	341,928	29.5
CM Housing Units as a Proportion of the City	1%	9.4%	10.2%	8.81%	



FIGURE

Figure 6 - Revised



Clairemont Mesa Community Plan



Residential Density Recommendations

Clairemont Mesa Community Plan



8

FIGURE



Residential Density Recommendations

Clairemont Mesa Community Plan

-2. Coastal Trailer Villa

- The mobile home park on Morena Boulevard (**Figure 8**) should remain as such in order to provide a diversity of housing options for residents of all income levels.
- - The zoning on that portion of the site which is within the boundaries of the Mobile Home Park Overlay Zone (see **Figure 6**) should remain in the R1-5000 Zone and be designated as a protected single-family neighborhood. In this way, any alternative use of the residentially zoned portion of the site will be limited to single-family housing in a density range of five to ten dwelling units per acre.

RECOMMENDATIONS FOR HEIGHT AND SCALE

- 1. Harmony should be promoted in the visual relationships and transitions between new and older buildings. New buildings should be made sympathetic to the scale, form and texture of the surrounding neighborhood.
- 2. The height of new buildings should relate to the height of existing development. Tall buildings immediately adjacent to low buildings could create problems such as excessive shadows, undesirable wind tunnels, and lack of privacy.
- 3. Abrupt differences in scale between large commercial buildings and adjacent residential areas should be avoided. Gradual transitions in scale are preferred.



General Plan Conformance



Community Plan Map




(O-<mark>INSERT~</mark>)

ORDINANCE NUMBER O-____

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING CHAPTER 13, ARTICLE 2, DIVISION 7 INCLUDING DIAGRAM 132.-07A AND REPEALING ORDINANCE NO. 0-15816 INCLUDING MAP NO. B-3552 TO REMOVE THE PROJECT SITE LOCATED AT 1579-1645 MORENA BOULEVARD FROM THE MOBILE HOME PARK OVERLAY ZONE WITHIN THE CLAIREMONT MESA COMMUNITY PLAN AREA IN THE CITY OF SAN DIEGO, CALIFORNIA.

WHEREAS, the 5.73-acre project site located at 1579-1645 Morena Boulevard, within the Clairemont Mesa Community Plan area, and legally described as those portions of Parcel 1 and Parcel 2 of Pueblo Lot 256, of the Pueblo Lands of San Diego, in the City and County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, filed in the Office of the County Recorder November 14, 1921, and is known as Miscellaneous Map 36, in the City of San Diego, California; and

WHEREAS, the site is currently developed with the 90-unit Coastal Trailer Villa RV park which will be removed and redeveloped with a 150-unit multi-family residential condominium development as a part of Project No. 526167, which includes an amendment to the San Diego Municipal Code (SDMC) to remove the site from the Mobilehome Park Overlay Zone. The project includes a General Plan Amendment, Community Plan Amendment, Rezone, Local Coastal Program Amendment, Vesting Tentative Map, Site Development Permit and Planned Development Permit; and

WHEREAS, the site does not meet the definition of a mobilehome park as defined in SDMC Section 113.0103 as it has been utilized as a temporary-occupancy recreational vehicle park since inception and the size and class of vehicles occupying the site and the short-term

tenancy requirements of the recreational vehicle park do not meet the definition of a mobilehome park.

WHEREAS, this Municipal Code amendment is required to remove the site as a listed mobilehome park per SDMC Section 132.0701 and repeals Ordinance No. O-15810, Map No. B-3552 for the development of 150 multi-family units; and NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, to read as follows:

Section 1. That that Chapter 13, Article 2, Division 7, is amended by removing the project site

from Diagram 132-07A and repealing Ordinance No. O-15810 including Map No. B-3552.

§132.0701 Purpose of the Mobilehome Park Overlay Zone

[No change in text]

§132.0702 Where the Mobilehome Park Overlay Zone Applies

[No change in text]

Table 132-07A [No change in text]Mobilehome Park Overlay Zone Applicability [No change in text]

Type of <i>Development</i> Proposal		Supplemental Development Regulations	Required Permit Type/ Decision Process	
(1)	Any <i>development</i> of <i>mobilehomes</i> in the RM zones	See Section 132.0705 and the regulations for <i>mobilehome</i> parks in Section 143.0340	Neighborhood Development Permit/Process Two	
(2)	Any <i>development</i> of <i>mobilehomes</i> in the RS or RX zones	See Section 132.0705 and the regulations for <i>mobilehome</i> parks in Section 143.0340	Site Development Permit/ Process Three	
(3)	Any proposal to discontinue a <i>mobilehome</i> park that is located within this overlay zone	See the regulations for <i>mobile-home</i> park discontinuance in Sections 143.0610-143.0640	Site Development Permit/ Process Three	



Mobilehome Park Overlay Zone

This is a reproduction of Map Nos. C-669, 672, 673, 674.1, and B-3552 for illustration purposes only.

132.0705 Supplemental Use Regulations of the Mobilehome Park Overlay Zone

[No change in text]

ORDINANCE NUMBER O-15816 (New Series)

Adopted on September 13, 1982

AN ORDINANCE INCORPORATING ONE EXISTING MOBILEHOME PARK IN THE NORTHERN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, INTO MOBILEHOME PARK OVERLAY ZONE, AS DEFINED BY SECTION 101.1001 OF THE SAN DIEGO MUNICIPAL CODE.

BE IT ORDAINED, by the Council of The City of San Diego, as follows: Section-

1. That the following mobilehome park: Coastal Trailer Villa, 1579 Morena Boulevard, San Diego (portion of Pueblo Lot 256), within the boundary of the district designated "Mobilehome Park Overlay Zone" on Zone Map Drawing No. B-3552, filed in the office of the City Clerk as Document No. 765849, be and it is hereby incorporated into the Mobilehome Park Overlay Zone, as such zone is described and defined by Section 101.1001 of the San Diego Municipal Code.

Section 2. This ordinance shall take effect and be in force on the thirtiethday from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unlessapplication therefor was made prior to the date of adoption of thisordinance.

APPROVED: John W. Witt, City Attorney

By Frederick C. Conrad Chief Deputy City Attorney-

FCC:clh

8/18/82

Or.Dept:Clerk

O-83-57

Form=o.none

	PROPOSED REZONI	NG
INT 5	And the second s	
	A.T. B.S.F. NORENA BL	The st
	VICIN	ITY MAP
ORDINANCE NO. 0-15816 EFF, DATE ORD. 10-13-62 ZONING SUBJ. TO BEFORE DATE EFF, DATE ZONING MAP NAME & NO.	MOBILE HOME PARK REQUEST OVERLAY ZONE PLAN. COMM. RECOMMENDATION CITY COUNCIL ACTION ADOPTED 9-13-82	CASE NO. 581099 B-3552

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefor was made prior to the date of adoption of this ordinance.

APPROVED: MARA W. ELLIOT, City Attorney

By _____ Attorney name Deputy City Attorney

Initials~ Date~ Or.Dept: INSERT~ Case No. 526167 O-INSERT~ Form=inloto.frm(61203wct)

ENVIRONMENTAL RESOLUTION

RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, on January 31, 2017, the Donald J. Metzler Revocable Trust, Owner and FF Realty IV LLC, Permittee, submitted an application to Development Services Department for a Municipal Code and Local Coastal Program Amendment, General Plan Amendment, Community Plan Amendment, Rezone, Vesting Tentative Map, Planned Development Permit & Site Development Permit for the Morena Apartment Homes (Project); and

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

WHEREAS, the issue was heard by the City Council on [DATE]; 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, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the City Council considered the issues discussed in Environmental Impact Report No. 526167 (Report) prepared for this Project; NOW THEREFORE,

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

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081 and State CEQA Guidelines Section 15091, the City Council hereby adopts the Findings made with respect to the Project, which are attached hereto as Exhibit A.

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

BE IT FURTHER RESOLVED, that the Report and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the CITY CLERK, 202 C STREET, SAN DIEGO, CA 92101.

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

APPROVED: MARA W. ELLIOTT, City Attorney

City Attorney		
	City Attorney	City Attorney

ATTACHMENTS: Exhibit A, Findings Exhibit B, Mitigation Monitoring and Reporting Program

FINDINGS OF FACT REGARDING THE ENVIRONMENTAL IMPACT REPORT FOR THE MORENA APARTMENT HOMES PROJECT

PROJECT NO. 526167 SCH No. 2017061040 August 2018

SECTION 1: THE PROJECT

I. PROJECT DESCRIPTION

The project includes removal of the existing Coastal Trailer Villa recreational vehicle (RV) park, removal of the truck/RV storage use and demolition of existing residences on the northern project parcel, to allow construction of 150 multi-family dwelling units (available for rental) with on-site amenities on the 5.73-acre project site. As detailed in Table 3-2 of the EIR, amenities would be comprised of common usable open space including clubhouse, fitness center, and pool area. An additional 0.48-acre would be dedicated as street right-of-way along West Morena Boulevard, Morena Boulevard, and Frankfort Street to accommodate project frontage improvements, increased travel way to accommodate public seer lines.

The 150 dwelling units would be accommodated in nine, three-story buildings surrounded by a landscape perimeter. Building heights would be within allowable height limits (30 feet) as required under the Clairemont Mesa Height Limit Overlay Zone. The project would include total residential square footage of 211,254 square feet and consists of three unit types. See Table 3-1 of the Final EIR.

The project would include 15,084 square feet of common usable open space and recreational areas. The common usable open space would consist of 8,598 square feet of courtyard areas, and a 6,486 square foot recreational area that consists of a pool, gym, recreation room, and a clubhouse courtyard. The clubhouse would include a manager office and business center for leasing services associated with the apartment complex. The club room, restrooms and lounge room with kitchen amenities would be available for tenant use. The fitness center with restrooms would also be provided for future tenants. The pool area with a pool, spa, fire pit, lounge chairs, and a pool house (restrooms) would also be provided on-site just west of the fitness center.

The project would provide parking in excess of City requirements with a total of 267 parking spaces, consisting of 99 attached garages, 52 detached carports, 115 open spaces, and 1 detached garage/maintenance space. In addition, the project would provide 16 motorcycle spaces and 70 bicycle parking spaces.

Project construction would require 10,500 cubic yards of cut to a maximum depth of nine feet and require 11,800 cubic yards of fill at a maximum depth of eight feet. The project would incorporate

drainage improvements on-site, including three biofiltration basins and three modular wetland units, as well as curb and gutters and a private storm drain system, which would connect with the public storm drain at the corner of Morena Boulevard and Frankfort Street. The project would include installation of 8-inch domestic water mains in private drives throughout the project site that would connect to the existing 8-inch public water main in Frankfort Street at two connection points. On-site sewer lines would be constructed, and sewage from the project would be collected through a series of private 6-inch collector laterals located within the private on-site drives throughout the project site, connecting to the 6-inch public sewer main in Frankfort Street. Utilities necessary to serve the proposed uses would be installed in conjunction with development of the site. In addition, the project would include 816 square feet of trash and recyclable material storage space.

Primary access to the project site would be from a full-access driveway on Frankfort Street, at the same location as the existing Frankfort Street access driveway. A right-in/right-out only driveway would also provide site access from Morena Boulevard, in the same location as the existing northernmost driveway. The existing access driveway closer to the intersection of Morena Boulevard and West Morena Boulevard would be closed. Internal roadways would be constructed at 24 feet wide and would accommodate fire and emergency vehicles. Internal walkways would be provided throughout the project site, providing access to the on-site amenities and providing pedestrian connections to the surrounding roadways. The main pedestrian access point to the site would be at the corner of Morena Boulevard and Frankfort Street, with another located near the right-in/right-out driveway along Morena Boulevard.

The project would construct new pedestrian facilities along road frontages. This would include installation of appropriate half-width frontage improvements including the removal of sidewalks along the half-width frontage of Morena Boulevard and West Morena Boulevard, to be replaced with new sidewalks, curb and gutter, and landscaping. In addition, new sidewalks, curb and gutter, and landscaping would be installed along Frankfort Street, where no existing pedestrian facilities are located. New curb and gutter would also be installed along Tonopah Avenue at the top of the slope above the project site. The half-width improvements to Morena Boulevard would include a buffered Class II bike lane, along the northbound side of the road. The project would also temporarily remove the bench at the bus stop located along Morena Boulevard and would reinstall the bench at the same general location, along with a concrete bus pad and convenience feature such as a bus shelter and trash can.

The proposed landscape plan includes a Mediterranean landscaping theme, retaining walls, decorative walls, and noise attenuating walls/fencing around the perimeter of the project site. An approximate 10-foot-wide landscaped area would be provided around all proposed structures on the project site and landscaping would be installed around the project perimeter at street frontages. A pedestrian entrance with enhanced paving and an entry monument wall would be provided at the corner of Morena Boulevard and Frankfort Street.

Along the street frontages, a six-foot-high combination theme wall would be installed that includes a 2-foot-high wall with stucco to match the project architecture combined with four-foot-high decorative fencing. The wall is designed with articulation through the use of pilasters. Cascading shrubs and vines would be utilized to help mask and screen the wall. A six-foot-high combination stucco and glass wall would be installed around the pool and recreational areas in order to attenuate road noise at outdoor use areas. A six-foot-high block wall would be installed at the

northwest property line bordering the adjacent property. At the northeastern property line at the bottom of the slope below Tonopah Avenue, an 18-foot-high split face block retaining wall with an additional 42 inches of cable guardrail fencing would be installed to support the existing slope. The base of the wall would be planted with shrubs that would climb and screen the wall. At the top of the slope at Tonopah Avenue, a new 6-foot-high tube steel fence would be installed to replace the existing chain link fence.

As described in Section 1.3, Responsible and Trustee Agencies, of the Final EIR, implementation of the project would require consultation with the Federal Emergency Management Agency (FEMA), as the southwestern portion of the project site lies within a Special Flood Zone Area, or FEMA flood area, Zone AO. The project requires FEMA review and approval of a Conditional Letter of Map Revision based on fill prior to discretionary project approval and a final Letter of Map Revision based on fill after grading and construction is complete to demonstrate that the project site is raised outside of a 100-year flood zone. There are no responsible agencies that would have discretionary approval power over the project.

II. PROJECT OBJECTIVES

The primary purposes, goals, and objectives of the project are:

- Provide housing to accommodate increasing growth in the region.
- Enhance the visual character of the site as viewed from Morena Boulevard.
- Provide development that is consistent with the City of Villages and Smart Growth principles.

Develop the site consistent with the scale and character of development in the surrounding area and the CMCP area.

III. DISCRETIONARY ACTIONS

All discretionary approvals required from the City to implement the project have been subject to review and approval by the City's Planning Commission and City Council. The following discretionary actions are required for the Morena Apartment Homes project:

- **General Plan Amendment** The project site is currently designated as Residential and Commercial Employment, Retail, & Services in the General Plan's Land Use and Street System Map (contained in the Land Use Element). The project requires a General Plan Amendment to amend the Land Use and Street System Map to identify the site as entirely Residential.
- **Community Plan Amendment** The project site is composed of two parcels. The Community Plan designates the northern parcel as Low Density Residential (5-10 dwelling units/acre) and General Commercial, while the southern parcel is designated Mobile Home Park and General Commercial. A Community Plan Amendment is required to amend the CMCP as follows:
 - Remove the mobile home park overlay; and
 - Apply a medium density residential (15 to 30 dwelling units per acre) designation to the project site.

In addition, the CMCP would be revised to remove reference to the need to preserve the existing Coastal Trailer Villa recreational vehicle park on the project site.

- **Rezone** A rezone is required to change the existing zoning of CC-4-2 and RS-1-7 to a residential–multiple unit (RM-2-5) zone.
- Land Development Code and Local Coastal Program Amendment The project site is currently located within a designated Mobile Home Park Overlay Zone. The project requires a Land Development Code (Chapter 13, Article 2, Division 7) and Local Coastal Program Amendment to remove the project site from the Mobile Home Park Overlay Zone.
- Planned Development Permit Consistent with City Municipal Code Table 143-04A, the project requires a Planned Development Permit to allow proposed deviations from applicable zone regulations. Proposed deviations would allow for carports and trash enclosures to encroach approximately 2 feet into the northern property line setback (at the slope below Tonopah Avenue), allow the clubhouse building to encroach into the front yard setback along Morena Boulevard, allow Building #6 to encroach into the side yard setback along Morena Boulevard, allow deviations from the retaining wall height regulations, and allow for a deviation to the 7-foot horizontal dimension requirement for outside assigned unit storage to account for proposed tenant storage within the building envelope.
- **Site Development Permit** Due to the presence of Environmentally Sensitive Lands, the project requires a Site Development Permit. Specifically, the project site is located within a special flood hazard area (100- and 500-year floodplain), which qualifies as Environmentally Sensitive Lands pursuant to City Municipal Code Section 143.0110.
- **Vesting Tentative Map** A Vesting Tentative Map would be required to create a 150-unit condominium map. Individual units would be offered for rent, not for individual sale.

SECTION 2: ENVIRONMENTAL REVIEW PROCESS

The Lead Agency approving the project and conducting environmental review under the California Environmental Quality Act (CEQA; California Public Resources Code §§21000, et seq.), and the Guidelines promulgated thereunder in California Code of Regulations, Title 14, §§15000 et seq. (CEQA Guidelines), hereinafter collectively, (CEQA) shall be the City. The City as Lead Agency shall be primarily responsible for carrying out the project. In accordance with CEQA Guidelines Section 15082(a), a Notice of Preparation (NOP), dated June 16, 2017 was prepared for the project and distributed to agencies and members of the public who may have an interest in the project. The purpose of the NOP was to solicit comments on the scope and analysis to be included in the EIR. Comments were submitted by the California Department of Transportation, San Diego County Archeological Society, Inc., Native American Heritage Commission, San Diego Association of Governments (SANDAG), Rincon Band of Luiseño Indians, and Viejas Band of Kumeyaay Indians. Several emails from private citizens were also received in response to the NOP. A copy of the NOP and public comment letters received on the NOP are provided in Appendix A of the Final EIR.

The Draft EIR for the project was then prepared and circulated for review and comment by the public, agencies, and organizations for a 45-day public review period that began on May 22, 2018 and ended on July 6, 2018. A Notice of Completion of the Draft EIR was sent to the State Clearinghouse, and the Draft EIR was circulated to state agencies for review through the State

Clearinghouse, Office of Planning and Research (SCH No. 2017061040). A Notice of Availability of the Draft EIR was filed with the County Clerk. Comments on the Draft EIR were received from SANDAG, San Diego County Archeological Society, Viejas Band of Kumeyaay Indians, and several individuals. After the close of the public review period, the City provided in the Final EIR responses in writing to all comments received on the Draft EIR.

The Final EIR has been prepared in accordance with CEQA and the State CEQA Guidelines. The City, acting as the Lead Agency, has reviewed and edited as necessary the submitted drafts and certified that the Final EIR reflects its own independent judgment and analysis under Guideline §15090(a)(3) and CEQA Statute §21082.1(a)-(c).

The Final EIR addresses the environmental effects associated with implementation of the project. The Final EIR is intended to serve as an informational document for public agency decision-makers and the general public regarding the objectives and components of the project. The Final EIR addressed the potential significant adverse environmental impacts associated with the project and identifies feasible mitigation measures and alternatives that may be adopted to reduce or eliminate these impacts. The Final EIR is incorporated by reference into this CEQA Findings document.

The Final EIR is the primary reference document for the formulation and implementation of a mitigation monitoring program for the project. Environmental impacts cannot always be mitigated to a level that is considered less than significant. In accordance with CEQA, if a Lead Agency approves a project that has significant unavoidable impacts that cannot be mitigated to a level below significance, the agency must state in writing the specific reasons and overriding considerations for approving the project based on the final CEQA documents and any other information in the public record for the project (CEQA Guidelines §15093).

I. RECORD OF PROCEEDINGS

For purposes of CEQA and these Findings, the Record of Proceedings for the proposed project consists of the following documents and other evidence, at a minimum:

- The Notice of Preparation (NOP) and all other public notices issued by the City in conjunction with the proposed project;
- The Draft EIR;
- All written comments submitted by agencies or members of the public during the public review comment period on the Draft EIR;
- All responses to written comments submitted by agencies or members of the public during the public review comment period on the Draft EIR;
- All written and verbal public testimony presented during a noticed public hearing for the proposed project at which such testimony was taken;
- The Mitigation Monitoring and Reporting Program (MMRP);
- The Final EIR for the proposed project;
- The reports and technical memoranda included or referenced in Responses to Comments and/or in the Final EIR;

- All documents, studies, EIRs, or other materials incorporated by reference in the Draft EIR and the Final EIR;
- Matters of common knowledge to the City, including but not limited to federal, state and local laws and regulations;
- Any documents expressly cited in these Findings;
- Any other relevant materials required to be in the record of proceedings by Public Resources Code Section 21167.6(e);
- All ordinances and resolutions adopted in connection with the project; and
- All project application materials.

II. CUSTODIAN AND LOCATION OF RECORDS

The documents and other materials which constitute the administrative record for the City's actions related to the project are located at the City of San Diego, Development Services Center, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. The City Development Services Center is the custodian of the administrative record for the project. Copies of these documents, which constitute the record of proceedings, are and at all relevant times have been and will be available upon request at the offices of the City Development Services Center. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2) and Guidelines Section 15091(e).

SECTION 3: SUMMARY OF IMPACTS

The Final EIR Sections 4.0, 5.0, 6.0, and 7.0 demonstrate, and the City hereby finds, based on the Final EIR and the Record of Proceedings, that the project would have **less than significant impacts** and require no mitigation with respect to the following issues:

- Visual Quality/Neighborhood Character
- Health and Safety/Hazardous Materials
- Hydrology
- Water Quality
- Public Services
- Utilities
- Air Quality
- Greenhouse Gas Emissions

Section 4.0 of the Final EIR demonstrates, and Section 4(II) of these Findings include the corresponding findings, that potentially **significant impacts of the project would be mitigated**_to below a level of significance with respect to the following issue:

- Land Use
- Noise
- Paleontological Resources
- Cultural Resources
- Tribal Cultural Resources
- Transportation/Traffic Circulation/Parking

The project would not result in any significant unmitigated impacts.

SECTION 4: FINDINGS OF FACT

I. INTRODUCTION

The CEQA Guidelines require that no public agency shall approve or carry out a project which identifies one or more significant environmental impacts of a project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The findings shall be supported by substantial evidence in the record. The possible findings are:

- 1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
- 2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- 3. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

CEQA requires that the Lead Agency adopt mitigation measures or alternatives where feasible to avoid or mitigate significant environmental impacts that would otherwise occur with the implementation of the project. Project mitigation or alternatives are not required, however, where they are infeasible or where the responsibility for modifying the project lies with another agency (Guidelines §15091(a)(b)). For those significant impacts that cannot be mitigated to a less than significant level, the Lead Agency is required to find that specific overriding economic, legal, social, technological, or other benefits of the project outweigh the significant effects on the environment (CEQA §21081(b) and Guidelines §15093). If such findings can be made, the Guidelines state in §15093 "the adverse environmental effects may be considered acceptable." CEQA also requires that findings made pursuant to §15091 be supported by substantial evidence in the record (State CEQA Guidelines, §15091(b)). Under CEQA, substantial evidence means enough relevant information has been provided (reasonable inferences from this information may be made) to support a conclusion, even though other conclusions might also be reached. Substantial evidence includes facts, reasonable assumptions predicated on facts, and expert opinion supported by facts (State CEQA Guidelines, §15384).

The findings reported in the following pages incorporate the facts and discussions in the Final EIR for the project as fully set forth therein. The CEQA Guidelines §15091 do not require findings to address environmental impacts that an EIR identifies as not significant or less than significant without mitigation. Section 3 above identifies those areas and includes the finding that the respective

impacts are either not significant or less than significant without mitigation. The findings in subsections II and III below are focused on the potentially significant effects of the project that can be reduced to a less than significant level with mitigation. Subsection IV below includes findings regarding the reasonable range of alternatives analyzed in the Final EIR. For each of the significant impacts associated with the project, the following sections are provided:

Description of Potentially Significant Impacts: A description of the potentially significant environmental impacts identified in the Final EIR. If unavoidable, impact is so noted.

Facts in Support of the Finding: Identified feasible mitigation measures or actions that are required as part of the project to mitigate the project's impacts plus a description of the evidence that demonstrates that the impacts will be reduced to less than significant levels. If mitigation is infeasible, the reasons supporting the finding that the rejected mitigation is infeasible.

Reference: A notation on the specific section in the Final EIR which includes the factual evidence and discussion of the identified significant impact.

Having received, reviewed, and considered the Final EIR for the Morena Apartment Homes, Project No. 526167, State Clearinghouse No. 201706040 (Final EIR), as well as all other information in the record of proceedings on this matter, the following Findings are made, and Statement is adopted by the City in its capacity as the CEQA Lead Agency. These Findings and Statement set forth the environmental basis for current and subsequent discretionary actions to be undertaken by the City and responsible agencies for the implementation of the project.

II. FINDINGS REGARDING POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS FOUND TO BE LESS THAN SIGNIFICANT AFTER MITIGATION

The City, having independently reviewed and considered the information contained in the Final EIR and the Record of Proceedings pursuant to Public Resource Code §21081(a)(1) and State CEQA Guidelines §15091(a)(1), adopts the following findings regarding the significant effects of the project described in this Subsection II, as follows:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant effects on the environment as identified in the Final EIR (Project No. 360009/SCH No. 2014071065) as described below:

A. Land Use

1. Description of Potentially Significant Impacts: As described in Section 4.1.9 of the Final EIR, the project could result in a direct land use compatibility impact due to its potential to expose people to interior noise levels in excess of standards established in the Noise Element of the General Plan for interior noise levels. Noise modeling revealed that exterior noise levels at the façades of residences and at the proposed clubhouse building would experience noise levels up to 74 CNEL. Based on the anticipated noise levels at these

locations, interior noise levels would be in excess of noise compatibility standards of the General Plan resulting in a significant direct impact.

Facts in Support of Finding: As described in the Final EIR, Mitigation Measure LU-1 would be required to mitigate potential impacts associated with land use compatibility associated with the noise standards as provided for in the General Plan Noise Element. This measure would ensure that the project would reach acceptable interior noise levels for apartment homes within the project site.

The City finds that with implementation of Mitigation Measure LU-1, the potential for adverse project impacts associated with land use compatibility will be reduced to a less than significant level.

Reference: Final EIR Section 4.1.

B. Noise

1. Description of Potentially Significant Impacts: As described in Section 4.2, the project could result in direct noise impacts associated with construction activity because construction activity would temporarily increase ambient noise levels in the project vicinity up to 78 A-weighted decibels [dB(A)] at sensitive receptor locations surrounding the project site, which would exceed the City's Municipal Code noise limit of 75 dB(A).

Facts in Support of Finding: The Final EIR identifies Mitigation Measure NOI-1, which would reduce construction noise levels emanating from the site; limit the number of construction machinery operating at any one time and provide noise barriers between the site and adjacent residential uses. With the implementation of this mitigation measure, temporary increases in noise levels from construction would be less than significant.

Reference: Final EIR, pages 4.2-1 through 4.2-9.

2. Description of Potentially Significant Impacts: As described in Section 4.2, the project could result in direct noise impacts associated with operation of mechanical equipment, including split-system outdoor condensing units (air conditioning units), which could reach a power level sound of 75 dB(A), thereby exceeding the nighttime single-family residential property line limit of 40 dB(A).

Facts in Support of Finding: The Final EIR identifies Mitigation Measure NOI-2, which would reduce on-site noise generation through specific placement of noise producing equipment within specific distance from the property line. With the implementation of this mitigation measure, operational noise levels would be less than significant.

Reference: Final EIR, pages 4.2-1 through 4.2-9.

C. Paleontological Resources

1. Description of Potentially Significant Impacts: As described in Section 4.3, the project would require grading (cut) at the higher elevations of the site near Tonopah Avenue. The geology underlying the site near Tonopah Avenue is underlain by Bay Point Formation at a depth of approximately 4 feet. In this location, grading may occur up to a depth of 9 feet and would have the potential to impact Bay Point Formation, which has a high potential for paleontological resources. Thus, although grading depth would not exceed 10 feet per the City's significance threshold, the site has been previously graded and a geologic formation with high resource potential is located near the surface. Thus, impacts to paleontological resources would be potentially significant, resulting in a direct impact.

Facts in Support of Finding: Mitigation Measure PALEO-1 would be required to mitigate potential project impacts to paleontological resources located within formations with "High" paleontological sensitivity. The measure would ensure paleontological resources uncovered during grading activities are properly evaluated, and if appropriate, removed and subjected to laboratory procedures in accordance with the City's Paleontological Resource Guidelines. Specifically, Mitigation Measure PALEO-1 establishes protocols for project paleontological monitoring, including requirements prior to permit issuance, prior to the start of construction, and during construction. Mitigation Measure PALEO-1 also contains requirements associated with night/weekend work and post construction reporting requirements.

The City finds that with implementation of Mitigation Measure PALEO-1, the potential for adverse project impacts to paleontological resources in formations with "High" sensitivity will be reduced to a less than significant level

Reference: Final EIR, pages 4.3-3 through 4.3-8.

D. Cultural Resources

1. Description of Potentially Significant Impacts: As described in Section 4.4, the entire project site is developed and has been subject to prior disturbance and placement of fill. However, according to the City's Historical Resources Sensitivity Maps the project area is located within an area identified as having a high sensitivity level for archaeological resources. A review of the California Historic Resources Information System (CHRIS) digital database determined that no recorded sites have been identified within the project boundaries, but several previously recorded historic and prehistoric sites have been identified in the project vicinity, including a very well-known prehistoric Native American village located west of the project site. As such, resources could be buried beneath the level of disturbance, and there is a potential for buried cultural resources to be impacted through implementation of the project. Therefore, there is the potential for ground-disturbing activities to result in impacts to unknown historical resources (archaeology), resulting in a significant direct impact

Facts in Support of Finding: Mitigation Measure CUL-1 would be required to mitigate the impacts of the project on archeological resources by requiring archaeological and Native American monitoring during ground disturbance and would be implemented during project grading. Mitigation Measure CUL-1 establishes performance standards and

requirements with respect to the potential discovery of such an unknown, subsurface resource. The measure addresses matters such as the retention of qualified monitors prior to permit issuance, involvement of monitors in the pre-construction process, participation and authority of monitors during construction and reporting requirements post construction. The measure also contains requirements that would apply in the event of the discovery of human remains or the occurrence of night and/or weekend work.

The City finds that with implementation of Mitigation Measure CUL-1, the project's potential to result in an alteration, including the adverse physical or aesthetic effects and/or destruction of a prehistoric or historic building (including an architecturally significant building), structure, object or site will be reduced to a less than significant level.

Reference: Final EIR, pages 4.4-13 through 4.4-21.

2. Description of Potentially Significant Impacts: As described in Section 4.4 of the Final EIR, no known burial sites or cemeteries exist within the vicinity of the project site and it is not expected that human remains would be disturbed as a result of the project. In the unlikely event of the discovery of human remains during project grading, work shall halt in that area and the procedures set forth in the California Public Resources Code (Section 5097.98) and state Health and Safety Code (Section 7050.5) shall be undertaken, Although it is not expected that human remains would be located on the project site, there is a potential for buried human remains to be disturbed by grading and construction activities. Therefore, impacts associated with human remains would be potentially significant.

Facts in Support of Finding: As disclosed in Section II.D.1 of these Findings, Mitigation Measure CUL-1 establishes protocols for project archaeological monitoring and reporting during construction. Those same measures, as they require the retention and involvement of appropriately qualified experts including a Native American monitor, would be required to mitigate potential project impacts resulting in the disturbance of any human remains, including those interred outside of formal cemeteries.

The City finds that with implementation of Mitigation Measure CUL-1, the potential for adverse effects on previously unidentified human remains, including those interred outside of formal cemeteries, will be reduced to a less than significant level.

Reference: Final EIR, pages 4.4-22 through 4.4-23

E. Tribal Cultural Resources

 Description of Potentially Significant Impacts: As described in Section 4.5 of the Final EIR, the City received consultation requests from the lipay Nation of Santa Ysabel and the Jamul Indian Village of Kumeyaay Nation. During tribal consultation, neither tribe identified any known tribal cultural resources on the project site but requested that Native American monitors be present during ground disturbance activities. In addition, no archaeological sites or known burial sites or cemeteries are located within the vicinity of the project area, and it is not expected that human remains would be disturbed as a result of the project. Although unlikely based on the prior site disturbance, grading activities may uncover and destroy subsurface cultural deposits, thereby resulting in a significant impact to tribal cultural resources.

