



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: September 17, 2015 **REPORT NO. PC-15-107**

ATTENTION: Planning Commission, Agenda of September 24, 2015

SUBJECT: COLLEGE AVENUE APARTMENTS - PROJECT NO. 350930.
PROCESS 4.

**OWNER/
APPLICANT:** SDS Foundation/Owner
Capstone Development Partners, LLC (Attachment 11)

SUMMARY

Issue(s): Should the Planning Commission grant approvals to develop a 95-unit apartment development on a vacant parcel located at 5030 College Avenue within the College Area Community Planning Area?

Staff Recommendation(s):

1. **Adopt** the Addendum to Mitigated Negative Declaration No. 6036; and
2. **Approve** Planned Development Permit No. 1229240, Site Development Permit No. 1491098, Neighborhood Development Permit No. 1491096 and Easement Vacation No. 1491103.

Community Planning Group Recommendation – The College Area Community Council recommended denial of the Project on June 10, 2015, by a vote of 15-4-0. Reference the Discussion section of the staff report (Attachment 9).

Environmental Review – An Addendum to Mitigated Negative Declaration (MND) No. 6036 (Addendum No. 350930) has been prepared for the Project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. Based upon a review of the current Project, it has been determined that there are no new significant environmental impacts not considered for the previous MND, no substantial changes have occurred with respect to the circumstances under which the Project is undertaken, and there is no new information of substantial importance to the Project.

Fiscal Impact Statement - No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact - None with this action.

Housing Impact Statement - The proposed Project would include 95 apartment units on a vacant 1.51-acre site. The College Area Community Plan designates the Project site for High Density Residential 45 to 75 dwelling units per net residential acre. Based on the area of the Project site 68 to 113 dwelling units would be allowed. As proposed, the Project would implement the residential density range recommended in the community plan and would provide additional housing opportunities in close proximity to the San Diego State University (SDSU) campus.

BACKGROUND

The site is located at 5030 College Avenue on the west side of College Avenue between College Place and Cresita Drive, south of Montezuma Road, within the College Area Community Plan (CACP) (Attachment 1). The Community Plan designates the 1.51-acre site for High Density Residential development at a density range of 45-75 dwelling units per acre. The site is located within the RM-3-9 zone, the Parking Impact Overlay Zone and, the Core Sub-Area of the College Community Redevelopment Project Master Project Plan (MMP). The site contains environmentally sensitive lands in the form of biological resources.

The Community Plan references the College Community Redevelopment Project (CCRP) and requires the creation of an MMP to implement the Community Plan and the CCRP as well as aid in the redevelopment of five subareas surrounding San Diego State University (SDSU) (Attachment 1). The Master Project Plan for the CCRP was approved by the City Council in 1993. As noted above, the subject property is within the “Core Subarea” of the CCRP. In 1997, the City Council adopted the Core Sub-Area Design Manual which contains additional guidelines and regulations for the project site.

The site is currently vacant. An existing 8-foot wide sewer and drainage easement bisects the center of the property in an east-west direction. The site is surrounded by sorority use and other multi-unit development to the north and single-family residences to the south, west and across College Boulevard to the east (Attachments 2 – 4).

On November 15, 2004, the City Council approved Project No. 6036 (“Sorority Row”) to allow the construction of 70 condominium units and certified Mitigated Negative Declaration No. 6036. A Process 5 action was required due to the propose Easement Vacation. The project was not constructed and the entitlements have expired.

DISCUSSION

Project Description:

The College Avenue Apartments project (Project) proposes to construct 95-unit apartment project within one building consisting of three and four levels of residential units with two levels of subterranean parking. One, two, three and four bedroom units are proposed including one, 1-bedroom unit, five, 2-bedroom units, thirty-nine, 3-bedroom units and fifty, 4-bedroom units.

The project is not a dormitory as each individual unit contains a kitchen. The common space area includes a community room, community kitchen, study areas, media/gaming room and a fitness area. The Project will include an outdoor courtyard space in the center of the Project, which will be landscaped and include a fire pit with hearth seating, benches, tables and chairs, large couches and a built-in barbecue area. An outdoor swimming pool is also proposed within the courtyard. A total of 237 below grade parking spaces are proposed where 236 are required. Two driveways are proposed along College Avenue. One 20-foot wide driveway on the south side of the property will serve the Project traffic and a 15-foot wide driveway on the north side of the property will serve as an emergency access only (closed to traffic with removable bollards).

Required Approvals:

The Project requires three actions for approval:

1. A Planned Development Permit for a Phased Project Redevelopment Permit to address the requirements of the College Community Redevelopment Project Master Project Plan and, for one deviation to the private open space requirement of the RM-3-9 Zone (Process 4).
2. A Site Development Permit in accordance with the requirements of the Environmentally Sensitive Lands regulations for development on a site which contains sensitive biological resources (Process 3).
3. A Neighborhood Development Permit to allow tandem parking to count as two parking spaces where the site is not located within the Tandem Parking Overlay Zone (Process 2).
4. An Easement Vacation to vacate a sewer and drainage easement (Process 2).

Community Plan Analysis:

The College Area Community Plan designates the 1.5-acre project site for High Density Residential development at a density of 45 to 75 dwelling units per net residential acre. Based on the project area of 1.51 acres, 68 to 113 dwelling units would be allowed. With a proposal to develop 95 dwelling units, the project would meet the recommended residential density range of the community plan. As a multi-family residential development the project would provide an opportunity for much needed student housing near SDSU and therefore would meet recommendations in the community plan's Housing Element for the creation of additional student housing within close proximity of the university campus and encouraging pedestrian orientation to and from the university

The proposed project is also located along College Avenue within the Residential District of the Core Subarea of the College Area Community. Surrounding the project site are 2-story fraternity buildings to the north and single-story, single-family residences to the south. Single-story, single-family residences are located west of the project site, but at much lower elevation along Tierra Baja Way. According to the San Diego State University Element of the Community Plan, development within the Core Subarea should integrate with the community and show obvious intent to be compatible with the bulk, scale and character of adjacent off-campus development

especially at the edges of the Core Subarea.

The proposed project would incorporate several design techniques to address bulk and scale and ensure that the project would integrate into the existing neighborhood. The main frontage of the proposed structure along College Avenue would be 4-stories as recommended by the community plan. A tower element, horizontal and vertical scoring, Spanish roof tile, and trellis over the main entrance would be incorporated to further articulate the eastern elevation of the proposed project. Further, the upper story of the eastern element would be stepped back in order to reduce the apparent height of the building and promote a more pedestrian scale along College Avenue.

The northern and southern elevations of the project would also incorporate horizontal and vertical scoring along with varying colors, offsetting planes, and varying rooflines to add varying scale and further articulation to the building elevations. The western elevation would also include these features. In order to minimize the scale of the western elevation of the project adjacent to the single-family residences to the west, the project would include three residential floors over the parking structure along the western elevation and recede the upper floors away from view. Further, the parking structure portion of the western elevation would be screened with multiple planted “green screen” walls and perimeter screen trees. For the overall project, perimeter landscaping that would include 24-inch box trees and native, drought-tolerant ornamental shrubs, and groundcovers would be provided to assist in screening the overall project

The Urban Design Element of the community plan recommends that multi-family residential along College Avenue should front on the public street and provide identifiable pedestrian access from the street into the project. The proposed project would implement this by placing the main entrance of the project along College Avenue. A non-contiguous, 5-foot wide public sidewalk would run along the frontage of the project along the street and would be buffered on both sides by 24-inch box trees and landscaping. The main entrance to the proposed project would include direct access for pedestrians from the sidewalk and would be enhanced with a paved entry porch, benches for seating, bike racks, and an overhead shade trellis. The community plan also recommends that the treatment of rooftops should be varied on sloping sites, rather than consisting of extended horizontal lines. The project would meet this recommendation by incorporating varying rooflines along the north and south elevations and stepping down the building height to the rear of the building.

Urban design recommendations for the Core Subarea are also provided by the Core Subarea Design Manual to provide design guidance for development within the former Redevelopment Project Area. Although the College Area Community Plan designates the project site for High Residential development and as an area to accommodate the location of fraternities and sororities, the Core Subarea Design Manual alternatively identifies the project site for a potential park/open space opportunity. The intent of this amenity would be to provide open space and park area for the overall redevelopment of the Core Subarea Residential District in conjunction with adjacent sorority housing development. However, according to the Design Manual park/open space areas are not precisely established on specific blocks within the Residential District. Further, the Design Manual defines 40% of the total site area of Residential District for park/open space and indicates that the size and location of this potential park site may change.

The design guidelines also recommend that the maximum number of building stories that can be

built on the project site is 4 stories. For the purposes calculating the maximum building height in linear feet, the design guidelines define the ground story with a height of 20 feet with subsequent stories at 12 feet in height. The proposed project would be consistent with the Design Manual, which calls for street-oriented development with a maximum height of four stories (56 feet) within the Residential District. The proposed project would not exceed four stories in height as defined by the design guidelines and would be oriented to College Avenue.

The Parks and Recreation Element of the Community Plan acknowledges that given the lack of neighborhood parks and recreational areas in the College Area, on-site recreational facilities proposed with new multi-family residential projects will help meet the immediate recreational needs of residents. The proposed project would meet this recommendation with the provision of a common space/courtyard area which includes a community room, swimming pool, community kitchen, seating/lounging areas, barbecue areas, media/gaming room, and a fitness area implements the community plan's recommendation for incorporating on-site recreational facilities.

The Community Plan recommends that curb-cuts along College Avenue are to be highly restricted or minimized. The proposed project would include two driveways where no vehicle access currently exists along the project's street frontage in order to serve as access to underground parking and for fire access. As proposed, these proposed driveways would not adversely affect the community plan since it would not result in the loss of existing on-street parking along College Avenue and the additional driveway for fire access would provide emergency access to the project. Additionally, the driveway for fire access would be closed to traffic using removable bollards.

The project would meet recommendations contained in the Conservation Element of the General Plan for employing sustainable or "green" building techniques for the construction and operation of buildings and implementing sustainable landscape design and maintenance. The project would be designed to be Leadership in Energy and Environmental Design (LEED) Silver equivalent and meet most of the recent 2013 Title 24 and CalGreen standards. Sustainable features in addition to the use of native drought-tolerant, non-invasive plant space for landscaping would include high-performance windows and doors, energy-efficient mechanical and electrical systems; Energy Star roofing, lighting, lighting, and appliances, low-flow sinks, toilets, and showers, onsite stormwater treatment via vegetated flow-through planters; an open cell pervious concrete paving system, and low Volatile Organic Compound (VOC) flooring, paints and finish material. Additionally, green cleaning programs and janitorial services will be employed to maintain indoor air quality throughout the life of the Project.

The proposed Project proposes to deviate from providing abutting useable open space per unit. Although the Community Plan does not provide specific recommendations for private usable open space, it does however recommend the provision of recreation facilities with residential projects, which the Project would implement through the provision of a centrally located courtyard containing benches, landscaping, fire pit, barbecue grills, and swimming pool. As proposed the deviation to the private open space requirement would not adversely impact the goals and recommendation of the College Area Community Plan. Despite this deviation, the Project as proposed would implement recommendations and objectives in the College Area Community Plan as well as Conservation Element policies for sustainability in the General Plan.

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Environmental Analysis:

The Project required the preparation of an Addendum (Addendum No. 350930) to the previously certified Mitigated Negative Declaration (MND) No. 6036. MND No. 6036 was approved by the City Council in 2004 which analyzed the construction of 70 condominium units with subterranean parking. The Project included deviations to the setback and retaining wall regulations. The Project approvals were a Planned Development Permit, Site Development Permit, Vesting Tentative Map and Easement Vacation. The MND prepared for the Project identified that direct significant impacts would result to biological and paleontological resources. As outlined below in the Discussion section, the mitigation measure for impacts to biological resources has been satisfied as part of the Sorority Row Project and as discussed in the Addendum, the College Avenue Apartment Project would not create new impacts to this resource.

The Project site is underlain by the Mission Valley geologic formation which has produced very rare marine fossils and is assigned a high resource potential for fossils. The Project requires excavating approximately 21,200 cubic yards of soil at a maximum depth of 31.1 feet which exceeds the City's thresholds of significations for potential impacts to paleontological resources. Therefore, the Project would be required to implement the mitigation measure for potential impacts to paleontological resources included in the Mitigation Monitoring and Reporting Program for MND No. 6036. This mitigation measure has been incorporated into the Addendum.

Project Related Issues:

Planned Development Permit: Deviation

The purpose of the Planned Development Permit procedures is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations.

The proposed Project implements several goals and recommendations of the CACP. The Project requires the approval of one deviation, specifically described as:

<u>Deviation</u>	<u>Required</u>	<u>Proposed</u>
Private Open Space	4,275 square feet total	None

The RM-3-9 zone requires that 75 percent of the units be provided with 60 square feet of usable private open space abutting the unit. The Project would require a total of 4,275 square feet of private open spaces (95 X 0.75 X 60 = 4,275). The Project is requesting to not provide private usable open space. The RM-3-9 zone also requires common open space for residential developments at 25 square feet per unit. The Project requires 2,375 square feet of common open space within the development (25 X 95 = 2,375). The Project proposes a total of 6,973 square feet of common open space where 2,375 square feet would be required.

The elimination of private balconies/patios from the units will allow the Project to limit potential noise and other nuisance behavior from the Project from reaching adjacent residential development. Consolidating public and private open space in one location allows the Project to provide a larger, inward-facing central courtyard and amenity space that serves all residents and encourages interaction. The common open spaces for passive and recreational activities are being provided within the courtyard and pool deck and other amenity spaces within the Project. Placing the pool, turf area, BBQ areas, study rooms, fitness center, game tables within the building and within an enclosed courtyard, allows these areas to be monitored and managed by the onsite management team. Given the unique nature of the Project, the provision of enhanced recreational amenities provided within common open space areas that can be monitored results in a more desirable Project than would be achieved if designed in strict conformance with the development regulations of the zone. The deviation is consistent with the purpose and intent of the Planned Development Permit procedures.

Planned Development Permit: Phased Project Redevelopment Permit

As indicated above, the site is located with the Core Sub-Area of the CCRP and regulated by the design guidelines and regulations of the Core Sub-Area Design Manual. The Design Manual includes recommendations and requirements for the area such as increasing the availability of student housing and vehicular parking spaces in close proximity to SDSU, limiting the height of structures to four stories along College Avenue and complying with the building height requirements of the underlying zone. Compatibility in design with the adjacent neighborhoods is also recommended. The Project is a four story building reaching a maximum building height of 60 feet as allowed by the underlying zone. The Design Manual limits lot coverage to 60 percent; the project proposes 49 percent lot coverage. The overall appearance of the structure would be compatible with the architectural and landscape design treatments of the surrounding neighborhood scale, materials, color and style. The Project incorporates elements of the historical Mission style prevalent in the community and the SDSU campus. Bulk and scale is reduced through the inclusion of varying façade plans, roof heights and tower elements with neutral earth tone colors. The required Phased Project Redevelopment Permit for the subject property is consistent with the regulations and guidelines of the Design Manual.

Site Development Permit – Environmentally Sensitive Lands

The previously approved Sorority Row Project No. 6036 required an MND and identified potential impacts to paleontological and biological resources. Mitigation for potential impacts to biological resources required the purchase of credits in either an off-site land bank or payment into the City's Habitat Acquisition Fund. Payment was made as part of the Sorority Row Project, thereby satisfying the mitigation measure. As the Sorority Row Project was not developed, habitat currently remains on site. An updated biology survey has been conducted for the current Project, which concluded that the amount of Diegan coastal sage scrub and non-native grassland has decreased and the amount of disturbed habitat has increased. The vacant Project site is disturbed and contains environmentally sensitive lands in the form of biological resources. Since the site contains environmentally sensitive lands, a Site Development Permit is included in the Project approvals.

Neighborhood Development Permit – Tandem Parking

The Project is seeking the approval of tandem parking outside of the Tandem Parking Overlay Zone through a Neighborhood Development Permit to count tandem parking spaces as two parking spaces towards the off-street parking requirement. The Project proposes 237 subterranean parking spaces where 236 are required. The Project is requesting to provide 150 of the total off-street parking space requirement within tandem parking spaces. Tandem parking for the Project will comply with the specific conditions outlined in Land Development Code Section 132.0905(b), (c), and (d), in that at least one of the two parking spaces shall be within a completely enclosed structure, both of the tandem spaces shall be assigned to the same dwelling unit and the use restrictions shall be enforced by the owner's assigned representative on the premises.

Tandem parking is an important option that can help reduce housing costs and allow for better development when incorporated with consideration to the neighborhood context. In providing

tandem parking, this Project is able to facilitate consistency with CACP and the MPP by bringing density to the Core Sub-Area, increasing the supply of available parking near the SDSU campus and reducing the impact to on-street parking in the surrounding neighborhood. The Project's proximity (0.3 miles) to SDSU and the SDSU Transit Center encourages an active student-oriented pedestrian environment with less vehicular usage.

Easement Vacation

An existing sewer and storm drain easement is located through the center of the Project site, running in an east-west direction. The sewer easement does not contain active facilities. The storm drain easement would be re-routed within the southern portion of the site. The Land Development Code allows easement vacations provided there is no present or prospective use for the easement or for any other public use of a like nature, that the public will benefit from the vacation of the easement, that the vacation will be consistent with the land use plan and, that the purpose for which the easement was originally required, no longer exists. The existing easements would no longer be necessary with Project implementation as they either do not contain active facilities or, would be replaced in a re-aligned location. The public will benefit from the vacation through the improved utilization of the land as the site may be developed with a residential use anticipated in both the CCAP and the MMP. The proposed vacation is consistent with the Land Development Code.

Community Planning Group Recommendation

The College Area Community Planning Board voted on June 10, 2015, to recommend denial of the Project by a vote of 15-4-0, indicated that the findings for the Planned Development Permit, Site Development Permit and Neighborhood Development Permit could not be made, and citing several specific issues including the following:

1. Removes the opportunity for open space and park area at this location
2. Compatibility with surrounding single-family uses
3. Visual Resources Impacts
4. Lack of adequate parking
5. Tandem parking not appropriate at this location
6. Drainage Impacts
7. Traffic Impacts
8. Development is a dormitory, not a private apartment use
9. Reduced Development Impact Fees

Due to the complexity of the issue areas, a response to the Community Group's concerns has been prepared as a separate document in Attachment 10.

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 5, 6, 7) and draft conditions of approval (Attachment 8). Staff recommends the

Planning Commission approve the Project as proposed.

ALTERNATIVES

1. **Approve** Planned Development Permit No. 1229240, Site Development Permit No. 1491098, Neighborhood Development Permit No. 1491096 and Easement Vacation No. 1491103, **with modifications.**
2. **Deny Approve** Planned Development Permit No. 1229240, Site Development Permit No. 1491098, Neighborhood Development Permit No. 1491096 and Easement Vacation No. 1491103, **if the findings required to approve the Project cannot be affirmed.**

Respectfully submitted,

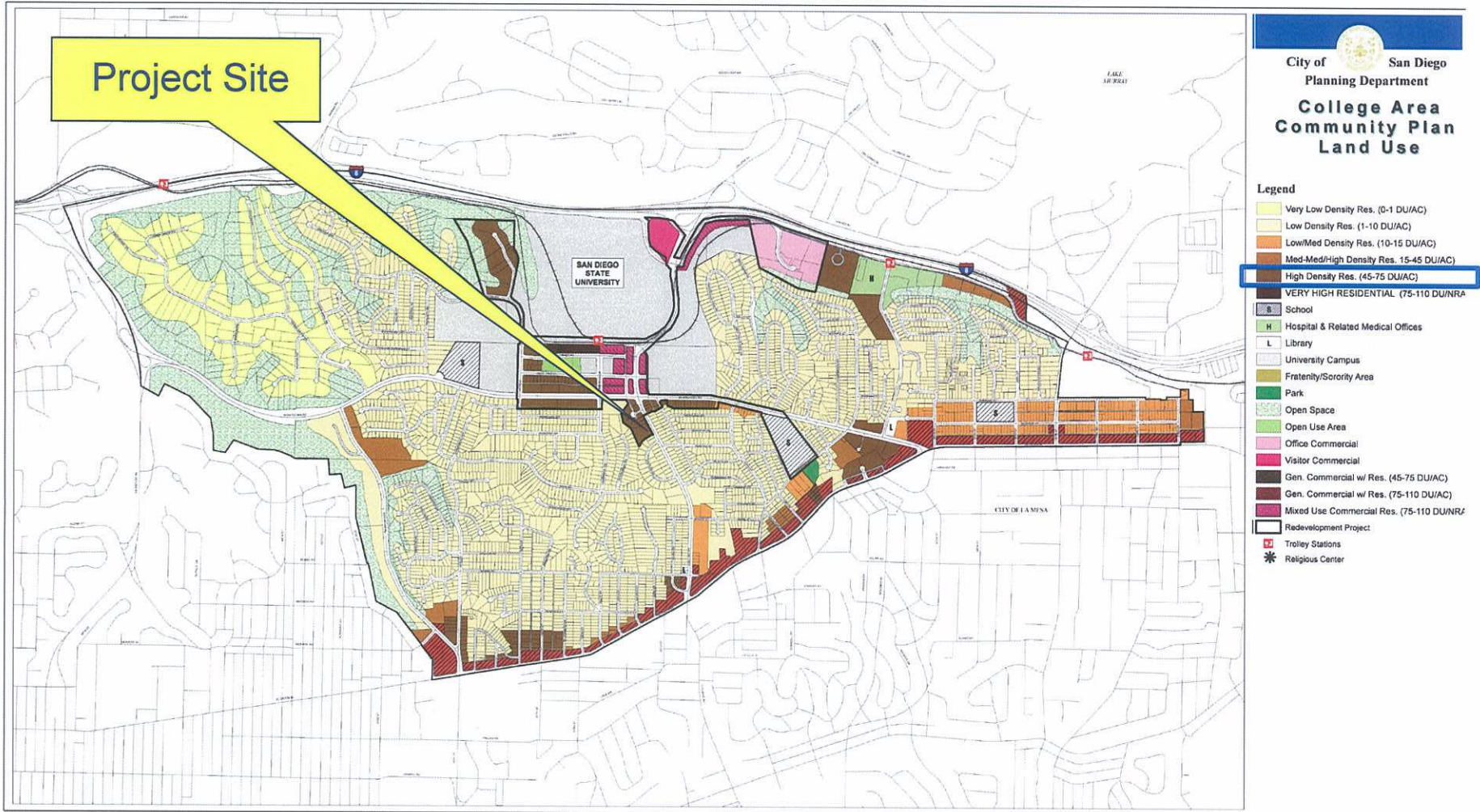

Mike Westlake
Assistant Deputy Director
Development Services Department


Sandra Teasley
Development Project Manager
Development Services Department

VACCHI/SMT

Attachments:

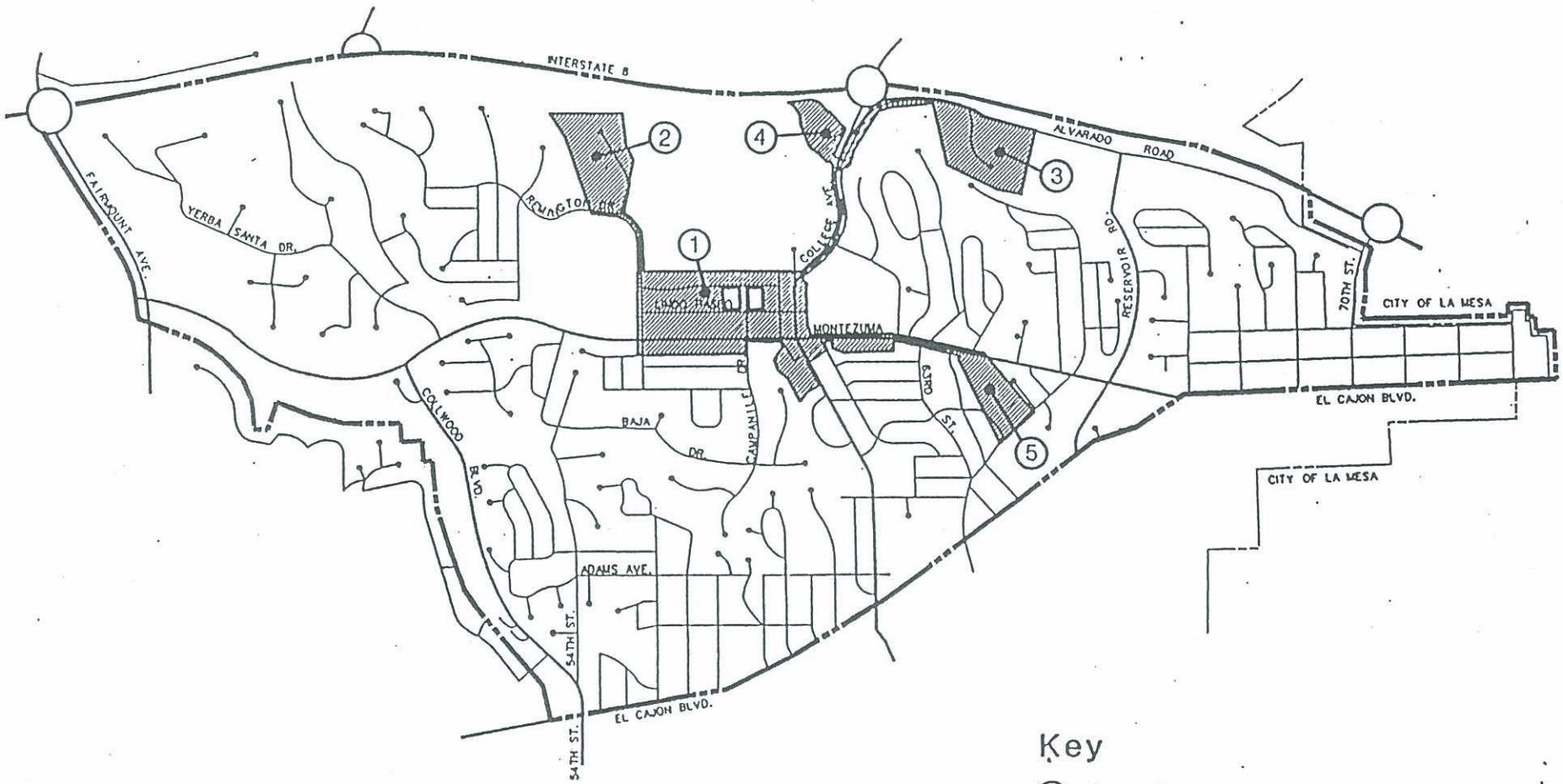
1. Land Use Maps
2. Vicinity Map
3. Aerial Photograph
4. Surrounding Land Use Exhibit
5. Draft Environmental Resolution
6. Draft Permit Resolution with Findings
7. Draft Easement Resolution
8. Draft Permit with Conditions
9. Community Planning Group
10. Staff Response/Community Planning Group Vote
11. Ownership Disclosure Statement
12. Easement Vacation Exhibits A and B
13. Project Plans



Land Use Map

**COLLEGE AVENUE APARTMENTS – 5030 COLLEGE AVENUE
PROJECT NO. 350930**





Key

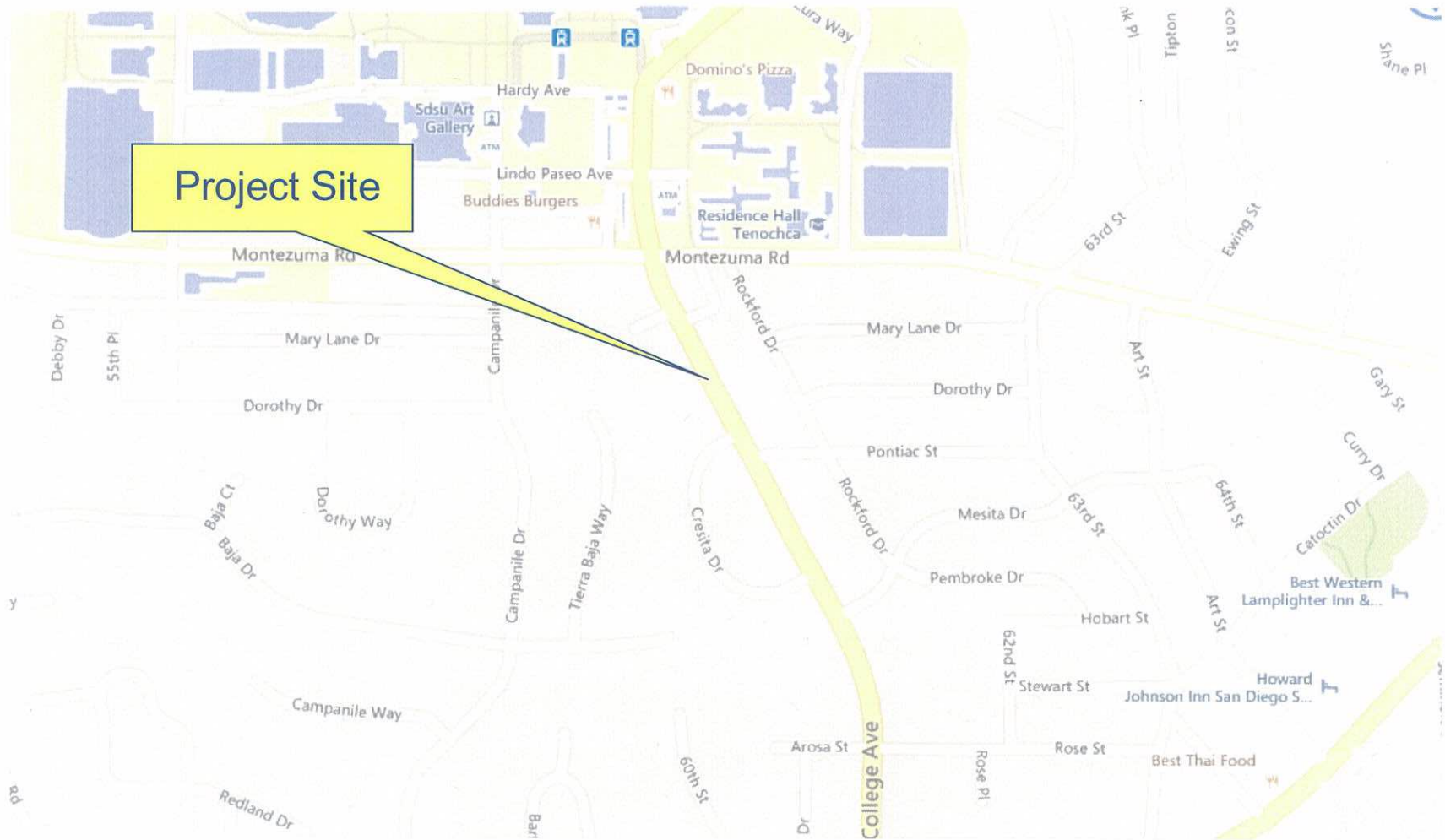
- ① Core Subarea
- ② 55th Street Subarea
- ③ Alvarado Road Subarea
- ④ Lot "A" Subarea
- ⑤ Montezuma School Subarea



REDEVELOPMENT SUBAREAS

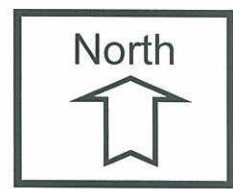
COLLEGE AREA COMMUNITY PLAN
CITY OF SAN DIEGO • PLANNING DEPARTMENT





Project Location Map

COLLEGE AVENUE APARTMENTS – 5030 COLLEGE AVENUE
PROJECT NO. 350930

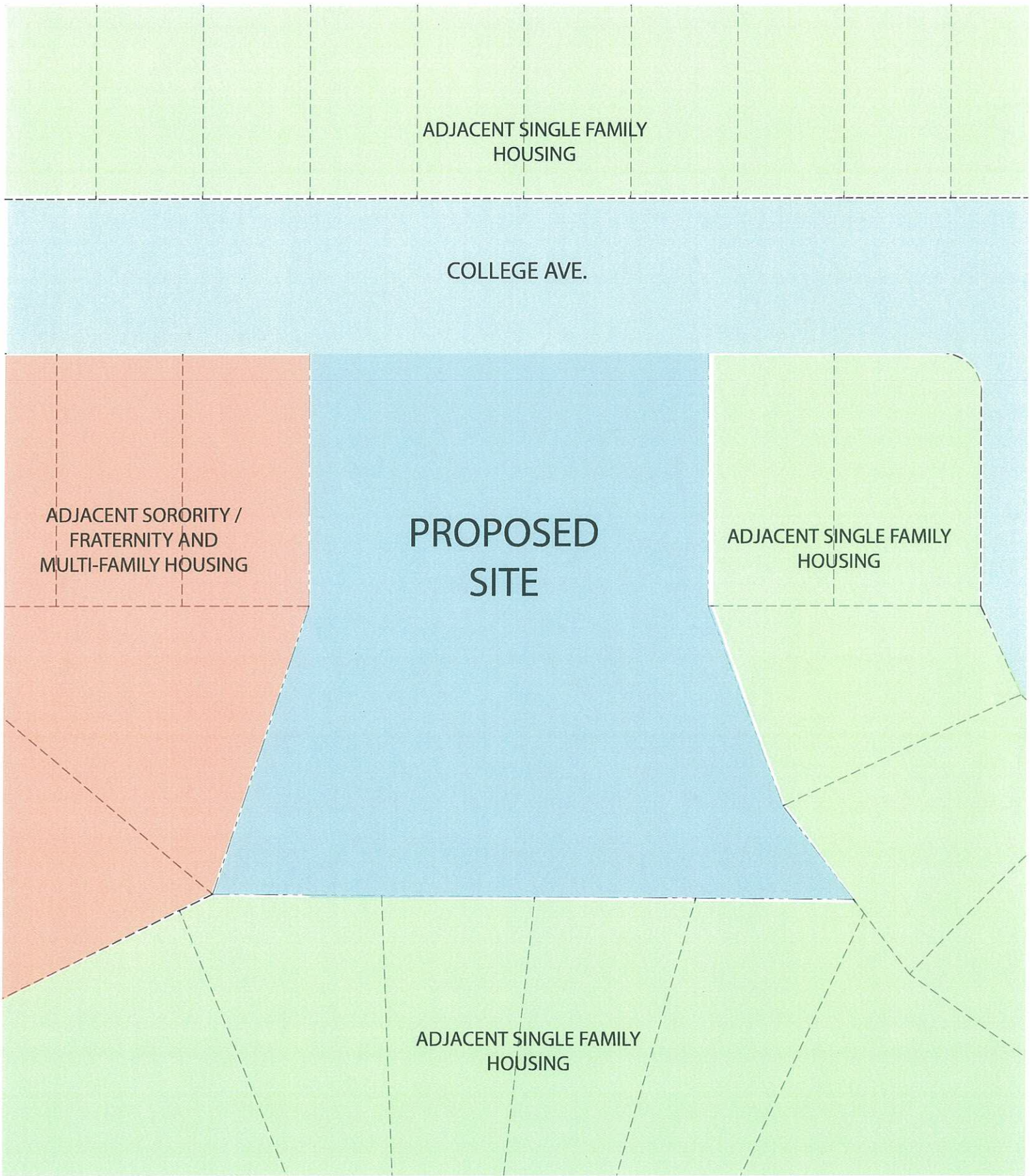




Location Aerial Photo

COLLEGE AVENUE APARTMENTS – 5030 COLLEGE AVENUE
PROJECT NO. 350930





ADJACENT SINGLE FAMILY
HOUSING

COLLEGE AVE.

