

THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: January 21, 2016 **REPORT NO.** PC-16-011

ATTENTION: Planning Commission, Agenda of January 28, 2016

SUBJECT: HACIENDA HEIGHTS APARTMENTS
PROJECT NUMBER 378743

LOCATION: Old Town Avenue, approximately northeast of Congress Street,
approximately northwest of Hortensia Street.

APPLICANT: 14 in Old Town, LLC

SUMMARY

Issue(s): Should the Planning Commission approve the construction of a fourteen unit apartment project within the Old Town Community Plan area?

Staff Recommendation(s):

1. **Adopt** Mitigated Negative Declaration No. 378743 and **Adopt** the Mitigation Monitoring and Reporting Program; and
2. **Approve** Site Development Permit No. 1333786.

Community Planning Group Recommendation - On March 11, 2015 the Old Town Community Planning Committee voted 6:1:1 to recommend approval of the project.

Other Public Input - On March 26, 2015 the Old Town San Diego Design Review Board met and voted unanimously to recommend approval.

Environmental Review - A Mitigated Negative Declaration No. 378743 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented to reduce, to a level below significance, all potential impacts identified in the environmental review process.

BACKGROUND

The Old Town Community Plan designates the site for Multi-Family Residential at a density range from zero to twenty-five units per acre (Attachment 1). The site is located at 3975 Old Town Avenue, approximately northeast of Congress Street and approximately northwest of Hortensia Street (Attachment 2). The site is currently undeveloped land (Attachment 3). The 0.41 acre site is located in the Multi-Family Residential zone of the Old Town San Diego Planned District within the Old Town Community Plan area. The site contains very steep topography, was previously graded and is uniquely shaped. This is the last undeveloped site in the Old Town community.

DISCUSSION

Project Description

The Hacienda Heights Apartments project (Project) proposes a Site Development Permit to construct a fourteen unit apartment building, including one affordable unit, on an undeveloped lot (Attachment 4). The site is topographically steep, has frontage along two public roads and is an unusual shape. The Project would provide fourteen apartments, one of which would be rented at no more than 30% of 50% of the area median income, to be affordable to very low income households as defined in San Diego Municipal Code section 143.0720. The restricted rent would be required by the Housing Commission through an agreement with the Owner for no less than 30 years. The agreement with the Housing Commission would be assured by a deed of trust to be recorded on the title of the property.

Required Actions

The Project is requesting an affordable housing density bonus of 32.5 percent to provide a total of fourteen dwelling units, as allowed by State of California Law and San Diego Municipal Code [SDMC] Section 143.0700 et seq. The Project includes two incentives and six deviations as allowed through a Site Development Permit where an applicant is proposing affordable housing. The two development incentives and six deviations relate to floor area ratio, maximum building height, minimum street yard, retaining wall height, yard setbacks, maximum coverage and maximum building size.

Without the density bonus incentives and deviations the site would likely remain undeveloped, and the opportunity to add affordable dwelling units to the market would not occur. The natural and manufactured topographic conditions are steep and the unique and unusual shape of the existing lot present challenges to design a project that meets the required development regulations. The high point of the site is approximately 124 feet above mean sea level (MSL) with a low point of approximately 90 feet MSL or thirty-four vertical feet across the seventy-five foot site. The site has a sloping topography of forty-five percent, the same as a one-to-one slope (Attachment 5). The conditions of the site are not the result of actions taken by the applicant. The site could be developed with ten residential dwelling units. The Affordable Housing Density Bonus regulations allow fourteen dwelling units to be developed if one unit is rented to persons with very low income for no fewer than 30 years. Developing fourteen apartments would materially assist in accomplishing the goal of providing additional affordable housing

opportunities for San Diegans. Developing apartments on this site without incentives and deviations would result in fewer apartments and very likely no affordable dwelling units for very low income households. The incentives and deviations to relax the strict application of the development regulations make it possible to develop the Project as proposed with a total of fourteen apartments, one of which will be affordable to very low income households for thirty years.

Incentives

The following incentives are requested through the density bonus regulations.

1. An incentive to allow a Floor Area Ratio (FAR) of 1.16 where a maximum FAR of 0.60 is allowed [SDMC 1516.0302(b)].
2. An incentive to allow a plumb line measurement of forty feet where a maximum measurement of thirty feet is allowed; and to allow a overall height measurement of fifty feet where a maximum measurement of forty feet is allowed [SDMC 1516.0302(e)].

Deviations

The following deviations are requested through a Site Development Permit pursuant to SDMC Section 143.0750 as an additional development incentive for affordable housing.

1. A deviation to allow a retaining wall within the side setback on the north side with a height of twenty-two feet where two retaining walls a maximum height of six feet separated by a horizontal distance equal to the height of the upper wall are allowed within a side setback and a maximum height of twelve feet is allowed anywhere on the property [SDMC 142.0340(d)(1)].
2. A deviation to allow a street yard area of 430 square feet where a minimum street yard area of 1,121.4 square feet is required [SDMC 1516.0302(f)].
3. A deviation to allow a side setback of seven feet on the north side where a setback of ten feet is required [SDMC 1516.0302(f)].
4. A deviation to allow a side setback of ten feet on the south side where a setback of fifteen feet is required [SDMC 1516.0302(f)].
5. A deviation to allow a building coverage of 67% where a maximum coverage of 60% is allowed [SDMC 1516.0302(b)].
6. A deviation to allow a building size of 20,717 square feet where a maximum building size of 10,000 square feet is allowed [SDMC 1516.0302(c)].

Summary of Incentives/Deviations

<u>Incentives</u>	<u>MF zone</u>	<u>Proposed</u>
• Maximum floor area ratio	0.60	1.16
• Maximum building height:		
Plumb line measurement	30 feet	40 feet
Overall measurement	40 feet	50 feet
<u>Deviations</u>	<u>MF zone</u>	<u>Proposed</u>
• Maximum retaining wall height	12 feet	22 feet
• Street yard area	1,121.4 sq. ft	430 sq. ft.
• Side yard setback, north side	10 feet	7 feet
• Side yard setback, south side	15 feet	10 feet
• Maximum coverage	60%	67%
• Maximum building size	10,000 sq. ft.	20,717 sq. ft.

All measurements are approximate subject to adjustment based on final site conditions and construction document drawings.

Community Plan Analysis

The Project is located in the Old Town San Diego Community Plan area. The Old Town San Diego Community Plan (Plan) Land Use map designates the site for Multi-Family Residential development at a density up to 25 dwelling units per acre. The 0.41-acre project site would allow a maximum density of ten housing units. The applicant is requesting a 32.5% density bonus for constructing on-site affordable housing, which would allow 14 dwelling units to be constructed on the parcel.

In order to recreate the historical atmosphere of the Old Town community, the Plan includes policies addressing architectural standards to ensure new development is consistent with the architectural style (Spanish, Mexican, or Early American) and size (one to three stories) of structures that existed in Old Town prior to 1871. Detailed guidance on architectural requirements for development in Old Town is provided in the Old San Diego Architectural and Site Development Standards and Criteria (Architectural Standards and Criteria). All proposed developments in Old Town are reviewed for consistency with these Architectural Standards and Criteria.

The proposed residential structure is three stories, two stories of residential over one story of partially-underground parking, on a sloping site, and is designed in the Mexican period style. The proposed structure features architectural elements including smooth stucco exterior finish; tiled roofs punctuated by parapets; recessed windows with divided lights, wood lintels, and shutters with a wood appearance; porticos with tiled roofs and exposed wood posts and rafters sheltering unit entrances on the north façade; low stucco walls enclosing stairwells; and arched openings enclosed with detailed wrought iron bars on the parking garage level of the south façade. The applicant, at the suggestion of the Old Town Design Review Board, incorporated a knuckle-detailing on the wrought iron bars on the parking garage level and additional shutters on

the windows on the south elevation. The architectural style of the proposed project is consistent with the Old Town Community Plan and Architectural Standards and Criteria.

New three-story structures within Old Town should be no more than 9,000 square feet which is based on the historic precedent of the Franklin House structure. To conform with this specific policy, the proposed building is divided by a courtyard on the ground level and connected on the second floor by a pedestrian walkway. This achieves the appearance of two buildings of less than 9,000 square feet in size. The building also includes architectural articulation and tower elements to create visual interest. At the parking garage level, the project has incorporated buttress elements and a break in the arch pattern at the location of the residential floors separation. Large plantings, including bougainvillea, would minimize the visibility of the parking garage. The Project is consistent with the policy goals and objectives of the Old Town Community Plan and Architectural Standards and Criteria.

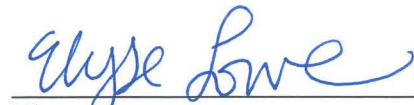
Conclusion

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project (Attachments 6 and 7) and draft conditions of approval (Attachment 8). Staff recommends the Planning Commission approve the project as proposed.


ALTERNATIVES

1. **Approve** Site Development Permit No. 1333786, **with modifications.**
2. **Deny** Site Development Permit No. 1333786, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Elyse Lowe
Deputy Director
Development Services Department



John S. Fisher
Development Project Manager
Development Services Department

Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Aerial Photograph
4. Project Site Plan
5. Site Topography, Sheet C-1 & C-2

6. Environmental Resolution with MMRP
7. Draft Permit Resolution with Findings
8. Draft Permit with Conditions
9. Remaining Project Plans
10. Community Planning Group Recommendation
11. Old Town San Diego Design Review Board minutes
12. Ownership Disclosure Statement
13. Project Data sheet

Old San Diego Community Plan Land Use



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2012 San Diego Imagery Acquisition Partnership (Flight Dates: May 20 - June 6, 2012)

Document Path: L:\GIS\SDC\Community Planning\Public Inquiries\Realty\CDN_PROJECTS\SanDiegoImageryAcq\sd

2012 AERIAL

SAN DIEGO

Imagery Acquisition Partnership

San Diego Imagery Acquisition Partnership
 1400 La Jolla Village Drive, Suite 100
 San Diego, CA 92161
 Phone: (619) 594-1234
 Fax: (619) 594-1235
 Email: sdimagery@cityofsan-diego.gov

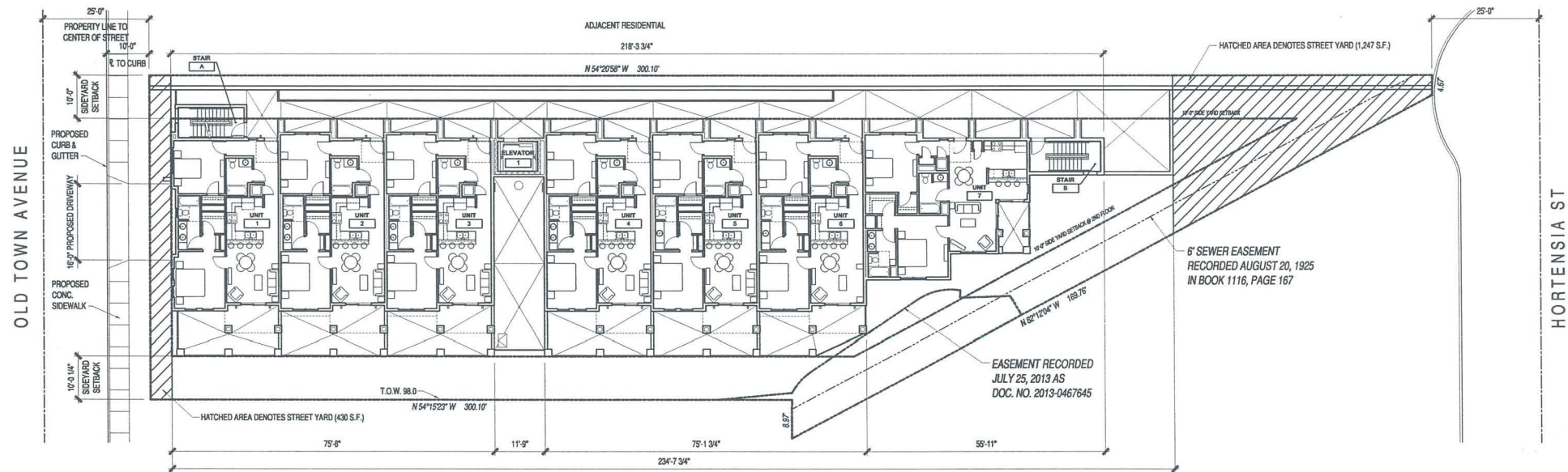
Aerial Map

DEVELOPMENT SERVICE DEPARTMENT

DATE	DESCRIPTION	ISSUE
06-30-14	COMPLETENESS SUBMITTAL	1
10-25-14	RE-SUBMITTAL	2
02-10-15	2ND REVIEW SUBMITTAL	3
03-30-15	3RD REVIEW SUBMITTAL	4

14 IN OLD TOWN
OLD TOWN AVENUE
SAN DIEGO, CA.

DATE:	02.21.14
SCALE:	3/32" = 1'-0"
DRAWN:	STP
JOB:	1306
SHEET	
A-0	

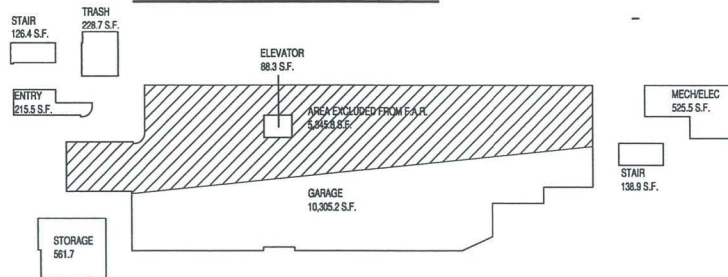


ARCHITECTURAL SITE PLAN

1/16" = 1'-0"



FIRST FLOOR AREA CALC



GARAGE OPENING CALCULATIONS:

WALL AREA:	498.25' x 8.42' = 4,195 S.F.
OPENING REQUIRED (40%):	4,195 S.F. x .40 = 1,678 S.F.
OPENING PROVIDED:	485.1 S.F. (11.8%)

LANDSCAPE AREA

1,812.1 S.F.