Facts in Support of Finding: As disclosed in Section II.D.1 of these Findings, Mitigation Measure CUL-1 establishes protocols for project archaeological monitoring and reporting during construction. Those same measures, as they require the retention and involvement of appropriately qualified experts including a Native American monitor, would be required to mitigate potential project impacts resulting in the disturbance of any tribal cultural resources.

The City finds that with implementation of Mitigation Measure CUL-1, the potential for adverse effects on tribal cultural resources will be reduced to a less than significant level.

Reference: Final EIR, pages 4.5-4 through 4.5-5.

F. Traffic and Circulation

1. Description of Potentially Significant Impacts: As discussed in Section 4.6 of the Final EIR, implementation of the project would result in two project area road segments to exceed the allowable significance thresholds associated with traffic generation. As shown in Table 4.6-5 of the EIR, the increase in the volume over capacity (V/C) ratio resulting from project traffic in the Existing Plus Project scenario would exceed City thresholds along two project area road segments: Morena Boulevard, from Frankfort Street to Knoxville Street, and from Knoxville Street to Tecolote Road, resulting in a significant direct impact. Under the Near-Term Plus Project condition, as shown in Table 4.6-7 of the EIR, increases in the V/C ratio resulting from project traffic would exceed City thresholds along the same two project area road segments (Morena Boulevard, from Frankfort Street to Knoxville Street, and from Knoxville Street to Tecolote Road), resulting in a significant direct impact. Additionally, as shown in Table 4.6-10 of the EIR, under Year 2035 plus project conditions increases in the V/C ratio resulting from project traffic would exceed City thresholds along the same two project area road segments (Morena Boulevard, Knoxville Street to Tecolote Road), resulting in a significant direct impact. Additionally, as shown in Table 4.6-10 of the EIR, under Year 2035 plus project conditions increases in the V/C ratio resulting from project traffic would exceed City thresholds along the same two project area road segments (Morena Boulevard. Knoxville Street to Tecolote Road), resulting in a significant direct impact.

Facts in Support of Finding: Mitigation Measure TRA-1 would be required to mitigate potential project impacts associated with traffic and circulation. This mitigation measure requires installation of an adaptive signal control system at three intersections along West Morena Boulevard.

The City finds that with implementation of Mitigation Measure TRA-1, the potential for adverse project impacts to traffic and circulation will be reduced to a less than significant level.

Reference: Final EIR, pages 4.6-12 through 4.6-26.

III. FINDINGS REGARDING ALTERNATIVES

In accordance with Section 15126.6(a) of the CEQA Guidelines, an EIR must contain a discussion of "a range of reasonable alternatives to a project, or the location of a project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives." Section 15126.6(f) further states that "the range of alternatives in an EIR is governed by the 'rule of reason' that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice." Thus, the following discussion focuses on project alternatives that are capable of eliminating significant environmental impacts or substantially reducing them as compared to the proposed project, even if the alternative would impede the attainment of some project objectives or would be more costly. In accordance with Section 15126.6(f)(1) of the State CEQA Guidelines, among the factors that may be taken into account when addressing the feasibility of alternatives are: (1) site suitability; (2) economic viability; (3) availability of infrastructure; (4) general plan consistency; (5) other plans or regulatory limitations; and (6) jurisdictional boundaries.

As required in CEQA Guidelines Section 15126.6(a), in developing the alternatives to be addressed in this section, consideration was given regarding an alternative's ability to meet most of the basic objectives of the project. Because the project would result in potentially significant environmental effects related to land use, noise, paleontological resources, cultural resources, tribal cultural resources, and traffic and circulation, the City must consider the feasibility of project alternatives that could avoid or substantially lessen these environmental effects while achieving most of the objectives of the proposed project. The project objectives are presented above.

The City, having reviewed and considered the information contained in the Final EIR and the Record of Proceedings, and pursuant to Public Resource Code §21081(a)(3) and State CEQA Guidelines §15091(a)(3), makes the following findings with respect to the alternatives identified in the Final EIR.

A. Project Alternatives

As required by CEQA, the Final EIR evaluated a reasonable range of potentially feasible project alternatives. Alternatives already considered but rejected as infeasible are discussed in Section 8.3. As part of that evaluation, the Final EIR considered a driveway access location alternative, whereby the project would be developed as proposed except the main project access driveway would be located on Morena Boulevard, with a secondary driveway access at the north end of Morena Boulevard. This alternative was rejected from further consideration due to the proximity of the driveway to the intersection and safety of ingress and egress.

With respect to the alternate location alternative, it was determined that while an alternative location could potentially avoid the significant impacts identified for the project, the project would likely need to be relocated outside of the community to avoid adding traffic impacts to Morena Boulevard, which would not achieve the project purpose. In addition, this would not achieve the project objective of providing development consistent with the City of Villages and Smart Growth principles to the same extent as locating the project adjacent to transit. This alternative was rejected from further consideration.

The Final EIR evaluated the following four alternatives and compared the impacts of each alternative to those of the project:

- Alternative 1 No Project (No Development) Alternative
- Alternative 2 Current Plan Alternative
- Alternative 3 Relocated Community Open Space Alternative
- 1. No Project (No Development) Alternative (Section 9.2)

Alternative Description/Impacts: The No Project (No Development) Alternative assumes that the site would remain in its current condition (i.e., RV park) and would maintain the other existing structures and uses on the project site including two duplexes, two singlefamily residences, and outdoor storage of trucks and RVs. The alternative analyzes the CEQA impacts under circumstances were the project site would not be developed with the proposed project uses or any other uses permitted under the existing approvals. Compared to the project, the No Project (No Development) Alternative would eliminate the potential for direct significant impacts to paleontological resources, cultural resources, and tribal cultural resources, as no new development would occur, and subsurface deposits would not be disturbed. The No Project (No Development) alternative would also reduce environmental effects associated with noise, as no construction would occur within the project site, and thus no construction noise would occur under this alternative. The No Project (No Development) Alternative would also reduce environment impacts associated with Traffic Circulation, as no new trips would occur under this alternative

Facts in Support of Finding: CEQA requires the analysis of this alternative. While the alternative may avoid project impacts, the alternative would not meet any of the basic project objectives listed above or in Section 3.2. Accordingly, the City rejects this Alternative as infeasible on the basis that it fails to meet the project objectives. The City finds that although the No Project (NO Development) Alternative would avoid all potentially significant project-related impacts to land use, noise, paleontological resources, cultural resources, tribal cultural resources, and traffic circulation, specific economic, legal, social, technological, or other considerations, including that this alternative would not meet any of the project objectives make the No Project (No Development) Alternative infeasible, and rejects the No Project (No Development) Alternative on such grounds

2. Alternative 2 – Current Plan Alternative (Section 9.3)

Alternative Description/Impacts: The Current Plan Alternative was evaluated in order to determine if development of the project site under the existing General Plan and Zoning designations would attain most of the project's basic objectives while reducing or avoiding significant impacts associated with the project. The northern third of the project site is currently designated as Residential in the General Plan Land Use Element, Land Use and Street System Map, and the lower two-thirds is designated Commercial Employment, Retail & Services. With respect to existing zoning the western edge of the project site is designated with a base zone of CC-4-2, permitting a maximum density of 1

dwelling unit for each 1,500 square feet of lot area. The remainder of the project site is designated with a base zone of RS-1-7, requiring minimum 5,000-square-foot lots.

The Current Plan Alternative would construct a total of 24 single-family lots (minimum of 5,000 square feet) located in the RS-1-7 zone. An additional 17,500 square feet of commercial and 15 multi-family apartments would be constructed within two 2-story buildings located in the CC-4-2 zone. This alternative would also include internal streets and parking to accommodate the residential and commercial uses. In addition, development under the Current Plan Alternative would be similar in scale to the project; however, development would all be focused immediately at the project frontage and would not provide the low scale transition area along the project frontage where the project has sited community open space. The bulk of buildings would be similar or greater than the project with the two-story, mixed-use structures located adjacent to the project frontage and not set back as with the project. At the rear of the site, the single-family residential area would be at a smaller scale when compared to the project. The Current Plan Alternative would include a landscaping plan in order to assist in visual consistency with the surrounding neighborhood.

When compared to the project, the Current Plan Alternative would increase the number of ADT due to the commercial component, resulting in incrementally greater impacts to traffic, air quality, and greenhouse gas emissions when compared to the project. The Current Plan Alternative would generate 1,036 ADT, as compared to 900 ADT under the project. As such, roadway segment impacts identified under the project would also occur under the Current Plan Alternative and would likely be slightly greater. This increased ADT would result in slightly greater emissions of criteria pollutants and incrementally greater GHG emissions.

For all other potentially significant impact areas (i.e., land use, noise, paleontological resources, cultural resources, tribal cultural resources) Current Plan Alternative would result in the same level of environmental effects as the proposed project.

Facts in Support of Finding: When compared to the project, the Current Plan Alternative would increase the number of ADT due to the commercial component, resulting in incrementally greater impacts to traffic, air quality, and greenhouse gas emissions when compared to the project. For all other potentially significant impact areas (i.e., land use, noise, paleontological resources, cultural resources, tribal cultural resources) Current Plan Alternative would result in the same level of environmental effects as the proposed project. As such, this alternative would not avoid or substantially lessen any of potentially significant impacts of the project.

Thus, the City finds that the Current Plan Alternative is not environmentally superior to the project. The City further finds that specific economic, legal, social, technological, or other considerations, make the Current Plan Alternative infeasible. Thus, the City rejects the Current Plan Alternative on such grounds.

3. Alternative 3 – Relocated Community Open Space Alternative

Alternative Description/Impacts: The Relocated Community Plan Alternative was evaluated in order to determine if a revised development plan would attain most of the project's basic objectives while reducing or avoiding significant impacts associated with the project. The Relocated Community Open Space Alternative would be similar to the project with the same number of multi-family residential units on the project site (150 units); however, the buildings would be oriented with the three-story multi-family structures and tuck under garages adjacent to Morena Boulevard and the community open space and pool areas located internal to the project site, closer to Frankfort Street. All other project features would be the same as the project with similar main access points, parking, landscaping and open space.

When compared to the project, this alternative would place the pool and other community open space uses in areas outside the 75 CNEL noise contour. Therefore, this alternative would subject outdoor use areas at the pool to reduced noise levels compared to the project and would be more consistent with the City's Noise Element Compatibility Guidelines. Overall, because this alternative would be more consistent with exterior noise standards established in the Noise Element, land use impacts related to Noise Element compatibility would be slightly reduced when compared to the project. For all other potentially significant impact issue areas (i.e., noise, paleontological resources, cultural resources, tribal cultural resources, traffic circulation), the Relocated Community Open Space Alternative would result in the same level of environmental effects as the proposed project. Because this alternative would slightly reduce impacts related to Noise Element compatibility, it is identified in Section 8.8 as the Environmentally Superior Alternative to the project.

Facts in Support of Finding: Compared to the project, implementation of the Relocated Community Open Space Alternative would lessen only the potentially significant land use impacts associated with Noise Element compatibility. The Relocated Community Open Space Alternative would meet all project objectives however, to a lesser extent than the project. The open space was sited in its location under the project at the request of community members to reduce the scale of the project at the frontage and enhance the visual character and consistency with the surrounding community. Under this alternative, placement of the three-story apartment buildings directly adjacent to Morena Boulevard would be less compatible with neighborhood character compared to the project, as it would conflict with this request of the community members and would not provide a greater visual transition from the community to the larger apartment structures. Thus, while this alternative would achieve the second and fourth project objectives related visual and community character, it would do so to a lesser extent than the project since it would conflict with the request of community members to reduce the scale of the project.

Thus, the City finds that specific economic, legal, social, technological, or other considerations, make the Relocated Community Open Space Alternative infeasible. Thus, the City rejects the Relocated Community Open Space Alternative on such grounds.

IV. FINDINGS REGARDING OTHER CEQA CONSIDERATIONS

A. Growth Inducement (Section 6.0)

Based on the discussion contained in Section 6.0, the City finds that the project would not result in significant growth-inducing impacts. While the project would increase the number of residential units that could be accommodated on the project site compared to the current planned land use, the project would accommodate existing growth and demand for housing. Further, the proposed densities would provide transit supportive land uses within a transit priority area, consistent with the City General Plan City of Villages Strategy and Climate Action Plan. In addition, the project site is located within an Existing/Planned Mixed-Use Transit Corridor, a Smart Growth Opportunity Area identified on the SANDAG Smart Growth Concept Map and would be consistent with the SANDAG target density of 25 dwelling units per acre for this area. Thus, the project is considered to accommodate growth in the area as the project area is already largely developed. The project would not extend roads or other infrastructure that exceeds the needs of the project that could accommodate future developments. While the project would exceed the land use density/intensity envisioned in the community plan, the project would not induce population and growth. Therefore, the project would not result in any adverse impacts associated with growth inducement.

B. Significant Irreversible Environmental Changes (Section 5.0)

Section 15126.2(c) of the CEQA Guidelines requires an EIR to address any significant irreversible environmental changes that may occur as a result of project implementation. Consistent with the analysis in Section 5.0, the City finds that implementation of the project would not result in significant irreversible impacts to agricultural resources, biological resources, or mineral resources. The project would have the potential to disturb archaeological and paleontological resources during grading activities; however, the requirement for a paleontological and archaeological monitor during grading activities would ensure that potentially buried resources are recovered. Development would occur as a result of the proposed project that would entail the commitment of energy and natural resources. The primary energy source would be fossil fuels, representing an irreversible commitment of this resource. Construction of the project would also require the use of various raw materials, including cement, concrete, lumber, steel, etc. These resources would also be irreversibly committed.

To minimize the use of energy, water, and other natural resources, the project would incorporate sustainable building practices into the site, architectural and landscape designs. Design considerations aimed at improving energy efficiency and reducing water use have been incorporated into the project design and may serve to reduce irreversible water, energy, and building materials consumption associated with construction and occupation of the project. Further, the project will be required to comply with the requirements of the City of San Diego Climate Action Plan Consistency Checklist.

Once constructed, use of the project would entail a further commitment of energy resources in the form of fossil fuels and electricity. This commitment would be a long-term obligation since the proposed structures are likely to have a useful life of 20 to 30 years or more. However, the project's energy consumption would be commensurate with its types of uses and would not be excessive. The impact of increased energy usage is not considered significant adverse environmental impacts.

MITIGATION MONITORING AND REPORTING PROGRAM

General Plan & Community Plan Amendments, Rezone, Land Development Code & Local Coastal Program Amendments, Vesting Tentative Map, Planned Development Permit & Site Development Permit

PROJECT NO. 526167

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 Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Environmental Impact Report No.526167 shall be made conditions of General Plan & Community Plan Amendments, Rezone, Land Development Code & Local Coastal Program Amendments, Vesting Tentative Map, Planned Development Permit & Site Development as may be further described below.

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

- 1. Prior to the issuance of a Notice to Proceed for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction-related activity on-site, the DSD Director's Environmental Designee shall review and approve all CDs (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
- In addition, the Environmental Designee shall verify that <u>the MMRP Conditions/Notes that</u> <u>apply ONLY to the construction phases of this project are included VERBATIM</u>, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."
- 3. These notes must be shown within the first three sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

https://www.sandiego.gov/development-services/industry/information/standtemp#guidelines

- 4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
- 5. SURETY AND COST RECOVERY The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

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

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division 858-627-**3200
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**
- 2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) #526167, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.
 - Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.
- 3. OTHER AGENCY REQUIREMENTS: Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution, or other documentation issued by the responsible agency.
 - Final Letter of Map Revision from the Federal Emergency Management Agency (after grading complete)
- 4. MONITORING EXHIBITS: All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17-inch reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the LIMIT OF WORK, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

- Note: Surety and Cost Recovery When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.
- 5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

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

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

All the mitigation measures identified in the EIR are stated herein and Table 10-1 summarizes the potentially significant project impacts and lists the associated mitigation measures and the monitoring efforts necessary to ensure that the measures are properly implemented.

LU-1: Interior Noise

Prior to issuance of a building permit, the project applicant shall provide evidence to the City to demonstrate that buildings will achieve a 45 CNEL interior noise level. Interior noise levels of the habitable residential spaces were calculated based on typical dimensions for similar projects of this type. The project could reach acceptable interior noise levels for all three zone based on use of the following window/door ratings:

- Zone A: Utilizing sound transmission class (STC) 40 glazing would result in interior noise levels ranging from 41-45 CNEL.
- Zone B: Utilizing STC 35 glazing would result in interior noise levels ranging from 41-45 CNEL.
- Zone C: Utilizing STC 30 glazing would result in interior noise levels ranging from 40-45 CNEL.
- Remaining Façades: No requirement by code but STC 30 glazing is recommended and would result in interior noise levels ≤45 CNEL.
- STC 30 glazing would be required at the recreation building in order to meet CALGreen interior noise standards at non-residential spaces.

NOI-1: Construction Noise

Adherence to the following measures would reduce construction noise levels at adjacent properties to acceptable levels.

- Site preparation and grading phases should be scheduled to limit the number of heavy construction machines operating simultaneously.
- Install a temporary construction noise barrier at the northern, southern, and eastern property lines of the project site in order to reduce the noise impacts to the residential uses. The barrier should block the line of sight from the noise source to the receiver and have no holes or gaps. The minimum density should be 2 lbs./sq. ft.
- Limit construction activity to the hours of 7:00 am to 7:00 pm.
- Schedule highest noise-generating activity and construction activity away from noise-sensitive land uses.
- Equip internal combustion engine-driven equipment with original factory (or equivalent) intake and exhaust mufflers which are maintained in good condition.
- Prohibit and post signs prohibiting unnecessary idling of internal combustion engines.
- Locate all stationary noise-generating equipment such as air compressors and portable generators as far as practicable from noise-sensitive land uses.
- Utilize "quiet" air compressors and other stationary equipment where feasible and available. Designate a noise disturbance coordinator who would respond to neighborhood complaints about construction noise by determining the cause of the noise complaints and require implementation of reasonable measures to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site.

NOI-2: Mechanical Equipment Siting and Screening

Prior to approval of building permits, the applicant shall demonstrate on building plans that the residential split-system condensing units (air conditioning units) are located a minimum of 60 feet from the closest single family residential property line or shall provide acoustical screening between the unit and the property line.

CUL-1: Archaeological and Native American Monitoring

- I. Prior to Permit Issuance
 - A. Entitlements Plan Check
 - 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 Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.
 - B. Letters of Qualification have been submitted to ADD
 - The applicant shall submit a letter of verification to the Mitigation Monitoring and Coordination (MMC) office identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals

involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

- 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
- 3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.
- II. Prior to Start of Construction
 - A. Verification of Records Search
 - The PI shall provide verification to MMC that a site specific records search (¼-mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, 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.
 - 3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼-mile radius.
 - B. PI Shall Attend Precon Meetings
 - Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified archaeologist and Native American monitor shall attend any grading/excavation related precon meetings to make comments and/or suggestions concerning the archaeological monitoring program with the CM and/or Grading Contractor.
 - a. If the PI is unable to attend the precon meeting, the applicant shall schedule a focused precon meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 - 2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME 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 site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

- III. During Construction
 - A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
 - The archaeological monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The CM is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances Occupational Safety and Health Administration (OSHA) safety requirements may necessitate modification of the AME.
 - 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B–C and IV.A–D shall commence.
 - 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 - 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVRs 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
 - In the event of a discovery, the archaeological monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources 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.
 - 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
 - C. Determination of Significance
 - 1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If human remains are involved, follow protocol in Section IV below.
 - 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.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, 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. Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.

- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the final monitoring report. The letter shall also indicate that that no further work is required.
- IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported offsite until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.3(e), the California Public Resources Code (Section 5097.98) and state Health and Safety Code (Section 7050.5) shall be undertaken: A. Notification

- - 1. Archaeological monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the monitor is not qualified as a PI. MMC will notify the appropriate senior planner in the Environmental Analysis Section of the Development Services Department to assist with the discovery notification process.
 - 2. The PI shall notify the medical examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
 - 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the medical examiner in consultation with the PI concerning the provenance of the remains.
 - 2. The medical examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 - 3. If a field examination is not warranted, the medical examiner will determine with input from the PI, if the remains are or are not most likely to be of Native American origin.
- C. If human remains ARE determined to be Native American
 - 1. The medical examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the medical examiner can make this call.
 - 2. NAHC will immediately identify the person or persons determined to be the most likely descendent (MLD) and provide contact information.
 - 3. The MLD will contact the PI after the medical examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.3(e), the California Public Resources and Health & Safety Codes.
 - 4. The MLD will have 48 hours after inspection of the site to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 - 5. Disposition of Native American human remains will be determined between the MLD and the PL and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with Public Resources Code 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
 - c. In order to protect these sites, the landowner shall do one or more of the following:

- (1) Record the site with the NAHC;
- (2) Record an open space or conservation easement on the site;
- (3) Record a document with the County.
- d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures, the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are NOT Native American
 - 1. The PI shall contact the medical examiner and notify them of the historic era context of the burial.
 - 2. The medical examiner will determine the appropriate course of action with the PI and City staff (Public Resources Code 5097.98).
 - 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, Environmental Analysis Section, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.
- V. Night and/or Weekend Work
 - A. If night and/or weekend work is included in the contract:
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries

In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8 a.m. of the next business day.

b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.

- Potentially Significant Discoveries
 If the PI determines that a potentially significant discovery has been made, the
 procedures detailed under Section III During Construction and IV Discovery of
 Human Remains shall be followed.
- d. The PI shall immediately contact MMC, or by 8 a.m. of 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 and/or weekend work becomes necessary during the course of construction:
 - 1. The CM shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

- VI. 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 Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - Recording Sites with State of California Department of Parks and Recreation The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms—DPR 523A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's HRG, and submittal of such forms to the South Coastal Information Center 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 Artifacts
 - 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and cataloged.
 - 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 - 3. The cost for curation is the responsibility of the property owner.
 - C. Curation of artifacts: Accession Agreement and Acceptance Verification
 - The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 - 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.
 - 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV Discovery of Human Remains, Subsection 5.
 - D. Final Monitoring Report(s)

- 1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
- The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

PALEO-1: Paleontological Monitoring

- I. Prior to Permit Issuance
 - A. Entitlements Plan Check
 - 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
 - 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 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
 - 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
 - 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
 - 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 Occupational Safety and Health Administration safety requirements may necessitate modification of the PME.
 - 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 (CSVR). The CSVRs 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 CSVR and submit to MMC via fax by 8 a.m. on the next business day.

b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Section III - During Construction.

- Potentially Significant Discoveries
 If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
- d. The PI shall immediately contact MMC, or by 8 a.m. on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 - 1. The CM shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.
- V. Post Construction
 - A. Preparation and Submittal of Draft Monitoring Report
 - 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.
 - The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
 - 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 - 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
 - 1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 - 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

TRA-1: Installation of Adaptive Signal Control Systems

Prior to issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the installation of an adaptive signal control system at three intersections on Morena Boulevard, to the satisfaction of the City Engineer. The three intersections would include West Morena Boulevard, Knoxville Street, and Tecolote Road. Improvements shall include enhanced fiber-optic signal interconnects and communications, additional detection sensors and computer equipment at each intersection, and a remote link to the Traffic Management Center downtown as well as an advance flashing beacon, satisfactory to the City Engineer. A proposed implementation plan for installation of the adaptive signal control system shall be provided to the City of San Diego by the applicant as early as possible. All improvements shall be completed and accepted by the City Engineer prior to issuance of the certificate of occupancy.

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



P: \4197 \Engr \DWG _Plans \Tentative Map \4197_TM_01.dwg 5/3/2018 1:25 PM

MORENA APARTMENT HOMES REZONE NO. 1868548/VESTING TENTATIVE MAP NO. 1868551/PLANNED DEVELOPMENT PERMIT NO. 1868549 SITE DEVELOPMENT PERMIT NO. 1868547/ COMMUNITY PLAN AMENDMENT NO. 1868552

