



City of San Diego
 Office of the City Clerk
 202 C Street
 Second Floor
 San Diego, CA 92101
 (619) 533-4000

331
 03/03

Recommendations
 Community Planning Group/
 Staff's/Planning Commission

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Project Manager **must** complete the following information for the Council docket:

CASE NUMBER: Project No. 130619 – The Academy of Our Lady of Peace

Staff's:

Please indicate the recommended action for each item (i.e. Resolution/Ordinance):

See Executive Summary for details: Deny the appeals; Certify the EIR and Adopt the MMRP; and Approve the PDP, SDP, CUP and NUP.

Planning Commission:

(List names of Commissioners voting yea or nay)

YEAS: Schultz, Golba, Otsuji, Naslund, Ontai

NAYS: N/A

ABSTAINING: Griswold, Smiley

Recommended Action: See Executive Summary and Minutes for details. Certify the EIR, Adopt the MMRP; and Approve the PDP, SDP, CUP and NUP.

Community Planning Group:

Choose one:

LIST NAME OF GROUP: North Park Planning Committee

- No officially recognized community planning group for this area.
- Community Planning Group has been notified of this project and has not submitted a recommendation.
- Community Planning Group has been notified of this project and has not taken a position.
- Community Planning Group has recommended approval of this project.
- Community Planning Group has recommended denial of this project by a vote of 10-1-1 on 9-16-08.
- This is a matter of City-wide effect. The following community group(s) have taken a position on the item:

By:
 Project Manager

*This information is available in alternative formats for persons with disabilities.
 To request this information in alternative format, call (619)446-5446 or (800)735-2929 (TDD)*

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THE CITY OF SAN DIEGO
MAYOR JERRY SANDERS

M E M O R A N D U M

DATE: February 18, 2009

TO: Members of the City Council

FROM: Michelle Sokolowski, Development Project Manager, Development Services Department *MS*

SUBJECT: ACADEMY OF OUR LADY OF PEACE; PROJECT NO. 130619 – CONTINUED TO MARCH 3, 2009

The above project, the Academy of Our Lady of Peace (Project No. 130619), was originally heard at the January 26, 2009, City Council hearing. After public testimony at that hearing, the City Council discussed the project and continued the item until March 3, 2009, City Council hearing.

The City Council's discussion centered on a permit alternative that would allow the proposed 750 student enrollment to remain at the facility, while prohibiting demolition of the three existing homes and construction of the classroom building and parking structure. Staff has prepared the attached draft permit modification that would address this alternative. Staff has determined that the Environmental Impact Report prepared for this project would support this alternative.

The City Council also directed the applicant and the appellants to meet in an attempt to resolve their issues. Staff understands at least one meeting occurred on February 11, 2009, with two additional meetings scheduled for February 18, 2009 and February 25, 2009. The applicant and appellants will respond to this portion.

Attachment: Potential permit modification per discussion at City Council hearing of 1-26-09 (document dated February 18, 2009)

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-7863

CONDITIONAL USE PERMIT NO. 450705
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 590185
(AMENDMENT TO CONDITIONAL USE PERMIT/RESOURCE PROTECTION PERMIT NO. 92-0769)

ACADEMY OF OUR LADY OF PEACE - PROJECT NO. 130619 (MMRP)

CITY COUNCIL

DRAFT

This Conditional Use Permit/Neighborhood Development Permit (Amendment to Conditional Use Permit/Resource Protection Permit No. 92-0769) is granted by the City Council of the City of San Diego to THE ACADEMY OF OUR LADY OF PEACE, A CALIFORNIA NON-PROFIT CORPORATION, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0303 and 126.0402. The 23.28-acre site is located at 4860 Oregon Street in the RS-1-7 and RS-1-1 Zones, the Transit Area Overlay Zone, and the FAA Part 77 Noticing Area, within the Greater North Park Community Plan area. The project site is legally described as: portions of Villa Lots 31, 32, 33 and 50, and all of Villa Lots 35 thru 49, Map No. 937; portions of Lots 3, 4, 5 and 6, Block R, University Heights, Map No. 1064; and all of Lots 1 and 2, Block R, University Heights, according to a Map made by G.A.D'Hemecourt in Block 8, Page 36 et seq of lis pendens; and

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to expand and modify the existing Academy of Our Lady of Peace school, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated _____, on file in the Development Services Department.

