



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: January 14, 2016 **REPORT NO.** PC-15-104

ATTENTION: Planning Commission, Agenda of January 21, 2016

SUBJECT: SANTA BARBARA PLACE RESIDENCES - PROJECT NO. 361595
PROCESS FOUR

REFERENCE: Initiation of an Amendment to the Mission Beach Precise Plan and Local Coastal Program, Report No. PC-12-140 located at:
<http://www.sandiego.gov/planning-commission/pdf/pcreports/2013/pc13140.pdf>

**OWNER/
APPLICANT:** Santa Barbara Place MB9, LLC, a Delaware Limited Liability Company

SUMMARY

Issue: Should the Planning Commission approve an application to demolish an existing educational structure and to construct twelve (12) residential condominium units on a 0.34 acre site located at 825 Santa Barbara Place in the Mission Beach Precise Plan and Local Coastal Program Area?

Staff Recommendation(s):

1. **CERTIFY** Master Environmental Impact Report No. 366139/SCH No. 2014081097, and **ADOPT** the Mitigation, Monitoring, and Reporting Program, and **ADOPT** the Findings and Statement of Overriding Considerations; and
2. **APPROVE** Vesting Tentative Map No. 1267874 and Coastal Development Permit No. 1267875.

Community Planning Group Recommendation: On June 17, 2014, the Mission Beach Precise Planning Board voted 7-0-1 to recommend denial of the Coastal Development Permit and voted 7-1-0 to recommend denial of the Vesting Tentative Map (Attachment 15).

Environmental Review: A Master Environmental Impact Report (MEIR) No. 366139/SCH No. 2014081097 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines. The Santa Barbara Place Residences Project No. 361595 and the portions of the MEIR as it relates to the separate Mission Beach Residences Project No. 366139 were analyzed in a MEIR in compliance with CEQA Article 11.5, Sections 15175 to 15179.5. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project. The applicant has provided Draft Candidate Findings and Statement of Overriding Considerations to allow the decision maker to adopt the project with significant and unmitigated direct impacts related to Noise (Construction).

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

Code Enforcement Impact: None with this action.

Housing Impact Statement: The 0.34 acre project site is located at 825 Santa Barbara Place in the R-S Zone of the Mission Beach Planned District within the Mission Beach Precise Plan and Local Coastal Program Area. The R-S zoning designation allows for single family dwelling units, duplexes (two dwelling units in a single structure) and multiple dwelling units (restricted to a maximum of four dwelling units in any single structure including common wall construction on adjoining lots). The community plan designates the proposed project site for Residential use at 36 dwelling units per acre (du/ac). The project site could accommodate 12 dwelling units based on the community plan. The project site is comprised of six legal lots and could accommodate three, four unit buildings based on the underlying zone.

This project is subject to the requirements of the City's Inclusionary Affordable Housing Regulations (Chapter 14, Article 2, Division 13 of the San Diego Municipal Code), and the payment of Affordable Housing fees are due at the time of building permit issuance.

BACKGROUND

The project site is located 825 Santa Barbara Place (Attachments 1 and 2), in the R-S Zone of the Mission Beach Planned District (Attachment 3) within the Mission Beach Precise Plan and Local Coastal Program Area (Attachment 4), the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the Parking Impact Overlay Zone (Coastal and Beach Impact Areas), the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. The R-S zoning designation allows for single family dwelling units, duplexes (two dwelling units in a single structure) and multiple dwelling units (restricted to a maximum of four dwelling units in any single structure including common wall construction on adjoining lots). The community plan designates the proposed project site for Residential use at 36 dwelling units per acre (du/ac). The project site, occupying 0.34 acres, could accommodate 12 dwelling units based on the community plan. The project site is comprised of six legal lots and could accommodate three, four unit buildings based on the underlying zone.

The 0.34-acre project site is comprised of 6 legal lots and was previously developed as the southern portion of the Mission Beach Elementary School. The elementary school function ceased in the summer of 1973, when the facility was converted to a special education school until the early 1980s. Upon closure of the site as an educational facility, it was used for administrative purposes by the San Diego Unified School District (SDUSD) until 2013. On January 22, 2013, the Board of Education for the SDUSD adopted a Resolution declaring the site as excess land and, after offering it to other public agencies and entities (including the City of San Diego) with no takers, listed the property for sale and solicited competitive bids. On May 14, 2013, the Board formally selected the Principals of MB9 Owner, LLC and escrow closed on December 20, 2013. Santa Barbara Place Owner MB9, LLC acquired the site from MB9 Owner, LLC on February 20, 2014. The site and existing facilities are currently vacant.

The project site has been previously graded and developed with a 4,922 square foot educational building associated with the Mission Beach Elementary School. The structure was constructed in 1952 and was built in a Modern Contemporary style of standard wood frame construction on a concrete foundation. The building served as a multi-purpose and kindergarten use. A historical assessment report was prepared which identified that the building has undergone minor alteration, and some of the existing wood framed windows were replaced with metal framed windows. City staffs reviewed the report and have determined that the property and the associated structure would not be considered historically or architecturally significant in terms of architectural style, appearance, design, or construction associated with important persons or events in history. In addition, the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The surrounding properties have been previously graded and developed, and the surrounding neighborhood contains a broad mix of architectural styles comprised predominantly of multi-family residential developments. The vacated Mission Beach Elementary School main campus site is located directly across the street to the north and is zoned R-S within the Mission Beach Planned District (MBPD); the community plan designates that site as School use. The properties to the west, south and east are developed with single family and multi-family residential structures, which are zoned R-S. The community plan designates these sites as Residential use at 36 du/ac.

DISCUSSION

Project Description:

The project proposes the demolition of the 4,922 square foot educational building and construction of three (3) three-story residential buildings comprised as fourplexes on the six legal lots. The project proposes a total of 12 units ranging from 1,265 to 1,345 square feet and all of the units are comprised of three bedrooms and three bathrooms. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. In addition, the project would contain sustainable building design measures to meet a Leadership in Energy and Environmental Design (LEED) Silver certification. Furthermore, the project incorporates many

sustainable features in accordance with the City's General Plan Conservation Element as outlined on Sheet 1 on the development plans (Attachment 14).

The project site is not located within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA) and does not contain Environmentally Sensitive Lands (ESL) as defined in San Diego Municipal Code (SDMC) Section 113.0103. The project proposes a maximum building height of 29 feet 11 inches, which complies with the regulations of the Coastal Height Limitation Overlay Zone (CHLOZ). The project site is located approximately 200 feet west of Mission Bay and approximately 480 feet east of the Pacific Ocean and is not located between the sea and the first public roadway paralleling the sea. The project site does not abut the shoreline of Mission Bay or the Pacific Ocean and therefore would not alter or obstruct public views of these scenic resources from the beaches or boardwalks. The project site is surrounded by residential development with no identified public viewing area, vista, view corridor, or otherwise significant public views within the Mission Beach Precise Plan.

The project is not requesting nor does it require any deviations or variances from the applicable regulations, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site.

Development of the proposed project requires the following approvals: Process Three Coastal Development Permit (CDP) for development within the appealable area of the Coastal Overlay Zone and a Process Four Vesting Tentative Map (VTM) for the creation of 12 condominium units. Because the project utilizes renewable technologies and qualifies as a Sustainable Building, the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

Community Plan Analysis:

The Mission Beach Precise Plan (MBPP) includes the following general recommendations for new residential development within the community planning area in order to retain its overall character: density limitation of 36 dwelling units per acre; yards/setbacks that are increased for structures over two stories; a floor area ratio (FAR) of about 1.0, with variations up to 1.2; a height limit of 35 feet; and a requirement that 20% of the lot area within residential development should be landscaped. These design recommendations were further refined and implemented in the form of the Mission Beach Planned Development Ordinance (MBPDO). The MBPDO provides for more specific design measures based on the MBPP. For example, the MBPDO specifies a maximum FAR of 1.1, maximum lot coverage of 65%, and a building height restriction of 30 feet above grade (which is in accordance with the CHLOZ).

The character of Mission Beach is defined and maintained by the regulations of the MBPDO, which govern setbacks, density, bulk, and other development characteristics. Many different lot sizes can be found throughout Mission Beach, but all properties are regulated by the MBPDO. Lot sizes of 30 feet by 80 feet are the minimum dimensions required by the MBPDO and there are no restrictions prohibiting larger lots. Larger lots currently exist throughout Mission Beach, and the MBPDO does not define any areas within Mission Beach where lots exceeding 30 feet by 80 feet are specifically prohibited. The MBPDO limits structures to a total of 5,280 square feet of floor area.

The proposed 12 unit residential development would develop housing units of varying size within the prescribed density range for the area. The design of the units invokes a high aesthetic standard and achieves a LEED Silver Certification which promotes a clean and sustainable environment. The project is not requesting nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

Environmental Analysis:

A Master Environmental Impact Report (MEIR) has been prepared to evaluate the environmental effects of two individual projects: (1) the Mission Beach Residences Project and (2) the Santa Barbara Place Residences Project, both at the former Mission Beach Elementary School site within the Mission Beach Community Planning Area. In addition to evaluating environmental effects of each project individually, this MEIR also analyzes the combined effects of the development of both projects.

The Santa Barbara Place Residences project was found to have potentially significant impacts to Noise, Health and Safety, Historical Resources (Archaeology), Transportation/Circulation and Parking (Combined Project), and Land Use (Combined Project). A Mitigation, Monitoring, and Reporting Program (MMRP) would be implemented with the project. However, construction noise was the only topic identified as being significant and unavoidable for each project individually and combined.

Written findings have been drafted and submitted, consistent with CEQA Guidelines Sections 15091 and 15093, which identify why the measure is infeasible and provide specific reasons for rejecting the identified mitigation measure or project alternative. Certification of the Final MEIR and approval of the project with significant environmental impacts requires the adoption of a Statement of Overriding Considerations (SOCs). Adoption of the SOC meets the CEQA requirement for the decision maker to balance the benefits of a proposed project against the unavoidable environmental risks when deciding whether or not to approve a project.

Project Related Issues:

Community Plan Amendment (CPA) Initiation - On December 12, 2013, the Planning Commission approved the initiation of a General Plan Amendment (GPA), Community Plan Amendment (CPA) and a Local Coastal Program Amendment (LCPA) to redesignate the site from 'Institutional & Public and Semi-Public Facilities' in the General Plan to 'Residential' and from 'School' in the MBPP to 'Residential' use at 36 du/ac pursuant to Resolution No. 4576-PC. The Mission Beach Elementary School sites consisted of three parcels of land addressed as 818 and 825 Santa Barbara Place and are zoned R-S within the MBPD. The 1.88 acre northern portion, addressed as 818 Santa Barbara Place, consisted of two parcels which contain the main school buildings. The 0.34 acre southern portion is located south of Santa Barbara Place and is addressed as 825 Santa Barbara Place. This site contains an educational building that served as a multi-purpose and kindergarten use.

After the initiation, staff realized that the 0.34 acre southern portion of the site was already designated as 'Residential' use at 36 du/ac within the community plan (Attachment 4) and that a CPA was not required for this portion of the property. In addition, the area of this development would not be included in the population-based park requirement for the northern portion as originally outlined within GPA, CPA and LCPA Initiation Report No. PC-12-140 (Attachment 6). Therefore, the 0.34 acre site is being developed independently from the northern portion.

Landmark Trees - There are two existing large trees within the 0.34-acre project site that would be removed. However, neither tree is considered or identified as a significant or landmark tree within the MBPP or other applicable planning document. Additional trees and other vegetation would be introduced to the project site through implementation of the project's landscaping plan. One of the existing trees is a large ficus tree located along the northern boundary of the project site would be removed and replaced at the northwestern corner of the project site by a plant of the same species.

On May 21, 2014, Ron Matranga, ISA Board Certified Master Arborist, Atlas Environmental Services, Inc., provided a report on the existing large ficus tree (Attachment 7). The arborist determined that, due to the physical structure of the tree and previous method of pruning, the current state of the existing ficus tree presents a risk of failure. The arborist recommended that the large ficus tree be removed as part of the project due to safety concerns. The City's Park Arborist was provided with a copy of the report and conducted an evaluation of the tree, and concurred with the conclusions outlined in the report.

This existing large ficus tree was nominated by members of the community utilizing Council Policy 900-19 (Attachment 8) to the City's Community Forest Advisory Board for consideration to designate the tree as a landmark tree. On September 10, 2014, the Board voted 9-0 to designate the tree as a Heritage Tree. The owner was not informed about the meeting; therefore, was not present at this meeting. Council Policy 900-19 was established to provide special policies to protect designated tree resources located in the public rights-of-way, on city-owned open space, in parks or other publicly owned lands, wherever practical. The policy does apply to private land restricted by dedicated open space easements. At the option of a property owner, a tree may be designated on private property for tree inventory purposes and for protection status. Since the tree is on private property and the owner did not request the tree to be designated, the vote was determined to be invalid. The Community Forest Advisory Board was advised on the determination at their October 2014 meeting. Therefore, the City has not designated the tree as a landmark tree.

Undergrounding- SDMC Section 144.0240(b)(5) allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-way. City staff has determined that the request for waiver of the requirements to underground privately owned utility systems and services facilities can be supported as it qualifies under the guidelines of SDMC Section 144.0242(c)(1)(A) and (B) as follows: The conversion involves undergrounding of utilities that are already scheduled to occur in the near term as a utility company financed undergrounding project or as part of the City's utility underground program; and the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

The proposed subdivision shall be undergrounded and the waiver is being requested for the requirement to underground adjacent utilities serving the surrounding properties within the abutting public rights-of-way. The City's Undergrounding Master Plan designates the site within Block 2S2, which has been assigned Capital Improvement Project (CIP) ID No. UU982. On April 14, 2014, the City Council approved the undergrounding project for Block 2S2, which is currently in the pre-design status and a start of the construction phase has not been determined.

Community Group Recommendation:

On June 17, 2014, the Mission Beach Precise Planning Board voted 7-0-1 to recommend denial of the CDP and voted 7-1-0 to recommend denial of the VTM.

1) The denial of the CDP was based on the following (summarized):

- The 0.34 acre southern portion of the school site is being developed separately from the 1.88 northern portion;
- Park requirements;
- Objection to the triple-quad-plex development in that it is inconsistent with the "character" of the community;
- Buildings are over 30 feet high;
- Interior yard setback width;
- Balcony roof extension encroaches in the required front yard setback;
- Trees within the front yard;
- Trash areas location;
- Fencing and gate;
- Roof eaves; and
- Lack of a walkway buffer along Santa Barbara Place.

2) The denial of the VTM was based on the following (summarized): Vesting should not be allowed until final building plans are issued.

Conclusion:

The project meets all applicable regulations and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted MBPP and LCP Land Use Plan, MBPDO, SDMC, and the General Plan. In addition, the proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources, self-generation and other renewable technologies (e.g. photovoltaic) to generate electricity needed by the buildings and its occupants. Furthermore, the project would contain sustainable building design measures to meet a LEED Silver certification and incorporates many sustainable features in accordance with the City's General Plan Conservation Element.

ALTERNATIVES

1. **CERTIFY** Master Environmental Impact Report No. 366139/SCH No. 2014081097, and **ADOPT** the Mitigation, Monitoring, and Reporting Program, and **ADOPT** the Findings

and Statement of Overriding Considerations; and **APPROVE** Vesting Tentative Map No. 1267874 and Coastal Development Permit No. 1267875, **with modifications**.

2. **DO NOT CERTIFY** Master Environmental Impact Report No. 366139/SCH No. 2014081097, and **DO NOT ADOPT** Mitigation Monitoring, and Reporting Program, and **DO NOT ADOPT** the Findings and Statement of Overriding Considerations; and **DENY** Vesting Tentative Map No. 1267874 and Coastal Development Permit No. 1267875, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



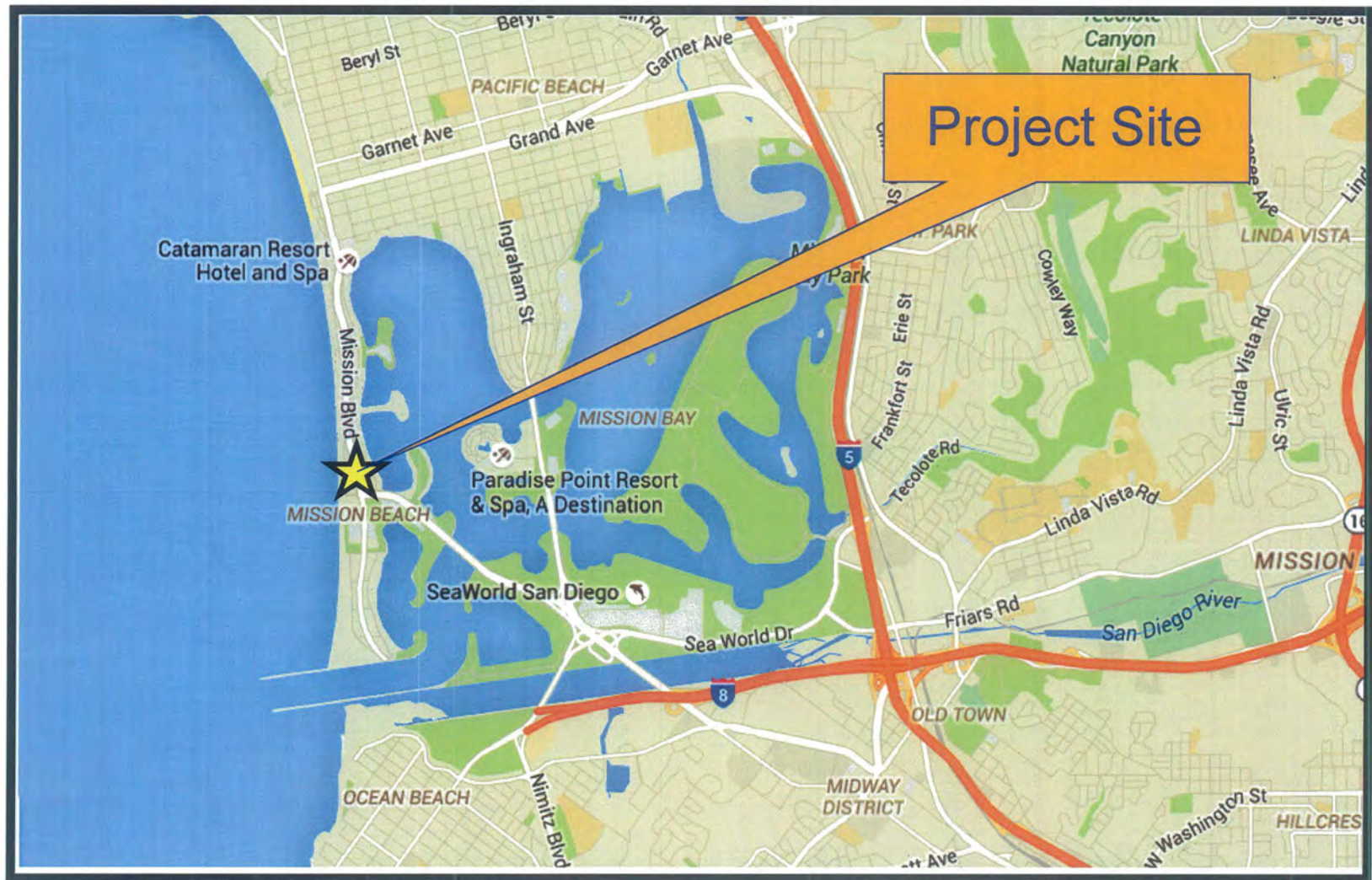
Jeffrey A. Peterson
Development Project Manager
Development Services Department

WESTLAKE/JAP

Attachments:

1. Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Project Data Sheet
6. GPA, CPA and LCPA Initiation Report No. PC-12-140 (Report Only)
7. Arborist Report dated May 21, 2014
8. Council Policy 900-19
9. Draft CDP Resolution with Findings
10. Draft CDP Permit with Conditions
11. Draft VTM Resolution with Findings
12. Draft VTM Conditions
13. Draft Environmental Resolution with Findings, Statement of Overriding Considerations, and MMRP
14. Development Plans
15. Community Planning Group Recommendation
16. Ownership Disclosure Statement

Internal Order No. 24004495



Location Map

Santa Barbara Place Residences - Project No. 361595
825 Santa Barbara Place

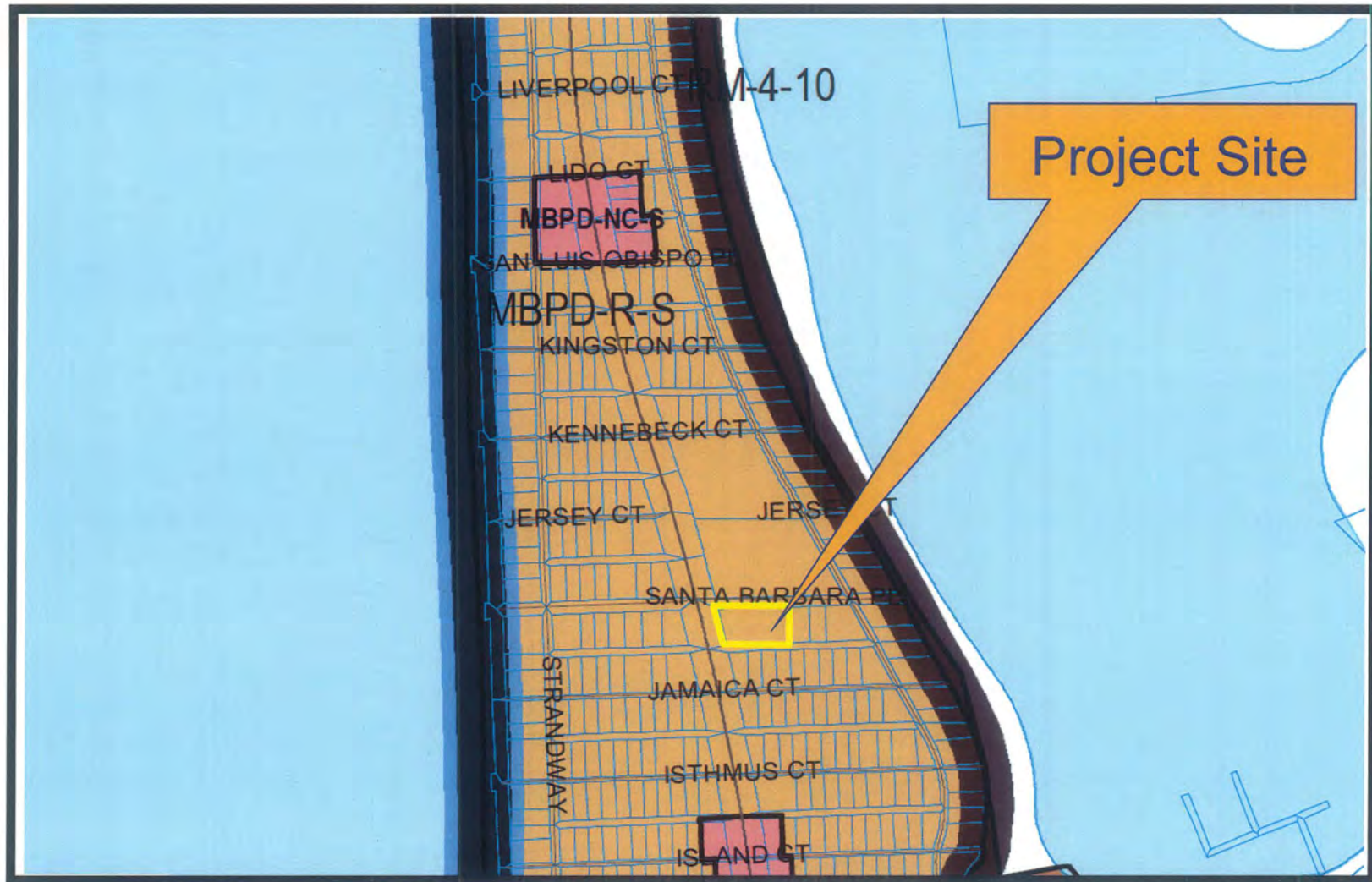




Aerial Photograph

Santa Barbara Place Residences - Project No. 361595
825 Santa Barbara Place



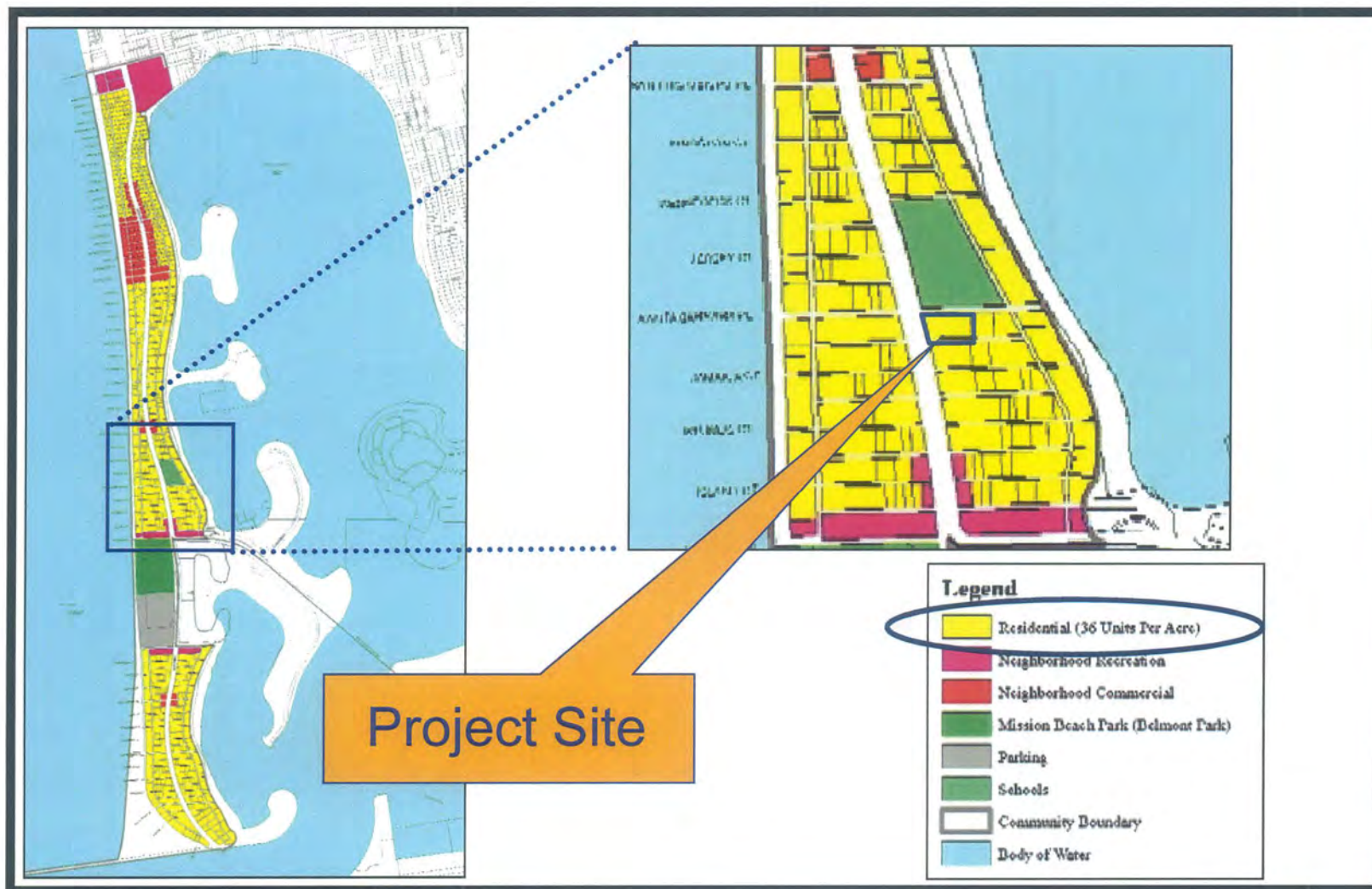


Official Zoning Map (MBPD-R-S)

Santa Barbara Place Residences - Project No. 361595

825 Santa Barbara Place





MB Community Plan Land Use Map

Santa Barbara Place Residences - Project No. 361595
825 Santa Barbara Place



PROJECT DATA SHEET

PROJECT NAME:	Santa Barbara Place Residences - Project No. 361595	
PROJECT DESCRIPTION:	Demolition of an existing educational structure and to construct twelve (12) residential condominium units on a 0.34 acre site.	
COMMUNITY PLAN AREA:	Mission Beach	
DISCRETIONARY ACTIONS:	Vesting Tentative Map and Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential use at 36 du/ac	
<u>ZONING INFORMATION:</u> ZONE: R-S Zone of the Mission Beach Planned District HEIGHT LIMIT: 30-feet (Coastal Height Limitation Overlay Zone) LOT SIZE: 2,400 square feet (and a minimum 30 feet by 80 feet) FLOOR AREA RATIO: 1.1 LOT COVERAGE: 65 percent FRONT SETBACK: 15 feet Standard and 45° angle starting at a height of 20 feet SIDE SETBACK: 6 feet and 6 feet 6 inches (10 percent of width) STREETSIDE SETBACK: 5 feet 7.7 inches (10 percent of width) REAR SETBACK: No Requirements (abutting an alley) PARKING: 24 (2 spaces per unit)		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	School; MBPD R-S	School
SOUTH:	Residential; MBPD R-S	Multi-family residential
EAST:	Residential; MBPD R-S	Multi-family residential (Duplex)
WEST:	Residential; MBPD R-S	Multi-family residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On June 17, 2014, the Mission Beach Precise Planning Board voted 7-0-1 to recommend denial of the Coastal Development Permit and voted 7-1-0 to recommend denial of the Vesting Tentative Map.	