	ΟΕΠΙΩΔΤΙΩΝΙ				
OFFSITE STREET R.O.W		REAL PROPERTY IN THE CITY OF SAN DI DESCRIBED AS FOLLOWS:	EGO, COUNTY OF SAN DIE	GO, STATE OF CALIFORNIA,	
0.55 AC (23,749 SF)—W MORENA BLVD AND FRAI		PARCEL 1 APN NO: 436-020-40			
<u>GROSS SITE AREA</u> 6.21 AC (270,508 SF)		ALL THAT PORTION OF PUEBLO LOT 256 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE			
<u>GRADED NET SITE AREA</u>		BY JAMES PASCOE IN 1870, A COPY OF COUNTY RECORDER OF SAN DIEGO COUN	WHICH SAID MAP WAS FIL	ED IN THE OFFICE OF THE	
5.67 AC (246,869 SF)	NOT INLCUDING	MISCELLANEOUS MAP 36 DESCRIBED AS			
ROW DEDICATIONS) COORDINATE INDEX		COMMENCING AT THE NORTHWESTERLY C			
LC = 222 - 1705	2005	THEREOF NO. 1571 FILED IN THE OFFICE THENCE NORTH 53 25' WEST ALONG THE	E NORTHERLY LINE OF SAIL	PUEBLO LOT 256, A	
CCS/NAD 83 = 1862-6 NAD 27 = 298-1735	0203	DISTANCE OF 396.39 FEET TO THE TRUE 481.50 FEET TO THE NORTHEASTERLY LI	•		
		BOULEVARD IS LOCATED AND ESTABLISH NORTH 17 32' WEST ALONG SAID NORTH		-	
ED USES		EAST 366.98 FEET TO THE NORTHERLY EAST ALONG SAID NORTHERLY LINE 156.	LINE OF SAID PUEBLO LOT	256; THENCE SOUTH 53 49'	
		FROM THE ABOVE DESCRIBED PROPERTY LOCATION AND PROLONGATIONS OF A LI	THAT PORTION THEREOF L	YING WESTERLY OF THE	
TIAL UNITS (CONDOMINIUM UNITS	\$)				
RATIVE		BEGINNING AT A POINT ON THE SOUTHE. DISTANT THEREON NORTH 36 09'58" EA.	ST – RECORD NORTH 36	11' EAST – 44.07 FEET FROM	
ES VACANT LAND LOCATED WITHI	N THE	THE MOST SOUTHERLY CORNER OF SAIL FEET TO A POINT ON THE NORTHWESTER	•		
VALS: COMMUNITY PLAN AMENDI		THEREON NORTH 36 39'58" EAST - REC NORTHWESTERLY CORNER OF SAID PROP		- 40.39 FEET FROM THE	
E HOME PARK OVERLAY AND AI ROM RS-1-7 AND CC-4-2 TO	RM-2-5;	PARCEL 2			
ITE DEVELOPMENT PERMIT DUE FLOOD HAZARD AREA) AND PL	ANNED	APN NO. 436-020-41 THAT PORTION OF PUEBLO LOT 256 OF		•	
ETAINING WALL HEIGHTS ALONG KING TO ENCROACH INTO THE S	TONAPAH	SAN DIEGO, COUNTY OF SAN DIEGO, STA BY JAMES PASCOE IN 1870, A COPY OF	WHICH SAID MAP WAS FIL	ED IN THE OFFICE OF THE	
RES TO ENCROACH INTO THE ST T ROADWAY WIDTH OF TONAPAH	TREET SIDE	COUNTY RECORDER OF SAN DIEGO COUN MISCELLANEOUS MAP 36 DESCRIBED AS	ITY, NOVEMBER 14, 1921 A		
ONE PLANE FOR OUTSIDE ASSIG	NED UNIT	BEGINNING AT THE INTERSECTION OF TH		F CORELLA TRACT. AS SAMF	
SETBACK TO ALLOW CLUB HOU M 25'-7" TO 19'-0" STREET S	SIDE SETBACK	IS SHOWN ON MAP THEREOF NO. 1571, I SAN DIEGO COUNTY WITH THE NORTHEAS	FILED IN THE OFFICE OF TI	HE COUNTY RECORDER OF	
TION FROM 25'—7" TO 21'—7" : T.	STREET SIDE	NORTHWESTERLY ALONG SAID NORTHEAS CORNER OF THE LAND DESCRIBED IN DE	TERLY LINE, 396.39 FEET	TO THE MOST EASTERLY	
IN SECTION 4125 OF THE CIVIL IDIVISION MAP ACT. THE TOTAL		NOVEMBER 5, 1941 AS DOCUMENT NO. 6	58886 IN BOOK 1266,. PAG	E 245 OF OFFICIAL RECORDS;	
		THENCE SOUTH 36 39'58" WEST (RECOR LINE OF SAID LAND 443.56 FEET MORE	OR LESS, TO THE MOST N	ORTHERLY CORNER OF THE	
HE APPLICANT SHALL INCORPOR SARY TO COMPLY WITH CHAPTE		LAND DESCRIBED IN DEED TO THE CITY DOCUMENT NO. 1277 IN BOOK 5926, PA	GE 590 OF OFFICIAL RECO		
NICIPAL CODE, INTO THE CONST	•	BOUNDARY LINE OF LAST MENTIONED LA			
CINITY OF THIS PROJECT.		SOUTH 12 54'40" EAST, 91.16 FEET; THE BEGINNING OF A TANGENT CURVE CONC			
E FROM THE STREET OR ROAD	FRONTING THE	FEET; THENCE SOUTHEASTERLY ALONG S	SAID CURVE, THROUGH A C	CENTRAL ANGLE OF 35 21'06"	
		A DISTANCE OF 30.85 FEET TO A POINT 5.00 FEET NORTHEASTERLY, AT RIGHT A	NGLE FROM THE NORTHEAS	STERLY LINE OF MORENA	
PRUPERII		BOULEVARD, AS SAID NORTHEASTERLY L SAN DIEGO ABOVE REFERRED TO; THENO			
PROPERTY. TH SPRINKLER.					
	REPORT	199 FEET MORE OR LESS TO A POINT DI			
TH SPRINKLER.		199 FEET MORE OR LESS TO A POINT DI FEET FROM THE NORTHWESTERLY LINE O DESCRIBED IN DEED TO THE CITY OF SA	F FRANKFORT STREET AS N DIEGO, RECORDED APRIL	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO.	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL—SHALLOW		199 FEET MORE OR LESS TO A POINT DI FEET FROM THE NORTHWESTERLY LINE O DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHERLY	F FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POII Y, HAVING A RADIUS OF 20	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL—SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK.		199 FEET MORE OR LESS TO A POINT DI FEET FROM THE NORTHWESTERLY LINE O DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHERLY ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN	OF FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIL Y, HAVING A RADIUS OF 20 GH AN ANGLE OF I THE NORTHWESTERLY LINU	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF 0.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL—SHALLOW ORY 53; LEVEL OR SLOPING		199 FEET MORE OR LESS TO A POINT DI FEET FROM THE NORTHWESTERLY LINE O DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHERLY ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF	OF FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIL Y, HAVING A RADIUS OF 20 GH AN ANGLE OF THE NORTHWESTERLY LINU T, ALONG SAID NORTHWEST SAID MORENA BOULEVARD;	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF 0.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT FERLY LINE 25 FEET TO A THENCE LEAVING SAID	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL-SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS-PUBLIC DOMESTIC AND URPOSES: 68,205 SF.		199 FEET MORE OR LESS TO A POINT DI FEET FROM THE NORTHWESTERLY LINE O DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHERLY ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST	OF FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POII Y, HAVING A RADIUS OF 20 GH AN ANGLE OF I THE NORTHWESTERLY LINI T, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THU	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF 0.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT TERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL—SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS—PUBLIC DOMESTIC ANL) FIRE BACKFLOW	199 FEET MORE OR LESS TO A POINT DI FEET FROM THE NORTHWESTERLY LINE O DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHERLY ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 5 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42'	OF FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIL Y, HAVING A RADIUS OF 20 GH AN ANGLE OF THE NORTHWESTERLY LINU T, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE TO THE MOST WESTERLY CO 10" EAST ALONG THE NOR	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF 0.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT TERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL-SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS-PUBLIC DOMESTIC ANL URPOSES: 68,205 SF. 14. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. THE LAN) FIRE BACKFLOW E AND DSCAPE AREAS	199 FEET MORE OR LESS TO A POINT DI FEET FROM THE NORTHWESTERLY LINE O DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHERLY ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 55 SAID MORENA BOULEVARD 24.00 FEET T	OF FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIL Y, HAVING A RADIUS OF 20 GH AN ANGLE OF THE NORTHWESTERLY LINU T, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE TO THE MOST WESTERLY CO 10" EAST ALONG THE NOR	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF 0.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT TERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL-SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS-PUBLIC DOMESTIC AND URPOSES: 68,205 SF. 14. MAINTAINED BY HOA. LANDSCAP.	D FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A	199 FEET MORE OR LESS TO A POINT DI FEET FROM THE NORTHWESTERLY LINE O DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHERLY ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 5 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42'	OF FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIL Y, HAVING A RADIUS OF 20 GH AN ANGLE OF THE NORTHWESTERLY LINU T, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE TO THE MOST WESTERLY CO 10" EAST ALONG THE NOR	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF 0.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT TERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL-SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS-PUBLIC DOMESTIC AND DERATE RISK. SEMENTS-PUBLIC DOMESTI	D FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR	199 FEET MORE OR LESS TO A POINT DI FEET FROM THE NORTHWESTERLY LINE O DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHERLY ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 5 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42'	OF FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIL Y, HAVING A RADIUS OF 20 GH AN ANGLE OF THE NORTHWESTERLY LINU T, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE TO THE MOST WESTERLY CO 10" EAST ALONG THE NOR	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF 0.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT TERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL-SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS-PUBLIC DOMESTIC AND DERATE RISK.	D FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR THE IRVEY SHALL BE	199 FEET MORE OR LESS TO A POINT DI FEET FROM THE NORTHWESTERLY LINE O DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHERLY ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 5 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42'	OF FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIL Y, HAVING A RADIUS OF 20 GH AN ANGLE OF THE NORTHWESTERLY LINU T, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THU TO THE MOST WESTERLY CO 10" EAST ALONG THE NOR OINT OF BEGINNING.	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF 0.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT TERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL—SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS—PUBLIC DOMESTIC AND DERATE RISK. SEMENTS—PUBLIC DOMESTI	D FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR THE IRVEY SHALL BE	199 FEET MORE OR LESS TO A POINT DI FEET FROM THE NORTHWESTERLY LINE O DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHERLY ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 55 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT 555.90 FEET TO THE PO SHEET INDEX COVER SHEET	OF FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POII Y, HAVING A RADIUS OF 20 GH AN ANGLE OF THE NORTHWESTERLY LINU T, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE THE MOST WESTERLY CO 10" EAST ALONG THE NOR OINT OF BEGINNING.	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF 0.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT TERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED THWESTERLY LINE OF SAID	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL—SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS—PUBLIC DOMESTIC AND DERATE RISK. SEMENTS—PUBLIC DOMESTIC AND URPOSES: 68,205 SF. 14. URPOSES: 68,205 SF. 14. MAINTAINED BY HOA. LANDSCAPA T MAINTAINED BY HOA. LANDSCAPA T MAINTAINED BY HOA. THE LAND LL PLANT MATERIAL SHALL BE IN ATERIAL SHALL BE SATISFACTOR T RECORDER'S OFFICE PRIOR TO A DETAILED PROCEDURE OF SU SHALL BE MARKED WITH DURABLE	D FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR THE IRVEY SHALL BE	199 FEET MORE OR LESS TO A POINT DI FEET FROM THE NORTHWESTERLY LINE O DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHERLY ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 5 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT 555.90 FEET TO THE PO SHEET INDEX COVER SHEET DETAILS VESTING TENTATIVE MAP	OF FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIN Y, HAVING A RADIUS OF 20 GH AN ANGLE OF THE NORTHWESTERLY LINN T, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE O THE MOST WESTERLY CO O'10" EAST ALONG THE NOR OINT OF BEGINNING.	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF 0.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT TERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED THWESTERLY LINE OF SAID 	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL—SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS—PUBLIC DOMESTIC AND DERATE RISK. SEMENTS—PUBLIC DOMESTI	D FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR THE IRVEY SHALL BE LE SURVEY	199 FEET MORE OR LESS TO A POINT DI FEET FROM THE NORTHWESTERLY LINE O DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHERLY ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 55 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT 555.90 FEET TO THE PO SHEET INDEX COVER SHEET	OF FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIL Y, HAVING A RADIUS OF 20 GH AN ANGLE OF THE NORTHWESTERLY LINU T, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THU TO THE MOST WESTERLY CO 10" EAST ALONG THE NOR OINT OF BEGINNING.	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF 0.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT TERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED THWESTERLY LINE OF SAID 	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL—SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS—PUBLIC DOMESTIC AND DERATE RISK. SEMENTS—PUBLIC DOMESTIC AND URPOSES: 68,205 SF. 14. URPOSES: 68,205 SF. 14. MAINTAINED BY HOA. LANDSCAPA T MAINTAINED BY HOA. LANDSCAPA T MAINTAINED BY HOA. THE LAND LL PLANT MATERIAL SHALL BE IN ATERIAL SHALL BE SATISFACTOR T RECORDER'S OFFICE PRIOR TO A DETAILED PROCEDURE OF SU SHALL BE MARKED WITH DURABL OF TOTAL SITE 100 <u>.0%</u>	O FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR THE IRVEY SHALL BE LE SURVEY OF CUT: 9 FT.	199 FEET MORE OR LESS TO A POINT DI FEET FROM THE NORTHWESTERLY LINE O DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHERLY ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 55 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT 555.90 FEET TO THE PO STREET INDESS OVER SHEET	OF FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIN Y, HAVING A RADIUS OF 20 GH AN ANGLE OF THE NORTHWESTERLY LINN T, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE THE MOST WESTERLY CO OTHE MOST WESTERLY CO OINT OF BEGINNING.	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF 0.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT TERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED THWESTERLY LINE OF SAID 	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL-SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS-PUBLIC DOMESTIC AND URPOSES: 68,205 SF. 14. MAINTAINED BY HOA. LANDSCAPA MAINTAINED BY HOA. LANDSCAPA MAINTAINED BY HOA. THE LAND LL PLANT MATERIAL SHALL BE IN ATERIAL SHALL BE SATISFACTOR C RECORDER'S OFFICE PRIOR TO A DETAILED PROCEDURE OF SU SHALL BE MARKED WITH DURABL OF TOTAL SITE 100.0% C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH	O FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR THE IRVEY SHALL BE LE SURVEY OF CUT: 9 FT.	199 FEET MORE OR LESS TO A POINT DI FEET FROM THE NORTHWESTERLY LINE OF DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHERLY ALONG SAID CURVE, 31.42 FEET, THROUD 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 5 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT 555.90 FEET TO THE PO STILLS	OF FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIN Y, HAVING A RADIUS OF 20 GH AN ANGLE OF THE NORTHWESTERLY LINN T, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE THE MOST WESTERLY CO 10" EAST ALONG THE NOR OINT OF BEGINNING.	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF D.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT TERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED THWESTERLY LINE OF SAID 	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL-SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS-PUBLIC DOMESTIC AND URPOSES: 68,205 SF. 14. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. THE LAN. LL PLANT MATERIAL SHALL BE I ATERIAL SHALL BE SATISFACTOR C RECORDER'S OFFICE PRIOR TO A DETAILED PROCEDURE OF SU SHALL BE MARKED WITH DURABL OF TOTAL SITE 100.0% C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C RATIO ON-SITE LOT SPOILS)	O FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR THE IRVEY SHALL BE LE SURVEY OF CUT: 9 FT. OF FILL: 7 FT.	199 FEET MORE OR LESS TO A POINT DI FEET FROM THE NORTHWESTERLY LINE O DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHERLY ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 5 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT 555.90 FEET TO THE PO DETAILS VESTING TENTATIVE MAP SITE & GRADING PLAN SITE SECTIONS EXISTING TOPOGRAPHY MAP STEEP SLOPES SENSITIVE BIOLOGICAL RESO PROPOSED ZONING PLAN LANDSCAPE CONCEPT PLANS	OF FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIN Y, HAVING A RADIUS OF 20 GH AN ANGLE OF THE NORTHWESTERLY LINU T, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE O THE MOST WESTERLY CO '10" EAST ALONG THE NOR OINT OF BEGINNING.	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF D.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT TERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED THWESTERLY LINE OF SAID Y	
TH SPRINKLER. DECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL-SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS-PUBLIC DOMESTIC AND URPOSES: 68,205 SF. 14. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. THE LAN. LL PLANT MATERIAL SHALL BE I ATERIAL SHALL BE SATISFACTOR RECORDER'S OFFICE PRIOR TO A DETAILED PROCEDURE OF SU SHALL BE MARKED WITH DURABL OF TOTAL SITE 100.0% C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH RATIO ON-SITE LOT SPOILS)	O FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR THE IRVEY SHALL BE LE SURVEY OF CUT: 9 FT. OF FILL: 7 FT.	199 FEET MORE OR LESS TO A POINT DU FEET FROM THE NORTHWESTERLY LINE OF DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHERLY ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 5 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT 555.90 FEET TO THE PO STREET INDERSTING TENTATIVE MAP SITE & GRADING PLAN SITE & GRADING PLAN SITE SECTIONS EXISTING TOPOGRAPHY MAP STEEP SLOPES SENSITIVE BIOLOGICAL RESO PROPOSED ZONING PLAN	OF FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIN Y, HAVING A RADIUS OF 20 GH AN ANGLE OF THE NORTHWESTERLY LINU T, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE O THE MOST WESTERLY CO '10" EAST ALONG THE NOR OINT OF BEGINNING.	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF D.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT TERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED THWESTERLY LINE OF SAID Y	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL—SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS—PUBLIC DOMESTIC AND URPOSES: 68,205 SF. 14. MAINTAINED BY HOA. LANDSCAPA T MAINTAINED BY HOA. LANDSCAPA T MAINTAINED BY HOA. THE LAND LL PLANT MATERIAL SHALL BE IN ATERIAL SHALL BE SATISFACTOR T RECORDER'S OFFICE PRIOR TO A DETAILED PROCEDURE OF SU SHALL BE MARKED WITH DURABL OF TOTAL SITE 100.0% C YARDS AND MAXIMUM DEPTH	O FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR THE IRVEY SHALL BE LE SURVEY OF CUT: 9 FT. OF FILL: 7 FT.	199 FEET MORE OR LESS TO A POINT DU FEET FROM THE NORTHWESTERLY LINE OF DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHERLY ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 55 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT 555.90 FEET TO THE PO STILE & GRADING PLAN SITE & GRADING PLAN SITE & GRADING PLAN SITE SECTIONS SITE SECTIONS SITE BIOLOGICAL RESO PROPOSED ZONING PLAN LANDSCAPE CONCEPT PLANS ARCHITECTURAL PLANS AND	OF FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIN Y, HAVING A RADIUS OF 20 GH AN ANGLE OF THE NORTHWESTERLY LINU T, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE O THE MOST WESTERLY CO '10" EAST ALONG THE NOR OINT OF BEGINNING.	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF D.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT TERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED THWESTERLY LINE OF SAID Y	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL-SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS-PUBLIC DOMESTIC AND URPOSES: 68,205 SF. 14. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. THE LAN. LL PLANT MATERIAL SHALL BE I ATERIAL SHALL BE SATISFACTOR C RECORDER'S OFFICE PRIOR TO A DETAILED PROCEDURE OF SU SHALL BE MARKED WITH DURABL OF TOTAL SITE 100.0% C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C RATIO ON-SITE LOT SPOILS)	D FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR THE IRVEY SHALL BE LE SURVEY OF CUT: 9 FT. OF FILL: 7 FT. TO TOP OF FOOTING). PREPARED BY:	199 FEET MORE OR LESS TO A POINT DU FEET FROM THE NORTHWESTERLY LINE OF DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHERLY ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 55 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT 555.90 FEET TO THE PO STILE & GRADING PLAN SITE & GRADING PLAN SITE & GRADING PLAN SITE SECTIONS SITE SECTIONS SITE BIOLOGICAL RESO PROPOSED ZONING PLAN LANDSCAPE CONCEPT PLANS ARCHITECTURAL PLANS AND	F FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIL GH AN ANGLE OF ' THE NORTHWESTERLY LINE SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE NOR OINT OF BEGINNING. ''O'' EAST ALONG THE NOR OINT OF BEGINNING. ''URCES S REVISION 14:	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF D.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT TERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED THWESTERLY LINE OF SAID ************************************	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL-SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS-PUBLIC DOMESTIC AND URPOSES: 68,205 SF. 14. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. THE LAN. LL PLANT MATERIAL SHALL BE I ATERIAL SHALL BE SATISFACTOR C RECORDER'S OFFICE PRIOR TO A DETAILED PROCEDURE OF SU SHALL BE MARKED WITH DURABL OF TOTAL SITE 100.0% C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C RATIO ON-SITE LOT SPOILS)	D FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR D THE IRVEY SHALL BE LE SURVEY OF CUT: 9 FT. OF FILL: 7 FT. OF FILL: 7 FT. DF FILL: 7 FT. DF FILL: 7 FT. PREPARED BY: NAME:PR	199 FEET MORE OR LESS TO A POINT DU FEET FROM THE NORTHWESTERLY LINE OF DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHERLY ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 5 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT 555.90 FEET TO THE PO STREET INDER VESTING TENTATIVE MAP SITE & GRADING PLAN SITE & GRADING PLAN SITE SECTIONS STEEP SLOPES SENSITIVE BIOLOGICAL RESO PROPOSED ZONING PLAN LANDSCAPE CONCEPT PLANS ARCHITECTURAL PLANS AND	F FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIL GH AN ANGLE OF ' THE NORTHWESTERLY LINE SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE O THE MOST WESTERLY CO 'O' EAST ALONG THE NOR OINT OF BEGINNING. '' O'' EAST ALONG THE NOR OINT OF BEGINNING. '' O''' EAST OURCES REVISION 14: REVISION 13:	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF 0.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT ERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED THWESTERLY LINE OF SAID	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL-SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS-PUBLIC DOMESTIC AND URPOSES: 68,205 SF. 14. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. THE LAN. LL PLANT MATERIAL SHALL BE I ATERIAL SHALL BE SATISFACTOR C RECORDER'S OFFICE PRIOR TO A DETAILED PROCEDURE OF SU SHALL BE MARKED WITH DURABL OF TOTAL SITE 100.0% C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C RATIO ON-SITE LOT SPOILS)	D FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR THE IRVEY SHALL BE LE SURVEY OF CUT: 9 FT. OF FILL: 7 FT. OF FILL: 7 FT. TO TOP OF FOOTING). PREPARED BY: NAME:PR ADDRESS:70	199 FEET MORE OR LESS TO A POINT DU FEET FROM THE NORTHWESTERLY LINE OF DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHERLY ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 5 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT 555.90 FEET TO THE PO SITE SECTIONS SUP SITE & GRADING PLAN SITE & GRADING PLAN SITE SECTIONS SITE SECTIONS STEEP SLOPES SENSITIVE BIOLOGICAL RESO PROPOSED ZONING PLAN LANDSCAPE CONCEPT PLANS ARCHITECTURAL PLANS AND OJECT DESIGN CONSULTANTS	F FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIN FICIAL RECORDS, SAID POIN Y, HAVING A RADIUS OF 20 GH AN ANGLE OF THE NORTHWESTERLY LINUT, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE O THE MOST WESTERLY CO O' EAST ALONG THE NOR OINT OF BEGINNING. VURCES S. REVISION 14: REVISION 13: REVISION 12:	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF D.OO FEET; THENCE EASTERLY E OF SAID FRANKFORT ERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED THWESTERLY LINE OF SAID	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL-SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS-PUBLIC DOMESTIC AND URPOSES: 68,205 SF. 14. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. THE LAN. LL PLANT MATERIAL SHALL BE I ATERIAL SHALL BE SATISFACTOR C RECORDER'S OFFICE PRIOR TO A DETAILED PROCEDURE OF SU SHALL BE MARKED WITH DURABL OF TOTAL SITE 100.0% C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C RATIO ON-SITE LOT SPOILS)	D FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR THE IRVEY SHALL BE LE SURVEY OF CUT: 9 FT. OF FILL: 7 FT. OF FILL: 7 FT. TO TOP OF FOOTING). PREPARED BY: NAME:PR ADDRESS:70	199 FEET MORE OR LESS TO A POINT DU FEET FROM THE NORTHWESTERLY LINE OF DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHERLY ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 5 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT 555.90 FEET TO THE PO SITE & GRADING PLAN SITE & GRADING PLAN SITE & GRADING PLAN SITE SECTIONS SITE SECTIONS SENSITIVE BIOLOGICAL RESO PROPOSED ZONING PLAN LANDSCAPE CONCEPT PLANS ARCHITECTURAL PLANS AND OJECT DESIGN CONSULTANTS	F FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIN FICIAL RECORDS, SAID POIN Y, HAVING A RADIUS OF 20 GH AN ANGLE OF THE NORTHWESTERLY LINE T, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE O THE MOST WESTERLY CO O'O' EAST ALONG THE NOR OINT OF BEGINNING. OURCES S. REVISION 14: REVISION 13: REVISION 12: REVISION 11:	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF 0.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT ERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED THWESTERLY LINE OF SAID	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL-SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS-PUBLIC DOMESTIC AND URPOSES: 68,205 SF. 14. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. THE LAN. LL PLANT MATERIAL SHALL BE I ATERIAL SHALL BE SATISFACTOR C RECORDER'S OFFICE PRIOR TO A DETAILED PROCEDURE OF SU SHALL BE MARKED WITH DURABL OF TOTAL SITE 100.0% C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C RATIO ON-SITE LOT SPOILS)	D FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR THE IRVEY SHALL BE LE SURVEY OF CUT: 9 FT. OF FILL: 7 FT. OF FILL: 7 FT. TO TOP OF FOOTING). PREPARED BY: NAME:PR ADDRESS:70 	199 FEET MORE OR LESS TO A POINT DU FEET FROM THE NORTHWESTERLY LINE OF DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHERLY ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 5 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT 555.90 FEET TO THE PO SITE & GRADING PLAN SITE & GRADING PLAN SITE & GRADING PLAN SITE SECTIONS SITE SECTIONS SENSITIVE BIOLOGICAL RESO PROPOSED ZONING PLAN LANDSCAPE CONCEPT PLANS ARCHITECTURAL PLANS AND OJECT DESIGN CONSULTANTS	F FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIL GH AN ANGLE OF ' THE NORTHWESTERLY LINE SAID MORENA BOULEVARD; SAID MORENA BOULEVARD; S 17'50" EAST, ALONG THE NOR OINT OF BEGINNING. ''OURCES S REVISION 14: REVISION 13: REVISION 12: REVISION 11: REVISION 10:	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF D.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT TERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED THWESTERLY LINE OF SAID	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL-SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS-PUBLIC DOMESTIC AND URPOSES: 68,205 SF. 14. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. THE LAN. LL PLANT MATERIAL SHALL BE I ATERIAL SHALL BE SATISFACTOR C RECORDER'S OFFICE PRIOR TO A DETAILED PROCEDURE OF SU SHALL BE MARKED WITH DURABL OF TOTAL SITE 100.0% C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C RATIO ON-SITE LOT SPOILS)	D FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR THE IRVEY SHALL BE LE SURVEY OF CUT: 9 FT. OF FILL: 7 FT. OF FILL: 7 FT. TO TOP OF FOOTING). PREPARED BY: NAME:PR ADDRESS:70 	199 FEET MORE OR LESS TO A POINT DU FEET FROM THE NORTHWESTERLY LINE O DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHER! ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 5 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT 555.90 FEET TO THE PO STING TENTATIVE MAP. SITE & GRADING PLAN SITE & GRADING PLAN SITE & GRADING PLAN SITE SECTIONS SENSITIVE BIOLOGICAL RESO PROPOSED ZONING PLAN LANDSCAPE CONCEPT PLANS ARCHITECTURAL PLANS AND CJECT DESIGN CONSULTANTS	F FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIN FICIAL RECORDS, SAID POIN Y, HAVING A RADIUS OF 20 GH AN ANGLE OF THE NORTHWESTERLY LINE T, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE O THE MOST WESTERLY CO O'O' EAST ALONG THE NOR OINT OF BEGINNING. VURCES S. REVISION 14: REVISION 13: REVISION 12: REVISION 11: REVISION 10: REVISION 09: REVISION 08:	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF D.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT ERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED THWESTERLY LINE OF SAID	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL-SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS-PUBLIC DOMESTIC AND URPOSES: 68,205 SF. 14. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. THE LAN. LL PLANT MATERIAL SHALL BE I ATERIAL SHALL BE SATISFACTOR C RECORDER'S OFFICE PRIOR TO A DETAILED PROCEDURE OF SU SHALL BE MARKED WITH DURABL OF TOTAL SITE 100.0% C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C RATIO ON-SITE LOT SPOILS)	D FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR THE IRVEY SHALL BE E SURVEY OF CUT: 9 FT. OF FILL: 7 FT. OF FILL: 7 FT. TO TOP OF FOOTING). PREPARED BY: NAME:R ADDRESS:70 SAU PHONE #:61	199 FEET MORE OR LESS TO A POINT DU FEET FROM THE NORTHWESTERLY LINE OF DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHER! ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 5 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT 555.90 FEET TO THE PO SITE & GRADING PLAN SITE & GRADING PLAN SITE & GRADING PLAN SITE SECTIONS SENSITIVE BIOLOGICAL RESO PROPOSED ZONING PLAN LANDSCAPE CONCEPT PLANS ARCHITECTURAL PLANS AND COJECT DESIGN CONSULTANTS	F FRANKFORT STREET AS N DIEGO, RECORDED APRILL FICIAL RECORDS, SAID POIN FICIAL RECORDS, SAID POIN Y, HAVING A RADIUS OF 20 GH AN ANGLE OF ' THE NORTHWESTERLY LINUT, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE 'O THE MOST WESTERLY CO 'O' EAST ALONG THE NOR OINT OF BEGINNING. 'URCES S. REVISION 14: REVISION 13: S. REVISION 11: REVISION 12: REVISION 10: REVISION 09: REVISION 07:	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF D.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT FERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED THWESTERLY LINE OF SAID	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL-SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS-PUBLIC DOMESTIC AND URPOSES: 68,205 SF. 14. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. THE LAN. LL PLANT MATERIAL SHALL BE I ATERIAL SHALL BE SATISFACTOR C RECORDER'S OFFICE PRIOR TO A DETAILED PROCEDURE OF SU SHALL BE MARKED WITH DURABL OF TOTAL SITE 100.0% C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C RATIO ON-SITE LOT SPOILS)	D FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR THE IRVEY SHALL BE LE SURVEY OF CUT: 9 FT. OF FILL: 7 FT. OF FILL: 7 FT. OF FILL: 7 FT. OF FILL: 7 FT. PREPARED BY: NAME: ADDRESS: PHONE #: PHONE #:	199 FEET MORE OR LESS TO A POINT DU FEET FROM THE NORTHWESTERLY LINE OF DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHER! ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 5 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT 555.90 FEET TO THE PO SITE & GRADING PLAN SITE & GRADING PLAN SITE & GRADING PLAN SITE SECTIONS SENSITIVE BIOLOGICAL RESO PROPOSED ZONING PLAN LANDSCAPE CONCEPT PLANS ARCHITECTURAL PLANS AND COJECT DESIGN CONSULTANTS	F FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIN FICIAL RECORDS, SAID POIN Y, HAVING A RADIUS OF 20 GH AN ANGLE OF THE NORTHWESTERLY LINE T, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE O THE MOST WESTERLY CO O'O' EAST ALONG THE NOR OINT OF BEGINNING. VURCES S. REVISION 14: REVISION 13: REVISION 12: REVISION 11: REVISION 10: REVISION 09: REVISION 08:	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF D.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT TERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED THWESTERLY LINE OF SAID	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL R CODE: R3/U OCCUPANCY. GH POTENITAL-SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS-PUBLIC DOMESTIC AND URPOSES: 68,205 SF. 14. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. THE LAN LL PLANT MATERIAL SHALL BE I ATERIAL SHALL BE SATISFACTOR RECORDER'S OFFICE PRIOR TO A DETAILED PROCEDURE OF SU SHALL BE MARKED WITH DURABL OF TOTAL SITE 100.0% C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C ASURED FROM TOP OF WALL 1	D FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR THE IRVEY SHALL BE LE SURVEY OF CUT: 9 FT. OF FILL: 7 FT. OF FILL: 7 FT. OF FILL: 7 FT. OF FILL: 7 FT. PREPARED BY: NAME: ADDRESS: PHONE #: PHONE #:	199 FEET MORE OR LESS TO A POINT DU FEET FROM THE NORTHWESTERLY LINE OF DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHER! ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 5 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT 555.90 FEET TO THE PO SITE & GRADING PLAN SITE & GRADING PLAN SITE & GRADING PLAN SITE SECTIONS SENSITIVE BIOLOGICAL RESO PROPOSED ZONING PLAN LANDSCAPE CONCEPT PLANS ARCHITECTURAL PLANS AND COJECT DESIGN CONSULTANTS	F FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POINT FICIAL RECORDS, SAID POINT GH AN ANGLE OF THE NORTHWESTERLY LINNER, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE THE MOST WESTERLY CO TO" EAST ALONG THE NOR O THE MOST WESTERLY CO OTHE MOST WESTERLY CO OTHE MOST WESTERLY CO ONT OF BEGINNING. S. PURCES S. REVISION 14: REVISION 13: S. REVISION 13: REVISION 11: REVISION 12: REVISION 10: REVISION 09: REVISION 07: REVISION 06:	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF 0.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT ERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED THWESTERLY LINE OF SAID	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL F CODE: R3/U OCCUPANCY. GH POTENITAL-SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS-PUBLIC DOMESTIC AND URPOSES: 68,205 SF. 14. MAINTAINED BY HOA. LANDSCAP. T MAINTAINED BY HOA. LANDSCAP. T MAINTAINED BY HOA. THE LAN. LL PLANT MATERIAL SHALL BE IN ATERIAL SHALL BE SATISFACTOR T RECORDER'S OFFICE PRIOR TO A DETAILED PROCEDURE OF SU SHALL BE MARKED WITH DURABL OF TOTAL SITE 100.0% C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C RATIO ON-SITE LOT SPOILS) EASURED FROM TOP OF WALL 1	D FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR THE IRVEY SHALL BE E SURVEY OF CUT: 9 FT. OF FILL: 7 FT. OF FILL: 7 FT. OF FILL: 7 FT. OF FOOTING). PREPARED BY: NAME:R ADDRESS:70 SAI PHONE #:G PROJECT ADDR SAN DIEGO,	199 FEET MORE OR LESS TO A POINT DU FEET FROM THE NORTHWESTERLY LINE OF DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHER. ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 5 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT 555.90 FEET TO THE PO SITE SECTIONS VESTING TENTATIVE MAP. SITE & GRADING PLAN SITE SECTIONS EXISTING TOPOGRAPHY MAP STEEP SLOPES SENSITIVE BIOLOGICAL RESO PROPOSED ZONING PLAN. LANDSCAPE CONCEPT PLANS ARCHITECTURAL PLANS AND COJECT DESIGN CONSULTANTS 1 'B' STREET, SUITE 800 N DIEGO, CALIFORNIA 92101 19) 235–6471 RESS:	F FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIN Y, HAVING A RADIUS OF 20 GH AN ANGLE OF THE NORTHWESTERLY LINE T, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE YO THE MOST WESTERLY CO YO THE MOST WESTERLY YO THE MOST REVISION	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF 0.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT TERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED THWESTERLY LINE OF SAID 	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL F CODE: R3/U OCCUPANCY. GH POTENITAL-SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS-PUBLIC DOMESTIC AND URPOSES: 68,205 SF. 14. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. THE LAN. LL PLANT MATERIAL SHALL BE I ATERIAL SHALL BE SATISFACTOR RECORDER'S OFFICE PRIOR TO A DETAILED PROCEDURE OF SL SHALL BE MARKED WITH DURABL OF TOTAL SITE 100.0% C YARDS AND MAXIMUM DEPTH C YARDS AND M	D FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR THE IRVEY SHALL BE E SURVEY OF CUT: 9 FT. OF FILL: 7 FT. OF FILL: 7 FT. OF FILL: 7 FT. OF FOOTING). PREPARED BY: NAME:R ADDRESS:70 SAI PHONE #:G PROJECT ADDR SAN DIEGO,	199 FEET MORE OR LESS TO A POINT DU FEET FROM THE NORTHWESTERLY LINE OF DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHER. ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 5 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42' COVER SHEET DETAILS VESTING TENTATIVE MAP SITE & GRADING PLAN SITE SECTIONS EXISTING TOPOGRAPHY MAP STEEP SLOPES SENSITIVE BIOLOGICAL RESO PROPOSED ZONING PLAN LANDSCAPE CONCEPT PLANS ARCHITECTURAL PLANS AND COJECT DESIGN CONSULTANTS 1 'B' STREET, SUITE 800 N DIEGO, CALIFORNIA 92101 19) 235–6471 RESS:	F FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIN Y, HAVING A RADIUS OF 20 GH AN ANGLE OF ' THE NORTHWESTERLY LINIT, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE 'O THE MOST WESTERLY CO 'O THE MOST WESTERLY CO 'O THE MOST WESTERLY CO 'O' EAST ALONG THE NOR OINT OF BEGINNING. 'URCES S REVISION 14: REVISION 13: S REVISION 13: REVISION 12: 'REVISION 11: REVISION 12: 'REVISION 09: 'REVISION 09: 'REVISION 06: 'REVISION 07: 'REVISION 03: 'REVISION 02:	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF 0.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT ERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF ORNER OF ABOVE MENTIONED THWESTERLY LINE OF SAID 	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL F CODE: R3/U OCCUPANCY. GH POTENITAL-SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS-PUBLIC DOMESTIC AND URPOSES: 68,205 SF. 14. MAINTAINED BY HOA. LANDSCAPA MAINTAINED BY HOA. THE LAN. LL PLANT MATERIAL SHALL BE IN ATERIAL SHALL BE SATISFACTOR RECORDER'S OFFICE PRIOR TO A DETAILED PROCEDURE OF SL SHALL BE MARKED WITH DURABLE OF TOTAL SITE 100.0% C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C STALL STE LOT SPOILS) EASURED FROM TOP OF WALL 1	D FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR THE IRVEY SHALL BE E SURVEY OF CUT: 9 FT. OF FILL: 7 FT. OF FILL: 7 FT. OF FILL: 7 FT. OF FOOTING). PREPARED BY: NAME:R ADDRESS:70 SAI PHONE #:G PROJECT ADDR SAN DIEGO,	199 FEET MORE OR LESS TO A POINT DU FEET FROM THE NORTHWESTERLY LINE OF DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHER. ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 5 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT 555.90 FEET TO THE PO SITE SECTIONS VESTING TENTATIVE MAP. SITE & GRADING PLAN SITE SECTIONS EXISTING TOPOGRAPHY MAP STEEP SLOPES SENSITIVE BIOLOGICAL RESO PROPOSED ZONING PLAN. LANDSCAPE CONCEPT PLANS ARCHITECTURAL PLANS AND COJECT DESIGN CONSULTANTS 1 'B' STREET, SUITE 800 N DIEGO, CALIFORNIA 92101 19) 235–6471 RESS:	F FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIN Y, HAVING A RADIUS OF 20 GH AN ANGLE OF ' THE NORTHWESTERLY LINIT, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE O THE MOST WESTERLY CO 'O" EAST ALONG THE NOR OINT OF BEGINNING. 'URCES '' THEVISION 14: '' REVISION 14: '' REVISION 13: '' REVISION 12: '' REVISION 11: '' REVISION 11: '' REVISION 12: '' REVISION 03: '' REVISION 03: '' REVISION 03: '' REVISION 01:	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF 0.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT TERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED THWESTERLY LINE OF SAID 	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL F CODE: R3/U OCCUPANCY. GH POTENITAL-SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS-PUBLIC DOMESTIC AND URPOSES: 68,205 SF. 14. MAINTAINED BY HOA. LANDSCAP. MAINTAINED BY HOA. THE LAN. LL PLANT MATERIAL SHALL BE I ATERIAL SHALL BE SATISFACTOR RECORDER'S OFFICE PRIOR TO A DETAILED PROCEDURE OF SL SHALL BE MARKED WITH DURABL OF TOTAL SITE 100.0% C YARDS AND MAXIMUM DEPTH C YARDS AND M	D FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR THE IRVEY SHALL BE E SURVEY OF CUT: 9 FT. OF FILL: 7 FT. TO TOP OF FOOTING). PREPARED BY: NAME:R ADDRESS:O PHONE #:G PROJECT ADDR PROJECT NAME PROJECT NAME PROJECT NAME 	199 FEET MORE OR LESS TO A POINT DU FEET FROM THE NORTHWESTERLY LINE OF DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHER. ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 5 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT 555.90 FEET TO THE PO SITE SECTIONS VESTING TENTATIVE MAP. SITE & GRADING PLAN SITE SECTIONS EXISTING TOPOGRAPHY MAP STEEP SLOPES SENSITIVE BIOLOGICAL RESO PROPOSED ZONING PLAN. LANDSCAPE CONCEPT PLANS ARCHITECTURAL PLANS AND COJECT DESIGN CONSULTANTS 1 'B' STREET, SUITE 800 N DIEGO, CALIFORNIA 92101 19) 235–6471 RESS:	F FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIN Y, HAVING A RADIUS OF 20 GH AN ANGLE OF ' THE NORTHWESTERLY LINIT, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE 'O THE MOST WESTERLY CO 'O THE MOST WESTERLY CO 'O THE MOST WESTERLY CO 'O' EAST ALONG THE NOR OINT OF BEGINNING. 'URCES S REVISION 14: REVISION 13: S REVISION 13: REVISION 12: 'REVISION 11: REVISION 12: 'REVISION 09: 'REVISION 09: 'REVISION 06: 'REVISION 07: 'REVISION 03: 'REVISION 02:	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF 0.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT TERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED THWESTERLY LINE OF SAID 	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL F CODE: R3/U OCCUPANCY. GH POTENITAL-SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS-PUBLIC DOMESTIC AND URPOSES: 68,205 SF. 14. MAINTAINED BY HOA. LANDSCAPA MAINTAINED BY HOA. THE LAN. LL PLANT MATERIAL SHALL BE IN ATERIAL SHALL BE SATISFACTOR RECORDER'S OFFICE PRIOR TO A DETAILED PROCEDURE OF SL SHALL BE MARKED WITH DURABLE OF TOTAL SITE 100.0% C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C STALL STE LOT SPOILS) EASURED FROM TOP OF WALL 1	D FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR THE IRVEY SHALL BE E SURVEY OF CUT: 9 FT. OF FILL: 7 FT. OF FILL: 7 FT. OF FILL: 7 FT. OF FOOTING). PREPARED BY: NAME:R ADDRESS:70 SAI PHONE #:G PROJECT ADDR SAN DIEGO,	199 FEET MORE OR LESS TO A POINT DU FEET FROM THE NORTHWESTERLY LINE OF DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHER. ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 5 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT 555.90 FEET TO THE PO SITE SECTIONS VESTING TENTATIVE MAP. SITE & GRADING PLAN SITE SECTIONS EXISTING TOPOGRAPHY MAP STEEP SLOPES SENSITIVE BIOLOGICAL RESO PROPOSED ZONING PLAN. LANDSCAPE CONCEPT PLANS ARCHITECTURAL PLANS AND COJECT DESIGN CONSULTANTS 1 'B' STREET, SUITE 800 N DIEGO, CALIFORNIA 92101 19) 235–6471 RESS:	F FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIN Y, HAVING A RADIUS OF 20 GH AN ANGLE OF ' THE NORTHWESTERLY LINIT, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE O THE MOST WESTERLY CO 'O" EAST ALONG THE NOR OINT OF BEGINNING. 'URCES '' THEVISION 14: '' REVISION 14: '' REVISION 13: '' REVISION 12: '' REVISION 11: '' REVISION 11: '' REVISION 12: '' REVISION 03: '' REVISION 03: '' REVISION 03: '' REVISION 01:	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF D.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT ERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED THWESTERLY LINE OF SAID 	
TH SPRINKLER. PECIFIC DATES, SEE HISTORIAL F CODE: R3/U OCCUPANCY. GH POTENITAL-SHALLOW ORY 53; LEVEL OR SLOPING DERATE RISK. SEMENTS-PUBLIC DOMESTIC AND URPOSES: 68,205 SF. 14. MAINTAINED BY HOA. LANDSCAPA MAINTAINED BY HOA. THE LAN. LL PLANT MATERIAL SHALL BE IN ATERIAL SHALL BE SATISFACTOR RECORDER'S OFFICE PRIOR TO A DETAILED PROCEDURE OF SL SHALL BE MARKED WITH DURABLE OF TOTAL SITE 100.0% C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C YARDS AND MAXIMUM DEPTH C STALL STE LOT SPOILS) EASURED FROM TOP OF WALL 1	D FIRE BACKFLOW E AND DSCAPE AREAS MAINTAINED IN A ILY TREATED OR THE IRVEY SHALL BE E SURVEY OF CUT: 9 FT. OF FILL: 7 FT. TO TOP OF FOOTING). PREPARED BY: NAME:R ADDRESS:O PHONE #:G PROJECT ADDR PROJECT NAME PROJECT NAME PROJECT NAME 	199 FEET MORE OR LESS TO A POINT DI FEET FROM THE NORTHWESTERLY LINE O DESCRIBED IN DEED TO THE CITY OF SA 45874 IN BOOK 4049, PAGE 442 OF OF A TANGENT CURVE CONCAVE NORTHERL' ALONG SAID CURVE, 31.42 FEET, THROU 90 00'00" TO A POINT OF TANGENCY IN STREET; THENCE SOUTH 36 42'10" WEST POINT IN THE NORTHEASTERLY LINE OF BOUNDARY LINE AND RUNNING SOUTH 5 SAID MORENA BOULEVARD 24.00 FEET T CORELLA TRACT; THENCE NORTH 36 42' CORELLA TRACT 555.90 FEET TO THE PU SITE & GRADING PLAN SITE & GRADING PLAN SITE & GRADING PLAN SITE & CONSULTANTS COJECT DESIGN CONSULTANTS 1 'B' STREET, SUITE 800 N DIEGO, CALIFORNIA 92101 19) 235–6471 RESS: CALIFORNIA	F FRANKFORT STREET AS N DIEGO, RECORDED APRIL FICIAL RECORDS, SAID POIL FICIAL RECORDS, SAID POIL Y, HAVING A RADIUS OF 20 GH AN ANGLE OF THE NORTHWESTERLY LINK T, ALONG SAID NORTHWEST SAID MORENA BOULEVARD; 3 17'50" EAST, ALONG THE O THE MOST WESTERLY CO 10" EAST ALONG THE NOR OINT OF BEGINNING. OURCES S. S. S. PURCES S. REVISION 14: REVISION 13: S. REVISION 14: REVISION 12: REVISION 13: REVISION 14: REVISION 12: REVISION 13: REVISION 09: REVISION 06: REVISION 07: REVISION 06: REVISION 07: REVISION 04: REVISION 02: REVISION 01: ORIGINAL DATE: SHEET SHEET	SAID NORTHWESTERLY LINE IS 11, 1951 AS DOCUMENT NO. NT BEING THE BEGINNING OF D.00 FEET; THENCE EASTERLY E OF SAID FRANKFORT ERLY LINE 25 FEET TO A THENCE LEAVING SAID E NORTHEASTERLY LINE OF DRNER OF ABOVE MENTIONED THWESTERLY LINE OF SAID 	