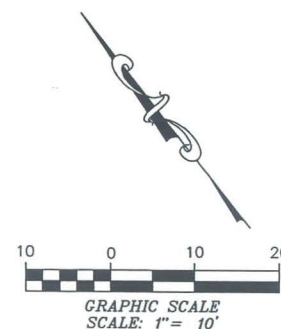
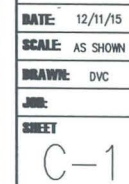
LOT COVERAGE EXHIBIT



12,070 S.F. (BLDG.) / 17,886 S.F. LOT = .67 LOT COVERAGE

SHEET TITLE

PREPARED BY:	SAN DIEGO DRAFTING 3316 FOURTH AVE. SAN DIEGO, CA 92103 CONTACT: STEVE WALDRON PHONE: 619-980-3397	REVISION 5:	12-23-15
LOT NUMBER:	1	REVISION 4:	12-14-15
APN:	443-520-40-00	REVISION 3:	12-04-15
PROJECT NAME:	14 IN OLD TOWN	REVISION 2:	11-02-15
SHEET TITLE:	TITLE SHEET	REVISION 1:	09-07-15
SHEET COUNT:	1 OF 11	ORIGINAL DATE:	06-30-14
		DEPT #:	



DATE	DESCRIPTION
06-30-14	COMPLETENESS SUBMITTAL
10-26-14	RE-SUBMITTAL
02-10-15	2ND REVIEW SUBMITTAL
03-30-15	3RD REVIEW SUBMITTAL

14 IN OLD TOWN
OLD TOWN AVENUE
SAN DIEGO, CA

DATE:	12/11/15
SCALE:	AS SHOWN
DRAWN:	DVC
JOB:	
SHEET	
C-2	

CONSTRUCTION NOTES:

1. CONSTRUCT RETAINING WALL PER STRUCTURAL
2. CONSTRUCT DRIVEWAY PER CITY OF SAN DIEGO STD DWG SDG-159
3. CONSTRUCT CURB AND GUTTER COMBO PER CITY OF SAN DIEGO STD DWG SDG-151
4. CONSTRUCT SIDEWALK UNDERDRAIN PER SDRSD D-25
5. CONSTRUCT PROP. BROW DITCH PER CITY OF SAN DIEGO STD DWG SDD-106
6. MODULAR WETLAND MODEL MWS-L-4-6.5-V
7. STORM INLET WITH WALL DOWN DRAIN
8. VISIBILITY TRIANGLES PER CITY STANDARDS
NO WALLS, TREES, OR MISC ITEMS GREATER THAN 3 FEET SHALL BE LOCATED IN THIS AREA
9. CONSTRUCT CURB OUTLET DRAIN PER SDRSD D-25
10. CONSTRUCT AC DIKE PER SDRSD G-5
11. ROOF DRAIN OUTLET LOCATIONS
12. 12" X 12" GRATE INLET BROOKS BOX OR EQUIVALENT
13. 10" PVC STORM DRAIN @ 1.0%
14. 6" PVC STORM DRAIN @ 1.5%
15. INSTALL PROPOSED STREET LIGHT PER CITY OF SAN DIEGO STD. DWG. NO. SDE-101

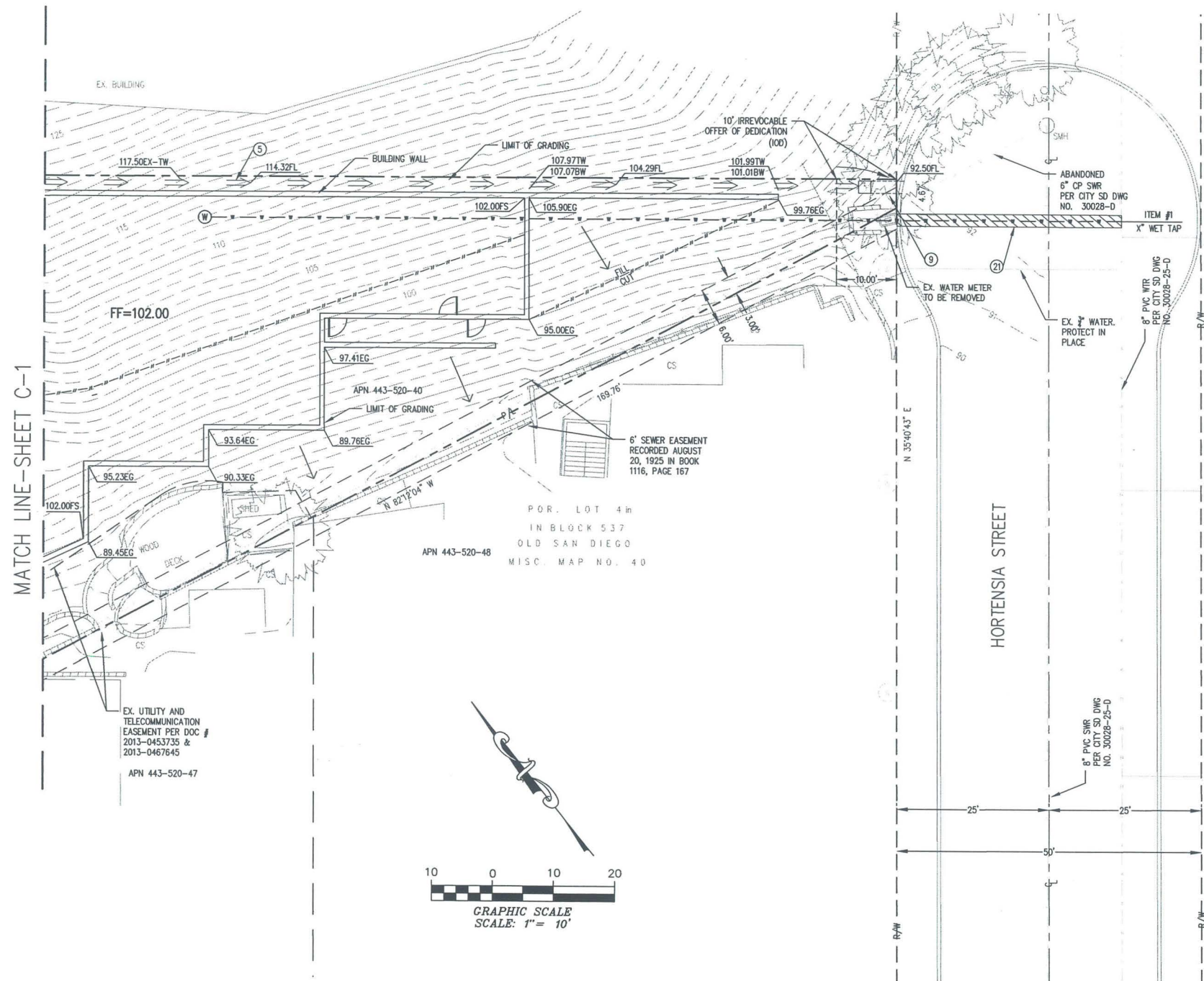
UTILITY CONSTRUCTION NOTES:

20. CONSTRUCT PROP. 6" SEWER LATERAL PER CITY OF SAN DIEGO STD DWG SDS-105
21. CONSTRUCT PROP. WATER LATERAL PER CITY OF SAN DIEGO STD DWG SDW-149

*NOT ON THIS SHEET

GENERAL UTILITY NOTES:

1. IF A 3 INCH OR LARGER METER IS REQUIRED FOR THE PROJECT, THE OWNER/PERMITTEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, WITH AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
2. 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.
3. WATER SERVICES ON HORTENSIA LOCATED PER CITY OF SAN DIEGO DWG. NO. 30028-25-D



SPECIAL NOTE:

THE PROJECT WILL BE REQUIRED TO PROVIDE PALEONTOLOGICAL RESOURCES MITIGATION, MONITORING AND REPORTING PROGRAM.

NOTE:

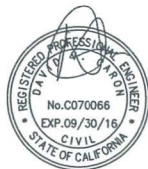
A CONSTRUCTION CHANGE IS REQUIRED IF THE PROPOSED WATER SERVICE IS NOT CONSISTENT WITH THE APPROVED WATER METER DATA CARD.

CAUTION!!

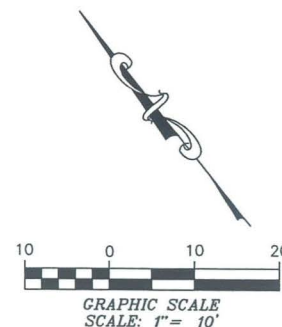
EXISTING UNDERGROUND UTILITIES AND FACILITIES SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM AVAILABLE RECORDS WHICH IN MOST CASES ARE SCHEMATIC PLANS. THESE PLANS MAY NOT REFLECT ALL EXISTING UTILITIES. EXACT LOCATION AND DEPTH OF EXISTING UTILITIES ARE UNKNOWN. SUBCONTRACTOR TO CONFIRM THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF WORK, AND NOTIFY ENGINEER OF WORK OF ANY DISCREPANCIES.

Civil Landworks

110 COPPERWOOD WAY, SUITE P, OCEANSIDE, CA 92058
PH: 760-908-8745 • info@civillandworks.com



PRELIMINARY GRADING
(NOT FOR CONSTRUCTION)



RESOLUTION NUMBER HO-_____

ADOPTED ON _____

WHEREAS, on November 10, 2014, 14 in Old Town, LLC, submitted an application to Development Services Department for a Site Development Permit for the Hacienda Heights Apartments (Project); and

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

WHEREAS, the issue was heard by the Planning Commission on January 28, 2016; and

WHEREAS, the Planning Commission considered the issues discussed in Mitigated Negative Declaration No. 378743 (Declaration) prepared for this Project; NOW THEREFORE,

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

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

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

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

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

By: _____
John S. Fisher
Development Project Manager

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

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Site Development Permit No. 1333786

PROJECT NO. 378743

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 378743 shall be made conditions of Site Development Permit No. 1333786 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:

**Archaeological Monitor
Native American Monitor
Paleontological Monitor**

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the RE at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 378743 and/or Environmental Document Number 378743, 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
Paleontology	Paleontology Reports	Paleontology Site Observation
Historical Resources	Archaeology Reports	Archaeology/Historic Site Observation

Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter
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C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

HISTORICAL RESOURCES (ARCHAEOLOGY)

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 (CSVR). The CSVR'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.

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

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

II. Prior to Start of Construction

A. Verification of Records Search

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

B. PI Shall Attend Precon Meetings

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

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain**

circumstances OSHA safety requirements may necessitate modification of the PME.

2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

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

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.

- d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

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

V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
- a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.

- b. Recording Sites with the San Diego Natural History Museum – The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
 - 1. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - 2. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 - 3. MMC shall provide written verification to the PI of the approved report.
 - 4. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
 - 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 - 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
 - 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 - 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
 - 1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 - 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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.

PLANNING COMMISSION RESOLUTION NO.
SITE DEVELOPMENT PERMIT NO. 1333786
HACEINDA HEIGHTS APARTMENTS - PROJECT NO. 378743 [MMRP]

WHEREAS, 14 IN OLD TOWN, LLC, a California limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a three-story, fourteen unit apartment building, including one affordable unit, a density bonus of 32.5% pursuant to California Government Code Section 65915 with two incentives and six deviations relating to floor area ratio, maximum building height, minimum street yard, retaining wall height, yard setbacks, maximum coverage and maximum building size (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1333786), on portions of a 0.41 acre site;

WHEREAS, the project site is located at an undeveloped parcel at 3975 Old Town Avenue, approximately northeast of Congress Street and approximately northwest of Hortensia Street, within the Multi-Family Residential zone of the Old Town San Diego Planned District within the Old Town Community Plan area;

WHEREAS, the project site is legally described as the northerly half of Lot 1 and all of Lot 4, Block 537 of Old San Diego, Map thereof No. 40, recorded at the San Diego County Recorder's Office;

WHEREAS, on January 28, 2016, the Planning Commission of the City of San Diego considered Site Development Permit No. 1333786 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 January 28, 2016.

FINDINGS:

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

- 1. The proposed development will not adversely affect the applicable land use plan.** The Hacienda Heights Apartments project (Project) proposes a Site Development Permit to construct a fourteen unit apartment building, including one affordable unit, on a vacant lot. The Old Town San Diego Community Plan (Plan) Land Use map designates the site for Multi-Family Residential Development at a density up to 25 dwelling units per acre. The 0.41-acre project site would allow a maximum density of 10.25 housing units. The Project proposes a 32.5% density bonus for constructing on-site affordable housing, which will allow 14 dwelling units to be constructed on the parcel.

In order to recreate the historical atmosphere of the community, the Plan includes policies addressing architectural standards to ensure new development is consistent with the architectural

style: Spanish, Mexican, or Early American and size, one to three stories, of structures that existed in Old Town prior to 1871. Detailed guidance on architectural requirements for development in Old Town is provided in the Old San Diego Architectural and Site Development Standards and Criteria (Architectural Standards and Criteria). The proposed Project is consistent with these Architectural Standards and Criteria.

The proposed residential structure is three stories, two stories of residential over one story of partially-underground parking, on a sloping site, and is designed in the Mexican period style. The Project features architectural elements including smooth stucco exterior finish; tiled roofs punctuated by parapets; recessed windows with divided lights, wood lintels, and shutters with a wood appearance; porticos with tiled roofs and exposed wood posts and rafters sheltering unit entrances on the north façade; low stucco walls enclosing stairwells; and arched openings enclosed with detailed wrought iron bars on the parking garage level of the south façade. The Project also incorporated a knuckle-detailing on the wrought iron bars on the parking garage level and additional shutters on the windows on the south elevation. The architectural style of the proposed Project is consistent with the Old Town Community Plan and Architectural Standards and Criteria.

New three-story structures within Old Town should be no more than 9,000 square feet which is based on the historic precedent of the Franklin House structure. To conform with this specific policy, the proposed building is divided by a courtyard on the ground level and connected on the second floor by a pedestrian walkway. This achieves the appearance of two buildings of less than 9,000 square feet in size. The building also includes architectural articulation and tower elements to create visual interest. At the parking garage level, the Project has incorporated buttress elements and a break in the arch pattern at the location of the residential floors separation. Large plantings, including bougainvillea, would minimize the visibility of the parking garage. The Project is consistent with the policy goals and objectives of the Old Town Community Plan and Architectural Standards and Criteria. Therefore, the proposed development will not adversely affect the applicable land use plan.

2. **The proposed development will not be detrimental to the public health, safety, and welfare.** The Hacienda Heights Apartments project (Project) proposes a Site Development Permit to construct a fourteen unit apartment building, including one affordable unit, on a vacant lot.

The proposed Project has been designed to conform with the City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety and welfare. The Project is consistent with the Old Town Community Plan, the California Environmental Quality Act and the City's environmental regulations. In addition, prior to construction on the Project site, construction permit drawings will be reviewed to achieve conformance with all applicable construction codes to assure that structural, mechanical, electrical, plumbing, and access components of the project are designed to protect the public's health, safety and welfare. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. **The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.** The Hacienda Heights Apartments project (Project) proposes a Site Development Permit to construct a fourteen unit apartment building, including one affordable unit, on a vacant lot, with

two incentives and six deviations as allowed through a Site Development Permit where an applicant is proposing affordable housing.

While the Project complies with the majority of the development regulations of the applicable zone there are requested incentives and deviations. The Project proposes two incentives. An incentive to allow a Floor Area Ratio (FAR) of 1.16 where a maximum FAR of 0.60 is allowed [SDMC 1516.0302(b)] and a second incentive to allow a plumb line measurement of forty feet where a maximum measurement of thirty feet is allowed; and to allow a overall height measurement of fifty feet where a maximum measurement of forty feet is allowed [SDMC 1516.0302(e)]. The Project proposes six deviations. The first deviation is to allow a retaining wall within the side setback on the north side with a height of twenty-two feet where a two retaining walls a maximum height of six feet separated by a horizontal distance equal to the height of the upper wall are allowed within a side setback and a maximum height of twelve feet is allowed anywhere on the property [SDMC 142.0340(d)(1)]. The second deviation is to allow a street yard area of 430 square feet where a minimum street yard area of 1,121.4 square feet is required [SDMC 1516.0302(f)]. The third deviation is to allow a side setback of seven feet on the north side where a setback of ten feet is required [SDMC 1516.0302(f)]. The fourth deviation is to allow a side setback of ten feet on the south side where a setback of fifteen feet is required [SDMC 1516.0302(f)]. The fifth deviation is to allow a coverage of 67% where a maximum coverage of 60% is allowed [SDMC 1516.0302(b)]. The sixth deviation is to allow a building size of 20,717 square feet where a maximum building size of 10,000 square feet is allowed [SDMC 1516.0302(c)]. All measurements are approximate subject to adjustment based on final site conditions and construction document drawings.

<u>Incentives</u>	<u>MF zone</u>	<u>Proposed</u>
• Maximum floor area ratio	0.60	1.16
• Maximum building height:		
Plumb line measurement	30 feet	40 feet
Overall measurement	40 feet	50 feet
<u>Deviations</u>	<u>MF zone</u>	<u>Proposed</u>
• Maximum retaining wall height	12 feet	22 feet
• Street yard area	1,121.4 sq. ft	430 sq. ft.
• Side yard setback, north side	10 feet	7 feet
• Side yard setback, south side	15 feet	10 feet
• Maximum coverage	60%	67%
• Maximum building size	10,000 sq. ft.	20,717 sq. ft.