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: December 3, 2013 REPORT NO. PC-13-140

ATTENTION: Planning Commission
Agenda of December 12, 2013

SUBJECT: Initiation of an Amendment to the Mission Beach Precise Plan and Local Coastal Plan to redesignate a 2.23 acre property located at 818 and 825 Santa Barbara Place from School to Multifamily Residential at 36 dwelling units per acre. Project No. 345142

OWNER/
APPLICANT MB 9 Owner, LLC. See Attachment 1, Ownership Disclosure Statement.

SUMMARY

Issue - Should the Planning Commission INITIATE an amendment to the General Plan and the Mission Beach Precise Plan to re-designate a 2.23 acre site from School to Multifamily Residential at 36 dwelling units per acre?

Staff Recommendation – INITIATE the plan amendment process.

Community Planning Group Recommendation – The Mission Beach Precise Planning Group convened on July 16, 2013 and had a failed vote of 5-2-5 (5 abstaining) to select a concept preference for approval of the proposed redevelopment to the Mission Beach Elementary School with residential uses. (A simple majority of 7 positive votes is required to carry a motion.) At that time the Planning Group asked for park land to be included in the concept. On November 19, 2013 the Mission Beach Precise Planning Group heard as an information item the Precise Plan Amendment request. No vote was taken. (Attachment 2).

Other Recommendation(s) – None.

Environmental Impact - If initiated, the proposed plan amendment and future discretionary actions will be subject to environmental review.

Fiscal Impact – Processing costs will be paid by the applicant.

Code Enforcement Impact – None.

Housing Impact – None with this action.

BACKGROUND

The subject property is a 2.23-acre site located at 818 and 825 Santa Barbara Place in the central portion of the Mission Beach Precise Planning Area (Attachments 3, Project Location Map, and 4, Aerial Map). The site is located east of Mission Boulevard and between Mission Bay to the east and the Pacific Ocean to the west.

The property is currently developed with an elementary school which was closed in 1973. For the past 40 years the subject parcels have not been in use as a public school. On January 22, 2013 the San Diego Unified School District Board of Education adopted a Resolution and named the site as excess land, and subsequently offered it for sale to other public agencies. The City of San Diego enquired about the property as potential future park use for the Mission Beach community but lacked sufficient funds to acquire it. Following this, the parcels were listed for sale and MB 9 Owner, LLC was the highest bidder for the site on May 14, 2013.

The land uses surrounding the site are multi-family. The Mission Beach Precise Plan designates the areas surrounding the site as multi-family at 36 DU/AC. (Attachment 7, Precise Plan Land Use Map).

The proposed amendment would redesignate the Mission Beach Precise Plan site to multi-family use at 36 dwelling units per acre, re-establish the traditional grid pattern across the site and eliminate the School Element from the Precise Plan. The amendment would also include identification of a population-based park on site and discuss the dedication of the land to the city. More analysis is needed to develop the long term maintenance options for the park.

On November 19, 2013 the Mission Beach Precise Planning Group heard as an information item the Precise Plan Amendment request. No was vote taken. The discussion included a request for restoration of alley, sidewalk and block configuration, no Planned Development, adherence to the existing Planned Development Ordinance and Precise Plan, include park land on site, possibly preserving one of the currently used school buildings, and also provide a public benefit.

If initiated, staff would concurrently process the Precise Plan and Local Coastal Program amendment, any subsequent application for development and the implementing permits. There are currently no other Precise Plan amendments proposed in the Mission Beach Precise Plan area and the Precise Plan is currently not undergoing an update.

DISCUSSION

The City is one of only a few jurisdictions that require some plan amendments to go through a preliminary step called an "initiation". An initiation is the first point of consideration by a

decision maker (in most cases it's the Planning Commission, but may be staff or the City Council). It is a limited decision and is neither an approval nor denial of the plan amendment and accompanying development proposal. The proposed amendment may result in revisions to the Precise Plan, but would not necessitate text or mapping changes to the General Plan. A staff recommendation will be developed once the project has been fully analyzed. The staff recommendation of approval or denial for the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. The Planning, Neighborhood & Economic Development Department believes that all the following initiation criteria could be met.

a) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.

The General Plan discusses several policies regarding residential design. A few of the pertinent policies are listed below:

1) UD-B.1 Recognize that the quality of a neighborhood is linked to the overall quality of the built environment. Projects should not be viewed singularly, but viewed as part of the larger neighborhood or community plan area in which they are located for design continuity and compatibility. (Page UD-17)

2) Achieve a mix of housing types within single developments. (UD.B.2, page UD-17)

3) UD-C.8 Retrofit existing large-scale development patterns, such as "superblocks" or "campus-style" developments, to provide more and improved linkages among uses in the superblock, neighboring developments, and the public street system. (Page UD-25) The re-designation of the land from School to Multifamily Residential conforms to many of the goals and policies of the Mission Beach Precise Plan. Several applicable goals from the Residential Element are as follows:

a) Promote the development of a variety of housing types and styles in Mission Beach to provide a greater opportunity for housing that is both affordable and accessible by everyone.

b) Create safe and pleasant pedestrian linkages between residential neighborhoods and commercial areas and community facilities, such as schools, parks and the library.

c) Implement design standards for multi- and single-family development to ensure that properties reflect the scale and character of the established neighborhood.

d) To the greatest extent possible, maintain or reduce present density standards, traffic patterns and street configurations.

The applicant has shared with staff a few concept drawings that would reinstate the underlying paper alleys and sidewalks on site that would reconnect the proposed project to the existing urban fabric in Mission Beach. Staff supports this direction. The most recent concept drawings have shown approximately one-half parcel, or roughly estimated 1,500 square feet of a pocket

park. While this is a start at providing population-based park requirements on site, based on the concept drawing, staff anticipates recommending a 0.35 acre, or 15,250 square feet, of population-based park land to fulfill the population-based park requirements on site. The calculations to derive this recommendation are based on SANDAG 2012 Demographic and Socio Economic Estimates for the Mission Beach Community, and the General Plan standard of 2.8 acres of population-based park land per one thousand population. The calculation is based on the proposal of 66 dwelling units multiplied by the SANDAG person-per-household density factor of 1.88 for Mission Beach, to equal a population of 124 for the proposed project, which would require 0.35 acres of park land to meet the General Plan standard.

Further analysis will be necessary to fully determine if the proposed amendment is consistent with the General Plan and Mission Beach Precise Plan. In general, however, it appears that the amendment and any subsequent project proposal could be consistent with the goals and policies of the plans. Future analysis would look at how the underlying paper sidewalks and alleys could be extended across the site for full interface with the community. Any subsequent plan amendment could incorporate design guidelines to ensure compatibility between existing structures, new structures and the existing multi-family neighborhood. The site is currently designated for a School and is surrounded to the east, west, north and south by multi-family at 36 dwelling units per acre. These goals as well as others in the Mission Beach Precise Plan would be evaluated and used in staff analysis of the proposed project.

b) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.

In order to meet the initiation criteria related to public benefit, staff recommends that the proposed amendment include provision of a population-based park on site. Additional public benefits that should be investigated include a possible park maintenance agreement, and on-site affordable housing. It is also anticipated that sustainable design features will be a part of the subsequent project. While the community has recreational opportunities as a result of its location next to Mission Bay and the Pacific Ocean, local community members must share these regional resources with numerous annual visitors to this ocean community. A neighborhood pocket park would provide for a gathering place for the Mission Beach residents.

The community plan amendment initiation would consider development of multi-family residential that is consistent and compatible with the surrounding multi-family residential development. If initiated, the opportunity for the project to provide a public benefit would be analyzed.

c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

The General Plan establishes standards for population-based park land. Based on the current population, the Mission Beach community should ideally have approximately 13 acres of park

land, of which it has none. If the proposed project provided a park on site, the needs of the new residents would be accommodated.

Library, Fire and Police services are currently in place and are provided by the City of San Diego. Police services in Mission Beach are provided by the Northern Division located approximately 18 miles from the site (20 minutes), at 4275 Eastgate Mall. Fire protection services would be provided by Fire Station 21, located approximately 5 miles from the site (6 minutes), at 750 Grand Avenue. If initiated, any impacts to public facilities would be analyzed during review of the proposed amendment to ensure that facility needs generated by this proposal would be addressed.

GENERAL/COMMUNITY PLAN AMENDMENT REVIEW ISSUES

The following land use issues have been identified with the initiation request. If initiated, these issues, as well as others that may be identified through the course of the amendment process, will be analyzed and evaluated through the General/Community Plan amendment review process.

- Evaluate compatibility between the proposed Precise Plan Amendment, the City's General Plan and Local Coastal Program.
- Analyze the comparison of current and proposed land uses for the subject site;
- Determine the appropriate land use intensity, designation and zone for the site;
- Evaluate the potential traffic impacts to the proposed project;
- Evaluate urban design issues within the site with regards to neighborhood interface and pedestrian access and circulation and the location of community park land;
- Evaluate the impacts of architectural design, character on the surrounding neighborhood;
- Evaluate impacts on the community and bicycle circulation system to determine if any circulation improvements would be necessary;
- Evaluate impacts to housing availability and affordability;
- Evaluate the impacts to population-based park and open space resources;
- Evaluate the ability of the project to maintain and/or contribute to the area's environmental quality;
- Evaluate the provision of pedestrian amenities and streetscape improvements associated with new multi-family residential development;
- Evaluate the relationship of the site to transit;

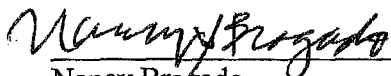
- Evaluate the ability of the project to provide a public benefit on site;
- Evaluate the ability of the project to reduce parking ratios in order to encourage transit ridership and reduce impacts to greenhouse gas emissions;
- Evaluate the ability of the project to provide sustainable building features through recycling spent building materials as well as utilization of energy efficient building components;
- Evaluate the ability for the project to provide additional recreational amenities as part of the development proposal;
- Evaluate the impacts to all public facilities and services.

CONCLUSION

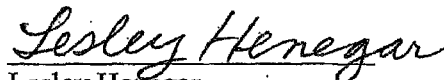
Staff recommends that the amendment process be initiated to study the issues and impacts related to the proposed land use change from School to Multifamily Residential at 36 DU/AC with a population-based neighborhood pocket park on site.

By initiating this community plan amendment, neither the staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment or project.

Respectfully submitted,



Nancy Bragado
Deputy Director
Planning, Neighborhoods &
Economic Development Department



Lesley Henegar
Senior Planner
Planning, Neighborhoods &
Economic Development
Department

BRAGADO/HENEGAR/lh

Attachments:

1. Ownership Disclosure Statement
2. Mission Beach Precise Planning Group Minutes
3. Project Location Map
4. Project Aerial Map
5. Main site photographs
6. Mission Beach Precise Plan Land Use Map

C-588



May 21, 2014

McKellar McGowan
888 Prospect St., #330
La Jolla, CA 92037
Attn: Jeff Johnson
(858) 353-2397 Phone

Re: Ficus tree at "Old" Mission Beach Elementary School site (825 Santa Barbara Pl., San Diego)

Dear Mr. Johnson,

This report follows my site visit and observations of the above referenced tree yesterday. There is soon to be new development of the site, and you asked for my opinion regarding the tree and whether it should be saved as part of any new development. This report summarizes my observations and supports my opinion that this tree should not be saved.

The subject tree is a *Ficus microcarpa* (Indian Laurel fig), with six separate trunks beginning at 2-3 feet above ground level. There are at least four areas where these trunks meet that present major bark inclusion. The tree appears to be at least 45-55 years old, and has a canopy that is approximately 45'-50' tall and 65'-70' wide. This is at or near full size for this species. The tree is located on the south edge of Santa Barbara Place, approximately half way between Mission Boulevard and Bayside Lane. I estimate that 40% of the tree's canopy extends over Santa Barbara Place. There is visual evidence of past pruning; the tree was topped at 12-15' tall several years ago. The tree does not appear to have been pruned in the last 3-5 years or more, possibly even since the topping event.

Ron Matranga, Consulting Arborist
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May 21, 2014
McKellar Mc Gowan
888 Prospect St., #330
La Jolla, CA 92037
Attn: Jeff Johnson
(858) 353-2397 Phone

The site is known as the "Old Mission Beach Elementary School" location. It is a generally flat site overall, and is currently the subject of potential redevelopment. There are other trees throughout the site, but the subject tree is the largest. There is discussion of a park being built near the location of the tree which would invite and receive high levels of human activity.

The multi trunk arrangement, the included bark, and the topping of the tree are all problematic when considering the soundness of the tree's structure. The multiple codominant stems all arise from essentially the same location, 2-3 feet above ground level. Codominant stems are forked stems nearly the same size in diameter, arising from a common junction and lacking a normal branch union. They do not possess the desired physiological connection and are considered to be weak attachments. Codominant stems often contain included bark – bark that becomes embedded in a crotch (union) between a branch and trunk or between codominant stems – and this further weakens the connections and makes them even more prone to failure.

The visual evidence of topping creates an additional structural concern, as the new limbs that grow out of the heading cuts made during topping procedures are, at best, more weakly attached than a limb that develops more normally. Topping is not a recommended pruning practice for many reasons, including the sprout production from the heading cuts, resulting in a potentially hazardous situation once the sprouts become large and heavy (which they are).

In considering the overall structural condition of the subject tree and the three significant issues I've briefly discussed (multiple codominant stems, included bark, topping), it is my recommendation that this tree not be retained as part of any new development. The defects I have observed in this tree simply present too great a risk for tree failure and impact to people that may be under the tree at any given time in the future.

C-588
May 21, 2014
McKellar Mc Gowan
888 Prospect St., #330
La Jolla, CA 92037
Attn: Jeff Johnson
(858) 353-2397 Phone

If you should have any questions, please feel free to contact me anytime.

Sincerely,



Ron Matranga
ISA Board-Certified Master Arborist
ISA Tree Risk Assessment Qualified
ASCA Registered Consulting Arborist
RM/rm





Photo to the left is a general overview of the subject *Ficus microcarpa* tree, looking west toward Mission Boulevard.

Photo to the right is a view of the lower trunk arrangement of the tree. Note the six codominant stems.



Photo to the left shows the general level at which the subject tree was topped years ago. These new branches are weakly attached and prone to failure.

CITY OF SAN DIEGO, CALIFORNIA
COUNCIL POLICY**CURRENT**

SUBJECT: PUBLIC TREE PROTECTION
POLICY NO.: 900-19
EFFECTIVE DATE: June 13, 2005

BACKGROUND:

In 1995 the City of San Diego recognized the value of developing additional regulations for the community forest when it adopted Resolution No. R-286098 creating the Tree Advisory Board. The main duties of the Tree Advisory Board include advocating and formulating proactive urban forestry policies, ordinances and guidelines to promote the planting of more new trees and to protect existing trees. In 1999 the City Council adopted Municipal Code Sections 26.0501 through 26.0503 additionally charging the Board with providing advice and recommendations directly to the Mayor, City Council and the City Manager on all policy issues relating to urban forestry.

In 2002, the Tree Advisory Board, now referred to as the Community Forest Advisory Board (CFAB), began working with City staff to draft an ordinance or policy that would protect community trees, specifically ones that have historical value, by allowing for the designation of these trees as heritage and landmark trees. The draft ordinance or policy also attempted to set guidelines for replacement of existing public trees and a procedure for saving existing trees.

PURPOSE:

To provide special policies to protect designated tree resources located in the public rights-of-way, on city-owned open space, in parks or other publicly owned lands, wherever practical. In addition, the policy will apply to private land restricted by dedicated open space easements. At the option of a property owner, a tree may be designated on private property for tree inventory purposes and for protection status. This voluntary action by the private property owner can be specified to carry with the property in the form of a deed restriction. Nothing in this policy will restrict the removal of any designated tree if the tree is a threat to public safety after reasonable efforts have been made for additional care, corrective actions or maintenance to correct these problems.

POLICY:**A. Definition of Tree Protection Categories**

A community group, individual citizen, Council Member, Mayor, City Manager or designated city staff can ask for a tree protection designation under one of the four categories listed below.

1. Landmark Tree

Trees that are unusual or have a very high aesthetic quality. A Landmark tree is unusual due to: large size obtained for that species; special and intact aesthetic form; unusual shape not normally seen in most trees; very interesting flowers and/or branching patterns; or being a species of tree that rarely occurs in the City. The intent of this category is to recognize unusual trees that have achieved a landmark status and not to apply this category to a broad number of trees.

CITY OF SAN DIEGO, CALIFORNIA
COUNCIL POLICY**CURRENT****2. Heritage Tree**

Trees that are naturally occurring or have been planted, qualify under this category if they are 50 years or older or have a connection to some historic event, building, district or were planted by a historically significant individual. Specific proof of age may be difficult to ascertain but research using aerial photographs or estimating based on the age of the adjacent development or the estimating based on the size of the tree can be adequate for this designation.

3. Parkway Resource Tree

Planted groups of trees in public rights-of-way, public parking lots or trails with a consistent design theme, are considered to be parkway tree resources when their overall size, health and form are relatively consistent. A consistent design theme usually requires that more than 50% of the parcels per block contain the same tree. Groups of different species that provide a consistent canopy over a portion of a street should be considered as parkway resource trees as well.

4. Preservation Grove

Naturally occurring trees in public right-of-way, open space, designated Environmentally Sensitive Lands or parkland may be considered Preservation groves. A grove consists of at least six (6) trees grouped in close proximity (within a one-quarter (¼)-acre area) with trunks closer together than 100 feet that are of the same species or are very similar in form. The trees shall be native, naturalized or endemic and surviving without intervention or supplemental watering. Non-native or naturalized species found within the following areas listed below, would not be eligible for protection under this Policy, though native trees within these areas may be designated as Preservation Groves:

- a. City-owned designated or dedicated open space containing Multiple Habitat Planning Area (MHPA) lands or Environmentally Sensitive Lands;
- b. City-owned designated or dedicated open space containing other natural areas found to have sensitive or endangered species, or that can be expected to sustain these species with enhancement and management efforts; and
- c. Privately-owned lands meeting the criteria in a. and b. above that have an open space or conservation easement placed on them

B. Criteria for Tree Protection Designation

1. All public trees within the City of San Diego that are classified as trees (defined as having a single trunk or can be trained into distinctive multi-trunks versus branches) and that have a caliper of at least 8" measured at 4 feet above the ground surface, shall be considered as potentially qualifying under this tree protection policy. The size of the tree caliper does not guarantee its qualification under this policy, though it does require that the tree be evaluated for consideration once nominated. These consideration criteria will require that all trees of this size be added to the tree removal review process as currently performed by Street Division. This requirement applies to all areas within the City of San Diego, including redevelopment areas and public parklands.

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2. As required in other sections of this policy, all tree removal permit requests will be sent to Community Planning Groups, the Community Forest Advisory Board as well as to the Council members. Reviewing individuals will have the normal 30-day period to request an extension of time on the removal if they feel that the tree may qualify according to one of the four categories listed above. The City Manager's designee, considering any input received from community group members, the Community Forest Advisory Board, and Council members, will make a determination on extension requests and if the tree qualifies. If the tree qualifies, the City of San Diego Urban Forester or Park Arborist will designate the tree as protected.
3. To the extent budgetary resources are available, the appropriate City department will be required to cross-check this tree with any permits that may call for its removal. Protected tree resources will either need to be in computer databases, Geographic Information System maps or other hardcopy maps available to plan checkers in Development Services.
4. The City Urban Forester will assess an appraised value for the tree upon its designation. Up to a three time multiplier of the assessed value will become the basis for penalty if an individual is found to be responsible for the tree's illegal removal or damage that results in its death. The assessed penalties shall be used to fund any replacement trees or other mitigations as deemed appropriate from the City Attorney's Office and by the City Manager's designee.
5. Community groups will be encouraged to provide a community wide assessment showing those trees considered important community resources that may or may not qualify for tree protection status. The Community Forest Advisory Board will be invited to review and comment on the proposed designation. The Urban Forester, Park Arborist, or City Manager Designee, will be responsible for reviewing the community recommendations and any comments received from the Community Forest Advisory Board and either providing administrative approval or rejecting the proposed designations.

C. Measures Afforded Tree Protection Categories

Special protection offered trees with tree protection status, as designated under Section B include:

1. No permits will be issued for tree removal unless a clear, imminent and significant public safety hazard exists or if the City Urban Forester, in consideration of any comments received from the Community Forest Advisory Board, informed by a certified arborist's report and recommendations, determines that protection may not be the appropriate course and the project applicant or adjacent owner has agreed to pay 100% of the assessed value of the tree.
2. Tree pruning or root pruning will only occur under the guidance of a licensed arborist, with the written approval of the City Arborist. This shall not apply to root pruning that is necessary to protect the water and sewer infrastructure.
3. Extraordinary measures will be taken to avoid excessive pruning, topping or removals related to line clearance that may be required by the California Public Utilities Commission.

CITY OF SAN DIEGO, CALIFORNIA
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CURRENT

4. Regardless of sidewalk damage, no action will be taken that will result in the death of the tree. Sidewalk relocation or redesign may be considered.
5. Special techniques for extending the life of the tree will include, but not be limited to: limb supports, root zone protection and other disease control to be administered by the City.
6. Roadway widening requirements will avoid damage to trees where possible. When avoidance is not possible, tree protection during construction, tree transplanting or tree replacements will be required.
7. Environmental review of all projects requiring CEQA documentation will consider the protected status of these trees as a factor in determining potential significant impact to visual quality and community character resources.
8. When the designated tree is in the city street rights-of-way or on public lands administered by the city, as a priority, funds will be expended to allow for an annual inspection, pruning or other corrective actions that may be needed to resolve any particular public safety or sidewalk problem.
9. Trees damaging public or private improvements and utility infrastructure can be removed if damage cannot be reasonably corrected by trimming, root pruning, or other corrective action or adjustment, as determined by the City's Urban Forester. All trees so removed require replacement consistent with existing policies.

D. Penalties for Tree Removal or Damage without a Permit

The following fines shall be assessed to those individuals found to be responsible for removal or damage of protected public trees without a permit:

1. For protected trees, fines in the amount of 300% (or up to the maximum amount allowed currently under municipal code) of the assessed value of the tree will be levied for anyone found responsible for intentionally removing trees without permit or causing fatal damage to any tree found in the public street rights-rights-of-way. The assessed value will be determined by the City of San Diego Urban Forester.
2. Any individual or company found to have caused the topping, excessive pruning or permanent disfigurement of protected trees within the public street rights-of-way will be subject to the same penalty as listed. Topping of trees is illegal under current State of California statutes and results in trees that are not only aesthetically inferior but are unsafe due to weak trunks and limbs.

All fees, in-lieu fees, permit fees and fines collected under this policy will be deposited into a tree replacement program administered by the City Urban Forester with review and comments on the uses of these funds provided by the Community Forest Advisory Board.

**CITY OF SAN DIEGO, CALIFORNIA
COUNCIL POLICY**

CURRENT

REFERENCES:

Council Policy 200-5, Effective November 15, 1993
Landscape Regulations, Chapter 14, Article 2, Division 4
Landscape Technical Manual, November 1989

HISTORY:

Adopted by Resolution R-300523....06/13/2005

PLANNING COMMISSION
 RESOLUTION NUMBER R-_____
 COASTAL DEVELOPMENT PERMIT NO. 1267875
SANTA BARBARA PLACE RESIDENCES - PROJECT NO. 361595 [MMRP]

WHEREAS, SANTA BARBARA PLACE MB9, LLC, a Delaware Limited Liability Company, Owner and Permittee, filed an application with the City of San Diego for a Coastal Development Permit [CDP] to demolish an existing 4,922 square foot educational building and to construct three (3) three-story residential buildings comprised as fourplexes on the six legal lots. The project proposes a total of 12 units ranging from 1,265 to 1,345 square feet and all of the units are comprised of three bedrooms and three bathrooms, and associated site improvements; (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1267875), on portions of a 0.34 acre parcel of land;

WHEREAS, the project site is located at 825 Santa Barbara Place in the R-S Zone of the Mission Beach Planned District within the Mission Beach Precise Plan and Local Coastal Program Area, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the Parking Impact Overlay Zone (Coastal and Beach Impact Areas), the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone;

WHEREAS, the property is legally described as: Lots D, E, F, G, H, and I in Block 107 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651, filed in the Office of the County Recorder of San Diego County, December 14, 1914;

WHEREAS, on _____, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 1267875 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated _____.