ADJACENT SORORITY /
FRATERNITY AND
MULTI-FAMILY HOUSING

PROPOSED
SITE

ADJACENT SINGLE FAMILY
HOUSING

ADJACENT SINGLE FAMILY
HOUSING

RESOLUTION NUMBER R-

ADOPTED ON

WHEREAS, on January 8, 2014, Capstone Development Partners, LLC submitted an application to Development Services Department for a Planned Development Permit, Site Development Permit, Neighborhood Development Permit, and Easement Vacation for the College Avenue Apartments Project (Project); and

WHEREAS, on November 15, 2004, the City Council adopted Resolution No. 299841, adopting Mitigated Negative Declaration No. 6036 (MND), a copy of which is on file in the Office of the City Clerk in accordance with the California Environmental Quality Act of 1970 (CEQA)

(Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

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

NOW, THEREFORE,

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

1. That the information contained in Mitigated Negative Declaration No. 6036 along with the Addendum thereto, including any comments received during the public review process, has been reviewed and considered by this Planning Commission prior to making a decision on the Project.
2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the MND for the Project due to new significant environmental effects or a substantial increase in the severity of previously identified environmental effects.

3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the MND or that any significant effects previously examined will be substantially more severe than shown in the MND.
4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.
5. That pursuant to State CEQA Guidelines Section 15164, the Planning Commission adopts Addendum No. 350930 to MND No. 6036 with respect to the Project, a copy of which is on file in the office of the Development Services Department.
6. That pursuant to CEQA Section 21081.6, the Planning Commission adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Planning Commission in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.
7. That Development Services staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: DEVELOPMENT PROJECT MANAGER

By: _____
Sandra Teasley, DEVELOPMENT PROJECT MANAGER

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM****Planned Development Permit/Site Development Permit/Neighborhood Development Permit/Easement Vacation**PROJECT NO. 350930

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Addendum No. 350930 to Mitigation Negative Declaration No. 6036 shall be made conditions of Planned Development Permit/Site Development Permit/Neighborhood Development Permit/Easement Vacation as may be further described below.

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

B. Handling of Fossil Remains

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

C. Curation of fossil remains: Deed of Gift and Acceptance Verification

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

D. Final Monitoring Report(s)

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

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.

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PLANNING COMMISSION RESOLUTION NO. XXX
PLANNED DEVELOPMENT PERMIT NO. 1229240
SITE DEVELOPMENT PERMIT NO. 1491098
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1491096
COLLEGE AVENUE APARTMENTS - PROJECT NO. 350930
[MMRP]

WHEREAS, SDSU FOUNDATION, A CALIFORNIA NOT FOR PROFIT CORPORATION/Owner and CAPSTONE DEVELOPMENT PARTNERS, LLC/Permittee, filed an application with the City of San Diego for a permit to construct a 95-unit apartment development over subterranean parking (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1229240, 1491098, and 1491096) on portions of a 1.51-acre site; and

WHEREAS, the Project site is located at 5030 College Avenue in the RM-3-9 zone, Parking Area Impact Overlay Zone, within the College Community Planning area;

WHEREAS, the Project site is legally described as a portion of Lot 21 of Rancho Mission, Map No. 330; and

WHEREAS, on September 24, 2015, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1228240, Site Development Permit No. 1491098 and Neighborhood Development Permit No. 1491096 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated September 24, 2015:

FINDINGS:

I. PLANNED DEVELOPMENT PERMIT FINDINGS – SECTION 126.0604

1. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN.

The 1.51-acre Project site is located at 5030 College Avenue and is a previously disturbed, vacant site in the College Area community. The Project site is designated as High Density Residential (45 to 75 dwelling units per net residential acre) in the College Area Community Plan (CACP) and is zoned RM-3-9. The Project is located in the Parking Impact Overlay Zone. Based on the CACP, 68 to 113 dwelling units would be allowed on the site. The project proposes to develop a new, 95-unit apartment project, consisting of three and four levels of apartments over subterranean parking. As proposed, the Project implements the land use designation and residential density range recommended by the community plan. The CACP and the Core Subarea of the College Community Redevelopment Project Master Project Plan (MPP) recommend increasing the availability of student housing and vehicular parking spaces in close proximity to

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the San Diego State University (SDSU) campus, as well as the development of a strong pedestrian orientation between new residential and commercial development and the campus environment. The Project meets these recommendations by helping to establish a more residential campus since it seeks to locate additional student residences in close proximity to SDSU and minimize student dispersal into established single family neighborhoods.

The Project site is subject to the Core Sub-Area Design Manual (Design Manual) of the College Community Redevelopment Project and the proposed Project is located within the Residential District of the Core Sub-Area. The four-story project is consistent with the CACP, the MPP and the Design Manual, which recommends as a guideline that building heights be a maximum of four stories along College Avenue south of Montezuma for the Core Sub-Area and the Project is below the maximum structure height of 60 feet required by the underlying zone. The 95-unit project is consistent with the density of development for the Project site specified in the CACP (45-75 dwelling units per acre) and with the density allowed by the existing RM-3-9 zone (up to 110 dwelling units on the 1.51-acre site). Additionally, the Design Manual limits lot coverage to 60 percent. The Project would result in 49 percent lot coverage.

The overall appearance of the new structure will be compatible with the architectural and landscape design treatments of the adjacent neighborhood in scale, materials, color and style and is intended to add to the harmonious diversity of the surrounding aesthetic. The Project incorporates elements of the historical Mission style that is prevalent throughout the community and the SDSU campus. Design characteristics reflective of the Mission style that have been applied to the Project include a shaded arcade and pitched tile roof at the building entry, varying wall planes and roof heights, tower elements clad with simple stucco walls that provide areas of relief, and neutral earth tone colors. Additionally the Project intentionally utilizes architectural elements to reduce bulk and scale and blend into the adjacent hillsides including the use of a building step down at the West, Southwest and Southeast corners, façade treatments and building articulation, and the use of landscape screening elements to further help to create unity among the Project and its neighbors as suggested in the Design Manual.

By providing a thriving residential environment for students located adjacent to SDSU the Project will bring desired density closer to campus and develop a strong pedestrian character so that walking, biking and use of transit is encouraged. Therefore, the Project implements several goals, objectives and recommendations of the CACP and MPP and it will not adversely affect the applicable land use plan.

2. THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.

The Project, including the review of grading, design, utilities, drainage, infrastructure, architecture, landscape and environmental impacts has been designed to conform with the City's codes, policies and regulations whose primary focus is the protection of the public's health, safety and welfare. The conditions of approval for the Project require compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare for those who reside at the site and within the community.

The Project has been designed without balconies/patios, and with an enclosed, inward-facing courtyard and amenity area, strategically located landscaping, increased visibility and

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transparency at the building entrance, increased building and site lighting to avoid dark spots, a single identifiable and secured front entrance and entry reception and desk area, and a locking gate at the parking garage to address potential health, safety and welfare concerns.

Vehicular and pedestrian ingress/egress to the Project would be provided from College Avenue. The Project is required to restripe College Avenue along the Project frontage to include a left turn pocket into the site and a two-way left turn lane along the Project frontage north of the driveway. A single driveway in the southwest portion of the site would provide vehicular entry to the parking garage. Pedestrian access would be provided along College Avenue in the northeast portion of the Project site with direct access from College Avenue. Additionally, emergency fire access would be provided from College Avenue in the northeast corner of the Project site, controlled by removable bollards. Storm drain access for a public storm drain would be provided from the main entry driveway around to the western portion of the Project site per City design standards.

All proposed improvement plans associated with the Project will be reviewed prior to issuance of ministerial permit(s) and inspected during construction to assure the Project will meet or exceed all relevant and applicable building, fire, plumbing, electrical, mechanical codes and specific city regulations governing the development's construction and continued operation to prevent adverse effects to those persons or property in the vicinity of the Project. Therefore the Project will not be detrimental to the public health, safety and welfare.

- 3. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE REGULATIONS OF THE LAND DEVELOPMENT CODE INCLUDING ANY PROPOSED DEVIATIONS PURSUANT TO SECTION 126.0602(B)(1) THAT ARE APPROPRIATE FOR THIS LOCATION AND WILL RESULT IN A MORE DESIRABLE PROJECT THAN WOULD BE ACHIEVED IF DESIGNED IN STRICT CONFORMANCE WITH THE DEVELOPMENT REGULATIONS OF THE APPLICABLE ZONE, AND ANY ALLOWABLE DEVIATIONS THAT ARE OTHERWISE AUTHORIZED PURSUANT TO THE LAND DEVELOPMENT CODE.**

The purpose of the Planned Development Permit (PDP) is to provide flexibility in the application of the development regulations for projects where strict application of the base zone regulations would result in a less desirable project. The intent of the regulations is to accommodate to the greatest extent possible an equitable balance of development types, measures, styles, site constraints, project amenities, public improvements, and community and City benefits. The intent is to encourage imaginative and innovative planning and to assure that the developments achieve the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations.

Deviations shall be permitted only if it is shown that similar situations exist within the surrounding neighborhood, or that the deviations to the regulations are beneficial to the neighborhood because of unique circumstances pertaining to the subject property. The Project is consistent with the general regulations of the RM-3-9 zone. The Project requests a PDP to deviate from the requirement to provide private open space where the San Diego Municipal Code (SDMC) requires 75 percent of the dwelling units provide at least 60 square feet of usable private open space abutting the dwelling unit. The Project is requesting to eliminate the private usable open space abutting the unit and to add the private open space requirement of 4,275 square feet to

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the common open space requirement of 2,375 square feet for a total of 6,973 square feet of common open space.

The elimination of private balconies/patios from each unit will allow the Project to limit potential noise and other nuisance behavior from the Project from reaching adjacent residential development. Consolidating public and private open space in one location allows the Project to provide a larger, inward-facing central courtyard and amenity space that serves all Project residents and encourages interaction among the residents. The common open spaces for passive and recreational activities are being provided within the courtyard and pool deck and other amenity spaces within the Project. Placing the pool, turf area, BBQ areas, study rooms, fitness center, game tables and more within the building and within an enclosed courtyard allows these areas to be monitored and managed by the onsite management team.

Excepting the deviation outlined above, the Project complies with the underlying RM-3-9 zoning requirements as well as the PDP "Criteria for Development Design" provided in Section 143.0410(j). Specifically, the Project relates to the site, the adjacent fraternity and sorority uses, and implements the recommendations of the CACP and the MPP to increase the availability of student housing and vehicular parking spaces in close proximity to the SDSU campus. These plans recommend that development of the property be oriented toward College Avenue which is a four-lane major roadway that serves the larger College Area community. These plans recommend that the development of the property be oriented toward College Avenue, a four-lane public right-of-way that serves the large College Area community. The Project intentionally utilizes architectural elements to reduce bulk and scale and blend into the adjacent hillsides including the use of a building step down at the West, Southwest and Southeast corners, façade treatments and building articulation, and the use of landscape screening elements to further help to create unity among the Project and its neighbors.

The Project implements the design criteria of the MMP and the Core Subarea Design Manual through the inclusion of architectural features to reduce the scale of the structure relative to the single-family homes west of the site. These architectural features include a step-back along the western elevation, articulated and varying rooflines and elements, and exterior façade treatments such as off-setting and varying wall planes, the use of color, and textures. The structure is further softened through the use of landscaping to screen and enhance the Project. The landscape plan includes trees, shrubs, and vines to conceal the lower portions of the Project, create an interesting streetscape, and visual appeal. The overall use of materials and colors are consistent with the Mission style of architect which is an established theme in the larger community and the neighboring San Diego State University.

Given the unique nature of the Project, the provision of enhanced amenities in a public open space that can be monitored and managed by the onsite management team instead of private open space balconies/patios results in a more desirable project for the adjacent community and the onsite residents than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

II. SITE DEVELOPMENT PERMIT FINDINGS - SECTION 126.0504

1. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN.

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The 1.51-acre Project site is located at 5030 College Avenue and is a previously disturbed, vacant site in the College Area community. The Project site is designated as High Density Residential (45 to 75 dwelling units per net residential acre) in the College Area Community Plan (CACP) and is zoned RM-3-9. The Project is located in the Parking Impact Overlay Zone. Based on the CACP, 68 to 113 dwelling units would be allowed on the site. A Site Development Permit is required due to the presence of environmentally sensitive lands in the form of biological resources.

The Project proposes to develop a new, 95-unit apartment project, consisting of three and four levels of apartments over a partially subterranean community space area with two levels of subterranean parking. As proposed, the Project implements the land use designation and residential density range recommended by the community plan. The CACP and the Core Sub-Area of the College Community Redevelopment Project Master Project Plan (MPP) recommend increasing the availability of student housing and vehicular parking spaces in close proximity to the San Diego State University (SDSU) campus, as well as the development of a strong pedestrian orientation between new residential and commercial development and the campus environment. The Project meets these recommendations by helping to establish a more residential campus since it seeks to locate additional student residences in close proximity to SDSU and minimize student dispersal into established family neighborhoods.

The Project site is regulated by the Core Sub-Area Design Manual (Design Manual) of the College Community Redevelopment Project and the proposed Project is located within the Residential District of the Core Sub-Area. The four-story project is consistent with the CACP, the MPP and the Design Manual, which recommends as a guideline that building heights be a maximum of four stories along College Avenue south of Montezuma for the Core Sub-Area and the Project is below the maximum structure height of 60 feet required by the underlying zone. The 95-unit project is consistent with the density of development for the Project site specified in the CACP (45-75 dwelling units per acre) and with the density allowed by the existing RM-3-9 zone (up to 110 dwelling units on the 1.51-acre site). Additionally, the Design Manual limits lot coverage to 60 percent. The Project would result in 49 percent lot coverage.

The overall appearance of the new structure will be compatible with the architectural and landscape design treatments of the adjacent neighborhood in scale, materials, color and style and is intended to add to the harmonious diversity of the surrounding aesthetic. The Project incorporates elements of the historical Mission style that is prevalent throughout the community and the SDSU campus. Design characteristics reflective of the Mission style that have been applied to the Project include a shaded arcade and pitched tile roof at the building entry, varying wall planes and roof heights, tower elements clad with simple stucco walls that provide areas of relief, and neutral earth tone colors. Additionally the Project intentionally utilizes architectural elements to reduce bulk and scale and blend into the adjacent hillsides including the use of a building step down at the West, Southwest and Southeast corners, façade treatments and building articulation, and the use of landscape screening elements to further help to create unity among the Project and its neighbors as suggested in the Design Manual.

By providing a thriving residential environment for students located adjacent to SDSU the Project will bring desired density closer to campus and develop a strong pedestrian character so that walking, biking and use of transit is encouraged. Therefore, the Project implements several goals,

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objectives and recommendations of the CACP and MPP and it will not adversely affect the applicable land use plan.

2. THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.

The Project, including the review of grading, design, utilities, drainage, infrastructure, architecture, landscape and environmental impacts has been designed to conform with the City's codes, policies and regulations whose primary focus is the protection of the public's health, safety and welfare. The conditions of approval for the Project require compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare for those who reside at the site and within the community.

The Project has been designed without balconies/patios, and with an enclosed, inward-facing courtyard and amenity area, strategically located landscaping, increased visibility and transparency at the building entrance, increased building and site lighting to avoid dark spots, a single identifiable and secured front entrance and entry reception and desk area, and a locking gate at the parking garage to address potential health, safety and welfare concerns.

Vehicular and pedestrian ingress/egress to the Project would be provided from College Avenue. The Project is required to restripe College Avenue along the Project frontage to include a left turn pocket into the site and a two-way left turn lane along the Project frontage north of the driveway. A single driveway in the southwest portion of the site would provide vehicular entry to the parking garage. Pedestrian access would be provided along College Avenue in the northeast portion of the Project site with direct access from College Avenue. Additionally, emergency fire access would be provided from College Avenue in the northeast corner of the Project site, controlled by removable bollards. Storm drain access for a public storm drain would be provided from the main entry driveway around to the western portion of the Project site per City design standards.

All proposed improvement plans associated with the Project will be reviewed prior to issuance of ministerial permit(s) and inspected during construction to assure the Project will meet or exceed all relevant and applicable building, fire, plumbing, electrical, mechanical codes and specific city regulations governing the development's construction and continued operation to prevent adverse effects to those persons or property in the vicinity of the Project. Therefore the Project will not be detrimental to the public health, safety and welfare.

3. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE REGULATIONS OF THE LAND DEVELOPMENT CODE INCLUDING ANY PROPOSED DEVIATIONS PURSUANT TO THE LAND DEVELOPMENT CODE.

The 1.51-acre Project site is located at 5030 College Avenue and is a previously disturbed, vacant site in the College Area community. A Site Development Permit is required due to the presence of biological resources. The Project proposes to develop a new, 95-unit apartment project, consisting of three and four levels of apartments over subterranean parking.

The previously approved Sorority Row Project No. 6036 required a Mitigated Negative Declaration for potential impacts to paleontological and biological resources. Mitigation for

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potential impacts to biological resources required either the purchase of credits in an off-site land bank or payment into the City's Habitat Acquisition Fund. Payment was made as part of the Sorority Row Project, thereby satisfying the mitigation measure. As the Sorority Row Project was not developed, habitat currently remains on site. An updated biology survey has been conducted for the current Project which concluded that the amount of Diegan coastal sage scrub and non-native grassland has decreased and the amount of disturbed habitat has increased. Since the site still contains environmentally sensitive lands, a Site Development Permit is included in the Project approvals.

The development requests a Planned Development Permit (PDP) to deviate from the requirement to provide private open space. No deviations are requested to the environmentally sensitive lands regulations. Therefore, the Project will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

III. SITE DEVELOPMENT PERMIT FINDINGS – SUPPLEMENTAL ENVIRONMENTALLY SENSITIVE LANDS – SDMC SECTION 126.0504(B)

1. **THE SITE IS PHYSICALLY SUITABLE FOR THE DESIGN AND SITING OF THE PROPOSED DEVELOPMENT AND THE DEVELOPMENT WILL RESULT IN MINIMUM DISTURBANCE TO ENVIRONMENTALLY SENSITIVE LANDS.**

The previously approved Sorority Row Project No. 6036 required a Mitigated Negative Declaration for potential impacts to paleontological and biological resources. The biological survey completed for the Mitigated Negative Declaration determined that there was 0.10 acre of Tier II Diegan coastal sage scrub and 1.24 acres of Tier IIIB non-native grassland. An updated biological survey completed for the Addendum determined that the same vegetation types exist onsite, but today there is 0.09 acre of Tier II Diegan coastal sage scrub and 1.04 acres of Tier IIIB non-native grassland.

Mitigation for potential impacts to biological resources required the purchase of credits in either an off-site land bank or payment into the City's Habitat Acquisition Fund. Payment was made as part of the Sorority Row Project, thereby satisfying the mitigation measure. As the Sorority Row Project was not developed, habitat currently remains on site. An updated biology survey has been conducted for the current Project, which concluded that the amount of Diegan coastal sage scrub and non-native grassland has decreased and the amount of disturbed habitat has increased. Since the site still contains environmentally sensitive lands, a Site Development Permit is included in the Project approvals.

The required mitigation has been implemented to ensure that sensitive wildlife and plants are not adversely impacted directly or indirectly by the Project. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimal disturbance to environmentally sensitive lands.

2. **THE PROPOSED DEVELOPMENT WILL MINIMIZE THE ALTERATION OF NATURAL LAND FORMS AND WILL NOT RESULT IN UNDUE RISK FROM GEOLOGIC AND EROSIONAL FORCES, FLOOD HAZARDS, OR FIRE HAZARDS.**

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The Projects plans call for the construction of a new residential building. The Project does not increase the risk of exposure to geological hazards such as earthquakes, landslides, mudslides, ground failure or similar hazards. Exposure of soils to significant erosion hazards will not occur. The implementation of the Project will not increase erosion of soils due to wind or water, and impacts associated with soils are not significant. The Project will be stepped to retain the integrity of the slope and the amount of grading will be the minimum necessary for the proposed development. Proper engineering design of the proposed structure will ensure that the potential for geological impacts would be insignificant and no mitigation would be required. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. THE PROPOSED DEVELOPMENT WILL BE SITED AND DESIGNED TO PREVENT ADVERSE IMPACTS ON ANY ADJACENT ENVIRONMENTALLY SENSITIVE LANDS.

The Project site is not within or adjacent to the City's Multi-Habitat Planning Area nor adjacent to environmentally sensitive lands and, no narrow endemic species exist on-site. Therefore, the proposed development will be sited to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. THE PROPOSED DEVELOPMENT WILL BE CONSISTENT WITH THE CITY OF SAN DIEGO'S MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP) SUBAREA PLAN.

The Project site is not within or adjacent to the City's Multi-Habitat Planning Area and no narrow endemic species exist on-site. Therefore, the proposed development will be consistent with the City's Multiple Species Conservation Program Subarea Plan.

5. THE PROPOSED DEVELOPMENT WILL NOT CONTRIBUTE TO THE EROSION OF PUBLIC BEACHES OR ADVERSELY IMPACT LOCAL SHORELINE SAND SUPPLY.

The Project site is not located within the coastal overlay zone and is not near any public beaches or the local shoreline. The Project includes Best Management Practices (BMPs) suitable for the site in compliance with local and state regulations to ensure downstream hydrology is not significantly affected. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. THE NATURE AND EXTENT OF MITIGATION REQUIRED AS A CONDITION OF THE PERMIT IS REASONABLY RELATED TO, AND CALCULATED TO ALLEVIATE, NEGATIVE IMPACTS CREATED BY THE PROPOSED DEVELOPMENT.

The previously approved Sorority Row Project No. 6036 required a Mitigated Negative Declaration for potential impacts to paleontological and biological resources. Mitigation for potential impacts to biological resources required either the purchase of credits in an off-site land bank or payment into the City's Habitat Acquisition Fund. Payment was made as part of the Sorority Row Project, thereby satisfying the mitigation measure. As the Sorority Row Project was not developed, habitat currently remains on site. An updated biology survey has been

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conducted for the current Project which concluded that the amount of Diegan coastal sage scrub and non-native grassland has decreased and the amount of disturbed habitat has increased. Since the site still contains environmentally sensitive lands, a Site Development Permit is included in the Project approvals.

The Project site is underlain by the Mission Valley geologic formation which has produced very rare marine fossils and has been assigned a high resource potential for fossils. The Project requires excavating approximately 21,200 cubic yards of soil at a maximum depth of 31.1 feet which exceeds the City's thresholds of significations for potential impacts to paleontological resources. Therefore, the Project would be required to implement the mitigation measure for potential impacts to paleontological resources included in the original Mitigation Monitoring and Reporting Program for MND No. 6036. This mitigation measure has been incorporated into the Addendum No. 350930.

Therefore, the proposed mitigation is reasonably related to and appropriately calculated to alleviate any impacts created by the proposed development.

IV. NEIGHBORHOOD DEVELOPMENT PERMIT FINDINGS - SECTION 126.0404

1. **THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN.**

The 1.51-acre Project site is located at 5030 College Avenue and is a previously disturbed, vacant site in the College Area community. The Project requires a Neighborhood Development Permit to allow 150 of the required 236 parking spaces to count as two spaces, where the site is not located within the Tandem Parking Overlay Zone. The Project site is designated as High Density Residential (45 to 75 dwelling units per net residential acre) in the College Area Community Plan (CACP) and is zoned RM-3-9. The Project is located in the Parking Impact Overlay Zone. Based on the CACP, 68 to 113 dwelling units would be allowed on the site. The Project proposes to develop a new, 95-unit apartment project, consisting of three and four levels of apartments over subterranean parking.

The Project site is subject to the Core Sub-Area Design Manual (Design Manual) of the College Community Redevelopment Project and the proposed Project is located within the Residential District of the Core Sub-Area. The four-story project is consistent with the CACP, the College Community Redevelopment Project Master Project Plan (MPP) and the Design Manual, which recommends as a guideline that building heights be a maximum of four stories along College Avenue south of Montezuma for the Core Sub-Area and the Project is below the maximum structure height of 60 feet required by the underlying zone. The 95-unit project is consistent with the density of development for the Project site specified in the CACP (45-75 dwelling units per acre) and with the density allowed by the existing RM-3-9 zone (up to 110 dwelling units on the 1.51-acre site). Additionally, the Design Manual limits lot coverage to 60 percent. The Project would result in 49 percent lot coverage.

The CACP does not provide specific recommendations pertaining to the use of tandem parking on the proposed Project site, nor does it preclude the use of tandem parking. In providing tandem parking, the Project is able to facilitate consistency with the CACP by bringing needed density to

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the Core Subarea, increasing the supply of available parking near the SDSU campus and by reducing the impact to on-street parking in the surrounding neighborhood.

By providing a thriving student living environment adjacent to SDSU, the Project will bring desired density closer to campus and develop a strong pedestrian character so that walking, biking and the use of transit is encouraged. Therefore, the Project implements several relevant goals, objectives, and recommendations of the CACP and MPP and it will not adversely affect the applicable land use plan.

2. THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.

The Project, including the review of grading, design, utilities, drainage, infrastructure, architecture, landscape, and environmental impacts has been designed to conform with the City's codes, policies, and regulations whose primary focus is the protection of the public's health, safety and welfare. The conditions of approval for the Project require compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare for those who reside at the site and within the community.

As identified in the CACP and MPP, the provision of much needed student housing will have a positive effect on the neighborhood by increasing the availability of student residences and vehicular parking spaces in close proximity to the campus and reducing the impact of students residing in and disrupting the single family neighborhoods of the College Area Community. The Project complies with the Land Development Code for required parking in a Parking Impact Overlay Zone by providing 237 off-street, subterranean parking spaces, 16 motorcycle parking spaces, and 91 bicycle parking spaces with secure bicycle storage within the parking garage. Tandem parking for the Project will comply with the specific conditions outlined in SDMC 132.0905(b), (c), and (d), in that at least one of the two parking spaces shall be within a completely enclosed structure, both of the tandem spaces shall be assigned to the same dwelling unit and the use restrictions shall be enforced by the owner's assigned representative on the premises.

Tandem parking is an important option that can help reduce housing costs and allow for better development when incorporated with consideration to the neighborhood context. In providing tandem parking, this Project is able to facilitate consistency with the CACP and the MPP by bringing density to the Core Sub-Area, increasing the supply of available parking near the SDSU campus and reducing the impact to on-street parking in the surrounding neighborhood. The Project's proximity (0.3 miles) to SDSU and the SDSU Transit Center encourages an active student-oriented pedestrian environment with less vehicular usage.

All proposed improvement plans associated with the Project will be reviewed prior to issuance of ministerial permit(s) and inspected during construction to assure the Project will meet or exceed all relevant and applicable building, fire, plumbing, electrical, mechanical codes and specific city regulations governing the development's construction and continued operation to prevent adverse effects to those persons or property in the vicinity of the Project. Therefore the Project will not be detrimental to the public health, safety and welfare.

ATTACHMENT 6

3. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE REGULATIONS OF THE LAND DEVELOPMENT CODE INCLUDING ANY PROPOSED DEVIATIONS PURSUANT TO THE LAND DEVELOPMENT CODE.

The Project proposes to provide tandem parking where the Project site is not located within the Tandem Parking Overlay Zone through the approval of a Neighborhood Development Permit. The Project complies with the parking requirement of the underlying zone by providing 237 off-street, subterranean parking spaces. The Project is requesting to provide 150 of the total off-street parking space requirement within tandem parking spaces. Tandem parking for the Project will comply with the specific conditions outlined in Land Development Code section 132.0905(b), (c), and (d), in that at least one of the two parking spaces shall be within a completely enclosed structure, both of the tandem spaces shall be assigned to the same dwelling unit and the use restrictions shall be enforced by the owner's assigned representative on the premises.

Tandem parking is an important option that can help reduce housing costs and allow for better development when incorporated with consideration to the neighborhood context. In providing tandem parking, this Project is able to facilitate consistency CACP and the MPP by bringing density to the Core Sub-Area, increasing the supply of available parking near the SDSU campus and reducing the impact to on-street parking in the surrounding neighborhood. The Project's proximity (0.3 miles) to SDSU and the SDSU Transit Center encourages an active student-oriented pedestrian environment with less vehicular usage.

No deviations are requested to the parking requirements. Therefore, the Project will comply with the applicable regulations of the Land Development Code, including any proposed deviations pursuant to the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1229240, Site Development Permit No. 1491098 and Neighborhood Development Permit No. 1491096, is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1229240, 1491098, and 1491096, a copy of which is attached hereto and made a part hereof.