The incentives and deviations are consistent with the adopted Old Town Community Plan. The incentives and deviations are consistent with and implement the principles of the approved Community Design Guidelines, approval of these deviations will allow a project design that is consistent with the existing character of the community. The proposed incentives and deviations implement design principles contained in the Framework Plan and Old Town Community Plan. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

L. Supplemental Findings--Deviation for Affordable Housing

1. **The proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities throughout the City.** The Hacienda Heights Apartments project (Project) proposes a Site Development Permit to construct a fourteen unit apartment building, including one affordable unit, on a vacant lot, with two incentives and six deviations as allowed through a Site Development Permit where an applicant is proposing affordable housing. This is the last undeveloped site in the Old Town community. The site contains very steep topography, was previously graded and is uniquely shaped.

Without the project specific incentives and deviations the site would continue to remain undeveloped and the opportunity to add to the housing market and specifically to the inventory of affordable dwelling units will not occur at this time. The natural and manufactured topographic conditions are steep and the very unique and unusual shape of the existing lot present a very difficult challenge to design a project that meets the required development regulations. The high point of the site is approximately 124 feet above mean sea level (MSL) with a low point of approximately 90 feet MSL or thirty-four vertical feet across the seventy-five foot site. The site has a sloping topography of forty-five percent, the same as a one-to-one slope. The conditions of the site are not the result of actions taken by the applicant. Developing fourteen apartments, one of which is an affordable dwelling unit to be rented to very low income households, as defined in San Diego Municipal Code section 143.0720, for no fewer than 30 years will materially assist in accomplishing the goal providing affordable housing opportunities in economically balanced communities throughout the City and specifically in this community.

2. **The development will not be inconsistent with the purpose of the underlying Zone.** The Hacienda Heights Apartments project (Project) proposes a Site Development Permit to construct a fourteen unit apartment building, including one affordable unit, on a vacant lot.

The site is located within the Multi-Family Residential zone of the Old Town San Diego Planned District within the Old Town Community Plan area. Generally, the purpose of the Old Town San Diego Planned District is to replicate, retain and enhance the distinctive character of the Old Town San Diego historic area that existed prior to 1871. The intent is to create an exciting and viable community capitalizing on the area's proud heritage and importance as California's birthplace and first European settlement. Development of land in Old Town San Diego is controlled in order to develop the unique village character and atmosphere of Old Town San Diego prior to 1871. Specific to the Multi-Family Residential zone the intent is to allow low to medium density development at a small neighborhood scale, along the southeastern hillsides of the community, providing a link to the adjacent Mission Hills residential community. In order to preserve the hillside area, the development standards must prevail over total density for any one site.

The Project would provide fourteen apartments, one of which would be rented at no more than 30% of 50% of the area median income, to be affordable to very low income households as defined in San Diego Municipal Code section 143.0720. The Project is within the low to medium density range of twenty-five dwelling units per acre. The proposed residential structure is three stories, two stories of residential over one story of partially-underground parking, on a sloping site, and is designed in the Mexican period style. The proposed structure features architectural elements including smooth stucco exterior finish; tiled roofs punctuated by parapets; recessed

windows with divided lights, wood lintels, and shutters with a wood appearance; porticos with tiled roofs and exposed wood posts and rafters sheltering unit entrances on the north façade; low stucco walls enclosing stairwells; and arched openings enclosed with detailed wrought iron bars on the parking garage level of the south façade. The architectural design incorporates a knuckle-detailing on the wrought iron bars on the parking garage level and additional shutters on the windows on the south elevation. The architectural style of the proposed project is consistent with the Old Town Community Plan and Architectural Standards and Criteria.

In sum total the Project meets the purpose and intent of the Old Town San Diego Planned District and the Multi-Family Residential zone regulations. Therefore, the development will not be inconsistent with the purpose of the underlying Zone. For additional information, see Site Development Permit Findings 1, 2 and 3 and Supplemental Finding 1 above.

3. **The deviation is necessary to make it economically feasible for the applicant to utilize a density bonus authorized for the development pursuant to Section 143.0725.** The Hacienda Heights Apartments project (Project) proposes a Site Development Permit to construct a fourteen unit apartment building, including one affordable unit, on a vacant lot.

This property is the last undeveloped site in the Old Town community. The site contains very steep topography, was previously graded and is uniquely shaped. Without the project specific incentives and deviations to offset the higher costs of developing the steep site, the site would remain undeveloped by the Owner and the opportunity to add to the housing market and specifically to the inventory of affordable dwelling units will not occur at this time during a stated affordable housing emergency. The natural and manufactured topographic conditions are steep and the very unique and unusual shape of the existing lot present a very difficult challenge to design a project that meets the required development regulations. The high point of the site is approximately 124 feet above mean sea level (MSL) with a low point of approximately 90 feet MSL or thirty-four vertical feet across the seventy-five foot site. The site has a sloping topography of forty-five percent, the same as a one-to-one slope. The conditions of the site are not the result of actions taken by the applicant. Developing apartments on this specific site without incentives and deviations would result in fewer apartments and very likely no living units affordable to very low income households. The incentives and deviations to relax the strict application of the development regulations make it possible to develop the Project as proposed and gain fourteen apartments, one of which will be affordable to very low income households for thirty years. Therefore, the deviations are necessary to make it economically feasible for the applicant to utilize the density bonus authorized for the development pursuant to Section 143.0725.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 1333786 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. 1333786, a copy of which is attached hereto and made a part hereof.

John S. Fisher
Development Project Manager
Development Services

Adopted on: January 28, 2016

DRAFT

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: 24004917

SITE DEVELOPMENT PERMIT NO. 1333786
HACEINDA HEIGHTS APARTMENTS - PROJECT NO. 378743 [MMRP]
PLANNING COMMISSION

This Site Development Permit No. 1333786 is granted by the Planning Commission of the City of San Diego to 14 IN OLD TOWN, LLC, a California limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504. The 0.41 acre site is located at 3975 Old Town Avenue, approximately northeast of Congress Street and approximately northwest of Hortensia Street, within the Multi-Family Residential zone of the Old Town San Diego Planned District within the Old Town Community Plan area. The project site is legally described as the northerly half of Lot 1 and all of Lot 4, Block 537 of Old San Diego, Map thereof No. 40.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a three-story, fourteen unit apartment building, including one affordable unit, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 28, 2016, on file in the Development Services Department.

The project shall include:

- a. Construction of a three-story, fourteen unit apartment building, including one affordable unit;
- b. Density bonus of 32.5% is approved for the project pursuant to California Government Code Section 65915 to allow fourteen dwelling units;
- c. Two development incentives and six deviations relative to floor area ratio, maximum building height, minimum street yard, retaining wall height and yard setbacks, maximum coverage and maximum building size; specifically described as:

<u>Incentives</u>	<u>MF zone</u>	<u>Proposed</u>
• Maximum floor area ratio	0.60	1.16
• Maximum building height:		
Plumb line measurement	30 feet	40 feet
Overall measurement	40 feet	50 feet
<u>Deviations</u>	<u>MF zone</u>	<u>Proposed</u>
• Maximum retaining wall height	12 feet	22 feet
• Street yard area	1,121.4 sq. ft	430 sq. ft.
• Side yard setback, north side	10 feet	7 feet
• Side yard setback, south side	15 feet	10 feet
• Maximum coverage	60%	67%
• Maximum building size	10,000 sq. ft.	20,717 sq. ft.

All measurements are approximate subject to adjustment based on final site conditions and construction document drawings.

- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized 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 February 10, 2019.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee sign and return the Permit to the Development Services Department; and

- b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to

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

11. Any improvements or modifications to the exterior on this site not expressly authorized by this permit will require further review by Development Services of the City of San Diego to ensure compliance with the Old Town San Diego Planned District Ordinance and "Old San Diego Architectural and Site Development Standards and Criteria."

12. All landscaping materials, including plant species, on the site at the time of initiation of this permit, and at any future date, shall be consistent with the "Old San Diego Architectural and Site Development Standards and Criteria."

13. Prior to building occupancy, the site shall be inspected by Development Services staff to ensure compliance with the conditions of this permit and the "Old San Diego Architectural and Site Development Standards and Criteria."

14. Prior to installation, all outdoor lighting fixtures shall be reviewed and approved by Development Services of the City of San Diego to ensure compliance with the "Old San Diego Architectural and Site Development Standards and Criteria."

15. All new hardscape, including sidewalks in the public right-of-way, shall be Sombrero Buff colored concrete, clay tile, brick, or another surface treatment as specified in the "Old San Diego Architectural and Site Standards and Criteria."

16. This permit does not include any signage. Any signs proposed for this site will require a separate application for an Old Town San Diego Planned District Permit. City-wide sign permits shall be obtained for all signs on the premises.

All aspects of the development of this project shall be according to the application and plans marked as Exhibit "A" dated January 27, 2016, on file with Development Services. Where there is a conflict between the plans approved as part of this permit and the "Old San Diego Architectural and Site Standards and Criteria," this permit shall prevail.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

18. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 378743, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

19. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 378743, 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:

**Historical Resources – Archeology
Paleontological Resources**

AFFORDABLE HOUSING REQUIREMENTS:

20. Prior to issuance of any building permit, Owner/Permittee shall demonstrate compliance with the provisions of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code Affordable Housing Density Bonus Regulations, to the satisfaction of the San Diego Housing Commission. The Owner/Permittee shall enter into a written agreement with the San Diego Housing Commission [Agreement], drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust, that incorporates applicable affordability conditions consistent with the San Diego Municipal Code; specifically including that, in exchange for the City's approval of the Project, which contains a 32.5% density bonus (4 units in addition to what is permitted by the underlying zoning regulations), alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide 1 unit with rents of no more than 30% of 50% of average median income, so as to be considered affordable to very low income households as defined in San Diego Municipal Code section 143.0720, for no fewer than 30 years.

21. Prior to issuance of any building permit, Owner/Permittee shall demonstrate compliance with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code, to the satisfaction of the San Diego Housing Commission. The Agreement referenced in Condition No. 20 above shall incorporate the applicable affordability conditions consistent with the San Diego Municipal Code and the Inclusionary Affordable Housing Implementation & Monitoring Procedures Manual; specifically including that, in exchange for an exemption from the requirement to pay an Inclusionary Affordable Housing Fee and as consideration for the receipt of incentives or concessions pursuant to San Diego Municipal Code section 142.1303(f), which require the Owner/Permittee to enter into a contract to restrict rents, the Owner/Permittee shall provide 1 unit with rents of 30% of 65% of AMI, so as to be considered affordable to targeted rental households for years 31 through 55.

22. Prior to issuance of any building permit, Owner/Permittee shall record with the County Recorder of the County of San Diego the Agreement referenced in Condition No. 20 above and a deed of trust in favor of the San Diego Housing Commission.

AIRPORT REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

24. Prior to the issuance of any building permit, Owner/Permittee shall assure by permit and bond the installation of City standard curb and gutter, along the project frontage on Old Town Avenue, per Standard Drawing SDG-151, satisfactory to the City Engineer.

25. Prior to the issuance of any building permit, Owner/Permittee shall assure by permit and bond the installation of City standard sidewalk, along the project frontage on Old Town Avenue, per Standard Drawing SDG-155, satisfactory to the City Engineer.

26. Prior to the issuance of any building permit, Owner/Permittee shall assure by permit and bond the installation of City standard AC berm, a small portion upstream from the project site and from the new curb and gutter to the existing improvements located at the intersection of Old Town Avenue and Congress Street, per Standard Drawing G-5, satisfactory to the City Engineer.

27. Prior to the issuance of any building permit, Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the wall, curb outlets and/or sidewalk underdrain located within Old Town Avenue and Hortensia Street rights-of-way, satisfactory to the City Engineer.

28. Prior to the issuance of any construction permit, Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

29. Prior to the issuance of any construction permit, Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

30. Prior to the issuance of any construction permit, Owner/Permittee shall submit a Water Pollution Control Plan. The Water Pollution Control Plan shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

31. Prior to the issuance of any construction permit, the Storm Water Quality Management Plan will be subject to final review and approval by the City Engineer.
32. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
33. Prior to the issuance of any building permits, Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

34. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards and Stormwater Design Manual, to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A."
35. Prior to issuance of any engineering permits for right-of-way improvements, 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 forty 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.
36. Prior to issuance of any building permit, Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A." Construction plans shall provide a forty square foot area around each tree unencumbered by hardscape and utilities unless otherwise approved per SDMC 142.0403(b)5.
37. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A." These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'
38. 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.
39. 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.

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

PLANNING/DESIGN REQUIREMENTS:

41. 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.

42. All signs associated with this development shall be consistent with sign criteria established by the City-wide sign regulations.

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

TRANSPORTATION REQUIREMENTS

44. No fewer than 28 parking spaces including 1 accessible space and 1 motorcycle space shall be maintained on the property at all times in the approximate locations shown on 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 by the Development Services Department.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

45. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water and sewer service(s) outside of any driveway in a manner satisfactory to the Public Utilities Director and the City Engineer.

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

47. 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.

48. All public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

49. 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:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the 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 January 28, 2016, and Resolution No. PC-XXXX.

Site Development Permit No. 1333786

Date of Approval: January 28, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

John S. Fisher
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.

14 IN OLD TOWN, LLC
a California limited liability corporation
Owner/Permittee

By _____
Ryan Hill
President

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

14 IN OLD TOWN

AN AFFORDABLE HOUSING PROJECT



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

LEGAL DESCRIPTION

NORTHERLY 1/2 OF LOT 1, BLOCK 537 OF OLD SAN DIEGO MAP THEREOF NO. 40 AND ALL OF LOT 4 IN BLOCK 537 OF OLD SAN DIEGO

PROJECT DATA

FLOOR AREA TABULATIONS:

FIRST FLOOR

GARAGE LEVEL GROSS:	12,190.2 S.F.
PARKING AREA:	10,305.2 S.F.
VERTICAL CIRCULATION:	353.6 S.F.
UTILITIES:	525.5 S.F.
TRASH:	226.7 S.F.
STORAGE:	561.7 S.F.
ENTRY:	215.5 S.F.
TOTAL FIRST FLOOR:	12,190.2 S.F.
AREA EXEMPT FROM F.A.R. (see sht. A1-0)	(5,345.8 S.F.)
NET FIRST FLOOR AREA:	6,844.4 S.F.

RESIDENTIAL UNIT PLANS (2ND AND 3RD FLOOR LEVELS)

	UNIT SIZE	2ND LEVEL	3RD LEVEL	PLAN TYPE TOTALS
PLAN TYPE - A - UNIT: 1	923.5 S.F.	923.5 S.F.	0 S.F.	923.5 S.F.
PLAN TYPE - B - UNITS: 2,3,4,5,6	935.9 S.F.	4,679.5 S.F.	0 S.F.	4,679.5 S.F.
PLAN TYPE - C - UNIT: 7	995.7 S.F.	995.7 S.F.	0 S.F.	995.7 S.F.
PLAN TYPE - D - UNIT: 8	923.5 S.F.	0 S.F.	923.5 S.F.	923.5 S.F.
PLAN TYPE - E - UNIT: 9,10,11,12,13	921.1 S.F.	0 S.F.	4,605.5 S.F.	4,605.5 S.F.
PLAN TYPE - F - UNIT: 14	979.7 S.F.	0 S.F.	979.7 S.F.	979.7 S.F.
TOTALS				13,107.4 S.F.