I. Coastal Development Permit - Section 126.0708(a)

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan; and**

The 0.34 acre project site is located at 825 Santa Barbara Place in the R-S Zone of the Mission Beach Planned District (MBPD) within the Mission Beach Precise Plan (MBPP) and Local Coastal Program (LCP) area. The project proposes the demolition of the 4,922 square foot educational building and the construction of three (3) three-story residential buildings comprised as fourplexes on the six legal lots. The project proposes a total of 12 units ranging from 1,265 to 1,345 square feet and all of the units are comprised of three bedrooms and three bathrooms. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. In addition, the project would contain sustainable building design measures to meet a Leadership in Energy and Environmental Design (LEED) Silver certification and sustainability measures. In addition, the project incorporates many sustainable features in accordance with the City's General Plan Conservation Element.

The project site is located approximately 200 feet west of Mission Bay and approximately 480 feet east of the Pacific Ocean, and is not located between the sea and the first public roadway paralleling the sea. The project site does not abut the shoreline of Mission Bay or the Pacific Ocean and therefore would not alter or obstruct public views of these scenic resources. The project site is surrounded by residential development with no identified public viewing area, vista, view corridor, or otherwise significant public views within the Mission Beach Precise Plan.

The project proposes a maximum building height of 29 feet 11 inches, so the building and any projections will not exceed the maximum 30 foot height limit allowed by the Coastal Height Limitation Overlay Zone (CHLOZ). The project is not requesting nor does it require any deviations or variances from the applicable regulations and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development has been designed to meet the development regulations of the underlying zone and protect any public views to and along the ocean and other scenic coastal areas as specified in the LCP land use plan.

2. The proposed coastal development will not adversely affect environmentally sensitive lands; and

The project proposes the demolition of the 4,922 square foot educational building and the construction of three (3) three-story residential buildings comprised as fourplexes on the six legal lots. The project proposes a total of 12 units ranging from 1,265 to 1,345 square feet and all of the units are comprised of three bedrooms and three bathrooms. The project site is located approximately 200 feet west of Mission Bay and approximately 480 feet east of the Pacific Ocean, and is not located between the sea and the first public roadway paralleling the sea. The

project site is located above the 100-year floodplain and is not located within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA). The site does not contain any Environmentally Sensitive Lands (ESL) as defined in San Diego Municipal Code (SDMC) Section 113.0103.

A Master Environmental Impact Report (MEIR) No. 366139/SCH No. 2014081097 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines. The project was found to have potential significant impacts to Noise, Health and Safety, Historical Resources (Archaeology), Transportation/Circulation and Parking (Combined Project), and Land Use (Combined Project). A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project. However, construction noise was the only topic identified as being significant and unavoidable for each project individually and combined. The applicant has provided Draft Candidate Findings and Statement of Overriding Considerations to allow the decision maker to adopt the project with significant and unmitigated direct impacts related to Noise (Construction). Therefore, the proposed coastal development would not adversely affect ESL.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program; and

The project site is located at 825 Santa Barbara Place in the R-S Zone of the MBPD within the MBPP and LCP area. The R-S zoning designation allows for single family dwelling units, duplexes (two dwelling units in a single structure) and multiple dwelling units (restricted to a maximum of four dwelling units in any single structure including common wall construction on adjoining lots). The community plan designates the proposed project site for Residential use at 36 dwelling units per acre (du/ac). The project site, occupying 0.34 acres, could accommodate 12 dwelling units based on the community plan. The project site is comprised of six legal lots and could accommodate three, four unit buildings based on the underlying zone.

The project proposes the demolition of the 4,922 square foot educational building and the construction of three (3) three-story residential buildings comprised as fourplexes on the six legal lots. The project proposes a total of 12 units ranging from 1,265 to 1,345 square feet and all of the units are comprised of three bedrooms and three bathrooms. The project site is located approximately 200 feet west of Mission Bay and approximately 480 feet east of the Pacific Ocean, and is not located between the sea and the first public roadway paralleling the sea. The project site does not abut the shoreline of Mission Bay or the Pacific Ocean and therefore would not alter or obstruct public views of these scenic resources. The project site is surrounded by residential development with no identified public

viewing area, vista, view corridor, or otherwise significant public views within the MBPP.

The project proposes a maximum building height of 29 feet 11 inches, so the building and any projections will not exceed the maximum 30 foot height limit allowed by the CHLOZ. The project is not requesting nor does it require any deviations or variances from the applicable regulations and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development is in conformity with the certified LCP land use plan and complies with all regulations of the certified Implementation Program.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The 0.34 acre project site is located at 825 Santa Barbara Place. The project site is located approximately 200 feet west of Mission Bay and approximately 480 feet east of the Pacific Ocean, and is not located between the sea and the first public roadway paralleling the sea. Therefore, the proposed development does not have to comply with the public access and recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 1267875 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1267875, a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson
Development Project Manager
Development Services

Adopted on: _____

Internal Order No. 24004495

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004495

COASTAL DEVELOPMENT PERMIT NO. 1267875
SANTA BARBARA PLACE RESIDENCES - PROJECT NO. 361595 [MMRP]
PLANNING COMMISSION

This Coastal Development Permit No. 1267875 is granted by the Planning Commission of the City of San Diego to SANTA BARBARA PLACE MB9, LLC, a Delaware Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0708. The 0.34-acre site is located at 825 Santa Barbara Place in the R-S Zone of the Mission Beach Planned District within the Mission Beach Precise Plan and Local Coastal Program Area, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the Parking Impact Overlay Zone (Coastal and Beach Impact Areas), the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. The project site is legally described as: Lots D, E, F, G, H, and I in Block 107 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651, filed in the Office of the County Recorder of San Diego County, December 14, 1914;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing educational structure and to construct three (3) three-story residential buildings with a total of 12 residential units, and associated improvements; described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated _____, on file in the Development Services Department.

The project shall include:

- a. Demolition of the 4,922 square foot educational building and construction of three (3) three-story residential buildings comprised as fourplexes on the six legal lots. The project proposes a total of 12 units ranging from 1,265 to 1,345 square feet and all of the units are comprised of three bedrooms and three bathrooms, and associated site improvements;

- b. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. In addition, the project would contain sustainable building design measures to meet a Leadership in Energy and Environmental Design (LEED) Silver certification;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by _____.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. 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.
5. 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.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).
8. 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.
9. 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.
10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

13. The mitigation measures specified in the MMRP and outlined in Master Environmental Impact Report (MEIR) No. 366139/SCH No. 2014081097, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Master Environmental Impact Report (MEIR) No. 366139/SCH No. 2014081097, 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:

- Noise
- Health and Safety
- Historical Resources (Archaeology)
- Transportation/Circulation and Parking (Combined Project)
- Land Use (Combined Project)

AFFORDABLE HOUSING REQUIREMENTS:

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

GEOLOGY REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

17. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb with City standard curb and gutter, along the project frontage on Mission Boulevard, satisfactory to the City Engineer.

18. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing sidewalk with the same scoring pattern as the City standard sidewalk, along the project frontage on Mission Boulevard, satisfactory to the City Engineer.
19. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb ramp with City standard curb ramp with truncated domes, located on the south side of the alley entrance on Mission Boulevard adjacent to the project site, satisfactory to the City Engineer.
20. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the damaged alley apron with City standard alley apron, at the alley entrance on Mission Boulevard, satisfactory to the City Engineer.
21. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing alley with a 16-foot wide City standard alley along the project frontage, satisfactory to the City Engineer.
22. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of Santa Barbara Place with 24-foot wide concrete pavement along the project frontage, satisfactory to the City Engineer.
23. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practice (BMP) maintenance, satisfactory to the City Engineer.
24. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction BMPs necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
25. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
26. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
27. Prior to the issuance of any foundation inspection, the Owner/Permittee shall submit an building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying the pad elevation based on USGS datum is consistent with Exhibit "A," satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

28. Prior to issuance of construction permits for buildings, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Mission Beach Planned District Ordinance [LDC 1513.0402] and the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department.

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

30. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

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

PLANNING/DESIGN REQUIREMENTS:

32. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption.

33. Prior to issuance of building permits, the construction documents shall note all criteria included in the design and construction of the project to meet a Leadership in Energy and Environmental Design (LEED) Silver Certification.

34. 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.

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

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

37. 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:

38. Owner/Permittee shall maintain a minimum of 24 off-street parking spaces (two-tandem garaged parking spaces per unit) permanently maintained on the property within the approximate location shown on the project's Exhibit "A." All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

39. Prior to the issuance of any construction permit, the construction documents shall fully illustrate a 10 foot x 10 foot visibility triangle area at the northeast corner of the intersection of Mission Boulevard and the alley along the property line. No obstacles higher than 36 inches shall be located within this area (e.g. landscape, hardscape, walls, columns, signs, shrubs etc.).

40. Prior to the issuance of any construction permit, the construction documents shall fully illustrate a 20 foot x 20 foot visibility triangle area at the southeast corner of the intersection of Mission Boulevard and Santa Barbara Place along the property line per LDC Section 113.0273. No obstacles higher than 36 inches shall be located within this area (e.g. landscape, hardscape, walls, columns, signs, shrubs etc.).

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

41. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new public water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director, the City Engineer.

42. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

43. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

44. Prior to the issuance of any certificates of occupancy, all public water and sewer facilities sufficient to support the subject units shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

45. The Owner/Permittee shall design and construct all proposed public water facilities in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

INFORMATION ONLY:

- Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

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

Permit Type/PTS Approval No.: CDP No. 1267875

Date of Approval: _____

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Jeffrey A. Peterson
Development Project Manager

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

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

**SANTA BARBARA PLACE MB9, LLC,
a Delaware Limited Liability Company
Owner/Permittee**

By _____
Name:
Title:

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

PLANNING COMMISSION
RESOLUTION NUMBER _____

VESTING TENTATIVE MAP NO. 1267874; SANTA BARBARA
PLACE RESIDENCES - PROJECT NO. 361595 [MMRP]

WHEREAS, SANTA BARBARA PLACE MB9, LLC, a Delaware Limited Liability Company, Subdivider, and LEPPERT ENGINEERING CORPORATION, Engineer, submitted an application to the City of San Diego for a vesting tentative map (Vesting Tentative Map No. 1267874) and to waive the requirement to underground existing offsite overhead utilities for the Santa Barbara Place Residences project. The project site is located at 825 Santa Barbara Place in the R-S Zone of the Mission Beach Planned District within the Mission Beach Precise Plan and Local Coastal Program Area, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the Parking Impact Overlay Zone (Coastal and Beach Impact Areas), the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. The property is legally described as: Lots D, E, F, G, H, and I in Block 107 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651, filed in the Office of the County Recorder of San Diego County, December 14, 1914; and

WHEREAS, the Map proposes the Subdivision of a 0.34 acre site into 6 lots for a 12 unit residential condominium development; 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. Each lot has 2 units and the total number of residential condominium dwelling units is 12; and

WHEREAS, the request to waive the undergrounding of existing overhead utilities has been determined to be appropriate pursuant to San Diego Municipal Code Section 144.0242(c). The requested underground waiver of the existing overhead facilities qualifies under the guidelines of San Diego Municipal Code Section 144.0242 "Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities" in that: The conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility, and the conversion involves undergrounding of utilities that are already scheduled to occur in the near term as a utility company financed undergrounding project or as part of the City's utility underground program; and

WHEREAS, on _____, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 1267874, including the waiver of the requirement to underground existing offsite overhead utilities, pursuant to San Diego Municipal Code Section(s) 125.0440 and 144.0240, and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 1267874:

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

The project site is located at 825 Santa Barbara Place in the R-S Zone of the Mission Beach Planned District (MBPD) within the Mission Beach Precise Plan (MBPP) and Local Coastal Program (LCP) Area. The R-S zoning designation allows for single family dwelling units, duplexes (two dwelling units in a single structure) and multiple dwelling units (restricted to a maximum of four dwelling units in any single structure including common wall construction on adjoining lots). The community plan designates the proposed project site for Residential use at 36 dwelling units per acre (du/ac). The project site, occupying 0.34 acres, could accommodate 12 dwelling units based on the community plan. The project site is comprised of six legal lots and could accommodate three, four unit buildings based on the underlying zone.

The project proposes the demolition of the 4,922 square foot educational building and the construction of three (3) three-story residential buildings comprised as fourplexes on the six legal lots. The project proposes a total of 12 units ranging from 1,265 to 1,345 square feet and all of the units are comprised of three bedrooms and three bathrooms. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. In addition, the project would contain sustainable building design measures to meet a Leadership in Energy and Environmental Design (LEED) Silver certification. Furthermore, the project incorporates many sustainable features in accordance with the City's General Plan Conservation Element.

The project is not requesting nor does it require any deviations or variances from the applicable regulations and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the proposed 12 unit residential condominium project would not adversely affect 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 0.34 acre project site is located at 825 Santa Barbara Place in the R-S Zone of the MBPD within the MBPP and LCP Area. The project proposes the demolition of the 4,922 square foot educational building and the construction of three (3) three-story residential buildings comprised as fourplexes on the six legal lots. The project proposes a total of 12 units ranging from 1,265 to 1,345 square feet and all of the units are comprised of three bedrooms and three bathrooms.

The MBPP includes the following general recommendations for new residential development within the community planning area in order to retain its overall character: density limitation of 36 du/ac; yards/setbacks that are increased for structures over two stories; a floor area ratio (FAR) of about 1.0, with variations up to 1.2; a height limit of 35 feet; and a requirement that 20% of the lot area within residential development should be landscaped. These

design recommendations were further refined and implemented in the form of the Mission Beach Planned Development Ordinance (MBPDO). The MBPDO provides for more specific design measures based on the MBPP. For example, the MBPDO specifies a maximum FAR of 1.1, maximum lot coverage of 65%, and a building height restriction of 30 feet above grade (which is in accordance with the Coastal Height Limitation Overlay Zone). The project is not requesting nor does it require any deviations or variances from the applicable regulations and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site.

San Diego Municipal Code (SDMC) Section 144.0240(b)(5) allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights-of-way. The waiver of the requirements to underground privately owned utility systems and services facilities qualifies under the guidelines of SDMC Section 144.0242(c)(1)(A) and (B) as follows: The conversion involves undergrounding of utilities that are already scheduled to occur in the near term as a utility company financed undergrounding project or as part of the City's utility underground program; and the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

The proposed subdivision shall be undergrounded and the waiver is being requested for the requirement to underground adjacent utilities serving the surrounding properties within the abutting public rights-of-way. The City's Undergrounding Master Plan designates the site within Block 2S2, which has been assigned Capital Improvement Project (CIP) ID No. UU982. On April 14, 2014, the City Council approved the undergrounding project for Block 2S2, which is currently in the pre-design status and has not started the construction phase. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (LDC).

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

The project site is located at 825 Santa Barbara Place in the R-S Zone of the MBPD within the MBPP and LCP Area. The R-S zoning designation allows for single family dwelling units, duplexes (two dwelling units in a single structure) and multiple dwelling units (restricted to a maximum of four dwelling units in any single structure including common wall construction on adjoining lots). The community plan designates the proposed project site for Residential use at 36 du/ac. The project site, occupying 0.34 acres, could accommodate 12 dwelling units based on the community plan. The project site is comprised of six legal lots and could accommodate three, four unit buildings based on the underlying zone.

The project site is comprised of 6 legal lots and was previously developed as the southern portion of the Mission Beach Elementary School. The elementary school function ceased in the summer of 1973, upon which the facility was converted to a special education school until at least the early 1980s. Upon closure of the site as an education facility, it was used for administrative purposes by the San Diego Unified School District (SDUSD) until 2013. The site and facilities are currently vacant. The surrounding properties have been previously graded and

developed, and the surrounding neighborhood contains a broad mix of architectural styles and is comprised of predominantly multi-family residential developments.

The project proposes the demolition of the 4,922 square foot educational building and the construction of three (3) three-story residential buildings comprised as fourplexes on the six legal lots. The project proposes a total of 12 units ranging from 1,265 to 1,345 square feet and all of the units are comprised of three bedrooms and three bathrooms. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. In addition, the project would contain sustainable building design measures to meet a LEED Silver certification and incorporates many sustainable features in accordance with the City's General Plan Conservation Element.

The site is not located within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA) and does not contain any Environmentally Sensitive Lands (ESL) as defined in SDMC Section 113.0103. The project proposes a maximum building height of 29 feet 11 inches, which complies with the regulations of the Coastal Height Limitation Overlay Zone (CHLOZ). The project site is located approximately 200 feet west of Mission Bay and approximately 480 feet east of the Pacific Ocean, and is not located between the sea and the first public roadway paralleling the sea. The project site does not abut the shoreline of Mission Bay or the Pacific Ocean and therefore would not alter or obstruct public views of these scenic resources from the beaches or boardwalks. The project site is surrounded by residential development with no identified public viewing area, vista, view corridor, or otherwise significant public views within the Mission Beach Precise Plan. The project is not requesting nor does it require any deviations or variances from the applicable regulations and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site.

A Master Environmental Impact Report (MEIR) No. 366139/SCH No. 2014081097 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines. The project was found to have potential significant impacts to Noise, Health and Safety, Historical Resources (Archaeology), Transportation/Circulation and Parking (Combined Project), and Land Use (Combined Project). A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project. However, construction noise was the only topic identified as being significant and unavoidable for each project individually and combined. The applicant has provided Draft Candidate Findings and Statement of Overriding Considerations to allow the decision maker to adopt the project with significant and unmitigated direct impacts related to Noise (Construction). Therefore, the proposed subdivision 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 0.34 acre project site is located 825 Santa Barbara Place in the R-S Zone of the MBPD within the MBPP and LCP Area, the CHLOZ, and the Coastal Overlay Zone (Appealable Area). The project proposes the demolition of the 4,922 square foot educational building and the construction of three (3) three-story residential buildings comprised as fourplexes on the six legal lots. The project proposes a total of 12 units ranging from 1,265 to 1,345 square feet and all of the units are comprised of three bedrooms and three bathrooms.

The project site is not located within or adjacent to the MSCP MHPA and does not contain any ESL as defined in SDMC Section 113.0103. The project site is located approximately 200 feet west of Mission Bay and approximately 480 feet east of the Pacific Ocean, and is not located between the sea and the first public roadway paralleling the sea. The project site does not abut the shoreline of Mission Bay or the Pacific Ocean. A MEIR No. 366139/SCH No. 2014081097 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines. The project was found to have potential significant impacts to Noise, Health and Safety, Historical Resources (Archaeology), Transportation/Circulation and Parking (Combined Project), and Land Use (Combined Project). A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project. However, construction noise was the only topic identified as being significant and unavoidable for each project individually and combined. The applicant has provided Draft Candidate Findings and Statement of Overriding Considerations to allow the decision maker to adopt the project with significant and unmitigated direct impacts related to Noise (Construction). Therefore, the subdivision and the proposed improvements would not cause substantial environmental damage or impact fish or wildlife or their habitat.

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

The project proposes the demolition of the 4,922 square foot educational building and the construction of three (3) three-story residential buildings comprised as fourplexes on the six legal lots. The project proposes a total of 12 units ranging from 1,265 to 1,345 square feet and all of the units are comprised of three bedrooms and three bathrooms. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. In addition, the project would contain sustainable building design measures to meet a LEED Silver certification and incorporates many sustainable features in accordance with the City's General Plan Conservation Element.

A MEIR No. 366139/SCH No. 2014081097 has been prepared for the project in accordance with State of CEQA guidelines. The project was found to have potential significant impacts to Noise, Health and Safety, Historical Resources (Archaeology), Transportation/Circulation and Parking (Combined Project), and Land Use (Combined Project). A MMRP would be implemented with this project. However, construction noise was the only topic identified as being significant and unavoidable for each project individually and combined. The applicant has provided Draft Candidate Findings and Statement of Overriding Considerations to

allow the decision maker to adopt the project with significant and unmitigated direct impacts related to Noise (Construction) and MMRP is a condition of the approval.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Vesting Tentative Map (VTM) No. 1267874, and other regulations and guidelines pertaining to the subject property per the SDMC. Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the owner/permittee shall be required to obtain grading and public improvement permits. Therefore, the subdivision 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 project proposes the demolition of the 4,922 square foot educational building and the construction of three (3) three-story residential buildings comprised as fourplexes on the six legal lots. The project proposes a total of 12 units ranging from 1,265 to 1,345 square feet and all of the units are comprised of three bedrooms and three bathrooms. The 0.34 acre project site is located at 825 Santa Barbara Place and there are no existing easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The project proposes the demolition of the 4,922 square foot educational building and the construction of three (3) three-story residential buildings comprised as fourplexes on the six legal lots. The project proposes a total of 12 units ranging from 1,265 to 1,345 square feet and all of the units are comprised of three bedrooms and three bathrooms. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50-percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. In addition, the project would contain sustainable building design measures to meet a LEED Silver certification and incorporates many sustainable features in accordance with the City's General Plan Conservation Element. The proposed development will materially assist in reducing impacts associated with fossil fuel energy use by utilizing alternative energy resources, self-generation and other renewable technologies (e.g. photovoltaic) to generate electricity needed by the buildings and its occupants. Therefore, the proposed subdivision 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 project proposes the demolition of the 4,922 square foot educational building and the construction of three (3) three-story residential buildings comprised as fourplexes on the six legal lots. The project proposes a total of 12 units ranging from 1,265 to 1,345 square feet and all of the units are comprised of three bedrooms and three bathrooms. The decision maker has reviewed the administrative record including the project plans, MEIR No. 366139/SCH No. 2014081097, and heard public testimony to determine the effects of the proposed subdivision on the housing needs of the region and; that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the proposed subdivision is consistent with the housing needs anticipated for the LJCP area.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Vesting Tentative Map No. 1267874, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to SANTA BARBARA PLACE MB9, LLC, a Delaware Limited Liability Company, subject to the attached conditions which are made a part of this resolution by this reference.

By

Jeffrey A. Peterson
Development Project Manager
Development Services Department

ATTACHMENT: Vesting Tentative Map Conditions

Internal Order No. 24004495

CITY COUNCIL
CONDITIONS FOR VESTING TENTATIVE MAP NO. 1267874; SANTA
BARBARA PLACE RESIDENCES - PROJECT NO. 361595 [MMRP]

ADOPTED BY RESOLUTION NO. _____ ON _____

GENERAL

1. This Vesting Tentative Map will expire on _____.
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 Vesting Tentative Map expiration date, a Final Map to subdivide lots shall be recorded in the office of the County Recorder.
4. 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.
5. The Vesting Tentative Map and Final Map shall conform to the provisions of Coastal Development Permit No. 1267875.
6. 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 the Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, the 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.
7. This Vesting Tentative Map shall become effective only after the California Coastal Commission certifies an amendment to the Local Coastal Program required by this project.

AFFORDABLE HOUSING

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

ENGINEERING

9. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
10. 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.
11. 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-2973766.
12. Prior to foundation inspection, the Subdivider shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit "A," satisfactory to the City Engineer.

MAPPING

13. "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].
14. "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."
15. 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.

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. 24004495

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION CERTIFYING MASTER ENVIRONMENTAL
IMPACT REPORT NO. 366139/SCH NO. 2014081097, AND
ADOPTING THE FINDINGS, STATEMENT OF OVERRIDING
CONSIDERATIONS, AND THE MITIGATION, MONITORING, AND
REPORTING PROGRAM; SANTA BARBARA PLACE RESIDENCES
- PROJECT NO. 361595

WHEREAS, on May 1, 2014, SANTA BARBARA PLACE MB9, LLC, a Delaware
Limited Liability Company, submitted an application to Development Services Department for a
Vesting Tentative Map No. 1267874 and Coastal Development Permit No. 1267875 for the
Santa Barbara Place Residences (Project); and

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

WHEREAS, the issue was heard by the Planning Commission on _____;
and

WHEREAS, the Planning Commission considered the issues discussed in Environmental
Impact Report No. 366139/SCH No. 2014081097 (Report) prepared for this Project; NOW
THEREFORE,

BE IT RESOLVED, by the Planning Commission 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 Planning Commission 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 Planning Commission hereby adopts the Findings made with respect to the Project, and that pursuant to State CEQA Guidelines Section 15093, the Planning Commission hereby adopts the Statement of Overriding Considerations with respect to the Project, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Planning Commission in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit 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 Development Services Department 1222 First Avenue, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that Development Services Department 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:

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

ATTACHMENT(S): Exhibit A, Findings/Statement of Overriding Considerations
Exhibit B, Mitigation Monitoring and Reporting Program

EXHIBIT A

FINDINGS/STATEMENT OF OVERRIDING CONSIDERATIONS

[To be provided to the Planning Commission at distribution.]

EXHIBIT B**MITIGATION MONITORING AND REPORTING PROGRAM****VESTING TENTATIVE MAP NO. 1267874 AND COASTAL DEVELOPMENT PERMIT NO. 1267875; SANTA BARBARA PLACE RESIDENCES - PROJECT NO. 361595**

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. 366139/SCH No. 2014081097 shall be made conditions of Vesting Tentative Map No. 1267874 and Coastal Development Permit No. 1267875 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 (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website: <http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

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

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, applicant t is also required to call **RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 366139 and/or Environmental Document Number 366139 (SCH No. 2014081097) shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.
- Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.**
3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: **Not Applicable**

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

Note: Surety and Cost Recovery – When deemed necessary by the 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
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
Noise	Acoustical Reports	Noise Mitigation Features Inspection
Traffic	Traffic Reports	Traffic Features 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

HEALTH AND SAFETY

SBP-HS-1: Prior to demolition permit issuance, the project applicant shall provide proof to the City of San Diego that: A qualified environmental specialist has inspected the site buildings for the presence of polychlorinated biphenyls, mercury, and other hazardous building materials. If found, these materials shall be managed in accordance with the Metallic Discards Act of 1991

(California Public Resources Code, Sections 42160–42185) and other state and federal guidelines and regulations. Demolition plans and contract specifications shall incorporate any necessary abatement measures in compliance with the Metallic Discards Act, particularly Section 42175, which describes materials requiring special handling, for the removal of mercury switches, polychlorinated biphenyl-containing ballasts, and refrigerants.