Sandra Teasley
Development Project Manager
Development Services

Adopted on: September 24, 2015

SAP 24004264

PLANNING COMMISSION RESOLUTION NO.
RESOLUTION NUMBER _____
DATE OF FINAL PASSAGE SEPTEMBER 24, 2015

VACATION OF A SEWER AND STORM DRAIN EASEMENT
LOCATED AT 5030 COLLEGE AVENUE, SAN DIEGO,
CALIFORNIA EASEMENT VACATION NO. 1491103 –
PROJECT NO. 350930.

WHEREAS, California Streets and Highways Code section 8320 *et seq.* and San Diego Municipal Code section 125.1001 *et seq.* provide a procedure for the vacation of public service easements by resolution; and

WHEREAS, Chad Izmirian, an individual (“Applicant”), acting on behalf of Capstone Development Partners, LLC, filed an application to vacate an 8-foot wide sewer and storm drain easement that was recorded and dedicated to the City of San Diego under deed Recorded November 6, 1956 Document No. 158844, Book 6335, Page 326, O.R., Approval No. 1491103 (“Easement Vacation No. 1491103”); and

WHEREAS, the matter was set for public hearing on September 24, 2015, testimony having been heard, evidence having been submitted, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego, that with respect to Sewer and Storm Drain Easement Vacation No. 1491103, the Planning Commission finds that:

- (a) **There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.**

The 1.51-acre project site is located at 5030 College Avenue and is a previously disturbed, vacant site in the College Area community. The existing sewer and storm drain easement is located through the center of the project site, running in an east-west direction. The sewer facilities have previously been relocated out of the

easement (new easement previously dedicated and facility constructed). The storm drain system within the existing easement is proposed to be abandoned in place and re-routed along the southern portion of the property. As conditioned by this Resolution, prior to recordation of the Vacation, a new storm drain easement will be dedicated and new facilities constructed to replace the existing facility. Therefore, upon dedication of the new storm drain easement, construction of the new storm drain facility within the easement, termination of the existing storm drain facilities, and recordation of the Vacation to vacate the easement in its entirety, there will be no present or prospective use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

- (b) **The public will benefit from the action through improved utilization of the land made available by the vacation.**

The 1.51-acre project site is located at 5030 College Avenue and is a previously disturbed, vacant site in the College Area community. The existing sewer and storm drain easement is located through the center of the project site, running in an east-west direction. The project proposes to vacate the easement in its entirety. The public will benefit from the vacation through the improved utilization of the land as the site may be developed with a residential use anticipated in both the Community Plan and the Core Sub-Area of the College Community Redevelopment Project Master Project Plan. Therefore, the public will benefit from the abandonment through improved utilization of the land made available by the Vacation.

- (c) **The vacation is consistent with any applicable land use plan.**

The 1.51-acre project site is located at 5030 College Avenue and is a previously disturbed, vacant site in the College Area community. The existing sewer and storm drain easement is located through the center of the project site, running in an east-west direction. The site is within the College Area Community Plan which designates the site for High Density Residential development at a density range of 45-75 dwelling units per acre, and within the Core Sub-Area of the College Community Redevelopment Project Master Project Plan. Both documents identify the site for residential development. The Community Plan does not contain specific guidelines regarding the vacation of easements. As the proposed Vacation would facilitate the construction of a residential development anticipated in the land use plans, the Vacation is consistent with the applicable land use plan.

- (d) **The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired, no longer exists.**

The 1.51-acre project site is located at 5030 College Avenue and is a previously disturbed, vacant site in the College Area community. The existing sewer and storm drain easement is located through the center of the project site, running in an east-west direction. The sewer facilities have previously been relocated out of the

easement (new easement previously dedicated and facility constructed). The storm drain system within the existing easement is proposed. As conditioned by this Resolution, prior to recordation of the Vacation, a new storm drain easement will be dedicated and new storm drain facilities constructed to replace the existing facility. Therefore, upon dedication of the new storm drain easement, construction of the new storm drain facility within the easement, termination of the existing storm drain facilities, and recordation of the Vacation to vacate the easement in its entirety, the public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the Vacation or the purpose for which the easement was acquired will no longer exist.

BE IT FURTHER RESOLVED, that the sewer and storm drain easement located within the property at 3050 College Avenue in Portion of Lot 21 of Rancho Mission Map No. 330, in connection with Planned Development Permit No. 1229240, Site Development Permit No. 1491098 and Neighborhood Development Permit No. 1491096, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 38886, marked as Exhibit "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated, subject to the following conditions:

1. Prior to recordation of Easement Vacation, a new easement must be granted to the City of San Diego to the satisfaction of the City Engineer.
2. Prior to recordation of the Easement Vacation, all existing facilities within the proposed vacation must be removed or abandoned and new facilities must be installed and operational to the satisfaction of the City Engineer.
3. Prior to recordation of the Easement Vacation, new facilities must be installed and operational in a new sewer and/or storm drain easement, to the satisfaction of the City Engineer.

In the event these conditions are not completed within three years following the adoption of this resolution, then this resolution shall become void and be of no further force or effect.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the office of the County Recorder.

Sandra Teasley
Development Project Manager
Development Services

Adopted on: September 24, 2015

RECORDING REQUESTED

BY

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

WHEN RECORDED MAIL

TO

**PROJECT MANAGEMENT
MAIL STATION 501**

SPACE ABOVE THIS LINE FOR

RECORDER'S USE

INTERNAL ORDER NUMBER: 24004264

PLANNED DEVELOPMENT PERMIT NO. 1229240
SITE DEVELOPMENT PERMIT NO. 1491098
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1491096
COLLEGE AVENUE APARTMENTS - PROJECT NO. 350930
PLANNING COMMISSION

This Planned Development Permit No. 1229240, Site Development Permit No. 1491098 and Neighborhood Development Permit No. 1491096 is granted by the Planning Commission of the City of San Diego to SDSU FOUNDATION, A CALIFORNIA NOT FOR PROFIT CORPORATION/Owner and CAPSTONE DEVELOPMENT PARTNERS, LLC/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0601, 126.0501 and 126.0201. The 1.51-acre site is located at 5030 College Avenue in the RM-3-9 zone, Parking Area Impact Overlay Zone, FAA Part 77 Notification Area within the College Community Planning area. The project site is legally described as a portion of Lot 21 of Rancho Mission, Map No. 330.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to construct 95-unit apartment development over subterranean parking, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 24, 2015, on file in the Development Services Department.

The project shall include the following:

- a. The construction of 95 apartment units totally 217,711 square feet containing 1, 2, 3 and 4-bedroom units over subterranean parking;

ATTACHMENT 8

- b. A Planned Development Permit for one deviation to the private open space requirement where the project will not provide 60 square feet of open space for 75 percent of the units and instead add the square footage to the common open space for a total of 6,793 square feet of common open space;
- c. A Planned Development Permit for a Phased Project Redevelopment Permit pursuant to the College Community Redevelopment Project Master Project Plan;
- d. A Neighborhood Development Permit to allow 150 tandem parking spaces to count as two spaces, where the site is not located within the Tandem Parking Overlay Zone.
- e. Landscaping (planting, irrigation and landscape related improvements);
- f. Off-street parking;
- g. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by _____.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

ATTACHMENT 8

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.

ENVIRONMENTAL REQUIREMENTS:

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

12. The mitigation measures specified in the MMRP and outlined in Addendum No. 350930 to Mitigated Negative Declaration No. 6036, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified Addendum No. 350930 to Mitigated Negative Declaration No. 6036, 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 Paleontology.

TRANSPORTATION REQUIREMENTS:

14. Prior to the issuance of the first construction permit, the Owner/Permittee shall dedicate 5 feet of right-of-way along the entire project frontage on College Avenue to achieve a 10 foot parkway between the curb and the property line, satisfactory to the City Engineer.

15. Prior to the issuance of the first construction permit, the Owner/Permittee shall grant an irrevocable offer of dedication for an additional 10 feet in to achieve a center line to property line dimension of 55 feet along College Avenue satisfactory to the City Engineer.

16. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction of two driveways onto College Avenue: a 20 foot wide driveway on the south side of the property to serve the project traffic and a 15 foot wide driveway on the north side of the property to serve as an emergency access only (closed to traffic with removable bollards), to the satisfaction of the City Engineer.

17. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond construction of a minimum 5 foot wide noncontiguous sidewalk on the west side of College Avenue adjacent to the project site and transition to the adjacent properties to the satisfaction of the City Engineer. Improvement shall be completed and accepted by the City Engineer prior to issuance of the first Certificate of Occupancy.

18. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond restriping of College Avenue to provide a left turn pocket into the project driveway with appropriate transitions to the north and south per the Conceptual Striping Plan (Figure 7) in the March 25, 2015 memo by Fehr & Peers Engineers, made part of Exhibit "A", to the satisfaction of the City Engineer. Improvement shall be completed and accepted by the City Engineer prior to issuance of the first Certificate of Occupancy.

19. Prior to the issuance of any construction permit, the Owner/Permittee shall insure installation of red curb (no parking) on the west side of College Avenue from the northern project boundary to the northern intersection of Cresita Drive to the satisfaction of the City Engineer by permit and bond, as part of their public improvements, both to provide sight distance and to allow Fire Department aerial access to the site. Installation of red curb shall be completed prior to issuance of the first Certificate of Occupancy.

20. A minimum of 236 automobile parking spaces (237 provided) including 1 van accessible, 6 accessible, 10 motorcycle parking spaces (16 provided), 57 bicycle parking spaces (91 provided) and one loading space shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". Further, all parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate decision maker.

ENGINEERING REQUIREMENTS:

21. Prior to the issuance of any building permit, the Owner/Permittee shall vacate the existing drainage easement crossing the project site, satisfactory to the City Engineer.

22. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement for the private brow ditch that will encroached into the City's easement, satisfactory to the City Engineer.

23. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a new public drainage system as shown on the approved Exhibit "A," satisfactory to the City Engineer.

24. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.

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

26. Prior to the issuance of any construction permit, the Water Quality Technical Report will be subject to final review and approval by the City Engineer.

27. The drainage system for this project will be subject to approval by the City Engineer.
28. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
29. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-00090DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2007-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
30. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

LANDSCAPE REQUIREMENTS:

31. Prior to issuance of a grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.
32. In the event that a foundation only permit is requested, the Owner/Permittee shall submit a site plan or staking layout plan identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area."
33. Prior to issuance of any building permit, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by hardscape and utilities.
34. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit a water budget in accordance with the Water Conservation Requirements per SDMC 142.0413, Table 142-04I, to be included with the construction documents. An irrigation audit

shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operate as approved by the Development Services Department.

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

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

AFFORDABLE HOUSING REQUIREMENTS:

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

PLANNING/DESIGN REQUIREMENTS:

38. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations.

39. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

40. A topographical survey conforming to the provisions of the Municipal/Land Development Code 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 regulations of the underlying zone. The cost of any such survey shall be borne by the permittee.

41. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

42. Prior to the issuance of any engineering permit the Owner/Permittee is required to make a one-time payment to the City in the amount of \$239,000.00 for sewer upgrades in the project area.
43. Prior to the issuance of a Certificate of Occupancy, the Owner/Permittee shall assure by permit and bond the design and construction of all proposed water and sewer service(s), the disconnection at the water main of any existing unused water service(s), and the abandonment at the property line of any existing unused sewer services in a manner satisfactory to the Public Utilities Director and the City Engineer.
44. Prior to the issuance of any building permits, the Owner/Permittee shall construct , and obtain operational acceptance of, all new water and sewer facilities deemed necessary to serve this development by the Public Utilities Department.
45. Prior to the issuance of any building occupancy permit, the Owner/Permittee shall construct and obtain operational acceptance of, all new public water and sewer facilities required by the Public Utilities Department as described and identified on the approved exhibits [Exhibit "A"] associated with this Permit.
46. Prior to the issuance of any ministerial permits, the Owner/Permittee is required to record (in a manner satisfactory to the Public Utilities Director and the City Engineer) the following documents:
- a. A sewer access easement to ensure that operational access is maintained from College Avenue through the property to the existing canyon access path serving the public sewer facilities located in Baja Canyon just to the south of the south-west corner of the property.
 - b. A sewer easement for the new on-site public sewer manhole required to properly terminate the existing public sewer main and connect the proposed private sewer lateral to the public sewer system.
 - c. A sewer access easement to ensure operational access to the new public sewer manhole and associated public sewer easement.
47. All proposed public water and sewer facilities must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines, City regulations, and standards and practices pertaining thereto.
48. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

49. No tree or shrub expected to exceed three (3) feet in height at maturity shall be planted or retained within five (5) feet of any public water facility, or within ten (10) feet of any public sewer facility.

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 September 24, 2015.

Permit Type/PTS Approval Nos. 1229240, 1491098, 1491096:
Date of Approval: September 24, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

SANDRA TEASLEY
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.

SDSU FOUNDATION, A CALIFORNIA NOT FOR PROFIT CORPORATION
Owner

By _____
Owner

**NOTE: Notary acknowledgments
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.

CAPSTONE DEVELOPMENT PARTNERS, LLC
Permittee

By _____
Permittee

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



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

Community Planning Committee Distribution Form Part 2

Project Name: College Ave Apt		Project Number: 350930	Distribution Date: 1/8/2013
Project Scope/Location: COLLEGE AREA Planned Development Permit and Site Development Permit (Process 4) to construct two five story buildings with 102 residential apartments, over 2- stories of underground parking with deviations to front & side yard setbacks. The 1.51-acre lot is located at 5030 College Ave in the RM-3-9 Zone, Environmentally Sensitive Lands (steep slopes), AIA (Montgomery Field), and Parking Impact Overlay within the College Area Community Plan. Council District 9. Notice Card=1.			
Applicant Name: Hansen, Brian		Applicant Phone Number: (619) 233-6777	
Project Manager: Teasley, Sandra Sokolowski, Michelle	Phone Number: (619) 446-5271 (619) 446-5276	Fax Number: (619) 446-5245	E-mail Address: steasley@sandiego.gov msokolowski@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Deny	Members Yes 15	Members No 3	Members Abstain 0
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: Rhea Kuhlman		TITLE: Vice Chair	
SIGNATURE: Rhea Kuhlman		DATE: 7/1/15	
Attach Additional Pages If Necessary. See attached		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			

Project #350930
5030 College Ave
Project Review Meeting Report to CACPB meeting of 10 June

The College Area Community Planning Board recommends denial of a Planned Development Permit, Site Development Permit, and Neighborhood Development Permit for this proposed project for the following reasons:

The CACPB cannot make the findings required by **§126.0404, § 126.0504, or § 126.0604 of the Land Development Code** because:

- 1) The proposed development will adversely affect the applicable land use plan, by removing the opportunity for open space and park area in a location where it is specified for in the College Area Community Plan.
- 2) The proposed development will be detrimental to the public welfare, by offering grossly inadequate parking, with almost 2/3rds of spaces designed as tandem, which will thereby cause residents to park their cars on adjacent Cresita Drive, and will deny on-street parking for residents of the single family homes.
- 3) The proposed deviations for tandem parking are not appropriate for this location because of the lack of available on-street parking in this Parking Impact Overlay Zone, and will not result in a more desirable project than would be achieved in strict conformance with the development regulations of the applicable zone. (This project is not in the area approved for tandem parking.) Generally, the need for 2/3 tandem parking reflects the attempt to cram too many units into an inappropriate site.
- 4) The site is not physically suitable for the design and siting of the proposed development, due to questionable resolution of drainage issues (connection of 30" private storm drain to 18" public storm drain) and the resulting unacceptable visual impacts for residents of Tierra Baja Drive and Cresita Drive. Additionally, the project proposes structures of incompatible bulk and scale with surrounding single family development, and exceeds City height guidelines for this location.
- 5) The proposed project will result in significant and unmitigated impacts to Land Use because it does not comply with the necessary findings for compatibility with the surrounding single-family residential uses.
- 6) The proposed project will result in significant and unmitigated impacts to Visual Resources because it proposes to construct structures that are of incompatible

bulk and scale with surrounding single family development. (Structure height exceeds City guidelines for this location.) And it will result in the denial of sunshine to residents adjacent to the project.

- 7) The proposed project will result in significant and unmitigated impacts to Traffic, especially in the cumulative setting because the intersection of College Avenue and Montezuma Road have already been found to fail to serve the needs of City residents due to new construction by San Diego State University at that location.

Other points to be noted include:

The applicant originally proposed 102 units with 368 beds. The current and newly revised proposal is for 95 units with 366 beds. This results in 7% fewer units but only ½ of one percent fewer beds. By reducing the number of units, the applicant reduces the number of required parking spaces by almost seven percent (from 252 to 235) and reduces the amount of required on-site open space, and reduces the development impact fees they by almost \$100,000, with negligible reduction in the number of residents or neighborhood impact.

The project is presented as a private apartment development but is in fact a dormitory, as described in San Diego Municipal Code section 141.0304. That is, it is a facility designed for use as a residence for students enrolled at an institution of higher learning, and is officially recognized by San Diego State University, as evidenced by these facts:

1. It is on SDSU Foundation land which will revert to San Diego State in 50 years, or when purchased by SDSU.
2. Existence of a contract with option to purchase by SDSU after 10 years.
3. To be policed by SDSU Police Department rather than City of San Diego Police Dept., under contract with SDSU.
4. SDSU student resident manager to reside on premises
5. To be operated in accordance with SDSU dormitory standards and policies

Despite evidence that this project will in fact be a dormitory, the project is not being built to dormitory standards, which require, per SDMC 141.0304:

1. One parking space per student, or
2. A parking agreement between the college or university with which the facility is affiliated and the applicant, which will allow the applicant to use college or university parking facilities to meet the parking requirement.

Therefore, project should either be reduced to 237 beds, or applicant should increase the amount of parking to accommodate the 366 projected residents.

Finally, it is noted that a far less intrusive dormitory project was approved for this site, but was never built. This fact further indicates that the current project is too intensive for the site.

The city codes cited above are attached below:

§126.0404 Findings for Neighborhood Development Permit Approval

A Neighborhood Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in Section 126.0404(a) and the supplemental findings in Section 126.0404(b) through (e) that are applicable to the proposed development as specified in this section.

(a) Findings for all Neighborhood Development Permits

- (1) 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; and
- (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.

(b) Supplemental Findings--Environmentally Sensitive Lands

A Neighborhood Development Permit required in accordance with Section 143.0110 because of potential impacts to environmentally sensitive lands may be approved or conditionally approved only if the decision maker makes the following supplemental findings in addition to the findings in Section 126.0404(a):

- (1) The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;
- (2) The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;

§126.0504 Findings for Site Development Permit Approval

A Site Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in Section 126.0504(a) and the supplemental findings in Section 126.0504(b) through (o) that are applicable to the proposed development as specified in this section.

(a) Findings for all Site Development Permits

- (1) 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; and
- (3) The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

§126.0604 Findings for Planned Development Approval

A Planned Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in Section 126.0604(a) and the supplemental findings in Section 126.0604(b) that are applicable to the proposed development as specified in this section.

(a) Findings for all Planned Development Permits

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

§141.0304 Fraternity Houses, Sorority Houses, and Student Dormitories

Fraternity houses, sorority houses, and student dormitories are facilities that are designed or used as a residence for students enrolled at an institution of higher learning. Fraternity houses, sorority houses, and student dormitories may be permitted with a Conditional Use Permit decided in accordance with Process Three in the zones indicated with a "C" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

(a) Fraternity houses, sorority houses, and student dormitories may be permitted only in the following locations:

(1) Within an area specifically designated for these facilities by the applicable *land use plan*, or

Ch. Art. Div.

14 1 3 6

San Diego Municipal Code Chapter 14: General Regulations

(6-2015)

(2) When the applicable *land use plan* does not contain a designated area, such facilities may be located within a 1-mile radius of the boundary of a college or university campus, in any of the following zones: RM-3-7, RM-3-8, RM-3-9, RM-4-10, and RM-4-11.

(b) If the facility is not located on a college or university campus, off-street parking shall be provided as follows:

(1) At a rate of 1 parking space for each resident, or

(2) Through a parking agreement between the college or university with which the facility is affiliated and the *applicant*, which will allow the *applicant* to use college or university parking facilities to meet the parking requirement.

(c) A resident manager is required to live on the *premises*.

(d) The facility must be officially recognized by the college or university.

(e) The frequency and duration of organized outdoor activities and social events shall be limited as needed to minimize adverse impacts on neighboring *development*.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)

**College Avenue Apartments
Response to Community Group's concerns**

1. Removes the opportunity for open space and park area at this location

The project site is designated as High Density Residential (45 to 75 dwelling units per net residential acre) in the College Area Community Plan (CACP) and is zoned RM-3-9. Based on the CACP, 68 to 113 dwelling units would be allowed on the site. Therefore, the College Avenue Apartments project is consistent with the primary land use designation for the site.

The project site is subject to the Core Sub-Area Design Manual (Design Manual) of the College Community Redevelopment Project and the proposed project is located within the Residential District of the Core Sub-Area. With regard to the Design Manual's reference to park/open space in the vicinity of the project site, the intent of this amenity would be to provide open space and park area for the overall redevelopment of the Core Subarea Residential District in conjunction with adjacent sorority housing development with facilities to serve both students and community residents. The Design Manual does not precisely designate park/open space areas on specific blocks within the Residential District and notes that park/open space area size and locations may change. The College Avenue Apartments project is consistent with the primary Residential District designation for the site as it would develop the 1.51-acre project site with 95 dwelling units, resulting in 63 dwelling units per acre.

2. Compatibility with Neighborhood

The College Avenue Apartments project would be compatible with the bulk, scale, and character of the surrounding area. The project site fronts on College Avenue. Immediately to the north is a two-story sorority house, with a two-story multi-unit structure north of the sorority house. This existing development is set at a higher elevation than the proposed project. Single-family residential units, also at a higher elevation than the proposed project, are located across College Avenue, a four-lane facility, to the east and south. While single-family residential development occurs to the west, they are approximately 101 feet away from the project and the rooftops of those homes are at an elevation approximately 15.5 feet lower than the elevation of the proposed project. The four-story project is consistent with the Community Plan's recommendation that lower buildings be located on the edges of the Core Subarea, adjacent to the community, and that *heights are to be a maximum of four stories . . . south of Montezuma Road, including the portion of College Avenue south of Montezuma*. Three-story elements would be provided in the southern and western portions of the project site to allow for a transition to the single-family residential development located to the south and west.

The proposed project would be stucco clad in light neutral tones. Roofs would be both flat and pitched, with Spanish Tile on pitched roof elements. The proposed project would have a varying wall planes and roof heights, tower elements clad with simple stucco walls that would provide areas of relief, and neutral earth tone colors – all tying into the surrounding community roof types and consistent with the Design Manual guidelines regarding roof types, rooflines, color, and fenestration. Windows would be grouped in a variety of sizes, providing visual interest

along all façades. The proposed project would comply with the Land Development Code lighting regulations and, therefore, would not create substantial light and glare. The proposed College Avenue Apartments project would not be constructed to a height that would cause substantial shading of adjacent properties in the surrounding area.

3. Visual Resources Impacts

The College Avenue Apartments project would be compatible with the bulk, scale, and character of the surrounding area. The project site fronts on College Avenue. Immediately to the north is a two-story sorority house, with a two-story multi-unit structure north of the sorority house. This existing development is set at a higher elevation than the proposed project. Single-family residential units, also at a higher elevation than the proposed project, are located across College Avenue, a four-lane facility, to the east and south. While single-family residential development occurs to the west, they are approximately 101 feet away from the project and the rooftops of those homes are at an elevation approximately 15.5 feet lower than the elevation of the proposed project. The four-story project is consistent with the Community Plan's recommendation that lower buildings be located on the edges of the Core Subarea, adjacent to the community, and that *heights are to be a maximum of four stories . . . south of Montezuma Road, including the portion of College Avenue south of Montezuma*. Three-story elements would be provided in the southern and western portions of the project site to allow for a transition to the single-family residential development located to the south and west.

The proposed project would be stucco clad in light neutral tones. Roofs would be both flat and pitched, with Spanish Tile on pitched roof elements. The proposed project would have a varying wall planes and roof heights, tower elements clad with simple stucco walls that would provide areas of relief, and neutral earth tone colors – all tying into the surrounding community roof types and consistent with the Design Manual guidelines regarding roof types, rooflines, color, and fenestration. Windows would be grouped in a variety of sizes, providing visual interest along all façades. The proposed project would comply with the Land Development Code lighting regulations and, therefore, would not create substantial light and glare. The proposed College Avenue Apartments project would not be constructed to a height that would cause substantial shading of adjacent properties in the surrounding area.

4. Lack of adequate parking

The project complies with the Land Development Code for required parking in a Parking Impact Overlay Zone by providing 237 off-street, subterranean parking spaces. Additionally, the project will provide 16 motorcycle parking spaces, and 91 bicycle parking spaces with secure bicycle storage within the parking garage. Based on the Neighborhood Development Permit, 150 of the parking spaces will be tandem and 87 of the parking spaces will be single spaces.

Further, the project site is located adjacent to the Area B Parking District. Within this District, cars parked on the streets during the day must display a sticker that identifies them as belonging to neighborhood residents. Cresita Avenue, which is located in the District, is subject to the Area B parking sticker requirement. Neither the project, nor its residents, will be eligible for Area B parking stickers.

5. Tandem parking not appropriate at this location

The project complies with the Land Development Code for required parking in a Parking Impact Overlay Zone by providing 237 off-street, subterranean parking spaces. Additionally, the project will provide 16 motorcycle parking spaces, and 91 bicycle parking spaces with secure bicycle storage within the parking garage. Based on the Neighborhood Development Permit, 75 of the parking spaces will be tandem and thus counted as two parking spaces, and 87 of the parking spaces will be single spaces.

Tandem parking for the project will comply with the specific conditions outlined in SDMC section 132.0905(b), (c), and (d), in that at least one of the two parking spaces shall be within a completely enclosed structure, both of the tandem spaces shall be assigned to the same dwelling unit and the use restrictions shall be enforced by the owner's assigned representative on the premises.

Tandem parking is an important option that can help reduce housing costs and allow for better development when incorporated with consideration to the neighborhood context. In providing tandem parking, this project is able to facilitate consistency with the College Area Community Plan (CACP) and the Master Project Plan (MPP) by bringing density to the Core Sub-Area, increasing the supply of available parking near the SDSU campus and reducing the impact to on-street parking in the surrounding neighborhood. The project's proximity (0.3 miles) to SDSU and the SDSU Transit Center encourages an active student-oriented pedestrian environment with less vehicular usage.

Tandem parking has been implemented within transit nodes and campus impact parking zones, and for projects previously approved by the City of San Diego, such as the Campus Center Apartments PTS #320851, Village Lindo Paseo PTS #166229, 55th & Hardy PTS #166781.

6. Drainage Impacts

The project's design proposes a public 30" RCP storm drain that will collect drainage from College Avenue and route it through the project site. The proposed public 30" storm drain will be connected to the existing public 18" storm drain at the westerly property line. The hydraulic capacity of the storm drain system has been analyzed and the calculations indicate that the 50 year storm runoff will be contained within the storm drain system as required by the City of San Diego Drainage Design Manual.

7. Traffic Impacts

Based on an estimate of six trips per unit per the *City of San Diego Trip Generation Manual* (2003) for multi-unit developments over 20 units per acre, the College Avenue Apartments project would generate 570 average daily trips (ADT), with 46 AM peak hour trips and 52 PM peak hour trips. This amount of traffic did not require preparation of a transportation impact study.

The project is consistent with the College Area Community Plan in terms of use and density. Therefore, the project has been considered in the long-term traffic forecast for the College Area community. The Community Plan has indicated that street improvements should be considered to address traffic concerns near the intersection of College Avenue/Montezuma Road. The project would be required to restripe College Avenue along the project frontage to include a left turn pocket into the site and a two-way left turn lane along the project frontage north of the driveway. This restripe would remove the ability to park on the west side of College Avenue between the project site and Cresita Avenue. The center turn lane would separate the northbound and southbound traffic lanes and improve the overall capacity of the section by removing left turning vehicles from the through traffic both northbound and southbound along College Avenue.

8. Development is a dormitory, not a private apartment use

The proposed project is a 95-unit residential housing development, which consists of 1, 2, 3, and 4 bedroom apartment units, each with living rooms and individual kitchens. Occupancy of the project will not be restricted to students enrolled at an institution of higher learning. For these reasons, the section of the code that pertains to dormitories does not apply.

9. Reduced Development Impact Fees

The proposed project will pay the full development impact fees identified in the PFFP for the College Area applicable to residential development at the time a building permit is issued.

Project Title: College Ave Apartments	Project No. (For City Use Only) <u>350930</u>
--	--

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

Legal Status (please check):

Corporation
 Limited Liability -or-
 General) What State? _____ 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):
SDSU Foundation DBA SDSU Research Foundation

Owner Tenant/Lessee

Street Address:
5250 Campanile Drive

City/State/Zip:
San Diego / CA / 92182

Phone No: (619) 594-0276 Fax No: (619) 583-5439

Name of Corporate Officer/Partner (type or print):
Norma Clark

Title (type or print):
Norma Clark 12/5/17

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner 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):

Owner 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):

Owner 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):

Owner 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):

Owner 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: _____

SDSU FOUNDATION, OWNERSHIP DISCLOSURE STATEMENT

- **Dr. Elliot Hirshman**
President, SDSU
PRESIDENT, SDSU Research Foundation
- **Dr. Stephen Welter**
Vice President for Research and Graduate Dean, SDSU
VICE PRESIDENT, SDSU Research Foundation
- **Mr. Tom McCarron**
Vice President for Business and Financial Affairs, SDSU
TREASURER, SDSU Research Foundation
- **Dr. Karen Emmorey**
Professor of Speech, Language and Hearing Sciences, SDSU
SECRETARY, SDSU Research Foundation
- **Dr. Kim Barrett**
Professor of Medicine and Dean of Graduate Studies,
University of California, San Diego
- **Mr. William Brack**
Retired, Self-Employed Financial Consultant
- **Ms. Paula Brock**
Chief Financial Officer, Zoological Society of San Diego
- **Ms. Vickie Capps**
Certified Public Accountant
- **Mr. J. Cole**
President, Associated Students, SDSU
- **Dr. Chukuka S. Enwemeka**
Provost and Senior Vice President, SDSU
- **Dr. Craig Hauser**
Vice President for Scientific Resources
Sanford-Burnham Medical Research Institute
- **Dr. Samuel Kassegne**
Professor of Mechanical Engineering, SDSU
- **Dr. Mary Ann Lyman-Hager**
Professor of European Studies and Director, Language Acquisition Resource Center
(LARC), SDSU
- **Dr. Marilyn Newhoff**
Dean, College of Health and Human Services, SDSU

- **Dr. Randolph Philipp**
Professor, School of Teacher Education and the Center for Research in Math and Science Education (CRMSE), SDSU
 - **Dr. Ming-Hsiang Tsou**
Professor of Geography, SDSU
 - **Dr. Robert Zeller**
Professor of Biology, SDSU
- Emeritus Director**
- **Walter Turner, Jr.**
Retired Partner, Touche Ross & Company

**CAPSTONE DEVELOPMENT PARTNERS, LLC OWNERSHIP DISCLOSURE
STATEMENT**

L. Jeff Jones, Principal

Bruce McKee, Principal

EXHIBIT A

LEGAL DESCRIPTION
PARTIAL SEWER AND STORM DRAINAGE EASEMENT VACATION

A STRIP OF LAND 8.00 FEET IN WIDTH AS DESCRIBED IN DEED RECORDED NOVEMBER 6, 1956, DOCUMENT NO. 158844, BOOK 6335, PAGE 326 OFFICIAL RECORDS, LYING WITHIN A PORTION OF LOT 21 OF RANCHO MISSION OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO THE PARTITION MAP OF SAID RANCHO MADE IN ACTION OF JUAN M. LUCO, ET AL, VS. THE COMMERCIAL BANK OF SAN DIEGO, ET AL, AND ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS LYING 4.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE EASTERLY CORNER OF LOT 11, BLOCK 4, OF COLLEGE PARK UNIT NO. 1, ACCORDING TO MAP NO. 2196 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY; THENCE ALONG THE SOUTHWESTERLY LINE OF COLLEGE AVENUE OF SAID MAP SOUTH 28°07'30" EAST, 106.66 FEET TO **THE TRUE POINT OF BEGINNING**;

THENCE SOUTH 79°43'00" WEST, 52.25 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 90.00 FEET; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°02'30", A DISTANCE OF 56.61 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 90.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°54'30", A DISTANCE OF 24.99 FEET; THENCE SOUTH 59°35'00" WEST, 149.60 FEET TO THE NORTHEASTERLY LINE OF CAMPANILE TERRACE UNIT NO. 3, ACCORDING TO MAP THEREOF NO. 3454 FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN THE NORTHEASTERLY BOUNDARY OF SAID CAMPANILE TERRACE UNIT NO. 3 AND IN THE SOUTHWESTERLY LINE OF COLLEGE AVENUE.