INTERIOR COMMON AREAS

STAIR 2ND LEVEL	277.9 S.F.
STAIR 3RD LEVEL	277.9 S.F.
ELEVATOR 2ND LEVEL	104.7 S.F.
ELEVATOR 3RD LEVEL	104.7 S.F.
TOTAL	765.2 S.F.

FLOOR AREA TABULATIONS:	20,717 S.F.
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PRIVATE OPEN SPACE (RESIDENTIAL DECKS)

	AREA	NUMBER	DECK TOTAL
PLAN TYPE - A UNIT: 1	248.3 S.F.	TIMES 1	248.3 S.F.
PLAN TYPE - B UNITS: 2,3,5	254.4 S.F.	TIMES 3	1,081.2 S.F.
PLAN TYPE - B UNITS: 4	253.1 S.F.	TIMES 1	253.1 S.F.
PLAN TYPE - C UNITS: 6	229.6 S.F.	TIMES 1	229.6 S.F.
PLAN TYPE - D UNIT: 7	71.7 S.F.	TIMES 1	71.7 S.F.
PLAN TYPE - D&E UNITS: 8,9,10,11,12,13	73.2 S.F.	TIMES 6	439.2 S.F.
PLAN TYPE - F UNIT: 14	52.7 S.F.	TIMES 1	52.7 S.F.
TOTALS			3,247.0 S.F.

EXTERIOR COMMON AREAS

COMMON COURT / EGRESS BALCONY 2ND LEVEL:	1,794.1 S.F.
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FLOOR AREA RATIO (FAR) SUMMARY

GROSS LOT AREA:	17,886.0 S.F. (.41 ACRE)
NET LOT AREA:	17,886.0 S.F. (.41 ACRE)
ALLOWABLE FLOOR AREA RATIO:	.60 10,731.6 S.F.
PROPOSED FLOOR AREA RATIO:	1.16 20,717 S.F. (5,345.8) GARAGE EXEMPT SEC. 113.0234(3)(B) - (D), (E), & (F)
ALLOWABLE LOT COVERAGE:	.60
PROPOSED LOT COVERAGE:	.67 - SEE SHEET A-0
DENSITY: 1:1750	10.22 UNITS
HOUSING BONUS:	4.0 UNITS
PROPOSED:	14 RESIDENTIAL UNITS
PROPOSED AFFORDABLE UNITS:	1 RESIDENTIAL UNIT (50% AMI) W. 55 YR DEED RESTRICTION
REQUIRED FRONT YARD (15 x 74.76) = 1,121.4	430 S.F. PROVIDED

PARKING TABULATIONS:

RESIDENTIAL:	REQUIRED	PROVIDED
14 - 2 BDRM. UNITS x 2.0 SPACES PER UNIT =	28 SPACES	28 SPACES
MOTORCYCLES:	1	1
BICYCLES:	4	4

SHEET TITLE

PREPARED BY:	SAN DIEGO DRAFTING 3316 FOURTH AVE. SAN DIEGO, CA 92103 CONTACT: STEVE WALDRON PHONE: 619-980-3397	REVISION 4:	12-14-15
LOT NUMBER:	1	REVISION 3:	12-04-15
APN:	443-520-40-00	REVISION 2:	11-02-15
PROJECT NAME:	14 IN OLD TOWN	REVISION 1:	09-07-15
SHEET TITLE:	TITLE SHEET	ORIGINAL DATE BY SDD:	06-30-14
SHEET COUNT:	1 OF 11	DEPT #:	

AFFORDABLE HOUSING TABULATION

BONUS %:	32.5%
UNITS	10.22
BONUS UNITS	3.32
TOTAL UNITS	13.54 (14)

PRIOR TO RECEIVING THE FIRST RESIDENTIAL BUILDING PERMIT, THE APPLICANT SHALL ENTER INTO AN AFFORDABLE HOUSING AGREEMENT WITH THE SAN DIEGO HOUSING COMMISSION TO PROVIDE THE AFFORDABLE UNITS IN COMPLIANCE WITH THE AFFORDABLE HOUSING REQUIREMENTS OF THE CITY'S INCLUSIONARY HOUSING ORDINANCE (CHAP. 14, ART. 2 DIV. 13 OF THE LAND DEVELOPMENT CODE) AND THE DENSITY BONUS PROGRAM (CAL. GOV. CODE SEC. 65915-65918 AND CHAP. 14 ART. 3 DIV. 7 OF THE LAND DEV. CODE.

GENERAL NOTES

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-004 (UPF 901.4.4)

YARD AREA CALCULATION

OLD TOWN AVENUE:
PROPERTY WIDTH: 74.76
STREET YARD AREA PER SAN DIEGO LAND DEV. CODE 1516.0301: 15'
AREA REQUIREMENT: 1,121.4 SQUARE FEET
AREA PROVIDED: 430 SQUARE FEET
NOTE: SEE DEVIATION 2

HORTENCIA AVENUE: 5.67
STREET YARD AREA PER SAN DIEGO LAND DEV. CODE 1516.0301: 15'
AREA REQUIREMENT: 70.5 SQUARE FEET
AREA PROVIDED: 1,247 SQUARE FEET

GARAGE AREA EXEMPT FROM F.A.R.

10,305.2 S.F. IS BEING EXEMPT FROM THE F.A.R. AS ALLOWED IN THE SDMC 113.0234(d)(3)(B). THE PROPOSED PARKING STRUCTURE MEETS THE THREE FOLLOWING REQUIREMENTS WHERE COMPLIANCE WITH TWO IS REQUIRED:

(i) THE PARKING STRUCTURE INCLUDES AT LEAST ONE SUBTERRANEAN FLOOR WHERE THE VERTICAL DISTANCE BETWEEN ADJACENT GRADE AND THE FINISHED FLOOR ELEVATION ABOVE IS 5 FEET OR LESS. ELEVATIONS THAT PROVIDE VEHICULAR ACCESS TO A SUBTERRANEAN PARKING LEVEL MAY STILL MEET THIS PROVISION WHERE THE VERTICAL DISTANCE IS 5 FEET OR LESS AS MEASURED IN ACCORDANCE WITH SECTION 113.0234(a)(3)(B).

(ii) THE PARKING STRUCTURE IS PART OF A WRAPPED DESIGN TO SCREEN PARKED VEHICLES WITHIN THE STRUCTURE FROM THE ADJACENT PUBLIC RIGHT-OF-WAY.

(iii) THE PARKING STRUCTURE IS SCREENED FROM THE ADJACENT PUBLIC RIGHT-OF-WAY ON AT LEAST TWO ELEVATIONS

PROJECT SCOPE

SITE DEVELOPMENT PERMIT FOR:

THE CONSTRUCTION OF A NEW 3 STORY APARTMENT DEVELOPMENT THAT WILL CONSIST OF 14 RESIDENTIAL UNITS (INCLUDES + BONUS UNITS, 1 OF WHICH IS AN AFFORDABLE UNIT).

BUS STOPS: NONE

EASEMENTS: SHOWN (SEE SHEETS A-0 A-1)

GARAGE OPENING CALCULATIONS:

WALL AREA:	498.25 x 6.42' = 4,195 S.F.
OPENING REQUIRED (40%):	4,195 S.F. x .40 = 630 S.F.
OPENINGS PROVIDED:	485.1 S.F.

INCENTIVES AND DEVIATIONS REQUESTED:

INCENTIVES

1. AN INCENTIVE TO ALLOW A FLOOR AREA RATIO (FAR) OF 1:16 WHERE A MAXIMUM FAR OF 0.60 IS ALLOWED (SDMC 1516.0302(b)).

2. AN INCENTIVE TO ALLOW A PLUMB LINE MEASUREMENT OF FORTY FEET WHERE A MAXIMUM MEASUREMENT OF THIRTY FEET IS ALLOWED AND TO ALLOW AN OVERALL HEIGHT MEASUREMENT OF FIFTY FEET WHERE A MAXIMUM MEASUREMENT OF FORTY FEET IS ALLOWED (SDMC 1516.0302(b)).

DEVIATIONS

1. A DEVIATION TO ALLOW A RETAINING WALL WITHIN THE SIDE SETBACK ON THE NORTH SIDE WITH A HEIGHT OF TWENTY-TWO FEET WHERE A TWO RETAINING WALLS A MAXIMUM HEIGHT OF SIX FEET SEPARATED BY A HORIZONTAL DISTANCE EQUAL TO THE HEIGHT OF THE UPPER WALL ARE ALLOWED WITHIN A SIDE SETBACK AND A MAXIMUM HEIGHT OF TWELVE FEET IS ALLOWED ANYWHERE ON THE PROPERTY (SDMC 1516.0302(e)).

2. A DEVIATION TO ALLOW A FRONT YARD AREA OF 430 SQUARE FEET WHERE A MINIMUM FRONT YARD AREA OF 1,121.4 SQUARE FEET IS REQUIRED (SDMC 1516.0302(f)).


3. A DEVIATION TO ALLOW A SIDE SETBACK OF SEVEN FEET ON THE NORTH SIDE WHERE A SETBACK OF TEN FEET IS REQUIRED (SDMC 1516.0302(g)).

4. A DEVIATION TO ALLOW A SIDE SETBACK OF TEN FEET ON THE SOUTH SIDE WHERE A SETBACK OF FIFTEEN FEET IS REQUIRED (SDMC 1516.0302(g)).

5. A DEVIATION TO ALLOW A COVERAGE OF 67% WHERE A MAXIMUM COVERAGE OF 60% IS ALLOWED (SDMC 1516.0302(d)).

6. A DEVIATION TO ALLOW A BUILDING SIZE OF 20,717 SQUARE FEET WHERE A MAXIMUM BUILDING SIZE OF 10,000 SQUARE FEET IS ALLOWED (SDMC 1516.0302(c)).

FAA DISCLAIMER

I,  DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATIONS TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15 (a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.

PROJECT TEAM

ARCHITECT:	LANDSCAPE ARCHITECT:
SAN DIEGO DRAFTING 3316 FOURTH AVE. SAN DIEGO, CA 92103 CONTACT: STEVE WALDRON PHONE: 619-980-3397	STONE GROVE LANDSCAPE ARCHITECTS 200 N. CEDROS AVENUE SOLANA BEACH, CA 92075 CONTACT: BRIAN GROVE PHONE: 858-345-1499
SURVEYOR:	CIVIL ENGINEER:
CHRISTIAN WHEELER ENGINEERING 4925 MERCURY STREET SAN DIEGO, CA 92111 CONTACT: DAVE RUSSEL PHONE: 619-550-1700	CIVIL LANDWORKS INC. 3460 MARRON ROAD, STE. 103 OCEANSIDE, CA 92056 CONTACT: DAVE GARCIN PHONE: 760-645-3081

OWNER'S INFO

OWNER:	MURRY HILL HILL REALTY COMPANY 4626 ALBUQUERQUE ST. SAN DIEGO, CA 92108 PHONE: 858-272-2975
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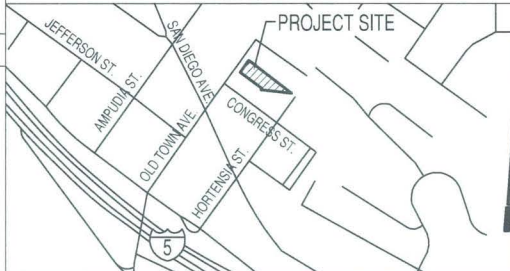
SHEET INDEX

SHEET#	SHEET TITLE	SHEET#	SHEET TITLE
T-1	TITLE SHEET SITE PLAN	A-4	ARCHITECTURAL EXTERIOR ELEVATIONS
C-1	CIVIL PRELIMINARY GRADING	A-5	ARCHITECTURAL EXTERIOR ELEVATIONS
C-2	CIVIL PRELIMINARY GRADING		
A-0	ARCHITECTURAL ARCHITECTURAL SITE PLAN	L-1	LANDSCAPE HARDSCAPE PLAN
A-1	GARAGE - SECOND FLOOR PLAN	L-2	LANDSCAPE HARDSCAPE PLAN
A-2	THIRD FLOOR - ROOF PLAN	L-3	LANDSCAPE PLANTING PLAN
A-3	BUILDING SECTIONS	L-4	LANDSCAPE PLANTING PLAN
		L-5	LANDSCAPE PLANTING DETAILS

ZONING INFO

CONSTRUCTION TYPE:	VB - SPRINKLERED
OCCUPANCY:	R-2/S-2 MIXED USE
ZONING DESIGNATION:	OTSDPD - MULTIFAMILY
OVERLAYS:	AIRPORT APPROACH; AIRPORT ENVIRONS (BCELI); AIRPORT INFLUENCE AREA (SDIA);
COMMUNITY PLAN AREA:	OLD TOWN SAN DIEGO PLANNED DISTRICT
CALIFORNIA BUILDING CODE:	2013 CBC
NO. OF STORIES:	3 STORIES
EXISTING USE:	VACANT LOT
GEOLOGIC HAZARD:	12.53
MAX. BLDG. HEIGHT ALLOWED:	30'-0"
MIN FRONT SETBACK:	5'-0"
MIN REAR SETBACK:	5'-0"
MIN SIDE SETBACK:	10'-0" & 15'-0" (SEE SHT. A-0)
PRIVATE OPEN SPACE REQUIRED:	60 S.F./UNIT x 14 UNITS = 840 S.F.
PRIVATE OPEN SPACE PROPOSED:	3,247.0 S.F. (13 UNITS HAVE AT LEAST 60 S.F.)