SBP-HS-2: Prior to demolition permit issuance, an asbestos and lead-based paint abatement work plan shall be prepared in compliance with local, state, and federal regulations for any necessary removal and disposal of such materials. Prior to implementation, the work plan must be reviewed and accepted by the San Diego County Department of Environmental Health. A California-certified asbestos removal contractor shall be utilized for the removal work and proper removal methodology as outlined in CalOSHA 8CCR1529, and all other applicable federal, state, and local regulations regarding the removal, transport and disposal of asbestos-containing material shall be applied. The asbestos and lead-based paint abatement work plan shall include a monitoring plan to be conducted by a qualified consultant during abatement activities to ensure compliance with the work plan requirements and abatement contractor specifications. The work plan shall include provisions for construction worker training, worker protection, and conduction of exposure assessments as needed. As part of the work plan, construction contractors shall consult federal Occupational Safety and Health Administration (OSHA) Regulations at 29 CFR 1926.62 and Cal-OSHA Regulations at Title 8, 1532.1, “Lead in Construction” standards for complete requirements. Demolition plans and contract specifications shall incorporate any necessary abatement measures for the removal of materials containing lead-based paint and asbestos to the satisfaction of the City Planning and Building Department. The measures shall be consistent with the abatement work plan prepared for the project and conducted by a California-licensed lead/asbestos abatement contractor.

SBP-HS-3: To reduce the risk of accidental release of hazardous materials during construction activities at the site, the project applicant shall prepare and implement during all construction activities a hazardous substance management, handling, storage, disposal, and emergency response plan prior to demolition on-site. This plan shall be implemented during all project related construction activities. A hazardous materials spill kit shall be maintained on site for small spills. Additionally, the project applicant shall monitor all contractors for compliance with applicable regulations, including regulations regarding hazardous materials and hazardous wastes, including disposal. Hazardous materials shall not be disposed of or released on the ground, in the underlying groundwater, or any surface water. Totally enclosed containment shall be provided for all trash. All construction waste, including trash and litter, garbage, and other solid waste shall be diverted, recycled, or properly disposed. Petroleum products and other potentially hazardous materials shall be removed to a waste facility permitted to treat, store, or dispose of such materials. The hazardous substance management, handling, storage, disposal, and emergency response plan shall be prepared prior to demolition permit issuance, to the satisfaction of the City of San Diego. The plan shall be provided to the City of San Diego Development Services for review prior to issuance of a grading permit.

HISTORICAL RESOURCES (ARCHAEOLOGY)

SBP-CUL-1:

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

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for 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

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the 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**

1. The PI shall provide verification to MMC that a site specific records search (1/4 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

1. 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 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
 - 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
 1. 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 Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the 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 (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process

1. In the event of a discovery, the 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 off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 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 (EAS) 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 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 within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 4. The MLD will have 48 hours 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 PI, 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 PRC 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 (PRC 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, EAS, 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 8AM 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.
 - c. 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 8AM 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 Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.**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.
 - b. 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 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, 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 catalogued
 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
1. 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.

2. 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.

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NOISE (CONSTRUCTION)

SBP-NOI-1 Construction Noise Mitigation: prior to the issuance of the first demolition permit, the applicant shall ensure the following, to the satisfaction of the City of San Diego Development Services Department:

- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.
- Temporary sound barriers/shielding are installed. This may comprise shielding of equipment in the vicinity of non-mobile equipment where this is the source, or alternatively shielding at the site boundaries (i.e., the northern, southern, and eastern sides, where adjacent residences are closest).
- Construction noise reduction methods, such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools rather than diesel equipment, shall be used where feasible.
- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from or shielded from sensitive noise receivers.
- During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive land uses.
- The project shall limit construction activities, including grading, to the hours of 7:00 a.m. to 5:00 p.m., Monday through Friday.

NOISE (CONSTRUCTION)

SBP-NOI-2 Interior Noise Mitigation Analysis for Proposed Lot 1: Upon completion of detailed building plans (i.e., room dimensions, wall and roof assemblies and window/door schedules) and prior to the issuance of the first occupancy permit, the applicant shall ensure that an interior noise mitigation analysis be prepared, to the satisfaction of the City of San Diego Development Services Department. The analysis shall identify specific mitigation measures to ensure interior noise levels remain at or below 45 dB per the City of San Diego's interior noise standard. Noise abatement features shall be identified to attenuate noise and shall be incorporated into project design as necessary. Such features may include mechanical ventilation or an air-

conditioning system, sound-rated windows and sound-rated doors.

COMBINED PROJECT

TRANSPORTATION/CIRCULATION

CP-TRA-1: Prior to issuance of the first building permit in either the Mission Beach Residences project or the Santa Barbara Residences project, the Owner/Permittee shall assure by permit and bond the installation of a traffic signal at the intersection of Mission Boulevard and Santa Barbara Place to the satisfaction of the City Engineer. The traffic signal shall be installed by the Owner/Permittee no later than May 1, 2025, to the satisfaction of the City Engineer; provided, however, that the City Engineer may require installation of the traffic signal by the Owner/Permittee prior to May 1, 2025, based on the results of annual traffic counts and impact analysis for this intersection submitted by the Owner/Permittee on or before May 1 of each year. Fair share for the traffic signal shall be divided 82% to the Owner/Permittee of Mission Beach Residences project and 18% to the Owner/Permittee of the Santa Barbara Place Residences project.

LAND USE

CP-LU-1: Prior to issuance of the first building permit in either the Mission Beach Residences project or the Santa Barbara Residences project, the Owner/Permittee shall assure by permit and bond the installation of a traffic signal at the intersection of Mission Boulevard and Santa Barbara Place to the satisfaction of the City Engineer. The traffic signal shall be installed by the Owner/Permittee no later than May 1, 2025, to the satisfaction of the City Engineer; provided, however, that the City Engineer may require installation of the traffic signal by the Owner/Permittee prior to May 1, 2025, based on the results of annual traffic counts and impact analysis for this intersection submitted by the Owner/Permittee on or before May 1 of each year. Fair share for the traffic signal shall be divided 82% to the Owner/Permittee of Mission Beach Residences project and 18% to the Owner/Permittee of the Santa Barbara Place Residences project.

HEALTH AND SAFETY

Potentially significant health hazard impacts during demolition and construction activities of the Mission Beach Residences Project and Santa Barbara Place Residences Project would also result when combined. As no new impact would occur during construction when combined, each project shall individually mitigate for health hazard impacts through implementation of mitigation measures **MB-HS-1, MB-HS-2, MB-HS-3, SBP-HS-1, SBP-HS-2, and SBP-HS-3.**

HISTORICAL RESOURCES (ARCHAEOLOGY)

Potentially significant to unknown subsurface cultural resources and/or human remains impacts during construction activities of the Mission Beach Residences Project and Santa Barbara Place

Residences Project would also result when combined. As no new impact would occur during construction when combined, each project shall individually mitigate for cultural resources and/or human remains impacts through implementation of mitigation measures **MB-CUL-1** and **SBP-CUL-1**.

NOISE (CONSTRUCTION)

If either project is complete and occupied while the other is still under construction, the occupied project would become an additional sensitive land use to construction noise as the project sites are approximately 25 feet apart. Therefore, the 12-hour average sound level from construction equipment would potentially exceed the City's Noise Ordinance dB. Implementation of mitigation measures **MB-NOI-1** and **SBP-NOI-1** shall be implemented.

NOISE (INTERIOR)

As no new interior noise impact would occur when combined, each project shall individually mitigate for interior noise levels through implementation of mitigation measures **MB-NOI-2** and **SBP-NOI-2**.

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.

PROJECT INFORMATION	
DESCRIPTION: DEMOLITION OF ONE EXISTING STRUCTURE, CURRENTLY USED FOR SCHOOL ADMINISTRATION PURPOSES, AND CONSTRUCTION OF THREE NEW LEED CERTIFIED MULTI-FAMILY RESIDENTIAL BUILDINGS, 12 TOTAL DWELLING UNITS	
EXISTING USE: SCHOOL ADMINISTRATION, SAN DIEGO UNIFIED SCHOOL DIST.	
PROPOSED USE: MULTI-FAMILY RESIDENTIAL	
EXISTING STRUCTURES TO REMAIN: NONE	
EXISTING STRUCTURES TO BE DEMOLISHED: ONE EXISTING STRUCTURE, CONSTRUCTION DATE UNKNOWN, CURRENTLY USED FOR SCHOOL ADMINISTRATION	
PROJECT ADDRESS: 825 SANTA BARBARA PLACE SAN DIEGO, CA 92109	
ASSessor's PARCEL NUMBER: 473-057-01-00	
LEGAL DESCRIPTION: LOTS 6, 7, 8, 9, AND 10 IN BLOCK 107 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1651, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 14, 1984	
SCOPE, PERMITS: VESTING TENTATIVE MAP, COASTAL DEVELOPMENT PERMIT FOR CONDOMINIUM DEVELOPMENT, MISSION BEACH PLANNED DISTRICT PERMIT, DEMOLITION PERMIT (TD) DEMOLISH ONE EXISTING STRUCTURE	
COMMUNITY PLAN/ LCP DESIGNATION: RESIDENTIAL	
ZONING: MPO-8-S (MISSION BEACH PLANNED DISTRICT, RESIDENTIAL SUBDISTRICT, SOUTH)	
OVERLAY ZONES: COASTAL HEIGHT LIMIT COASTAL CITY PARKING IMPACT, COASTAL AND BEACH RESIDENTIAL TANDEM PARKING TRANSIT AREA	
OCCUPANCY CLASSIFICATION (PER CBC): R-3 RESIDENTIAL U- PRIVATE GARAGES	
TYPE OF CONSTRUCTION (PER UBC): TYPE V-B AUTOMATIC FIRE SPRINKLER THROUGHOUT, NFPA 23-D	

PROJECT TEAM	
OWNER/ APPLICANT: SANTA BARBARA PLACE OWNER MRS. LLC A DELAWARE LIMITED LIABILITY COMPANY 888 PROSPECT STREET, SUITE 350 LA JOLLA, CA 92037 PH: 858-342-9725 CONTACT: CHRIS MCKELLAR	
ARCHITECT: ROBERT HIDEY ARCHITECTS 5337 MICHELSON DRIVE, SUITE 170 IRVINE, CA 92612 PH: 949-655-1550 CONTACT: ROBERT HIDEY	
CIVIL ENGINEER: LEPPERT ENGINEERING 5180 GOVERNOR DRIVE, SUITE 205 SAN DIEGO, CA 92122 PH: 858-507-2001 CONTACT: JOHN LEPPERT	
LANDSCAPE ARCHITECT: SJA, INC. 31726 RANCHO VILLO ROAD, SUITE 201 SAN JUAN CAPISTRANO, CA 92675 PH: 949-276-0500 CONTACT: RUSS JOHNSTON	
LAND USE ATTORNEY: MATTHEW A. PETERSON, ESQ. 530 B STREET, SUITE 1800 SAN DIEGO, CA 92101 PH: 619-234-0361	

SITE TABULATIONS	
GROSS SITE AREA: 0.34 ACRES = 14,810 SQ.FT.	
GROSS FLOOR AREA: 15,780 SQ.FT. TOTAL	
FLOOR AREA RATIO (FAR): ALLOWED: 1.10 PROPOSED: 1.07	
DWELLING UNITS: 12	
SITE DENSITY: ALLOWED: 35.3 DU/ACRE PROPOSED: 35.3 DU/ACRE	
LOT COVERAGE:	
	BUILDING 1 BUILDING 2 BUILDING 3
FOOTPRINT	2,777 SQ.FT. 2,723 SQ.FT. 2,780 SQ.FT.
LOT SIZE	5,146 SQ.FT. 4,802 SQ.FT. 4,800 SQ.FT.
COVERAGE	54.0% 56.7% 57.8%
LOT INFORMATION:	
# OF EXISTING LOTS:	1
# OF PROPOSED LOTS:	6
PROPOSED UNITS PER LOT:	2
TOTAL PROPOSED UNITS:	12

BUILDING TABULATIONS	
UNIT TYPES	
UNIT 1	3 BED, 3 BATH 1,345 SQ.FT.
UNIT 1K	3 BED, 2 BATH 1,335 SQ.FT.
UNIT 2	3 BED, 2 BATH 1,286 SQ.FT.
UNIT 2K	3 BED, 2 BATH 1,265 SQ.FT.
UNIT COUNT	
BUILDING 1 - UNITS	2 2 4
BUILDING 2 - UNITS	2 2 4
BUILDING 3 - UNITS	2 2 4
TOTAL ON SITE - UNITS	6 6 12 UNITS

GROSS FLOOR AREA TABULATIONS	
BUILDING 1	
FLOOR	GROSS FLOOR AREA
1	2,433 SQ.FT.
2	2,487 SQ.FT.
3	1,900 SQ.FT.
Parking Unit 1 (406 sq.ft.)	-400 SQ.FT.
Parking Unit 1K (393 sq.ft.)	-393 SQ.FT.
Parking Unit 2 (415 sq.ft.)	-400 SQ.FT.
Parking Unit 2K (403 sq.ft.)	-400 SQ.FT.
TOTAL BLDG. 1	5,227 SQ.FT.

GROSS FLOOR AREA TABULATIONS	
BUILDING 2	
FLOOR	GROSS FLOOR AREA
1	2,458 SQ.FT.
2	2,512 SQ.FT.
3	1,910 SQ.FT.
Parking Unit 1 (406 sq.ft.)	-400 SQ.FT.
Parking Unit 1K (406 sq.ft.)	-400 SQ.FT.
Parking Unit 2 (413 sq.ft.)	-400 SQ.FT.
Parking Unit 2K (413 sq.ft.)	-400 SQ.FT.
TOTAL BLDG. 2	5,280 SQ.FT.

GROSS FLOOR AREA TABULATIONS	
BUILDING 3	
FLOOR	GROSS FLOOR AREA
1	2,458 SQ.FT.
2	2,512 SQ.FT.
3	1,910 SQ.FT.
Parking Unit 1 (406 sq.ft.)	-400 SQ.FT.
Parking Unit 1K (406 sq.ft.)	-400 SQ.FT.
Parking Unit 2 (413 sq.ft.)	-400 SQ.FT.
Parking Unit 2K (413 sq.ft.)	-400 SQ.FT.
TOTAL BLDG. 3	5,280 SQ.FT.

SHEET INDEX	
ARCHITECTURE	
A1	COVER SHEET, INDEX, TABULATIONS, INFO
A2	ARCHITECTURAL SITE PLAN
A3	SITE SECTIONS
A4	BUILDING 1 - FLOOR PLANS
A5	BUILDING 1 - FLOOR PLANS AND ROOF PLAN
A6	BUILDING 1 - EXTERIOR ELEVATIONS
A7	BUILDING 2 - FLOOR PLANS
A8	BUILDING 2 - FLOOR PLANS AND ROOF PLAN
A9	BUILDING 2 - EXTERIOR ELEVATIONS
A10	BUILDING 3 - FLOOR PLANS
A11	BUILDING 3 - FLOOR PLANS AND ROOF PLAN
A12	BUILDING 3 - EXTERIOR ELEVATIONS
CIVIL	
C1	VESTING TENTATIVE MAP
C2	EXISTING CONDITIONS
C3	GRADING AND IMPROVEMENT PLAN
LANDSCAPE	
L1	LANDSCAPE DEVELOPMENT PLAN

PARKING TABULATIONS	
REQUIRED: 2 SPACES PER DWELLING X 12 DWELLINGS = 24 SPACES	
PROVIDED: 2 SPACES PER DWELLING, IN TANDEM ARRANGEMENT, LOCATED IN PRIVATE, ENCLOSED GARAGES (24 SPACES TOTAL)	

SUSTAINABLE FEATURES	
This project has many sustainable features in accordance with the San Diego General Plan Conservation Element. These features are intended to promote resource conservation, increase energy efficiency, and reduce human impact on climate change. Although Council Policy 900-14 is a mandate for public facilities owned by the City of San Diego, this private project has adopted the goal and requirements of 900-14, including the requirement for a LEED Silver development. A preliminary list of sustainable features is included below:	
1	GOAL OF 25% LESS ENERGY CONSUMPTION, BY USE OF ENERGY EFFICIENT LIGHTING, ENERGY EFFICIENT APPLIANCES AND SYSTEMS, AND NATURAL DAYLIGHTING AND VENTILATION STRATEGIES
2	HIGH EFFICIENCY PLUMBING FIXTURES AND FITTINGS
3	NON-POTABLE WATER USED FOR IRRIGATION
4	FLOW-THROUGH PLANTERS TO PROCESS STORM WATER ON SITE
5	PERMEABLE PAVEMENT TO PROCESS STORM WATER RUNOFF
6	LANDSCAPE WITH NON-INVASIVE DROUGHT-TOLERANT NATIVE SPECIES
7	NON-CHC BASED AIR CONDITIONING UNITS
8	LOW VOC PRODUCTS AND MATERIALS SPECIFIED THROUGHOUT
9	PRIORITY FOR LOCALLY SOURCED PRODUCTS AND MATERIALS
10	ENERGY EFFICIENT LIGHTING WITH OCCUPANT SENSORS
11	COOL ROOF MATERIALS
12	REDUCE HEAT ISLAND: SHADE HARDSCAPE AND COVERED PARKING
13	WASTE REDUCTION AND RECYCLING DURING CONSTRUCTION
14	THIRD PARTY TESTING AND RATING SYSTEMS COMMISSIONING
15	ADDITIONAL MEASURES AS NEEDED TO ACHIEVE LEED SILVER CERTIFICATION



4B



4C



4A



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SANTA BARBARA PLACE RESIDENCES

A LEED SILVER SUSTAINABLE PROJECT

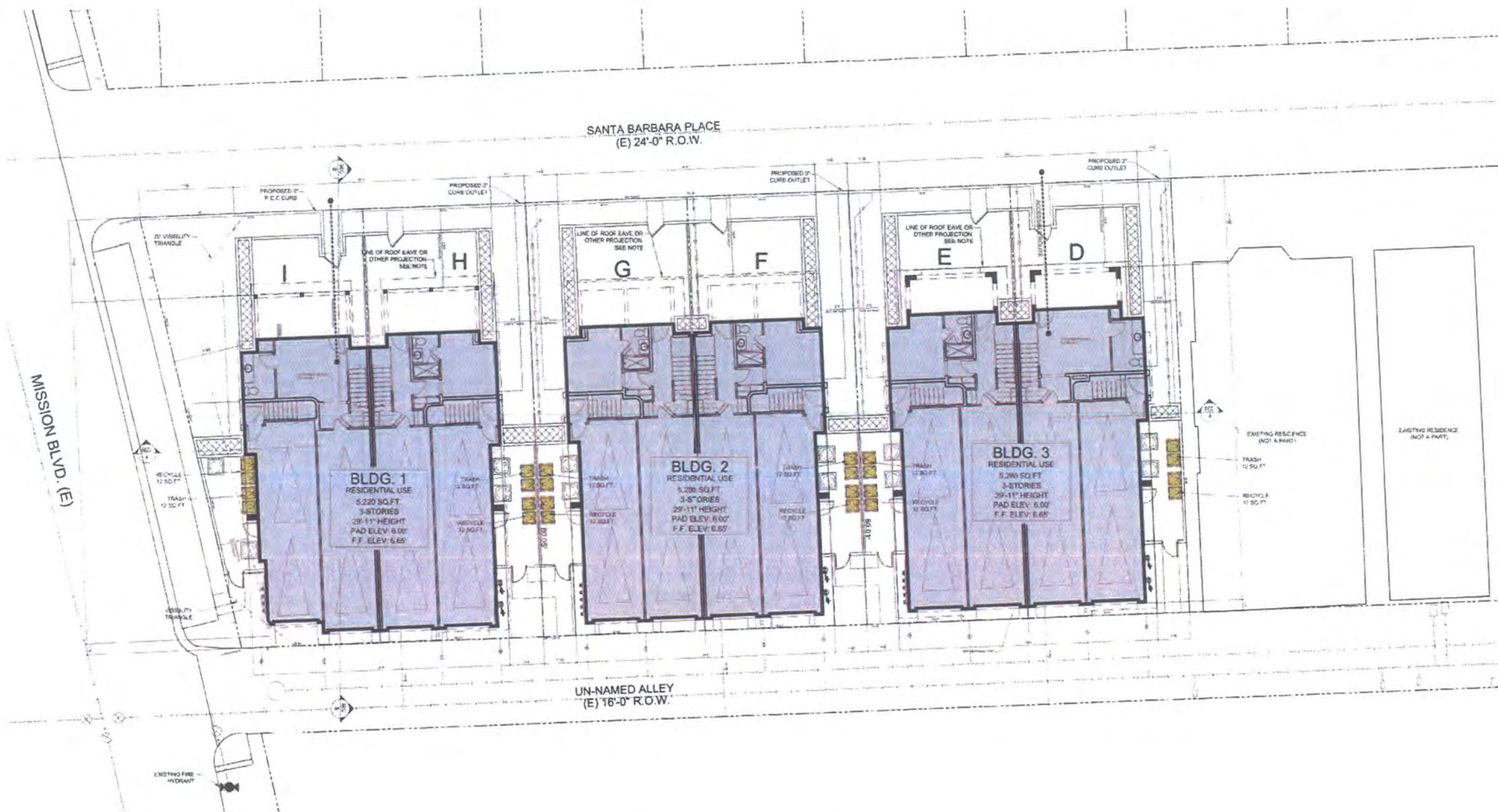
MISSION BEACH, SAN DIEGO, CALIFORNIA

PROJECT NUMBER: 13036

PREPARED BY: ROBERT HIDEY ARCHITECTS 3337 MICHELSON DR., SUITE 170 IRVINE, CA 92612 (949)-655-1550	
PROJECT NAME: SANTA BARBARA PLACE RESIDENCES	
PROJECT ADDRESS: 825 SANTA BARBARA PLACE SAN DIEGO, CA 92109	
REVISION 14: REVISION 13: REVISION 12: REVISION 11: REVISION 10: REVISION 9: REVISION 8: REVISION 7: REVISION 6: REVISION 5: 07/11/2014 REVISION 4: 06/23/2014 REVISION 3: 06/05/2014 REVISION 2: 04/26/2014 REVISION 1: 03/14/2014	
ORIGINAL DATE: 03/03/2014	

SHEET TITLE: COVER SHEET, INDEX, TABULATIONS

DRAWING **A1**
SHEET NO. **1** OF **16**



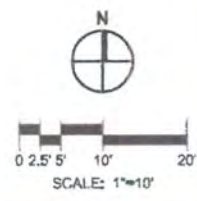
SITE PLAN NOTES

1. ALL BUILDINGS CURRENTLY ON SITE TO BE DEMOLISHED
2. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, PER FHPS POLICY P-00-6 (UFC 901.4.4).
3. THERE ARE NO EXISTING EASEMENTS ON THE PROPERTY
4. THERE ARE NO BUS STOPS ADJACENT TO THE PROPERTY
5. SEE FIRST FLOOR BUILDING PLANS AND ROOF PLANS FOR MORE DETAILED INFORMATION ON ARCHITECTURAL PROJECTIONS INTO SETBACKS.