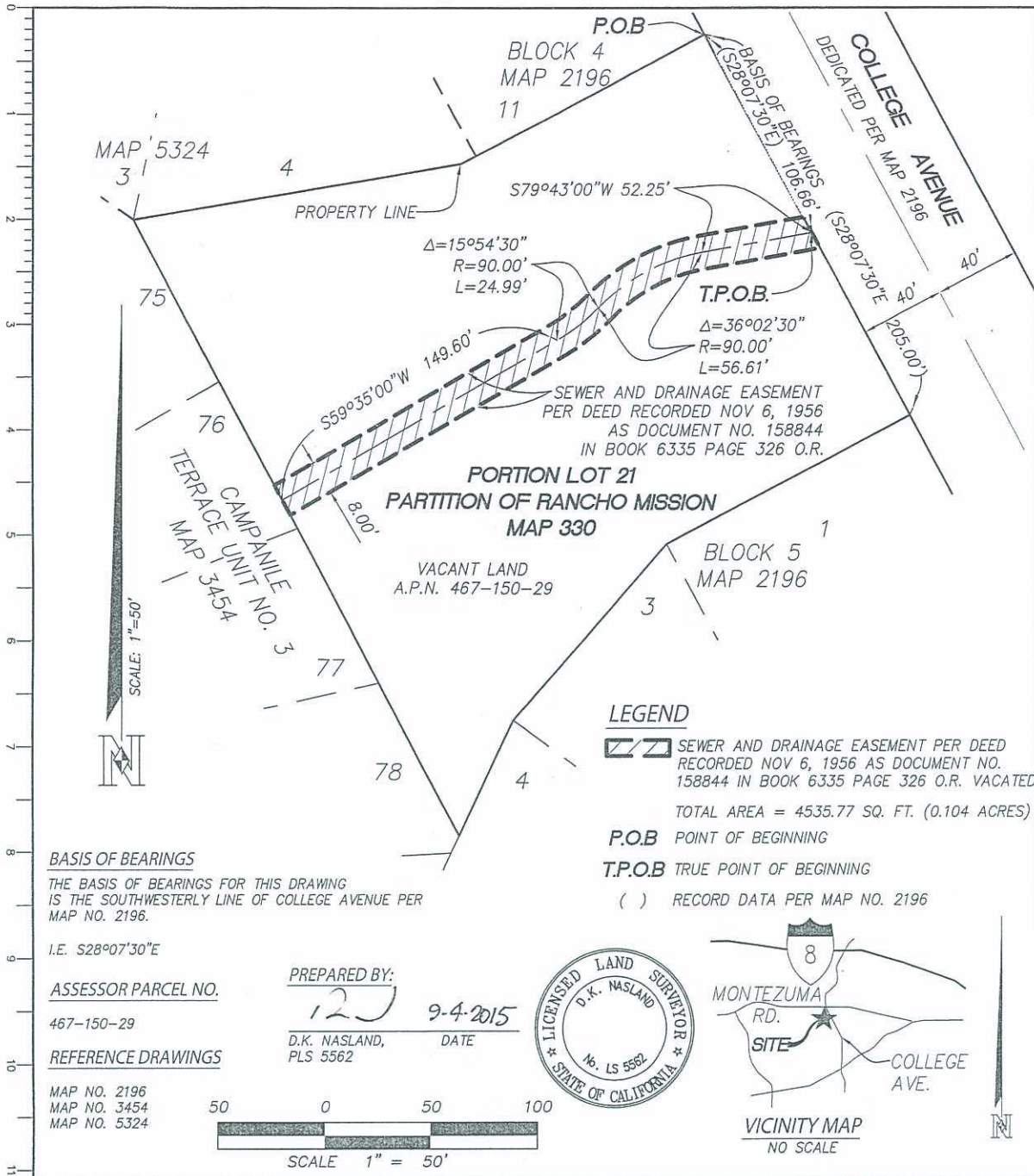
AREA = 4,536 SQ. FT / 0.104 ACRES MORE OR LESS

ATTACHED HERETO IS A DRAWING NO. 38886-B LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

P.T.S. # 350930
I.O. # 24004264



EXHIBIT "B"



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS DRAWING IS THE SOUTHWESTERLY LINE OF COLLEGE AVENUE PER MAP NO. 2196.

I.E. S28°07'30"E

ASSESSOR PARCEL NO.

467-150-29

REFERENCE DRAWINGS

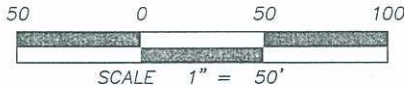
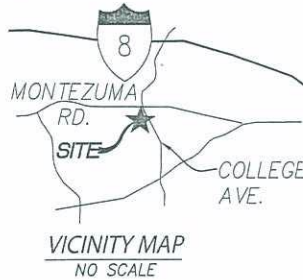
MAP NO. 2196
MAP NO. 3454
MAP NO. 5324

PREPARED BY:

D.K. NASLAND,
PLS 5562

9-4-2015

DATE



Nasland

4740 Ruffner Street T (858) 292-7770
San Diego, CA 92111 nasland.com
Civil Engineering Surveying Land Planning

N.E. Job No. 113-110.1

RESOLUTION NO. _____

RECORDED _____

DOCUMENT NO. _____

SEWER AND DRAINAGE EASEMENT VACATION
IN PORTION OF LOT 21, PARTITION OF RANCHO MISSION, MAP 330

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	I.O. 24004264
ORIGINAL	N.E.		09/03/2015		SHEET 1 OF 1 SHEET	P.T.S. 350930
		<i>CED</i>	<i>9/10/15</i>		<i>Frederick R. A. Poy</i> FOR CITY ENGINEER	1860-6307 CCS 83 COORDINATES
					<i>9/14/15</i> DATE	220-1747 LAMBERT COORDINATES
						38886-B

STATUS

COLLEGE AVENUE APARTMENTS

5030 COLLEGE AVENUE SAN DIEGO, CA 92115

PROJECT TEAM

APPLICANT:
CAPSTONE DEVELOPMENT PARTNERS, LLC
162 S. RANCHO SANTA FE RD.
SUITE B-80, ENCINITAS, CA 92024
760.633.1026
CONTACT: CHAD C. ISMIRIAN, SR. VP
Cizmarian@Capstone-dev.com

ARCHITECT:
ANKROM MOISAN
6720 SW MACADAM AVE. SUITE 100
PORTLAND OR, 97219
503.245.7100
CONTACT: BRAD BANE, AIA, LEEDS AP BD+C
bradb@ankrommoisan.com

CIVIL ENGINEER:
NASLAND ENGINEERING
4740 RUFFNER STREET
SAN DIEGO, CA 92111
858.292.7770
CONTACT: CORY SCHRACK
corys@nasland.com

LANDSCAPE ARCHITECT:
KTU + A
3916 NORMAL STREET
SAN DIEGO, CA 92103
619.294.4477
CONTACT: KURT CARLSON
kurt@ktua.com

DEVELOPMENT SUMMARY

APPLICANT:
CAPSTONE DEVELOPMENT PARTNERS, LLC
162 S. RANCHO SANTA FE RD.
SUITE B-80, ENCINITAS, CA 92024
CONTACT: CHAD C. ISMIRIAN, SR. VP

REQUIRED PERMITS/DISCRETIONARY ACTIONS:
PERMITS:
PHASED PROJECT REDEVELOPMENT PERMIT (PROCESSED AS A PLANNED DEVELOPMENT PERMIT)
SITE DEVELOPMENT PERMIT
NEIGHBORHOOD DEVELOPMENT PERMIT (TANDEM PARKING)

DEVIATIONS:
TANDEM PARKING- THE PROJECT IS NOT LOCATED WITHIN THE RESIDENTIAL TANDEM PARKING OVERLAY ZONE. HOWEVER, THE PROJECT IS REQUESTING A NEIGHBORHOOD DEVELOPMENT PERMIT TO COUNT TANDEM PARKING SPACES AS TWO PARKING SPACES TOWARDS THE OFF-STREET PARKING REQUIREMENT.

PRIVATE OPEN SPACE- RM ZONE REQUIRES THAT 75 PERCENT OF DWELLING UNITS PROVIDE AT LEAST 60 SQ. FT. OF USABLE PRIVATE OPEN SPACE ABUTTING THE UNIT. THE PROJECT IS REQUESTING TO NOT PROVIDE THE PRIVATE USEABLE SPACE ABUTTING THE UNIT, BUT TO ADD THAT SQUARE FOOTAGE TO THE COMMON OPEN SPACE BY PROVIDING AN ADDITIONAL 4,275 SQ. FT. OF OPEN SPACE.

PROJECT DESCRIPTION:
THE CONSTRUCTION OF A NEW 95 UNIT MULTI-FAMILY APARTMENTS OF FOUR LEVELS OF APARTMENTS OVER A BASEMENT LEVEL COMMUNITY SPACE OVER 2 LEVELS OF SUBTERRANEAN PARKING. ON SITE PARKING FOR 236 RESIDENTIAL PARKING SPACES IS PROVIDED IN 2 LEVELS OF GARAGES.

RELOCATION AND NEW DEDICATION OF STORM DRAIN EASEMENTS

LEGAL DESCRIPTION:
PORTION OF LOT 21 OF RANCHO MISSION, IN THE CITY OF SAN DIEGO

APN NUMBER:
467-150-2900

SEWER DISTRICT:
CITY OF SAN DIEGO - WASTEWATER

WATER DISTRICT:
CITY OF SAN DIEGO - WATER

SCHOOL DISTRICT:
SAN DIEGO UNIFIED SCHOOL DISTRICT

PROJECT ADDRESS:
5030 COLLEGE AVENUE, SAN DIEGO, CA 92115

LOT AREA:
65,692 SF (1.51 ACRES)

EXISTING ZONE:
RM-3-9
COLLEGE AREA COMMUNITY PLAN
COLLEGE AREA REDEVELOPMENT PLAN
PARKING IMPACT OVERLAY ZONE
FAA PART 77 NOTIFICATION AREA

EXISTING LAND USE:
NONE

BUILDING TYPE:
TYPE VA OVER TYPE IA (GARAGE)

OCCUPANCY TYPE:
R2 (RESIDENTIAL) / S3 (GARAGE)

SOIL CONDITION:
GEOLOGIC HAZARD CATEGORY: S3
-NO STEEP HILLSIDE OVERLAY

REFUSE AND RECYCLING:
ALL BUILDINGS SHALL PROVIDE STORAGE FOR REFUSE AND RECYCLING PER LDC 142.0801

SOUND ATTENUATION:
ATTENUATION WILL BE PROVIDED TO ENSURE A 45db CNEL INTERIOR NOISE LEVEL AND A 65db CNEL FOR RESIDENTIAL EXTERIOR USABLE AREAS

FAR CALCULATIONS:
LOT AREA =65,692 SF
RM3.9 =2.7 (1.8 UNIT + 0.9 PARKING)
65,692 X 2.7 =177,368 SF
ACTUAL =154,994 SF

DENSITY CALCULATIONS:
RM3.9 ZONE =1 UNIT/600 SF OF LOT AREA
LOT AREA =65,692 SF
65,692/600 =109.48 UNITS ALLOWED
UNITS PROPOSED =95 UNITS

PARKING ANALYSIS:

VEHICULAR PARKING:
RESIDENTIAL-
PARKING IMPACT (PER TABLE 142.05C)

1BR = 1.75 X 1 =1.75
2 BR = 2.25 X 5 =11.25
3 BR = 2.25 X 39 =97.50
4 BR = 2.5 X 50 =125

TOTAL PARKING REQUIRED: =235.5
TOTAL PARKING PROVIDED: =237

TOTAL PARKING PROVIDES: 237 SPACES, 7 ACCESSIBLE (1 VAN)

MOTORCYCLE PARKING
PARKING IMPACT (PER TABLE 142.05C)

0.1 X 95 =9.5 OR 10 MOTORCYCLE SPACES

BICYCLE PARKING
PARKING IMPACT (PER TABLE 142.05C)

0.6 X 95 =57 BICYCLE SPACES

BUILDING COVERAGE:

LOT AREA =695,692 SF
BUILDING COVERAGE =32,027 SF (49% COVERAGE)

PERIMETER OPEN SPACE =14,659 SF
COVERED OPEN SPACE =408 SF
PUBLIC OPEN SPACE =2,465 SF
COURTYARD =6,973 SF

TOTAL OPEN SPACE =24,505 SF

COMMON OPEN SPACE:
(PER 131.0456)
REQUIRED: 25 SF/UNIT = 25 X 95 = 2,375 SF
COMMON OPEN SPACE PROVIDED = 6,973 SF (COURTYARD)

PRIVATE OPEN SPACE:
60 SF OF 75% OF UNITS
95 X 0.75 X 60 = 4,275 SF

PRIVATE OPEN SPACE REQUIREMENT PROVIDED FOR IN COMMON OPEN SPACE
REQ'D COMMON (2,374) + REQ'D PRIVATE (4,275) = 6,650 SF

OPEN SPACE REQUIRED PER 143.0420:
90 SF/UNIT = 90 X 95 = 8,550 SF

PROVIDED: PUBLIC OPEN SPACE (2,465 SF) + COURTYARD (6,973 SF) = 9,438 SF

BUILDING AREAS

LEVEL	RESIDENTIAL	COMM.	SERVICE	PARKING	TOTAL	NON-FAR AREA
P2	-	-	2,754 SF	35,852 SF	38,606 SF	37,204 SF
P1	-	-	3,116 SF	36,751 SF	39,867 SF	23,976 SF
COURT	21,822 SF	8,625 SF	1,433 SF	-	31,880 SF	
LEVEL 1	30,979 SF	-	1,245 SF	-	32,224 SF	
LEVEL 2	31,971 SF	-	481 SF	-	32,452 SF	
LEVEL 3	20,860 SF	-	481 SF	-	21,341 SF	
LEVEL 4	20,860 SF	-	481 SF	-	21,341 SF	
TOTAL	126,492 SF	8,625 SF	9,991 SF	72,603 SF	217,711 SF	61,180 SF

TOTAL ABOVE GRADE AREA =217,711 - 61,180 = 156,531 SF
TOTAL AREA BELOW GRADE =61,180 SF
GROSS BUILDING AREA =217,711 SF

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C-2	DETAILS / CROSS SECTIONS
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L1-2	LANDSCAPE DEVELOPMENT PLAN
L1-3	LANDSCAPE CALCULATIONS
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A1-2	SITE PHOTOGRAPHS
A1-3	SITE PHOTOGRAPHS
A1-4	OPEN SPACE PLAN
A1-5	FIRE ACCESS PLAN
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A2-3	COURTYARD FLOOR PLAN
A2-4	LEVEL 1 FLOOR PLAN
A2-5	LEVEL 2 FLOOR PLAN
A2-6	LEVEL 3 FLOOR PLAN
A2-7	LEVEL 4 FLOOR PLAN
A2-8	ROOF PLAN
A2-9	SORORITY PLAN
A6-1	ELEVATIONS
A6-2	ELEVATIONS/SECTIONS
A6-3	ELEVATIONS/SECTIONS
A6-4	ELEVATIONS/SECTIONS
A7-1	CONTEXT SECTIONS
A7-2	CONTEXT SECTIONS
A7-3	3D MASSING

SYMBOLS LEGEND

GRID TAG		LETTERS HORIZONTAL NUMBERS VERTICAL
DOOR TAG		DOOR NUMBER
KEYNOTE		KEYNOTE NUMBER
WINDOW TAG		WINDOW TYPE
REVISION TAG		REVISION NUMBER DESCRIPTION
NORTH ARROWS		NORTH DIRECTION PROJECT TRUE RELATIVE NORTH
ELEVATION TAG		ELEVATION NUMBER SHEET NUMBER
BUILDING SECTION TAG		SECTION NUMBER SHEET NUMBER
WALL SECTION TAG		SECTION NUMBER SHEET NUMBER
DETAIL TAG		DETAIL NUMBER SHEET NUMBER
ROOM TAG		Room name ROOM NUMBER ROOM AREA IN SQ. FT.
FIRE LIFE SAFETY TAG		SQUARE FT. OCC. LOADS REQ. EXITS ROOM OCCUPANT TYPE x2 x40 x2 x2 OCCUPANT LOAD FACTOR NUMBER OF EXITS REQUIRED
TITLE LINE		01 VIEW NAME A101 1/8" = 1'-0" DRAWING SCALE SHEET NUMBER DRAWING NUMBER



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CIVIL
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MPE CONSULTING
MECHANICAL / ELECTRICAL
17065 CAMINO SAN BERNARDO, SUITE 100
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5030 COLLEGE AVE SAN DIEGO, CA 92115
CAPSTONE DEVELOPMENT PARTNERS

REVISION	DATE	REASON FOR ISSUE

COVER SHEET

DATE	04.24.2015	REVISION	
PROJECT NUMBER	143790	SHEET NUMBER	T1-1
SCALE	1/4" = 1'-0"		



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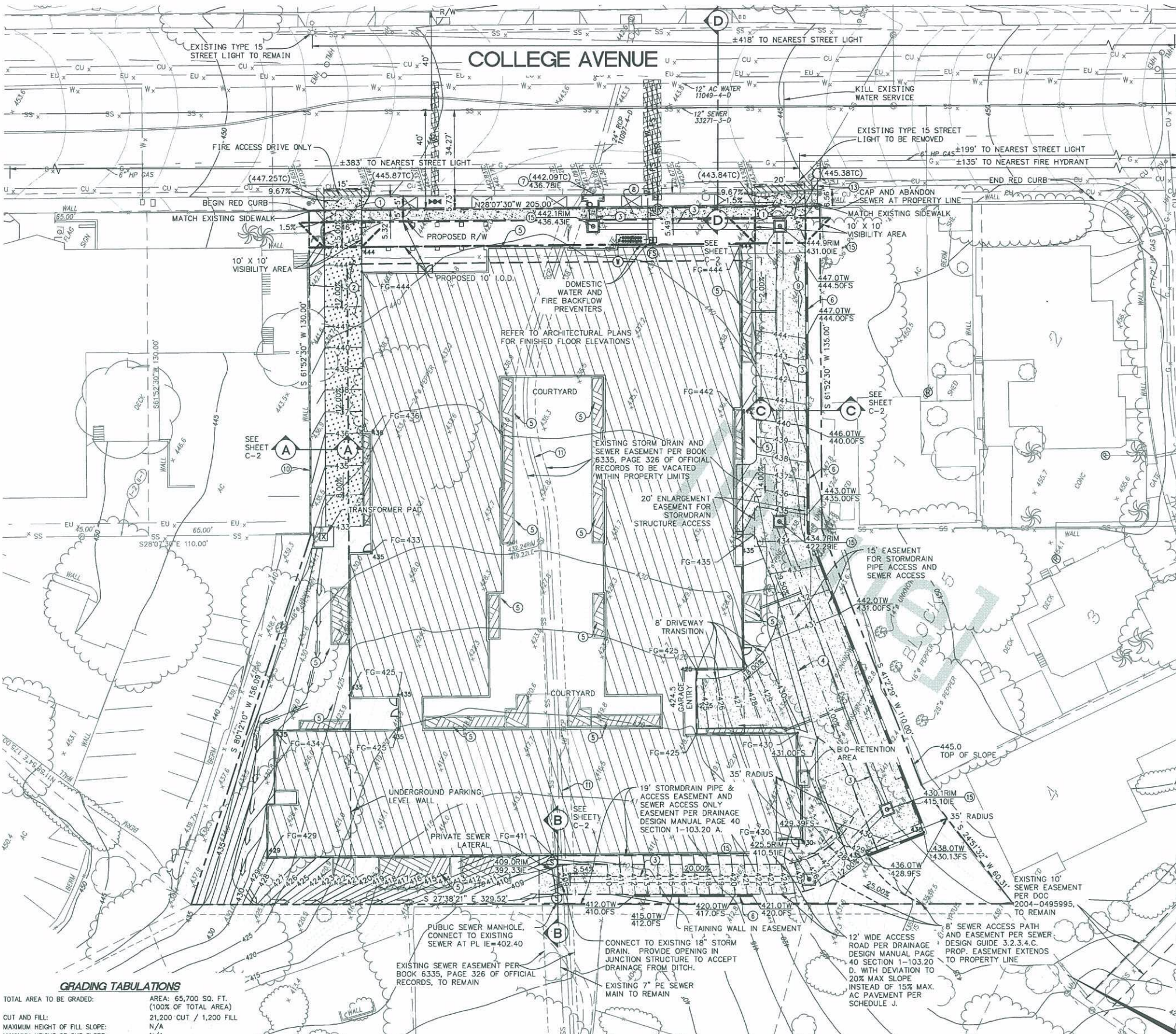
4740 Hill Street T 609-293-7770
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5030 COLLEGE AVENUE APARTMENTS
5030 COLLEGE AVENUE SAN DIEGO, CA 92115

CAPSTONE DEVELOPMENT PARTNERS, LLC



GRADING TABULATIONS

TOTAL AREA TO BE GRADED:	AREA: 65,700 SQ. FT. (100% OF TOTAL AREA)
CUT AND FILL:	21,200 CUT / 1,200 FILL
MAXIMUM HEIGHT OF FILL SLOPE:	N/A
MAXIMUM HEIGHT OF CUT SLOPE:	N/A
MAXIMUM DEPTH OF FILL:	3'
MAXIMUM DEPTH OF CUT:	6'
AMOUNT OF SOIL EXPORT:	20,000 CUBIC YARDS
RETAINING WALLS:	11' MAX

THE EARTHWORK QUANTITIES ON THIS SHEET DO NOT REFLECT ANY SPECIAL CONDITIONS THAT MAY EXIST ON-SITE AND ARE FOR REFERENCE AND FEE PURPOSE ONLY. SINCE THE ENGINEER CANNOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOIL CONDITION OVER THE ENTIRE SITE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN EARTHWORK QUANTITIES FOR BIDDING, CONTRACT, AND CONSTRUCTION PURPOSES.

5030 COLLEGE

NOTE:
SEE ARCHITECTURAL PLANS FOR EXTENT OF UNDERGROUND PARKING GARAGE.

NOTE:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.



EXISTING LEGEND

- CENTERLINE
- CHAIN LINKED FENCE
- COMMUNICATION LINE
- DRAIN INLET
- ELECTRIC LINE
- ELECTRIC PULLBOX
- FENCE LINE
- FINISHED SURFACE
- FLOW LINE
- GAS LINE
- GAS VALVE
- INVERT ELEVATION
- LIGHT STANDARD
- LOT LINE
- PROPERTY LINE
- SEWER LINE
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- TELEPHONE RISER
- TOP OF CURB
- WATER LINE
- WATER VALVE

PROPOSED LEGEND

- 43 — CONTOUR
- RETAINING WALL
- TYPE 'A' STORM DRAIN CLEANOUT
- STORM DRAIN
- WATER
- IRRIGATION
- FIRE SERVICE
- SEWER
- BUILDING
- OPEN CELL PERVIOUS PAVER SYSTEM, OR APPROVED EQUAL
- ASPHALT CONCRETE DRIVEWAY
- FLOW THROUGH PLANTER BMP
- PRIVATE SEWER
- IRRIGATION
- DOMESTIC WATER
- FIRE SERVICE

CONSTRUCTION NOTES:

- 1 CONCRETE DRIVEWAY PER SDG-160
- 2 INSTALL OPEN CELL PERVIOUS PAVER SYSTEM, OR APPROVED EQUAL FIRE LANE
- 3 INSTALL PUBLIC 30" RCP STORM DRAIN
- 4 INSTALL 3" PCC SWALE. SEE DETAIL SHEET 2
- 5 WATER QUALITY FLOW THROUGH PLANTER
- 6 INSTALL RETAINING WALL
- 7 REMOVE EXISTING CURB INLET AND INSTALL TYPE B CURB INLET WITH 2" WINGS ON BOTH SIDES PER SDD-116
- 8 PROPOSED 5' SIDEWALK PER SDG-155
- 9 INSTALL ASPHALT CONCRETE DRIVE LANE
- 10 EXISTING RETAINING WALL TO REMAIN IN PLACE
- 11 REMOVE EXISTING 18" RCP STORM DRAIN
- 12 INSTALL 2.5" WIDE DRAINAGE DITCH
- 13 INSTALL NEW TYPE 15 STREET LIGHT
- 14 POINT OF CONNECTION TO FLOW THROUGH PLANTERS
- 15 INSTALL TYPE A4 CLEANOUT PER SDD-115
- 16 INSTALL TYPE D DRAINAGE DITCH PER SDD-106

PLAN DATE IDENTIFIER
DATE OF LAST CHANGE TO THIS PLAN
07/13/2015 BY: CDB
DATE OF THIS PLAN
07/13/2015

REVISION	DATE	REASON FOR ISSUE

PRELIMINARY GRADING PLAN

ENTITLEMENTS	
DATE 07.13.15	REVISION
PROJECT NUMBER 143790	SHEET NUMBER C-1
SCALE	



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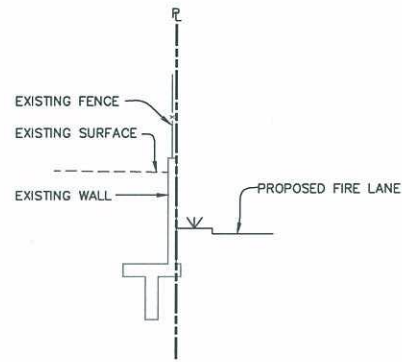
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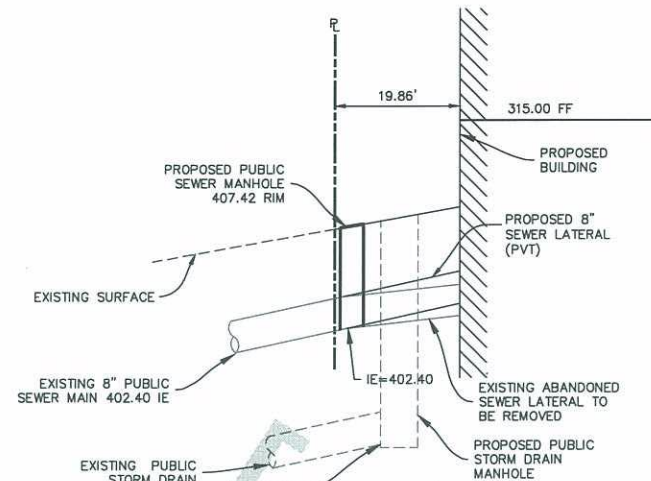
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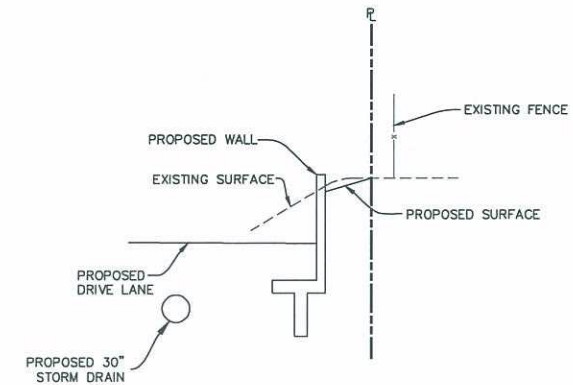
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CAPSTONE DEVELOPMENT PARTNERS, LLC



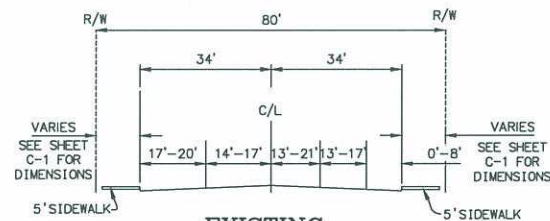
SECTION A-A
NOT TO SCALE



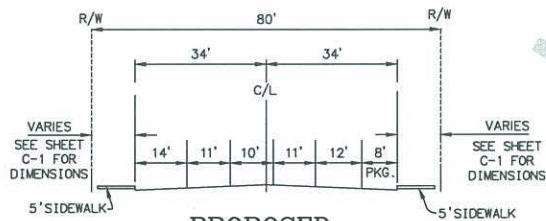
SECTION B-B
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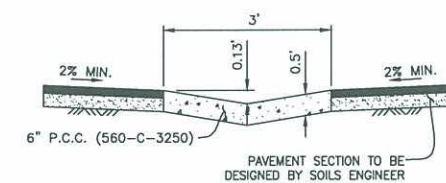
SECTION C-C
NOT TO SCALE



EXISTING COLLEGE BLVD SECTION D-D
NOT TO SCALE



PROPOSED COLLEGE BLVD SECTION D-D
NOT TO SCALE



3' P.C.C. SWALE DETAIL
NOT TO SCALE

REVISION	DATE	REASON FOR ISSUE

DETAILS /
CROSS SECTIONS

ENTITLEMENTS

DATE	REVISION
07.13.15	
PROJECT NUMBER 143790	SHEET NUMBER C-2
SCALE	

PLAN DATE IDENTIFIER
DATE OF LAST CHANGE TO THIS PLAN
07/13/2015 BY: GCB
DATE OF THIS PLAN
07/13/2015



DESIGN STATEMENT:

SEE SHEET L1-2 FOR DESIGN STATEMENT.

IRRIGATION NOTES:

1. ALL IRRIGATED AREAS SHALL BE ZONED SEPARATELY ACCORDING TO PLANT TYPE/S, LOCATION, SOLAR EXPOSURE, SOIL TYPE, AND ANY OTHER SPECIFIC REQUIREMENTS THAT MAY EXIST.
2. THE IRRIGATION SYSTEM SHALL HAVE ITS OWN DEDICATED METER (NON-POTABLE WATER) AND COMPUTER CONTROLLED SATELLITE CONTROLLER WITH PHONE/RADIO LINK TO A REMOTELY LOCATED CENTRAL COMPUTER. FLOW SENSING AND MASTER CONTROL VALVE SHUTDOWN ARE INCLUDED WITH REAL TIME SYSTEM MONITORING.
3. IRRIGATION SYSTEM EQUIPMENT UTILIZED SHALL BE VANDAL-RESISTANT, WITH ALL PIPING AND SPRINKLERS/DRIP LINE BELOW GRADE. PRESSURE PIPING SHALL HAVE A MINIMUM 18" COVER, LATERAL PIPES SHALL HAVE 12" COVER FOR 6" POP-UPS/18" COVER FOR 12" POP-UPS.