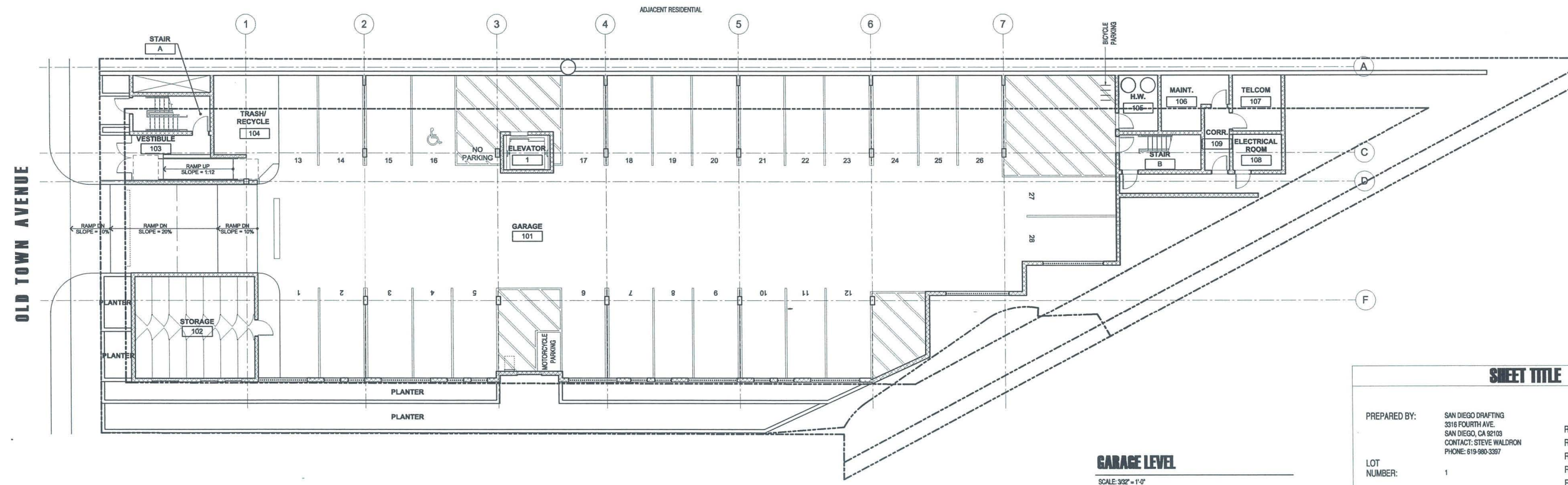
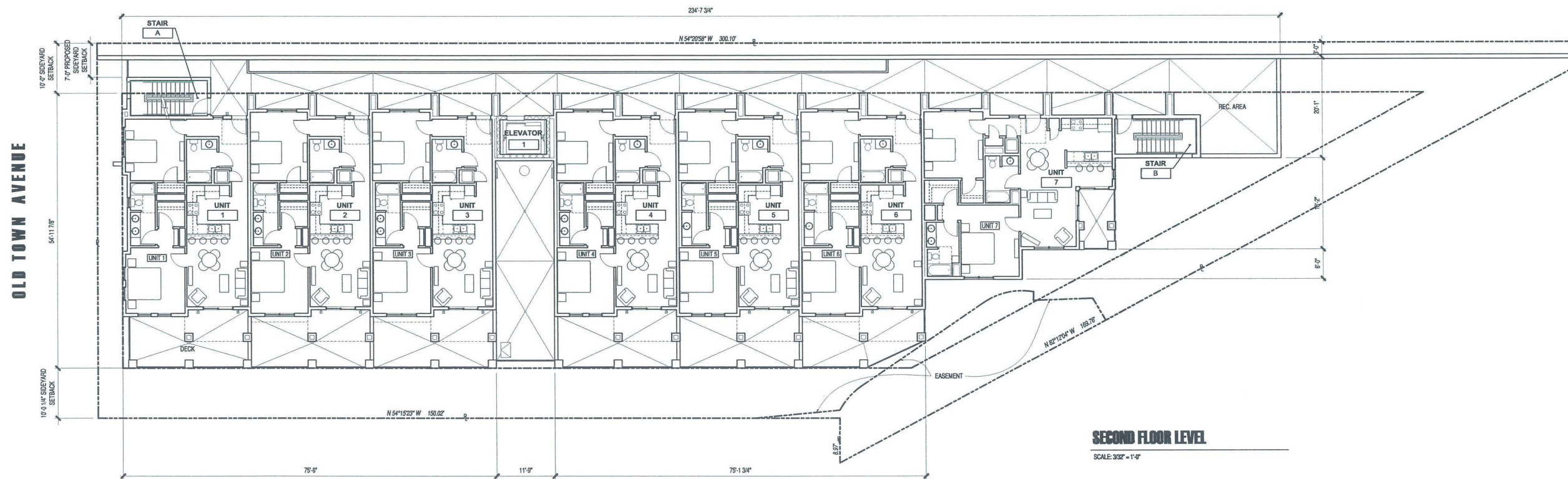
VICINITY MAP



ISSUE	DESCRIPTION	DATE
1	COMPLETENESS SUBMITTAL	06-30-14
2	RE SUBMITTAL	10-05-14
3	2ND REVIEW SUBMITTAL	02-10-15
4	3RD REVIEW SUBMITTAL	03-30-15

14 IN OLD TOWN
OLD TOWN AVENUE
SAN DIEGO, CA.

DATE:	02.21.14
SCALE:	3/32" = 1'-0"
DRAWN:	STP
JOB:	1306
SHEET	A-1



SECOND FLOOR LEVEL

SCALE: 3/32" = 1'-0"

GARAGE LEVEL

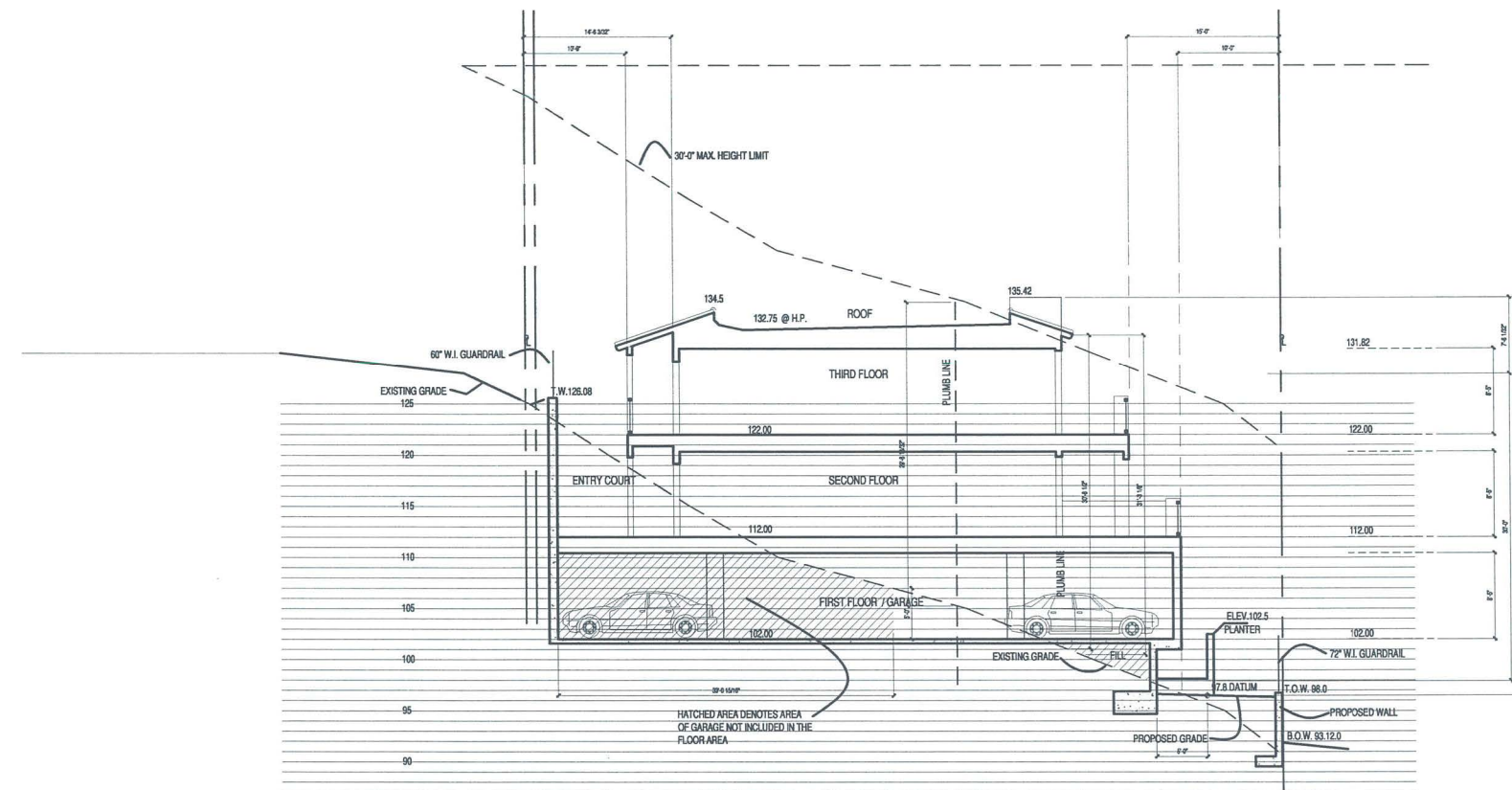
SCALE: 3/32" = 1'-0"

SHEET TITLE		
PREPARED BY:	SAN DIEGO DRAFTING 3316 FOURTH AVE. SAN DIEGO, CA 92103 CONTACT: STEVE WALDRON PHONE: 619-590-3397	REVISION 5: 12-23-15 REVISION 4: 12-14-15 REVISION 3: 12-04-15 REVISION 2: 11-02-15 REVISION 1: 09-07-15
LOT NUMBER:	1	ORIGINAL DATE: 06-30-14
APN:	443-520-00-00	
PROJECT NAME:	14 IN OLD TOWN	
SHEET TITLE:	TITLE SHEET	
SHEET COUNT:	1 OF 11	DEPT #:

ISSUE	DESCRIPTION	DATE
1	COMPLETENESS SUBMITTAL	06-30-14
2	RE-SUBMITTAL	10-08-14
3	2ND REVIEW SUBMITTAL	02-10-15
4	3RD REVIEW SUBMITTAL	03-30-15

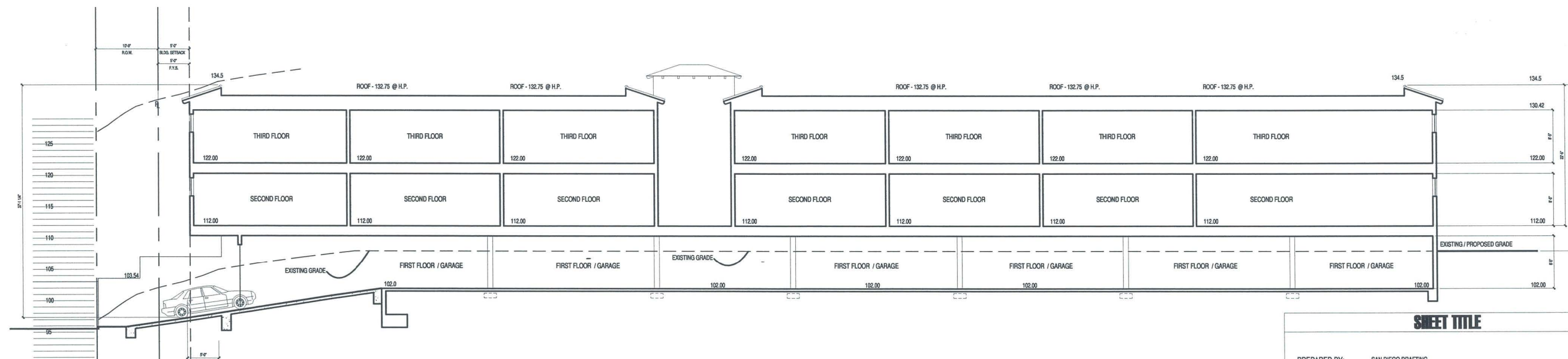
14 IN OLD TOWN
OLD TOWN AVENUE
SAN DIEGO, CA.

DATE:	02.21.14
SCALE:	1" = 16'-0"
DRAWN:	STP
JOB:	1306
SHEET	
	A-3



SITE SECTION 1

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



SITE SECTION 2

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

SHEET TITLE			
PREPARED BY:	SAN DIEGO DRAFTING 3316 FOURTH AVE. SAN DIEGO, CA 92103 CONTACT: STEVE WALDRON PHONE: 619-580-3397	REVISION 5:	12-23-15
		REVISION 4:	12-14-15
		REVISION 3:	12-04-15
LOT NUMBER:	1	REVISION 2:	11-02-15
		REVISION 1:	09-07-15
APN:	443-520-40-00	ORIGINAL DATE:	06-30-14
PROJECT NAME:	14 IN OLD TOWN		
SHEET TITLE:	TITLE SHEET		
SHEET COUNT:	1 OF 11	DEPT #:	

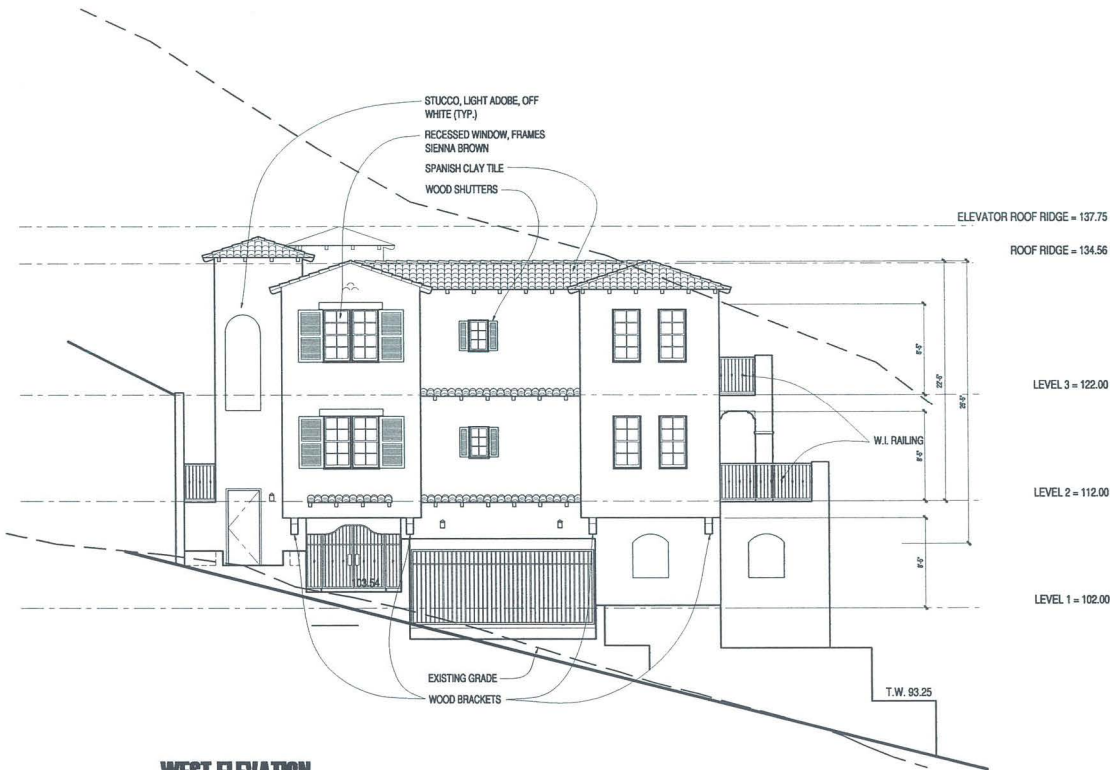
14 IN OLD TOWN
OLD TOWN AVENUE
SAN DIEGO, CA.