SYMBOL LEGEND

- PROPERTY LINE
- [Symbol] PROPOSED FLOW THROUGH PLANTER
- [Symbol] PROPOSED SEWER LATERAL
- [Symbol] PROPOSED DOMESTIC WATER SERVICE
- STORM DRAIN
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- [Symbol] PARKING SPACE, INSIDE PRIVATE GARAGE
- [Symbol] A/C CONDENSER ON CONC. PAD
- [Symbol] SECTION CUT LINE, SEE SHEET A3

SETBACK SUMMARY			
	REQUIRED:	PROVIDED:	NOTES
FRONT:	15'	15'	STANDARD SETBACK, CAN BE REDUCED WITH CONDITIONS
REAR:	15'	15'	MINIMUM
ALLEY PARKING:	18' ACROSS	18' 5 1/2" ACROSS	73' STANDARD, CAN BE REDUCED FOR INCREASED STALL WIDTH
SIDE:	10% OF LOT WIDTH	6'-0" / 6'-5"	STANDARD SETBACK, CAN BE REDUCED WITH CONDITIONS
MISSION BLVD.:	5.64'	5.64'	SHORTEST INTERSECTING PROPERTY LINE = 56.41'
	5.64'	5.64'	MINIMUM



PREPARED BY:

ROBERT HIDEY ARCHITECTS
3337 MICHELSON DR., SUITE 170
IRVINE, CA 92612
(949)-655-1550

PROJECT NAME:

SANTA BARBARA PLACE RESIDENCES

PROJECT ADDRESS:

825 SANTA BARBARA PLACE
SAN DIEGO, CA 92109

REVISION 14:	
REVISION 13:	
REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	07/11/2014
REVISION 4:	06/23/2014
REVISION 3:	06/05/2014
REVISION 2:	04/26/2014
REVISION 1:	03/14/2014
ORIGINAL DATE:	03/03/2014

SHEET TITLE:

ARCHITECTURAL SITE PLAN

DRAWING **A2**

SHEET NO. **2** OF **16**

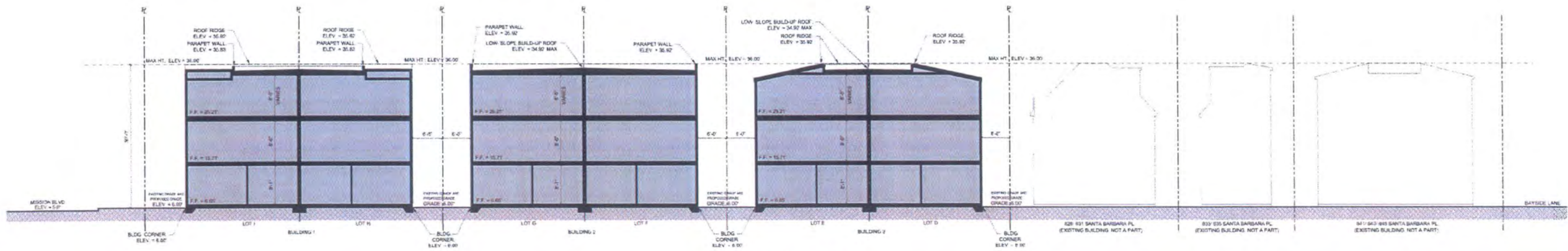


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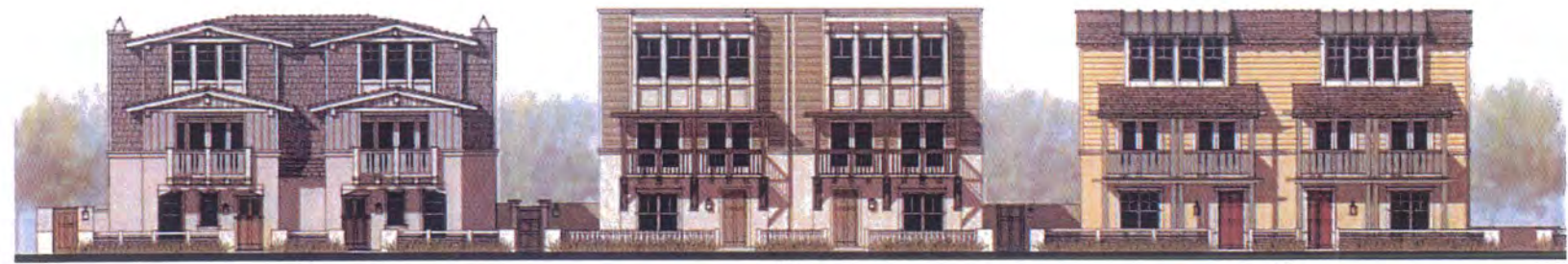
SANTA BARBARA PLACE RESIDENCES
A LEED SILVER SUSTAINABLE PROJECT

MISSION BEACH, SAN DIEGO, CALIFORNIA

PROJECT NUMBER: 13036



SECTION A-A

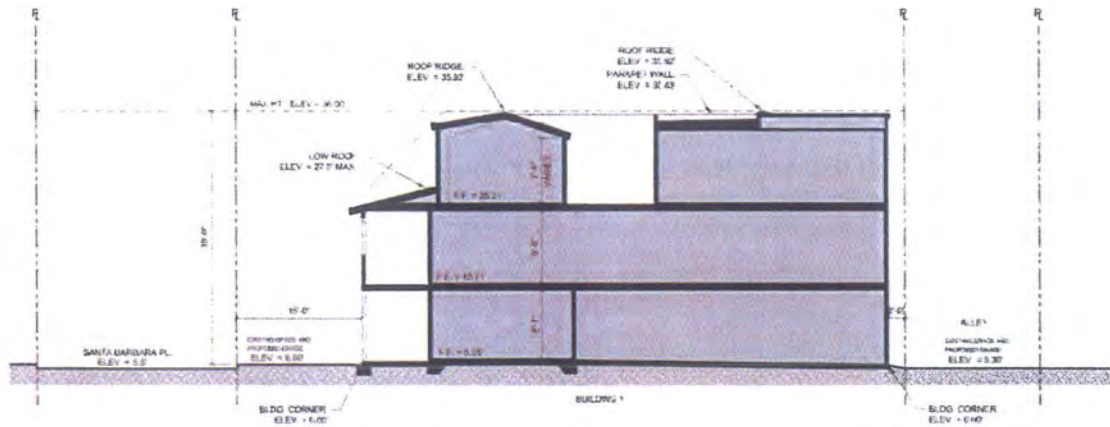


BUILDING 3

BUILDING 2

BUILDING 1

VIEW ALONG SANTA BARBARA PLACE



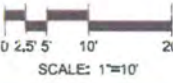
SECTION B-B



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SANTA BARBARA PLACE RESIDENCES
A LEED SILVER SUSTAINABLE PROJECT

MISSION BEACH, SAN DIEGO, CALIFORNIA



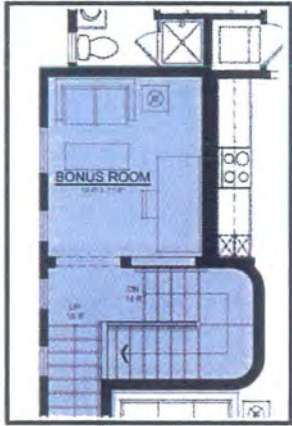
PROJECT NUMBER: 13036

PREPARED BY:		REVISION 14:	
ROBERT HIDEY ARCHITECTS		REVISION 13:	
3337 MICHELSON DR., SUITE 170		REVISION 12:	
IRVINE, CA 92612		REVISION 11:	
(949)-655-1550		REVISION 10:	
PROJECT NAME:		REVISION 9:	
SANTA BARBARA PLACE RESIDENCES		REVISION 8:	
PROJECT ADDRESS:		REVISION 7:	
825 SANTA BARBARA PLACE		REVISION 6:	07/11/2014
SAN DIEGO, CA 92109		REVISION 5:	06/23/2014
		REVISION 4:	06/05/2014
		REVISION 3:	04/26/2014
		REVISION 2:	03/14/2014
		REVISION 1:	
		ORIGINAL DATE:	03/03/2014

SHEET TITLE: SITE SECTIONS AND STREET SCENE

DRAWING A3

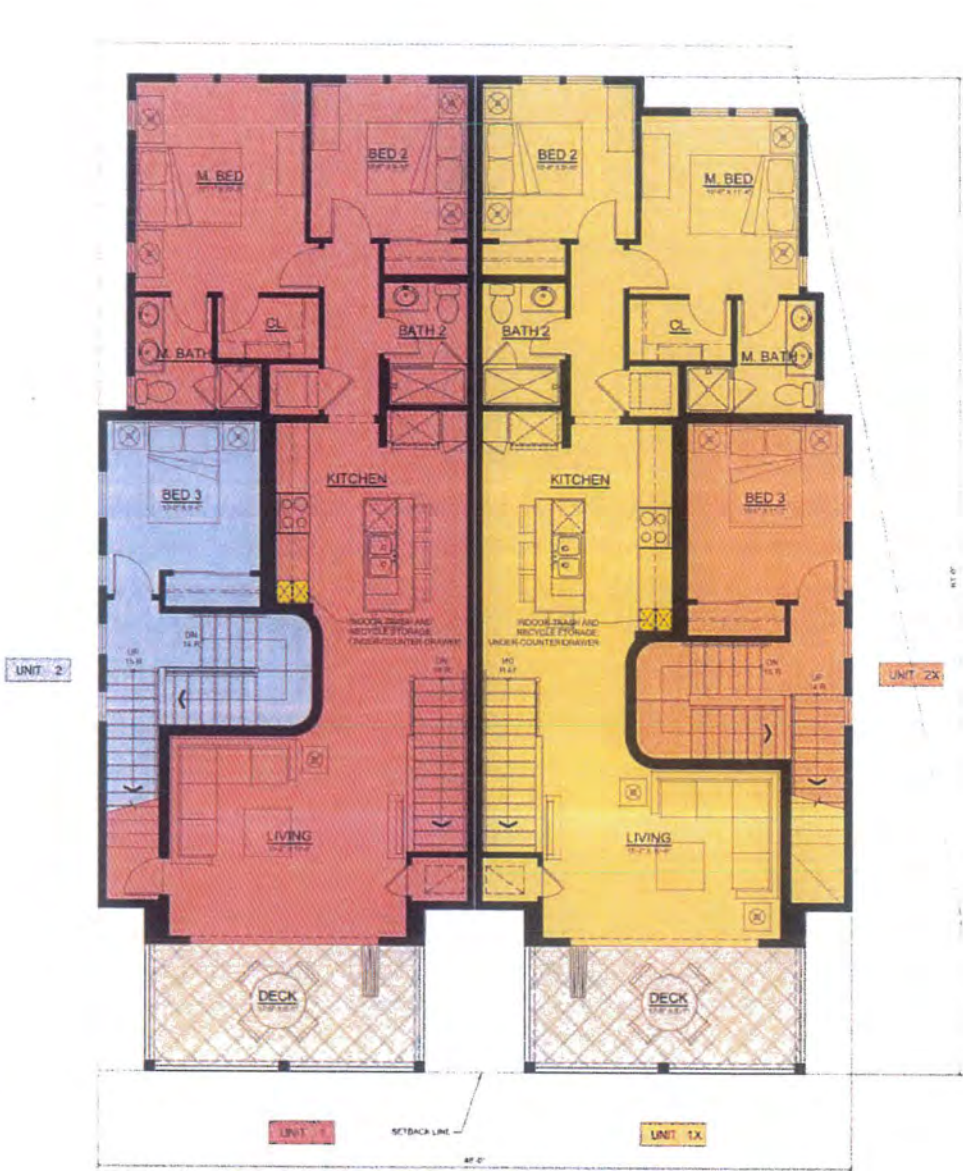
SHEET NO. 3 OF 16



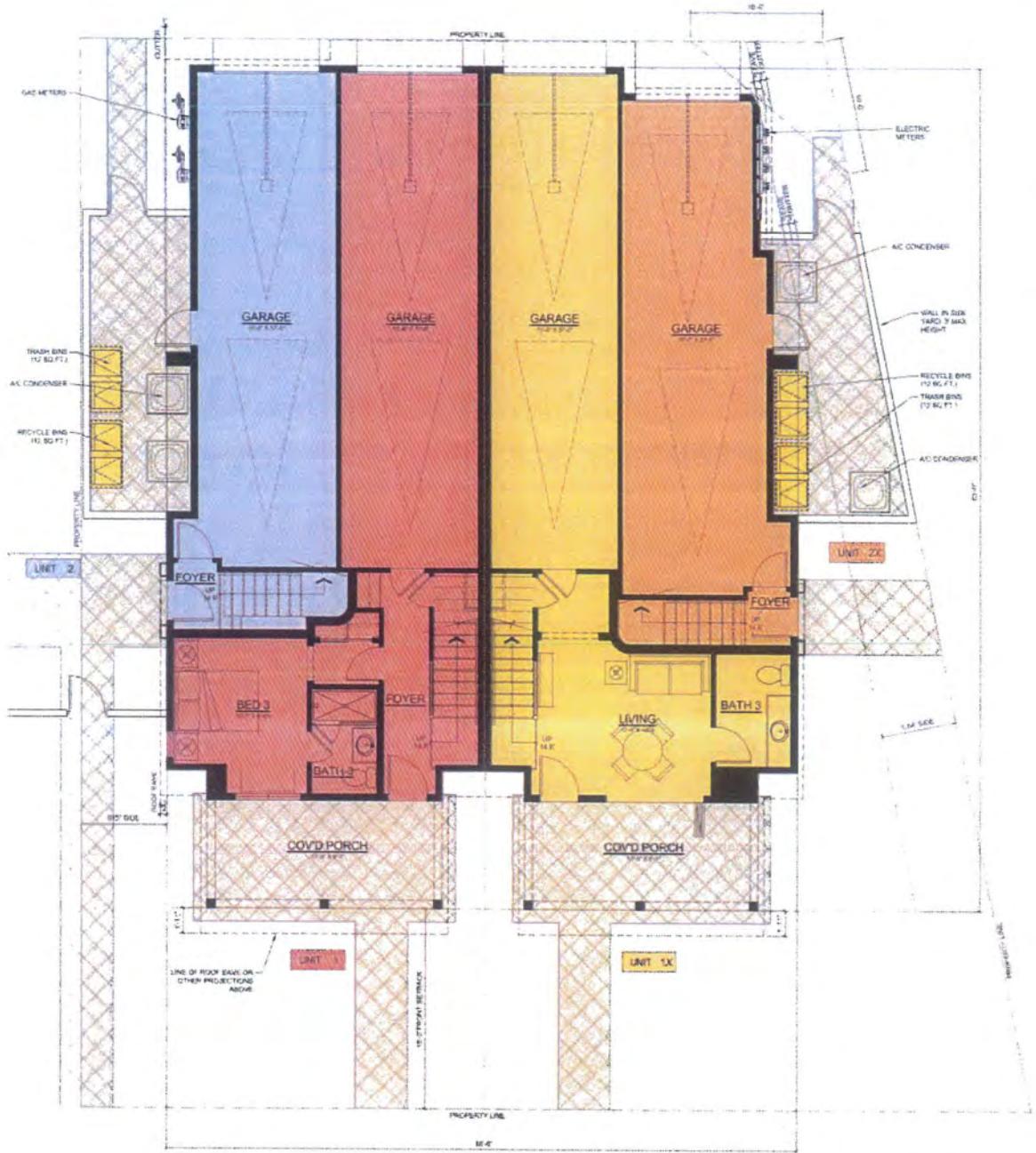
BONUS ROOM OPTION I.L.O. BED 3
UNIT 2 - SECOND FLOOR



BONUS ROOM OPTION I.L.O. BED 3
UNIT 1 - FIRST FLOOR
ACCESSIBLE GROUND FLOOR



SECOND FLOOR PLAN



FIRST FLOOR PLAN

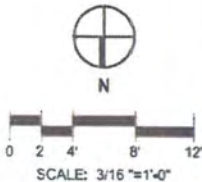


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BUILDING 1

SANTA BARBARA PLACE RESIDENCES
A LEED SILVER SUSTAINABLE PROJECT

MISSION BEACH, SAN DIEGO, CALIFORNIA



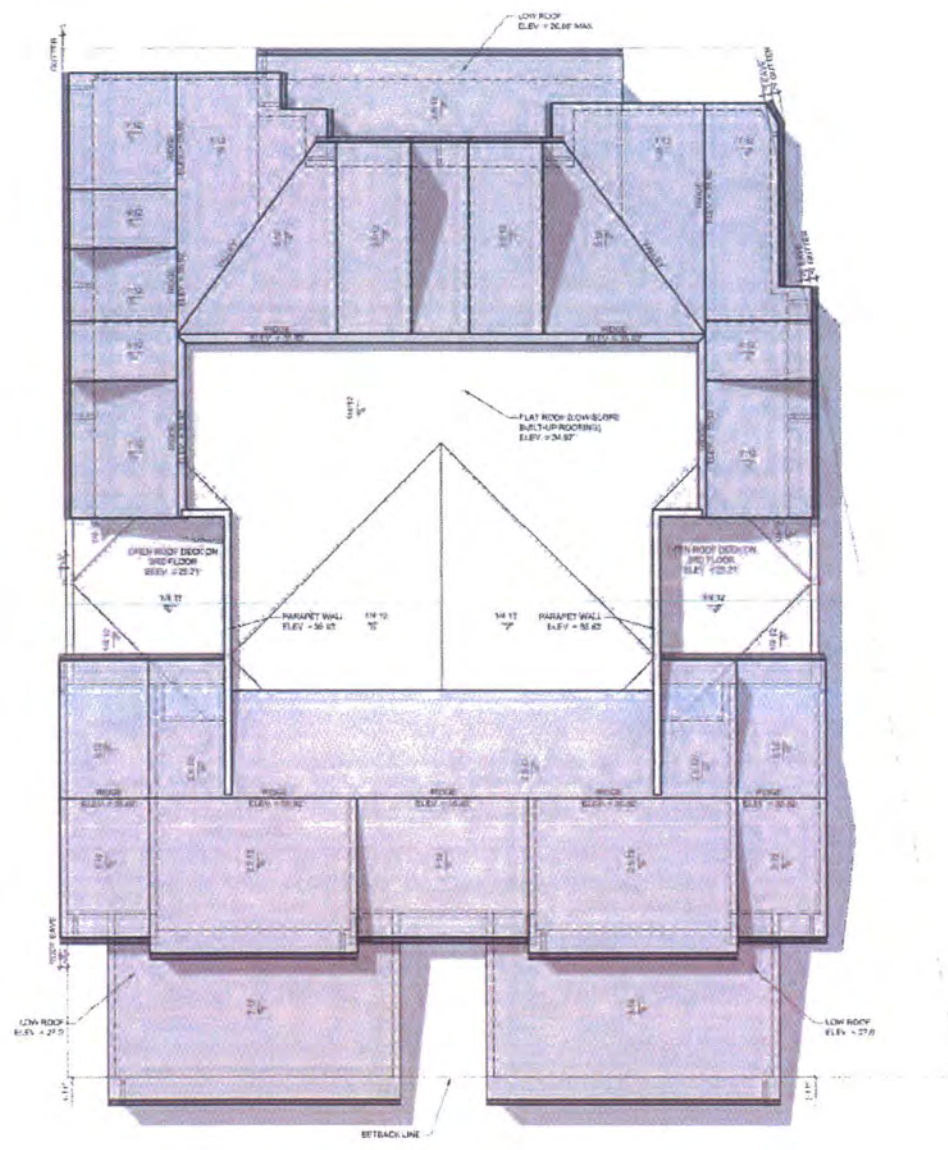
PROJECT NUMBER: 13036

PREPARED BY:	REVISION 14:
ROBERT HIDEY ARCHITECTS	REVISION 13:
3337 MICHELSON DR., SUITE 170	REVISION 12:
IRVINE, CA 92612	REVISION 11:
(949)-655-1550	REVISION 10:
	REVISION 9:
	REVISION 8:
	REVISION 7:
	REVISION 6:
	REVISION 5: 07/11/2014
	REVISION 4: 06/23/2014
	REVISION 3: 06/05/2014
	REVISION 2: 04/26/2014
	REVISION 1: 03/14/2014
	ORIGINAL DATE: 03/03/2014

PROJECT NAME:
SANTA BARBARA PLACE RESIDENCES
PROJECT ADDRESS:
825 SANTA BARBARA PLACE
SAN DIEGO, CA 92109

SHEET TITLE: BUILDING 1 - FLOOR PLANS

DRAWING A4
SHEET NO 4 OF 16



ROOF PLAN

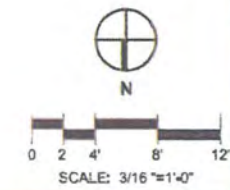


THIRD FLOOR PLAN

BUILDING 1

SANTA BARBARA PLACE RESIDENCES
A LEED SILVER SUSTAINABLE PROJECT

MISSION BEACH, SAN DIEGO, CALIFORNIA



PROJECT NUMBER: 13036

PREPARED BY:		REVISION 14:	
ROBERT HIDEY ARCHITECTS		REVISION 13:	
3337 MICHELSON DR., SUITE 170		REVISION 12:	
IRVINE, CA 92612		REVISION 11:	
(949)-655-1550		REVISION 10:	
PROJECT NAME:		REVISION 9:	
SANTA BARBARA PLACE RESIDENCES		REVISION 8:	
PROJECT ADDRESS:		REVISION 7:	
825 SANTA BARBARA PLACE		REVISION 6:	07/11/2014
SAN DIEGO, CA 92109		REVISION 5:	06/23/2014
SHEET TITLE:		REVISION 4:	06/05/2014
BUILDING 1 - FLOOR PLANS AND		REVISION 3:	04/26/2014
ROOFPLAN		REVISION 2:	03/14/2014
		REVISION 1:	
		ORIGINAL DATE	03/03/2014

DRAWING A5
SHEET NO 5 OF 16



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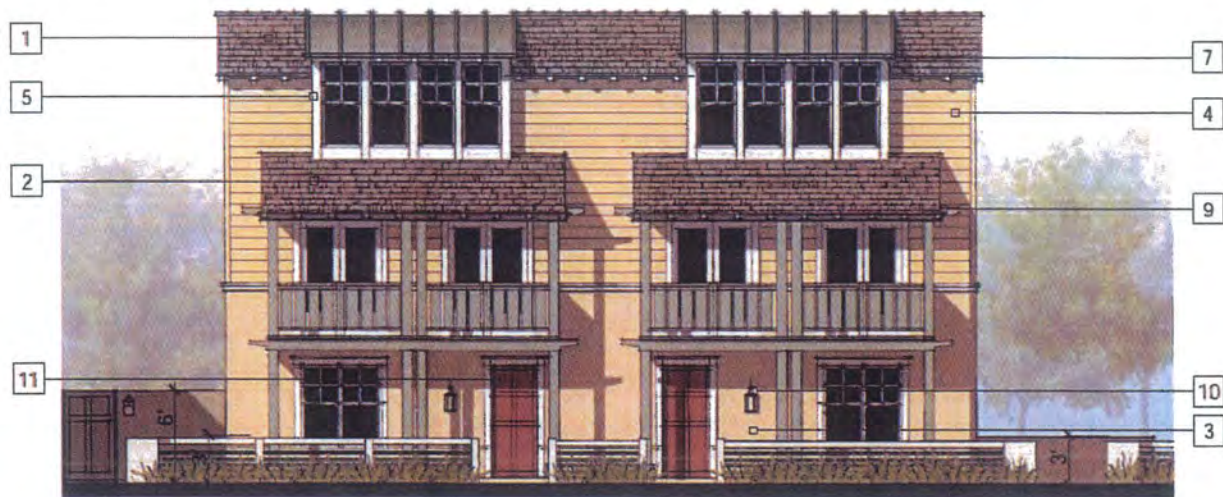
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

MATERIALS:	COLOR SELECTION (TO MATCH):
1 ASPHALT COMPOSITION SHINGLE ROOF	CERTAINTED: SOLARIS "HEATHER BLEND"
2 STANDING SEAM METAL ROOF	AFP METAL PRODUCTS: ECO-LOCK "VINTAGE COPPER"
3 STUCCO WALLS	FRAZEE: CL 1249 "ROLLING STONE"
4 CEMENT-FIBER HORIZONTAL LAP SIDING	FRAZEE: CL 1671 "CORN HARVEST"
5 WOOD TRIM, WINDOW TRIM, DOOR TRIM	FRAZEE: CL 1043 "FOSSIL DUST"
6 WOOD BALCONIES AND RAILINGS	FRAZEE: CL 2985 "GOBLIN"
7 WOOD RAFTER TAILS, BARGE BOARDS AND FASCIAS	FRAZEE: CL 1043 "FOSSIL DUST"
8 WOOD CORBELS	FRAZEE: CL 2985 "GOBLIN"
9 DECORATIVE METAL LIGHT FIXTURES	TBD
10 PAINTED INSULATED STEEL GARAGE DOORS	FRAZEE: CL 1043 "FOSSIL DUST"
11 PAINTED ENTRY DOOR	FRAZEE: CL 1406 "WELL READ"

BUILDING 1



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SANTA BARBARA PLACE RESIDENCES
A LEED SILVER SUSTAINABLE PROJECT

MISSION BEACH, SAN DIEGO, CALIFORNIA



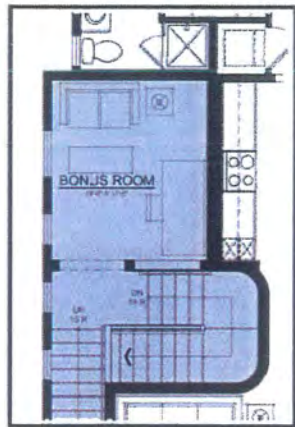
PROJECT NUMBER: 13036

PREPARED BY:	REVISION 14:
ROBERT HIDEY ARCHITECTS	REVISION 13:
3337 MICHELSON DR., SUITE 170	REVISION 12:
IRVINE, CA 92612	REVISION 11:
(949)-655-1550	REVISION 10:
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	REVISION 1: 03/14/2014
	ORIGINAL DATE: 03/03/2014

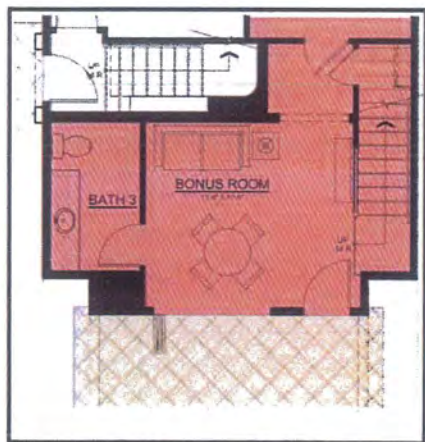
SHEET TITLE: BUILDING 1 - EXTERIOR ELEVATIONS

DRAWING A6

SHEET NO 6 OF 16



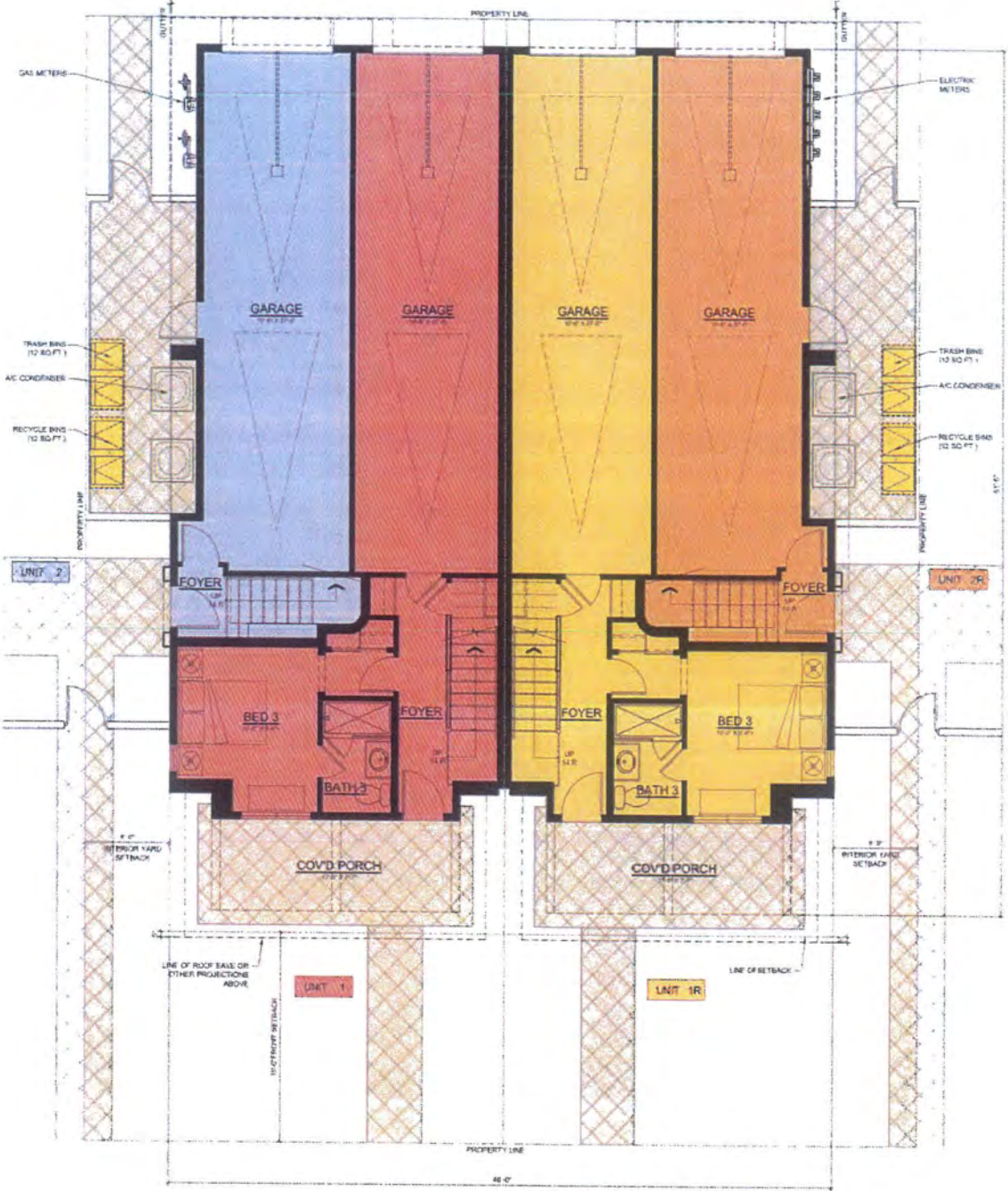
BONUS ROOM OPTION I.L.O. BED 3
UNIT 2 - SECOND FLOOR