FURNISHINGS LEGEND:

- FIRE PIT WITH HEARTH SEATING
- BBQ GRILL
- PLANTER POT
- TRASH RECEPTACLE
- TABLE AND CHAIRS
- BENCH
- SIDE TABLE
- LARGE COUCH
- SINGLE CHAIR
- POOL LOUNGE CHAIR

MATERIALS LEGEND:

- ENHANCED PAVING:
-INTEGRAL COLOR CONCRETE
-STAMPED PATTERNS
-SANDBLAST FINISH
-W SAW CUT /SCORELINE JOINTING
- DECORATIVE PAVERS
- OPEN CELL PERVIOUS PAVER SYSTEM OR APPROVED EQUAL
- ARTIFICIAL TURF
- DECOMPOSED GRANITE

PLANTING LEGEND:

- PLANTED AREA
- FLOW THROUGH BUILDING PLANTERS:
(CAPTURE AND FILTER WATER FROM BUILDING DOWNSPOUTS AND DISCHARGE TO STORM DRAIN SYSTEM, SEE SHEET L1-2 FOR DETAIL)

STREET TREES SUCH AS:

- 24" BOX AT COLLEGE AVE.
- CASSIA LEPTOPHYLLA
- GLEDITSIA TRIACANTHOS
- JACARANDA MIMOSIFOLIA
- MAGNOLIA GRANDIFLORA 'LITTLE GEM'
- PODOCARPUS MACROPHYLLUS
- GOLD MEDALLION TREE
- HONEY LOCUST
- JACARANDA
- MAGNOLIA
- YEW PINE

PERIMETER / SCREEN TREES SUCH AS:

- 24" BOX AT DRIVEWAYS / 15 GALLON ON SLOPES
- LOPHOSTEMON CONFERTUS
- PINUS CANARIENSIS
- ULMUS PARVIFOLIA 'TRUE GREEN'
- TIPUANA TIPU
- BRISBANE BOX
- CANARY ISLAND PINE
- CHINESE ELM
- TIPU TREE

COURTYARD / ACCENT TREES SUCH AS:

- 24" BOX AT DRIVEWAY / 15 GALLON IN COURTYARDS
- ARBUTUS UNEDO
- ERIOBOTRYA DEFLEXA
- LAURUS NOBILIS
- MAGNOLIA GRANDIFLORA 'ST. MARY'
- PYRUS CALLERYANA
- STRAWBERRY TREE
- BRONZE LOQUAT
- LAUREL
- MAGNOLIA
- BRADFORD PEAR

ORNAMENTAL SHRUBS SUCH AS:

- 1 GALLON
- ARCTOSTAPHYLOS 'HOWARD MCMINN'
- CARPENTERIA CALIFORNICA
- CEANOTHUS SPP.
- DIETES BICOLOR
- ESCALONIA FRADESII
- HETEROMELES ARBUTIFOLIA
- LAVANDULA STOECHAS
- LEUCOPHYLLUM FRUTESCENS 'T.R.'
- MYRICA CALIFORNICA
- MYRTUS COMMUNIS
- PENSTEMON HETEROPHYLLUS
- PITTIOSPORUM SPP.
- RHAPHIOLEPIS SPP.
- MANZANITA
- BUSH ANEMONE
- WILD LILAC
- FORTNIGHT LILY
- ESCALONIA
- TOYON
- LAVENDER
- PURPLE SAGE
- PACIFIC WAX MYRTLE
- MYRTUS COMMUNIS
- PENSTEMON
- PITTIOSPORUM
- INDIAN HAWTHORN

TROPICAL / POOL SIDE SHRUBS SUCH AS:

- ALPINIA SPP.
- ASPIDISTRA ELATIOR
- CANNA INDICA
- CAREX SPP.
- CORDYLINA FRUTICOSA
- CYCAS REVOLUTA
- FICUS LYRATA
- LIRIOPE MUSCARI
- PHOENIX ROEBELENI
- RHAPHIOLEPIS SPP.
- ZINGIBER SPECTABILE
- GINGER LILY
- CAST IRON PLANT
- CANNA LILY
- SEDGE
- TI PLANT
- SAGO PALM
- FIDDLELEAF FIG
- LILY TURF
- PYGMY DATE PALM
- PLUMERIA
- LADY PALM
- GINGER

XEROSCAPE / SUCCULENTS SUCH AS:

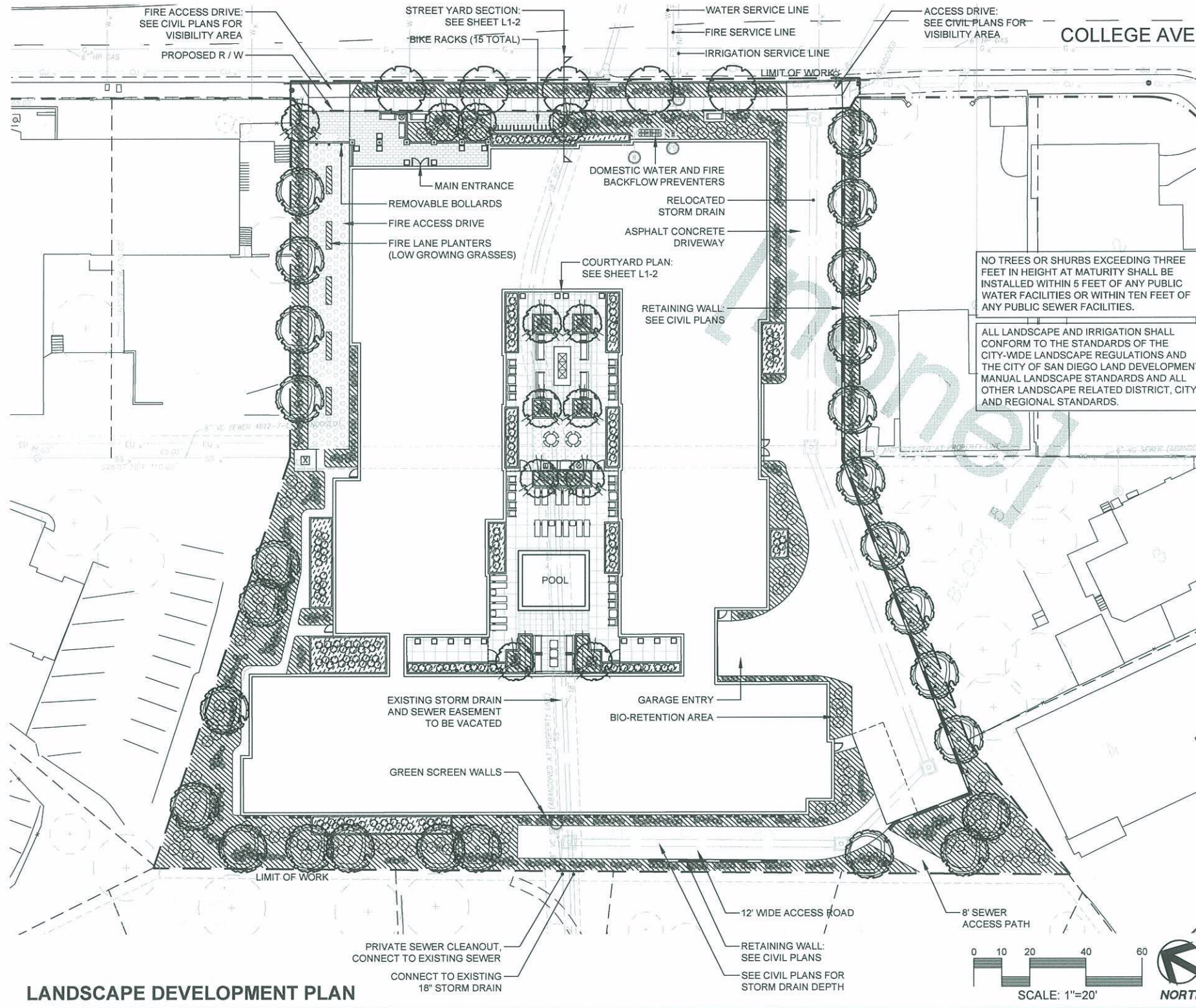
- AEONIUM 'SUNBURST'
- AGAVE ATTENUATA
- ANIGOZANTHOS HYBRIDS
- ALOE SPP.
- BOUTELOUJA GRACILIS 'B.A.'
- DUDLEYA SPP.
- ECHEVERIA SPP.
- HESPERAOLE PARVIFLORA
- KNIPHOFIA UVARIA
- LANTANA SPP.
- MUHLENBERGIA SPP.
- NASSELLA SPP.
- PENSTEMON HETEROPHYLLUS
- PHORMIUM TENAX
- SALVIA SPP.
- SEDUM SPP.
- SESLERIA AUTUMNALIS
- YUCCA SPP.
- AEONIUM
- CENTURY PLANT
- KANGAROO PAW
- ALOE
- BLUE GRAMA GRASS
- DUDLEYA
- ECHEVERIA
- SPANISH LAVENDER
- TORCH LILY
- LANTANA
- DEER GRASS
- FEATHER GRASS
- PENSTEMON
- FLAX
- SAGE
- STONECROP
- AUTUMN MOOR GRASS
- YUCCA

GROUNDCOVERS SUCH AS:

- FLATS
- ARCTOSTAPHYLOS 'EMERALD CARPET'
- BACCHARIS PILULARIS
- CEANOTHUS 'CARMEL CREEPER'
- ERIGERON GLAUCUS
- FESTUCA RUBRA
- GAZANIA HYBRIDS
- JUNIPERUS CONFERTA
- ROSMARINUS OFFICINALIS
- MANZANTIA
- COYOTE BRUSH
- CALIFORNIA LILAC
- DAISY
- FESCUE
- GAZANIA
- BLUE PACIFIC JUNIPER
- ROSEMARY

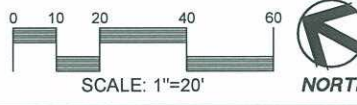
VINES SUCH AS:

- 5 GALLON
- BOUGAINVILLEA SPP.
- GREWIA OCCIDENTALIS
- BOUGAINVILLEA
- LAVENDER STARFLOWER



NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 5 FEET OF ANY PUBLIC WATER FACILITIES OR WITHIN TEN FEET OF ANY PUBLIC SEWER FACILITIES.

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 DISTRICT, CITY AND REGIONAL STANDARDS.



LANDSCAPE DEVELOPMENT PLAN

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CAPSTONE DEVELOPMENT PARTNERS, LLC

REVISION	DATE	REASON FOR ISSUE

LANDSCAPE DEVELOPMENT PLAN

ENTITLEMENTS

DATE	REVISION
04.24.2015	
PROJECT NUMBER	SHEET NUMBER
143790	L1-1
SCALE	
1"=20'-0"	



DESIGN STATEMENT:

THE CHARACTER OF THE 5030 STUDENT APARTMENTS IS INTENDED TO CREATE A NEW URBAN NEIGHBORHOOD WITH EMPHASIS ON MAKING COMFORTABLE AND ATTRACTIVE PEDESTRIAN SPACES. THE LANDSCAPE WILL ACHIEVE THIS BY DEVELOPING A STREET ORIENTED CONCEPT THAT FOLLOWS THE GUIDELINES OF THE CITY OF SAN DIEGO CORE SUB-AREA DESIGN MANUAL. AS A RESIDENTIAL ZONE, THE GOAL OF THIS DESIGN IS TO CREATE AN ATTRACTIVE STREETScape THAT ALLOWS FOR SAFE AND FRIENDLY PEDESTRIAN ACCESS TO THE COMMUNITY AND THE CAMPUS ENVIRONS. A "PARK LIKE" ATMOSPHERE IS DESIRED TO COMPLEMENT THE RESIDENTIAL CHARACTER AND PROVIDE PASSIVE OUTDOOR RECREATION FOR THE PROJECT THROUGH THE USE OF PATIOS, BENCHES, SHADE TREES, AND EVERGREEN PLANTINGS. THE STREETScape WILL HAVE THE FEEL OF A PASSIVE POCKET PARK AS PEDESTRIANS PASS THROUGH THE SITE, WITH SPACE PROVIDED FOR THEM TO REST AND RELAX. THE DENSE PLANTINGS WILL ALSO PROVIDE A PSYCHOLOGICAL RESpite FROM THE ADJACENT TRAFFIC AND 'HEAT ISLAND' EFFECTS FROM THE STREET. THE LANDSCAPE DESIGN SHALL ALSO INCLUDE THE PROJECT'S 'FRONT PORCH' ENTRANCE AND THE INTERIOR COURTYARD. SITE FURNISHINGS SUCH AS ENHANCED PAVING, PLANTER POTS, RAISED PLANTERS AND BENCHES WILL BE USED TO MEET THE GOAL OF CREATING A NEW URBAN NEIGHBORHOOD WITH A TIMELESS QUALITY.

THE PERIMETER LANDSCAPE OF THE PROJECT SHALL HAVE DIFFERENT FUNCTIONAL REQUIREMENTS AND AESTHETICS THAN THE STREETScape. THE FOCUS FOR THESE AREAS WILL BE SCREENING THE BUILDING FROM NEIGHBORS VIEW, STORM WATER MANAGEMENT, AND EROSION CONTROL FOR THE NEWLY GRADED SLOPES. TREES WILL BE PLANTED AROUND THE BUILDING AND PERIMETER WHEREVER POSSIBLE TO SCREEN AND SOFTEN THE FACADE FROM VIEW. TREES WILL NOT BE PLANTED IN AREAS WITH UNDERGROUND UTILITY CONFLICTS OR IN PLANTER AREAS OF 5' WIDTH OR LESS. SPECIAL CARE WILL NEED TO BE TAKEN AT THE EAST RETAINING WALL FOR SCREENING. THIS WALL WILL BE ENHANCED WITH AN APPEALING TAN COLOR AND SCREENED BY CASCADING PLANTS FROM TOP OF WALL. IN ADDITION THE WEST FACING FACADE OF THE BUILDING WILL NEED TO BE SCREENED FROM VIEW WITH TREES, LARGE SHRUBS, AND GREEN SCREEN WALLS. THE PERIMETER PLANT PALETTE SHALL CONSIST OF NATIVE DROUGHT TOLERANT NON-INVASIVE SPECIES. THIS WILL LOWER COSTS FOR WATERING AND MAINTENANCE WHILE HAVING A MINIMAL IMPACT ON THE SURROUNDING COMMUNITY. THERE WILL BE A NUMBER OF FLOW-THROUGH PLANTERS PROVIDED AROUND THE PERIMETER OF THE BUILDING AND WITHIN THE CENTRAL COURTYARD. THESE PLANTERS WILL TEMPORARILY STORE STORM WATER WHILE FILTERING SEDIMENT AND POLLUTANTS BEFORE DRAINING INTO THE STORM DRAIN SYSTEM.

THE CENTRAL PRIVATE COURTYARD WILL REINFORCE THE COLLEGE LIFESTYLE IN A CAMPUS STUDENT COMMUNITY THAT IS BUILT SPECIFICALLY WITH THE COLLEGE STUDENT IN MIND. THE SPACE WILL BE A GATHERING AREA FOR THE STUDENT RESIDENTS. THIS AREA CAN BE UTILIZED FOR SOCIAL GATHERINGS, AN OUTDOOR STUDY LOUNGE, RECREATION AND RELAXATION. THE COURTYARD WILL BE FURNISHED WITH MODERN AND TRENDY OUTDOOR FURNITURE SUCH AS LARGE SOFT COUCHES, CHAIRS AND POOL SIDE LOUNGES WITH TABLES. THE OTHER AMENITIES WILL INCLUDE A FIRE PIT WITH HEARTH SEATING, BBQ GRILL AND COUNTER, PLANTED POTTERY, AND A FENCED-IN RESORT-STYLE POOL AS THE MAIN RECREATIONAL AMENITY. A STURDY TRELIS AND ACCENT TREES WITHIN THE COURTYARD WILL PROVIDE OVERHEAD SHADE AND PRIVACY WITH RAISED FLOW-THROUGH PLANTERS FOR DROUGHT-TOLERANT AND ORNAMENTAL PLANTINGS.

THE PROJECT IS TO BE MAINTAINED BY THE OWNER AFTER THE CONSTRUCTION PERIOD HAS ENDED. ALL LANDSCAPE TO MEET THE STANDARDS OF THE CITY OF SAN DIEGO'S TECHNICAL MANUAL AND THE COMMUNITY GUIDELINES FOR DEVELOPMENT.

FURNISHINGS LEGEND:

- FIRE PIT WITH HEARTH SEATING
- BBQ GRILL
- PLANTER POT
- TRASH RECEPTACLE
- TABLE AND CHAIRS
- BENCH
- SIDE TABLE
- LARGE COUCH
- SINGLE CHAIR
- POOL LOUNGE CHAIR

MATERIALS LEGEND:

- ENHANCED PAVING:
-INTEGRAL COLOR CONCRETE
-STAMPED PATTERNS
-SANDBLAST FINISH
-W SAW CUT /SCORELINE JOINTING
- DECORATIVE PAVERS
- OPEN CELL PERVIOUS PAVER SYSTEM OR APPROVED EQUAL
- ARTIFICIAL TURF
- DECOMPOSED GRANITE

PLANTING LEGEND:

- PLANTED AREA
- FLOW THROUGH BUILDING PLANTERS:
(CAPTURE AND FILTER WATER FROM BUILDING DOWNSPOUTS AND DISCHARGE TO STORM DRAIN SYSTEM, SEE SHEET L1-2 FOR DETAIL)

STREET TREES SUCH AS:

- 24" BOX AT COLLEGE AVE.
- CASSIA LEPTOPHYLLA
- GLEDITSIA TRIACANTHOS
- JACARANDA MIMOSIFOLIA
- MAGNOLIA GRANDIFLORA 'LITTLE GEM'
- PODOCARPUS MACROPHYLLUS
- GOLD MEDALLION TREE
- HONEY LOCUST
- JACARANDA
- MAGNOLIA
- YEW PINE

PERIMETER / SCREEN TREES SUCH AS:

- 24" BOX AT DRIVEWAYS / 15 GALLON ON SLOPES
- LOPHOSTEMON CONFERTUS
- PINUS CANARIENSIS
- ULMUS PARVIFOLIA 'TRUE GREEN'
- TIPUANA TIPU
- BRISBANE BOX
- CANARY ISLAND PINE
- CHINESE ELM
- TIPU TREE

COURTYARD / ACCENT TREES SUCH AS:

- 24" BOX AT DRIVEWAY / 15 GALLON IN COURTYARDS
- ARBUTUS UNEDO
- ERIOBOTRYA DEFLEXA
- LAURUS NOBILIS
- MAGNOLIA GRANDIFLORA 'ST. MARY'
- PYRUS CALLERYANA
- STRAWBERRY TREE
- BRONZE LOQUAT
- LAUREL
- MAGNOLIA
- BRADFORD PEAR

ORNAMENTAL SHRUBS SUCH AS:

- 1 GALLON
- ARCTOSTAPHYLOS 'HOWARD MCMINN'
- CARPENTERIA CALIFORNICA
- CEANOTHUS SPP.
- DIETES BICOLOR
- ESCALONIA FRADESII
- HETEROMELES ARBUTIFOLIA
- LAVANDULA STOECHAS
- LEUCOPHYLLUM FRUTESCENS 'T.R.'
- MYRICA CALIFORNICA
- MYRTUS COMMUNIS
- PENSTEMON HETEROPHYLLUS
- PITTOSPORUM SPP.
- RHAPHIOLEPIS SPP.
- MANZANITA
- BUSH ANEMONE
- WILD LILAC
- FORTNIGHT LILY
- ESCALONIA
- TOYON
- LAVENDER
- PURPLE SAGE
- PACIFIC WAX MYRTLE
- MYRTUS COMMUNIS
- PENSTEMON
- PITTOSPORUM
- INDIAN HAWTHORN

TROPICAL / POOL SIDE SHRUBS SUCH AS:

- ALPINIA SPP.
- ASPIDISTRA ELATIOR
- CANNA INDICA
- CAREX SPP.
- CORDYLINE FRUTICOSA
- CYCAS REVOLUTA
- FICUS LYRATA
- LIRIOPE MUSCARI
- PHOENIX ROEBELENI
- PLUMERIA SPP.
- RHAPIS EXCELSA
- ZINGIBER SPECTABILE
- GINGER LILY
- CAST IRON PLANT
- CANNA LILY
- SEDGE
- TI PLANT
- SAGO PALM
- FIDDLELEAF FIG
- LILY TURF
- PYGMY DATE PALM
- PLUMERIA
- LADY PALM
- GINGER

XEROSCAPE / SUCCULENTS SUCH AS:

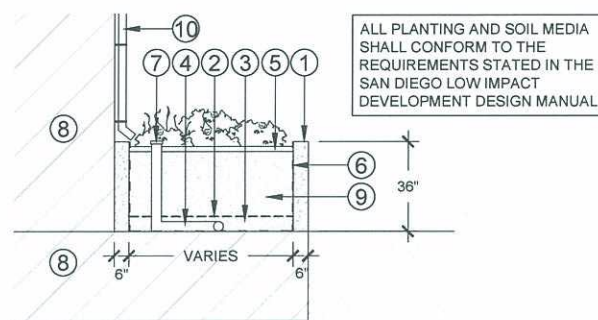
- AEONIUM 'SUNBURST'
- AGAVE ATTENUATA
- ANIGOZANTHOS HYBRIDS
- ALOE SPP.
- BOUTELOUJA GRACILIS 'B.A.'
- DUDLEYA SPP.
- ECHEVERIA SPP.
- HESPERAOLE PARVIFLORA
- KNIPHOFIA UVARIA
- LANTANA SPP.
- MUHLENBERGIA SPP.
- NASSELLA SPP.
- PENSTEMON HETEROPHYLLUS
- PHORMIUM TENAX
- SALVIA SPP.
- SEDUM SPP.
- SESLERIA AUTUMNALIS
- YUCCA SPP.
- AEONIUM
- CENTURY PLANT
- KANGAROO PAW
- ALOE
- BLUE GRAMA GRASS
- DUDLEYA
- ECHEVERIA
- SPANISH LAVENDER
- TORCH LILY
- LANTANA
- DEER GRASS
- FEATHER GRASS
- PENSTEMON
- FLAX
- SAGE
- STONECROP
- AUTUMN MOOR GRASS
- YUCCA

GROUNDCOVERS SUCH AS:

- FLATS
- ARCTOSTAPHYLOS 'EMERALD CARPET'
- BACCHARIS PILULARIS
- CEANOTHUS 'CARMEL CREEPER'
- ERIGERON GLAUCUS
- FESTUCA RUBRA
- GAZANIA HYBRIDS
- JUNIPERUS CONFERTA
- ROSMARINUS OFFICINALIS
- MANZANTIA
- COYOTE BRUSH
- CALIFORNIA LILAC
- DAISY
- FESCUE
- GAZANIA
- BLUE PACIFIC JUNIPER
- ROSEMARY

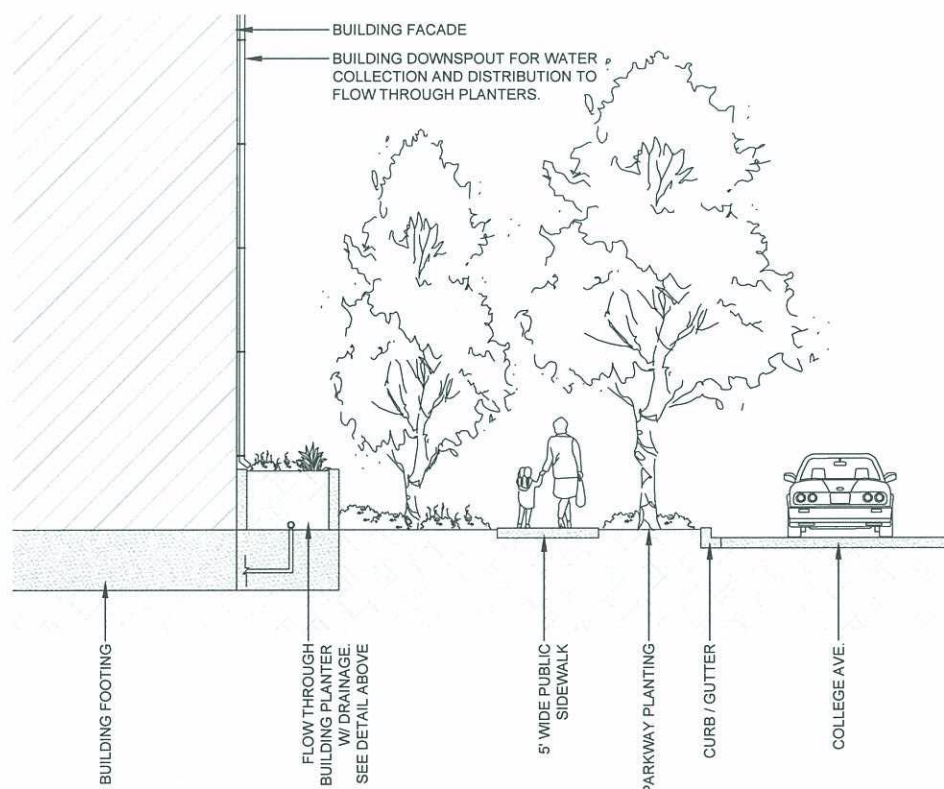
VINES SUCH AS:

- 5 GALLON
- BOUGAINVILLEA SPP.
- GREWIA OCCIDENTALIS
- BOUGAINVILLEA
- LAVENDER STARFLOWER



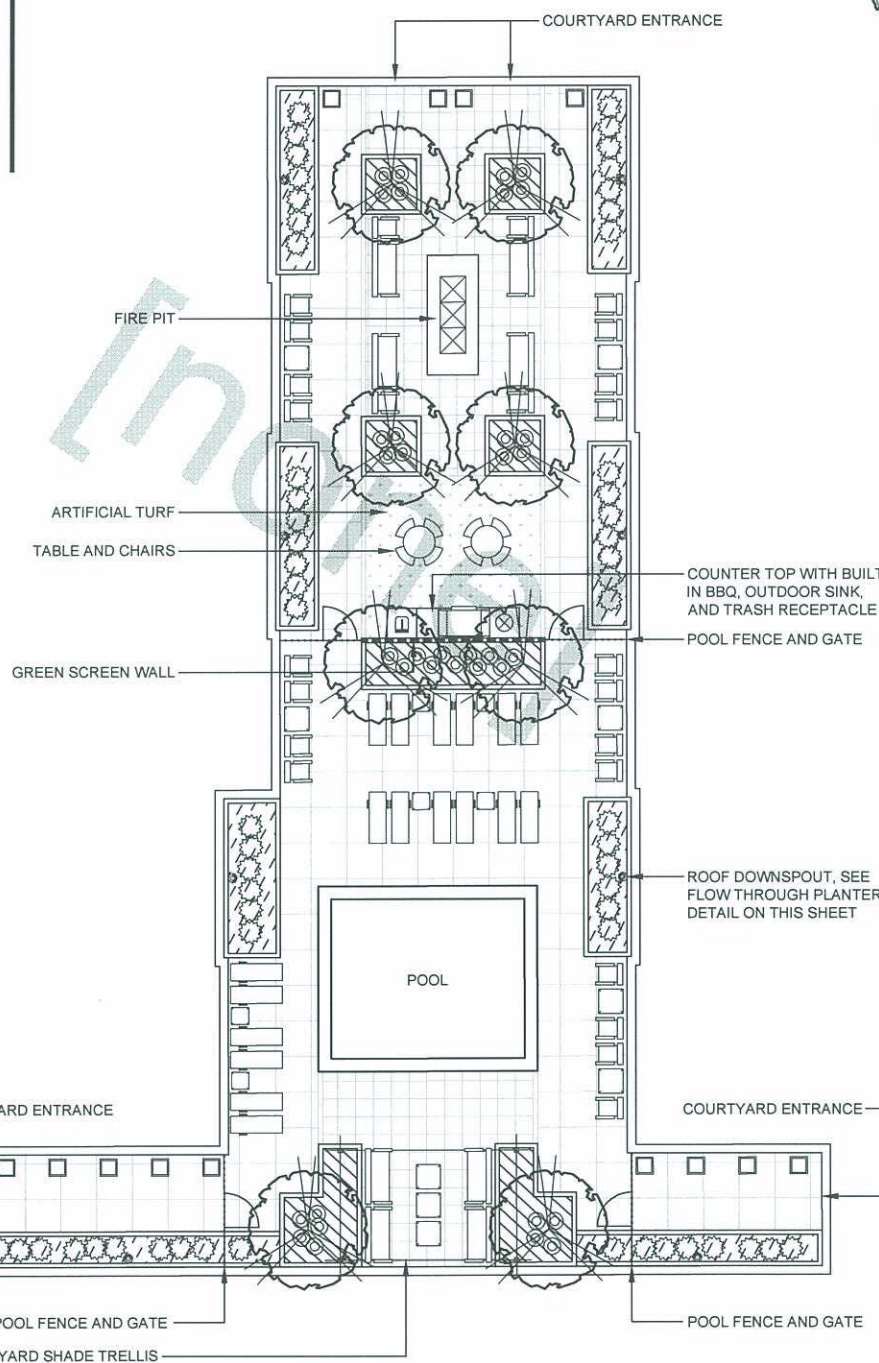
FLOW THROUGH PLANTER DETAIL

NO SCALE

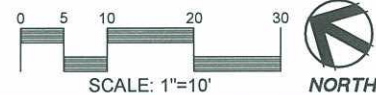


STREET YARD SECTION

NO SCALE



COURTYARD PLAN



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Z:\0151013-088.04_5030 COLLEGE LS_SIND\DESIGN DEVELOPMENT

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5030 COLLEGE AVENUE APARTMENTS
5030 COLLEGE AVENUE SAN DIEGO, CA 92115

CAPSTONE DEVELOPMENT PARTNERS, LLC

REVISION	DATE	REASON FOR ISSUE

LANDSCAPE DEVELOPMENT PLAN

ENTITLEMENTS

DATE	REVISION
04.24.2015	
PROJECT NUMBER	SHEET NUMBER
143790	L1-2
SCALE	
1"=10'-0"	

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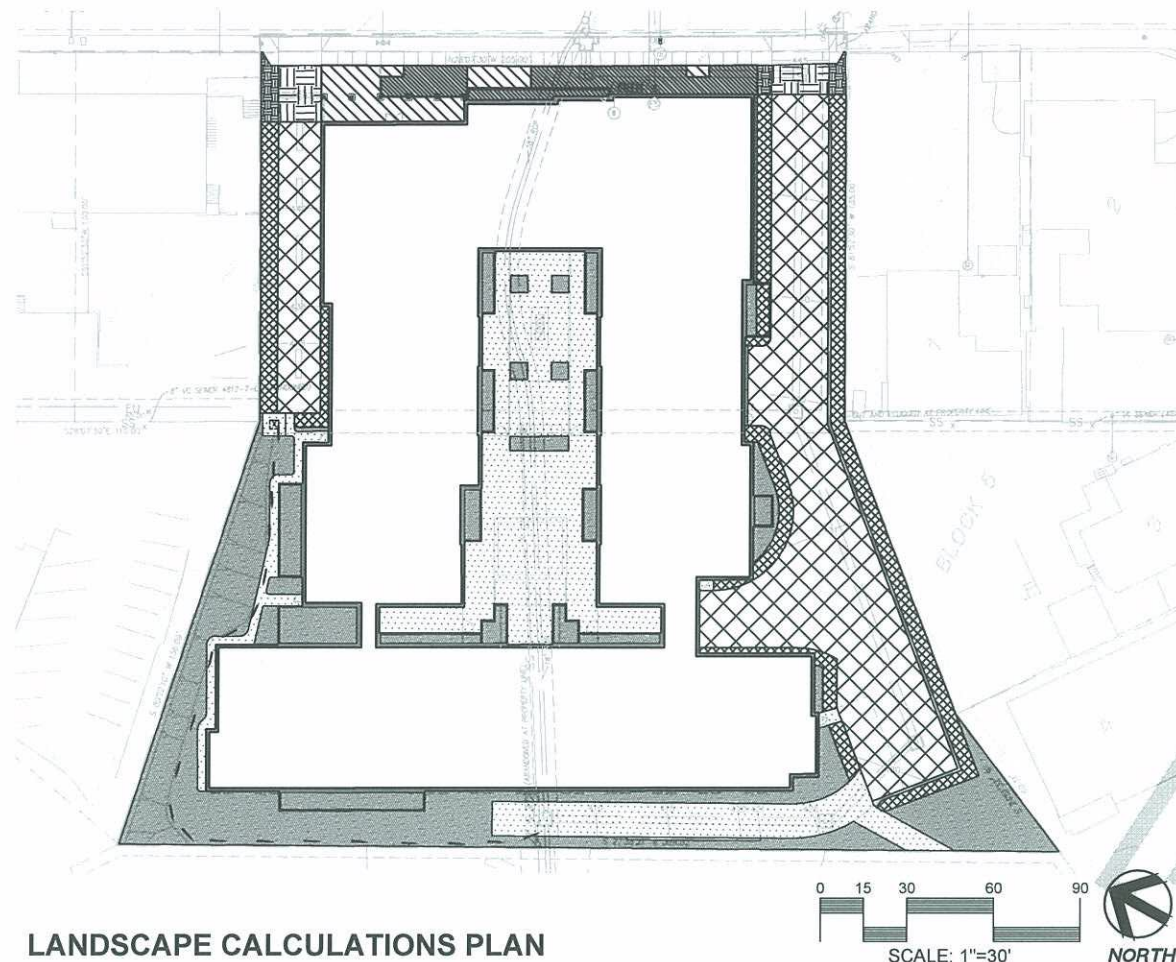
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 CAPSTONE DEVELOPMENT PARTNERS, LLC

REVISION	DATE	REASON FOR ISSUE

LANDSCAPE CALCULATIONS

ENTITLEMENTS

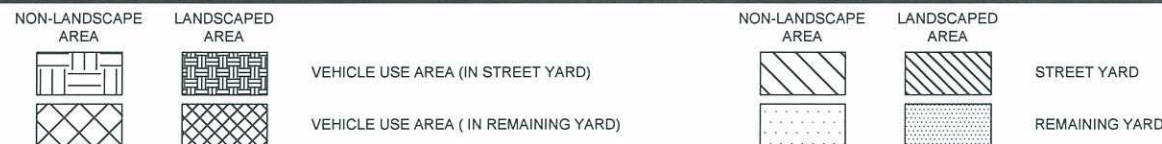
DATE	REVISION
04.24.2015	
PROJECT NUMBER 143790	SHEET NUMBER L1-3
SCALE 1"=30'-0"	



LANDSCAPE CALCULATIONS PLAN

SCALE: 1"=30'
 NORTH

LANDSCAPE CALCULATIONS LEGEND



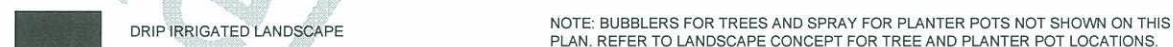
LANDSCAPE CALCULATIONS

(REFER TO LANDSCAPE CONCEPT PLAN FOR TREE AND SHRUB LOCATIONS)

DESCRIPTION	TOTAL AREA (S.F.)	TOTAL POINTS REQUIRED	TOTAL POINTS ACHIEVED
STREET YARD	2,079 S.F.	103 TOTAL POINTS (0.05 PTS./S.F.)	140 TOTAL POINTS (60 POINTS FROM TREES)
VEHICULAR USE AREA	763 S.F. (STREET YARD) 11,943 S.F. (REMAINING YARD)	38 TOTAL POINTS (0.05 PTS./S.F.) 358 TOTAL POINTS (0.03 PTS./S.F.)	63 TOTAL POINTS (40 POINTS FROM TREES) 500 TOTAL POINTS (260 POINTS FROM TREES)
REMAINING YARD	16,877 S.F.	60 TOTAL POINTS (60 PER BUILDING)	714 TOTAL POINTS (300 POINTS FROM TREES)

DESCRIPTION	TOTAL AREA (S.F.)	PLANTING AREA REQUIRED	PLANTING AREA ACHIEVED
STREET YARD	2,079 S.F.	1,039 S.F. (50% OF TOTAL S.F.)	1,159 S.F.
VEHICULAR USE AREA	763 S.F. (STREET YARD) 11,943 S.F. (REMAINING YARD)	38 S.F. (5% OF TOTAL S.F.) 358 S.F. (3% OF TOTAL S.F.)	252 S.F. 3,235 S.F.