P:\4197\Engr\DWG_Plans\Tentative Map\4197_TM_02.dwg 5/3/2018 1:48 PM

ATTACHMENT 19



P: \4197 \Engr \DWG _Plans \Tentative Map \4197_TM_03.dwg 5/3/2018 1:49 PM

LEGEND:

EXISTING RIGHT-OF-WAY..... EXISTING FLOOD LINE.

NOTE: THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SBUDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS IS 150.

NOTE: THERE ARE NO PROPOSED BUS STOPS ADJACENT TO THE PROJECT. TWO FUTURE PROPOSED LIGHT RAIL STATIONS WILL BE LOCATED WITHIN 1/2 MILE OF THE PROJECT BOUNDARY. LOCATION OF FUTURE RAIL STATIONS PER SANDAG MAP-MID-COAST-CORRIDOR TRANSIT PROJECT.

<u>NOTE:</u> IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITTEE SHALL CONSTRUCT A NEW METER ABOVE GROUND WITHIN THE PUBLIC ROW, OR AN ADEQUATELY SIZED PUBLIC WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.

VESTING TENTATIVE MAP

SCALE: 1"=30'

PREPARED BY:

PROJECT DESIGN CONSULTANTS Planning I Landscape Architecture I Engineering I Survey

NAME:PROJECT_DESIGN_CONSULTANTS
ADDRESS: 701 'B' STREET, SUITE 800
SAN DIEGO, CALIFORNIA 92101
PHONE #:
"
PROJECT ADDRESS:
SAN DIEGO, CALIFORNIA

PROJECT NAME: MORENA APARTMENT HOMES

SHEET TITLE: VESTING TENTATIVE MAP



701 B Street, Suite 800

San Diego, CA 92101 619.235.6471 Tel

619.234.0349 Fax

No. 42951 Exp. 03-31-20 OF CALL



P:\4197\Engr\DWG_Plans\Tentative Map\4197_TM_04.dwg 5/3/2018 1:29 PM

MORENA APARTMENT HOMES REZONE NO. 1868548/VESTING TENTATIVE MAP NO. 1868551/PLANNED DEVELOPMENT PERMIT NO. 1868549 SITE DEVELOPMENT PERMIT NO. 1868547/ COMMUNITY PLAN AMENDMENT NO. 1868552



P:\4197\Engr\DWG_Plans\Tentative Map\4197_TM_05.dwg 5/3/2018 1:40 PM



P:\4197\Engr\DWG_Plans\Tentative Map\4197_TM_06.dwg 5/3/2018 1:50 PM

LEGEND:

EXISTING STREET LEGAL CENTERLINE
EXISTING RIGHT-OF-WAY
EXISTING FLOOD LINE.

KEY NOTES:

(21) EXISTING BUS STOP/ BENCH TO REMAIN





DEP



P:\4197\Engr\DWG_Plans\Tentative Map\4197_TM_07.dwg 5/3/2018 1:42 PM

LEGEND:	
	SLOPES LESS THAN 25% (AREA = 5.77 AC)
	SLOPES GREATER THAN 25% (AREA = 0.44 AC)
	TOTAL AREA = 6.21 AC
· · · · · · · · · · · · · · · · · · ·	EXISTING STREET LEGAL CENTERLI
	EXISTING RIGHT-OF-WAY
<u> </u>	EXISTING FLOOD LINE
	PROPERTY LINE/VTM BOUNDARY
	SETBACK LINE
<u>_Y_Y_Y_</u>	PROPOSED SLOPE

SCALE: 1"=30'			REGISTER	1 fr
PROJECT DESIGN CONSULTANTS Planning Landscape Architecture Engineering Survey	701 B Street, S San Diego, CA S 619.235.6471 T 619.234.0349 F	92101 iel	1×1-1	No. 42951 . 03-31-20 C/VIL OF CALIFORNIT
PREPARED BY:				
NAME: PROJECT DESIGN CONSULTANTS				
ADDRESS: 701 'B' STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101				
PHONE #: (619) 235-6471				
PHONE #:				
PROJECT ADDRESS:		C==		
FROJECT ADDRESS.	REVISION 07:			
SAN DIEGO, CALIFORNIA	REVISION 06:		05 100	
	REVISION 05:		00 /45	the bar and the
	REVISION 04:		11/101	A MAN
PROJECT NAME:	REVISION 03:			2017
MORENA APARTMENT HOMES	REVISION 02:		00 100	2017
	REVISION 01:		A 140	2017
Alancia de la composición de	ORIGINAL DATE	5. <u> </u>	12/05/	2016
SHEET TITLE: STEEP SLOPES	SHEET	7	OF	58
	DEP #			



P:\4197\Engr\DWG_Plans\Tentative Map\4197_TM_08.dwg 5/3/2018 1:44 PM

SYMBOL	DESCRIPTION	PROJECT AREA (ACRES)	SITE DISTURBANCE DIRECT IMPACT AREA (ACRES)	
	URBAN/ DEVELOPED	5.75	5.75	
	DISTURBED LAND	0.28	0.07	
	ORNAMENTAL PLANTING	0.18	0.12	
	TOTAL	6.21	5.94	

LEGEND:

	_	-	-	-
_				_
_			CHE	-
-		- 25		-
-7		ν		ν-

EXISTING STREET LEGAL CENTERLINE EXISTING RIGHT-OF-WAY EXISTING FLOOD LINE PROPERTY LINE/VTM BOUNDARY SETBACK LINE _Y_Y_ PROPOSED SLOPE

SENSITIVE BIOLOGICAL RESOURCES

SCALE: 1"=30'

PROJECT DESIGN CONSULTANTS 701 B Street, Suite 800 San Diego, CA 92101

DEP



Planning I Landscape Architecture I Engineering I Survey	619.235.6471 Tel 619.234.0349 Fax	FIE OF CALIFOR
PREPARED BY:		
NAME: PROJECT DESIGN CONSULTANTS	REVISION 14:	
ADDRESS:	REVISION 13:	
ADDRESS: BSTREET, SOITE 800 SAN DIEGO, CALIFORNIA 92101		
PHONE #: (619) 235-6471		
	REVISION 09:	
PROJECT ADDRESS:		
SAN DIEGO, CALIFORNIA	REVISION 07:	an las lases
	REVISION 06:	00 /45 /0040
	REVISION 05: REVISION 04:	
		07 /04 /0047
PROJECT NAME: MORENA APARTMENT HOMES	REVISION 03:	05 /00 /0017
	REVISION 02: REVISION 01:	
	ORIGINAL DATE:	10 /05 /0040
SHEET TITLE: SENSITIVE BIOLOGICAL RESOURCES	SHEET8	OF 58

MORENA APARTMENT HOMES REZONE NO. 1868548/VESTING TENTATIVE MAP NO. 1868551/PLANNED DEVELOPMENT PERMIT NO. 1868549 SITE DEVELOPMENT PERMIT NO. 1868547/ COMMUNITY PLAN AMENDMENT NO. 1868552



LEGEND:

	EXISTING CC-4-2 ZONE (COMMERCIAL-COMMUNITY)
	EXISTING RS-1-7 ZONE (RESIDENTIAL-SINGLE UNIT)
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	EXISTING CP-1-1 ZONE (COMMERCIAL-PARKING)
	PROPOSED REZONE FROM EXISTING CC-4-2 ZONE TO RM-2-5 ZONE (RESIDENTIAL-MULTIPLE UNIT), (AREA = 1.26 AC)
	PROPOSED REZONE FROM EXISTING $RS-1-7$ ZONE TO $RM-2-5$ ZONE (RESIDENTIAL-MULTIPLE UNIT), (AREA = 4.41 AC)
	TOTAL AREA = 5.67 AC
	EXISTING STREET LEGAL CENTERLINE
	EXISTING RIGHT-OF-WAY
	EXISTING FLOOD LINE

VTM BOUNDARY TBACK LINE



PROJECT DESIGN CONSULTANTS Planning I Landscape Architecture I Engineering I Survey

PREPARED BY: PROJECT DESIGN CONSULTANTS NAME ADDRESS: 701 'B' STREET, SUITE 800

SAN DIEGO, CALIFORNIA 92101 PHONE #: (619) 235-6471

PROJECT ADDRESS:

SAN DIEGO, CALIFORNIA

PROJECT NAME: MORENA APARTMENT HOMES

SHEET TITLE: PROPOSED ZONING PLAN



DEP # _					
SHEET _				58	
ORIGINAL			12/05,	/2016	
REVISION				/2017	
REVISION			05 /00	/2017	
REVISION			07/04	/2017	
REVISION				/2017	
REVISION				/2018	
REVISION	06:		05/02,	/2018	
REVISION	07:				
REVISION	08:				
REVISION	09:				
REVISION	10:				
REVISION	11:				
REVISION	12:				

701 B Street, Suite 800

San Diego, CA 92101 619.235.6471 Tel

619.234.0349 Fax

REVISION 14:

REVISION



CONCEPTUAL PLANTING LEGEND TREES BOTANICAL NAME COMMON NAME FORM FUNCTION SIZE	SM SHRUBS BOTANICAL NAME COMMON NAME EIGHT/SPREAD_WUCOLs Image: Common name Cassa blue	FORMFUNCTIONSIZELOW MOUNDACCENT1 GAL.	HEIGHT/SPREAD WUCOLS GRASSES BOTANICAL NA 1'-2' x SPREADING M CAREX TUMUL	COLA BERKELEY SEDGE CLUMP GRASS ACCEN	T/MASSING PLUGS @ 1'-2' x 1'-2' L
ARCHONTOPHOENIX KING PALM VERTICAL SKYLINE, OPEN 15' B.T.H. CUNNINGHAMIANA (12'-15' SPREAD) VERTICAL ACCENT TREE	D'-60' HEIGHT M 2'-15' SPREAD DIETES GRANDIFLORA FORTNIGHT LILY	LOW MOUND MASSING, ACCENT 5 GAL.	3'-4' x 2'-3' I CAREX PANSA		20" O.C. T/MASSING PLUGS @ 1'-2' x 1'-2' M
CASSIA GOLD MEDALLION OVAL, IRREGULAR EVERGREEN STREET 24" BOX			3'-5' x 2'-4' VI	WATER	QUALITY 20" O.C.
LEPTOPHYLLA TREE (20'-30' SPREAD) TREE	J-30' SPREAD PARVIFLORA				T/MASSING 1 GAL. 4' x 4' M R QUALITY
ARBUTIFOLIA (8'-12' SPREAD)	-12'SPREAD 'VARIEGATA'	RF GRASS LIKE FLOWERING ACCENT 1 GAL. ROUNDED	15" x 15" M MUHLENBERGI RIGENS	A DEER GRASS GRASS LIKE ACCEN	T/MASSING 1 GAL. 4'-5' x 4'-6' L
	5'-40' HEIGHT M 5'-30' SPREAD MIMULUS AURANTIACUS STICKY MONKEYFLOWER		2'-3' x 2'-3' VL VINES BOTANICAL NA	ME COMMON NAME FORM FUNCT	ON SIZE HEIGHT/SPREAD WUCOLs
	D'-30' HEIGHT L PHORMIUM TENAX NEW ZEALAND FL	AX RELAXED, FOUNDATION/ 5 GAL. GRASS LIKE DECORATIVE MASSING		A BOUGAINVILLEA VINE FLOWE	RING ACCENT 15 GAL. CLIMBING L
LAGERSTROEMIA CRAPE MYRTLE SPREADING DECIDUOUS ACCENT 24" BOX		BIRA ROUNDED FOUNDATION/ 5 GAL.	6'-8' x 6'-8' M CBC ISTICTIS 'RIV		RING ACCENT 15 GAL. CLIMBING M
	S'-24' SPREAD 'VARIEGATA' D'-80' HEIGHT M RHAPHIOLEPIS INDICA INDIAN HAWTHOF	DECORATIVE MASSING RN ROUNDED FOUNDATION/ 5 GAL.	4'-5' x 4'-5' L <u>G. COVER</u> BOTANICAL NA		
GRANDIFLORA MAGNOLIA (40'-60' SPREAD) ENTRY TREE, FLOWERING	D'-60' SPREAD 'SPRINGTIME'	CONTRAST TO GREEN	ROSA CALIFOR	NICA CALIFORNIA ROSE LOW SPREADING GROUN	IDCOVER 1 GAL @ 1'-2' x SPREADING L ON CONTROL 3' O.C.
PHOENIX DACTYLIFERA MEDJOOL DATE VERTICAL SKYLINE, VERTICAL 20' B.T.H. 'MEDJOOL' PALM (10'-20' SPREAD) ENTRY TREE	0'-80' HEIGHT L ROSA FLORIBUNDA ICEBERG ROSE 0'-20' SPREAD 'ICEBERG'	OVATE DECORATIVE ACCENT 5 GAL.	3' x 4' M ROSMARINUS PROSTRATUS	PROSTRATE LOW SPREADING CASCA ROSEMARY	DING 1 GAL @ 1' x SPREADING L 3' O.C.
PODOCARPUS 'MAKI' SHRUBBY YEW PINE COLUMNAR EVERGREEN ACCENT 15 GAL	-10' HEIGHT M -6' SPREAD TUSCAN BLUE TUSCAN BLUE ROSEMARY	MOUNDING DECORATIVE MASSING 5 GAL.	4'-6' x 4'-5' VL TRACHELOSPE		IDCOVER 1 GAL. @ 1' x SPREADING M
	D'-60' HEIGHT VL SALVIA LEUCANTHA MEXICAN BUSH S	AGE VASE FLOWERING, MASSING 5 GAL.	3' x 3' VL JASMINOIDES	E TO BE UNDERPLANTED WITH ABOVE LISTED GROUNDCOVER OR	24" O.C. MULCHED
RHUS LANCEA AFRICAN SUMAC SPREADING EVERGREEN STREET 36" BOX	D'-30' HEIGHT L	E VASE FLOWERING 5 GAL. BACKGROUND ACCENT	3'-5' x 3'-5' M PERENNIAL BOTANICAL NA		
	D'-35' SPREAD		3'-6' x 3'-6' VL [ACMISPON GL	ABER DEER WEED EROSIO	ON CONTROL AND VL
	EIGHT/SPREAD WUCOLS 5'-2' x 1.5'-2' M LG SHRUBS BOTANICAL NAME COMMON NAME	FORM FUNCTION SIZE	HEIGHT/SPREAD WUCOLs		VL
AFRICANUS GRASS LIKE	FEIJOA SELLOWIANA PINEAPPLE GUAV		HEIGHT/JSPREAD WOCCLS الركي ESCHSCHOLZI 10'-15' x 10'-15' L الركي CALIFORNICA	A CALIFORNIA POPPY	VL
	-5' x 6'-8' L LIGUSTRUM TEXANUM TEXAS PRIVET	HEDGE	8'-10' x 4'-6' M LUPINUS SUCC	ULENTUS SUCCULENT LUPINE	VL
ANIGOZANTHOS KANGAROO PAW GRASS LIKE, FLOWERING ACCENT/ 1 GAL. FLAVIDUS FRECT FACER	MARJORIE CHANNON' (COLUMN)		8'-12 x 6'-8' M NASSELLA PUL		VL
BACCHARIS PILULARIS COYOTE BUSH MOUNDING SLOPE STABILIZATION 1 GAL. CONSANGUINEA	-6' x 3'-9' VL • PODOCARPUS 'MAKI' FERN PINE (COLU		40'-50' x 25' M גערע אין	SERTA OWL'S CLOVER BELLUM BLUE-EYED GRASS	
BUXUS M. JAPONICA EVERGREEN LOW HEDGE FOREGROUND/ 5 GAL. 'GREEN BEAUTY BOXWOOD BORDER 5 GAL.	-6' x 4'-6' M CIANTEGRIFOLIA LEMONADE BERR		6'-10' x 10'-15' VL 뉴노님		_
	x 4'-6' L STRELITZIA NICOLAI GIANT BIRD OF PARADISE	ARCHITECTURAL BACKGROUND/ACCENT 15 GAL.	25'-30' x 15' M		
SCREENING VINE SUCH AS BOUGAINVILLEA OR DISTICTIS CASCADING SHRUBS SUCH ASOVE WALL SUCH AS PROSTRATE ROSEMARY BIETES, PHORMIUM OR LIGUISTRUM FINISH GRADE COMBO THEME WALL		STUCCO TO MATCH ARCHITECTURE PRE	ECAST WALL CAP		NCE AT POOL
THE MONUMENT MALL		METAL POST & CAP VIRNEUCKLE GALVANIZED CABLE SCREENING VINES SUCH AS SCREENING SHRUBS SUCH AS PHORMIUM OR LIGUSTRUM SEPLIT FACE BLOCK SCREENING SHRUBS SUCH AS METAL POST AS SCREENING SHRUBS SUCH AS SCREENING SHRUBS SUCH AS METAL POST AS		Sheet Title: L2 – Conceptual Details and Planting Legend	REVISION 14:

















REQUIRED PLANTING POINTS (0.05 POINTS PER SF) = 250 PTS

TYPICAL PLANTING POINTS PROVIDED:

24" BOX TREE: 4 (80 PTS) 36" BOX TREE: 4 (200 PTS)





WATER USE LEGEND



REA	5-0	-23	BR	R
88	BX	383	8	8
83	H3X	38	8	8
	88	33	B	¥
H3H	88	-84	B¥	X

TOTAL LANDSCAPE AREA: 65,573 S.F.

WATER BUDGET = [(ETo)(0.62)] [(0.55)(LA) + (0.45)(SLA)]

(47)(0.62)(0.55)(66,039) + (0.45)(0)] = 1,058,407 GAL./YR.

ESTIMATED TOTAL WATER USE (ETWU)

ETWU = (ETO)(0.62) [(PFxHA)/IE + (SLA)]

LOW WATER USE - DRIP $(47)(0.62)[(0.3 \times 27,606)/0.8+(0)] = 301,665 \text{ GAL}./YR.$

MODERATE WATER USE - DRIP $(47)(0.62)[(0.5 \times 38,433)/0.8) + (0)] = 699,961 \text{ GAL}./YR.$

ETW	U= ESTIM
ETo	= REFE
PF	= PLAN1
HA	= HYDR
0.62	= CONV
IE	= IRRIG



2

LOW WATER USE - DRIP TOTAL AREA: 27,606 S.F.

MODERATE WATER USE - DRIP TOTAL AREA: 38,433 S.F.

***TREES WITHIN THESE LANDSCAPE AREAS WITH LOW &** MODERATE WATER USE (CONSISTENT WITH HYDROZONE) WILL ADDITIONALLY RECEIVE ROOT ZONE BUBBLERS

LANDSCAPE WATER REQUIREMENTS

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

GRAND TOTAL = 1,001,626 GAL./YR.

MATED TOTAL WATER USE PER YEAR (GALLONS PER YEAR) RENCE EVAPOTRANSPIRATION (INCHES PER YEAR) T FACTOR FROM WOCOLs ROZONE AREA IN SQUARE FEET (HIGH, MEDIUM & LOW WATER USE) /ERSION FACTOR (GALLONS PER SQUARE FOOT) BATION EFFICIENCY

PREPARED BY:				
NAME: GMP, INC.	REVISION 14: _			
	REVISION 13: _			
ADDRESS: 4010 SORRENTO VALLEY BLVD, SUITE 200	REVISION 12: _			
SAN DIEGO, CALIFORNIA 92121	REVISION 11: _			
PHONE #: (858) 558-8977	REVISION 10: _			
	REVISION 09: _			
PROJECT ADDRESS:	REVISION 08: _			
	REVISION 07: _			
SAN DIEGO, CALIFORNIA	REVISION 06: _			
	REVISION 05: _		1/10/2	
	REVISION 04: _		11/16/	
PROJECT NAME:	REVISION 03: _		7/21/2	1
MORENA APARTMENT HOMES	REVISION 02: _		5/08/2	
rd	REVISION 01: _		1/19/2	017
			12/05/	2016
SHEET TITLE:	ORIGINAL DATE:	-		
15 - WATER USE CALCULATIONS PLAN	SHEET	14	OF	58
E	DEP 🛔			



ALCULATIONS	S.F.
SCRIPTION	
IA INSIDE OF STREET YARD	5,550
A PLANTING AREA PROVIDED INSIDE OF STREET YARD	1028
IA OUTSIDE OF STREET YARD	75,548
A PLANTING AREA PROVIDED OUTSIDE OF STREET YARD	4,768
REET YARD PLANTING	25,080
REET YARD BOUNDARY	38,913
MAINING YARD - MIN. 60 POINTS PER BUILDING	15,487

			20 JAN 8
PREPARED BY:			
NHE: GHP, INC.	REVISION 14:		
	REVISION 13:		
ADDRESS: 4010 SORRENTO WILLEY BLND, SUITE 200	REVISION 12:		
SAN DIEGO, CALIFORNIA 82121	REVISION 11:		
PHONE 1: (858) 535-8077	REVISION 10:		_
	REVISION 09:		
PROJECT ADDRESS:	REVISION OB:		
	REVISION 07:		
SAN DIEGO, CALIFORNIA	REVISION OB:		
	REVISION 05:	1/10/2	810
	REVISION 04:	11/18/	2017
PROJECT HAVE:	REVISION 03:	7/21/2	2017
MORENA APARTMENT HOMES	REVISION 02:	5/08/2	2017
	REVISION 01:	1/19/2	017
	ORIGINAL DATE:	12/05/	2016
SHEET TITLE:			
LO - LANDSCHPE CALCULATIONS FLAN	SHEET 15	OF	58
	CV.CO.		
	DEP /		
· · · · · · · · · · · · · · · · · · ·			



LL LEGEND
RIPTION
OMBO GLASS WALL
JBE STEEL FENCE
JBE STEEL FENCE - POOL AREA
OMBO THEME WALL
AINING WALL WITH GUARDRAIL
PLIT FACE BLOCK WALL

CALCULATIONS	
REQUIREMENTS (190 SF/UNIT), 15	0 UNITS = <u>28,500</u> SF O.S. REQUIRED
PROVIDED:	
TYARD AT BUILDINGS 1 & 2 =	4,301 SF
TYARD AT BUILDINGS 3 & 4 =	4,297 SF
AREA =	5,663 SF
HOUSE COURTYARD	823 SF
ENTIAL DECKS/BALCONIES:	
NIT A (75 x 67 SF)	5,025 SF
NIT B (45 x 116 SF)	5,220 SF
NIT C (30 x 107 SF)	3,210 SF
PACE PROVIDED	28,539 SF

PREPARED BY:		
NAME:GMP, INC	REVISION 14:	
	REVISION 13:	
ADDRESS: 4010 SORRENTO VALLEY BLVD, SUITE 200	REVISION 12:	
SAN DIEGO, CALIFORNIA 92121		
PHONE #: (858) 558-8977	REVISION 10:	
PROJECT ADDRESS:	REVISION 08:	
	REVISION 07:	
SAN DIEGO, CALIFORNIA	REVISION 06:	
	REVISION 05:	
	REVISION 04:	
PROJECT NAME:	REVISION 03:	
MORENA APARTMENT HOMES	REVISION 02:	
	REVISION 01:	1/19/2017
	ORIGINAL DATE:	12/05/2016
SHEET TITLE: L7 - FENCE/WALL & OPEN SPACE EXHIBIT	SHEET18	OF 58
FERREY MALL & UTEN STALE EARNON	SHEET 10	



MORENA APARTMENT HOMES SAN DIEGO - CALIFORNIA

5TH DESIGN SUBMITTAL PLANS - NOVEMBER 16, 2017

4TH DESIGN SUBMITTAL PLANS - JULY 21, 2017 **3RD DESIGN SUBMITTAL PLANS - MAY 8, 2017** 2ND DESIGN SUBMITTAL PLANS - JANUARY 19, 2017 **DESIGN SUBMITTAL PLANS - DECEMBER 05, 2016**

FAIRFIELD REALTY III LLC **RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC.**