BONUS ROOM OPTION I.L.O. BED 3
UNIT 1 - FIRST FLOOR
ACCESSIBLE GROUND FLOOR



SECOND FLOOR PLAN

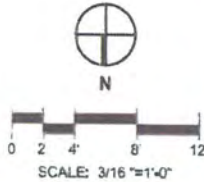


FIRST FLOOR PLAN

BUILDING 2

SANTA BARBARA PLACE RESIDENCES
A LEED SILVER SUSTAINABLE PROJECT

MISSION BEACH, SAN DIEGO, CALIFORNIA



PROJECT NUMBER: 13036

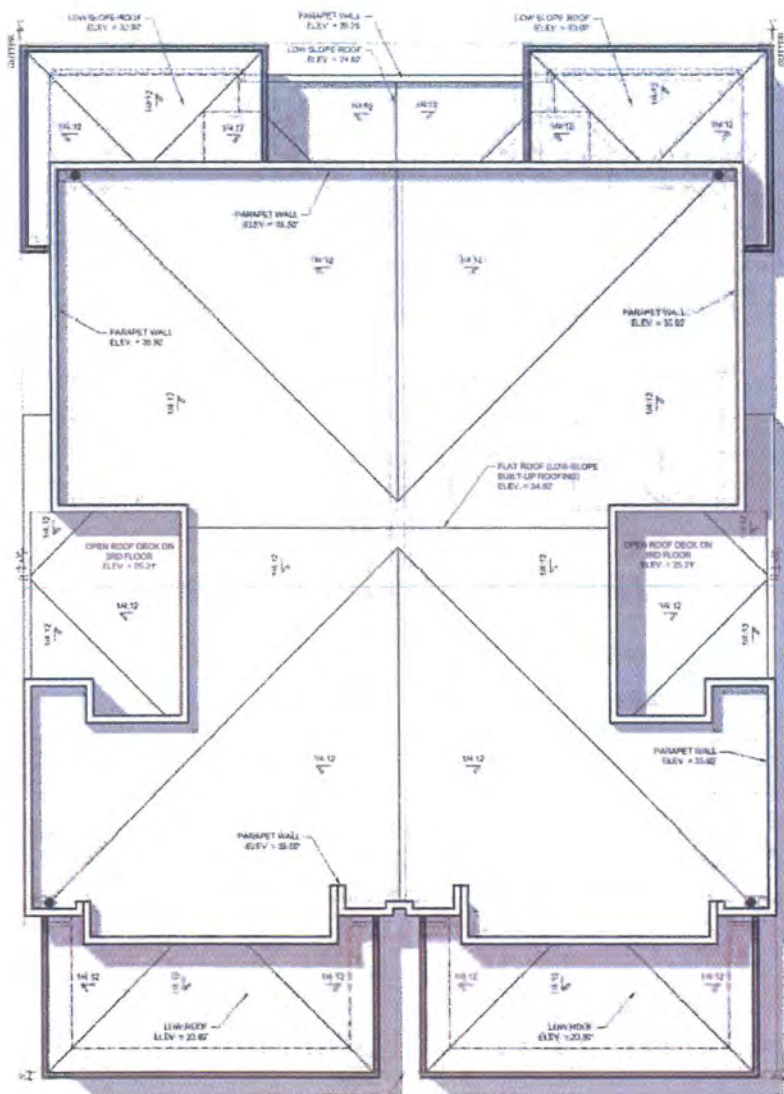
PREPARED BY:		REVISION 14:	
ROBERT HIDEY ARCHITECTS		REVISION 13:	
3337 MICHELSON DR., SUITE 170		REVISION 12:	
IRVINE, CA 92612		REVISION 11:	
(949)-655-1550		REVISION 10:	
PROJECT NAME:		REVISION 9:	
SANTA BARBARA PLACE RESIDENCES		REVISION 8:	
PROJECT ADDRESS:		REVISION 7:	
825 SANTA BARBARA PLACE		REVISION 6:	07/11/2014
SAN DIEGO, CA 92109		REVISION 5:	06/23/2014
ORIGINAL DATE: 03/03/2014		REVISION 4:	06/05/2014
		REVISION 3:	04/28/2014
		REVISION 2:	03/14/2014
		REVISION 1:	

SHEET TITLE: BUILDING 2 - FLOOR PLANS

DRAWING A7
SHEET NO 7 OF 16



Robert Hidey Architects



ROOF PLAN



THIRD FLOOR PLAN



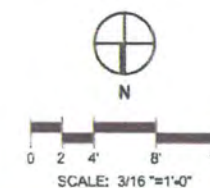
Robert Hidey Architects

BUILDING 2

SANTA BARBARA PLACE RESIDENCES

A LEED SILVER SUSTAINABLE PROJECT

MISSION BEACH, SAN DIEGO, CALIFORNIA



PROJECT NUMBER: 13036

PREPARED BY:		REVISION 14:	
ROBERT HIDEY ARCHITECTS		REVISION 13:	
3337 MICHELSON DR., SUITE 170		REVISION 12:	
IRVINE, CA 92612		REVISION 11:	
(949)-655-1550		REVISION 10:	
PROJECT NAME:		REVISION 9:	
SANTA BARBARA PLACE RESIDENCES		REVISION 8:	
PROJECT ADDRESS:		REVISION 7:	
825 SANTA BARBARA PLACE		REVISION 6:	07/11/2014
SAN DIEGO, CA 92109		REVISION 5:	06/23/2014
		REVISION 4:	06/05/2014
		REVISION 3:	04/26/2014
		REVISION 2:	03/14/2014
		REVISION 1:	03/03/2014
		ORIGINAL DATE:	03/03/2014

SHEET TITLE: BUILDING 2 - FLOOR PLANS AND ROOF PAN

DRAWING **A8**

SHEET NO **8** OF **16**



EAST ELEVATION



SOUTH ELEVATION



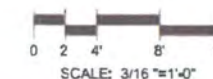
WEST ELEVATION



NORTH ELEVATION

MATERIALS:	COLOR SELECTION (TO MATCH):
1 STUCCO WALLS	FRAZEE: CLW 1214 "MORETTI"
2 CEMENT-FIBER HORIZONTAL LAP SIDING	FRAZEE: CLW 1008 "MORRISSEY"
3 WOOD PANELING	FRAZEE: CLW 2867 "WHISKER"
4 WOOD TRIM, WINDOW TRIM, DOOR TRIM	FRAZEE: CLW 1008 "MORRISSEY"
5 WOOD BALCONIES AND RAILINGS	FRAZEE: CLW 2867 "WHISKER"
6 WOOD BRACKETS AND CORBELS	FRAZEE: CLW 2567 "WHISKER"
7 WOOD ROOF FASCIA	FRAZEE: CLW 1008 "MORRISSEY"
8 WOOD PLANTER BOXES	FRAZEE: CLW 2867 "WHISKER"
9 DECORATIVE METAL LIGHT FIXTURES	
10 PAINTED INSULATED STEEL GARAGE DOORS	FRAZEE: CLW 1008 "MORRISSEY"
11 PAINTED ENTRY DOOR	FRAZEE: CLW 2944 "DIALOGUE"

BUILDING 2



PROJECT NUMBER: 13036

PREPARED BY:		REVISION 14:	
ROBERT HIDEY ARCHITECTS		REVISION 13:	
3337 MICHELSON DR., SUITE 170		REVISION 12:	
IRVINE, CA 92612		REVISION 11:	
(949) 655-1550		REVISION 10:	
PROJECT NAME:		REVISION 9:	
SANTA BARBARA PLACE RESIDENCES		REVISION 8:	
PROJECT ADDRESS:		REVISION 7:	
825 SANTA BARBARA PLACE		REVISION 6:	07/11/2014
SAN DIEGO, CA 92109		REVISION 5:	06/23/2014
		REVISION 4:	06/05/2014
		REVISION 3:	04/26/2014
		REVISION 2:	03/14/2014
		REVISION 1:	03/03/2014
		ORIGINAL DATE:	03/03/2014

SHEET TITLE: BUILDING 2 - EXTERIOR ELEVATIONS

DRAWING **A9**

SHEET NO **9** OF **16**

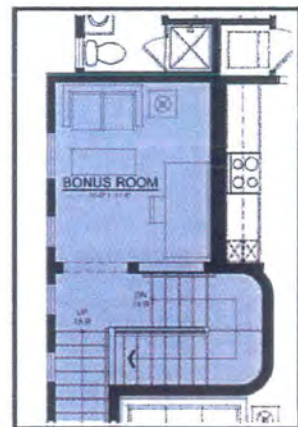


Robert Hidey Architects

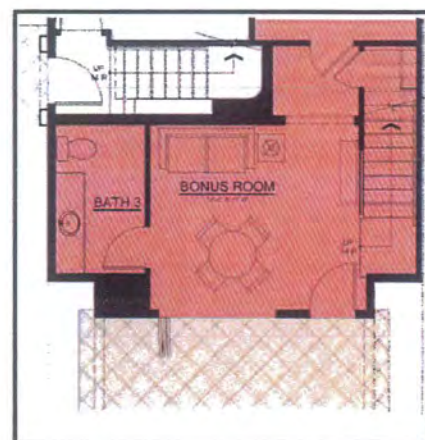
SANTA BARBARA PLACE RESIDENCES

A LEED SILVER SUSTAINABLE PROJECT

MISSION BEACH, SAN DIEGO, CALIFORNIA



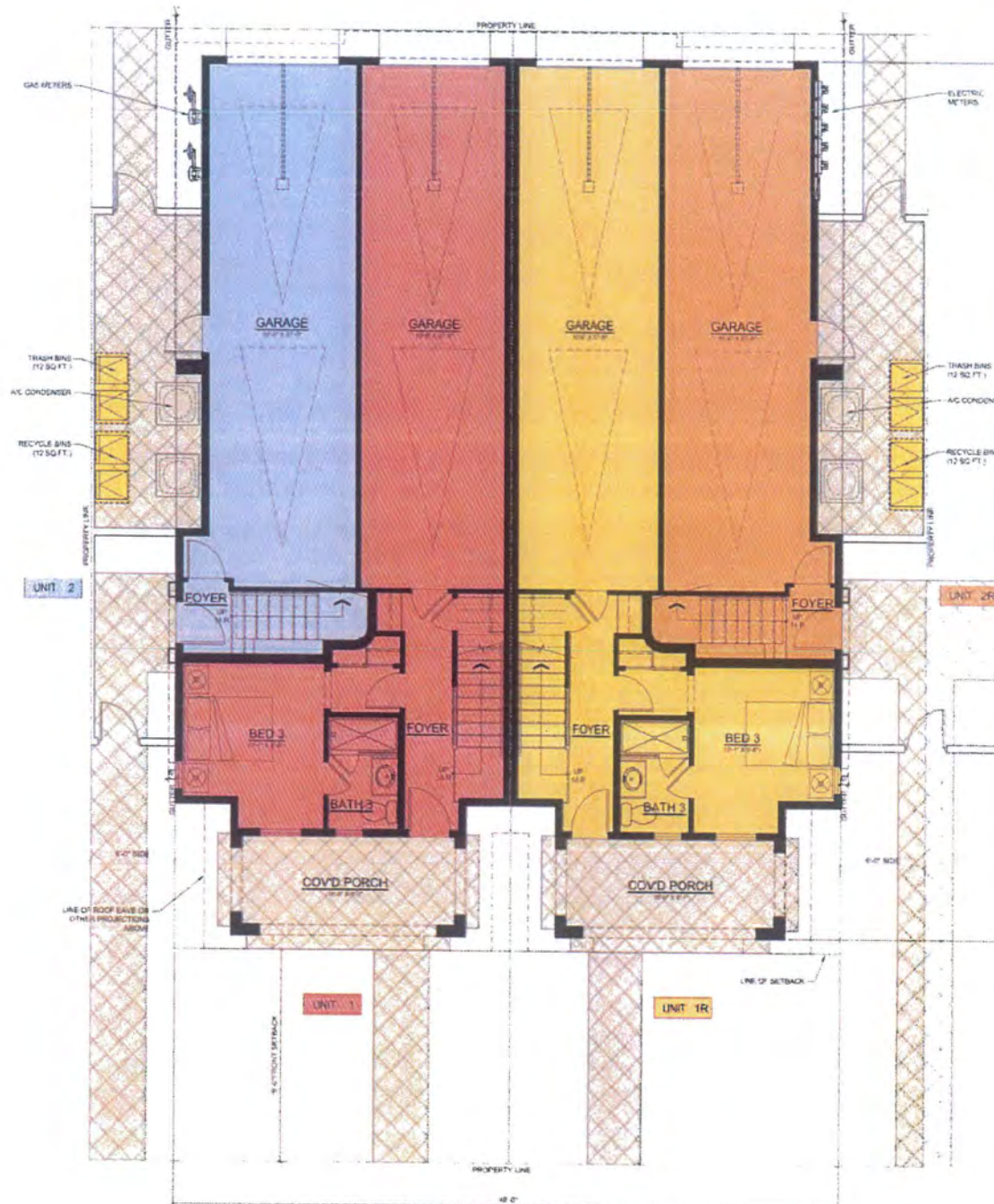
BONUS ROOM OPTION I.L.O. BED 3
UNIT 2 - SECOND FLOOR



BONUS ROOM OPTION I.L.O. BED 3
UNIT 1 - FIRST FLOOR
ACCESSIBLE GROUND FLOOR



SECOND FLOOR PLAN

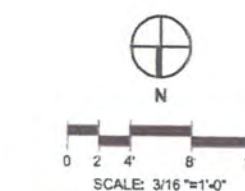


FIRST FLOOR PLAN

BUILDING 3

SANTA BARBARA PLACE RESIDENCES A LEED SILVER SUSTAINABLE PROJECT

MISSION BEACH, SAN DIEGO, CALIFORNIA



PROJECT NUMBER: 13036

PREPARED BY:		REVISION 14:	
ROBERT HIDEY ARCHITECTS		REVISION 13:	
3337 MICHELSON DR., SUITE 170		REVISION 12:	
IRVINE, CA 92612		REVISION 11:	
(949)-655-1550		REVISION 10:	
PROJECT NAME:		REVISION 9:	
SANTA BARBARA PLACE RESIDENCES		REVISION 8:	
PROJECT ADDRESS:		REVISION 7:	
625 SANTA BARBARA PLACE		REVISION 6:	
SAN DIEGO, CA 92109		REVISION 5:	
ORIGINAL DATE: 03/03/2014		REVISION 4:	
		REVISION 3:	
		REVISION 2:	
		REVISION 1:	

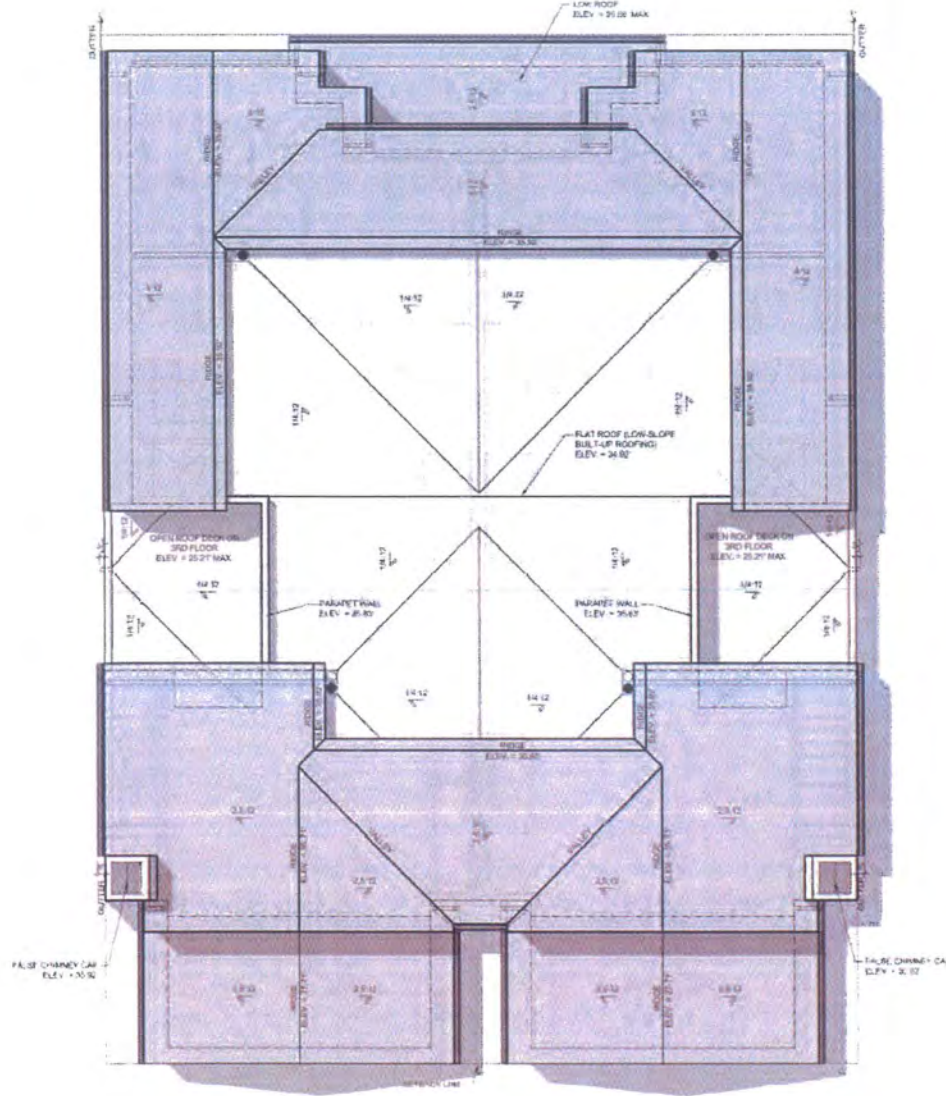
SHEET TITLE: BUILDING 3 - FLOOR PLANS

DRAWING A10

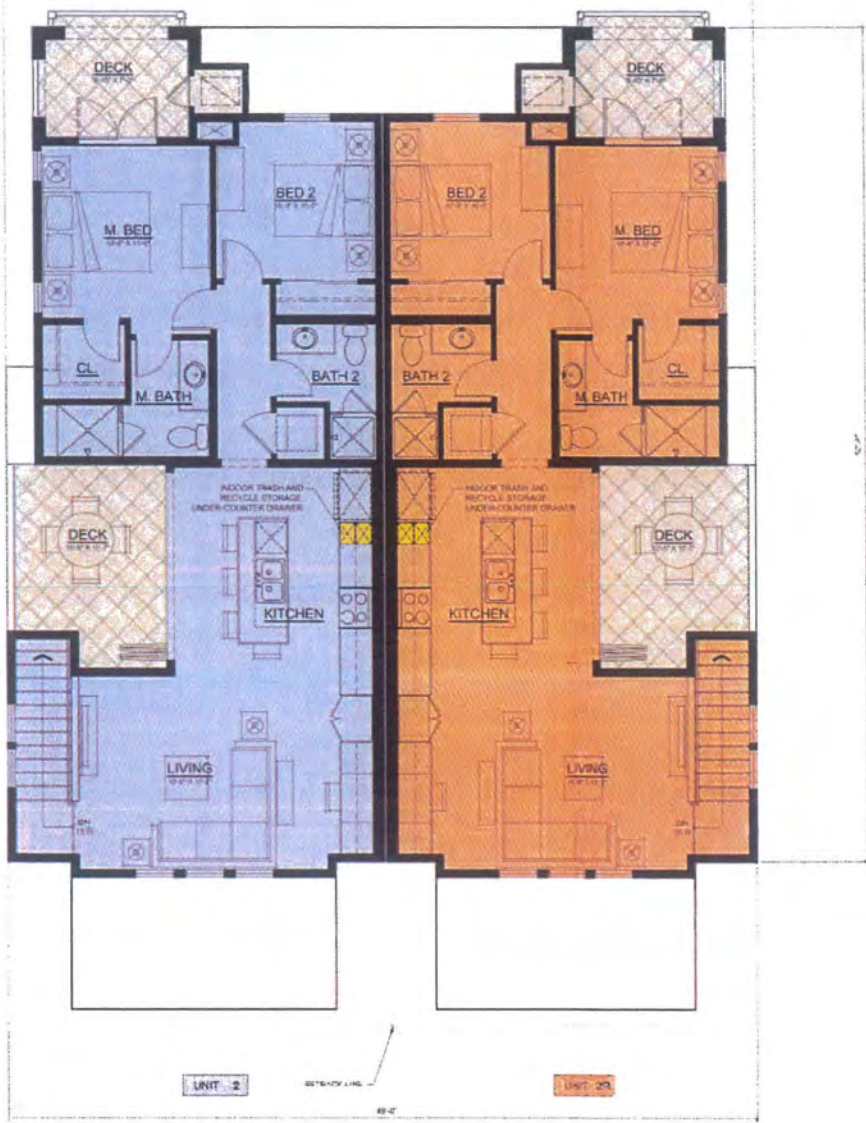
SHEET NO 10 OF 16



Robert Hidey Architects



ROOF PLAN



THIRD FLOOR PLAN

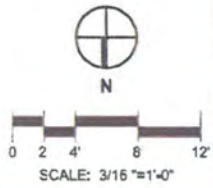


Robert Hidey Architects

BUILDING 3

SANTA BARBARA PLACE RESIDENCES
A LEED SILVER SUSTAINABLE PROJECT

MISSION BEACH, SAN DIEGO, CALIFORNIA



PROJECT NUMBER 13036

PREPARED BY: ROBERT HIDEY ARCHITECTS 3337 MICHELSON DR., SUITE 170 IRVINE, CA 92612 (949)-855-1550		REVISION 14:	
		REVISION 13:	
		REVISION 12:	
		REVISION 11:	
		REVISION 10:	
		REVISION 9:	
		REVISION 8:	
		REVISION 7:	
		REVISION 6:	07/11/2014
		REVISION 5:	06/23/2014
		REVISION 4:	06/05/2014
		REVISION 3:	04/28/2014
		REVISION 2:	03/14/2014
		REVISION 1:	
		ORIGINAL DATE:	03/03/2014

SHEET TITLE: BUILDING 3 - FLOOR PLANS AND ROOF PLAN

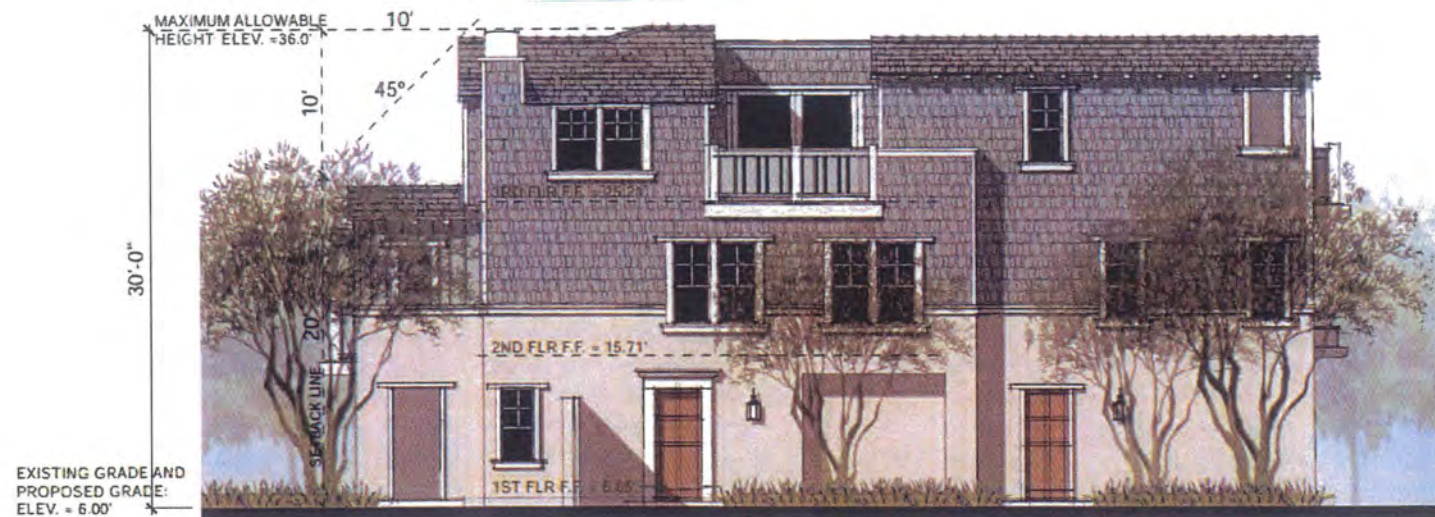
DRAWING A11
SHEET NO 11 OF 16



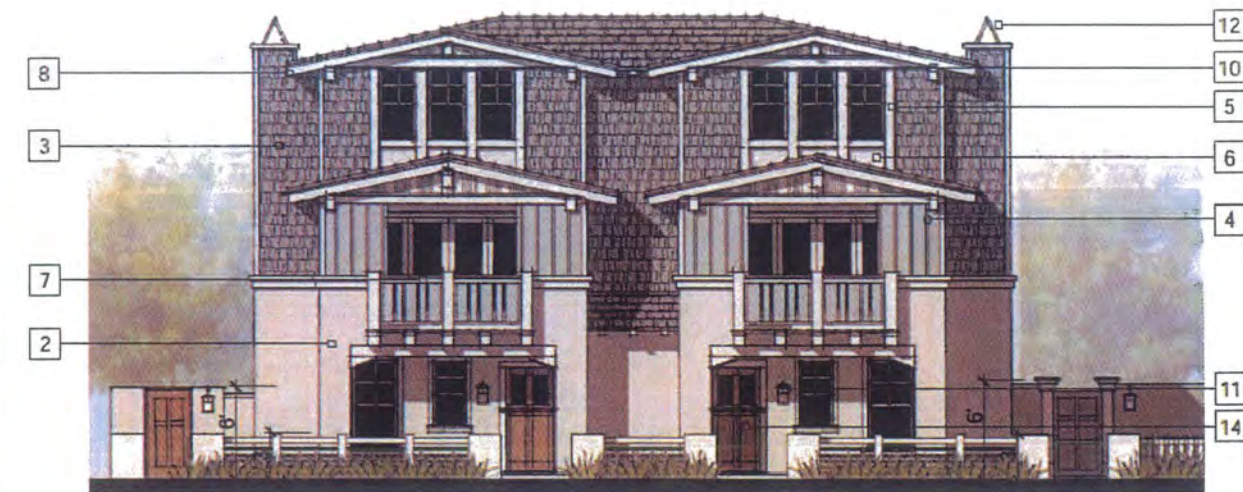
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