HYDRO CALCULATIONS LEGEND

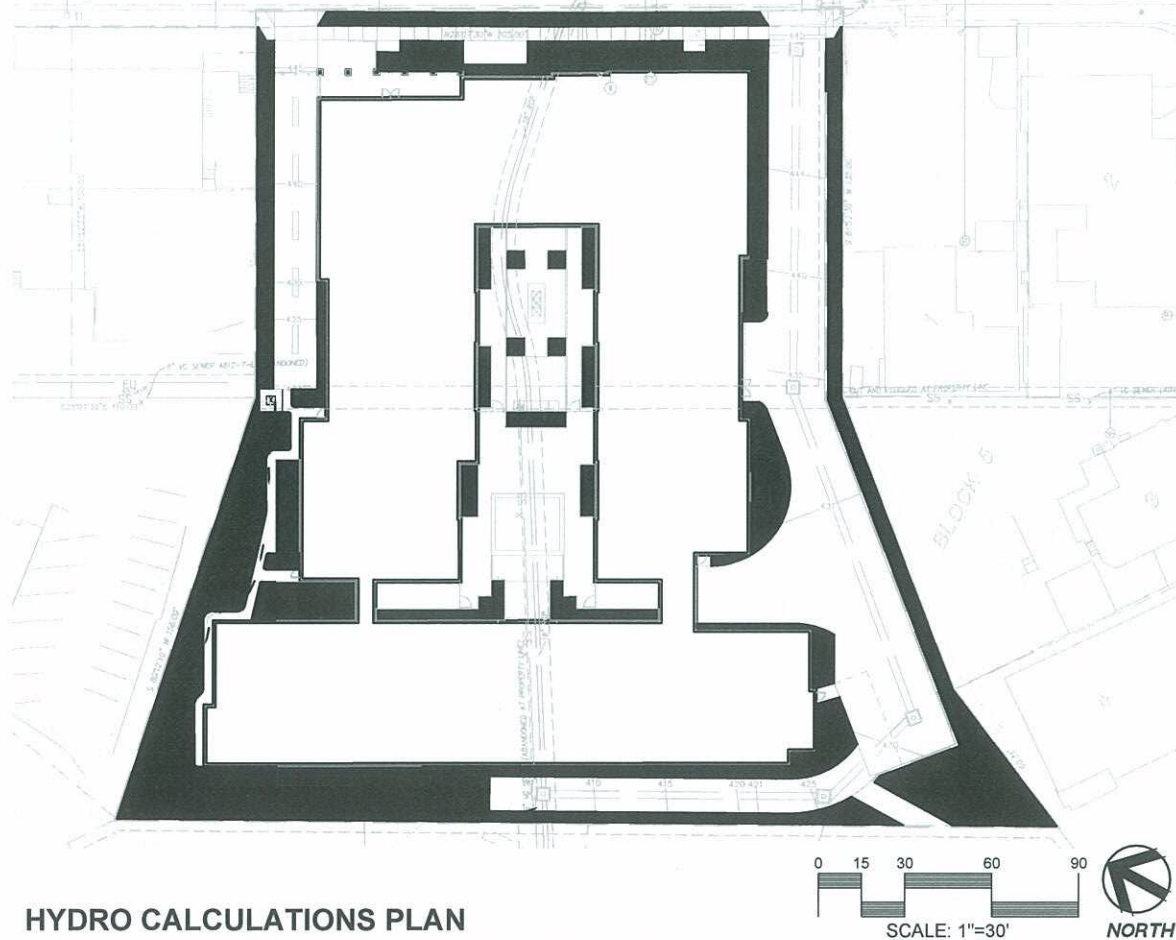


SITE WATER USE ANALYSIS - CONTROLLER "A" - (LANDSCAPE IRRIGATION)

Project Name: 5030 COLLEGE LS STND.	MAWA	ETWU	Hydrozones ETWU Calculations			
			High Water Use	Low Water Use	Low Water Use	Total Usage
Reference Evapotranspiration (ETo) referenced to Pacific Highlands Ranch community zone	$MAWA = ETo \times .62 \times [(ETAF \times Landscape Area) + (.3 \times SLA)]$	$ETWU = ETo \times .62 \times [(PF \times HA/IE) + SLA]$				
Total Landscape Area (HA)(Sq Ft)	15,178	0.00	688	775	13,715	
Special Landscape Area (SLA)	0.00	Irr Efficiency	Bubblers 0.85	Spray 0.60	Drip 0.90	
Reference Evapotranspiration (ETo)	47.10		47.10	47.10	47.10	
ET Adjustment Factor (ETAF)	0.7		1.0	0.3	0.3	
Plant Factor (Kc)			0.8	0.3	0.3	
Conversion Factor (inches to gallons)	0.62					
SLA ET Adjustment Factor (1-0.7)	0.3					
	MAWA	ETWU	23,636	11,316	133,502	168,454
Total gallons per year	314,692	168,454	$ETWU = 47.1 \times .62 \times (.8 \times 512 / .85)$	$ETWU = 47.1 \times .62 \times (.3 \times 240 / .60)$	$ETWU = 47.1 \times .62 \times (.3 \times 11,140 / .90)$	= ETWU SUM OF ALL COLUMN TOTALS

Reference ETo= evapotranspiration rate for the site based on historical averages
 Reference ETo data from C.I.M.I.S. (California Irrigation Management Information System)
 MAWA = Maximum applied water allowance ETWU = Estimated total water use

CONTROLLER "A" (PERMANENT IRRIGATION):
 DRIP / LOW WATER HYDRO-ZONE: 13715 SF
 PLANTER POTS: 20 TOTAL (80 SF)
 BUBBLER / TREES: 43 TOTAL (688 SF)



HYDRO CALCULATIONS PLAN

SCALE: 1"=30'
 NORTH



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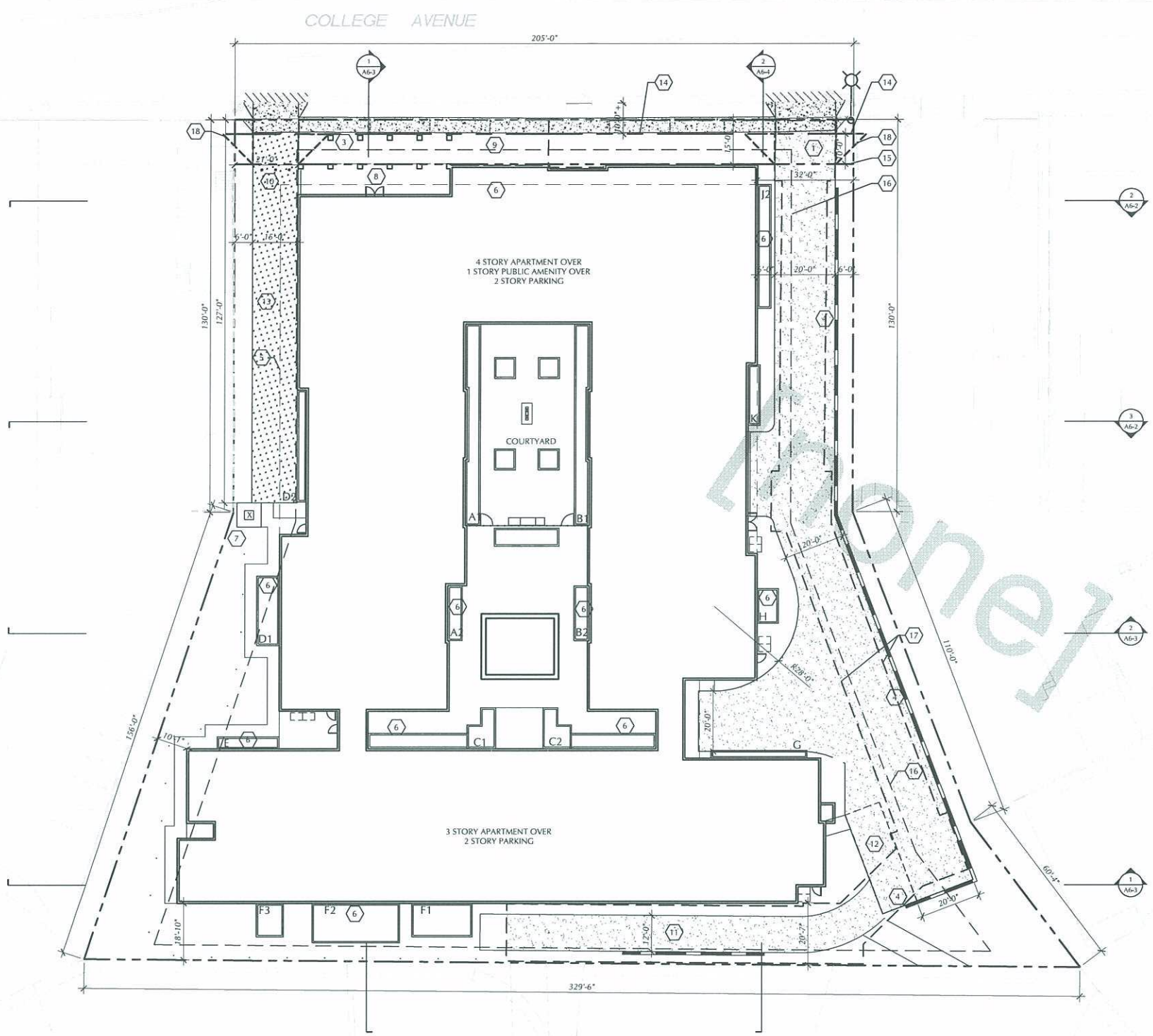
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KEYNOTES

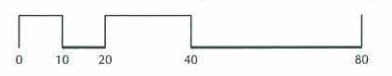
- 1 CONCRETE DRIVEWAY PER SDG-160
- 2 PROPOSED SIDEWALK PER SDG-155
- 3 ENTRY PLAZA
- 4 SITE RETAINING WALL, SEE C-1
- 5 LINE OF PARKING GARAGE BELOW
- 6 FLOW THROUGH PLANTER
- 7 TRANSFORMER
- 8 ENTRY PORCH
- 9 BIKE RACKS, SEE L1-1
- 10 (3) REMOVABLE BOLLARDS
- 11 STORM DRAIN ACCESS DRIVE LANE
- 12 LOADING ZONE, 12'X35'
- 13 FIRE ACCESS DRIVE WITH OPEN CELL PERVIOUS PAVEMENT SYSTEM, OR APPROVED EQUAL.
- 14 LINE OF PROPOSED RIGHT OF WAY
- 15 LINE OF PROPOSED 10' I.O.D.
- 16 LINE OF BUILDING SETBACK
- 17 15' EASEMENT FOR STORMDRAIN PIPE ACCESS AND SEWER ACCESS
- 18 SITE VISIBILITY TRIANGLES. NO STRUCTURE, TREE, SHRUB OR VISUAL IMPAIRMENT TALLER THAN 3 FEET IN HEIGHT SHALL BE LOCATED WITHIN THE LINE OF SIGHT TRIANGLES.

SITE PLAN NOTES

- 1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
- 2. NO BUS STOPS, EXISTING OR PROPOSED ALONG STREET FRONTAGE.
- 3. ALL NEW CURBS, GUTTERS, SIDEWALKS AND PEDESTRIAN RAMPS SHALL BE CONSTRUCTED TO CITY STANDARDS AND SATISFACTORY TO THE CITY ENGINEER.
- 4. SEE CIVIL SITE PLAN C1-1 FOR GRADING AND PRELIMINARY UTILITY INFORMATION.
- 5. SEE SHEET C-1 FOR VISIBILITY TRIANGLES AT DRIVEWAYS.



1 SITE PLAN
 A1-1 1"=20'-0"



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 J:\AFCAPSTONE DEVELOPMENTS\5030 COLLEGE 143790\3. 5030 COLLEGE 143790\03. REGULATORY ENTITLEMENTS - 3RD
 SUBMITTAL\FINAL ENTITLEMENTS PACKAGE 04-22-2015\DRAWINGS

REVISION	DATE	REASON FOR ISSUE

SITE PLAN

ENTITLEMENTS

DATE 07.13.2015	REVISION
PROJECT NUMBER 143790	SHEET NUMBER A1-1
SCALE 1"=20'-0"	

OPEN SPACE NOTES

LOT AREA	=65,692 SF
BUILDING COVERAGE	=32,027 SF (49% COVERAGE)
PERIMETER OPEN SPACE	=14,659 SF
COVERED OPEN SPACE	=408 SF
PUBLIC OPEN SPACE	=2,465 SF
COURTYARD	=6,973 SF
TOTAL OPEN SPACE	=24,505 SF
DRIVEWAYS	=9,160 SF

COMMON OPEN SPACE:
 (PER 131.0456)
 REQUIRED: 25 SF/UNIT = 25 X 95 = 2,375 SF
 COMMON OPEN SPACE PROVIDED = COURTYARD (6,973 SF).

PRIVATE OPEN SPACE:
 (PER 131.0457)
 REQUIRED: 60 SF OF 75% OF UNITS = 95 X 0.75 X 60 = 4,275 SF





*PRIVATE OPEN SPACE REQUIREMENT PROVIDED FOR IN COMMON OPEN SPACE

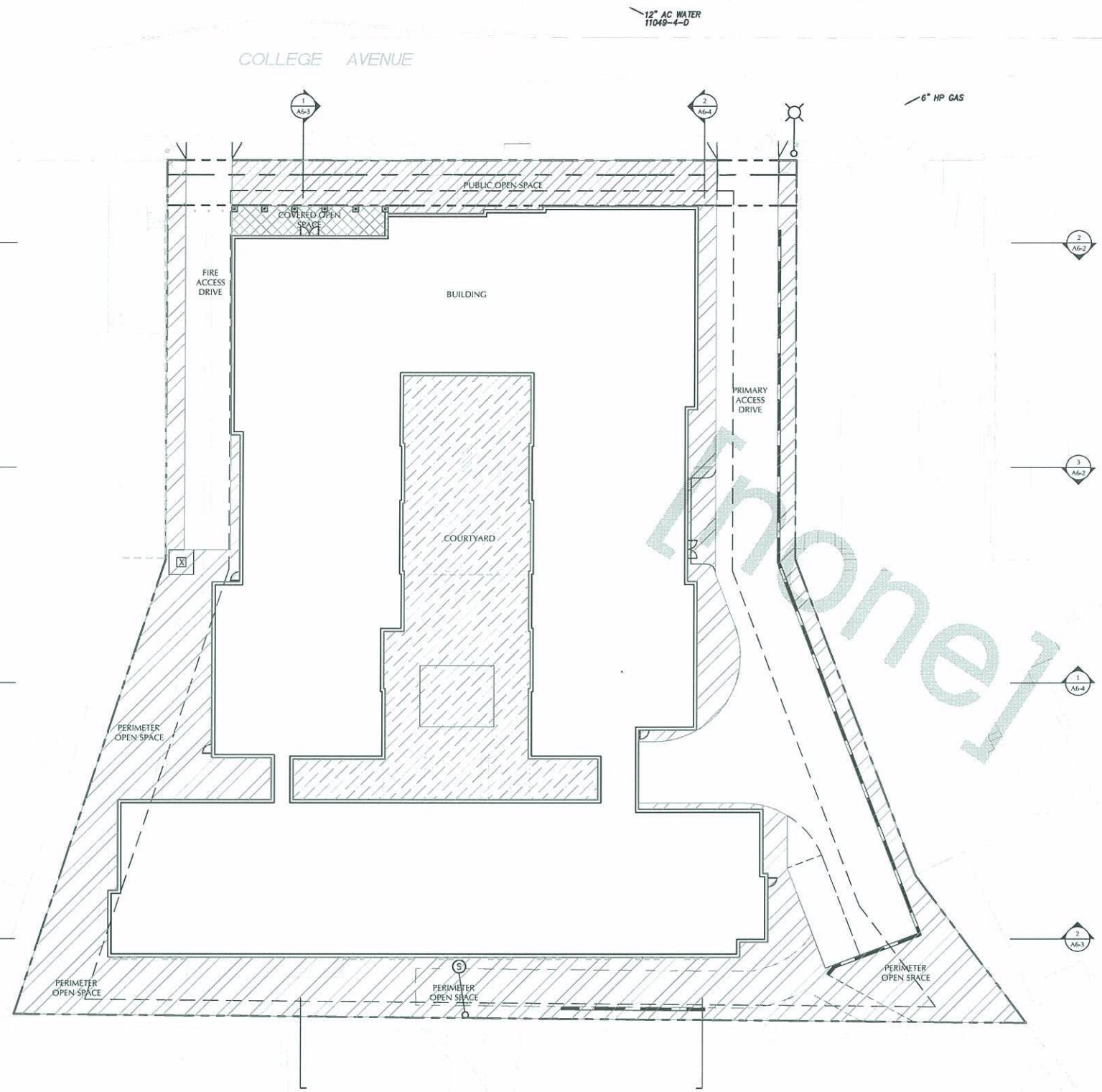
REQ'D COMMON (2,375) + REQ'D PRIVATE (4,275) = 6,650 SF
 PRIVATE OPEN SPACE PROVIDED = COURTYARD (6,973 SF).

SUPPLEMENTAL PLANNED DEVELOPMENT PERMIT REGULATIONS FOR RESIDENTIAL DEVELOPMENT PER 143.0420.

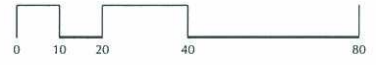
REQUIRED OPEN SPACE: 90 SF/UNIT = 90 X 95 = 8,550 SF
 OPEN SPACE PROVIDED = : PUBLIC OPEN SPACE (2,465 SF) + COURTYARD (6,973 SF) = 9,438 SF

LEGEND

-  PERIMETER OPEN SPACE
-  PUBLIC OPEN SPACE
-  COVERED OPEN SPACE
-  COURTYARD



1 OPEN SPACE PLAN
 A1-4 1"=20'-0"



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CAPSTONE DEVELOPMENT PARTNERS, LLC

REVISION	DATE	REASON FOR ISSUE

OPEN SPACE PLAN

ENTITLEMENTS

DATE 04.24.2015	REVISION
PROJECT NUMBER 143790	SHEET NUMBER A1-4
SCALE 1"=20'-0"	



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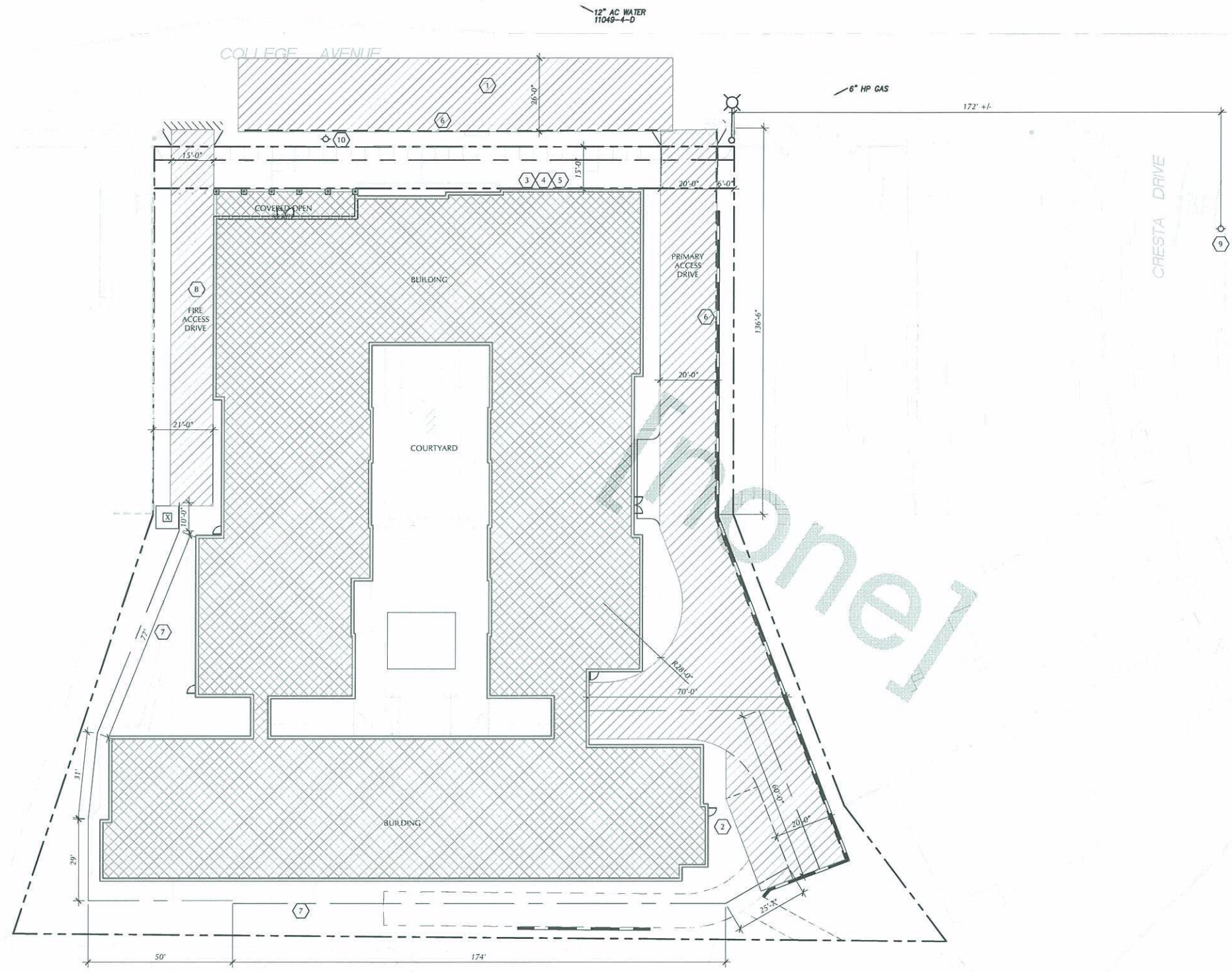
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FIRE ACCESS NOTES

- 1 PRIMARY AERIAL ACCESS PROVIDED ALONG COLLEGE AVENUE.
- 2 SECONDARY AERIAL ACCESS PROVIDED BY STAIR TO ROOF. KNOX BOX TO BE PROVIDED FOR SECURED STAIR ACCESS BY FIRE DEPARTMENT. SIGNAGE TO INDICATE ACCESS TO ROOF FOR FIRE DEPARTMENT.
- 3 LOCATION OF FDC.
- 4 LOCATION OF ALARM BELL.
- 5 LOCATION OF POST INDICATOR VALVE.
- 6 AREA OF RED CURB PER FHPS POLICY A-08-1.
- 7 HOSE PULL LENGTH. MAXIMUM LENGTH OF 200 FEET AS STRUCTURE WILL BE PROVIDED WITH AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM.
- 8 SECONDARY FIRE ACCESS DRIVE FOR HOSE PULL ACCESS. SURFACE TO BE OPEN CELL PERVIOUS PAVER SYSTEM, OR APPROVED EQUAL AND WILL BE EQUIPPED WITH (3) REMOVABLE BOLLARDS.
- 9 LOCATION OF EXISTING FIRE HYDRANT ON CRESTA DRIVE.
- 10 PROPOSED NEW PUBLIC FIRE HYDRANT LOCATION.

GENERAL FIRE NOTES

- 1. BUILDING TO BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM MEETING NFPA 13 REQUIREMENTS AS REQUIRED BY CFC SEC. 319.1.1.
- 2. CLASS I STANDPIPE SYSTEM MEETING NFPA 14 WILL BE PROVIDED IN EACH STAIRWELL.
- 3. SMOKE DETECTION TO BE PROVIDED AS REQUIRED BY CFC SEC. 319.1.2.
- 4. FIRE ALARM SYSTEM WILL BE PROVIDED AS REQUIRED BY CFC SEC. 319.1.3.
- 5. EMERGENCY VOICE ALARM SIGNALING SYSTEM WILL BE PROVIDED AS REQUIRED BY CFC SEC. 319.1.4.
- 6. FIRE COMMAND CENTER WILL BE PROVIDED AS REQUIRED BY CFC SEC. 319.1.5.
- 7. ANNUNCIATION IDENTIFICATION WILL BE PROVIDED AS REQUIRED BY CFC SEC. 319.1.6.
- 8. ELEVATORS WILL COMPLY WITH CHAPTER 30 OF CALIFORNIA BUILDING CODE AND CFC SEC. 319.1.7.
- 9. A FIRE DEPARTMENT COMMUNICATION SYSTEM WILL BE PROVIDED AS REQUIRED BY CFC SEC. 319.1.8.
- 10. BUILDING DESIGN WILL COMPLY WITH MEANS OF EGRESS REQUIREMENTS OF CHAPTER 10 OF CALIFORNIA BUILDING CODE AND CFC SEC. 319.1.9.
- 11. BUILDING WILL BE EQUIPPED WITH AN ILLUMINATED DIRECTORY, IN ACCORDANCE WITH FHPS POLICY I-00-6.



1 FIRE ACCESS PLAN
A1-5 1"=20'-0"



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 JAA-CAPSTONE DEVELOPMENT\ISDSU 5030 COLLEGE 14379003_REGULATORY\ENTITLEMENTS -3RD
 SUBMITTAL\FINAL ENTITLEMENTS PACKAGE 04-22-2015\DRAWINGS

REVISION	DATE	REASON FOR ISSUE

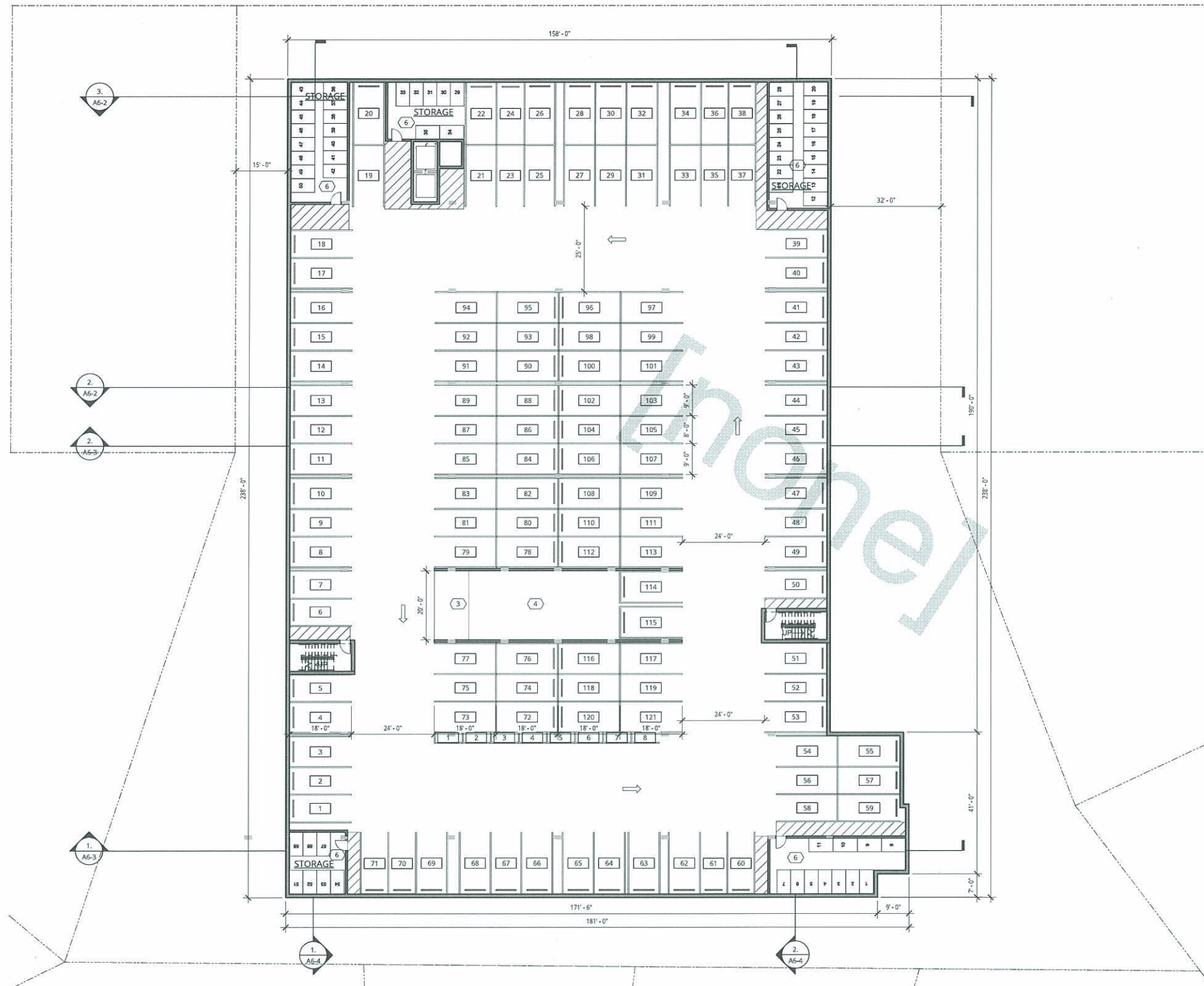
FIRE ACCESS PLAN

ENTITLEMENTS

DATE 04.24.2015	REVISION
PROJECT NUMBER 143790	SHEET NUMBER A1-5
SCALE 1"=20'-0"	

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KEYNOTES

- 1 BICYCLE STORAGE ROOM
- 2 FIRE DEPARTMENT ACCESS ONLY STAIR TO ROOF
- 3 7.5% TRANSITION RAMP (TWO-WAY TRAFFIC)
- 4 15% SPEED RAMP (TWO-WAY TRAFFIC)
- 5 MOTORCYCLE PARKING (3' X 8')
- 6 240 CUBIC FT UNIT STORAGE, TYP.