ATTACHMENT 19



			25 `-7 "						
/	/	25'-7" '1. SIDE 'ARD SETBK.	SIDE YARD SETBK.	те=0.1.07 ТF=19.69 <u>TM=31.08</u> FG=30.70 TF=20.36	<u>TW=32.42</u> FG=32.07 TF=21.03	TW=27.18 FG=37.15 TF=20.36		TW=33.09 FG=32.77 TF=21.03 TF=21.03	FG=32.86
/				20/39 FS	12205 FC	KE 31 18 12 31 18 12			21.62 FS
			TW=25.22 FG=25.03 TF=79.02 20.39 FL			M ¹ ¹ ¹ ¹ ¹ ¹ ¹ ¹ ¹ ¹		T <u>SJ 6F 12</u> HH	21.02 FS
			2003 FL/GB						
			26.6' SETBACK		20.0			NDER GAR.	
				PRIVATE	FF=21.0 PAD=20.0		FF=21.6	TUCK-UNDER	لك ح م
								3-STORY APT.S	םן -
	×			22'-2" [1					⊐∣ ∣ ₽╹
			19.33 TC	ES <u>1.2%</u> 0 FL/HP	AC	24'-0"	243 FL P 2035 TC 1985 FS 19.79 FS 19.79 FS		9.66 FL/HP 89.6
		io * 4		01:61 01			19.59 FS H		
		30 70 70 70 70 70 70 70 70 70 70 70 70 70				9.9 18.9			
						FF=19.9		VGARAGEA	
		*			╲╲ ╲ ╲				10 IF T
								-0"	
-	REFEI NOR	RENCE TH					18/25 FS 18/25	2 +1-0	18.06 FS/LP
· . sc	NORTH CALE: 1" = 30'				CA FROM	CE OF CLIEBO		2:1	<u> </u> -
EN	TITLEMENT ACTI		COMMUNITY PLAN TO		C. FACE OF MEDIAN CURB			BOTTO	R IN S
2.	MOBILE HOME PARK DESIGNATION TO TH REZONE FROM RS-1	<pre>< OVERLAY AND APP</pre>	LY A MEDIUM DENSIT					*	
5.	SENSITIVE LANDS (S	SPECIAL FLOOD HAZA IENT PERMIT TO ALL	PRESENCE OF ENVIR ARD AREA). OW THE DEVIATIONS I		v.	Mor			
	PLANNED DEVELOPM RETAINING WALL HE ALLOW CARPORTS SETBACK ALONG TO	MENT PERMIT TO ALL EIGHTS ALONG TONOF AND PARKING TO EN DNOPAH AVENUE, ALI	OW FOR DEVIATIONS PAH AVENUE UP TO 1 CROACH INTO THE ST LOW TRASH ENCLOSU DACKS ALONG TONOPA	7' MAXIMUM, REET SIDE RES TO		NO RENA	BIL		Ň
2. 3.	AND MAINTAIN THE DEVIATION TO THE FOR OUTSIDE ASSIG DEVIATION FROM 20	CURRENT ROADWAY 7-FOOT HORIZONTAL SNED UNIT STORAGE. D'-0" TO 13'-8" FRON	WIDTH OF TONOPAH DIMENSION ALONG O T YARD SETBACK AT	AVENUE. INE PLANE		·			<
	DEVIATION FROM 25 BUILDING NO. 6 AL DEVIATION FROM 25	ONG MORENA BLVD.	STREET YARD SETBA AS INDICATED ON SH ET SIDE SETBACK AT						
		STANDARD SPACE - 8	PARKING ► 'x 18' FH	INDICATES FIRE HYDRANT LOCATION	レッ TRAN	TRICAL ISFORMER	MOTORCYCLE PARKING LOCATION	18. Parking Required	
FF - 00.0	BUILDING TYPE: FIN. FLOOR ELEV.		PACE LE PARKING C x 8' 000'	INDICATES FIRE HOS RUN AND LENGTH INDICATES ACCESSIB	E T TRASI ENCL T-D TEL LOCA	H / RECYCLE (EC OSURE DATA (MS TION	ELECTRIC CAR CONNECTION MONUMENT SIGN	1 BEDROOM 1.5 2 BEDROOM 2.0 Total Requir Req'd. HCP	0 X 0 X
FP - 00.0	INDICATES DETACHED	ACCESS RC ACCESS RC INDICATES PROPERTY INDICATES SETBACK L	DADS	FIRST FLOOR UNIT. A OTHER GROUND FLO UNITS DESIGNED AS ADAPTABLE UNITS. RETAINING WALL	ALL (AC) AC UI OR (BK) 10 BII LOCA	KE RACK TION OX KIOSK	 SIGN PROPOSED & 	ASSIGNED AND VIS 30 COVERED UNIT Bicycle Park 75 ONE-BDRM. X	<u>sito</u> s x cin (4
	GARAGE BLDG. LOCATION	MINDICATES	ADA — — —	LOCATION REFER TO CIVIL PLANS	(MB) LOCA	TION	VEHICLE LOCATION	Req'd. Motor	'Cy



5

ATTACHMENT 19

				PMEN7	SUMM/	ARY	
	THE PROPOSED INCLUDE 150 MA	RKET RATE RESIDE	TIFAMILY HOUSING I NTIAL UNITS, A CLU	ub house includi	HE CITY OF SAN DIEGO, CA NG LEASING AND EXERCISE POOL HOUSE BLDG		
	2. Address:	INTERSECTION	OF MORENA BLVD). ST. & FRANKFO	RT ST. , SAN DIEGO, CA	92117	
	3. Type of D	evelopment			RATE RESIDENTIAL		
	4. Assessor's	s Parcel No	PARCEL PARCEL		0-41-00		
	5. Zone:				6. Type of Cons		V-B & V-A
	7. Occupanc	-	R-2/ A-3 /		B. Lot Coverage		
	9. Lot Cover Lot Net Ar	• •			Area (Sq. Feet) Ac. (6.2 Ac. Gross)	100.0%	б
		Carports not ind		090 SF / 3.7 F	72,947 SF	32.85 %	
		& Open Par			80,944 SF	36.44 %	
	Landscapir		·····g.		68,205 SF	30.71 %	
	10. Floor Are	ea Ratio:	10a	a. Allow. Gross Fi	LR. AREA: LOT SIZE (222,0	96 SF) X MAX. FAR.	(1.35) = 299,829.6 SF
	Allowed:	Propos		D. PROPOSED GRO			= 217,170.0 S
	MAX: 1.35* 299,829.6 SF	0.87		-	. FOR GARAGES: 299,82 RAGE AREA: (LESS		= 74,957.4 Si = 22,234 Si
	NOTES: *.25	MIN. OF THE PERM			OR REQUIRED GARAGE		
•	11. Building			12	2. Density:		
	Allowed:	F	Proposed:	29	DU/Ac. X 5.7 Ac.	= 165	.3 DU MAX. ALLOWEI
	MAX: 30'		30'				
	13. Open Sp Briveto Op	ace Data en Space Re					
	-	pen Space I			60 SF/ DU 25 SF/ DU		
	_	Private & C	_	n Space Re	quired:		12,750 SF
		ole Space Re en Space Pr			190 SF/ DU	190 SF X 150 UN	ITS = 28,500 SF
	RESIDENTIAL	DECKS/BALCON					
	UNIT A (75 UNIT B (45 UNIT C (30	X 67 SF) X 116 SF) X 107 SF)					= 5,025 SF = 5,220 SF = 3,210 SF
	TOTAL PRIVA	TE OPEN SPACE					= 13,455 SF
		sable Open le Open Spa	-				= 15,084 SF 28,539 SF
				•	28,539 SF / 150 DU	= 190.26 SF/DU	20,009 01
	14. Setbacks Required S			D	roposed Setbacks		
	Front Min.:		Standard		roposed Selbacks	2 0'-0" *	
	Side Min.:	5' OR 10% L	OT WIDTH		ide Yard:	25'-7"	
		WHICHEVER LOT WIDTH = 10' OR 10% L				255.9' X .10 = 2	5.59'
	Side Stree Min.:	WHICHEVER	S GREATER = 255.9'	S	ide Street Yard:	25'-7" ** 255.9' X .10 = 2	5.59'
	Rear:	15'		R	ear Yard:	N/A	
			•	e)(1) ** 5'ENCR	OACHMENT ALLOWED PER	131.0443(e)(3)	
	15. Resident				ash & Recyclii	ng Enclosure	es:
	UNIT A 765 UNIT B 1,175 UNIT C 1,143	Sq. Ft. 1 Bedroom Sq. Ft. 2 Bedroom Sq. Ft. 2 Bedroom	2 Bath = 45 2 Bath = 30	Units REQU Units TRASI	HMIN. AREA: 288 SF A	Rovided: Rea: (180 SF X	4 ENCLOSURES) = 720 SF
		of Residential L			CLING MIN. AREA: 288 SF T L AREA REQUIRED: 576 SF R	RASH BINS: (1 BIN X 4 Ecycling Bins: (1 Bin X 4	ENCLOSURES) = 4 ENCLOSURES) = 4
	17. Building	Mix & Squ	are Foota	ge			
	Bldg. Type	No, of Stories	Type of Const.	Sprinkler System		No. of Bldgs.	Total SF
	BLDG. I	THREE	V-A	13-R	14,166 SF	3	42,498 SF
	BLDG. II CLUB HSE.	THREE ONE	V-A V-A	N/A	4,400 SF	6 1	168,756 SF 4,400 SF
	POOL HSE. TRASH ENCL. MAILBOX KIOSK	ONE ONE ONE	V-A V-B V-B	N/A N/A N/A	319 SF 204 SF 155 SF	4 1	319 SF 816 SF 155 SF
	GARAGE (MAINT.)		V-B V-B	N/A N/A		1 1 17	226 SF
			CL JF7	ASSOC	CIATES	1/	211,11U OF
, b	IN	rodri Architi	ECTS & P	PLANNER	RS, INC.		
		4080 CENTRE ST. SUITE					
			ARCHITECT & P	LANNERS	REVISION 14:		
		IGUEZ ASSOC.S					
	NAME: <u>RODR</u>						
	NAME: <u>RODR</u> 	080 CENTRE STR	REET, SUITE 104		REVISION 12:		
	NAME: <u>RODR</u> 		REET, SUITE 104 ORNIA 92104		REVISION 12: REVISION 11:		
	NAME: <u>RODR</u> ADDRESS: <u>40</u> SA PHONE #: (6	080 CENTRE STR AN DIEGO, CALIF 619) 544–8951	REET, SUITE 104 ORNIA 92104		REVISION 12: REVISION 11: REVISION 10: REVISION 09:		
	NAME: <u>RODR</u> 	080 CENTRE STR AN DIEGO, CALIF 619) 544–8951	REET, SUITE 104 ORNIA 92104		REVISION 12: REVISION 11: REVISION 10: REVISION 09: REVISION 08:		
	NAME: <u>RODR</u> ADDRESS: <u>40</u> SA PHONE #: (6	080 CENTRE STR AN DIEGO, CALIF 19) 544–8951 RESS:	REET, SUITE 104 ORNIA 92104		REVISION 12: REVISION 11: REVISION 10: REVISION 09: REVISION 08:		
	NAME: <u>RODR</u> ADDRESS: <u>40</u> SA PHONE #: (6 PROJECT ADD	080 CENTRE STR AN DIEGO, CALIF 19) 544–8951 RESS:	REET, SUITE 104 ORNIA 92104		REVISION 12: REVISION 11: REVISION 10: REVISION 09: REVISION 09: REVISION 08: REVISION 07: REVISION 06: REVISION 05:	05/04/201 11/16/201	18 7
	NAME: <u>RODR</u> ADDRESS: <u>40</u> SA PHONE #: <u>(6</u> PROJECT ADD <u>SAN DIEGO,</u>	080 CENTRE STR AN DIEGO, CALIF 19) 544–8951 PRESS: CALIFORNIA	REET, SUITE 104 ORNIA 92104		REVISION 12: REVISION 11: REVISION 10: REVISION 09: REVISION 09: REVISION 08: REVISION 07: REVISION 06: REVISION 05: REVISION 04:	05/04/201 11/16/201 07/21/201	18 7 7 7
	NAME: <u>RODR</u> ADDRESS: <u>40</u> SA PHONE #: (6 PROJECT ADD SAN DIEGO, PROJECT NAM	080 CENTRE STR AN DIEGO, CALIF 19) 544–8951 PRESS: CALIFORNIA	REET, SUITE 104 ORNIA 92104		REVISION 12: REVISION 11: REVISION 10: REVISION 09: REVISION 09: REVISION 08: REVISION 07: REVISION 06: REVISION 05:	05/04/201 11/16/201 07/21/201 05/30/201	7 7 7 7
ROPERTY	NAME: <u>RODR</u> ADDRESS: <u>40</u> SA PHONE #: (6 PROJECT ADD SAN DIEGO, PROJECT NAM	D80 CENTRE STR AN DIEGO, CALIF 319) 544–8951 PRESS: CALIFORNIA	REET, SUITE 104 ORNIA 92104		REVISION 12: REVISION 11: REVISION 10: REVISION 09: REVISION 08: REVISION 08: REVISION 07: REVISION 06: REVISION 06: REVISION 05: REVISION 04: REVISION 03:	05/04/201 11/16/201 07/21/201 05/30/201 05/08/201	28 27 27 27 27 27
ROPERTY	NAME: <u>RODR</u> ADDRESS: <u>40</u> SA PHONE #: (6 PROJECT ADD SAN DIEGO, PROJECT NAM	D80 CENTRE STR AN DIEGO, CALIF 319) 544–8951 PRESS: CALIFORNIA	REET, SUITE 104 ORNIA 92104		REVISION 12: REVISION 11: REVISION 10: REVISION 09: REVISION 09: REVISION 08: REVISION 07: REVISION 06: REVISION 06: REVISION 05: REVISION 04: REVISION 03: REVISION 02: REVISION 01:	05/04/201 11/16/201 07/21/201 05/30/201 05/08/201	18 7 7 7 7 7 7 7 7 7
)	NAME: RODR. ADDRESS: 40 SADDRESS: 40 SAN DIEGO, PROJECT ADD SAN DIEGO, PROJECT NAM MORENA AP/ SHEET TITLE:	D80 CENTRE STR AN DIEGO, CALIF S19) 544–8951 RESS: CALIFORNIA IE: ARTMENT HOMES	REET, SUITE 104 ORNIA 92104		REVISION 12: REVISION 11: REVISION 10: REVISION 09: REVISION 09: REVISION 09: REVISION 09: REVISION 08: REVISION 07: REVISION 06: REVISION 05: REVISION 04: REVISION 03: REVISION 02: REVISION 01: ORIGINAL DATE:	05/04/201 11/16/201 07/21/201 05/30/201 05/08/201 01/19/201 12/05/201	8 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7
	NAME: RODR. ADDRESS: 40 SADDRESS: 40 SAN DIEGO, PROJECT ADD SAN DIEGO, PROJECT NAM MORENA AP/ SHEET TITLE:	D80 CENTRE STR AN DIEGO, CALIF 319) 544–8951 PRESS: CALIFORNIA	REET, SUITE 104 ORNIA 92104		REVISION 12: REVISION 11: REVISION 10: REVISION 09: REVISION 09: REVISION 09: REVISION 09: REVISION 08: REVISION 07: REVISION 06: REVISION 05: REVISION 04: REVISION 03: REVISION 02: REVISION 01: ORIGINAL DATE:	05/04/201 11/16/201 07/21/201 05/30/201 05/08/201 01/19/201	8 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7
) W:	NAME: RODR. ADDRESS: 40 SADDRESS: 40 SAN DIEGO, PROJECT ADD SAN DIEGO, PROJECT NAM MORENA AP/ SHEET TITLE:	D80 CENTRE STR AN DIEGO, CALIF S19) 544–8951 RESS: CALIFORNIA IE: ARTMENT HOMES	REET, SUITE 104 ORNIA 92104		REVISION 12: REVISION 11: REVISION 10: REVISION 09: REVISION 09: REVISION 09: REVISION 09: REVISION 08: REVISION 07: REVISION 06: REVISION 06: REVISION 05: REVISION 04: REVISION 03: REVISION 02: REVISION 01: ORIGINAL DATE: SHEET	05/04/201 11/16/201 07/21/201 05/30/201 05/08/201 01/19/201 12/05/201	8 7 7 7 7 7 7 7 7 7 7 7 6 58

		25'-7" SIDE YARD SETBK.	TF=19.69 TH=31.08 FG=30.70 TF=20.36	<u>TW=52.42</u> FG=32.07 TF=21.03	20.36		<u>TW=33.09</u> FG=32.77 TF=21.03	TW=33.09 FG=32.86 TF=21.03
	25'-7" ST. SIDE YARD SETBK.	FF=19.69		╤┲┯			L ╱╌╕╢╍╦═╤╴	
	IM=26.22 FG=25.03 FG=25.03	25.6' SETBACK	3 27 28 29 30 4 1 1 1 1 3 20'-2" 1 1 1 1 1 1 1 20'-2" 1 1 1 3 20'-2" 1 1		/Е <u>1970</u> 2-МС <u>76</u> FH 0-1 <u>1977</u> FH 0-1 <u>1977</u> 7 7 7 7 7 7 7 7 7 7	57 38 39 40 41		\checkmark
							1 1 1 <th></th>	
	10, 00, 10, 00, 10, 00, 10, 00, 10, 10,	250 250 250 250 250 250 250 250	19.08 FS 1.2%		24'-0"	2013 2013		
REFERENCE NORTH		* 37.01				5'-0"		18.56 ft 24'-0"
NORTH SCALE: 1" = 30' ENTITLEMENT ACTION ITE 1. AMENDMENT TO THE CLAIRE MOBILE HOME PARK OVERLA DESIGNATION TO THE SITE. 2. REZONE FROM RS-1-7 AND 3. VESTING TENTATIVE MAP TO 4. SITE DEVELOPMENT PERMIT SENSITIVE LANDS (SPECIAL 5. PLANNED DEVELOPMENT PER REQUESTED DEVIATIONS:	MONT MESA COMMUNITY AY AND APPLY A MEDIU CC-4-2 TO RM-2-5. CREATE CONDOMINIUM DUE TO THE PRESENCE FLOOD HAZARD AREA).	UNITS. OF ENVIRON	EMOVE THE RESIDENTIAL	CT. FACE OF MEDIUM			2:1 BOTTON	
 PLANNED DEVELOPMENT PEL RETAINING WALL HEIGHTS A ALLOW CARPORTS AND PAR SETBACK ALONG TONOPAH ENCROACH INTO THE STREE AND MAINTAIN THE CURREN DEVIATION TO THE 7-FOOT FOR OUTSIDE ASSIGNED UN DEVIATION FROM 20'-0" TO ALONG MORENA BLVD. AS I DEVIATION FROM 25'-7" TO BUILDING NO. 6 ALONG MOR DEVIATION FROM 25'-7" TO FRANKFORT STREET. AS IN 	LONG TONOPAH AVENUE RKING TO ENCROACH IN AVENUE, ALLOW TRASH T SIDE SETBACKS ALON IT ROADWAY WIDTH OF HORIZONTAL DIMENSION IT STORAGE. 13'-8" FRONT YARD SE NDICATED ON SHEET AS 19'-0" SIDE STREET YA RENA BLVD. AS INDICAT 21'-7" STREET SIDE SE IDICATED ON SHEET AS	E UP TO 17' TO THE STREE ENCLOSURES IG TONOPAH TONOPAH AV ALONG ONE TBACK AT CL S.1. RD SETBACK ED ON SHEET TBACK AT 1.	MAXIMUM, ET SIDE 5 TO AVENUE, ENUE. PLANE UBHOUSE AT AS.1.				19. Deatki	
SITE LEGEND: 1 BUILDING NO. HCF BUILDING TYPE: FF - 00.0 FIN. FLOOR ELEV. FP - 00.0 FIN. PAD ELEV. HCF ZZZ HCF HCF ZZZ HCF HCF ZZZ HCF HCF ZZZ HCF HCF HCF ZZZ HCF HCF HCF HCF HCF HCF HCF HCF	PARKING SPACE MOTORCYCLE PARKING SPACE - 3' x 8' INDICATES FIRE	FH 6 000'	INDICATES FIRE HYDRANT LOCATION INDICATES FIRE HOSE RUN AND LENGTH INDICATES ACCESSIB FIRST FLOOR UNIT. A OTHER GROUND FLOO UNITS DESIGNED AS ADAPTABLE UNITS. RETAINING WALL LOCATION REFER TO CIVIL PLANS		ELECTRICAL TRANSFORMER LOCATION TRASH / RECYCLE ENCLOSURE TEL DATA LOCATION AC UNIT LOCATION 0 BIKE RACK LOCATION MAILBOX KIOSK LOCATION	 M MOTORCYCLE PARKING LOCATION ELECTRIC CAR CONNECTION MS MONUMENT SIGN PROJECT DIRECTORY SIGN PROPOSED & FUTURE ELEC. VEHICLE LOCATION 	18. Parkin Require 1 BEDROOM 2 BEDROOM Total Rec Req'd. HC ASSIGNED AND 30 COVERED Bicycle P 75 ONE-BDRM Req'd. Mc 150 UNITS	d Ca 1.50 X 2.00 X Quired: CP Pa D VISITO UNITS X Parking M. X .4



5

ATTACHMENT 19

		<u> </u>	VELO	PMEN	<u>r summ</u>	ARY	
	THE PROPOSED INCLUDE 150 MA	RKET RATE RESIDE	_TIFAMILY HOUSIN ENTIAL UNITS, A	CLUB HOUSE INCLUD	The City of San Diego, C Ing leasing and exercise Pool House Bldg		
	2. Address:	INTERSECTION	OF MORENA BL	_VD. ST. & FRANKF	ORT ST. , SAN DIEGO, CA	92117	
	3. Type of D	evelopmen			RATE RESIDENTIAL		
	4. Assessor's	s Parcel No	O.: PARCE PARCE	<u>L 2: 436-02</u>	0-40-00 0-41-00		
	5. Zone:				6. Type of Con		V-B & V-
	7. Occupanc	-	R-2/ A-3		8. Lot Coverage		
	9. Lot Cover Lot Net Ar				Area (Sq. Feet) Ac. (6.2 Ac. Gross)	100.0%	70
		(Carports not in		.2,000 01 / 0.7	72,947 SF	32.85 %	
		& Open Par			80,944 SF	36.44 %	
	Landscapir	-			68,205 SF	30.71 %	
	10. Floor Are	a Ratio:	1	Oa. Allow. gross i	FLR. AREA: LOT SIZE (222,0	096 SF) X MAX. FAR.	(1.35) = 299,829.6 SF
	Allowed:	Propos		Ob. PROPOSED GR			= 217,170.0 S
	MAX: 1.35* 299,829.6 SF	0.87 217,170.0			R. FOR GARAGES: 299,8 RAGE AREA: (LESS		= 74,957.4 S = 22,234 S
	NOTES: *.25	MIN. OF THE PER		-	OR REQUIRED GARAGE		
•	11. Building				2. Density:		
	Allowed:		Proposed	2	9 DU/Ac. X 5.7 Ac.	= 165	5.3 DU MAX. ALLOWE
	MAX: 30'		30'				
	13. Open Sp Private Op	en Space R	equired:		60 SF/ DU	60 SF X 150 UN	TS - 0.000 SF
		pen Space			25 SF/ DU		
	_		-	pen Space Re	-		12,750 SF
		ole Space Re en Space Pi			190 SF/ DL	J 190 SF X 150 UN	IITS = 28,500 SF
	RESIDENTIAL	DECKS/BALCOM X 67 SF)					= 5,025 SF
	UNIT B (45	X 116 SF) X 107 SF)					= 5,025 SF = 5,220 SF = 3,210 SF
	TOTAL PRIVA	TE OPEN SPAC					= 13,455 SF
		sable Open le Open Spa	-		28,539 SF / 150 DU		= 15,084 SF 28,539 SF
	14. Setbacks			Ju .	20,009 31 / 100 00	- 190.20 31700	20,000 01
	Required S			F	Proposed Setback	s	
	Front Min.:		Standa		Front Yard:	20'-0" *	
	Side Min.:	5' OR 10% L WHICHEVER	IS GREATER		Side Yard:	25'-7"	
	Side Stree	LOT WIDTH 10' OR 10% I		<u>c</u>	Side Street Yard:	$255.9' \times .10 = 2$ 25'-7'' **	5.59
	Min.:	t 10'OR 10% L WHICHEVER LOT WIDTH	IS GREATER = 255.9			$255.9' \times .10 = 2$	5.59'
	Rear:	15'			Rear Yard:	N/A	
					ROACHMENT ALLOWED PER		
					ash & Recycli	-	es:
	UNIT B 1,175 UNIT C 1,143	Sq. Ft. 1 Bedroom Sq. Ft. 2 Bedroom Sq. Ft. 2 Bedroom	n 2 Bath = 4 n 2 Bath = 3	5 Units REQ 0 Units TRA		PROVIDED: AREA: (180 SF X IDASH DINS: (1 DIN X)	4 ENCLOSURES) = 720 SF 4 ENCLOSURES) = 4
	Total Number	of Residential	Units: = 150		AL AREA REQUIRED: 576 SF F	Recycling Bins: (1 Bin X -	4 ENCLOSURES) = 4
	17. Building			-	-		
	Bldg. Type	No, of Stories	Type of Const.	System	Footage		Total SF
	BLDG. I BLDG. II	Three Three	V-A V-A	13-R	20.120 55	3 6	42,498 SF 168,756 SF
	CLUB HSE. POOL HSE.	ONE ONE	V-A V-A	N/A N/A	4,400 SF 319 SF	1 1	4,400 SF 319 SF
		ONE ONE	V-B V-B	N/A	155 SF	4	816 SF 155 SF 226 SF
-	GARAGE (MAINT.) Totals		V-B	N/A	226 SF	1 17	226 SF 217,170 SF
		RODR	IGUEZ	ASSOC	CIATES		
	K _A						
				CA 92103 (619) 544-895			
		4080 CENTRE ST. SUITI	e 104, san diego, c	CA 92103 (619) 544-895	1 (619) 544-8941 FAX		
		4080 CENTRE ST. SUITI	e 104, san diego, c		1 (619) 544-8941 FAX REVISION 14:		
	NAME: RODRI ADDRESS: 40	4080 CENTRE ST. SUITI IGUEZ ASSOC.S D80 CENTRE STI	e 104, san diego, c ARCHITECT & REET, SUITE 1	CA 92103 (619) 544-895 PLANNERS 04	1 (619) 544-8941 FAX REVISION 14:		
	NAME: RODRI ADDRESS: 40 SA	4080 CENTRE ST. SUITI IGUEZ ASSOC.S 280 CENTRE STI AN DIEGO, CALIF	e 104, san diego, c ARCHITECT & REET, SUITE 1 FORNIA 92104	CA 92103 (619) 544-895	1 (619) 544-8941 FAX REVISION 14: REVISION 13: REVISION 12: REVISION 11:		
	NAME: RODRI ADDRESS: 40 SA	4080 CENTRE ST. SUITI IGUEZ ASSOC.S D80 CENTRE STI	e 104, san diego, c ARCHITECT & REET, SUITE 1 FORNIA 92104	CA 92103 (619) 544-895	1 (619) 544-8941 FAX REVISION 14: REVISION 13: REVISION 12: REVISION 11: REVISION 10:		
	NAME: RODRI ADDRESS: 40 SA	4080 CENTRE ST. SUITI IGUEZ ASSOC.S D80 CENTRE STI AN DIEGO, CALIF 519) 544–8951	e 104, san diego, c ARCHITECT & REET, SUITE 1 FORNIA 92104	CA 92103 (619) 544-895	1 (619) 544-8941 FAX REVISION 14: REVISION 13: REVISION 12: REVISION 11: REVISION 10: REVISION 09:		
	NAME: RODRI ADDRESS: 40 SA PHONE #: (6 PROJECT ADD	4080 CENTRE ST. SUITI IGUEZ ASSOC.S D80 CENTRE STI AN DIEGO, CALIF S19) 544–8951 IRESS:	e 104, san diego, c ARCHITECT & REET, SUITE 1 FORNIA 92104	CA 92103 (619) 544-895	1 (619) 544-8941 FAX REVISION 14: REVISION 13: REVISION 12: REVISION 11: REVISION 10: REVISION 09: REVISION 08: REVISION 07:		
	NAME: <u>RODRI</u> ADDRESS: <u>40</u> SA PHONE #: (6	4080 CENTRE ST. SUITI IGUEZ ASSOC.S D80 CENTRE STI AN DIEGO, CALIF S19) 544–8951 IRESS:	e 104, san diego, c ARCHITECT & REET, SUITE 1 FORNIA 92104	CA 92103 (619) 544-895	1 (619) 544-8941 FAX REVISION 14: REVISION 13: REVISION 12: REVISION 12: REVISION 11: REVISION 10: REVISION 09: REVISION 08: REVISION 07: REVISION 06:	05/04/20	18
	NAME: RODRI ADDRESS: 40 SA PHONE #: (6 PROJECT ADD	4080 CENTRE ST. SUITI IGUEZ ASSOC.S D80 CENTRE STI AN DIEGO, CALIF S19) 544–8951 IRESS:	e 104, san diego, c ARCHITECT & REET, SUITE 1 FORNIA 92104	CA 92103 (619) 544-895	1 (619) 544-8941 FAX REVISION 14: REVISION 13: REVISION 12: REVISION 11: REVISION 10: REVISION 09: REVISION 08: REVISION 07:	05/04/20 11/16/20	18
	NAME: RODRI ADDRESS: 40 SA PHONE #: (6 PROJECT ADD SAN DIEGO, PROJECT NAM	4080 CENTRE ST. SUITI IGUEZ ASSOC.S D80 CENTRE STI AN DIEGO, CALIF S19) 544–8951 PRESS: CALIFORNIA	ARCHITECT & REET, SUITE 1	CA 92103 (619) 544-895	1 (619) 544-8941 FAX REVISION 14: REVISION 13: REVISION 12: REVISION 12: REVISION 11: REVISION 11: REVISION 01: REVISION 09: REVISION 08: REVISION 07: REVISION 06: REVISION 05: REVISION 04: REVISION 03:	05/04/20 11/16/20 07/21/20 05/30/20	18 17 17 17
ROPERTY	NAME: RODRI ADDRESS: 40 SA PHONE #: (6 PROJECT ADD SAN DIEGO, PROJECT NAM	4080 CENTRE ST. SUITI IGUEZ ASSOC.S D80 CENTRE STI AN DIEGO, CALIF S19) 544–8951 IRESS: CALIFORNIA	ARCHITECT & REET, SUITE 1	CA 92103 (619) 544-895	1 (619) 544-8941 FAX REVISION 14: REVISION 13: REVISION 13: REVISION 12: REVISION 12: REVISION 11: REVISION 10: REVISION 09: REVISION 09: REVISION 09: REVISION 06: REVISION 05: REVISION 04: REVISION 03: REVISION 02:	05/04/20 11/16/20 07/21/20 05/30/20 05/08/20	18 17 17 17 17
	NAME: RODRI ADDRESS: 40 SA PHONE #: (6 PROJECT ADD SAN DIEGO, PROJECT NAM	4080 CENTRE ST. SUITI IGUEZ ASSOC.S D80 CENTRE STI AN DIEGO, CALIF S19) 544–8951 PRESS: CALIFORNIA	ARCHITECT & REET, SUITE 1	CA 92103 (619) 544-895	1 (619) 544-8941 FAX REVISION 14: REVISION 13: REVISION 12: REVISION 12: REVISION 11: REVISION 11: REVISION 01: REVISION 09: REVISION 09: REVISION 07: REVISION 07:	05/04/20 11/16/20 07/21/20 05/30/20 05/08/20 01/19/20	18 17 17 17 17 17
)	NAME: RODRI ADDRESS: 40 SA PHONE #: (6 PROJECT ADD SAN DIEGO, PROJECT NAM	4080 CENTRE ST. SUITI IGUEZ ASSOC.S D80 CENTRE STI AN DIEGO, CALIF S19) 544–8951 PRESS: CALIFORNIA	ARCHITECT & REET, SUITE 1	CA 92103 (619) 544-895	1 (619) 544-8941 FAX REVISION 14: REVISION 13: REVISION 13: REVISION 12: REVISION 12: REVISION 11: REVISION 10: REVISION 09: REVISION 09: REVISION 09: REVISION 07: REVISION 06: REVISION 05: REVISION 04: REVISION 03: REVISION 02: REVISION 01: ORIGINAL DATE:	05/04/20 11/16/20 07/21/20 05/30/20 05/08/20 01/19/20 12/05/20	18 17 17 17 17 17 17 17
ROPERTY D W:	NAME: RODRI ADDRESS: 40 SA PHONE #: (6 PROJECT ADD SAN DIEGO, PROJECT NAM MORENA AP SHEET TITLE:	4080 CENTRE ST. SUITI IGUEZ ASSOC.S D80 CENTRE STI AN DIEGO, CALIF S19) 544–8951 PRESS: CALIFORNIA	ARCHITECT & ARCHITECT & REET, SUITE 1 FORNIA 92104	CA 92103 (619) 544-895	1 (619) 544-8941 FAX REVISION 14: REVISION 13: REVISION 13: REVISION 12: REVISION 12: REVISION 11: REVISION 10: REVISION 09: REVISION 09: REVISION 09: REVISION 07: REVISION 06: REVISION 05: REVISION 04: REVISION 03: REVISION 02: REVISION 01: ORIGINAL DATE:	05/04/20 11/16/20 07/21/20 05/30/20 05/08/20 01/19/20	18 17 17 17 17 17 17 17
)	NAME: RODRI ADDRESS: 40 SA PHONE #: (6 PROJECT ADD SAN DIEGO, PROJECT NAM MORENA AP SHEET TITLE:	4080 CENTRE ST. SUITI IGUEZ ASSOC.S D80 CENTRE STI AN DIEGO, CALIF S19) 544–8951 PRESS: CALIFORNIA	ARCHITECT & ARCHITECT & REET, SUITE 1 FORNIA 92104	CA 92103 (619) 544-895	REVISION 14: REVISION 13: REVISION 13: REVISION 12: REVISION 12: REVISION 12: REVISION 12: REVISION 11: REVISION 10: REVISION 09: REVISION 09: REVISION 08: REVISION 07: REVISION 06: REVISION 06: REVISION 06: REVISION 06: REVISION 06: REVISION 06: REVISION 01: ORIGINAL DATE: SHEET <u>AS.2</u>	05/04/20 11/16/20 07/21/20 05/30/20 05/08/20 01/19/20 12/05/20	18 17 17 17 17 17 17 16 58





SUMMER SHADOW PLAN 1 MONTH OF APRIL AT 8 AM.



SUMMER SHADOW PLAN 2 MONTH OF APRIL AT 5 PM.