DATE	DESCRIPTION
08-30-14	COMPLETENESS SUBMITTAL
10-05-14	RE-SUBMITTAL
02-10-15	2ND REVIEW SUBMITTAL
03-30-15	3RD REVIEW SUBMITTAL

DATE:	02.21.14
SCALE:	
DRAWN:	
JOB:	
SHEET	
A-4	

ARCHITECTURAL DETAILS AND MATERIALS

- SPANISH CLAY TILES
- SHAPED WOOD RAFTER TAILS
- DEEPENED WINDOWS
- WOOD HEADERS OVER WINDOWS AND DOORS
- DIVIDED WINDOWS - SIENNA BROWN
- STUCCO, LIGHT ADOBE - OFF WHITE
- DECORATIVE WROUGHT IRON RAILINGS
- COLUMNS WITH ACCENT TRIM
- WOOD SHUTTERS, SIENNA BROWN



WEST ELEVATION

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



SOUTH ELEVATION

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

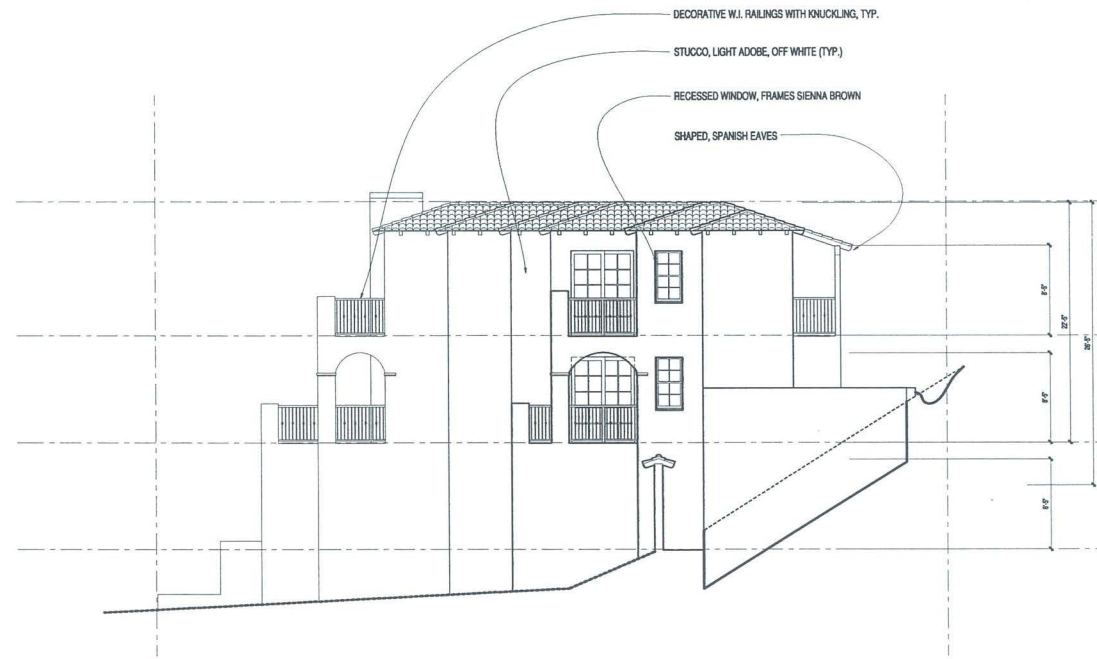
SHEET TITLE

PREPARED BY:	SAN DIEGO DRAFTING 3316 FOURTH AVE. SAN DIEGO, CA 92103 CONTACT: STEVE WALDRON PHONE: 619-980-3397	REVISION 5:	12-23-15
LOT NUMBER:	1	REVISION 4:	12-14-15
APN:	443-520-40-00	REVISION 3:	12-04-15
PROJECT NAME:	14 IN OLD TOWN	REVISION 2:	11-02-15
SHEET TITLE:	BUILDING ELEVATIONS	REVISION 1:	09-07-15
SHEET COUNT:	9 OF 11	ORIGINAL DATE:	06-30-14
		DEPT #:	

DATE	DESCRIPTION	ISSUE
05-22-14	COMPLETENESS SUBMITTAL	1
10-22-14	RE-SUBMITTAL	2
02-10-15	2ND REVIEW SUBMITTAL	3
03-30-15	3RD REVIEW SUBMITTAL	4

14 IN OLD TOWN
OLD TOWN AVENUE
SAN DIEGO, CA.

DATE:	02.21.14
SCALE:	
DRAWN:	
JOB:	
SHEET	A-5



EAST ELEVATION

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



NORTH ELEVATION

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

SHEET TITLE

PREPARED BY:	SAN DIEGO DRAFTING 3316 FOURTH AVE. SAN DIEGO, CA 92103 CONTACT: STEVE WALDRON PHONE: 619-590-3397	REVISION 5:	12-23-15
LOT NUMBER:	1	REVISION 4:	12-14-15
APN:	443-520-40-00	REVISION 3:	12-04-15
PROJECT NAME:	14 IN OLD TOWN	REVISION 2:	11-02-15
SHEET TITLE:	TITLE SHEET	REVISION 1:	09-07-15
SHEET COUNT:	1 OF 11	ORIGINAL DATE:	05-30-14
		DEPT #:	

DATE	DESCRIPTION	ISSUE
06-30-14	COMPLETENESS SUBMITTAL	1
10-28-14	RE-SUBMITTAL	2
02-10-15	2ND REVIEW SUBMITTAL	3
03-30-15	3RD REVIEW SUBMITTAL	4

14 IN OLD TOWN
OLD TOWN AVENUE
SAN DIEGO, CA.

DATE:	12.5.15
SCALE:	1/8" = 1'-0"
DRAWN:	BCG
JOB:	21506
SHEET	
L-1	

LEGEND

- 1 Retaining wall per civil plan.
- 2 Raised planter w/ stucco finish. see civil for heights & spec's.
- 3 Concrete Walkway. Integral color to be Adobe by Davis Colors w/ Topcast #3 finish.
- 4 Service Gate, see Arch. drawings for heights and spec's.
- 5 Raised planter wall with stucco finish, see civil for heights & spec's.
- 6 Raised planter wall with stucco finish, see civil for heights & spec's.
- 7 Service Gate, see Arch. drawings for heights and spec's.
- 8 Concrete Patio. Integral color to be Adobe by Davis Colors w/ Topcast #5 finish.
- 9 Wrought iron fence. See Arch. drawings for heights, finishes and Spec's.
- 10 Stucco pilaster per Architect's drawings.
- 11 Wrought iron fence. See Arch. drawings for heights, finishes and Spec's.
- 12 Concrete Patio. Integral color to be Dune by Davis Colors w/ Topcast #5 finish.
- 13 Wall per civil plan with stucco finish, see civil for heights & spec's.



SHEET TITLE

PREPARED BY:	STONE + GROVE LANDSCAPE ARCHITECTS 200 N CEDROS AVENUE SOLANA BEACH, CA 92075 PHONE: 858.345.1499	REVISION 5:	12-23-15
LOT NUMBER:	1	REVISION 4:	12-14-15
APN:	443-520-40-00	REVISION 3:	12-04-15
PROJECT NAME:	14 IN OLD TOWN	REVISION 2:	11-02-15
NORTH		REVISION 1:	09-07-15
SHEET TITLE:		ORIGINAL DATE:	08-30-14
SHEET COUNT:	1 OF 5	DEPT #:	

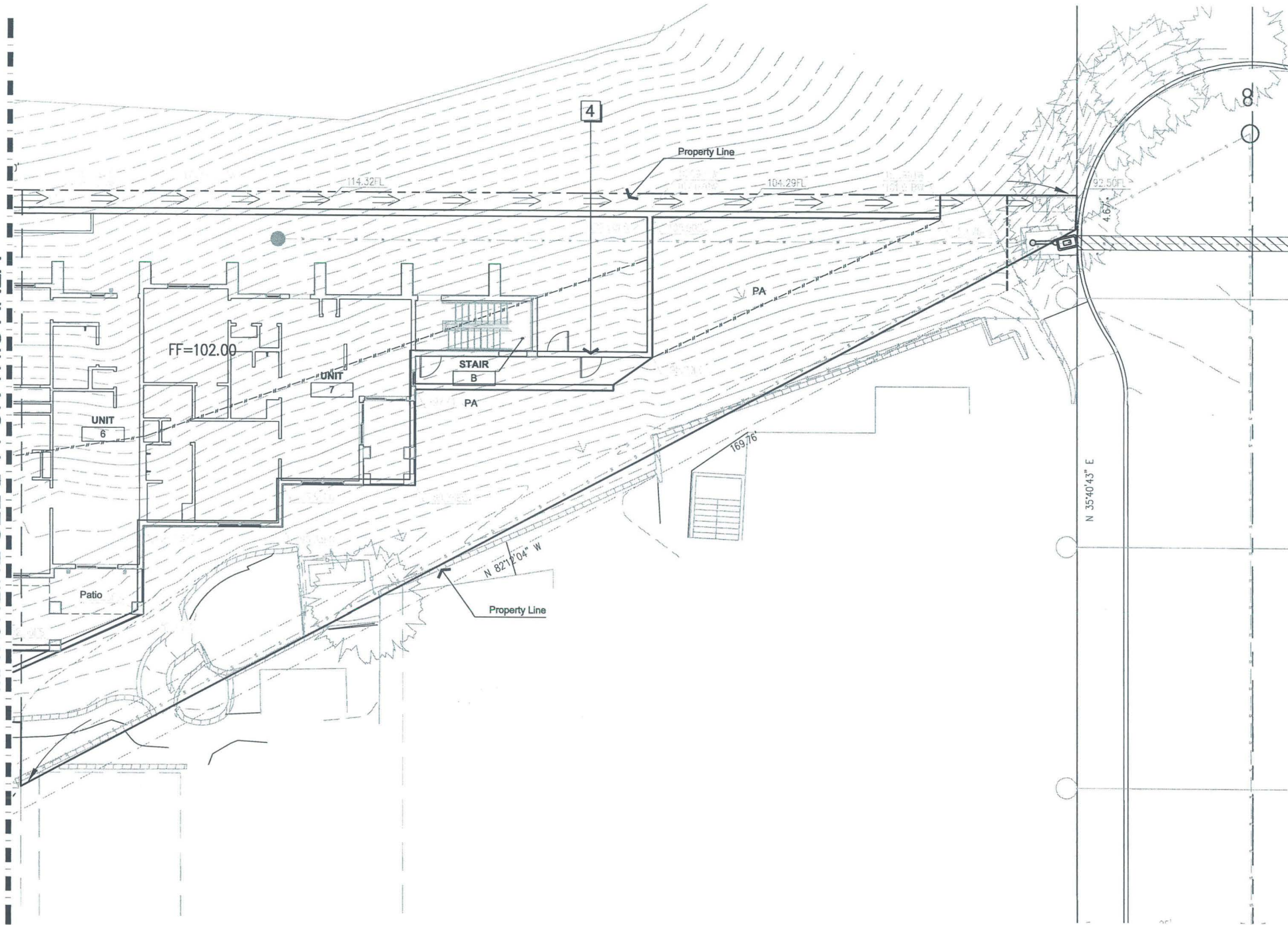
0 4 8 16 FT. SCALE: 1/8" = 1'-0"

L-2 HARDSCAPE PLAN



MATCHLINE SEE L-2 FOR THIS AREA

MATCHLINE SEE L-1 FOR THIS AREA



LEGEND

- 1 Retaining wall per civil plan.
- 2 Raised planter w/ stucco finish. see civil for heights & spec's.
- 3 Concrete Walkway. Integral color to be Adobe by Davis Colors w/ Topcast #3 finish.
- 4 Service Gate, see Arch. drawings for heights and spec's.
- 5 Raised planter wall with stucco finish, see civil for heights & spec's.
- 6 Raised planter wall with stucco finish, see civil for heights & spec's.
- 7 Service Gate, see Arch. drawings for heights and spec's.
- 8 Concrete Patio. Integral color to be Adobe by Davis Colors w/ Topcast #5 finish.
- 9 Wrought iron fence. See Arch. drawings for heights, finishes and Spec's.
- 10 Stucco pilaster per Architect's drawings.
- 11 Wrought iron fence. See Arch. drawings for heights, finishes and Spec's.
- 12 Concrete Patio. Integral color to be Dune by Davis Colors w/ Topcast #5 finish.
- 13 Wall per civil plan with stucco finish, see civil for heights & spec's.



L-2 HARDSCAPE PLAN

SHEET TITLE			
PREPARED BY:	STONE + GROVE LANDSCAPE ARCHITECTS 200 N CEDROS AVENUE SOLANA BEACH, CA 92075 PHONE: 858.345.1499	REVISION 5: 12-23-15 REVISION 4: 12-14-15 REVISION 3: 12-04-15 REVISION 2: 11-02-15 REVISION 1: 09-07-15 ORIGINAL DATE: 06-30-14	
LOT NUMBER:	1		
APN:	443-520-40-00		
PROJECT NAME:	14 IN OLD TOWN		
NORTH SHEET TITLE:			
SHEET COUNT:	2 OF 5	DEPT #:	

14 IN OLD TOWN
OLD TOWN AVENUE
SAN DIEGO, CA.

DATE	DESCRIPTION	USER
06-30-14	COMPLETENESS SUBMITTAL	1
10-26-14	RE-SUBMITTAL	2
02-10-15	2ND REVIEW SUBMITTAL	3
03-30-15	3RD REVIEW SUBMITTAL	4

DATE:	12.5.15
SCALE:	1/8" = 1'-0"
DRAWN:	BCG
JOB:	21506
SHEET	

L-2




















14 IN OLD TOWN
OLD TOWN AVENUE
SAN DIEGO, CA.

DATE	DESCRIPTION	ISSUE
02-20-14	CONCEPT SUBMITTAL	1
10-05-14	REV. SUBMITTAL	2
02-10-15	REV. REVIEW SUBMITTAL	3
03-20-15	REV. REVIEW SUBMITTAL	4

DATE:	12.5.15
SCALE:	1/8" = 1'-0"
DRAWN:	BCG
JOB:	21506

SHEET
L-3

SCHEDULE

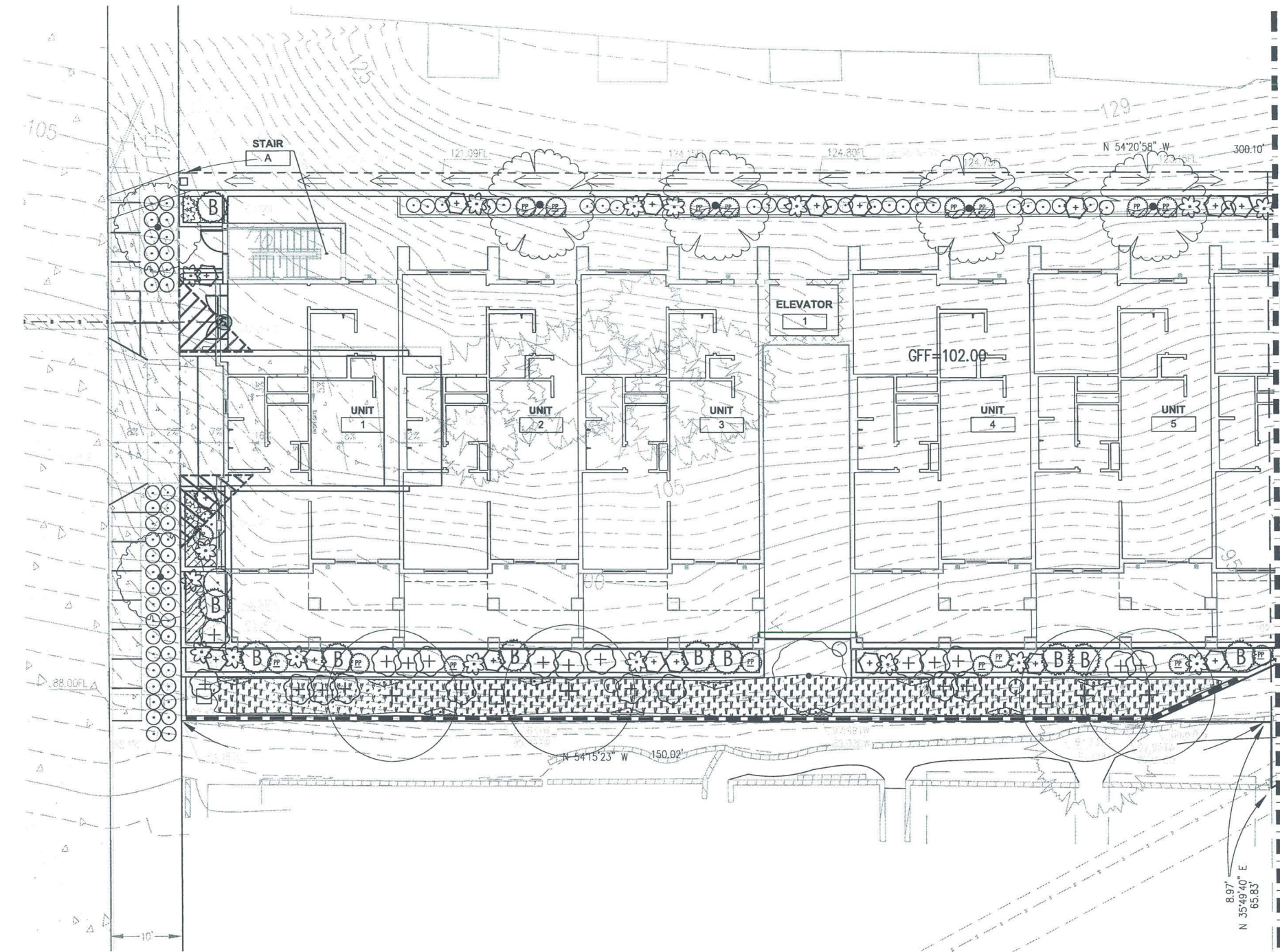
TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	CYCADIDIUM X DESERT MUSEUM / THORNLESS PALO VERDE 15H x 15W	24" BOX	4	
	ARBUTUS UNEDO / STRAWBERRY TREE 15H x 15W	24" BOX	3	
	CHILOPSIS LINEARIS / DESERT WILLOW 20H x 15W	24" BOX	2	
	LAURUS NOBILIS / SWEET BAY 25H x 15W	24" BOX	4	
	PINUS TORREYANA / TORREY PINE 70H x 40W	24" BOX	3	
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	AGAVE ATTENUATA / AGAVE	5 GAL	13	
	BOUGAINVILLEA BRASILIENSIS / BOUGAINVILLEA	5 GAL	4	
	CLIPRESSUS SEMPERVIRENS / ITALIAN CYPRESS	15 GAL	20	
	DIANELLA REVOLUTA "LITTLE REV" / LITTLE REV FLAX LILY	1 GAL	10	
	KNIPHOFIA LIVARIA / RED HOT POKER	5 GAL	56	
	HETEROMELES ARBUTIFOLIA / TOYON	15 GAL	3	
	ROSA FLORIBUNDA "ICEBERG" / ICEBERG ROSE	5 GAL	16	
	ROSMARINUS OFFICINALIS "TUSCAN BLUE" / TUSCAN BLUE ROSEMARY	5 GAL	6	
	SALVIA CLEVELANDII "POZO BLUE" / CLEVELAND SAGE	5 GAL	2	
	PELARGONIUM PELTATUM "BUZZARD BLUE" / BUZZARD BLUE IVY GERANIUM	5 GAL	13	
VINE/ESPALIER	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	TRACHELOSPERMUM ASIATICUM "WINTER BEAUTY" / VARIEGATED ASIATIC JASMINE	5 GAL	5	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	CAREX TUMULICOLA / BERKELEY SEDGE	4" POT	18" o.c.	987 SF
	BACCHARIS "POZO SURF" / DWARF COYOTE BRUSH	1 GAL	30" o.c.	1416 SF
	SENECIO MANDRALISCAE "BLUE CHALK STICKS" / SENECIO	FLAT	8" o.c.	30 SF