PARKING

VEHICULAR PARKING:
RESIDENTIAL -
PARKING IMPACT (PER TABLE 142.05C)

1BR = 1.75 X 1 = 1.75
2BR = 2.25 X 5 = 11.25
3BR = 2.5 X 39 = 97.50
4BR = 2.5 X 50 = 125

TOTAL PARKING REQUIRED: =235.5

PARKING PROVIDED:

	REG	ADA	TOTAL
P1 LEVEL:	109	7	116
P2 LEVEL:	121	0	121
TOTAL:	230	7	237

MOTORCYCLE PARKING:
PARKING IMPACT (PER TABLE 142.05C)

0.1 X 95 =9.5 OR 10 MOTORCYCLE SPACES

P1 LEVEL = 8
P2 LEVEL = 8

TOTAL = 16 PROVIDED

BICYCLE PARKING:
PARKING IMPACT (PER TABLE 142.05C)

0.6 X 95 =57 BICYCLE SPACES

TENANT STORAGE

P1 LEVEL = 39 STORAGE UNITS

P2 LEVEL = 57 STORAGE UNITS

TOAL = 96 STORAGE UNITS



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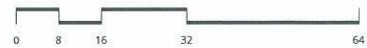
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REVISION	DATE	REASON FOR ISSUE

P2 FLOOR PLAN

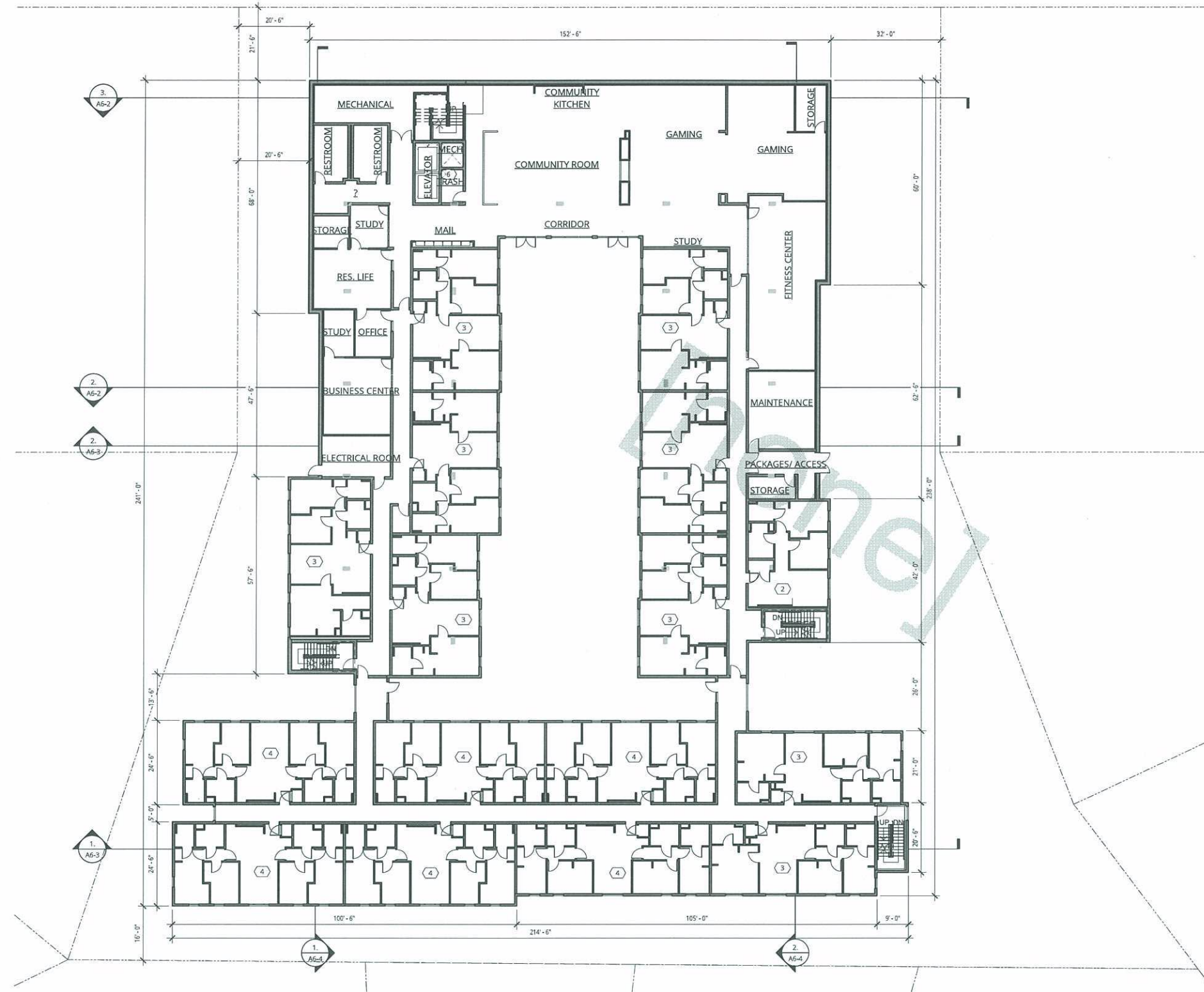
DATE 04.24.2015	REVISION
PROJECT NUMBER 143790	SHEET NUMBER A2-1
SCALE 1/16" = 1'-0"	

1 P2 FLOOR PLAN
A2-1 | 1/16" = 1'-0"



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KEYNOTES

- 1 ONE BEDROOM UNIT
- 2 TWO BEDROOM UNIT
- 3 THREE BEDROOM UNIT
- 4 FOUR BEDROOM UNIT
- 5 JANITORS CLOSET
- 6 TRASH ROOM WITH CHUTE TO MAIN TRASH ROOM ON LEVEL P1
- 7 TELECOM
- 8 FIRE DEPARTMENT ACCESS STAIR TO ROOF



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REVISION	DATE	REASON FOR ISSUE

COURTYARD FLOOR PLAN

DATE 04.24.2015	REVISION
PROJECT NUMBER 143790	SHEET NUMBER A2-3
SCALE 1/16" = 1'-0"	

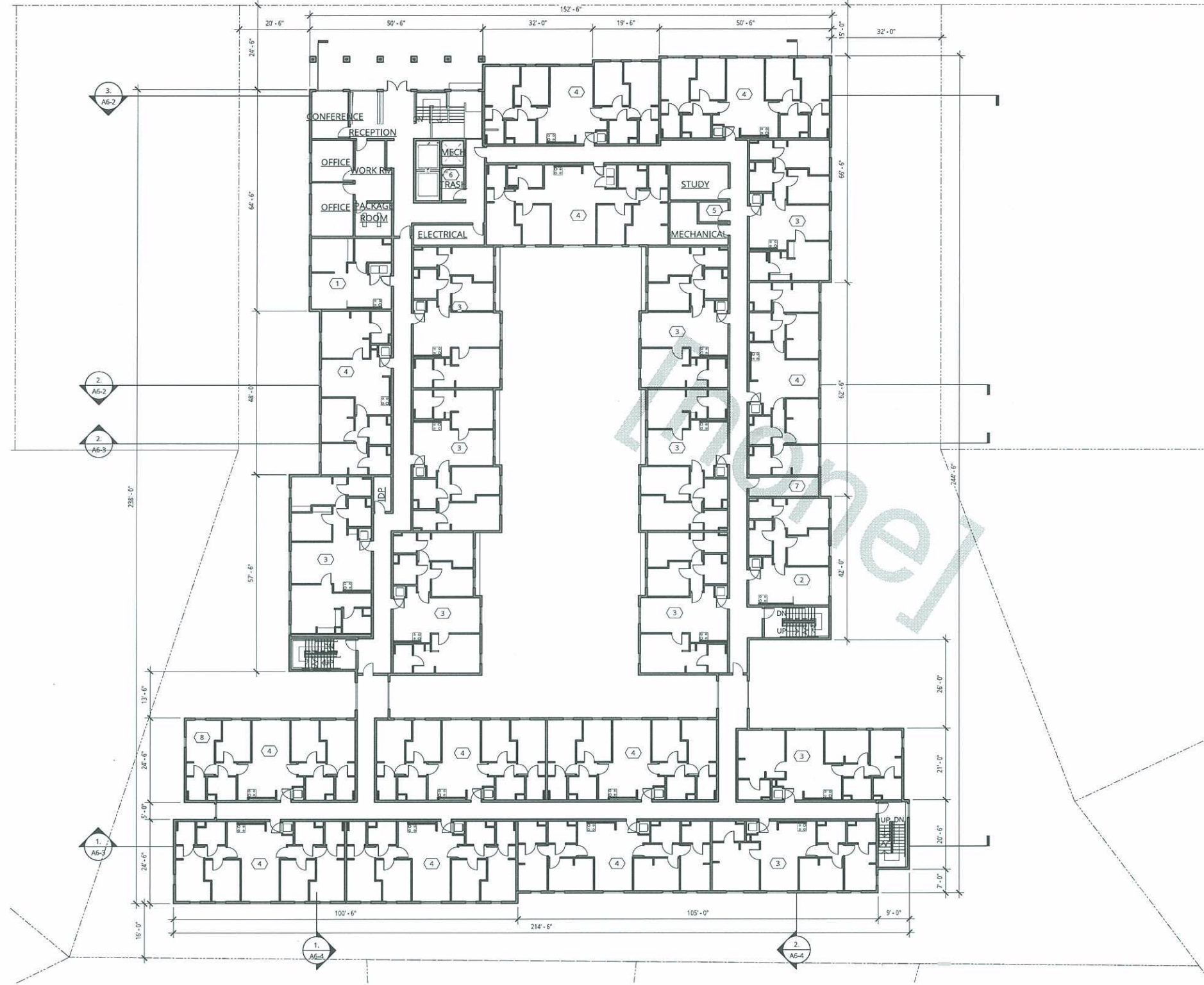
1 COURTYARD FLOOR PLAN

A2-3 | 1/16" = 1'-0"

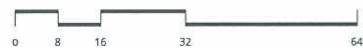


KEYNOTES

- ① ONE BEDROOM UNIT
- ② TWO BEDROOM UNIT
- ③ THREE BEDROOM UNIT
- ④ FOUR BEDROOM UNIT
- ⑤ JANITORS CLOSET
- ⑥ TRASH ROOM WITH CHUTE TO MAIN TRASH ROOM ON LEVEL P1
- ⑦ TELECOM
- ⑧ FIRE DEPARTMENT ACCESS ONLY STAIR TO ROOF
- ⑨ BICYCLE RACK (CAPACITY 13)



1 LEVEL 1 FLOOR PLAN
A2-4 | 1/16" = 1'-0"



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REVISION	DATE	REASON FOR ISSUE

LEVEL 1 FLOOR PLAN

DATE
04.24.2015

PROJECT NUMBER
143790

SCALE
1/16" = 1'-0"

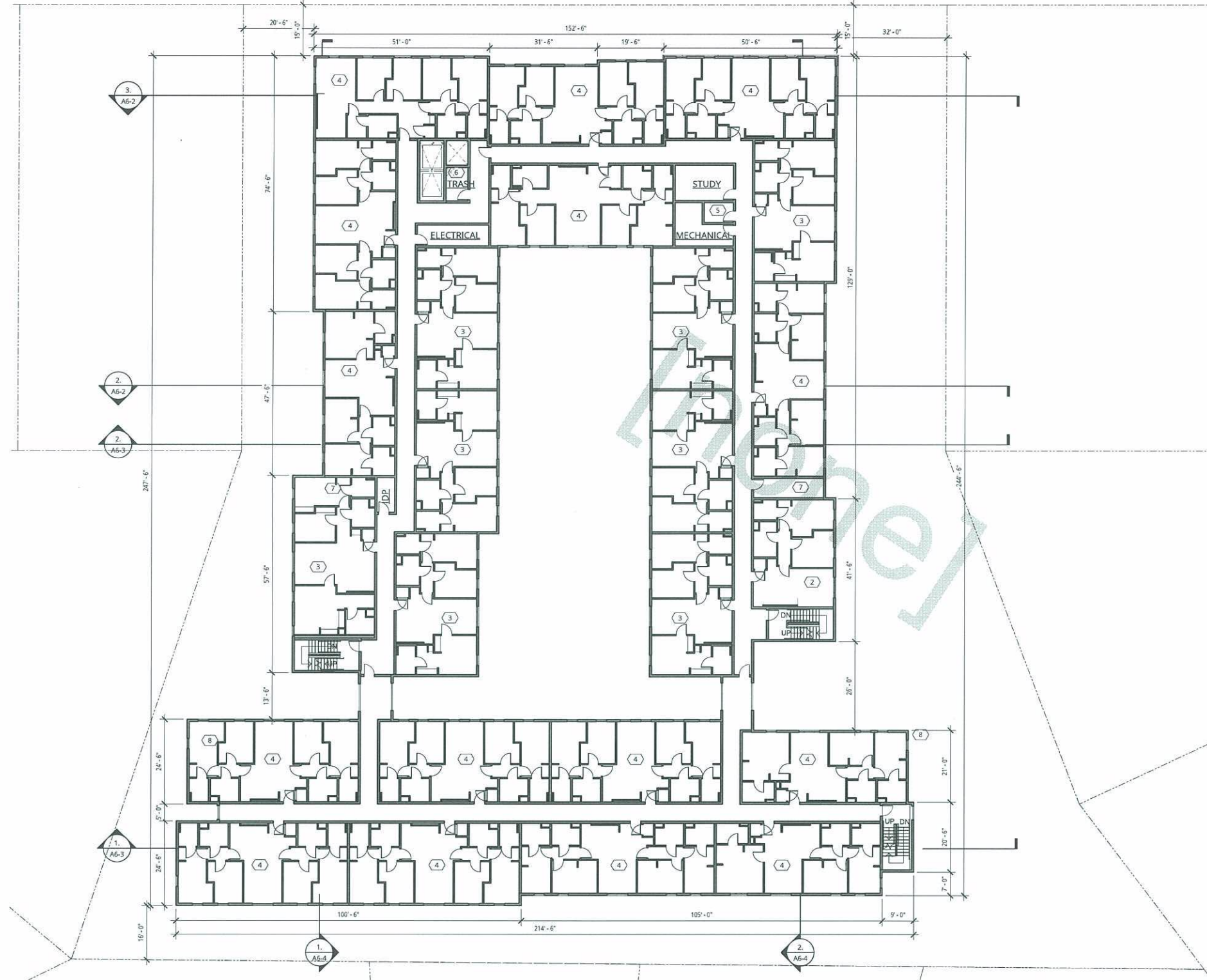
REVISION

SHEET NUMBER

A2-4

KEYNOTES

- ① ONE BEDROOM UNIT
- ② TWO BEDROOM UNIT
- ③ THREE BEDROOM UNIT
- ④ FOUR BEDROOM UNIT
- ⑤ JANITORS CLOSET
- ⑥ TRASH ROOM WITH CHUTE TO MAIN TRASH ROOM ON LEVEL P1
- ⑦ TELECOM
- ⑧ FIRE DEPARTMENT ACCESS STAIR TO ROOF



1 LEVEL 2 FLOOR PLAN

A2-5 | 1/16" = 1'-0"



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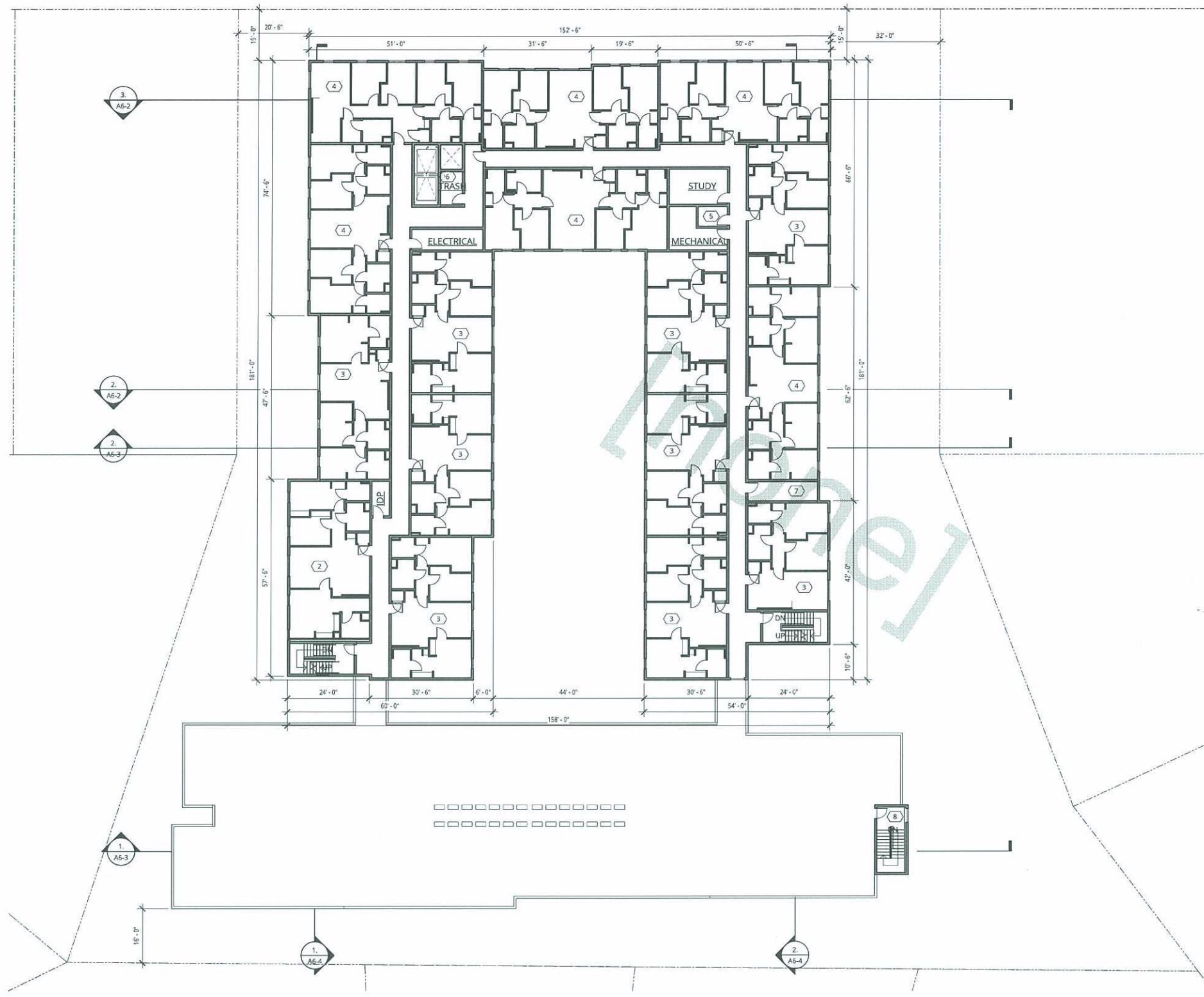
REVISION	DATE	REASON FOR ISSUE

LEVEL 2 FLOOR PLAN

DATE 04.24.2015	REVISION
PROJECT NUMBER 143790	SHEET NUMBER A2-5
SCALE 1/16" = 1'-0"	

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- KEYNOTES**
- ① ONE BEDROOM UNIT
 - ② TWO BEDROOM UNIT
 - ③ THREE BEDROOM UNIT
 - ④ FOUR BEDROOM UNIT
 - ⑤ JANITORS CLOSET
 - ⑥ TRASH ROOM WITH CHUTE TO MAIN TRASH ROOM ON LEVEL P1
 - ⑦ TELECOM
 - ⑧ FIRE DEPARTMENT ACCESS STAIR TO ROOF



1 LEVEL 3 FLOOR PLAN
A2-6 | 1/16" = 1'-0"



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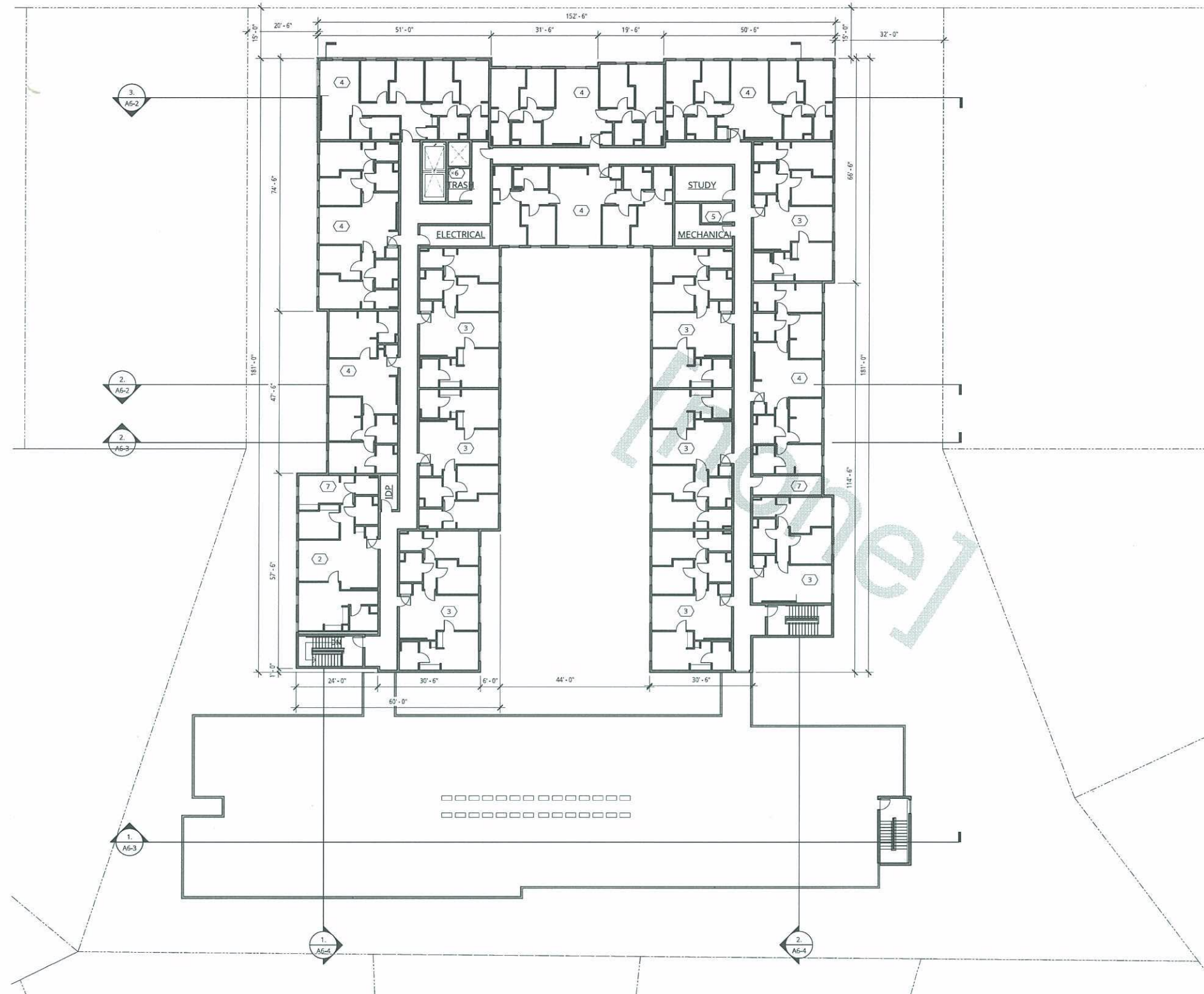
REVISION	DATE	REASON FOR ISSUE

LEVEL 3 FLOOR PLAN

DATE 04.24.2015	REVISION
PROJECT NUMBER 143790	SHEET NUMBER
SCALE 1/16" = 1'-0"	A2-6

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- KEYNOTES**
- 1 ONE BEDROOM UNIT
 - 2 TWO BEDROOM UNIT
 - 3 THREE BEDROOM UNIT
 - 4 FOUR BEDROOM UNIT
 - 5 JANITORS CLOSET
 - 6 TRASH ROOM WITH CHUTE TO MAIN TRASH ROOM ON LEVEL P1
 - 7 TELECOM
 - 8 FIRE DEPARTMENT ACCESS STAIR TO ROOF

1 LEVEL 4 FLOOR PLAN
A2-7 | 1/16" = 1'-0"



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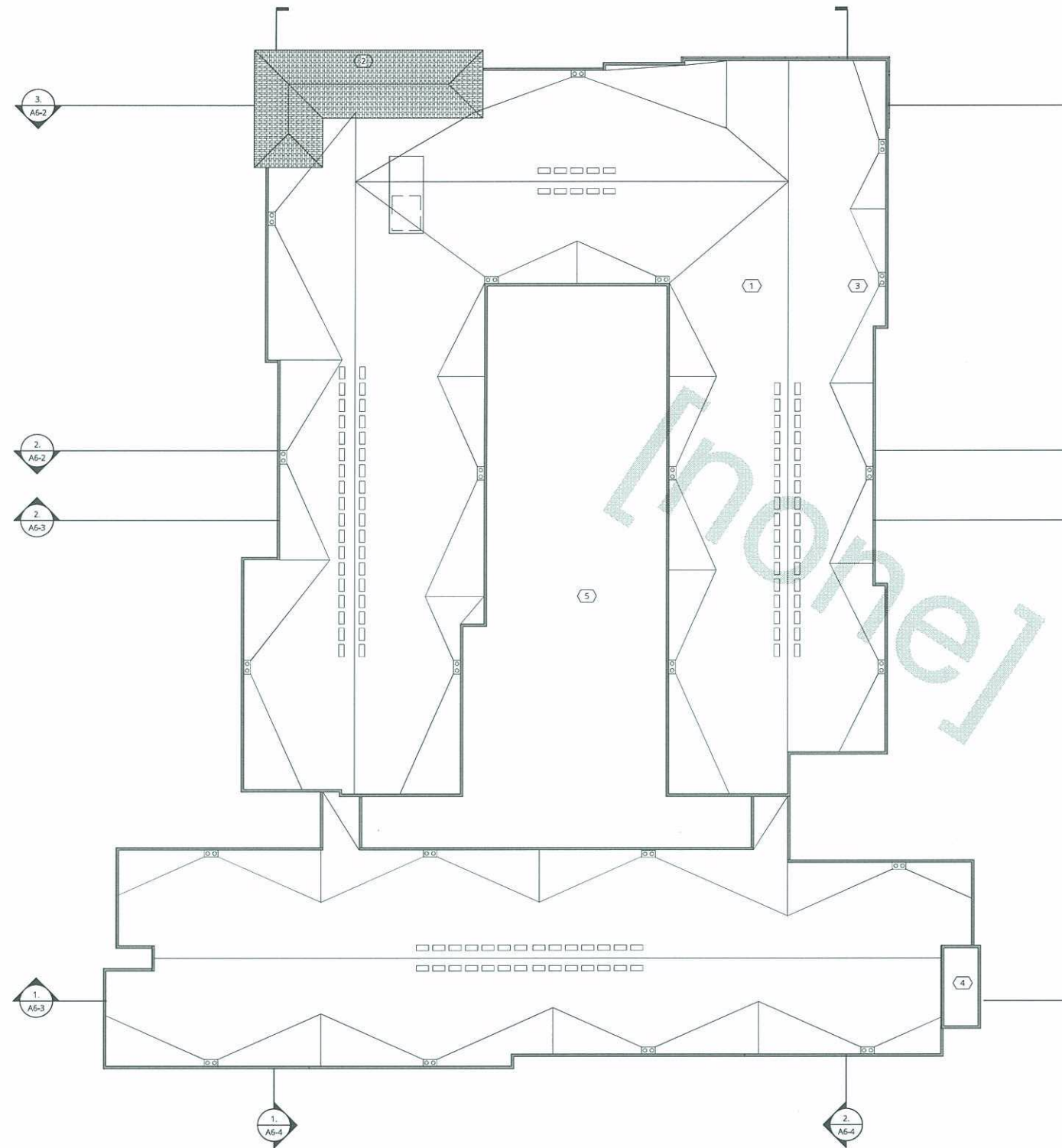
REVISION	DATE	REASON FOR ISSUE

LEVEL 4 FLOOR PLAN

DATE 04.24.2015	REVISION
PROJECT NUMBER 143790	SHEET NUMBER A2-7
SCALE 1/16" = 1'-0"	

KEYNOTES

- ① TPO MEMBRANE ROOFING
- ② SPANISH TILE ROOFING
- ③ ROOF DRAIN W/OVERFLOW, TYPICAL ROOF DRAINS TO BE PIPED TO STORM WATER PLANTERS FOR TREATMENT, SEE CIVIL DRAWINGS
- ④ FIRE DEPARTMENT ROOF ACCESS STAIR
- ⑤ OPEN TO COURTYARD BELOW



1 ROOF PLAN
A2-8 | 1/16" = 1'-0"



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ROOF PLAN

DATE 04.24.2015	REVISION
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SCALE 1/16" = 1'-0"	

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REVISION	DATE	REASON FOR ISSUE

SORORITY PLAN

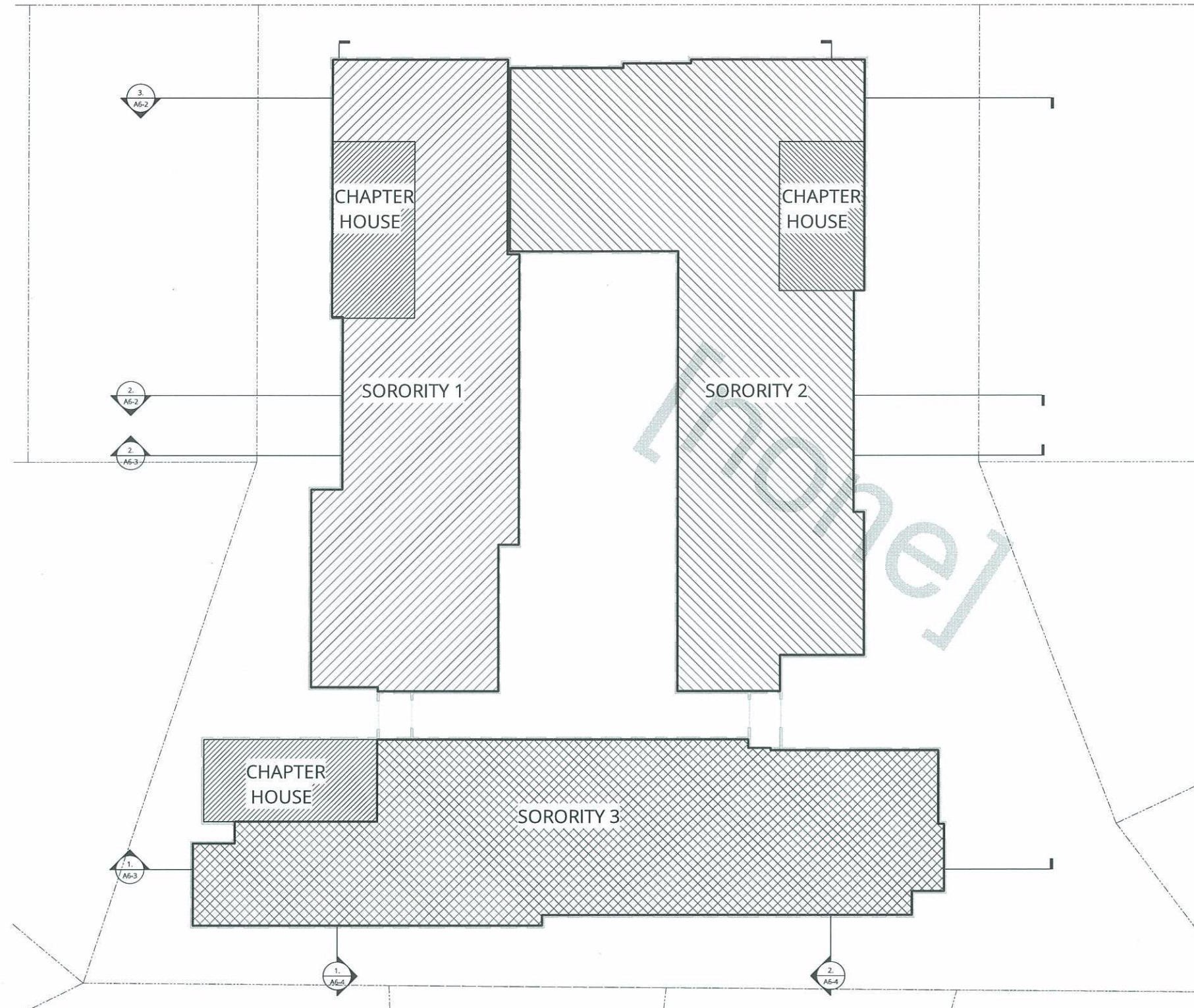
DATE 04.24.2015	REVISION
PROJECT NUMBER 143790	SHEET NUMBER A2-9
SCALE 1/16" = 1'-0"	

SORORITY CONVERSION NOTES

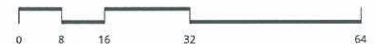
- ELEVEN POTENTIAL SORORITIES WOULD BE REQUIRED.
- STANDARDS OF CONVERTIBILITY INDICATE SORORITIES MAY BE OF ANY SIZE OR CONFIGURATION
- 5030 COLLEGE MODEL OF CONVERSION MEETS THE "FIT OUT PACKAGE" OF CONVERTIBILITY
- MODEL OF CONVERSION MEETS THE STANDARDS WITH NO MORE THAN TWO BEDS PER ROOM AND IN MOST CASES ONLY ONE BED PER ROOM
- LAUNDRY FACILITIES IN EACH APARTMENT UNIT
- APARTMENT UNITS SEPARATELY METERED FOR UTILITIES
- ABUNDANT OPEN SPACE IS PROVIDED WITH POOL, COURTYARD AND BBQ AREAS
- ABUNDANT INDOOR SPACE WITH STUDY ROOMS, MEETING ROOM AREAS, LOUNGE/RECREATION AREA AND FITNESS ROOM.
- PARKING MEETS STANDARDS FOR MULTI-FAMILY/STUDENT HOUSING PLUS THE ADDS FOR THE COLLEGE AREA IMPACT AREA. PARKING WILL BE ASSIGNED WITH CONTROLLED ACCESS.
- PROMINENT AREAS WILL BE AVAILABLE FOR THE DISPLAY OF CHAPTER LETTERS.
- RESTRICTED ACCESS SYSTEM IN LIEU OF KEY AND LOCK SYSTEM
- VIDEO CAMERAS AT ALL ENTRANCES AND EXITS AND OTHER AREAS TBD.