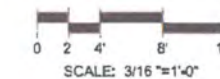
NORTH ELEVATION

MATERIALS:	COLOR SELECTION (TO MATCH):
1 ASPHALT COMPOSITION SHINGLE ROOF	CERTAINTED: SOLARIS "COASTAL TAN"
2 STUCCO WALLS	FRAZEE: CLW 1270 "NATURAL"
3 CEMENT FIBER SHINGLE BOARD	FRAZEE: CL 3024 "LA MANCHA"
4 BOARD AND BATTEN WOOD SIDING	FRAZEE: CL 2982 "DISH WATER"
5 WOOD TRIM, WINDOW TRIM, DOOR TRIM	FRAZEE: CL 1044 "ICEFIELD"
6 WOOD PANELS	FRAZEE: CL 2982 "DISH WATER"
7 WOOD BALCONIES AND RAILINGS	FRAZEE: CL 1044 "ICEFIELD"
8 WOOD RAFTER TAILS, BARGE BOARDS AND FASCIAS	FRAZEE: CL 1044 "ICEFIELD"
9 WOOD PLANTER BOXES	FRAZEE: CL 2982 "DISH WATER"
10 WOOD CORBELS AND OUTLOOKERS	FRAZEE: CL 1044 "ICEFIELD"
11 DECORATIVE METAL LIGHT FIXTURES	
12 DECORATIVE METAL FALSE CHIMNEY CAP	FRAZEE: CL 1044 "ICEFIELD"
13 PAINTED INSULATED STEEL GARAGE DOORS	FRAZEE: CL 1044 "ICEFIELD"
14 PAINTED ENTRY DOOR	FRAZEE: CL 2746 "TURKEY CREEK"

BUILDING 3

SANTA BARBARA PLACE RESIDENCES

A LEED SILVER SUSTAINABLE PROJECT



PROJECT NUMBER: 13036

PREPARED BY:

ROBERT HIDEY ARCHITECTS
3337 MICHELSON DR., SUITE 170
IRVINE, CA 92612
(949)-655-1550

PROJECT NAME:

SANTA BARBARA PLACE RESIDENCES

PROJECT ADDRESS:

825 SANTA BARBARA PLACE
SAN DIEGO, CA 92109

REVISION 14:	
REVISION 13:	
REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	07/11/2014
REVISION 4:	06/23/2014
REVISION 3:	06/05/2014
REVISION 2:	04/26/2014
REVISION 1:	03/14/2014
ORIGINAL DATE:	03/03/2014

SHEET TITLE:

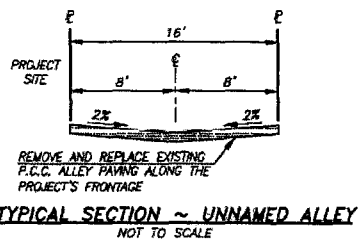
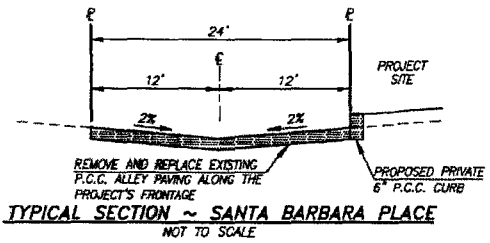
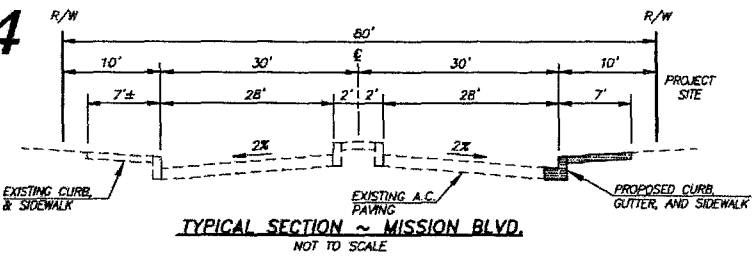
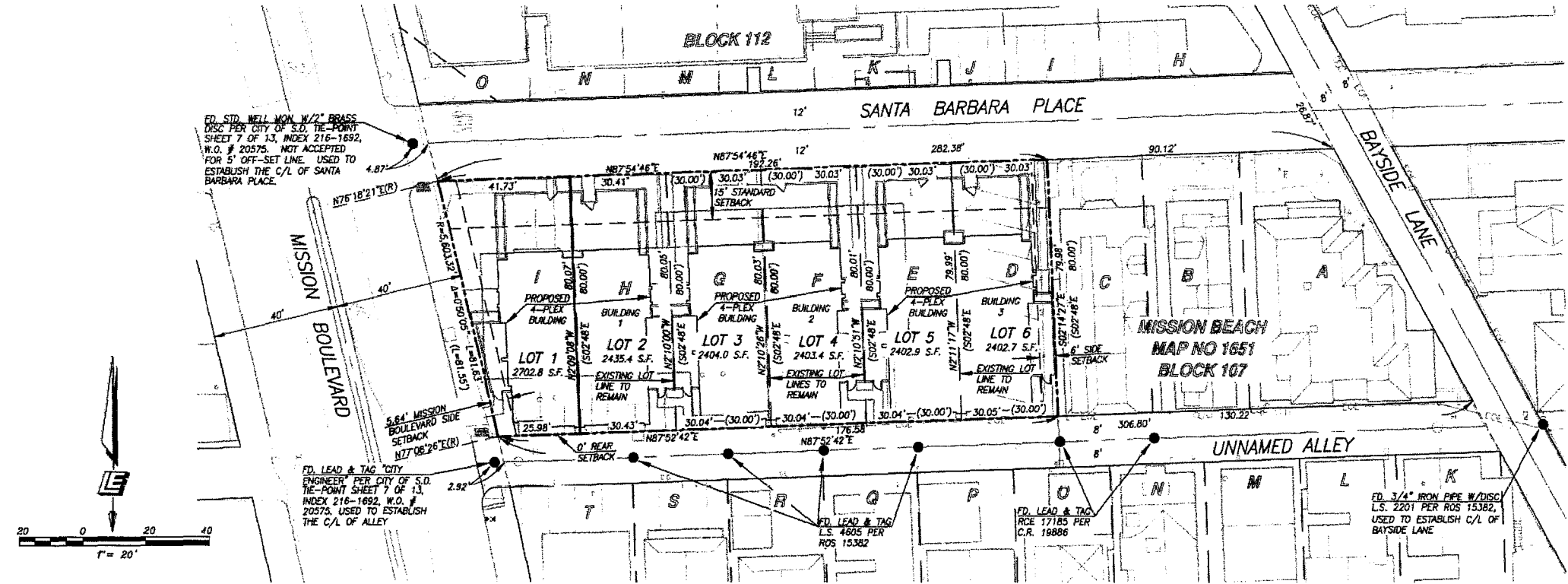
BUILDING 3 - EXTERIOR ELEVATIONS

DRAWING A12SHEET NO. 12 OF 16

Robert Hidey Architects

MISSION BEACH, SAN DIEGO, CALIFORNIA

VESTING TENTATIVE MAP NO. 1267874



PARKING TABULATION				
LOT NO.	NO. OF UNITS	NO. OF BEDROOMS	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
1	2	6	4	4
2	2	6	4	4
3	2	6	4	4
4	2	6	4	4
5	2	6	4	4
6	2	6	4	4
TOTAL	12	36	24	24

ALL PARKING SPACES WILL BE PROVIDED IN PRIVATE ENCLOSED GARAGES IN TANDEM ARRANGEMENT. SEE SHEETS 4-12 FOR DIMENSIONS.

DEVELOPMENT SUMMARY AND NOTES:

PROPOSED ZONING, LOTS AND ACREAGE

- COMMUNITY PLAN: THE PROPERTY IS WITHIN THE MISSION BEACH PRECISE PLAN AND LOCAL COASTAL PROGRAM ADDENDUM (LCP), WITH A LAND USE DESIGNATION OF RESIDENTIAL (36 UNITS PER ACRE). THE DENSITY BEING PROPOSED BY THIS PROJECT IS 35.2 UNITS PER ACRE.
- ZONING: THE PROPERTY IS CURRENTLY ZONED MBPD-R-S (MISSION BEACH PLANNED DISTRICT-RESIDENTIAL SUBDISTRICT-SOUTH).
SETBACK REQUIREMENTS FOR MBPD-R-S (ALONG COURTS OR PLACES):

REQUIRED	PROVIDED	NOTES
FRONT SETBACK 15'	15'	STANDARD SETBACK
SIDE SETBACK 6'-0"/6'-5"	6'-0"/6'-5"	10% OF LOT WIDTH
REAR SETBACK 0'	2'	
MISSION BLVD. SETBACK 5.64'	5.64'	10% OF THE LOT'S SHORTEST PROPERTY LINE INTERSECTING MISSION BLVD., UP TO 7 FEET.
- LOTS: THE SUBJECT PROPERTY CONSISTS OF 6 EXISTING LEGAL LOTS. PROPOSED NUMBER OF LOTS = 6. LOTS 1 THROUGH 6 WILL HAVE TWO UNITS EACH.
- ACREAGE: THE SUBJECT PROPERTY CONTAINS 0.34+ ACRES GROSS, AND 0.34+ ACRES NET.
- OVERLAY ZONES: THE PROPERTY IS IN THE FOLLOWING OVERLAY ZONES:
 - COASTAL HEIGHT LIMIT
 - COASTAL (CITY)
 - PARKING IMPACT: COASTAL AND BEACH
 - RESIDENTIAL TANDEM PARKING
 - TRANSIT AREA
- GEOLOGIC HAZARD CATEGORY: 52.
- THE PROPERTY IS IN THE FAA PART 77 NOTIFICATION AREA FOR LINDBERGH FIELD.
- PERMITS BEING APPLIED FOR: THIS APPLICATION INCLUDES A DEMOLITION PERMIT, A VESTING TENTATIVE MAP (VTM) FOR CONDOMINIUM PURPOSES ONLY, A COASTAL DEVELOPMENT PERMIT (CDP) TO ALLOW THE CONSTRUCTION OF THE PROJECT AND A SUBDIVISION OF THE PROPERTY, AND A MISSION BEACH PLANNED DISTRICT PERMIT.
- CONDOMINIUM DEVELOPMENT: THIS PROPERTY WILL BE DEVELOPED AS A CONDOMINIUM PROJECT, AS DEFINED IN SECTION 4125 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. EACH LOT WILL HAVE 2 UNITS FOR A TOTAL OF 12 PROPOSED UNITS.

STREETS AND ACCESS

- MISSION BOULEVARD, THE UNNAMED ALLEY, AND SANTA BARBARA PLACE HAVE BEEN FULLY IMPROVED.
- VEHICULAR ACCESS TO THE PROPOSED RESIDENTIAL BUILDINGS WILL BE PROVIDED VIA THE EXISTING UNNAMED ALLEY BETWEEN SANTA BARBARA PLACE AND JAMAICA COURT.
- PEDESTRIAN ACCESS TO THE PROPOSED RESIDENTIAL BUILDINGS WILL BE PROVIDED VIA EXISTING SANTA BARBARA PLACE.

DEVELOPMENT SUMMARY AND NOTES CONTINUED:

EASEMENTS

- THERE ARE NO EXISTING EASEMENTS ON THE PROPERTY.
- THERE ARE NO PROPOSED EASEMENTS ON THE PROPERTY.

UTILITIES

THE PROPERTY IS ADEQUATELY SERVED BY THE FOLLOWING UTILITIES:

- WATER: A 12" A.C. PUBLIC WATER MAIN EXISTS IN BAYSIDE LANE PER CITY ENGINEER'S DWG. NO. 11293-D. AN 8" A.C. PUBLIC WATER MAIN EXISTS IN THE UNNAMED ALLEY ADJACENT TO THE PROJECT'S SOUTHERLY BOUNDARY PER CITY ENGINEER'S DWG. NO. 11293-D. AN 8" C.I. PUBLIC WATER MAIN EXISTS IN MISSION BOULEVARD (SEE SHEET C2).
- SEWER: A 15" V.C. PUBLIC SEWER MAIN EXISTS IN BAYSIDE LANE PER CITY ENGINEER'S DWG. NO. 23198-D. A 6" V.C. PUBLIC SEWER MAIN EXISTS IN THE UNNAMED ALLEY ADJACENT TO THE PROJECT'S SOUTHERLY BOUNDARY PER CITY ENGINEER'S DWG. NO. 26086-D. AN 8" P.V.C. PUBLIC SEWER MAIN IS PROPOSED IN MISSION BOULEVARD AND SANTA BARBARA PLACE PER CITY ENGINEER'S DWG. NO. 33763-D (SEE SHEET C2).

NOTE: THE PROJECT IS REQUESTING A WAIVER FROM THE REQUIREMENT TO UNDERGROUND EXISTING OVERHEAD FACILITIES. THE WAIVER IS IN ACCORDANCE WITH MUNICIPAL CODE SECTION 144.0242.

GRADING AND DRAINAGE

- GRADING AND DRAINAGE IMPROVEMENTS, AS WELL AS REQUIRED NOTES AND STATISTICS, ARE SHOWN ON SHEET C2.

ENVIRONMENTAL REVIEW

THE PROJECT IS CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15332 OF ARTICLE 19 OF TITLE 14 OF CALIFORNIA CODE OF REGULATIONS. SECTION 15332-CLASS 32 CONSISTS OF PROJECTS CHARACTERIZED AS IN-FILL DEVELOPMENTS.

BUILDINGS

- EXISTING USE: THERE IS ONE EXISTING ELEMENTARY SCHOOL ADMINISTRATIVE OFFICE BUILDING ON THE SITE. ALL EXISTING SURFACE IMPROVEMENTS ON THE SITE WILL BE DEMOLISHED.
- PROPOSED USE: THE PROPOSED BUILDINGS WILL BE 3-STORY RESIDENTIAL BUILDINGS WITH 4 UNITS PER BUILDING.

LEGAL DESCRIPTION:

LOTS D, E, F, G, H, AND I IN BLOCK 107 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1651, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DECEMBER 14, 1914.

ASSESSOR'S PARCEL NUMBER:

423-657-01-00

OWNER/APPLICANT:

SANTA BARBARA PLACE OWNER MBS, LLC
888 PROSPECT STREET, SUITE 330
LA JOLLA, CA 92037

SITE ADDRESS:

825 SANTA BARBARA PLACE
SAN DIEGO, CA 92109

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS THE NAD83, ZONE 6, GRID BEARING BETWEEN STATION "GPS-1902" AND STATION "GPS-155" AS SAID STATIONS ARE SHOWN ON RECORD OF SURVEY NO. 14492 (L.E. N02°45'53"W).

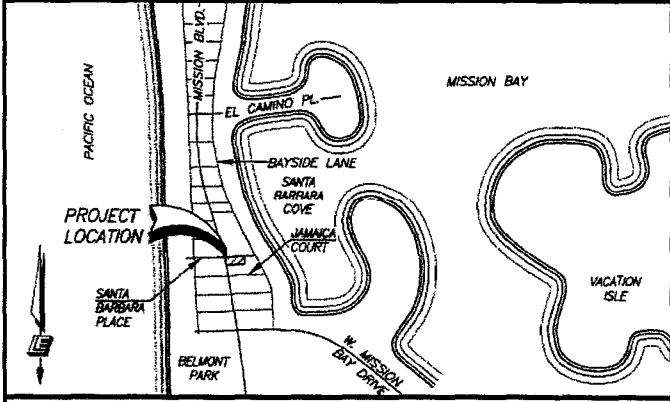
LEGEND:

- PROPERTY BOUNDARY
- STREET CENTERLINE
- EXISTING LOT LINE
- RECORD INFORMATION PER MAP NO. 1651
- FOUND SURVEY MONUMENT AS NOTED
- PROPOSED IMPROVEMENTS
- PROPOSED SEWER LATERAL
- PROPOSED DOMESTIC WATER SERVICE
- PROPOSED PRIVATE 3" PVC STORM DRAIN
- PROPOSED FLOW THROUGH PLANTER
- EXISTING IMPROVEMENTS
- EXISTING CONTOUR
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING FIRE HYDRANT

NOTES:

- THE SUBDIVIDER SHALL PROCESS ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENTS, FOR ALL ACCEPTABLE ENCROACHMENTS INTO THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO ENHANCED PAVING, OR LANDSCAPING, NO STRUCTURES OR LANDSCAPING OF ANY KIND SHALL BE INSTALLED IN OR OVER ANY VEHICULAR ACCESS ROADWAY.
- IT IS THE SOLE RESPONSIBILITY OF THE OWNER/PERMITEE FOR ANY DAMAGE CAUSED TO CITY OF SAN DIEGO PUBLIC WATER AND SEWER FACILITIES, ADJACENT TO THE PROJECT SITE, DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT. IN THE EVENT ANY SUCH FACILITY LOSTS INTEGRITY, THE OWNER/PERMITEE SHALL RECONSTRUCT ANY DAMAGED PUBLIC WATER AND SEWER FACILITY IN A MANNER SATISFACTORY TO THE DIRECTOR OF PUBLIC UTILITIES AND THE CITY.

PROPOSED BUILDING TABULATION			
	BUILDING 1	BUILDING 2	BUILDING 3
UNIT 1 1,345 SQ. FT. 3-BEDROOM	2	2	2
UNIT 2 1,295 SQ. FT. 3-BEDROOM	2	2	2
TOTAL UNITS	4	4	4
TOTAL BEDROOMS	12	12	12
TOTAL AREA	5,280	5,280	5,280



PREPARED BY:

NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CA 92122
PHONE #: (619) 597-2001

PROJECT ADDRESS:

825 SANTA BARBARA PLACE
SAN DIEGO, CA 92109

PROJECT NAME:

SANTA BARBARA PLACE RESIDENCES

SHEET TITLE:

VESTING TENTATIVE MAP NO. 1267874

REVISION 14:	
REVISION 13:	
REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	
REVISION 4:	06/23/14
REVISION 3:	06/05/14
REVISION 2:	04/28/14
REVISION 1:	03/12/14

ORIGINAL DATE: 03/04/14

DRAWING C1 OF 3

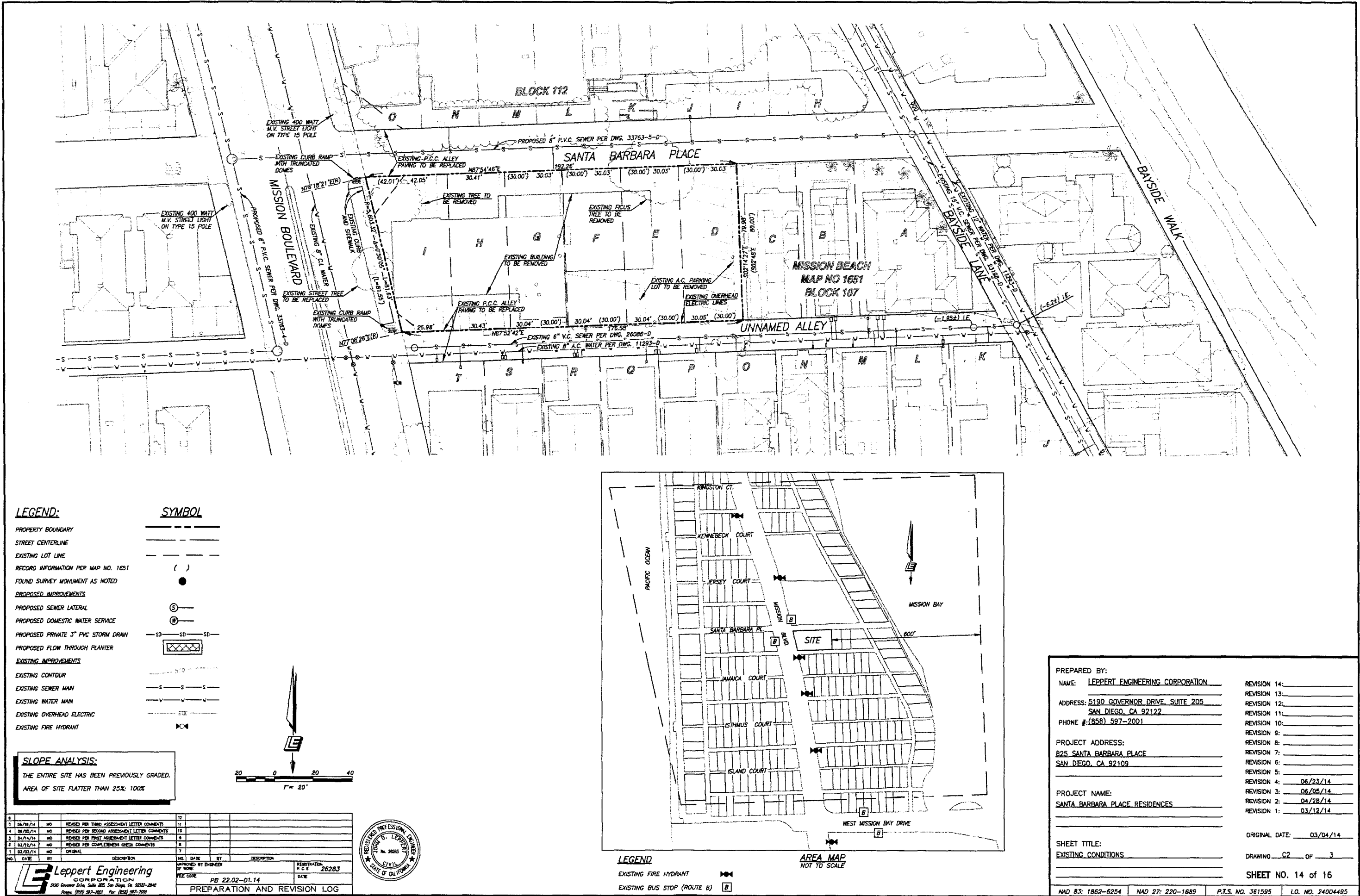
SHEET NO. 13 OF 16

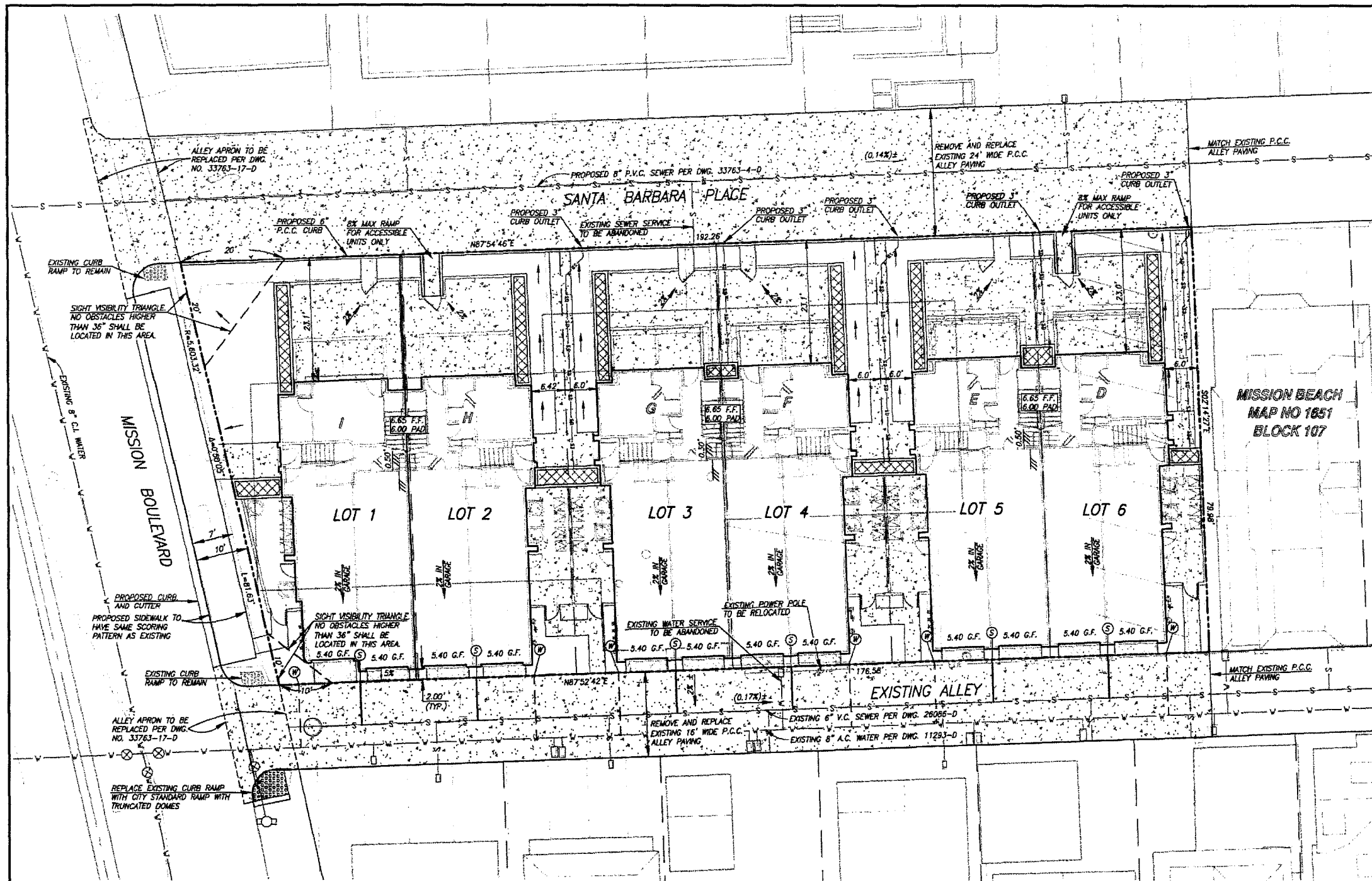
Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, CA 92122-2001
Phone: (619) 597-2001 Fax: (619) 597-2001

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
1	06/19/14	NO	REVIEW PER THIRD ASSESSMENT LETTER COMMENTS	11			
2	06/26/14	NO	REVIEW PER SECOND ASSESSMENT LETTER COMMENTS	12			
3	06/27/14	NO	REVIEW PER FIRST ASSESSMENT LETTER COMMENTS	13			
4	03/12/14	NO	REVIEW PER COMPLETION CHECK COMMENTS	14			
5	03/03/14	NO	ORIGINAL	15			

APPROVED BY ENGINEER OF WORK
FILE NO. PB 22-02-01.14
DATE 06/26/14
REGISTRATION NO. 26283

PREPARATION AND REVISION LOG





LEGEND:

PROPERTY BOUNDARY
STREET CENTERLINE
EXISTING LOT LINE
RECORD INFORMATION PER MAP NO. 1651
FOUND SURVEY MONUMENT AS NOTED

SYMBOL

PROPOSED IMPROVEMENTS
PROPOSED SEWER LATERAL
PROPOSED DOMESTIC WATER SERVICE
PROPOSED PRIVATE 3\"/>

GRADING TABULATION:

1. TOTAL AMOUNT OF SITE TO BE GRADED:	0.34 AC.±
2. PERCENT OF TOTAL SITE TO BE GRADED:	100%
3. AMOUNT OF CUT:	150 C.Y.±
4. MAXIMUM DEPTH OF CUT:	1 FT.±
5. AMOUNT OF FILL:	150 C.Y.±
6. MAXIMUM DEPTH OF FILL:	1 FT.±
7. MAXIMUM HEIGHT OF FILL SLOPE:	N/A
8. MAXIMUM HEIGHT OF CUT SLOPE:	N/A
9. CUT SLOPE RATIO:	N/A
10. FILL SLOPE RATIO:	N/A
11. AMOUNT OF EXPORT:	0 C.Y.