MATCHLINE SEE L-4 FOR THIS AREA



SHEET TITLE

PREPARED BY:	STONE + GROVE LANDSCAPE ARCHITECTS 200 N CEDROS AVENUE SOLANA BEACH, CA 92075 PHONE: 858.345.1499	REVISION 5: 12-23-15 REVISION 4: 12-14-15 REVISION 3: 12-04-15 REVISION 2: 11-02-15 REVISION 1: 09-07-15 ORIGINAL DATE: 06-30-14
LOT NUMBER:	1	
APN:	443-520-40-00	
PROJECT NAME:	14 IN OLD TOWN	
SHEET TITLE:		
SHEET COUNT:	3 OF 5	DEPT #:



GENERAL NOTES:

ROOT BARRIERS:
NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED BETWEEN ALL NEW STREET TREES PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. DO NOT WRAP ROOT BARRIER AROUND ROOT BALL.

LANDSCAPE:
ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

MAINTENANCE:
ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

IRRIGATION:
AN AUTOMATIC, ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS. IRRIGATION SYSTEMS SHALL BE MAINTAINED FOR PROPER DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNAL, STOP SIGN	20 FEET
UNDERGROUND UTILITY LINES (except sewer)	5 FEET
SEWER	10 FEET
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC)	10 FEET
DRIVEWAYS	10 FEET
INTERSECTIONS (INTERSECTION CURB LINES OF TWO STREETS)	25 FEET

0 4 8 16 FT. SCALE: 1/8" = 1'-0"

L-3 PLANTING PLAN

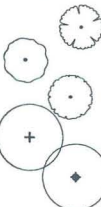
















14 IN OLD TOWN
OLD TOWN AVENUE
SAN DIEGO, CA.

DATE	DESCRIPTION	ISSUE
06-20-14	COMPLETE SUBMITTAL	1
07-15-14	RE SUBMITTAL	2
08-07-14	RE SUBMITTAL	3
08-27-14	RE SUBMITTAL	4

DATE:	12-15
SCALE:	1/8" = 1'-0"
DRAWN:	BCG
JOB:	21506
SHEET	L-4

SCHEDULE

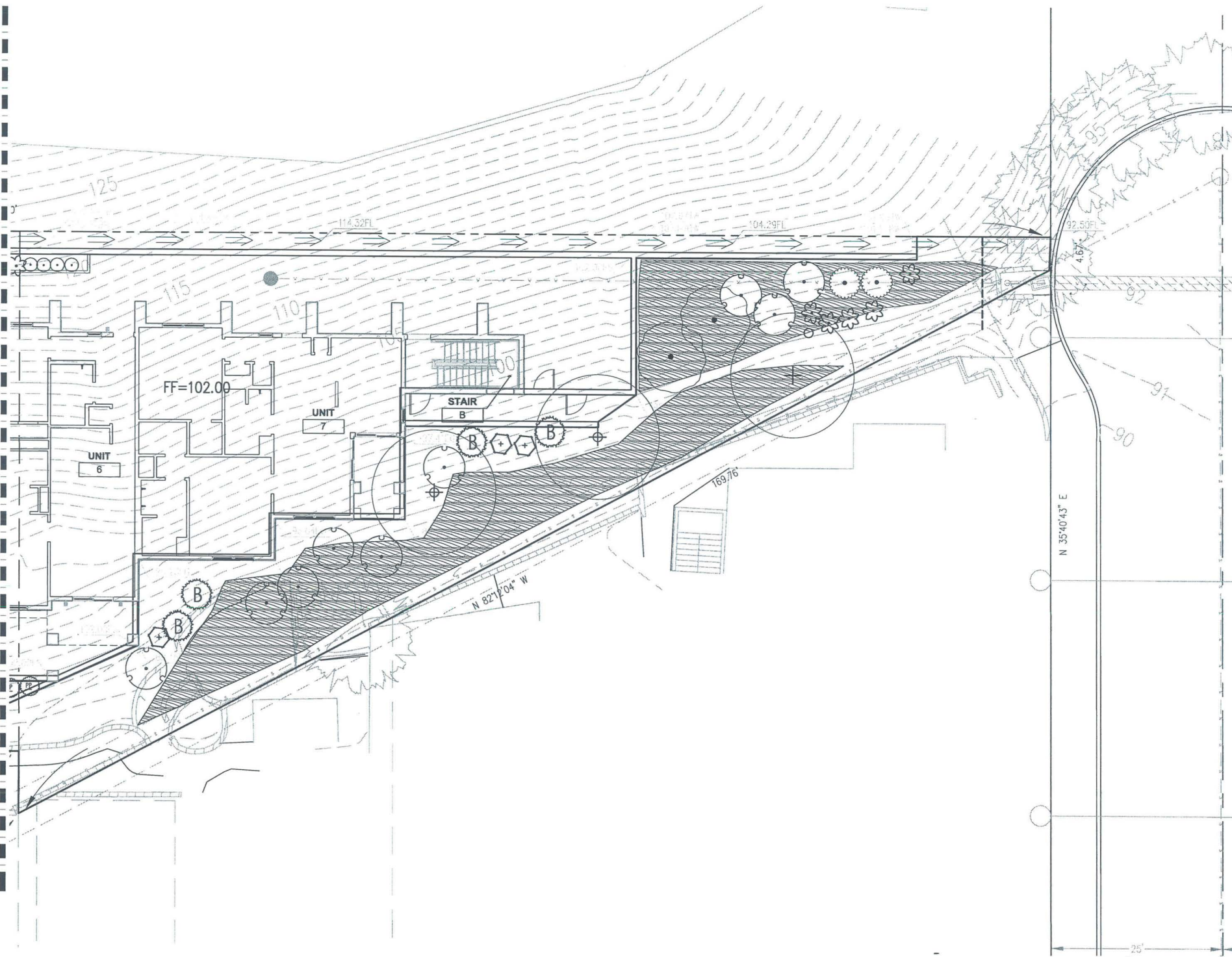
TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	CERCIDILUM X DESERT MUSEUM / THORNLESS PALO VERDE 15H x 15W	24" BOX	4	
	ARBUTUS UNEDO / STRAWBERRY TREE 15H x 15W	24" BOX	3	
	CHILOPSIS LINEARIS / DESERT WILLOW 20H x 15W	24" BOX	2	
	LALIRUS NOBILIS / SWEET BAY 25H x 15W	24" BOX	4	
	PINUS TORREYANA / TORREY PINE 70H x 40W	24" BOX	3	
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	AGAVE ATTENUATA / AGAVE	5 GAL	13	
	BOUGAINVILLEA BRASILIENSIS / BOUGAINVILLEA	5 GAL	4	
	CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS	15 GAL	20	
	DIANELLA REVOLUTA "LITTLE REV" / LITTLE REV FLAX LILY	1 GAL	10	
	KNIPHOFIA UNARIA / RED HOT POKER	5 GAL	56	
	HETEROMELES ARBUTIFOLIA / TOYON	15 GAL	3	
	ROSA FLORIBUNDA "ICEBERG" / ICEBERG ROSE	5 GAL	16	
	ROSMARINUS OFFICINALIS "TUSCAN BLUE" / TUSCAN BLUE ROSEMARY	5 GAL	6	
	SALVIA CLEVELANDII "POZO BLUE" / CLEVELAND SAGE	5 GAL	2	
	PELARGONIUM PELTATUM "BLIZZARD BLUE" / BLIZZARD BLUE IVY GERANIUM	5 GAL	13	
VINE/ESPALIER	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	TRACHELOSPERMUM ASIATICUM "WINTER BEAUTY" / VARIEGATED ASIATIC JASMINE	5 GAL	5	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	CAREX TUMULICOLA / BERKELEY SEDGE	4" POT	18" o.c.	987 SF
	BACCHARIS "POZO SURP" / DWARF COYOTE BRUSH	1 GAL	30" o.c.	1416 SF
	SENECIO MANDRAUSCAE "BLUE CHALK STICKS" / SENECIO	FLAT	8" o.c.	30 SF

STONE + GROVE
LANDSCAPE ARCHITECTS858.345.1499 www.STONE-GROVE.co
200 N. CEDROS AVENUE, SOLANA BEACH, CA 92075

SHEET TITLE

PREPARED BY:	STONE + GROVE LANDSCAPE ARCHITECTS 200 N CEDROS AVENUE SOLANA BEACH, CA 92075 PHONE: 858.345.1499	REVISION 5:	12-23-15
LOT NUMBER:	1	REVISION 4:	12-14-15
APN:	443-520-40-00	REVISION 3:	12-04-15
PROJECT NAME:	14 IN OLD TOWN	REVISION 2:	11-02-15
SHEET TITLE:		REVISION 1:	09-07-15
SHEET COUNT:	4 OF 5	ORIGINAL DATE:	06-30-14
DEPT #:			

MATCHLINE SEE L-3 FOR THIS AREA



GENERAL NOTES:

ROOT BARRIERS:

NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED BETWEEN ALL NEW STREET TREES PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. DO NOT WRAP ROOT BARRIER AROUND ROOT BALL.

LANDSCAPE:

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

MAINTENANCE:

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

IRRIGATION:

AN AUTOMATIC, ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS. IRRIGATION SYSTEMS SHALL BE MAINTAINED FOR PROPER DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNAL, STOP SIGN	20 FEET
UNDERGROUND UTILITY LINES (except sewer)	5 FEET
SEWER	10 FEET
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC)	10 FEET
DRIVEWAYS	10 FEET
INTERSECTIONS (INTERSECTION CURB LINES OF TWO STREETS)	25 FEET

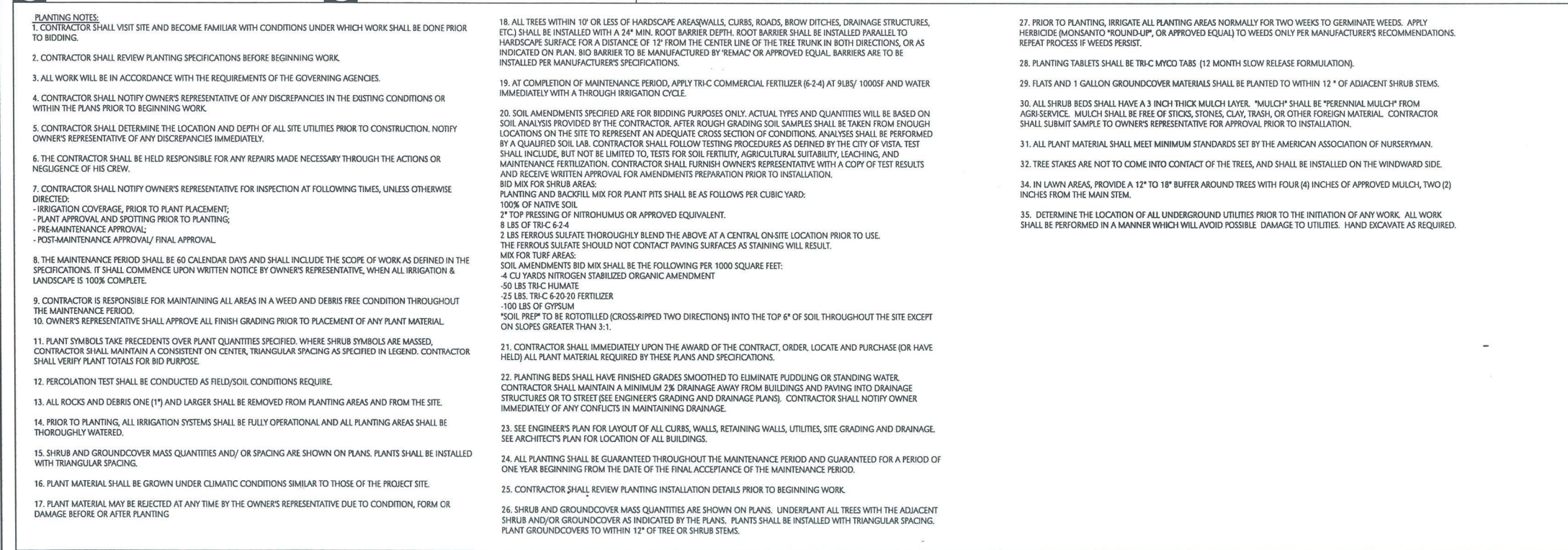
0 4 8 16 FT. SCALE: 1/8" = 1'-0"

L-4 PLANTING PLAN



14 IN OLD TOWN
OLD TOWN AVENUE
SAN DIEGO, CA.

DATE:	12.5.15
SCALE:	1/8" = 1'-0"
DRAWN:	BCG
JOB:	21506
SHEET	
	L-5



L-5 PLANTING DETAILS

SHEET TITLE			
PREPARED BY:	STONE + GROVE LANDSCAPE ARCHITECTS 200 N CEDROS AVEUNE SOLANA BEACH, CA 92075 PHONE: 858.345.1499		REVISION 5: 12-23-15 REVISION 4: 12-14-15 REVISION 3: 12-04-15 REVISION 2: 11-02-15 REVISION 1: 09-07-15 ORIGINAL DATE: 06-30-14
LOT NUMBER:	1		
APN:	443-520-40-00		
PROJECT NAME:	14 IN OLD TOWN		
SHEET TITLE:			
SHEET COUNT:	5 OF 5	DEPT #:	

Old Town San Diego
Community Planning Group

Thurston Coe, Chairperson
2836 Juan Street
San Diego, California, 92110

March 11, 2015

MINUTES v.1

Whaley House this meeting to order at 3:30 pm

- **Members Present:** Chuck Ambers; Thurston Coe; Vickie Durham; Patricia Fillet; Geoffrey Mogilner; David Swarens; Robert Zink
- **Members Absent:** Ann Dahlkamp; Fred Grand; Bruce Johnson; Randi Perez; Richard Stegner; David Thornton.
- **Guests:** Molly Chase, City of San Diego (mchase@sandiego.gov, 619.236.6633); Lavonne Maday Peyrot, Artist, Resident (slodlo35@hotmail.com, 619.764.1952); Gloria Andrade, Resident (gloriaandrade@gmail.com); Mike Arnold, City of San Diego (mrarnold@sandiego.gov); Monica Munoz, City of San Diego (858.573.5080); Wayne Jarrell, City of San Diego; William Cole, Homeowner of Cole House Rental (775.588.2800); Rhett Butler (619.806.0808); Dean Allen (619.500.4180); Masayo Allen (619.500.4580); Mike Arnold, City of San Diego (858.573.5023); Vikie White, City of San Diego Planning (619.533.3945); Blair Pruett, NA (760.802.6588); Chris Dydryl, DMI (760.471.6842)

Non-Agenda Public Comments: None

Modifications: Reverse the order for Action Items to move Hacienda Heights Presentation first, then elections.

