

(R-97-560)

RESOLUTION NUMBER R- 288144

ADOPTED ON DEC 03 1996

WHEREAS, on May 23, 1996, PTR Homestead Village, Inc. submitted an application to Development Services Department for a Community Plan Amendment, Rezone, Tentative Parcel Map, Planned Industrial Development Amendment Permit and Planned Commercial Development Permit 96-0336; and

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

WHEREAS, the issue was heard by the Council on December 3, 1996; and

WHEREAS, the City Council considered the issues discussed in Mitigated Negative Declaration DEP No. 96-0336; NOW, THEREFORE,

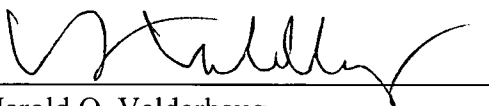
BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Mitigated Negative Declaration DEP No. 96-0336, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970, as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the Declaration reflects the independent judgment of The City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of Homestead Village Permit 96-0336.

BE IT FURTHER RESOLVED, that the Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and

therefore, that said Mitigated Negative Declaration, a copy of which is on file in the office of the City Clerk and incorporated herein by reference, is hereby approved.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference.

APPROVED: CASEY G. GWINN, City Attorney

By 
Harold O. Valderhaug
Head Deputy City Attorney

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11/19/96
Or.Dept:Dev.Svcs.
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EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

HOMESTEAD VILLAGE

COMMUNITY PLAN AMENDMENT, REZONE, TENTATIVE PARCEL MAP, PLANNED INDUSTRIAL
DEVELOPMENT AMENDMENT PERMIT AND PLANNED COMMERCIAL DEVELOPMENT
PERMIT 96-0336

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. All mitigation measures contained in the Mitigated Negative Declaration (LDR No. 96-0336) shall be made conditions of the Planned Commercial Development Permit as may be further described below.

The applicant shall be required to provide measures that will insure the interior noise level of the proposed buildings complies with the City of San Diego's General Plan standards for noise. The general plan standards limit interior noise levels to no more than 45 decibels (dB{A}), Community Noise Equivalent Level (CNEL). This can be achieved by incorporating the following measures into the design and construction of the project:

1. Roof ceiling construction will be mission tile on 1/2 inch plywood. R-19 insulation will be installed in joist spaces. The ceilings will be one layer of 5/8 inch gypsum board nailed direct.
2. Exterior wall shall be 2x4 studs, 16 inch o.c. with R-11 insulation. Interiors will be 5/8-inch gypsum board nailed direct. Exteriors will be a minimum of 7/8 inch exterior cement plaster.
3. All windows in all buildings shall be glazed with STC 30 assemblies.
4. All entry doors should be 1 3/4 inch solid core flush wood doors with vinyl bulb weatherstripping on the sides and top. Panel doors with panels less than 1 3/4 inch should not be accepted. Glazing in entry doors should not be accepted.
5. There should be no openings or mail slots in the entry doors.
6. Any optical viewing devices installed in the entry doors should be the same thickness as the doors. The holes for these devices should be sized so that there is not more than 1/16 inch clearance between the device and the door. The viewing device should be installed in a film of non-hardening sealant that completely fills the clearance between the device and the door. Acceptable sealants are 1) G.E. Silicone; 2) U.S. Gypsum Acoustical Sealant; 3) Tremco Acoustical Sealant or approved equal.

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7. There shall be no ventilation openings in the exterior walls or roof/ceilings without approved acoustical baffles.
8. In lieu of required exterior openings for natural ventilation, a mechanical ventilation system shall be provided. Such system shall be capable of providing two air changes per hour in guest rooms, habitable rooms and in public corridors with a minimum of 15 cubic feet per minute of outside air per occupant during such time as the building is occupied. The mechanical ventilation shall be provided by through-the-wall air-conditioning units. A minimum of 16 cfm of fresh air take shall be supplied per occupant in accordance with Section 1205(C) of the 1994 edition of the California State Uniform Building Code (UBC).

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.