NAME: RODRIGUEZ ASSOC.S ARCHITECT & PLANNERS ADDRESS: 4080 CENTRE STREET, SUITE 104 SAN DIEGO, CALIFORNIA 92104 PHONE #: (619) 544-8951 PROJECT ADDRESS: SAN DIEGO, CALIFORNIA PROJECT NAME: MORENA APARTMENT HOMES SHEET TITLE: SHADOW PLAN

REVISION	14:	
REVISION	13:	
REVISION	12:	
REVISION	11:	
REVISION	10:	
REVISION	09:	
REVISION	08:	
REVISION	07:	
REVISION	06:	
REVISION	05:	11/16/2017
REVISION	04:	07/21/2017
REVISION	03:	05/30/2017
REVISION	02:	05/08/2017
		01/19/2017
		. 12/05/2016
SHEET _	AS	5.3 20 _{OF} 58
DEP # _		



TYPICAL EXTERIOR ELEVATION

BUILDING TYPE I



TYPICAL EXTERIOR ELEVATION

BUILDING TYPE II

EXTERIOR ELEVATION 4 - WEST SIDE

BUILDING TYPE I - BLDG. NO. 6

ATTACHMENT 19

TYPICAL EXTERIOR FINISHES

- T.P.O. ROOFING AT FLAT ROOF AREAS
- EXTERIOR STUCCO WALL FINISH
- STUCCO OR WOOD WINDOW/DOOR/WALL TRIM
- WOOD WINDOW TRELLIS
- GALVANIZED METAL SCUPPERS
- EXPOSED WOOD TRELLIS MEMBERS
- METAL CLAD EXTERIOR DOORS
- METAL CLAD FRENCH DOORS
- VINYL FRAMED WINDOWS
- METAL BALCONY RAILINGS
- METAL CHIMNEY CAPS W/ B-VENTS PAINTED • INSULATED SECTIONAL RAISED PANEL
- METAL GARAGE DOOR PAINTED
- 40-YEAR CLASS 'A' FACTORY- PAINTED STANDING SEAM METAL ROOFING

EXTERIOR COLORS

- THE EXTERIOR STUCCO COLOR RANGE, SUCH AS:
- WARM GRAY
- WARM SIENNA COLOR
- BURNT OCHRE EARTH TONE
- WARM / OFF-WHITES
- EARTH GREEN / OLIVE
- WARM CHARCOAL
- METAL RAILINGS ACCENT COLOR RANGE, SUCH AS:
- SLATE ORANGE / VERMILION
- SLATE GREEN / SAGE
- CLEAR ALUMINUM - WARM / OFF-WHITES



NAME RODRIGUEZ ASSOC.S ARCHITECT & PLANNERS ADDRESS: _4080 CENTRE STREET, SUITE 104 SAN DIEGO, CALIFORNIA 92104 PHONE #: (619) 544-8951 PROJECT ADDRESS: SAN DIEGO, CALIFORNIA PROJECT NAME: MORENA APARTMENT HOMES SHEET TITLE:

CHARACTER SKETCHES

REVISION	14:			
REVISION	13:			
REVISION	12:			
REVISION	11:			
REVISION	10:			
REVISION	09:			
REVISION	08:			
REVISION	07:			
REVISION	06:			
REVISION	05:			7
REVISION	04:		07/21/201	7
REVISION	03:		05/30/201	7
			/ /	
REVISION	01:		01/19/201	7
ORIGINAL	DATE	.	12/05/201	6
SHEET _	CS	5.1 21	_ OF	58
DEP # _				







EXTERIOR ELEVATION 3

CLUBHOUSE



EXTERIOR ELEVATION 4

CLUBHOUSE

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

TYPICAL EXTERIOR FINISHES

- T.P.O. ROOFING AT FLAT ROOF AREAS • EXTERIOR STUCCO WALL FINISH
- STUCCO OR WOOD WINDOW/DOOR/WALL
- TRIM WOOD WINDOW TRELLIS
- GALVANIZED METAL SCUPPERS
- EXPOSED WOOD TRELLIS MEMBERS
- METAL CLAD EXTERIOR DOORS
- METAL CLAD FRENCH DOORS
- VINYL FRAMED WINDOWS
- METAL BALCONY RAILINGS
- METAL CHIMNEY CAPS W/ B-VENTS PAINTED
- INSULATED SECTIONAL RAISED PANEL METAL GARAGE DOOR - PAINTED
- 40-YEAR CLASS 'A' FACTORY- PAINTED STANDING SEAM METAL ROOFING

EXTERIOR COLORS

- THE EXTERIOR STUCCO COLOR RANGE, SUCH AS:
- WARM GRAY
- WARM SIENNA COLOR
- BURNT OCHRE EARTH TONE
- WARM / OFF-WHITES
- EARTH GREEN / OLIVE - WARM CHARCOAL
- METAL RAILINGS ACCENT COLOR RANGE, SUCH AS:
- SLATE ORANGE / VERMILION
- SLATE GREEN / SAGE
- CLEAR ALUMINUM
- WARM / OFF-WHITES

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

RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. 4080 CENTRE ST. SUITE 104, SAN DIEGO, CA 92103 (619) 544-8951 (619) 544-8941 FAX NAME RODRIGUEZ ASSOC.S ARCHITECT & PLANNERS REVISION 14: _____ REVISION 13: _____ ADDRESS: 4080 CENTRE STREET, SUITE 104 REVISION 12: _____ SAN DIEGO, CALIFORNIA 92104 REVISION 11: PHONE #: (619) 544-8951 REVISION 10: REVISION 09: _____ PROJECT ADDRESS: REVISION 08: _____ REVISION 07: _____ SAN DIEGO, CALIFORNIA REVISION 06: _____ REVISION 05: ______11/16/2017 07/21/2017 REVISION 04: 05/30/2017 REVISION 03: PROJECT NAME: MORENA APARTMENT HOMES 05/08/2017 REVISION 02: _____ REVISION 01: _____01/19/2017 ORIGINAL DATE: _______ 12/05/2016 SHEET TITLE: SHEET <u>CS.3 23</u> OF <u>58</u> CHARACTER SKETCHES DEP # 5TH DESIGN SUBMITTAL PLANS - NOVEMBER 16, 2017



UNIT A

1 BEDROOM - 1 BATH

UNITS A1

SPACE		SQ. FOOTAGE		
	LIVING AREA	785 S.F.		
	SUB-TOTAL	785 S.F.		

ACCESSORY AREAS

SPACE	SQ. FOOTAGE
PATIO / COVERED BALC.	67 S.F.
OPEN TO SKY BALC.	N/A
WH CLOSET	10 S.F.
POP-OUTS	N/A
SUB-TOTAL	77 S.F.
TOTAL	862 S.F.

785 S.F.

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



NOTE: EACH UNIT TYPE WILL INCLUDE INTERIOR SPACE FOR TRASH AND RECYCLABLES.

ATTACHMENT 19



NAME: RODRIGUEZ ASSOC.S ARCHITECT & PLANNERS
ADDRESS:4080 CENTRE STREET, SUITE 104
SAN DIEGO, CALIFORNIA 92104
PHONE #: <u>(619)</u> 544-8951
"
PROJECT ADDRESS:
SAN DIEGO, CALIFORNIA
PROJECT NAME:
MORENA APARTMENT HOMES
SHEET TITLE:
UNIT A – FLOOR PLAN

REVISION	14:						-
REVISION	13:						-
REVISION	12:						-
REVISION	11:						-
REVISION	10:						-
REVISION	09:						-
REVISION	08:						-
REVISION	07:						-
REVISION							-
REVISION	05:			11/16,	/201	7	-
REVISION	04:			07/21	/201	7	-
REVISION	03:			05/30	/201	7	-
REVISION	02:			05/08	/201	7	-
REVISION	01:			01/19	/201	7	-
ORIGINAL	DATE:			12/05,	/201	6	-
SHEET _	AO	. 1	24	_ OF		58	-
DEP # _							-



UNIT B

2 BEDROOM - 2 BATH

UNIT B

SPACE	SQ. FOOTA
LIVING AREA	1,175 S.F.
SUB-TOTAL	1,175 S.F.

ACCESSORY AREAS

SQ. FOOTA
116 S.F.
N/A
19 S.F.
N/A
135 S.F.
1,310 S.F.

1,175 S.F.

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



ATTACHMENT 19



NAME: RODRIGUEZ ASSOC.S ARCHITECT & PLANNERS
ADDRESS:
SAN DIEGO, CALIFORNIA 92104
PHONE #: <u>(619)544-8951</u>
"
PROJECT ADDRESS:
SAN DIEGO, CALIFORNIA
PROJECT NAME:
MORENA APARTMENT HOMES
SHEET TITLE:
UNIT B – FLOOR PLAN

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
REVISION 08:
REVISION 07:
REVISION 06:
REVISION 05:11/16/2017
REVISION 04:07/21/2017
REVISION 03:05/30/2017
REVISION 02:05/08/2017
REVISION 01:01/19/2017
ORIGINAL DATE:
SHEET AO.2 25 58
DEP #



UNIT C

2 BEDROOM - 2 BATH

UNITS C

SPACE	SQ. FOOTAGE		
LIVING AREA	1,143 S.F.		
SUB-TOTAL	1,143 S.F.		

ACCESSORY AREAS

SPACE	SQ. FOOTAGE			
PATIO / COVERED BALC.	107 S.F.			
OPEN TO SKY BALC.	N/A			
WH CLOSET	17 S.F.			
POP-OUTS	N/A			
SUB-TOTAL	124 S.F.			
TOTAL	1,267 S.F.			

1,143 S.F.

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

NOTE: EACH UNIT TYPE WILL INCLUDE INTERIOR SPACE FOR TRASH AND RECYCLABLES.

ATTACHMENT 19



NAME: RODRIGUEZ ASSOC.S ARCHITECT & PLANNERS
ADDRESS:
SAN DIEGO, CALIFORNIA 92104
PHONE #: <u>(619)544-8951</u>
"
PROJECT ADDRESS:
SAN DIEGO, CALIFORNIA
PROJECT NAME:
MORENA APARTMENT HOMES
SHEET TITLE:
UNIT C – FLOOR PLAN

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
REVISION 08:
REVISION 07:
REVISION 06:
REVISION 05:11/16/2017
REVISION 04:07/21/2017
REVISION 03:05/30/2017
REVISION 02:05/08/2017
REVISION 01:01/19/2017
ORIGINAL DATE:
SHEET <u>A0.3 26</u> OF <u>58</u>
DEP #



FIRST LEVEL PLAN

BUILDING TYPE I ALL FIRST FLOOR UNITS ARE HANDICAP ADAPTABLE UNITS 14,166

SCALE

SPACE	S.F. B
LIVING AREA	9,7
COVERED PRIVATE PATIO & BALC.	5
WH CL.	
RES. UNIT STOR. BLDG.	4
UTILITY ALCOVES	
CIRCULATION & STAIRWAY/LANDING	1,1
MISC.	6
GARAGES	1,4
TOTAL BLDG. AREA	14,16
PRIV. OPEN TO SKY BALC.S	3
	J J

ATTACHMENT 19





	REVISION 14:
	REVISION 13:
	REVISION 12:
SAN DIEGO, CALIFORNIA 92104	REVISION 11:
	REVISION 10:
	REVISION 09:
PROJECT ADDRESS:	REVISION 08:
	REVISION 07:
SAN DIEGO, CALIFORNIA	REVISION 06:
	REVISION 05:
	REVISION 04:
PROJECT NAME:	REVISION 03:
MORENA APARTMENT HOMES	REVISION 02:
	REVISION 01:
	REVISION OF.
	ORIGINAL DATE
SHEET TITLE:	Λ
BLDG. TYPE I – 1ST FLR. PLAN	SHEET <u>A</u>
	DEP #
	PHONE #: (619) 544–8951 PROJECT ADDRESS: SAN DIEGO, CALIFORNIA PROJECT NAME: MORENA APARTMENT HOMES

REVISION	14:
REVISION	13:
REVISION	12:
REVISION	11:
REVISION	10:
REVISION	09:
REVISION	08:
REVISION	07:
REVISION	06:
REVISION	05:11/16/2017
REVISION	04:07/21/2017
REVISION	03:05/30/2017
REVISION	02:05/08/2017
REVISION	01:01/19/2017
ORIGINAL I	DATE: 12/05/2016
SHEET	A1.1 27 OF 58
DEP #	



SECOND LEVEL PLAN

BUILDING TYPE I

14,166 S

SCALE:

— A1.5 - A1.7 (SEE AS.1 FOR NORTH REF. TAG)

ATTACHMENT 19



ADDRESS:4080 CENTRE STREET, SUITE 104	REVISION 13: REVISION 12:
SAN DIEGO, CALIFORNIA 92104	
<i>"</i>	REVISION 09:
PROJECT ADDRESS:	REVISION 08:
	REVISION 07:
SAN DIEGO, CALIFORNIA	
	REVISION 04:07/21/2017
PROJECT NAME:	REVISION 03:05/30/2017
MORENA APARTMENT HOMES	
	REVISION 01: 01/19/2017
	ORIGINAL DATE: 12/05/2016
SHEET TITLE: BLDG. TYPE I – 2ND FLR. PLAN	SHEET A1.2 28 58



THIRD LEVEL PLAN

BUILDING TYPE I

14,166

SCALE:

ATTACHMENT 19



K _Å	RODRIGUEZ A	ASSOC	IATES
	ARCHITECTS & PL	Anner	S, INC
	4080 CENTRE ST. SUITE 104, SAN DIEGO, CA 9210	03 (619) 544-8951	(619) 544-8941 FAX

ADDRESS: 4080 CENTRE STREET, SUITE 104	
SAN DIEGO, CALIFORNIA 92104	REVISION 11:
	REVISION 09:
PROJECT ADDRESS:	REVISION 08:
	REVISION 07:
SAN DIEGO, CALIFORNIA	REVISION 06:
	REVISION 05: 11/16/20
	REVISION 04:07/21/203
PROJECT NAME:	REVISION 03:05/30/201
MORENA APARTMENT HOMES	REVISION 02: 05/08/203
	REVISION 01:01/19/201
	ORIGINAL DATE: 12/05/20
SHEET TITLE: BLDG. TYPE I – 3RD FLR. PLAN	A1.3 29 OF





ROOF PLAN

BUILDING TYPE I





SCALE: 1/

	TYPICAL ROOF LEGEND	
$\langle 1 \rangle$	T.P.O. ROOFING AT FLAT ROOF AREAS.	
$\langle 2 \rangle$	PARAPET WALL WITH METAL COPING.	
$\sqrt{3}$	LINE OF CHIMNEY VENTS.	
$\langle 4 \rangle$	LINE OF WOOD CANOPY, BELOW.	
$\langle 5 \rangle$	LINE OF BUILDING WALLS, BELOW.	
6	LINE OF PRIVATE BALCONY, BELOW.	
$\langle 7 \rangle$	LINE OF ROOF ACCESS PANEL.	
8	LINE OF ROOF CRICKET.	
9	LOCATION OF ROOF DRAIN.	
$\langle 10 \rangle$	HATCHED AREA INDICATES LOWER ROOF.	
	40-YEAR CLASS 'A' FACTORY- PAINTED STANDING SEAM METAL ROOFING.	
	HATCHED AREA INDICATES UPPER ROOF.	

— A1.5 - A1.7 (SEE AS.1 FOR NORTH REF. TAG)

 $\overline{}$

K_{A}^{*}	RODRIGUEZ AS ARCHITECTS & PLA	SSOC	IATES S, INC.
	4080 CENTRE ST. SUITE 104, SAN DIEGO, CA 92103	(619) 544-8951	(619) 544-8941 FAX

ADDRESS:4080_CENTRE_STREET, SUITE_104	REVISION 13: REVISION 12:
SAN DIEGO, CALIFORNIA 92104	
PHONE #: (619) 544-8951	
PROJECT ADDRESS:	REVISION 08:
	REVISION 07:
SAN DIEGO, CALIFORNIA	REVISION 06:
	REVISION 04:07/21/201
PROJECT NAME:	REVISION 03:05/30/201
MORENA APARTMENT HOMES	
SHEET TITLE: BLDG. TYPE I – ROOF PLAN	









SPACE	S.F. BLDG. III
LIVING AREA	19,472 S.F.
COVERED PRIVATE PATIO & BALC.	1,080 S.F.
WH CL.	282 S.F.
RES. UNIT STOR. BLDG.	878 S.F.
UTILITY ALCOVES	0 S.F.
CIRCULATION & STAIRWAY/LANDING	2,495 S.F.
MISC.	1,157 S.F.
GARAGES	2,762 S.F.
TOTAL BLDG. AREA	28,126 S.F.
PRIV. OPEN TO SKY BALC.S	714 S.F.

5TH DESIGN SUBMITTAL PLANS - NOVEMBER 16, 2017

DEP #
















ROOF PLAN

BUILDING TYPE II





SCALE: 1/8

ATTACHMENT 19





K_{A}^{*}	RODRIGUEZ AS ARCHITECTS & PLA	SSOCIATES Anners, INC.
	4080 CENTRE ST. SUITE 104, SAN DIEGO, CA 92103	(619) 544-8951 (619) 544-8941 FAX

NAME: <u>RODRIGUEZ</u> ASSOC.S ARCHITECT & PLAI	NNERS REVISION 14:
	REVISION 13:
ADDRESS: 4080 CENTRE STREET, SUITE 104	
o" SAN DIEGO, CALIFORNIA 92104	
PHONE #: <u>(619)</u> 544-8951	
	REVISION 09:
PROJECT ADDRESS:	REVISION 08:
SAN DIEGO, CALIFORNIA	
	REVISION 04:07/21/2017
PROJECT NAME:	REVISION 03:05/30/2017
MORENA APARTMENT HOMES	REVISION 02:05/08/2017
	REVISION 01: 01/19/2017
	ORIGINAL DATE: 12/05/2016
SHEET TITLE: BLDG. TYPE II – ROOF PLAN	
	 DFP #



TYPICAL EXTERIOR FINISHES

- T.P.O. ROOFING AT FLAT ROOF AREAS
- EXTERIOR STUCCO WALL FINISH
- STUCCO OR WOOD WINDOW/DOOR/WALL TRIM
- WOOD WINDOW TRELLIS
- GALVANIZED METAL SCUPPERS
- EXPOSED WOOD TRELLIS MEMBERS
- METAL CLAD EXTERIOR DOORS
- METAL CLAD FRENCH DOORS • VINYL FRAMED WINDOWS
- METAL BALCONY RAILINGS
- METAL CHIMNEY CAPS W/ B-VENTS PAINTED
- INSULATED SECTIONAL RAISED PANEL
- METAL GARAGE DOOR PAINTED
- 40-YEAR CLASS 'A' FACTORY- PAINTED STANDING SEAM METAL ROOFING

EXTERIOR COLORS

- THE EXTERIOR STUCCO COLOR RANGE, SUCH AS:
- WARM GRAY
- WARM SIENNA COLOR
- BURNT OCHRE EARTH TONE
- WARM / OFF-WHITES
- EARTH GREEN / OLIVE
- WARM CHARCOAL
- METAL RAILINGS ACCENT COLOR RANGE, SUCH AS:
- SLATE ORANGE / VERMILION
- SLATE GREEN / SAGE
- CLEAR ALUMINUM - WARM / OFF-WHITES

RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. ENTRE ST. SUITE 104, SAN DIEGO, CA 92103 (619) 544-89 (619) 544-8941 FAX

SHEET TITLE: BLDG. TYPE II – EXT. ELEV.S	
	ORIGINAL DATE: 12/05/2016
	REVISION 01:01/19/2017
MORENA APARTMENT HOMES	REVISION 02:05/08/2017
PROJECT NAME:	REVISION 03:05/30/2017
	REVISION 04:07/21/2017
	REVISION 05: 11/16/2017
SAN DIEGO, CALIFORNIA	REVISION 06:
	REVISION 07:
PROJECT ADDRESS:	REVISION 08:
	REVISION 09:
PHONE #: (619) 544-8951	REVISION 10:
SAN DIEGO, CALIFORNIA 92104	REVISION 11:
ADDRESS: 4080 CENTRE STREET, SUITE 104	REVISION 12:
	REVISION 13:
NAME: RODRIGUEZ ASSOC.S ARCHITECT & PLANNERS	REVISION 14:



•	METAL BALCONY RAILINGS METAL CHIMNEY CAPS W/ B-VENTS - PAINTED INSULATED SECTIONAL RAISED PANEL METAL GARAGE DOOR - PAINTED 40-YEAR CLASS 'A' FACTORY- PAINTED STANDING SEAM METAL ROOFING
	EXTERIOR COLORS
•	THE EXTERIOR STUCCO COLOR RANGE, SUCH AS: - WARM GRAY - WARM SIENNA COLOR - BURNT OCHRE EARTH TONE - WARM / OFF-WHITES - EARTH GREEN / OLIVE - WARM CHARCOAL METAL RAILINGS ACCENT COLOR RANGE, SUCH AS: - SLATE ORANGE / VERMILION SLATE OREEN / SACE
	 SLATE GREEN / SAGE CLEAR ALUMINUM WARM / OFF-WHITES

NAME: RODRIGUEZ ASSOC.S ARCHITECT & PLANNERS	REVISION 14:
	REVISION 13:
ADDRESS: 4080 CENTRE STREET, SUITE 104	REVISION 12:
SAN DIEGO, CALIFORNIA 92104	REVISION 11:
PHONE #: (619) 544-8951	REVISION 10:
	REVISION 09:
PROJECT ADDRESS:	REVISION 08:
	REVISION 07:
SAN DIEGO, CALIFORNIA	REVISION 06:
	REVISION 05:11/16/2017
	REVISION 04:07/21/2017
PROJECT NAME:	REVISION 03:05/30/2017
MORENA APARTMENT HOMES	REVISION 02:05/08/2017
	REVISION 01:01/19/2017
	ORIGINAL DATE: 12/05/2016
SHEET TITLE: BLDG. TYPE II – EXT. ELEV.S	SHEET <u>A2.6 39</u> OF <u>58</u>
	DFP #

د	\	TOP OF PARAPET	BLDG. HT.		1		
		PLATE LINE	-				
	8,-0"				┼╘┛╠╾╧┙╠╸╢		
	\ ₩	<u>TOP_OF_SH</u> TG 					
30'-0"	8'-6"						
	↓ ★	<u>TOP_OF_SH</u> TG 					
	8'-6"						
د		TOP OF SLAB					
	P	EXISTING & PROPOSED FI	NISHED GRADE				
	_	VTEDIOE					
	E	XTERIOF	(ELE		<u>- ר אי</u>	NORI	H SIDE
	BU	JILDING TYPE II -	BLDG. NO.	2			
د		TOP OF PARAPET	BLDG. HT.				
د	↓	TOP OF PARAPET	BLDG. HT.				
د	8,-0°		BLDG. HT.				
Ŀ	*	PLATE LINE	BLDG. HT.				
	°, -0, -0, -0, -0, -0, -0, -0, -0, -0, -0	PLATE LINE	BLDG. HT.				
30'-0"	°, - 0	PLATE LINE					
	8,-6" 8'-6"						
	°, -0, -0, -0, -0, -0, -0, -0, -0, -0, -0						

EXTERIOR ELEVATION 2 - EAST SIDE

BUILDING TYPE II - BLDG. NO. 2





SCALE: 1/8" = 1'-0"

ATTACHMENT 19



TYPICAL EXTERIOR FINISHES

• T.P.O. ROOFING AT FLAT ROOF AREAS

- EXTERIOR STUCCO WALL FINISH
- STUCCO OR WOOD WINDOW/DOOR/WALL TRIM
- WOOD WINDOW TRELLIS
- GALVANIZED METAL SCUPPERS
- EXPOSED WOOD TRELLIS MEMBERS
- METAL CLAD EXTERIOR DOORS • METAL CLAD FRENCH DOORS
- VINYL FRAMED WINDOWS
- METAL BALCONY RAILINGS
- METAL CHIMNEY CAPS W/ B-VENTS PAINTED
- INSULATED SECTIONAL RAISED PANEL METAL GARAGE DOOR - PAINTED
- 40-YEAR CLASS 'A' FACTORY- PAINTED STANDING SEAM METAL ROOFING

EXTERIOR COLORS

- THE EXTERIOR STUCCO COLOR RANGE, SUCH AS:
- WARM GRAY
- WARM SIENNA COLOR
- BURNT OCHRE EARTH TONE
- WARM / OFF-WHITES
- EARTH GREEN / OLIVE
- WARM CHARCOAL
- METAL RAILINGS ACCENT COLOR RANGE, SUCH AS:
- SLATE ORANGE / VERMILION
- SLATE GREEN / SAGE
- CLEAR ALUMINUM
- WARM / OFF-WHITES



NAME: RODRIGUEZ ASSOC.S ARCHITECT & PLANNERS	REVISION 14:
	REVISION 13:
ADDRESS: 4080 CENTRE STREET, SUITE 104	REVISION 12:
SAN DIEGO, CALIFORNIA 92104	REVISION 11:
PHONE #: (619) 544-8951	REVISION 10:
	REVISION 09:
PROJECT ADDRESS:	REVISION 08:
	REVISION 07:
SAN DIEGO, CALIFORNIA	REVISION 06:
	REVISION 05:11/16/2017
	REVISION 04:07/21/2017
PROJECT NAME:	REVISION 03:05/30/2017
MORENA APARTMENT HOMES	REVISION 02:05/08/2017
	REVISION 01:01/19/2017
	ORIGINAL DATE: 12/05/2016
SHEET TITLE: BLDG. TYPE II – EXT. ELEV.S	SHEET <u>A2.7 40</u> OF <u>58</u>
	DEP #



HT. ELEV. = 50.94'	TYPICAL EXTERIOR FINISHES
HT. ELEV. = 40.60	 T.P.O. ROOFING AT FLAT ROOF AREAS EXTERIOR STUCCO WALL FINISH STUCCO OR WOOD WINDOW/DOOR/WALL TRIM
HT. ELEV. = 31.10'	 WOOD WINDOW TRELLIS GALVANIZED METAL SCUPPERS EXPOSED WOOD TRELLIS MEMBERS METAL CLAD EXTERIOR DOORS
HT. ELEV. = 21.60' HT. ELEV. = 20.94' BLDG. HT. ELEVATIONS ARE INDICATED IN SEA LEVEL DATUM REFER TO CIVIL PLANS	 METAL CLAD FRENCH DOORS VINYL FRAMED WINDOWS METAL BALCONY RAILINGS METAL CHIMNEY CAPS W/ B-VENTS - PAINTED INSULATED SECTIONAL RAISED PANEL METAL GARAGE DOOR - PAINTED 40-YEAR CLASS 'A' FACTORY- PAINTED STANDING SEAM METAL ROOFING
SCALE: 1/8" = 1'-0"	EXTERIOR COLORS
	 THE EXTERIOR STUCCO COLOR RANGE, SUCH AS: WARM GRAY WARM SIENNA COLOR BURNT OCHRE EARTH TONE WARM / OFF-WHITES EARTH GREEN / OLIVE WARM CHARCOAL METAL RAILINGS ACCENT COLOR RANGE, SUCH AS: SLATE ORANGE / VERMILION SLATE GREEN / SAGE CLEAR ALUMINUM WARM / OFF-WHITES
RODRIC ARCHITEC	GUEZ ASSOCIATES CTS & PLANNERS, INC.

VAME: RODRIGUEZ ASSOC.S ARCHITECT & PLANNERS	_ REVISION 14:
	_ REVISION 13:
ADDRESS: 4080 CENTRE STREET, SUITE 104	_ REVISION 12:
SAN DIEGO, CALIFORNIA 92104	REVISION 11:
PHONE #: (619) 544-8951	REVISION 10:
	REVISION 09:
PROJECT ADDRESS:	REVISION 08:
	REVISION 07:
SAN DIEGO, CALIFORNIA	REVISION 06:
	REVISION 04:07/21/2017
PROJECT NAME:	REVISION 03:05/30/2017
MORENA APARTMENT HOMES	REVISION 02: 05/08/2017
	REVISION 01: 01/19/2017
	ORIGINAL DATE: 12/05/2016
SHEET TITLE: BLDG. TYPE II — EXT. ELEV.S	SHEET <u>A2.8 41</u> OF <u>58</u>



BUILDING TYPE II - BLDG. NO. 3

SCALE: 1/8" = 1'-0"

ATTACHMENT 19

TYPICAL EXTERIOR FINISHES

- T.P.O. ROOFING AT FLAT ROOF AREAS
- EXTERIOR STUCCO WALL FINISH
- STUCCO OR WOOD WINDOW/DOOR/WALL TRIM
- WOOD WINDOW TRELLIS
- GALVANIZED METAL SCUPPERS
- EXPOSED WOOD TRELLIS MEMBERS
- METAL CLAD EXTERIOR DOORS
- METAL CLAD FRENCH DOORS
- VINYL FRAMED WINDOWS • METAL BALCONY RAILINGS
- METAL CHIMNEY CAPS W/ B-VENTS PAINTED
- INSULATED SECTIONAL RAISED PANEL
- METAL GARAGE DOOR PAINTED
- 40-YEAR CLASS 'A' FACTORY- PAINTED STANDING SEAM METAL ROOFING

EXTERIOR COLORS

- THE EXTERIOR STUCCO COLOR RANGE, SUCH AS:
- WARM GRAY
- WARM SIENNA COLOR
- BURNT OCHRE EARTH TONE
- WARM / OFF-WHITES
- EARTH GREEN / OLIVE
- WARM CHARCOAL
- METAL RAILINGS ACCENT COLOR RANGE, SUCH AS:
- SLATE ORANGE / VERMILION
- SLATE GREEN / SAGE
- CLEAR ALUMINUM - WARM / OFF-WHITES

RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. ENTRE ST. SUITE 104, SAN DIEGO, CA 92103 (619) 544-89

NAME: <u>RODRIGUEZ ASSOC.S ARCHITECT & PLANNERS</u>	_ REVISION 14:
	_ REVISION 13:
ADDRESS: <u>4080 CENTRE STREET, SUITE 104</u>	
SAN DIEGO, CALIFORNIA 92104	
PHONE #:	
	REVISION 09:
PROJECT ADDRESS:	REVISION 08:
SAN DIEGO, CALIFORNIA	REVISION 06:
	REVISION 04:07/21/2017
PROJECT NAME:	REVISION 03:05/30/2017
MORENA APARTMENT HOMES	
	- ORIGINAL DATE: 12/05/2016
SHEET TITLE: BLDG. TYPE II – EXT. ELEV.S	



TYPICAL EXTERIOR FINISHES

• T.P.O. ROOFING AT FLAT ROOF AREAS

• STUCCO OR WOOD WINDOW/DOOR/WALL

• METAL CHIMNEY CAPS W/ B-VENTS - PAINTED

• 40-YEAR CLASS 'A' FACTORY- PAINTED STANDING

• INSULATED SECTIONAL RAISED PANEL METAL GARAGE DOOR - PAINTED

EXTERIOR COLORS

• THE EXTERIOR STUCCO COLOR RANGE,

• METAL RAILINGS ACCENT COLOR RANGE,

- SLATE ORANGE / VERMILION

- SLATE GREEN / SAGE

- CLEAR ALUMINUM - WARM / OFF-WHITES

EXTERIOR STUCCO WALL FINISH

GALVANIZED METAL SCUPPERS

• METAL CLAD EXTERIOR DOORS

• METAL CLAD FRENCH DOORS

• VINYL FRAMED WINDOWS

SEAM METAL ROOFING

SUCH AS:

SUCH AS:

- WARM GRAY

- WARM SIENNA COLOR

- WARM / OFF-WHITES - EARTH GREEN / OLIVE

- WARM CHARCOAL

- BURNT OCHRE EARTH TONE

• METAL BALCONY RAILINGS

• EXPOSED WOOD TRELLIS MEMBERS

WOOD WINDOW TRELLIS

TRIM

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
REVISION 08:
REVISION 07:
REVISION 06:
REVISION 05:11/16/2017
REVISION 04:07/21/2017
REVISION 03:05/30/2017
REVISION 02:05/08/2017
REVISION 01:01/19/2017
ORIGINAL DATE: 12/05/2016
SHEET <u>A2.10 43</u> OF <u>58</u>
DEP #

RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. CENTRE ST. SUITE 104, SAN DIEGO, CA 92103 (619) 544-895

80 CENTRE STREET, SUITE 104
N DIEGO, CALIFORNIA 92104
19) 544–8951
RESS:
CALIFORNIA
E:
RTMENT HOMES

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
REVISION 08:
REVISION 07:
REVISION 06:
REVISION 05:11/16/2017
REVISION 04:07/21/2017
REVISION 03:05/30/2017
REVISION 02:05/08/2017
REVISION 01:01/19/2017
ORIGINAL DATE:
SHEET <u>A2.10 43</u> OF <u>58</u>
DEP #