CONVERSION MATRIX

COURTYARD LEVEL	1 SORORITY
LEVEL 1	3 SORORITIES
LEVEL 2	3 SORORITIES
LEVEL 3	2 SORORITIES
LEVEL 4	2 SORORITIES
TOTAL	11 SORORITIES



1 TYP SORORITY CONVERSION PLAN
 A2-9 | 1/16" = 1'-0"



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1 NORTH ELEVATION

A6-1 | 1/16" = 1'-0"



- LEVEL 6 486'-0"
- LEVEL 5 476'-0"
- LEVEL 4 466'-0"
- LEVEL 3 456'-0"
- LEVEL 2 446'-0"
- LEVEL 1 435'-6"
- LEVEL P1 424'-6"
- LEVEL P2 415'-0"

KEYNOTES

- 1 STUCCO CLADDING SYSTEM COLOR 1
- 2 STUCCO CLADDING SYSTEM COLOR 2
- 3 HIGH PERFORMANCE VINYL WINDOW SYSTEM
- 4 SPANISH TILE ROOFING SYSTEM
- 5 STORM WATER PLANTER, EXPOSED CONCRETE
- 6 METAL PARKING GARAGE DOOR
- 7 COMPOSITE WOOD TRELLIS
- 8 LINE OF SUBTERRANEAN GARAGE/PODIUM



2 SOUTH ELEVATION

A6-1 | 1/16" = 1'-0"



- LEVEL 6 486'-0"
- LEVEL 5 476'-0"
- LEVEL 4 466'-0"
- LEVEL 3 456'-0"
- LEVEL 2 446'-0"
- LEVEL 1 435'-6"
- LEVEL P1 424'-6"
- LEVEL P2 415'-0"



3 EAST ELEVATION

A6-1 | 1/16" = 1'-0"



- LEVEL 6 486'-0"
- LEVEL 5 476'-0"
- LEVEL 4 466'-0"
- LEVEL 3 456'-0"
- LEVEL 2 446'-0"
- LEVEL 1 435'-6"
- LEVEL P1 424'-6"
- LEVEL P2 415'-0"

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REVISION	DATE	REASON FOR ISSUE

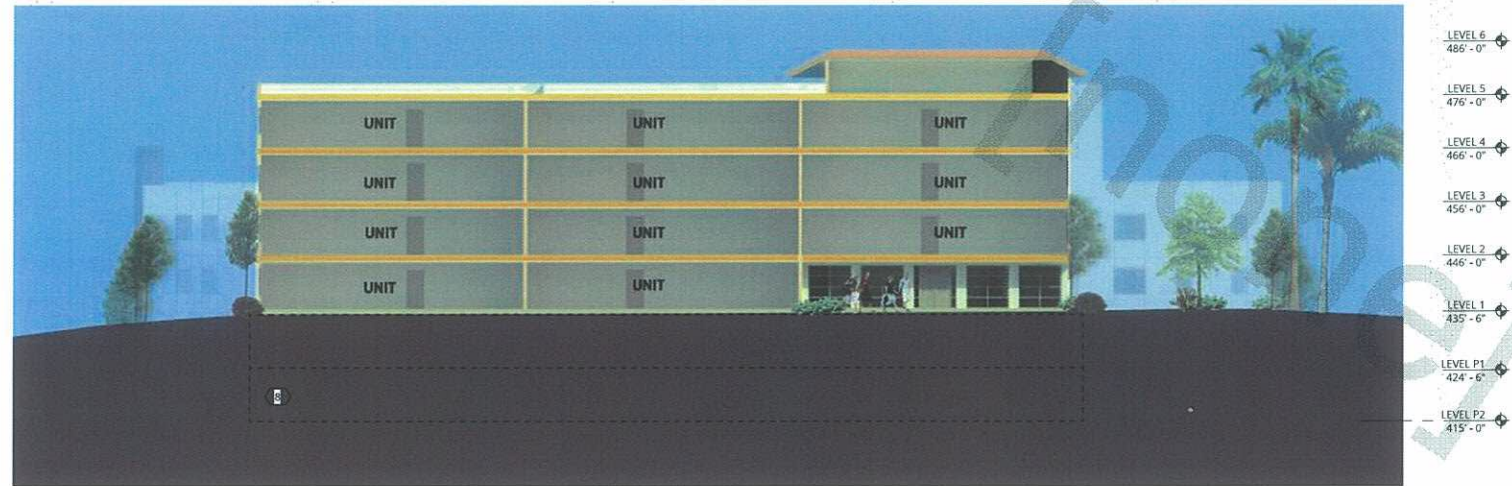
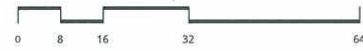
ELEVATIONS

DATE 05.18.2015	REVISION
PROJECT NUMBER 143790	SHEET NUMBER A6-1
SCALE 1/16" = 1'-0"	

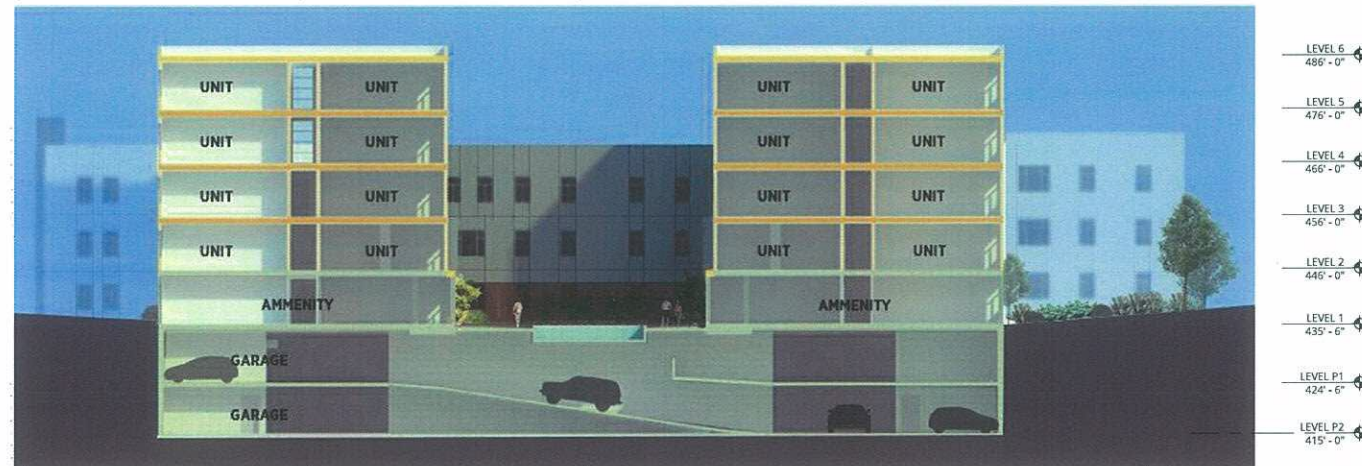
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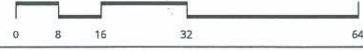
1 WEST ELEVATION
A6-2 | 1/16" = 1'-0"



2 SECTION LOOKING WEST
A6-2 | 1/16" = 1'-0"



3 SECTION LOOKING WEST - COURTYARD
A6-2 | 1/16" = 1'-0"



KEYNOTES

- 1 STUCCO CLADDING SYSTEM COLOR 1
- 2 STUCCO CLADDING SYSTEM COLOR 2
- 3 HIGH PERFORMANCE VINYL WINDOW SYSTEM
- 4 SPANISH TILE ROOFING SYSTEM
- 5 STORM WATER PLANTER, EXPOSED CONCRETE
- 6 METAL PARKING GARAGE DOOR
- 7 COMPOSITE WOOD TRELLIS
- 8 LINE OF SUBTERRANEAN GARAGE/PODIUM



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REVISION	DATE	REASON FOR ISSUE

ELEVATIONS/SECTIONS

DATE 05.18.2015	REVISION
PROJECT NUMBER 143790	SHEET NUMBER A6-2
SCALE 1/16" = 1'-0"	

KEYNOTES

- ① STUCCO CLADDING SYSTEM COLOR 1
- ② STUCCO CLADDING SYSTEM COLOR 2
- ③ HIGH PERFORMANCE VINYL WINDOW SYSTEM
- ④ SPANISH TILE ROOFING SYSTEM
- ⑤ STORM WATER PLANTER, EXPOSED CONCRETE
- ⑥ METAL PARKING GARAGE DOOR
- ⑦ COMPOSITE WOOD TRELLIS
- ⑧ LINE OF SUBTERRANEAN GARAGE/PODIUM



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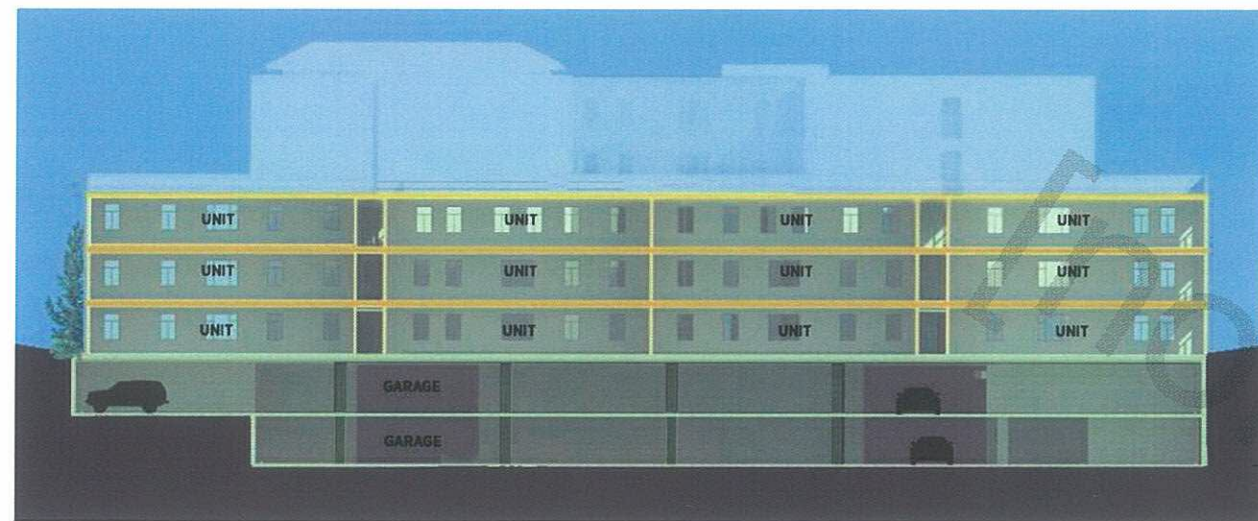
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REVISION	DATE	REASON FOR ISSUE

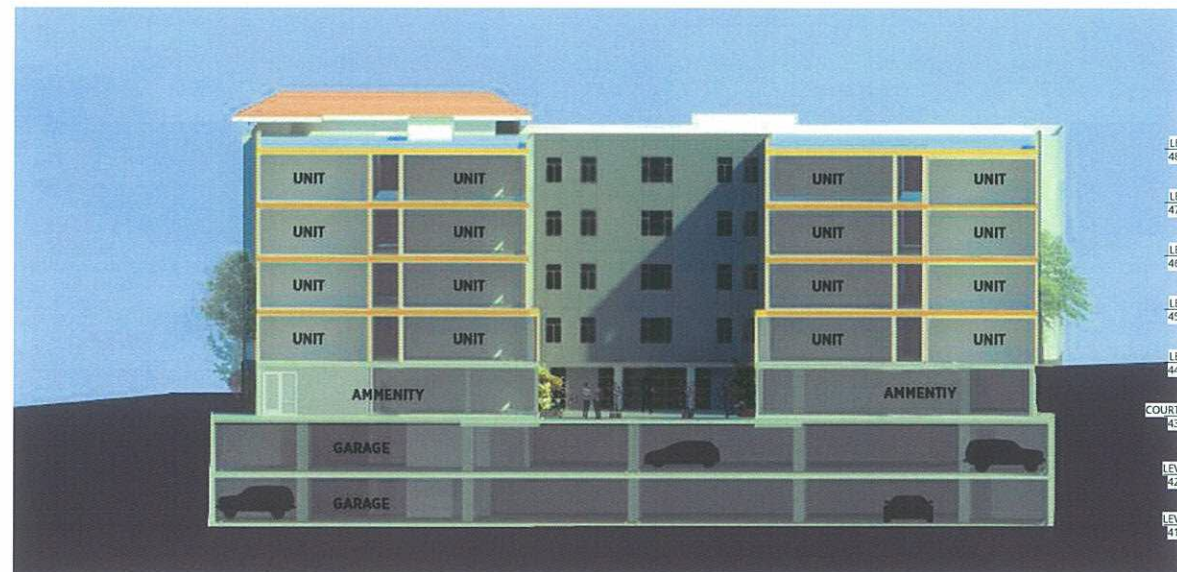
ELEVATIONS/SECTIONS

DATE 04.24.2015	REVISION
PROJECT NUMBER 143790	SHEET NUMBER A6-3
SCALE 1/16" = 1'-0"	



1 SECTION LOOKING EAST

A6-3 | 1/16" = 1'-0"



2 SECTION LOOKING EAST - COURTYARD

A6-3 | 1/16" = 1'-0"



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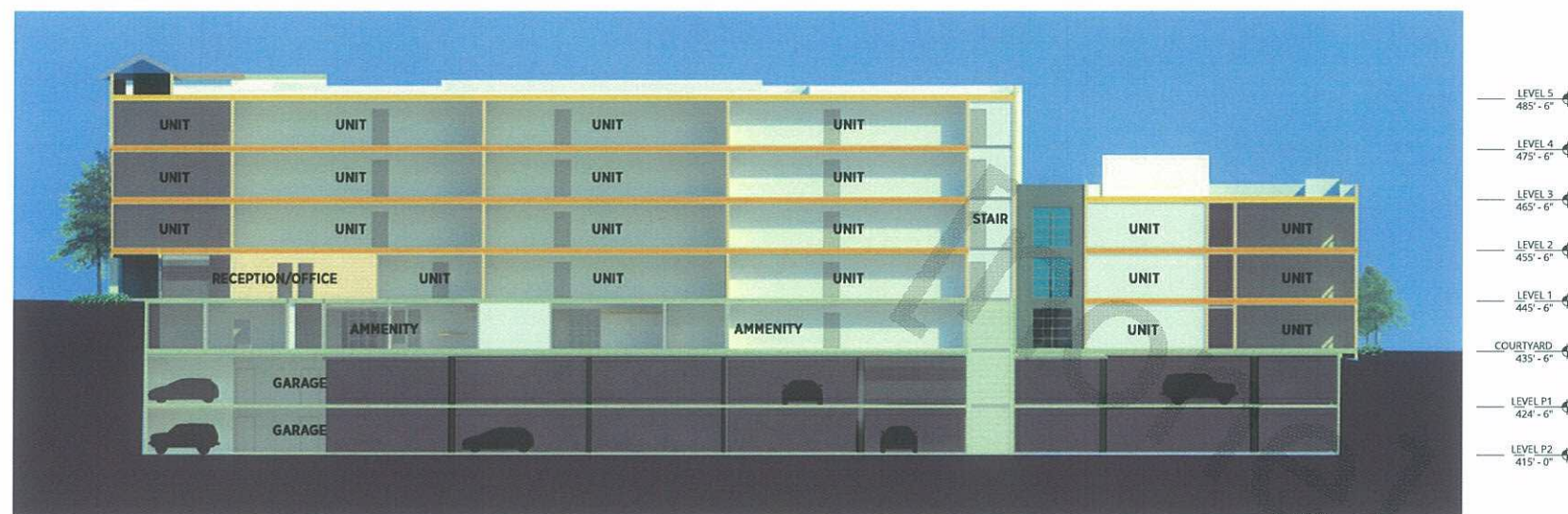
REVISION	DATE	REASON FOR ISSUE

ELEVATIONS/SECTIONS

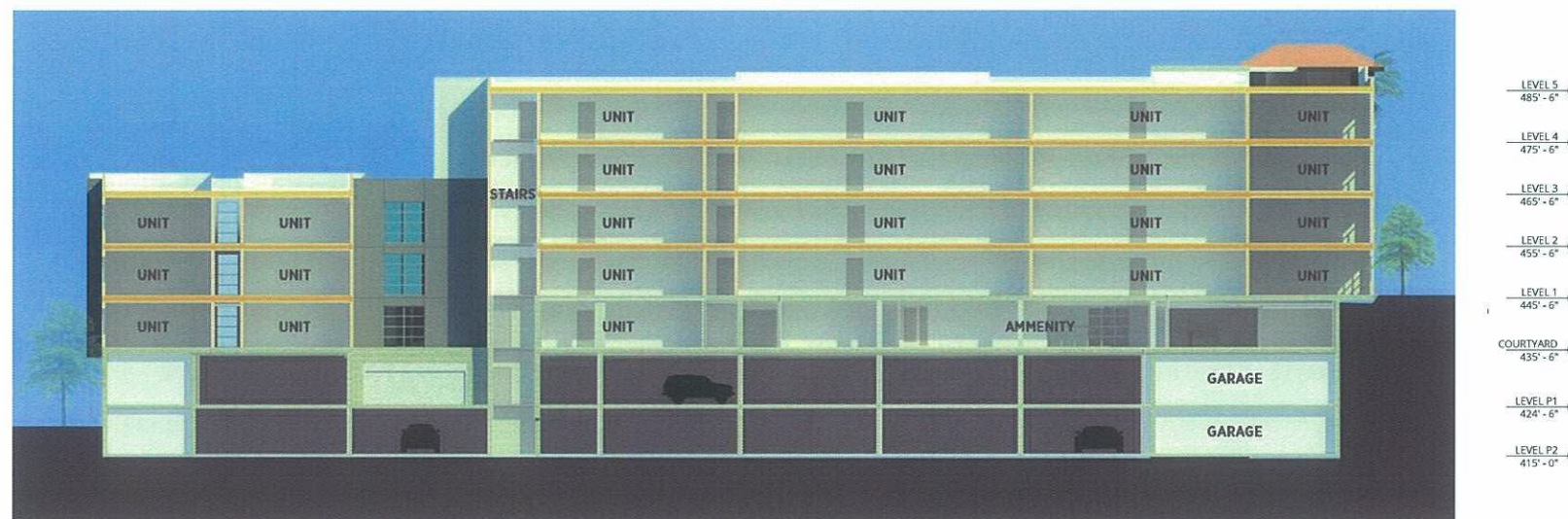
DATE 04.24.2015	REVISION
PROJECT NUMBER 143790	SHEET NUMBER A6-4
SCALE 1/16" = 1'-0"	

KEYNOTES

- 1 STUCCO CLADDING SYSTEM COLOR 1
- 2 STUCCO CLADDING SYSTEM COLOR 2
- 3 HIGH PERFORMANCE VINYL WINDOW SYSTEM
- 4 SPANISH TILE ROOFING SYSTEM
- 5 STORM WATER PLANTER, EXPOSED CONCRETE
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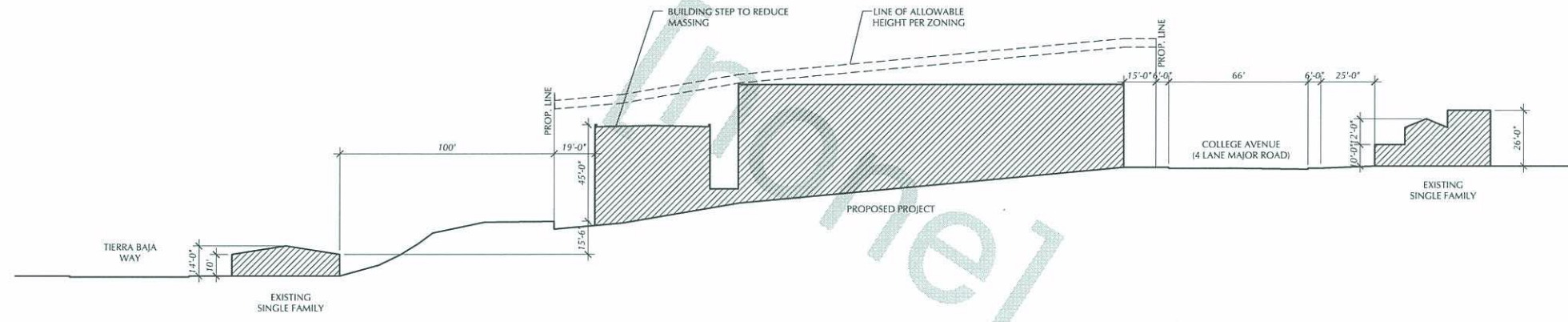
1 SECTION LOOKING SOUTH
A6-4 | 1/16" = 1'-0"



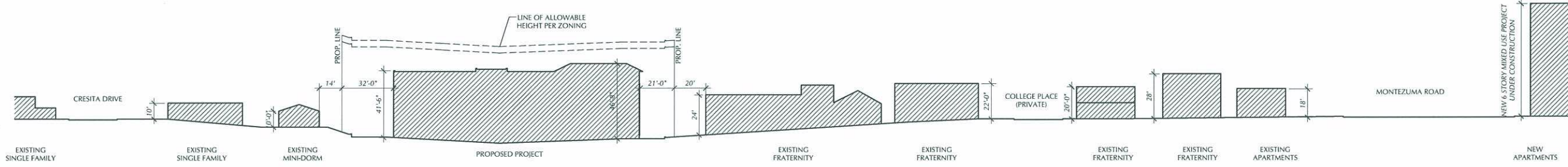
2 SECTION LOOKING NORTH
A6-4 | 1/16" = 1'-0"

ZONING

CATEGORY	RM-3-9 REQUIREMENTS	COLLEGE AREA COMMUNITY PLAN	PROPOSED
MAXIMUM PERMITTED DENSITY:	600 SF/DU 109 UNITS	(45-75 DU/ACRE) 68-113 UNITS	95 UNITS
MIN. LOT AREA:	7,000 SF	NA	65,692 SF
MIN. LOT DIMENSIONS		NA	
LOT WIDTH:	70 FT		COMPLIANT
STREET FRONTAGE:	70 FT		COMPLIANT
LOT WIDTH (CORNER):	75 FT		COMPLIANT
LOT DEPTH:	100 FT		COMPLIANT
SETBACK REQUIREMENTS		NA	COMPLIANT
MIN. FRONT STANDARD FRONT	10 FT		15 FT
	20 FT		NA
MIN. SIDE STANDARD SIDE	5 FT (SEC. 131.0443(F)(2))		21 FT
	-		32 FT
MIN. STREET	10 FT		15 FT
MIN. REAR	5 FT		16 FT
MAX STRUCTURE HEIGHT:	60FT	4 STORIES	(60 FT MAX)
MAX LOT COVERAGE:	-	NA	49%
MAX FLOOR AREA RATIO:	2.70 (SEC. 131.0446(F))	NA	SEE T1-1
ACCESSORY USES AND STRUCTURES:	APPLIES (SEC. 131.0448)	NA	NA
LOT CONSOLIDATION REGULATIONS:	-	NA	NA
STORAGE REQUIREMENTS:	APPLIES (SEC. 131.0454)	NA	COMPLIANT
PRIVATE EXTERIOR OPEN SPACE:	APPLIES (SEC. 131.0455)	NA	SEE A1-4
COMMON OPEN SPACE:	APPLIES (SEC. 131.0456)	NA	COMPLIANT
ARCHITECTURAL PROJECTIONS AND ENCROACHMENTS:	PERMITTED (SEC. 131.0461(C))	NA	COMPLIANT
SUPPLEMENTAL REQUIREMENTS:	APPLIES (SEC. 131.0464(F))	NA	COMPLIANT
REFUSE AND RECYCLABLE MATERIAL STORAGE:	APPLIES (SEC. 142.0805)	NA	COMPLIANT



1 CONTEXT SECTION LOOKING NORTH
A7-1 1/32" = 1'-0"



2 CONTEXT SECTION LOOKING WEST
A7-1 1/32" = 1'-0"



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REVISION	DATE	REASON FOR ISSUE

CONTEXT SECTIONS

ENTITLEMENTS

DATE 07.13.2015	REVISION
PROJECT NUMBER 143790	SHEET NUMBER A7-1
SCALE 1/32" = 1'-0"	

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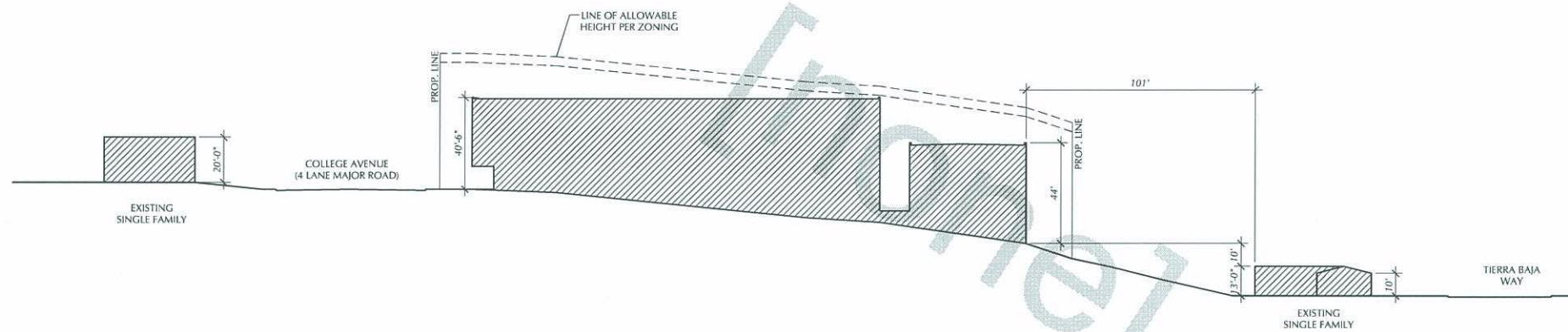
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REVISION	DATE	REASON FOR ISSUE

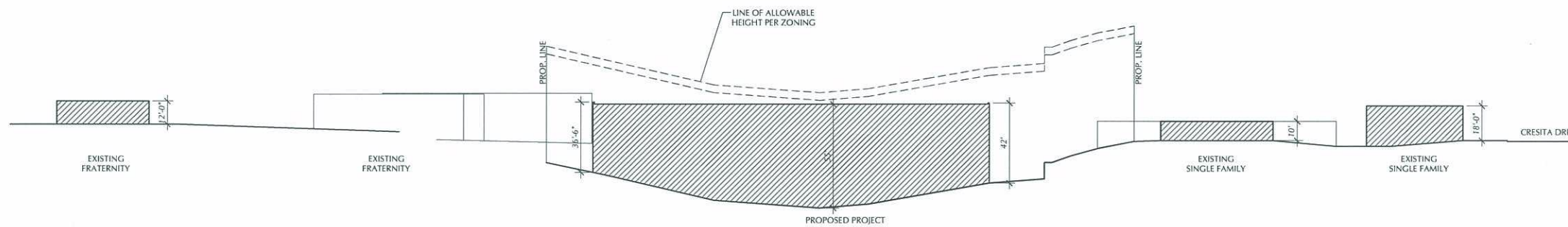
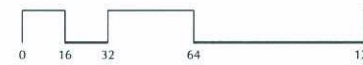
CONTEXT SECTIONS

ENTITLEMENTS

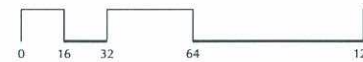
DATE 04.24.2015	REVISION
PROJECT NUMBER 143790	SHEET NUMBER A7-2
SCALE 1/32" = 1'-0"	



1
A7-2
CONTEXT SECTION LOOKING SOUTH
1/32" = 1'-0"



2
A7-1
CONTEXT SECTION LOOKING EAST
1/32" = 1'-0"





1 PERSPECTIVE LOOKING NORTH
A7-3 | N.T.S



2 PERSPECTIVE LOOKING SOUTH
A7-3 | N.T.S



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REVISION	DATE	REASON FOR ISSUE

3D MASSING

DATE 05.18.2015	REVISION
PROJECT NUMBER 143790	SHEET NUMBER A7-3
SCALE N.T.S	

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