GRADING AND DRAINAGE:

A. **GRADING:** IT IS PROPOSED THAT THE PROJECT BE GRADED AS SHOWN HEREON. THE PROJECT IS EXEMPT FROM A GRADING PERMIT AS THE SITE IS LESS THAN 1-ACRE IN SIZE, THE AMOUNT OF CUT OR FILL IS LESS THAN 5-FEET IN HEIGHT/DEPTH, AND ANY SLOPES ARE FLATTER THAN 4:1 (MUNICIPAL CODE SECTION 129.0602e).

B. **DRAINAGE:** STORM WATER GENERATED ON-SITE WILL FLOW OVERLAND INTO SANTA BARBARA PLACE AND THE EXISTING ALLEY WHERE IT WILL BE CARRIED TO THE EXISTING PUBLIC STORM DRAIN SYSTEM.

C. **BMP'S:** THE PROJECT WILL PROPOSE A NUMBER OF CONSTRUCTION AND POST CONSTRUCTION BMP'S TO ADDRESS WATER QUALITY ISSUES CREATED BY THE PROPOSED PROJECT. THESE MEASURES WILL BE ADDRESSED IN THE PROJECT'S SWPPP AND WATER QUALITY TECHNICAL REPORT.

TOPOGRAPHIC INFORMATION:

SAN-LO AERIAL SURVEYS, INC.
FLOWN: 12/14/2005
JOB NO.: 12699

BENCH MARK:

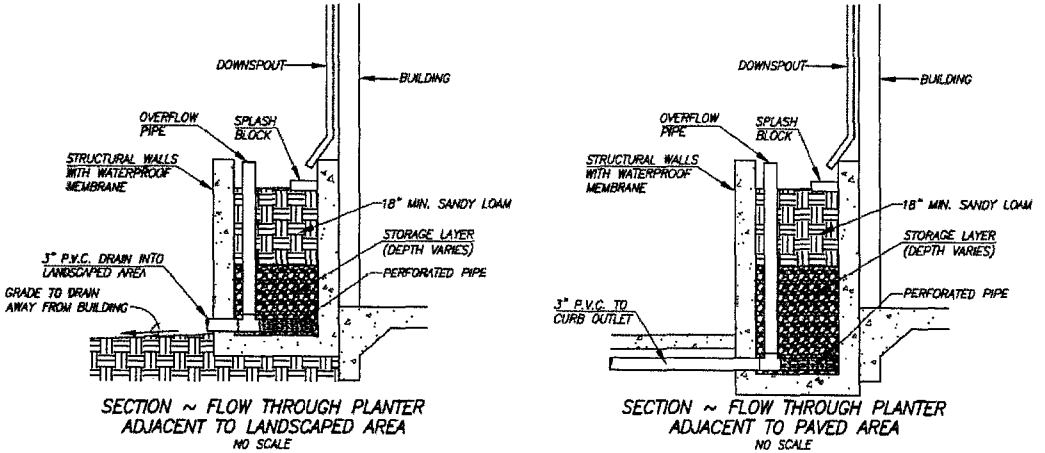
SWEP AT TOP OF WALL OCEAN FRONT WALK AND SANTA BARBARA PLACE PER THE CITY OF SAN DIEGO VERTICAL CONTROL BENCH BOOK LISTING, PAGE 559 OF 674, INDEX: 2225-16919, DATED OCTOBER 4, 2011. ELEVATION: 13.150
DATUM: M.S.L./NGVD29

STORM WATER NOTE:
THERE IS NO EXISTING PUBLIC STORM DRAIN IN THE PROJECT VICINITY. RUNOFF FROM THE PROPOSED LOTS WILL BE TREATED USING LANDSCAPED AREAS AND FLOW THROUGH PLANTERS. TREATED RUNOFF WILL BE DIRECTED TO THE EXISTING ALLEY AND SANTA BARBARA PLACE WHERE IT WILL SURFACE FLOW TO BAYSIDE LANE. RUNOFF IN BAYSIDE LANE DISCHARGES DIRECTLY INTO MISSION BAY.

SEWER AND WATER NOTES:

1. ALL ON-SITE WATER AND SEWER FACILITIES WILL BE PRIVATE. PRIVATE WATER AND SEWER FACILITIES SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND SHALL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.
2. IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER BASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
3. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIVE FEET OF ANY WATER FACILITIES.

PROPOSED SITE PLAN
SCALE: 1" = 10'



PREPARED BY:	NAME: LEPPERT ENGINEERING CORPORATION	REVISION 14:	
ADDRESS:	5190 GOVERNOR DRIVE, SUITE 205 SAN DIEGO, CA 92122	REVISION 13:	
PHONE:	(619) 597-2001	REVISION 12:	
PROJECT ADDRESS:	825 SANTA BARBARA PLACE SAN DIEGO, CA 92109	REVISION 11:	
PROJECT NAME:	SANTA BARBARA PLACE RESIDENCES	REVISION 10:	
		REVISION 9:	
		REVISION 8:	
		REVISION 7:	
		REVISION 6:	
		REVISION 5:	
		REVISION 4:	06/23/14
		REVISION 3:	06/05/14
		REVISION 2:	04/28/14
		REVISION 1:	03/12/14
SHEET TITLE:	GRADING AND IMPROVEMENT PLAN	ORIGINAL DATE:	03/04/14
		DRAWING	C3 OF 3
		SHEET NO.	15 OF 16
		NAD 83:	1862-6254
		NAD 27:	220-1689
		P.T.S. NO.	361595
		I.O. NO.	24004495

Leppert Engineering
CORPORATION
5190 Governor Drive, Suite 205, San Diego, CA 92122-2846
Phone: (619) 597-2001 Fax: (619) 597-2000

APPROVED BY ENGINEER OF WORK
RICE 26263
DATE
FILE CODE PB 22-02-01.14
PREPARATION AND REVISION LOG

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
1	06/19/14	MO	REVIEW PER THIRD ASSESSMENT LETTER COMMENTS	11			
2	06/19/14	MO	REVIEW PER SECOND ASSESSMENT LETTER COMMENTS	12			
3	06/19/14	MO	REVIEW PER FIRST ASSESSMENT LETTER COMMENTS	13			
4	06/19/14	MO	REVIEW PER COMPLETION CHECK COMMENTS	14			
5	06/19/14	MO	ORIGINAL	15			

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: 6-23-2014
Revision 2: 6-05-2014
Revision 1: 4-28-2014

Original Date: 2-28-2014
Sheet 16 of 16
DEP



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

Community Planning Committee Distribution Form Part 1

Project Name: Santa Barbara Place Residences		Project Number: 361595		Distribution Date: 5/1/2014	
Project Scope/Location: MISSION BEACH IO#24004495 *SUSTAINABLE EXPEDITE PROGRAM* (Process 4) Vesting Tentative Map & Coastal Development Permit to demolish an existing building and construct 12 multi-family condominiums in three, 4-plex buildings for a total of 15,840 sq ft located at 825 Santa Barbara Place. The 0.34 acre site is located in the Mission Beach Planned District R-S zone and Coastal (appealable) Zone. Council District 2. Notice Cards=1.					
Applicant Name: Julia Rochford			Applicant Phone Number: (858) 597-2001		
Project Manager: Jeffrey Peterson		Phone Number: (619) 446-5237		Fax Number: (619) 446-5245	
				E-mail Address: JAPeterson@sandiego.gov	
Project Issues (To be completed by Community Planning Committee for initial review): <ul style="list-style-type: none"> - THE MISSION BEACH PRECISE PLANNING BOARD REVIEWED THE BUILDING PLANS FOR THIS PROJECT ON JUNE 17, 2014. TWO VOTES WERE TAKEN REGARDING THE COASTAL DEVELOPMENT PERMIT AND THE VESTING TENTATIVE MAP. - WITH REGARD TO THE COASTAL DEVELOPMENT PERMIT, THE BOARD VOTED 7-0-1 TO <u>DENY</u> THE PROJECT PLANS. PLEASE SEE "ATTACHMENT A" ATTACHED FOR DETAILS. - WITH REGARD TO THE VESTING TENTATIVE MAP, THE BOARD VOTED 7-1-0 TO <u>DENY</u> VESTING. PLEASE SEE "ATTACHMENT B" ATTACHED FOR DETAILS. 					
Attach Additional Pages If Necessary.			Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.					



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

Community Planning Committee Distribution Form Part 2.

Project Name: Santa Barbara Place Residences		Project Number: 361595	Distribution Date: 5/1/2014
Project Scope/Location: MISSION BEACH ID#24004495 "SUSTAINABLE EXPEDITE PROGRAM" (Process 4) Vesting Tentative Map & Coastal Development Permit to demolish an existing building and construct 12 multi-family condominiums in three, 4-plex buildings for a total of 15,840 sq ft located at 825 Santa Barbara Place. The 0.34 acre site is located in the Mission Beach Planned District R-S zone and Coastal (appealable) Zone. Council District 2. Notice Cards=1.			
Applicant Name: Julia Rochford		Applicant Phone Number: (858) 597-2001	
Project Manager: Jeffrey Peterson	Phone Number: (619) 446-5237	Fax Number: (619) 446-5245	E-mail Address: JAPeterson@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Deny 2 VOTES COASTAL DEVEL PERMIT VEST TENTATIVE MAP	Members Yes 2	Members No 0	Members Abstain 0
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: DENNIS LYNCH		TITLE: PLAN REVIEWER	
SIGNATURE:		DATE: JUNE 26, 2014	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			

Project Name: Santa Barbara Residences
Project No. 361595

ATTACHMENT A

COASTAL DEVELOPMENT PERMIT – BUILDING PLANS REVIEW

(1) On June 17, 2014, the Mission Beach Precise Planning Board ("MBPPB") met with the developer and reviewed the building plans for 825 Santa Barbara Place, the former Mission Beach Elementary School site, currently known as Santa Barbara Residences. The Board voted to deny the project 7-0-1.

On December 12, 2013, The Mission Beach School project, both 818 and 825 Santa Barbara Place, was presented to the Planning Commission as one (1) development. All considerations and required studies to determine the impact on the Mission Beach community were to be considered for the entire acreage purchased.

The community and the Board object to the current 825 Santa Barbara Place 6-lot auditorium and kindergarten parcel being segregated from the entire project by the developer in order to dilute the project's population-based park requirement and exclude this portion of the project from the environmental, traffic, and other studies that are required for a project of this size.

(2) The preliminary building plans submitted to the City for review regarding developing three (3) 4-plexes along Santa Barbara Place are being located in the area where our community has been asking for a population-based community park during discussions with the developers, Senior Planner Lesley Henegar and Howard Greenstein of Park and Recreation for more than five (5) months. Based on the density of this project, a .35 acre population-based park requirement was relayed to us as the potential size of the community park. That would encompass a little more than these six (6) lots along the stretch of land at Santa Barbara Place, which suits the park design perfectly. The intent of the developer is to remove this site from a population-based park consideration.

We also learned from Lesley Henegar that representatives of the City Urban Forestry Board and Park & Recreation inspected the 50+ year-old Ficus tree at that location. They found it to be viable and suggested it would be a great "signature tree" for a community park.

Moreover, property owners and residents of the community have a current Petition of over 500 signatures to put the park at that location and save the tree, which would help reduce density, traffic, and parking issues. This would be a community park with no parking and the ability for residents to walk to it and enjoy. Currently, Mission Beach has no park or open green space for its residents.

The 2.3 acre school site is the last and largest plot of land left in Mission Beach. Once it is developed, it will be the largest land use change in Mission Beach in 50 years and it will change the character of the community. A community park is essential to our community for open space.

We are requesting the Planning Commission to enforce the original proposal to them on December 12, 2013, and not allow the fragmentation of the land deeded to the developers in one (1) deed. It is a "matter of right" that this entire project be scrutinized for its impact on our community. All this land is zoned the same – **MBPD-R-S**, residential. There is nothing different about this 825 Santa Barbara south portion of the school property from the 818 Santa Barbara school property on the north.

(3) Our Board objects to the triple-quad-plex development in that it is inconsistent with the "character" of the community. This was a concern of the City in its First Assessment Letter citing page 21 of the Mission Beach Precise Plan, which states "Lot consolidations should be limited at some point if the existing character of the community is to be preserved. "

Indeed, Mission Beach has few lot consolidations. This project puts three (3) lot consolidations together with four (4) units in each. In addition, the overwhelming bulk of this mega-plex design is made worse by the fact that every building is connected to each other with a six (6) foot fence, which is not allowed per our Planned District Ordinance ("PDO") discussed

below. There are alternatives to this type of development that better reflect the fabric of the community of Mission Beach.

(4) Buildings are over 30 feet. Pursuant to the PDO, grade is "existing grade or proposed grade, whichever is lower." Grade has been elevated to six (6) feet. Existing grade is the average of the four (4) corners of the construction lot. Accordingly, Building 1's existing grade on Santa Barbara Place is 5 feet 5 inches (5.42 feet) and existing grade on the alley is 5.30 feet. Therefore, grade for construction is 5.36 feet for determining the 30-foot height limitation. Please adjust all three (3) buildings accordingly to reflect proper height.

(5) Per Section 1513.0304(c)(3)(B)(iv) of the PDO, an interior yard setback must be the greater of the 6 feet or 10 percent of the lot width. This measurement has always been measured by a lot's frontage. Per Plan Sheet 13, this would be 72.14 feet resulting in a required interior yard setback of 7.21 feet.

(6) The balcony roof extension encroaches into the required front yard setback on Building I. Please remove. Front yard eaves, as applied in our PDO, apply to roofs at the top of buildings not for tops of porches and lower points that encroach into the view corridor.

(7) All trees in the front yards must be placed at a distance of 4 to 5 feet from the buildings.

(8) The City's Assessment Letter for this project states, "Remove the trash areas and any structure greater than 3 feet from the required side yards." Per the latest plan drawings, the trash areas have not been removed.

(9) Remove the 6-foot fencing and gates along the front of the buildings that cross the required interior yards and attach to the adjoining buildings. Our PDO specifically sets forth allowable encroachments into interior yards [See: Section 1513.0304 (d)]. One of the basic tenets upon which our PDO is created is to allow for unimpeded air flow between dwellings.

(10) Roof eaves on Building 3 encroach into the interior yard more than the allowable 6 inches. Please reduce.

(11) Mission Beach allows parking along the south side of the Places on the Bay side. A recognized problem exists with ingress and egress both from the residences and the vehicles parked parallel to the property. The City has recognized this problem. Where, as here, multiple lots along the south side of a Place are constructed at the same time, the City has requested a walkway buffer – not a full sidewalk but about 24 to 30 inches – be created to remedy this problem. A good example of this is at the 800 block of San Gabriel Place in Mission Beach.

////

Project Name: Santa Barbara Residences
Project No. 361595

ATTACHMENT B

Vesting Tentative Map Issue

The Board has considered the request for vesting the tentative map and voted against it 7-1-0. Vesting should not be allowed until final building plans are issued. Also, by the strongest "matter of right", this parcel is part of the entire Mission Beach School site. Vesting should take place for the entire property acquired at one time, not incrementally as is trying to be done here.

////



THE CITY OF SAN DIEGO

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

Ownership Disclosure Statement

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

Project Title

Santa Barbara Place Residences

Project No. For City Use Only

361595

Project Address:

825 Santa Barbara Place

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

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

Additional pages attached ☒ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: <u>SANTA BARBARA RESIDENCES</u>	Project No. (For City Use Only) <u>361595</u>
--	---

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☒ Yes ☒ No

Corporate/Partnership Name (type or print): <u>Santa Barbara Place Owner MB9, LLC</u>	Corporate/Partnership Name (type or print): _____
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: <u>888 Prospect Street, Suite 330</u>	Street Address: _____
City/State/Zip: <u>La Jolla, CA 92037</u>	City/State/Zip: _____
Phone No: _____ Fax No: _____ <u>(858) 353-2397</u>	Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print): <u>Chris McFarlane</u>	Name of Corporate Officer/Partner (type or print): _____
Title (type or print): <u>Manager</u>	Title (type or print): _____
Signature : _____ Date: <u>3/3/14</u>	Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____	Corporate/Partnership Name (type or print): _____
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: _____	Street Address: _____
City/State/Zip: _____	City/State/Zip: _____
Phone No: _____ Fax No: _____	Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print): _____	Name of Corporate Officer/Partner (type or print): _____
Title (type or print): _____	Title (type or print): _____
Signature : _____ Date: _____	Signature : _____ Date: _____

Corporate/Partnership Name (type or print): _____	Corporate/Partnership Name (type or print): _____
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: _____	Street Address: _____
City/State/Zip: _____	City/State/Zip: _____
Phone No: _____ Fax No: _____	Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print): _____	Name of Corporate Officer/Partner (type or print): _____
Title (type or print): _____	Title (type or print): _____
Signature : _____ Date: _____	Signature : _____ Date: _____

WRITTEN CONSENT AND AUTHORIZATION
OF THE EXECUTIVE COMMITTEE OF
MB9 HOLDINGS, LLC

The undersigned, being the members of the Executive Committee of MB9 HOLDINGS, LLC, a Delaware limited liability company (the "Company"), which in turn is the sole equity member of MB9 OWNER, LLC, a Delaware limited liability company ("Owner"), and SANTA BARBARA PLACE OWNER MB9, LLC, a Delaware limited liability company ("Owner II"), hereby waive notice of the time, place and purpose of a special meeting of the Executive Committee of the Company and hereby consent to and adopt the following resolutions (the "Resolutions"), with the same force and effect as if such Resolutions had been duly adopted at a meeting of the Executive Committee of the Company duly called and held.

The undersigned also hereby certify as follows:

1. Kashif Z. Sheikh, Marcus L. Scroggins and Chris McKellar are the members of the Executive Committee of the Company, and no other consents or authorizations are required in connection with the attached Resolutions.
2. The Company is the sole equity member of Owner and Owner II, and no other consents or authorizations are required in connection with the Resolutions.

The undersigned hereby certify, acknowledge and agree that the actions authorized in the Resolutions are appropriate for the conduct of the business of Owner and Owner II and in furtherance of the purposes of Owner, Owner II and the Company.

[Signatures Begin on Next Page]

Executed by the undersigned on January 29, 2014.

EXECUTIVE COMMITTEE



KASHIF Z. SHEIKH

MARCUS L. SCROGGINS



CHRIS MCKELLAR

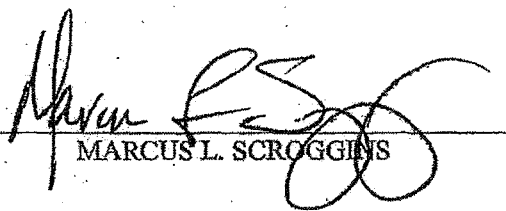
[End of Signatures]

[Signature Page to Written Consent and Authorization]

Executed by the undersigned on January __, 2014.

EXECUTIVE COMMITTEE:

KASHIF Z. SHEIKH



MARCUS L. SCROGGINS

CHRIS MCKELLAR

[End of Signatures]

[Signature Page to Written Consent and Authorization]

**RESOLUTIONS
OF THE EXECUTIVE COMMITTEE OF
MB9 HOLDINGS, LLC**

Dated as of January __, 2014

RESOLVED, that the officers of the Owner listed in Schedule I to that certain Limited Liability Company Agreement of the Owner dated October 23, 2013 (as may be amended from time to time, the "Owner Agreement") continue to be officers of the Owner and hold the duties set forth in the Owner Agreement and that the officers of the Owner II listed in Schedule I to that certain Limited Liability Company Agreement of the Owner II dated January __, 2014 (as may be amended from time to time, the "Owner II Agreement") continue to be officers of the Owner II and hold the duties set forth in the Owner II Agreement.

RESOLVED FURTHER, that the individual listed below be, and he hereby is, elected as an administrative officer of Owner and Owner II to the office set forth opposite his name, to serve in such capacity until the earlier of his resignation or removal, or until his successor is elected and qualified by the Company (each, an "Administrative Officer"):

NAME

Chris McKellar

OFFICE

Administrative Vice President

RESOLVED FURTHER, that the Administrative Officer of Owner and Owner II shall serve at the discretion of the Company, and more specifically, shall have the rights and responsibilities specifically designated by the "Administrative Member" pursuant to Section 7.03 of that certain Limited Liability Company Agreement of the Company dated October 18, 2013 (the "Company Operating Agreement"), as any such rights and responsibilities may be limited by, or subject to, any voting, consent or approval requirements set forth therein (the "Administrative Member Duties"). In no event will any Administrative Officer act outside of the scope of the Administrative Member Duties.

RESOLVED FURTHER, that the Administrative Officer be, and is hereby, authorized and directed on behalf of Owner and Owner II to enter into, execute and deliver certain project documents (the "Project Documents") as more particularly set forth on Schedule I attached hereto, subject to all conditions and limitations set forth on Schedule I, in connection with the demolition and subsequent construction and development of an approximately 88,000 square foot residential project located at the former Mission Beach elementary school site in San Diego, California (the "Project"), and any amendments or supplements thereto, and assignments or terminations thereof, or other documents, related agreements, certificates and other instruments evidencing or supporting the same, in each case, subject to all conditions and limitations set forth on Schedule I, each such Project Document to be upon such terms, conditions and provisions as have been reviewed and approved by the Administrative Member's legal group and to do any and all things reasonably necessary, desirable or appropriate to carry out fully and expeditiously any of the Administrative Member Duties, subject to the terms of the Company Operating Agreement.

RESOLVED FURTHER, that the Administrative Officer of Owner and Owner II shall not have the power to take (i) any action described in Section 7.01(a) of the Company Operating Agreement or that is deemed to be a "Major Decision" (as defined in the Company Operating Agreement) without the prior written approval of the Executive Committee (as defined in and in accordance with the Company Operating Agreement), which approval may be transmitted by e-mail; provided, however that, the written approval of one of the members of the Executive Committee appointed by Westbrook (as defined in the Company Operating Agreement) shall be deemed the approval of all the members of the Executive Committee appointed by Westbrook or (ii) any action referenced in Section 7.01(g) of the Company Operating Agreement without the prior written approval of the members of the Company.

RESOLVED FURTHER, that notwithstanding the foregoing, any determinations with regard to the acts or omissions of the Administrative Officer pursuant to this Resolution, including determinations as to whether the Administrative Member has acted outside the scope of this Resolution or the Administrative Member Duties, and the exercise of all rights and remedies available to Westbrook pursuant to the Company Operating Agreement or otherwise shall be made by Westbrook, acting through the members of the Executive Committee of the Company appointed by Westbrook.

RESOLVED FURTHER, that these Resolutions shall not be construed as the approval (as a Major Decision or otherwise) of any action by the Administrative Officer, except as expressly set forth above, that would require the approval of the Executive Committee or Westbrook under the Company Operating Agreement or that Would violate the terms of the Company Operating Company (including, without limitation, Section 7.01(g)).

RESOLVED FURTHER, that each of the authorizations resulting from the preceding Resolutions shall cease automatically upon such individual's termination of employment with the Company, Owner, Owner II, the Administrative Member or any affiliate of the Company, Owner, Owner II or the Administrative Member.

RESOLVED FURTHER, any actions previously taken by or on behalf of the Company that are within the authority conferred in the foregoing Resolutions be, and they hereby are, ratified, approved and adopted in all respects.

[End]

SCHEDULE I

PROJECT DOCUMENTS

All of the below listed Project Documents shall comply with the following: (a) must not constitute any action which is or is deemed to be a Major Decision (as defined in the Company Operating Agreement), (b) must not constitute any action referenced in Section 7.01(a) or 7.01(g) of the Company Operating Agreement, (c) must not constitute any action that is prohibited by or under the Development Management Agreement executed by Owner, Owner II, MMJ Mission Beach, L.P., as administrative member, and McKellar McGowan LLC, as development manager, dated as of October 18, 2013 (the "DMA"), (d) must constitute an action in accordance with the Operating Plan (as defined in the Company Operating Agreement and DMA), and (e) must constitute an expenditure permitted by the Budget (as defined in the Company Operating Agreement and DMA), the value of which is less than \$25,000, unless otherwise set forth below.

1. State, County and City filings and documentation related to the entitlements, demolition and development of the Project
2. Storm water permit applications
3. County and DOT bonding and permitting forms
4. Demolition/construction inspection applications
5. Utility easement agreements and other public/municipal easement documents
6. Bond extension and reduction forms
7. Change orders for firms with existing contracts, provided the amount of such change order is within the ranges established in the Operating Plan and is not in excess of the amount set forth in the Budget for such expenditure or line item by more than 10% of the line item or 5% of the Budget, whichever is less.
8. Service agreements and maintenance contracts (including landscaping, street cleaning, trash removal), provided such agreements are contemplated in the Budget and not Major Decisions under Section 7.01(a)(viii) of the Company Operating Agreement.
9. Permit applications (including building, encroachment, set back)
10. Flow test request forms for water or sewer capacity
11. Utility service letter request
12. Utility service and temporary service applications
13. Water meter requests
14. Construction water meter requests
15. All required work, change orders and contracts needed for immediate action to protect health and safety of contractors and the public as well protecting the property from damage in the event of an emergency or severe weather event

Any and all executed Project Documents shall be provided to the Managing Member within seven (7) business days after execution thereof by the Administrative Officer.