TYPICAL EXTERIOR FINISHES

- T.P.O. ROOFING AT FLAT ROOF AREAS
- EXTERIOR STUCCO WALL FINISH
- STUCCO OR WOOD WINDOW/DOOR/WALL TRIM
- WOOD WINDOW TRELLIS
- GALVANIZED METAL SCUPPERS
- EXPOSED WOOD TRELLIS MEMBERS
- METAL CLAD EXTERIOR DOORS • METAL CLAD FRENCH DOORS
- VINYL FRAMED WINDOWS
- METAL BALCONY RAILINGS
- METAL CHIMNEY CAPS W/ B-VENTS PAINTED
- INSULATED SECTIONAL RAISED PANEL METAL GARAGE DOOR - PAINTED
- 40-YEAR CLASS 'A' FACTORY- PAINTED STANDING SEAM METAL ROOFING

EXTERIOR COLORS

- THE EXTERIOR STUCCO COLOR RANGE, SUCH AS:
- WARM GRAY
- WARM SIENNA COLOR
- BURNT OCHRE EARTH TONE
- WARM / OFF-WHITES
- EARTH GREEN / OLIVE
- WARM CHARCOAL
- METAL RAILINGS ACCENT COLOR RANGE, SUCH AS:
- SLATE ORANGE / VERMILION
- SLATE GREEN / SAGE
- CLEAR ALUMINUM - WARM / OFF-WHITES

RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. (619) 544-8941 FAX ENTRE ST. SUITE 104, SAN DIEGO, CA 92103 (619) 544-895

NAME: <u>RODRIGUEZ ASSOC.S ARCHITECT & PLANNERS</u>	_ REVISION 14:
	_ REVISION 13:
ADDRESS: 4080 CENTRE STREET, SUITE 104	_ REVISION 12:
SAN DIEGO, CALIFORNIA 92104	REVISION 11:
PHONE #:	REVISION 10:
	REVISION 09:
PROJECT ADDRESS:	REVISION 08:
	REVISION 07:
SAN DIEGO, CALIFORNIA	REVISION 06:
	REVISION 05:
	REVISION 04:
PROJECT NAME:	REVISION 03:
MORENA APARTMENT HOMES	REVISION 02:
	_ REVISION 01:
	- ORIGINAL DATE
SHEET TITLE: BLDG. TYPE II – EXT. ELEV.S	SHFFT

11/16/2017 07/21/2017 05/30/2017 05/08/2017 01/19/2017 12/05/2016 <u>44</u> of <u>58</u> DEP



TYPICAL EXTERIOR FINISHES

• T.P.O. ROOFING AT FLAT ROOF AREAS

• STUCCO OR WOOD WINDOW/DOOR/WALL

• METAL CHIMNEY CAPS W/ B-VENTS - PAINTED

• 40-YEAR CLASS 'A' FACTORY- PAINTED STANDING

• INSULATED SECTIONAL RAISED PANEL METAL GARAGE DOOR - PAINTED

EXTERIOR COLORS

• THE EXTERIOR STUCCO COLOR RANGE,

EXTERIOR STUCCO WALL FINISH

GALVANIZED METAL SCUPPERS

• METAL CLAD EXTERIOR DOORS

• METAL CLAD FRENCH DOORS

• VINYL FRAMED WINDOWS

SEAM METAL ROOFING

SUCH AS:

SUCH AS:

- WARM GRAY

- WARM SIENNA COLOR

- WARM / OFF-WHITES - EARTH GREEN / OLIVE

- WARM CHARCOAL

- BURNT OCHRE EARTH TONE

• METAL RAILINGS ACCENT COLOR RANGE,

- SLATE ORANGE / VERMILION

- SLATE GREEN / SAGE

- CLEAR ALUMINUM - WARM / OFF-WHITES

• METAL BALCONY RAILINGS

• EXPOSED WOOD TRELLIS MEMBERS

• WOOD WINDOW TRELLIS

TRIM

K_{A}^{*}	RODRIGUEZ AS ARCHITECTS & PLA	SSOCIATES Anners, Inc.
	4080 CENTRE ST. SUITE 104, SAN DIEGO, CA 92103	(619) 544-8951 (619) 544-8941 FAX

ADDRESS:	4080 CENTRE STREET, SUITE 104	
	SAN DIEGO, CALIFORNIA 92104	
PHONE #.	. (619) 544–8951	
PROJECT	ADDRESS:	
SAN DIE	GO, CALIFORNIA	
PROJECT	NAME:	
MORENA	APARTMENT HOMES	
SHEET TIT	le: YPE II – EXT. ELEV.S	

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 09:
REVISION 08:
REVISION 07:
REVISION 06:
REVISION 05:11/16/2017
REVISION 04:07/21/2017
REVISION 03:05/30/2017
REVISION 02:05/08/2017
REVISION 01:01/19/2017
ORIGINAL DATE:
SHEET <u>A2.12 45</u> OF <u>58</u>
DEP #

		TOP OF PARAPET	BLDG. HT.			
*	8-6"	PLATE LINE				
30'-0"	8'-6"	<u>TOP_OF_SH</u> TG <u>.</u> PLATE_LINE				
	8'-6"	<u>TOP_OF_SH</u> TG PLATE_LINE				
•	•	TOP OF SLAB				
				JN 1 -	- 5001	<u>H SIDE</u>
	8, -6 [*]	TOP OF PARAPET	BLDG. HT.			
30'-0"	8,-0 [*]	<u>TOP_OF_SHTG</u> PLATE_LINE <u>TOP_OF_SHT</u> G				
	8,-0°	PLATE LINE				
*		EXISTING & PROPOSEI	D FINISHED GRADE			

EXTERIOR ELEVATION 2 - WEST SIDE

BUILDING TYPE II - BLDG. NO. 5





SCALE: 1/8" = 1'-0"

ATTACHMENT 19

	HT. ELEV. = 50.94'
	HT. <u>ELEV. = 40.60'</u>
	$\frac{\text{HT.}}{} \frac{\text{ELEV.} = 31.10'}{}$
	<u>HT.</u> <u>ELEV. = 21.60'</u> HT. ELEV. = 20.94'
AR SE	DG. HT. ELEVATIONS E INDICATED IN A LEVEL DATUM FER TO CIVIL PLANS
SCALE:	1/8" = 1'-0"

TYPICAL EXTERIOR FINISHES

• T.P.O. ROOFING AT FLAT ROOF AREAS

- EXTERIOR STUCCO WALL FINISH
- STUCCO OR WOOD WINDOW/DOOR/WALL TRIM
- WOOD WINDOW TRELLIS
- GALVANIZED METAL SCUPPERS
- EXPOSED WOOD TRELLIS MEMBERS
- METAL CLAD EXTERIOR DOORS • METAL CLAD FRENCH DOORS
- VINYL FRAMED WINDOWS
- METAL BALCONY RAILINGS
- METAL CHIMNEY CAPS W/ B-VENTS PAINTED
- INSULATED SECTIONAL RAISED PANEL METAL GARAGE DOOR - PAINTED
- 40-YEAR CLASS 'A' FACTORY- PAINTED STANDING SEAM METAL ROOFING

EXTERIOR COLORS

- THE EXTERIOR STUCCO COLOR RANGE, SUCH AS:
- WARM GRAY
- WARM SIENNA COLOR
- BURNT OCHRE EARTH TONE
- WARM / OFF-WHITES
- EARTH GREEN / OLIVE
- WARM CHARCOAL
- METAL RAILINGS ACCENT COLOR RANGE, SUCH AS:
- SLATE ORANGE / VERMILION
- SLATE GREEN / SAGE
- CLEAR ALUMINUM
- WARM / OFF-WHITES

RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. (619) 544-8941 FAX

ADDRESS:4080 CENTRE STREET, SUITE 104	
SAN DIEGO, CALIFORNIA 92104	
PHONE	
	REVISION 09:
PROJECT ADDRESS:	REVISION 08:
SAN DIEGO, CALIFORNIA	
	REVISION 04:07/21/2017
PROJECT NAME:	REVISION 03:05/30/2017
MORENA APARTMENT HOMES	
SHEET TITLE: BLDG. TYPE II – EXT. ELEV.S	





TYPICAL	EXTERIOR	FINISHES
---------	----------	----------

- T.P.O. ROOFING AT FLAT ROOF AREAS
- EXTERIOR STUCCO WALL FINISH
- STUCCO OR WOOD WINDOW/DOOR/WALL TRIM
- WOOD WINDOW TRELLIS
- GALVANIZED METAL SCUPPERS
- EXPOSED WOOD TRELLIS MEMBERS
- METAL CLAD EXTERIOR DOORS
- METAL CLAD FRENCH DOORS
- VINYL FRAMED WINDOWS
- METAL BALCONY RAILINGS
- METAL CHIMNEY CAPS W/ B-VENTS PAINTED • INSULATED SECTIONAL RAISED PANEL
- METAL GARAGE DOOR PAINTED
- 40-YEAR CLASS 'A' FACTORY- PAINTED STANDING SEAM METAL ROOFING

EXTERIOR COLORS

- THE EXTERIOR STUCCO COLOR RANGE,
- SUCH AS: - WARM GRAY
- WARM SIENNA COLOR
- BURNT OCHRE EARTH TONE
- WARM / OFF-WHITES
- EARTH GREEN / OLIVE
- WARM CHARCOAL
- METAL RAILINGS ACCENT COLOR RANGE, SUCH AS:
- SLATE ORANGE / VERMILION
- SLATE GREEN / SAGE
- CLEAR ALUMINUM - WARM / OFF-WHITES

RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. CENTRE ST. SUITE 104, SAN DIEGO, CA 92103 (619) 544-8951 (619) 544-8941 FA)

ADDRESS: _ 4080 CENTRE STREET, SUITE 104		
SAN DIEGO, CALIFORNIA 92104		
PHONE		
"	REVISION 09:	
PROJECT ADDRESS:	REVISION 08:	
	REVISION 07:	
SAN DIEGO, CALIFORNIA	REVISION 06:	
		11/16/2017
	REVISION 04:	07/21/2017
PROJECT NAME:	REVISION 03:	05/30/2017
MORENA APARTMENT HOMES		05/08/2017
		01/19/2017
	ORIGINAL DATE:	12/05/2016
SHEET TITLE: BLDG. TYPE II – EXT. ELEV.S		47_ _{OF} 58

4		TOP OF PARAPET BI	LDG. HT.	1				I
	\	PLATE LINE				+ $ -$	_ +_	
	8'-6"							
	*	PLATE LINE						
30'-0"	8'-6"							
	•					<u>] </u>		<u>_ _ _ </u>
	₩ 	PLATE LINE		╎╴╴╴╴╴╴╴╴ ╵╴╴╴╴╴╴				
	8'-6"							
		TOP OF SLAB						
+	,	EXISTING & PROPOSED FINIS	HED GRADE		. — — — — —			
							OT (
	E	XTERIOR	ELEV	AIIC	71N I -		21	SIDE
	BUI	LDING TYPE II - E	BLDG. NO. 8					
			LDG. HT.					
4	,	TOP OF PARAPET BI		1				
4		TOP OF PARAPET BI						
4	م ب ب							<u> </u>
×	8,-0, ,-0,-							
4	۳ 9-9 8							
-0" 4	×							
30'-0"	8 ⁻ 6" 8 ⁻ 6"							
30'-0"	×							
30'-0"	8,-e [*]	PLATE LINE						
30'-0"	×							
30'-0"	8,-e [*]							

EXTERIOR ELEVATION 2 - NORTH SIDE

BUILDING TYPE II - BLDG. NO. 8





SCALE: 1/8" = 1'-0"

ATTACHMENT 19

	HT. ELEV. = 48.84'	
	<u>HT.</u> <u>ELEV. = 38.50'</u>	
	HT. <u>ELEV. = 29.00'</u>	
	<u>HT. ELEV. = 19.50'</u> HT. ELEV. = 18.84'	
E A S F	BLDG. HT. ELEVATIONS ARE INDICATED IN SEA LEVEL DATUM REFER TO CIVIL PLANS	
SCAL	E: 1/8" = 1'-0"	

TYPICAL EXTERIOR FINISHES

• T.P.O. ROOFING AT FLAT ROOF AREAS

- EXTERIOR STUCCO WALL FINISH
- STUCCO OR WOOD WINDOW/DOOR/WALL TRIM
- WOOD WINDOW TRELLIS
- GALVANIZED METAL SCUPPERS
- EXPOSED WOOD TRELLIS MEMBERS
- METAL CLAD EXTERIOR DOORS
- METAL CLAD FRENCH DOORS
- VINYL FRAMED WINDOWS METAL BALCONY RAILINGS
- METAL CHIMNEY CAPS W/ B-VENTS PAINTED
- INSULATED SECTIONAL RAISED PANEL
- METAL GARAGE DOOR PAINTED
- 40-YEAR CLASS 'A' FACTORY- PAINTED STANDING SEAM METAL ROOFING

EXTERIOR COLORS

- THE EXTERIOR STUCCO COLOR RANGE, SUCH AS:
- WARM GRAY
- WARM SIENNA COLOR
- BURNT OCHRE EARTH TONE
- WARM / OFF-WHITES
- EARTH GREEN / OLIVE
- WARM CHARCOAL
- METAL RAILINGS ACCENT COLOR RANGE, SUCH AS:
- SLATE ORANGE / VERMILION
- SLATE GREEN / SAGE
- CLEAR ALUMINUM - WARM / OFF-WHITES

RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. (619) 544-8941 FA

REVISION 04: 07/21/2017 REVISION 03: 05/30/2017 REVISION 02: 05/08/2017 REVISION 01: 01/19/2017
REVISION 04: 07/21/2017 REVISION 03: 05/30/2017
REVISION 04:07/21/2017
07/04/0047
REVISION 05:11/16/2017
REVISION 06:
REVISION 07:
REVISION 08:
REVISION 09:
REVISION 10:
REVISION 11:
REVISION 12:
REVISION 13:



TYPICAL	EXTERIOR	FINISHES

- T.P.O. ROOFING AT FLAT ROOF AREAS
- EXTERIOR STUCCO WALL FINISH
- STUCCO OR WOOD WINDOW/DOOR/WALL TRIM
- WOOD WINDOW TRELLIS
- GALVANIZED METAL SCUPPERS
- EXPOSED WOOD TRELLIS MEMBERS
- METAL CLAD EXTERIOR DOORS
- METAL CLAD FRENCH DOORS
- VINYL FRAMED WINDOWS
- METAL BALCONY RAILINGS
- METAL CHIMNEY CAPS W/ B-VENTS PAINTED • INSULATED SECTIONAL RAISED PANEL
- METAL GARAGE DOOR PAINTED
- 40-YEAR CLASS 'A' FACTORY- PAINTED STANDING SEAM METAL ROOFING

EXTERIOR COLORS

- THE EXTERIOR STUCCO COLOR RANGE,
- SUCH AS: - WARM GRAY
- WARM SIENNA COLOR
- BURNT OCHRE EARTH TONE
- WARM / OFF-WHITES
- EARTH GREEN / OLIVE
- WARM CHARCOAL
- METAL RAILINGS ACCENT COLOR RANGE, SUCH AS:
- SLATE ORANGE / VERMILION
- SLATE GREEN / SAGE
- CLEAR ALUMINUM - WARM / OFF-WHITES

RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. CENTRE ST. SUITE 104, SAN DIEGO, CA 92103 (619) 544-8951 (619) 544-8941 FAX

	REVISION 13:
ADDRESS: 4080 CENTRE STREET, SUITE 104	
SAN DIEGO, CALIFORNIA 92104	
PHONE #: (619) 544-8951	
	REVISION 09:
PROJECT ADDRESS:	REVISION 08:
	REVISION 07:
SAN DIEGO, CALIFORNIA	REVISION 06:
	REVISION 04:07/21/2017
PROJECT NAME:	REVISION 03:05/30/2017
MORENA APARTMENT HOMES	REVISION 02: 05/08/2017
	REVISION 01:01/19/2017
	ORIGINAL DATE:12/05/2016
SHEET TITLE: BLDG. TYPE II – EXT. ELEV.S	





SHEET TITLE: CLUB HOUSE – ROOF PLAN	SHEET <u>A3.2</u>	<u>51_{0F} 58</u>
	ORIGINAL DATE:	12/05/2016
	REVISION 01:	01/19/2017
MORENA APARTMENT HOMES	REVISION 02:	
PROJECT NAME:	REVISION 03:	
	REVISION 04:	
	REVISION 05:	
SAN DIEGO, CALIFORNIA	REVISION 06:	
	REVISION 07:	
PROJECT ADDRESS:	REVISION 08:	
	REVISION 09:	
PHONE #: (619) 544-8951	REVISION 10:	
SAN DIEGO, CALIFORNIA 92104	REVISION 11:	
ADDRESS: 4080 CENTRE STREET, SUITE 104	REVISION 12:	
	REVISION 13:	
NAME: RODRIGUEZ ASSOC.S ARCHITECT & PLANNERS	REVISION 14:	





5TH DESIGN SUBMITTAL PLANS - NOVEMBER 16, 2017

ATTACHMENT 19





SPACE	SQ. FOOTAGE
FOUR PARKING STALLS	670 SQ. FT.
TOTAL	670 SQ. FT.

RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. ENTRE ST. SUITE 104, SAN DIEGO, CA 92103 (619) 544-8951 (619) 544-8941 FAX

NAME: RODRIGUEZ ASSOC.S ARCHITECT & PLANNERS

SAN DIEGO, CALIFORNIA 92104 PHONE #: (619) 544-8951 PROJECT ADDRESS:

SAN DIEGO, CALIFORNIA

PROJECT NAME:

MORENA APARTMENT HOMES

SHEET TITLE: CARPORT & TRASH ENCLOSURE

REVISION	14:		
REVISION	13:		
REVISION	12:		
REVISION	11:		
REVISION	10:		
REVISION	09:		
REVISION	08:		
REVISION	07:		
REVISION	06:		
REVISION	05:	11/16/2017	7
REVISION	04:	07/21/2017	7
REVISION	03:	05/30/2017	7
REVISION	02:	05/08/2017	7
REVISION	01:	01/19/2017	7
ORIGINAL	DATE:	12/05/2016	5
SHEET	A4.1 54	_ OF	58
DFP #			

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



- T.P.O. ROOFING AT FLAT ROOF AREAS
- EXTERIOR STUCCO WALL FINISH
- STUCCO OR WOOD WINDOW/DOOR/WALL TRIM
- WOOD WINDOW TRELLIS
- GALVANIZED METAL SCUPPERS
- EXPOSED WOOD TRELLIS MEMBERS
- METAL CLAD EXTERIOR DOORS
- METAL CLAD FRENCH DOORS
- VINYL FRAMED WINDOWS
- METAL BALCONY RAILINGS • METAL CHIMNEY CAPS W/ B-VENTS - PAINTED
- INSULATED SECTIONAL RAISED PANEL
- METAL GARAGE DOOR PAINTED
- 40-YEAR CLASS 'A' FACTORY- PAINTED STANDING SEAM METAL ROOFING

EXTERIOR COLORS

- THE EXTERIOR STUCCO COLOR RANGE. SUCH AS:
- WARM GRAY
- WARM SIENNA COLOR
- BURNT OCHRE EARTH TONE
- WARM / OFF-WHITES
- EARTH GREEN / OLIVE
- WARM CHARCOAL
- METAL RAILINGS ACCENT COLOR RANGE,
- SUCH AS:
- SLATE ORANGE / VERMILION
- SLATE GREEN / SAGE - CLEAR ALUMINUM
- WARM / OFF-WHITES









ATTACHMENT 19

	TYPICAL ROOF LEGEND
\land	T.P.O. ROOFING AT FLAT ROOF AREAS.
\sim	PARAPET WALL WITH METAL COPING.
$\overline{\langle 3 \rangle}$	LINE OF CHIMNEY VENTS.
$\langle 4 \rangle$	LINE OF WOOD CANOPY, BELOW.
$\langle 5 \rangle$	LINE OF BUILDING WALLS, BELOW.
6	LINE OF PRIVATE BALCONY, BELOW.
$\langle \overline{7} \rangle$	LINE OF ROOF ACCESS PANEL.
$\langle 8 \rangle$	LINE OF ROOF CRICKET.
9	LOCATION OF ROOF DRAIN.



ADDRESS: 4080 CENTRE STREET, SUITE 104 SAN DIEGO, CALIFORNIA 92104 PHONE #: (619) 544-8951 PROJECT ADDRESS: SAN DIEGO, CALIFORNIA

NAME RODRIGUEZ ASSOC.S ARCHITECT & PLANNERS

PROJECT NAME: MORENA APARTMENT HOMES

SHEET TITLE: CARPORT & TRASH ENCLOSURE

REVISION	14:		
REVISION	13:		
REVISION	12:		
REVISION	11:		
REVISION	10:		
REVISION	09:		
REVISION	08:		
REVISION	07:		
REVISION	06:		
REVISION	05:	11/16/201	7
REVISION	04:	07/21/201	7
REVISION	03:	05/30/201	7
REVISION	02:	05/08/201	7
REVISION	01:	01/19/201	7
		/ /	
ORIGINAL	DATE:	12/05/201	6
	A4.2 55	05	58
SHEET	AT.Z 00	OF	50





•	
	EXTERIOR STUCCO WALL FINISH
•	STUCCO OR WOOD WINDOW/DOOR/WALL TRIM
•	WOOD WINDOW TRELLIS
•	GALVANIZED METAL SCUPPERS
•	EXPOSED WOOD TRELLIS MEMBERS
•	METAL CLAD EXTERIOR DOORS
•	METAL CLAD FRENCH DOORS
•	VINYL FRAMED WINDOWS
•	METAL BALCONY RAILINGS
•	METAL CHIMNEY CAPS W/ B-VENTS - PAINTED
•	INSULATED SECTIONAL RAISED PANEL METAL GARAGE DOOR - PAINTED
•	40-YEAR CLASS 'A' FACTORY- PAINTED STANDING SEAM METAL ROOFING
	EXTERIOR COLORS
•	THE EXTERIOR STUCCO COLOR RANGE,
•	
•	THE EXTERIOR STUCCO COLOR RANGE,
•	THE EXTERIOR STUCCO COLOR RANGE, SUCH AS:
•	THE EXTERIOR STUCCO COLOR RANGE, SUCH AS: - WARM GRAY - WARM SIENNA COLOR - BURNT OCHRE EARTH TONE
•	THE EXTERIOR STUCCO COLOR RANGE, SUCH AS: - WARM GRAY - WARM SIENNA COLOR - BURNT OCHRE EARTH TONE - WARM / OFF-WHITES
•	THE EXTERIOR STUCCO COLOR RANGE, SUCH AS: - WARM GRAY - WARM SIENNA COLOR - BURNT OCHRE EARTH TONE - WARM / OFF-WHITES - EARTH GREEN / OLIVE
•	THE EXTERIOR STUCCO COLOR RANGE, SUCH AS: - WARM GRAY - WARM SIENNA COLOR - BURNT OCHRE EARTH TONE - WARM / OFF-WHITES
•	THE EXTERIOR STUCCO COLOR RANGE, SUCH AS: - WARM GRAY - WARM SIENNA COLOR - BURNT OCHRE EARTH TONE - WARM / OFF-WHITES - EARTH GREEN / OLIVE
•	THE EXTERIOR STUCCO COLOR RANGE, SUCH AS: - WARM GRAY - WARM SIENNA COLOR - BURNT OCHRE EARTH TONE - WARM / OFF-WHITES - EARTH GREEN / OLIVE - WARM CHARCOAL
•	THE EXTERIOR STUCCO COLOR RANGE, SUCH AS: - WARM GRAY - WARM SIENNA COLOR - BURNT OCHRE EARTH TONE - WARM / OFF-WHITES - EARTH GREEN / OLIVE - WARM CHARCOAL METAL RAILINGS ACCENT COLOR RANGE,
•	THE EXTERIOR STUCCO COLOR RANGE, SUCH AS: - WARM GRAY - WARM SIENNA COLOR - BURNT OCHRE EARTH TONE - WARM / OFF-WHITES - EARTH GREEN / OLIVE - WARM CHARCOAL METAL RAILINGS ACCENT COLOR RANGE, SUCH AS:
•	THE EXTERIOR STUCCO COLOR RANGE, SUCH AS: - WARM GRAY - WARM SIENNA COLOR - BURNT OCHRE EARTH TONE - WARM / OFF-WHITES - EARTH GREEN / OLIVE - WARM CHARCOAL METAL RAILINGS ACCENT COLOR RANGE, SUCH AS: - SLATE ORANGE / VERMILION

TYPICAL EXTERIOR FINISHES

• T.P.O. ROOFING AT FLAT ROOF AREAS

TYPICAL ROOF LEGEND

T.P.O. ROOFING AT FLAT ROOF AREAS. $\langle 1 \rangle$ 2 PARAPET WALL WITH METAL COPING. 3 LINE OF CHIMNEY VENTS. 4 LINE OF WOOD CANOPY, BELOW. LINE OF BUILDING WALLS, BELOW. $\langle 5 \rangle$ LINE OF PRIVATE BALCONY, BELOW. $\langle 6 \rangle$ $\langle 7 \rangle$ LINE OF ROOF ACCESS PANEL. $\langle 8 \rangle$ LINE OF ROOF CRICKET. 9 LOCATION OF ROOF DRAIN.

RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. 4080 CENTRE ST. SUITE 104, SAN DIEGO, CA 92103 (619) 544-8951 (619) 544-8941 FAX

NAME:	RODRIGUEZ ASSOC.S ARCHITECT & PLANNERS
ADDRES	S: <u>4080 CENTRE STREET, SUITE 104</u>
	SAN DIEGO, CALIFORNIA 92104
PHONE	#: <u>(619)</u> 544-8951
PROJEC	T ADDRESS:
SAN L	DIEGO, CALIFORNIA
PROJEC	T NAME:
MORE	NA APARTMENT HOMES
OUEET	717. 6
SHEET MAIL BI	TTTLE: OX KIOSK

REVISION	14:	
REVISION	13:	
REVISION	12:	
REVISION	11:	
REVISION	10:	
REVISION	09:	
REVISION	08:	
REVISION	07:	
REVISION	05:	11/16/2017
REVISION	04:	07/21/2017
REVISION	03:	05/30/2017
REVISION	02:	05/08/2017
REVISION	01:	01/19/2017
ORIGINAL	DATE	12/05/2016
SHEET _	A4	. <u>3 56 _{OF} 58</u>
DEP # _		



MAINTENANCE USE

DETACHED GARAGE

EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



ROOF PLAN



FLOOR PLAN



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

a DR 비현

 EXTERIOR STUCCO WALL FINISH
 STUCCO OR WOOD WINDOW/DOOR/WALL TRIM
WOOD WINDOW TRELLIS
 GALVANIZED METAL SCUPPERS
• EXPOSED WOOD TRELLIS MEMBERS
 METAL CLAD EXTERIOR DOORS
 METAL CLAD FRENCH DOORS
 VINYL FRAMED WINDOWS
 METAL BALCONY RAILINGS
 METAL CHIMNEY CAPS W/ B-VENTS - PAINTED
 INSULATED SECTIONAL RAISED PANEL METAL GARAGE DOOR - PAINTED
 40-YEAR CLASS 'A' FACTORY- PAINTED STANDIN SEAM METAL ROOFING
EXTERIOR COLORS
• THE EXTERIOR STUCCO COLOR RANGE,
• THE EXTERIOR STUCCO COLOR RANGE,
 THE EXTERIOR STUCCO COLOR RANGE, SUCH AS: WARM GRAY WARM SIENNA COLOR
 THE EXTERIOR STUCCO COLOR RANGE, SUCH AS: WARM GRAY WARM SIENNA COLOR BURNT OCHRE EARTH TONE
 THE EXTERIOR STUCCO COLOR RANGE, SUCH AS: WARM GRAY WARM SIENNA COLOR BURNT OCHRE EARTH TONE WARM / OFF-WHITES
 THE EXTERIOR STUCCO COLOR RANGE, SUCH AS: WARM GRAY WARM SIENNA COLOR BURNT OCHRE EARTH TONE WARM / OFF-WHITES EARTH GREEN / OLIVE
 THE EXTERIOR STUCCO COLOR RANGE, SUCH AS: WARM GRAY WARM SIENNA COLOR BURNT OCHRE EARTH TONE WARM / OFF-WHITES
 THE EXTERIOR STUCCO COLOR RANGE, SUCH AS: WARM GRAY WARM SIENNA COLOR BURNT OCHRE EARTH TONE WARM / OFF-WHITES EARTH GREEN / OLIVE
 THE EXTERIOR STUCCO COLOR RANGE, SUCH AS: WARM GRAY WARM SIENNA COLOR BURNT OCHRE EARTH TONE WARM / OFF-WHITES EARTH GREEN / OLIVE WARM CHARCOAL
 THE EXTERIOR STUCCO COLOR RANGE, SUCH AS: WARM GRAY WARM SIENNA COLOR BURNT OCHRE EARTH TONE WARM / OFF-WHITES EARTH GREEN / OLIVE WARM CHARCOAL METAL RAILINGS ACCENT COLOR RANGE,

TYPICAL EXTERIOR FINISHES

• T.P.O. ROOFING AT FLAT ROOF AREAS

- CLEAR ALUMINUM - WARM / OFF-WHITES

TYPICAL ROOF LEGEND

- $\langle 1 \rangle$ T.P.O. ROOFING AT FLAT ROOF AREAS. 2 PARAPET WALL WITH METAL COPING. 3 LINE OF CHIMNEY VENTS. 4 LINE OF WOOD CANOPY, BELOW. $\langle 5 \rangle$ LINE OF BUILDING WALLS, BELOW. 6 LINE OF PRIVATE BALCONY, BELOW. T LINE OF ROOF ACCESS PANEL.
- 8 LINE OF ROOF CRICKET.
- 9 LOCATION OF ROOF DRAIN.

RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. 4080 CENTRE ST. SUITE 104, SAN DIEGO, CA 92103 (619) 544-8951 (619) 544-8941 FAX

NAME: <u>RODRIGUEZ ASSOC.S ARCHITECT & PLANNE</u>RS

PROJECT ADDRESS:

SAN DIEGO, CALIFORNIA

PROJECT NAME: MORENA APARTMENT HOMES
SHEET TITLE: DETACHED GARAGE

REVISION	14:					
REVISION	13:					
REVISION	12:					
REVISION	11:					
REVISION	10:					
REVISION	09:					
REVISION	08:					
REVISION	07:					
REVISION	06:					
REVISION	05:		1	1/16/2	2017	,
REVISION	04:		C	7/21/2	2017	
REVISION	03:		C	5/30/2	2017	
REVISION	02:		C	5/08/2	2017	
REVISION	01:		C	1/19/2	2017	
ORIGINAL	DATE	;	1	2/05/2	2016	
SHEET _	A4	.4 5	57	0F	58	
DEP # _						



- EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY A STAIRWAY OR RAM SHALL BE IDENTIFIED WITH A SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE: 'EXIT STAIR DOWN,' 'EXIT RAMP DOWN,' 'EXIT STAIR UP', OR EXIT RAMP UP.'

- EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL BY AN EXIT ENCLOSURE THAT DOES NOT UTILIZE A STAIRWAY OR RAMP, OR AN EXIT PASSAGE SHALL BE BE IDENTIFIED WITH A SIGN WITH THE WORDS 'EXIT ROUTE' - EACH EXIT DOOR FROM AN INT. ROOM AREA THAT REQUIRES TO HAVE AN EXIT SIGN PER CBC 1011.1 SHALL HAVE A SIGN WITH THE WORDS 'EXIT ROUTE.' - EACH EXIT DOOR THROUGH A HORIZONTAL EXIT THAT REQUIRES TO HAVE AN EXIT SIGN PER CBC 1011.1 SHALL HAVE A SIGH WITH THE WORDS 'TO EXIT'
- 2. SIGN FINISH AND CONTRAST: CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND PER CBC 11B-703.5.1.
- 3. SIGN PROPORTIONS: CHARACTERS ON SIGNS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER 'O' IS 60% MIN. AND 110% MAX. OF THE HT. OF THE UPPERCASE LETTER 'I.' SEE SECTIONS 11B-703.2.4 & 11B-703.5.4 FOR ADD. REQ.S.
- 4. CHARACTER TYPE AND BRAILLE: CHARACTERS ON SIGNS SHALL BE RAISED 1/32" MIN. & SHALL BE <u>SANS SERIF</u> UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE COMPLYING WITH SECTION 11B-703.3 PER CBC 11B-703.2.1-3.
- 5. CHARACTER SIZE: CHARACTERS ON SIGNS SHALL BE RAISED 5/8-INCH AND A MAXIMUM OF 2 INCH HIGH PER CBC 11B-703.2.5.
- 6. CHARACTER AND BRAILLE PLACEMENT: CHARACTERS AND BRAILLE SHALL BE ON HORIZONTAL FORMAT. BRAILLE SHALL BE A MIN. 3/8" AND A MAX. 1/2" DIRECTLY BELOW THE TACTILE CHARS., FLUSH LEFT OR CENTERED PER CBC 11B-703.3.2.
- 7. MOUNTING LOCATION AND HEIGHT: SIGNS SHALL BE INSTALLED ON THE WALL ADJ. TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS. SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT, PROVIDE CONT. MOUNTING TAPE, TOP & BOTTOM, AT THE BACKSIDE OF SIGNAGE. PER CBC 11B-703.4.2.
- 8. SIGNS WITH RAISED CHARS. AND BRAILLE SHALL BE LOCATED 48" MIN. ABOVE THE FIN. FLR. OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE AND 60" MAX. ABOVE THE FIN. FLR. OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHAR.S. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR PER CBC 11B-703.4.1.
- 9. SIGNAGE MANUFACTURERS:
- A. H. TOJI & COMPANY, 16320 S. BROADWAY, GARDENA, CA 90248 TELEPHONE: (310) 323-5210
- B. SIGNMAX, 3183 JEFFERSON, NAPA, CA 94558, TELEPHONE: (707) 254-3800 C. APPROVED EQUAL.