Meeting Minutes: *February Meeting minutes postponed*

Treasurer's report: Vicki Durham, reports amount to date at \$37.00, with a donation of \$19.00 collected during this month's meeting to bring a new total of \$56.00.

Action Items:

6a) Presentation by Architect Stosh on Hacienda Apartment Project, see hand out for "Architectural Detail Booklet", only.

An issue has been pressing in now resolved. Design guidelines and consultant were followed. Planters at the corners are the same. Along interior, we created a colonnade as recommendations from the city and other consultants. In addition to physical changes we hired an historical consultant for incorporation into project and as a gateway to OT and want it to improve with community. Ian Steepler and IFA architects were used. We tried to go to great length to get the "flavor" and period for Old Town. 1871 Spanish Mexican – Stosh – details on windows. We went back with the historical consultant to get it "right". There is a Bridge between the two buildings (David Swarens asking for clarification). Stosh: Variance on bldg. height with extreme slope, its difficult to maintain the 30ft. height. DS: Dropping the bldg into the ground. Stosh: there's a meeting place for civil engineering for height adjustment, but

then the driveway would not be accessible. Stosh: Transition would be awkward. DS: What's the height request? 4-5.5ft. are you going to ask? Stosh: yes.

Richard Stegner: How many units? Stosh: 14 total. Thurston Coe: you have parking? Yes, have 8 spaces, along with ADA requirements. Other questions came up about soil, etc...Stosh: this is in a fault zone, we trenched 13 ft. down and type soil is sturdy for the project. The project has been submitted, already. Geoffrey Mogilner: I'd like to thank you for splitting the bldg. Would like to talk about height of bldg., again – at street level, you go up. This is concerning, because the Code allows bldgs to rise up 4.5 ft., tell me if I'm wrong, its not considered a story level? Stosh: there's such a slope, we can't get an additional 9ft. TC: Long range issues: you have some to clear up? Stosh: yes, there are a few things to clear up, tomorrow at the Planning meeting and deviation on height and with long range planning – we met every adjustment and tomorrow is the next meeting. There were additional comments, especially on stucco for example. We show illustrated details, since this is not to scale, it's difficult to show that. All issues should be resolved. It is challenging to look at the 2-dimensional drawings. And, by tomorrow, we should have a better approach to communicate. DS: more requests, becomes more challenging. Really glad you hired a specialist consultant – commending the project. Disappointed on the certain details that your vignette illustrates. The design would have been better improved if you had gone in that primary façade with height to the street. The plan should specify structural details and you can explain in anyway to the city planners on what you intend, but there should be the detail supporting this on your plan, so that everyone is very clear on what is intended. It's difficult to approve a project without the entire details worked out. If there's any possibility to make the front less patterned, similar to what you provided as examples. Stosh: Mr. Reed placed the parapets. Joe Reed is the historical specialist, and is an architect.

QXs:

Dean Allen asks on Height: according to the footnotes, there is height discrepancy, according to the PDO for Old Town, can you expand on that? Stosh: We're not at 9ft. ceilings. GM: Because of the height issue, I feel like this projects are coming under the projects, before we had the current PDO, I personally don't feel like it's the flavor of Old Town, to put big buildings in. I don't think it's good for anyone to do these kinds of things. I personally feel the project as it stand, meets those goals, but I think you can do it to meet the challenges.

Stosh: providing affordable housing is needed and can help the community.

GM: how does the height issue impact the amount of housing you'll be able to put on the property?

Stosh: it doesn't affect anything. You can relieve the "view" with planters, etc, this is set way back, as much as possible. GM: Very concerned for height and parking. DS: the depth of gables extension facing toward front and facing street façade. What's the depth to the French doors? I'm speaking of front façade, south elevation, far left, there's a tower corner and a dip in, then a section of gable that goes in. What's the difference? Stosh: We don't have that information.

Stosh: we set back 9.5 feet here and 18in. everything at the plane, to leading edges. It's a good shadowing. Guest: are the terraces separated? Stosh: yes, everyone has private space and then go up one, they have layer, tapered. Deck, façade, deck above – wedding cake layering.

Alana Coons: This is affordable housing, all the units? How many are there? Stosh: 1 affordable unit, 10% of our base unit. You're allowed 32.5; with an incentive and ours is height

limit. 30% of 50% AMI, or 800/month for 1000sq ft. This is work force housing, couples, young professionals, etc... Alana: on avg., the rent will be 2k/month. Lavonne: Each residence gets one parking space? Stosh: yes. Lavonne: you've walked here and know the issues? DS: how many parking? You said 28? Stosh: this includes disabled space. There's a secured garage. Bike racks and motorcycle parking. I'm glad we came in as information only, and we'd like to get a vote.

GM: I'm willing to make a motion: support the project without exception to height.

Stosh: *With the conditions, we're not able to adjust height.* We're going to be over thirty feet. We're setting back 14 ft.; there is relief there. This is the only way this project works. GM: I don't see it! Stosh: This is going to be an issue; we asked for a deviation from the City, we've gone to great length. Property location is 3975 Old Town Avenue.

No Second.

Stosh: Discretionary permit process is to allow minor deviation for height

TC: Other side of bldg, what's the height? This is a garage, there is no story. 20ft. Is the City fine with this aspect? Stosh: Supportive of affordable housing and to use the incentive for height and not for parking. DS: from grade to street façade, what's the height? So, you don't know the height? Stosh: 134.1 ft. total, but we're at 24 ft. Older lady guest: What is the salary range for affordable housing? 30% of 50% AMI.

TC: Do we have a motion?

RZ: We can have a "recommendation" motion to approve as-is, RS Second. GM: On condition to include the language recommend, please.

6 yes votes; 1 abstain; 1 no vote

7a. Information Items: 1. An Update on the Juan St. Project by Wayne, et, al. Found existing utilities and we're moving those now. By law we can't tear those. Superintendent can provide more of an update.

Alana Coons: The number of pepper trees that are planned to be removed is now up to 18-21 trees, we have a problem with that. Contractor: Mason/Twiggs, is the only tree to be removed. Alana: has city approved? Yes. Alana: They may have not had enough proper information. BC: The trees along the stables are very precious. They are 60 years old and provides as a shade. Bruce Coons: Root barriers should be placed in there, before you remove. Female city rep: we are not replacing with pepper trees and cannot assume liability. BC: you'll know if those trees are dying. Alana: the community does not now this is being done. The trees are not to be removed without community meeting. There just not pepper trees. They are a character of this community. These are not Brazilian trees. Pepper trees are not invasive. Alana: if the city were able to take better care, pepper trees would not be a problem. This community does not know this is happening. We'd like to have a community

meeting. The numbers of trees to be removed has now changed, and the story has changed as this project has gone on. I'm going to ask the committee to take a vote.

City Representation: which trees are you talking about? BC: the medium ones are there the big specimens are at risk. 1830, is the date for the pepper trees in Old Town. Geoffrey Mogilner: Where there trees before 1872? BC: yes. The one at the Old Caltrans, is dated to 1850. David Swarens: We were given an update from the City, so I don't know where the delay was? We also requested a panning plan, I don't see any of those. City: the city doesn't have a planning plan. DS: Last month you talked about this saying which trees were identified, we were told exactly where they were going to be removed. You told us you would provide us that document. City: The trees selected has been determined. Going back to the beginning, if we knew we were going to have a discussion on pepper trees, we would have incorporated that in.

Molly Chase: What the plans are, what trees, etc., we need a representative to be here as informational and the arborist to be present and can be greater discussion. I'm not an arborist, but I share the concerns of the neighborhood and we don't want to take them all out, but some will need to be.

DS: from Twiggs to Taylor – two eucalyptus, one palm tree, and one small California pepper. Everything else will be removed, if the marked trees are marked, we want to know!! There are no canopies. It's not a simple thing. I think you work better to work together. Last month, I asked what you were going to remove. What sizes? We're not getting any information from the City. BC: If there are not historically accurate, they should not be planted at all. Alana: City of San Diego has the worst record on trees, in the State. Community character is our number one issue.

GM: Last month, I recall someone saying – colored concrete is being put in? City: Yes.
Richard Stegner: What's the plan?

Patricia Fillet: summarized on next steps – to have a Special Meeting in two weeks to voice the concerns of all parties to include a greater public audience and invite professionals with unbiased views to present alternative suggestions than to remove all the pepper trees. GM: Let's not stall the plan. Are you suggesting a special meeting? Patricia Fillet: Yes, in two weeks on March 25th at 3:00 CALTRANS BLDG.

DS: An EIR was completed for approval and you have to have a design plan in order for that to happen. City: Live Oak and Holly Oak, not sure of size. There is a plan out there. I can distribute ASAP: City: It's not been finalized, that's why we don't have the Design Plan.

2. Roger Reyonlds architect and homeowner of house on corner of Juan and Twiggs, proposing to build a duplex. We are not asking for deviations, would like guidance from your group from the community. Address: 2544 Juan St. The garage will be removed and replace with a duplex. Match construction to existing house there now. Based on design criteria: Under American style, vertical wood siding, gabled roof, double trim around windows. I'm contending, what is shown is accurate to 1871. Working with Ms. Stanco. There will be a meeting next week to discuss further. 1750 sq. ft. total. Vikie Durham: what about parking?

Owner: 5000 sq. ft. or less, no required parking. But, we provided three spaces of parking. The reason we can provide those spots, they want to take the curb cut, if we maintain, we can provide 2 more spaces of parking. We'd like to preserve the trees, according to the City. I'd like to leave it alone. One tree at back of property, we don't want to move. Then we had to trench 14 ft. to prove this is not on a trench. The City recommends to tear out the trees on Twiggs.

Owner: would like action item. The architecture will be American style, as a reference point, to keep what is already there. This house was built in 1928.

GM: stated the PDO has a community plan, prior to 1872 for American period. Although It's not the "desired" preference.

Committee Updates: Elections will be held in April, since the order of Action items were reversed to allow for time with the projects presented at this month's meeting.

Announcements: A Special Meeting to be held at "new" CALTRANS Building on Wednesday March 25, 2015 at 3:00pm. This will allow a more informed public forum on the impact of the newly proposed removal of 20+ Pepper Trees along Juan Street along the public golf course and the historic Ruiz adobe and archaeological sites along this corridor.

Meeting adjourned at 5:30pm.

Officially submitted,

Patricia Fillet, Secretary

Black, Laura

From: White, Vickie
Sent: Thursday, March 26, 2015 10:19 AM
To: Black, Laura
Cc: Stosh Thomas; Tommy Crudo
Subject: Old Town Design Review Board Recommendation for Hacienda Heights, PTS 378743

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning, Laura,

At the Special Meeting of the Old Town Design Review Board this morning, the Board voted unanimously to approve the Hacienda Heights project with the recommendation that decorative elements ("knuckle"-type details) as shown in the wrought iron example images in the Hacienda Heights architectural detail booklet be incorporated into the wrought iron installed at the parking garage level and that shutters be added to some of the windows on the South Elevation of the project.

Please let me know if you need anything else for the project record.

Vickie

Vickie White

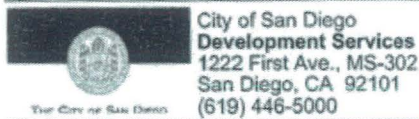
Senior Planner

City of San Diego | Planning Department

1222 1st Ave. MS 413 | San Diego, CA 92101 | w. 619-533-3945

vwhite@sanidiego.gov

Correspondents should assume that all communication to or from this address is recorded and may be reviewed by third parties.



Ownership Disclosure Statement

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

Project Title

Project No. For City Use Only

Hacienda Heights Apartments

Project Address:

Vacant; APN 443-520-4000

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:
(858) 272-2975

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title:	Project No. (For City Use Only)
----------------	---------------------------------

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

Legal Status (please check):

☐ Corporation ☒ Limited Liability -or- ☐ General) What State? _____ Corporate Identification No. _____
☐ 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): 14 in Old Town, LLC <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 7825 Fay Avenue, Suite 340 4626 Albuquerquest St. City/State/Zip: La Jolla, California, 92037 San Diego CA 92109 Phone No: (858) 272-2975 Fax No: Name of Corporate Officer/Partner (type or print): Ryan Hill Title (type or print): Manager Signature : _____ Date: 1/14/16	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : _____ Date:

PROJECT DATA SHEET		
PROJECT NAME:	Hacienda Heights Apartments PTS#378743	
PROJECT DESCRIPTION:	The project proposes a 14 unit apartment building to include one affordable unit on a 0.41 acre vacant lot located at 3975 Old Town Avenue, approximately northeast of Congress Street and approximately northwest of Hortensia Street.	
COMMUNITY PLAN AREA:	Old Town San Diego Community Plan	
DISCRETIONARY ACTIONS:	Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Multi-Family Residential	
<u>ZONING INFORMATION:</u> *Old Town San Diego Planned District ZONE: OTSDPD (Multi-Family Residential) * HEIGHT LIMIT: 30-Foot max. height limit LOT SIZE: 3,000 square-foot minimum lot size. FLOOR AREA RATIO: 0.60 maximum FRONT SETBACK: 5- feet. SIDE SETBACK: 1st-story 5-ft, 2nd-story 10, and 3rd-story 15 STREETSIDE SETBACK: N/A REAR SETBACK: 1st-story 5, 2nd-story 10, and 3rd-story 15 PARKING:		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential/Multi-Family OTSDPD-Multi-Family*	Multi-Family Residential
SOUTH:	Residential/Multi-Family OTSDPD-Multi-Family*	Multi-Family Residential
EAST:	Residential/Multi-Family OTSDPD-Multi-Family*	Multi-Family Residential
WEST:	Residential/Multi-Family OTSDPD-Multi-Family*	Commercial Office
DEVIATIONS OR VARIANCES REQUESTED:	Two incentives and six deviations, please see Report.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On March 11, 2015 the Old Town Community Planning Committee voted 6:1:1 to recommend approval at their meeting.	