HANDICAP PARKING STALL

HCP-Sg14















IEME	
	ROOF
_DG. H.	
	LOCATION: 12" CHARACTERS MOUNTED 10'-0" MIN. ABV. FIN. GRADE VERIEY W/
	FIN. GRADE. VERIFY W/ VERIFY W/ LOCAL FIRE DEPT.
	$ = \frac{1}{1} \begin{bmatrix} 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1$
	<u> </u>
I.C. 9	
	BUILDING ADDRESS LOCATION
E	
ĒD	$EQ. \frown EQ.$
	FONT: NEW TIMES ROMAN
١P	HEIGHT: 4" 2 WIDTH: 2 1/2"
	SEE DOOR $\begin{vmatrix} 1 \\ 2 \end{vmatrix}$ COLOR: BLACK
	FOR DOOR
_	ARCHITECTURAL REVIEW
33	
AL.	APARTMENT NUMBERS SHALL BE DIMENTIONAL CUT NUMERALS WITH PIN SUPPORTS AND ADHERED TO STUCCO WALL ADJACENT TO EACH FRONT ENTRY DOOR.
	ADJACENT TO EACH PRONT ENTRY DOOR.
	(2) AT T. INDIVIDENT LOOATION ENTRY DOORS APT-No05
	NOTE:
	FOR SITE MONUMENT SIGN REFER TO ARCHITECTURAL
	SITE PLAN (AS.1) AND LANDSCAPE PLANS
_	RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC.
3	4080 CENTRE ST. SUITE 104, SAN DIEGO, CA 92103 (619) 544-8951 (619) 544-8941 FAX
	NAME: RODRIGUEZ ASSOC.S ARCHITECT & PLANNERS REVISION 14:
	ADDRESS: 4080 CENTRE STREET, SUITE 104 REVISION 12:
	PHONE #: (619) 544-8951 REVISION 10:
NT-	REVISION 09: PROJECT ADDRESS: REVISION 08:
	SAN DIEGO, CALIFORNIA REVISION 07: SAN DIEGO, CALIFORNIA REVISION 06:
2	
	REVISION 04: 07/21/2017 PROJECT NAME: REVISION 03: 05/30/2017
	MORENA APARTMENT HOMES REVISION 02: 05/08/2017
	SHEET TITLE: SIGN PROGRAM SHEETSN.1 58 OFS8
3	DEP #



2018

NO.









North







ATTACHMENT 21



Project Rendering, Frankfort St Morena Apartment Homes/ 1579-1645 Morena Blvd PROJECT NO. 526167









Project Rendering, view from Morenci St &



ATTACHMENT 21



Project Rendering, Looking Southwest from Morena Boulevard







Main entrance to current RV park on Morena Boulevard.



Existing internal RV park street with restroom buildings. Cut slope adjacent Tonopah St. and end of street at higher elevation.



Existing internal RV park street with restroom buildings.



Existing internal RV park street with restroom buildings. Frankfort St on the left.



Existing internal RV park street with restroom buildings. Cut slope adjacent Tonopah St. and end of street at higher elevation.



View of existing RV park from Tonopah Street looking towards Interstate 5.



View of existing RV park from Tonopah Street looking towards Frankfort St.


View of existing storage lot located north of RV park, viewed from Tonopah Street looking towards Interstate 5.



Looking north down Morena Blvd, project site on the right.



Looking south on West Morena Boulevard, project site on the left across street from the Arco gas station.



Looking northeast down Frankfort St, project site on the left.



Looking southeast down Tonopah Street, Morenci St on the left, project site on the right at lower elevation



Looking south down Morena Boulevard, project site on the left.

Planning Commission Issue	Applicant Response				
Incorporation of affordable housing onsite, in order to satisfy the City's Inclusionary	The applicant has elected to pay the affordable housing in lieu fee to satisfy the				
Housing Ordinance.	Inclusionary Housing Ordinance.				
Analysis of an appropriate residential density	The residential density proposed for the site is				
for the subject property.	consistent with the RM-2-5 zone. This is an				
for the subject property.	appropriate density given the proximity of the				
	site to the future Mid-Coast Trolley Station				
	and is consistent with the recommended land				
	use and zoning for the site per the Morena				
	Boulevard Station Area Planning Study.				
Incorporation of commercial services on site	The configuration of Morena Boulevard				
to meet the needs of existing and future	and the three way intersection at the				
residents in the area.	property's frontage severely limits vehicular				
	access to a commercial/retail use at this				
	location. In addition, pedestrian access would				
	be limited by significant grade separation				
	along both Morena frontages. This grade				
	separation is approximately $6' - 7'$				
	from the public sidewalk to finished grade.				
Site design, building orientation, and architecture (in terms of bulk, scale, and character) which will be compatible with surrounding development, and will encourage pedestrian activity and transit usage.	The current street frontage and pedestrian experience along Morena Boulevard and Frankfort Street will be significantly improved by the proposed redevelopment. Physical improvements and dedication of land will result in a 14' wide pedestrian realm lined with street trees. The proposed rental				
	community will have direct pedestrian access				
	to this public right-of-way. The Clairemont				
	Mesa Community Plan identifies a primary				
	goal for residential development as follows: "Maintain the low density character of				
	predominantly single family neighborhoods				
	and encourage rehabilitation where appropriate." Orientation and location of the				
	noted buildings, as well as, the				
	clubhouse/leasing building have been				
	influenced by feedback received from the CCPG sub-committee, as well as, neighbors and community members. Locating a single				
	story building at the corner of Frankfort and				
	Morena and the three story buildings behind				
	morena and the three story bundings bellind				

Morena Boulevard Responses to the Planning Commission CPA Initiation Request

	helps to preserve the neighborhood's low scale character while bringing added density to a transit location. The current building orientation respects the goals of the Community Plan and neighborhood/community feedback.
Preservation of public views to Mission Bay and the Pacific Ocean.	Public views will be preserved by limiting building height to 30' as required by the Community Plan. In addition, site topography on and around the site allows for development while still preserving existing views.
Vehicular, pedestrian, and bicycle access into and within the subject property, in particular, maximizing walkability and establishing pedestrian linkages to and from the site to surrounding development.	The site has been designed to encourage pedestrian activity. Pedestrian travel is anticipated and encouraged through the provision of an internal circulation system that links to onsite amenities and also provides connections to the external pedestrian and bike systems. These provide access to the public transit system with an existing bus stop on Morena Boulevard close to the intersection of Frankfort Street. A future Mid-Coast Trolley Station at Tecolote Road and W. Morena Boulevard is planned within an approximately ¹ / ₂ mile walk from the site.
Availability of public services and facilities to support increases in residential intensity; this would include an analysis of adequate school, park, and library facilities, as well as fire and police services to serve the proposed land use changes.	This analysis will be conducted as part of the environmental review process.
Analysis of a range of densities for the site, including the impacts of potential development at the highest density permitted under the requested residential designation.	A range of densities for the project site were studied as part of the Morena Boulevard Station Area Study. The impacts associated with this project will be analyzed as part of the environmental review process.
Analysis of maximum number of mobile homes which could be accommodated under the current land use designations.	The site is currently designed to accommodate up to six residences and 90 RVs. The Community Plan recommends that if the mobile home park overlay were to go away, the site maintain a single-family density range of 5 to 10 dwelling units per acre. Since the site is 6.2 acres, this would result in a total of 31 to 62 dwelling units.

Adequate parking within the project, to prevent adverse impacts to on-street parking within adjacent residential neighborhoods.	Adequate parking is proposed. The project will meet or exceed the City's parking requirements and parking will be provided onsite.
Use of energy conservation features within the project.	The project will comply with the California Building Code and California Green Code requirements. A Climate Action Plan (CAP) Checklist has been completed for this project which requires a 15 percent improvement in energy performance compared to standard Title 24 Code compliance and provision of electric vehicle charging infrastructure.

PLANNING COMMISSION RESOLUTION NO. 3590-PC

INITIATING AN AMENDMENT TO THE CLAIREMONT MESA COMMUNITY PLAN AND PROGRESS GUIDE AND GENERAL PLAN TO REDESIGNATE A 5.75 ACRE SITE FROM MOBILE HOME PARK AND COMMUNITY CENTER COMMERCIAL TO MEDIUM RESIDENTIAL (15-30 DU/AC).

WHEREAS, on October 28, 2004, the Planning Commission of the City of San Diego held a public hearing to consider the initiation of an amendment to the Clairemont Mesa Community Plan and Progress Guide and General Plan to redesignate a 5.75 ac site from Mobile Home Park and General Commercial to Medium- High Residential (30-45 du/ac); and

WHEREAS, the applicant is requesting the Community Plan Amendment and Progress Guide and General Plan Amendment in anticipation of future development; and

WHEREAS, the Planning Commission of the City of San Diego considered all maps, exhibits, evidence, and testimony and found that the supplemental findings can be made; NOW THEREFORE;

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby initiates the requested Clairemont Mesa Community Plan and Progress Guide and General Plan Amendment; and

BE IT FURTHER RESOLVED that the Planning Commission directs staff to consider the following issues in addition to all the issues identified in Planning Report No. P-04-142:

- In addition to the 4.5 acre property referenced in Planning Report No. P-04-142, initiation includes the adjacent 1.25 acre property located to the northwest, as requested by the applicant.
- Analysis of a range of densities for the site, including the impacts of potential development at the highest density permitted under the requested residential designation.
- Analysis of maximum number of mobile homes which could be accommodated under the current land use designations.
- Adequate parking within the project, to prevent adverse impacts to on-street parking within adjacent residential neighborhoods.
- · Use of energy conservation features within the project.

BE IT FURTHER RESOLVED, that this initiation does not constitute an endorsement of

PLANNING COMMISSION OF THE CITY OF SAN DIEGO MINUTES OF REGULAR SCHEDULED MEETING OF OCTOBER 28, 2004 IN CITY COUNCIL CHAMBERS- 12TH FLOOR CITY ADMINISTRATION BUILDING

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Lettieri at 9:05 a.m. Chairperson Lettieri adjourned the meeting at 10:00 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Tony Lettieri-present Vice-Chairperson Barry Schultz-not present Commissioner Carolyn Chase-present Commissioner Kathleen Garcia-present Commissioner Gil Ontai-present Commissioner Dennis Otsuji-not present Commissioner Mark Steele-not present Betsy McCullough, Planning Department-not present Mary Wright, Planning Department-not present Bob Manis, Planning Department-not present Marcela Escobar-Eck, Development Services-not present Gary Halbert, Development Services-present Mary Jo Lanzafame, Deputy City Attorney-present Linda Lugano, Recorder-present ITEM-1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD: None.

ITEM-2: REQUESTS FOR CONTINUANCE: Item No. 12, Mission Boulevard Mixed Use Project No. 95122 was withdrawn and will be rescheduled for November 4, 2004.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:** Items No. 8, 9, 10 and 13 were placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:

Gary Halbert advised that the Official City Zoning Map has been prepared for an internet application that will allow property owners to look at zoning on parcels by address or parcel number. This will be available in November.

ITEM-5: COMMISSION COMMENT: None.

ITEM-6: APPROVAL OF THE MINUTES OF OCTOBER 14, 2004.

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE THE MINUTES OF October 14, 2001. Second by Ontai. Passed by a 4-0 vote with Vice-Chairperson Schultz and Commissioners Otsuji and Steele not present.

ITEM-7: APPEAL OF HEARING OFFICER DECISION FOR THE BLAKE RESIDENCE – PROJECT NO. 12470

Robert Korch presented Report to the Planning Commission No. PC-04-187 and advised that the appellant, David Schroedl withdrew his appeal on this project and that the applicant submitted alternate plans for the street improvements.

Testimony in favor of the appeal by David Schroedl and Sherri Lightner and spoke to drainage and street improvement issues only.

Testimony opposed to the appeal by Matt Peterson.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY CHASE TO DENY THE APPEAL AND APPROVE THE PROJECT WITH THE FOLLOWING MODIFICATIONS: CONDITION 11 TO READ: "...THE APPLICANT SHALL DEDICATE **UP TO** 3.5 FEET OF RIGHT-OF-WAY FOR LOOKOUT DRIVE FOR DRAINAGE IMPROVEMENTS REFERENCED IN CONDITION NO. 15 TO THE SATISFACTION OF THE CITY ENGINEER"; DELETE CONDITION NO. 12 ENTIRELY; AND REVISE CONDITION NO. 15 TO READ, "....THE CLOSURE OF THE EXISTING DRIVEWAY WITH RESTORATION TO APPLICABLE DRAINAGE FLOW, SATISFACTORY TO THE CITY ENGINEER." Second by Ontai. Passed by a 4-0 vote with Vice-Chairperson Schultz and Commissioners Otsuji and Steele not present.

ITEM-8: SAN DIEGO AVENUE TENTATIVE MAP - PROJECT NO. 21541.

COMMISSION ACTION:

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-175. Second by Ontai. Passed by a 4-0 vote with Vice-Chairperson Schultz and Commissioners Otsuji and Steele not present.

ITEM-9: CABRILLO KNOLLS TENTATIVE MAP – PROJECT NO. 10275

COMMISSION ACTION:

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-172. Second by Ontai. Passed by a 4-0 vote with Vice-Chairperson Schultz and Commissioners Otsuji and Steele not present.

ITEM-10: MISSION HILLS COMMONS TM - PROJECT NO. 34398

COMMISSION ACTION:

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-171. Second by Ontai. Passed by a 4-0 vote with Vice-Chairperson Schultz and Commissioners Otsuji and Steele not present.

ITEM-11: INITIATION OF AN AMENDMENT TO THE CLAIREMONT MESA COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO REDESIGNATE A 4.5 ACRE SITE FROM MOBILE HOME PARK AND GENERAL COMMERCIAL TO MEDIUM-HIGH RESIDENTIAL (30-45 DU/AC), (MORENA BOULEVARD).

Kevin Guy presented Report to the Planning Commission No. PC-04-142.

Testimony in favor by Ted Shaw and Dave Potter.

No one present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY CHASE TO APPROVE THE INITIATION. Second by Garcia. Passed by a 4-0 vote with Vice-Chairperson Schultz and Commissioners Otsuji and Steele not present.

ITEM-12: MISSION BOULEVARD MIXED USE – PROJECT NO. 95122.

This item was withdrawn and will be renoticed for November 4, 2004.

ITEM-13: GARDEN TERRACES – PROJECT NO. 6946

COMMISSION ACTION:

CONSENT MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-188. Second by Ontai. Passed by a 4-0 vote with Vice-Chairperson Schultz and Commissioners Otsuji and Steele not present.

The Planning Commission meeting was adjourned by Chairperson Lettieri at 10:00 a.m.

Clairemont Community Planning Group

Approved Minutes of the Meeting of June 19th, 2018 Alcott Elementary School Auditorium

	 P Naveen Waney -Chair P Nicholas Reed –Vice Chair P Margie Schmidt -Secretary P Delana Hardacre-Treasurer 	A Harry BackerP Kevin CarpenterP Cecelia FrankP Chad Gardner	P Richard JensenP Gary ChristensenP Ryan RollaA Jason Young	A Daniel Smiechowski P Lynn Adams P Susan Mournian P Billy Paul
P – Present A – Absent L-Late				

Item 1. Call to Order / Roll Call

Chair Naveen Waney called the meeting to order at 6:30 p.m. Pledge of allegiance said. Roll call was taken and a quorum present.

Item 2. <u>Non-Agenda Public Comment</u> – Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. **NOTE**: 2-minute time limit per speaker.

Public:

Linda Mascovich: asks about County crime lab project. Naveen states expects them to come before CCPG but no developer chosen yet.

George Henderson: Will board take a position on STVR issue? Suggests to make it an action item next month. Don Gross states that there are funds available to the group related to the Brown Act.

Female community member: states nice landscaping on Balboa, desires similar upgrades to other major streets. Also says 805 between Balboa to Clmt Mesa Blvd is very unsightly, requests wall to improve appearance. Billy responded with clarification on history of grant for Balboa Ave median landscaping.

Margie clarified that other communities have MAD funds (maintenance assessment district). Also references Pure Water working groups that may provide opportunities for improvements to some medians.

Committee Members:

Susan: believes Park & Rec staff responsible to maintain medians.

Nick: Ivy Senior Apartments community meeting on Weds. July 18th 6-8pm at Madison High School.

Lynn: Asks for update re: median Mt. Alifan and Balboa. Work will begin in the fall.

Billy: Congratulates and thanks Marc Schaefer & CM Zapf for partial resurfacing done on Clmt Dr greatly improving the street surface. Project well done.

Margie: Announced that CM Zapf recognized today as Dave Potter Day for his many contributions to the community. Also City of SD updating Parks Master Plan; to give input visit cityofsandiegoparksplan.com Naveen: Announced Daniel Smiechowski's resignation. Will try to fill seat next meeting. Also noted that all board members need to support and participate in duties and tasks necessary for effective function of the board.

Item 3. <u>Modifications to the Agenda</u> – Requires 2/3 approval.

Nick states need to add approval of minutes of the Special Meeting held on June 6th. Lynn makes motion to add approval of said minutes to agenda, second by Margie.

VOTE: 13-0-0. Motion passes.

Item 4. <u>Approval of Minutes</u>

Nick makes motion to approve minutes of May 15th meeting with correction of vote tally on Item 102 to be 12-0-0. Second by Cece.

VOTE: 9-0-4(Margie, Delana, Lynn & Billy abstain d/t absence). Motion passes. Nick makes motion to approve minutes of Special Meeting on June 6th, second by Delana. **VOTE:** 10-0-3 (Gary, Chad & Kevin abstain d/t absence) Motion passes.

Item 5. <u>Council Representative Reports</u>

District 2 Council Report, Marc Schaefer, Community Liaison, mpschaefer@sandiego.gov

Two working groups are being established for Clairemont community (Clairemont & Morena), will also be a University City Working Group. The groups will be addressing construction impacts only, no discussion about the alignment or details of the project will be allowed. Is an advisory group only with 12-15 people on each group, monies are available for areas impacted by the project. If interested in participating please speak with Marc. Public is welcome to attend, will be a comment opportunity at beginning of meetings, but public will otherwise not be able to participate in discussion if not on Working Group.

STVR proposal by mayor will be addressed by council on Monday July 16th. Dave Potter Day acknowledges his influence on the community for over 40 years. Parks Master Plan will be a long process, encourages all to become involved.

Delana: Lawsuit against Pure Water? Marc: believe is brought by University City residents.

Susan: Requests name/contact responsible for median maintenance. (Casey Smith, Director of Open Space Division, <u>cdsmith@sandiego.gov</u>) Marc: please also utilize "Get It Done" which begins a record. Ryan: Asks for update on accidents at Jutland curve. Marc: will follow up.

District 6 Council Report, Dan Manley, Community Liaison, <u>dmanley@sandiego.gov</u> Absent, no report.

SANDAG Mid-Coast Trolley Construction Update, Pete D'Ablaing, SANDAG project manager

Train traffic shifted to new bridges in April. Demo'd Balboa heavy rail bridge. Can begin construction on other rail bridges now. Constructing Balboa to Morena ramp (in 3 phases) and continuing work on utilites along Morena. Additional signage for traffic slowing on Morena and have requested support of SDPD. Delana: Expressed concerns about safety on Morena at Balboa, poor signage with changes resulted in near miss of a significant accident. Also need apron near Ticonderoga for safe merging. Workers were rude.

Kevin: Planned landscaping to replace all removed with construction? Response: Will send plan to Naveen. Lynn: Widened I-5 underpass for Balboa? (Similar to Lomas Santa Fe) Response: SANDAG project does not go under I-5.

Ryan: Questions whether pedestrian access will continue to Moraga from Morena on south side of Balboa? Markers seem to stop short of connecting.

Richard: Morena/Balboa intersection is a fast and complicated area and requires improved safety measures and signage.

Public: Donna: Can funding be spent on pedestrian/bicycle access across I-5? Cannot add components to project at this time.

Female Comm. Member: New stop light at John Paul Jones where new housing? Response: Will check. George Henderson: New ramp from Balboa to Morena will have traffic in both directions. Requests leaving southbound Morena ramp in place for a few weeks transition period.

Ryan Valencia: Are police monitoring decreased speed limit on Morena? Construction workers are not complying with speed limit. Response: Will speak to speed and safety at staff meeting tomorrow. Marc Schaefer: Requested increased enforcement and will follow up.

Item 6. <u>Action Items</u>

101. Morena Apartment Homes (Coastal Villas) PTS:526167

Applicant: Shon Finch, Ed McCoy, Fairfield Development. Sfinch2@ffres.com

Fairfield is local company, privately held, national multi-family private developments, full service (acquisition, building, & management). States takes pride in quality of projects and their maintenance. PEIR shows no unmitigated impacts; all impacts created are mitigated by site design or mitigation measures. Current site is 90 trailer spaces & 6 residences. Proposing 150 apartment homes with garages. Designed to maintain view corridors, air flow, corner rec center only one-story, streets on all sides widened, main access

across from alley per neighbor requests, low fence around perimeter, complies with 30 ft height limit, on-site 24/7 management, more than adequate parking (1.8/bedroom), incorporating building design recommendations

from Project Review sub comm (PRSC). Paying \$1.7million in park & rec fees. Substantially increasing property tax base of site.

Kevin (chair of PRSC): Thanks to presenters for collaboration with PRSC at multiple meetings, many positive changes resulted. PRSC voted to recommend approval (only dissent was d/t desire to incorporate conditions). Request more variation in street façade coloration and in high-lighting arches (deepening reveal). Susan motions to approve project as presented, second by Cece.

Gary: Paying in-lieu fee for afforadable housing? Resp: Neighbors were opposed to affordable housing so paying fee.

Delana: Rents? Resp: Approx.\$2000/mo 1 bdrm; \$2800/mn 2/bdrm. Will maintain all landscaping. Nick: Will be great asset to community.

Richard: Zoning changes? Resp: Frontage on Morena & West Morena zoned commercial, residential at back of property. Requesting change to zone whole site at up to 29units/acre. Actual density will be less. Billy: Concerned that no low & mod-income units in project. Pet policy & facilities? Resp: Allow pets (breed restricted), will have dog wash & relief areas.

Margie: States Morena Corridor Spec Area Sub Committee (while land use was still within purview) did approve changing the zoning as currently requested. Also states that Podocarpus trees rather than Cassia trees recommended along Morena d/t canopy height, and if slope adjacent to Tonopah will be graded then planting and irrigation indicated but be considerate of neighbors views if planting trees that might block viewsheds, if slope untouched then hydroseed indicated.

Chad: Suggests amending motion to include the 3 conditions named (adding color variation to building facades, deepening articulation of arches, altering landscape plan to utilize Cassia trees rather than Podocarpus). Susan accepts amendment, Cece also accepts as second.

VOTE:11-1-1 Billy opposed because"the project did not include any low and moderate income housing, and this project located in an area that is close to a trolley station and most appropriate for this type of housing." Delana states abstains for same reason although is otherwise in support of project. **Motion passes.**

102. Safe Routes to School Program Letter of Support

Priscila Hegger, Rady Children's Hospital, pphegger@rchsd.org

Applying for grant to prevent pedestrian injuries in Clairemont. Have evaluated conditions and have chosen 6 schools based on collision data within ½ mile of schools and on income level: Lindberg-Schweitzer, Whitman, Lafayette, Field, Creative/Performing/Media Arts, and Longfellow (had a fatality). Did get feedback from Town Council; is seeking additional feedback and support.

Motion by Nick to approve letter of support with the 6 schools listed, second by Susan.

Ryan: What schools not included? Resp: Many schools but funding will only support 6 at this time. Hope to reapply in future to address needs of all Clairemont schools.

Kevin: What enhancements? Resp: Improved signage, sidewalks, etc. Plus education for students and parents and resources such as bike helmets. Danger prevention and transportation safety is focus.

Susan: Next cycle please include Bay Park Elementary d/t recent drunk driving accident nearby.

Better Jackson: Lafayette is magnet for hard-of-hearing & deaf.

Marc Schaefer: Councilmember Zapf's office offers support & assistance in process.

VOTE: 13-0-0. Motion passes.

Item 7. Informational Items

201. Public Works Presentation on Bannock Ave. Streetscape Enhancements Project ID: B10027 Luis Schaar, P.E., City of San Diego, <u>LSchaar@sandiego.gov</u>

Project initially begun 6 yrs ago but there were problems with contractor. Purpose is to treat storm water before it enters storm drains. Basin in parkway created where storm water percolates through a French drain. Plan to change process in the future; this was a trail project. Maintenance of basins by contractor required until project completed then will be under responsibility of storm water dept. Significant issue still pending is that shielding is needed at 55 locations where coupling to sewer laterals was necessary. Are committing staff to monitor work to assure is done correctly. Anticipate work will begin in 1-2 months.

Richard: Do not replicate this project anywhere in city.

Naveen: please send additional comments to presenter.

Item 8. <u>Workshop Items</u> None

Item 9. <u>Potential Action Items</u> 401. New CCPG Logo, Nicholas Reed Presented draft of new logo: Large CCPG initials with colors of canyons and bay. Email comments/questions

Item 10. <u>Reports to Group</u>

to Nick.

Chair Report – Naveen Waney – Suggest considering creating a forum to discuss issues on homelessness/affordable housing through an existing subcommittee.

Vice-Chair/Parking & Transportation Report – Nicholas Reed – CPC meeting: marijuana issues, live/work quarters, housing the next million presentation. Parking/Transp: Plan meeting in Sept. Moraga traffic circles construction to begin in July.

Balboa Station - Lynn Adams-Submitted letter in response to PEIR following special meeting.

Secretary/Morena Corridor Specific Plan Ad Hoc Sub Committee Report, Margie Schmidt – Anticipate release of EIR/traffic study in next few months per M. Prinz; will resume meetings then.

MCAS Miramar - Cecelia Frank - Overview of existing border fencing presented.

Treasurer – Delana Hardacre – Delana reported that there is \$219.04 in the CCPG Bank Account. New projector obtained, awaiting reimbursement from City.

Community Plan Update – Susan Mournian – Urban Design presentations completed. Meetings in July & August at St David's Church, 5050 Milton St., 2nd Tuesdays, 6-8pm.

Clairemont Town Council – Delana Hardacre – Had presentation on Safe Routes and information regarding a lawsuit filed against Pure Water.

Project Review Subcommittee – Kevin Carpenter – Anticipate some cell site projects at future meetings. Will trial a template for subcommittee minutes to rotate secretary role.

By-Laws - Jason Young - Absent, No Report

Adjournment at 8:28PM

The next meeting will be held on July 17th, 2018, 6:30pm at Alcott Elementary School.

18



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

	FORM
wnership Disclosure Statement	DS-318
	October 2017

Corporate Identification No.

Project No. For City Use Only:

Approval Type: Check appropriate box for type of approval(s) requested: D Neighborhood Use Permit D 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

С

Project Title: Morena Blvd. Apartments

Project Address: 1577-79 Morena Boulevard

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State?

Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner

Name of Individual: August 1, 1983 and Trustee of the Revocable August 1, 1983 and Trustee of the Revocable Street Address: 6302 Elmhurst Drive	Trust of Donald J. Metzler and Diane W. Metzler dated Trust of Donald J. Metzler dated Sep 28, 1998	🛛 Owner	Tenant/Lessee	Successor Agency
City: <u>San Diego</u>			State: CA	Zip: 92120-3958
Phone No.: _(619) 583-0952	Fax No.: N/A	Email: N//	A	
Signature: Amply 9. Mith TAVITA		Date: 8-29	-2018	
Additional pages Attached: 🛛 🛛 Yes	D No			
Applicant				
Name of Individual: Shon Finch - FF Realty IV LLC		Owner	Tenant/Lessee	Successor Agency
Street Address: _5510 Morehouse Drive			· · ·	
City: San Diego	41		State: CA	Zip: 92121
Phone No.: 858-666-8263	Fax No.:	Email: sfin	ch2@ffres.com	
Signature:		Date:	8-29-2	2018
Additional pages Attached: 🛛 Yes	I No			
Other Financially Interested Persons				
Name of Individual:		Owner	Tenant/Lessee	Successor Agency
Street Address:				
City:			State:	Zip:
Phone No.:	Fax No.:	Email:		
Signature:		Date:		
Additional pages Attached: 🛛 Yes	🗆 No			

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

Original

Signature page to City of San Diego, Ownership Disclosure Statement

Bruce Barlow, as Co-Trustee of the Barlow Revocable Trust dated July 18, 1992 105 Sunset Way Muir Beach, CA 94965 (415)389-1002

Pamela Ann Barlow, as Co-Trustee of the Barlow Revocable Trust dated July 18, 1992 105 Sunset Way Muir Beach, CA 94965 (415)389-1002

TAWIES

Donald J. Metzler, as Co-Trustee of Revocable Trust of Donald J. Metzler and Diane W. Metzler dated August 1, 1983 6302 Elmhurst Drive San Diego, CA 92120-3958 (619) 583-0952

THYTE

Donald J. Metzler, as Trustee of Revocable Trust of Donald J. Metzler dated September 28, 1998 6302 Elmhurst Drive San Diego, CA 92120-3958 (619) 583-0952 Signature page to City of San Diego, Ownership Disclosure Statement

Bruce Barlow, as Co-Trustee of the Barlow Revocable Trust dated July 18, 1992

105 Sunset Way Muir Beach, CA 94965 (415)389-1002

mely Ann Broken BU

78.55

Pamela Ann Barlow, as Co-Trustee of the Barlow Revocable Trust dated July 16, 1992 105 Sunset Way Muir Beach, CA 94965 (415)389-1002

Donald J. Metzler, as Co-Trustee of Revocable Trust of Donald J. Metzler and Diane W. Metzler dated August 1, 1983 6302 Elmhurst Drive San Diego, CA 92120-3958 (619) 583-0952

Donald J. Metzler, as Trustee of Revocable Trust of Donald J. Metzler dated September 28, 1998 6302 Elmhurst Drive San Diego, CA 92120-3958 (619) 583-0952 Priscilla P. Hughes, As Successor Trustee of Paul Pickering III Trust Agreement dated October 11, 2002 1751 Colgate Circle San Diego, CA 92037 (858) 454-7501

Palmer Hughes, III, as Co-Trustee of Hughes Family Agreement Trust dated July 19,2000 4315 Huggins Street San Diego, CA 92122 (858) 583-6165

Priscilla P. Hughes, as Co-Trustee of Hughes Family Agreement Trust dated July 19,2000 4315 Huggins Street San Diego, CA 92122 (858) 583-6165

Lawrence T. Moore, Inc., a California Corporation by Bruce Barlow, Vice President 105 Sunset Way Muir Beach, CA 94965 (415)389-1002

too at mail dated

Priscilla P. Hughes, As Successor Trustee of Paul Pickering III Trust Agreement dated October 11, 2002 1751 Colgate Circle San Diego, CA 92037 (858) 454-7501

assorthestel 10/1/02 es

Palmer Hughes, III, as Co-Trustee of Hughes Family Agreement Trust dated July 19,2000 4315 Huggins Street San Diego, CA 92122 (858) 583-6165

4 mer Tr

Priscilla P. Hughes, as Co-Trustee of Hughes Family Agreement Trust dated July 19,2000 4315 Huggins Street San Diego, CA 92122 (858) 583-6165

Lawrence T. Moore, Inc., a California Corporation by Bruce Barlow, Vice President 105 Sunset Way Muir Beach, CA 94965 (415)389-1002