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Document Dated February 18, 2009

Potential permit modification per discussion at City Council Hearing of 1-26-09

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The project shall include:

- a. The operation of the existing Academy of Our Lady of Peace high school with no more than 750 students;
- b. The following deviations are granted, as more fully described in Condition No. 29 of this permit and as shown on Exhibit A:
 - i. A deviation to allow the provision of a maximum of 26 tandem parking space for use by students, in addition to the allowed use by employees; and
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

2. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
3. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.

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5. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game [CDFG] pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.
9. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required (also refer to Condition No. 31).
10. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted (also refer to Condition No. 31).
11. Prior to the issuance of any construction permits, the Owner/Permittee shall provide additional geotechnical information for the review and approval of the City Geologist, satisfactory to the City Geologist and Development Services Department.

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12. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that 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.

13. The applicant 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

14. All relevant conditions of Resource Protection Ordinance/Conditional Use Permit No. 92-0769 shall remain in full effect unless otherwise conditioned in this permit (Project No. 130619). Condition No. 29 of RPO/CUP 92-0769 regarding the expiration date of that permit is no longer applicable and is rescinded with this permit.

15. Prior to issuance of any construction permits the applicant shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration (FAA).

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ENVIRONMENTAL/MITIGATION REQUIREMENTS:

16. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project
17. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Environmental Impact Report, No. 130619 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.
18. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Environmental Impact Report, No. 130619, satisfactory to the Development Services Department and the City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas: transportation/circulation/parking.
19. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

ENGINEERING REQUIREMENTS:

20. Within 12 months after the recordation of the conditional use permit, the applicant shall replace the existing curb ramp with City standard curb ramp with truncated domes, at the northwest and northeast corners of Copley Avenue and Uvada Place and at the northwest corner of Collier Avenue and Oregon Street, satisfactory to the City Engineer.
21. Within 12 months after the recordation of the conditional use permit, the applicant shall replace the damaged and uplifted sidewalk, along the project site Collier Avenue, Oregon Street, Copley Avenue and Uvada Place, with the same scoring patterns City standard sidewalk. The existing contractor's stamp and street name on the existing sidewalk shall be preserved per Standard Drawing SDG-115, satisfactory to the City Engineer.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

22. Within 60 days of permit issuance, Brush Management Construction Documents for the existing residential lots located at 4910 Uvada Place, 2544 Collier Avenue and 2746 Copley Avenue (APN 438-201-03, 438-201-04, and 438-230-11) shall be submitted for approval to the Development Services Department and the Fire Marshal, per the requirements of the City of San Diego Municipal Code regarding brush management. Within 30 days of Brush Management

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Construction Document approval, the Brush Management Plan for these residential lots shall be implemented and a final inspection conducted.

PLANNING/DESIGN REQUIREMENTS:

23. No fewer than 104 off-street parking spaces shall be maintained for the use at all times in the approximate locations shown on the approved Exhibit "A," consistent with Condition No. 24 (Shared Parking Condition), and as clarified in Condition No. 26, "Parking Management Plan." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the Development Services Department.

24. A shared parking agreement providing a total of 27 parking spaces at an offsite location, including shuttle service to the school, shall be prepared by the applicant within 60 days of the approval of this permit, satisfactory to the City Engineer.

25. The Neighborhood Development Permit authorized herein allows the use of tandem parking for this site, as further specified within Condition Nos. 26 and 29.

26. Parking Management Plan: The applicant shall provide and maintain a Parking Management Plan, to the satisfaction of the City Engineer, as follows:

- a. The Owner/Permittee shall provide a parking management report, prepared by a professional traffic consultant, annually for five years after the granting of this permit (until _____ *5 years from date of approval*). This report shall be submitted for review to the Development Services Department Director for the purposes of confirming compliance with the terms of this permit. The Director may modify the frequency of reporting, based on the results of the periodic monitoring and reporting, and as may be requested by the Owner/Permittee. After _____ (*5 years from date of approval*), the Owner/Permittee shall then provide the report every three years;
- b. The Owner/Permittee shall provide sufficient funds to ensure complete review of the parking management report through a deposit account in the Development Services Department;
- c. The Owner/Permittee shall provide off-site parking and a shuttle service for any special event over 231 attendees on site (at rate of one parking space per 3 attendees). Owner/Permittee shall secure and document the location of this legal and adequate off-site parking spaces and the methodology of transporting these people to and from the project site, at least 30 days prior to the event. The Owner/Permittee shall provide this documentation to the City of San Diego upon request. Graduation for the senior class, occurring once per year, is the only event exempted from this requirement for provision of off-site parking and shuttle service;

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- d. The Owner/Permittee shall assign a total of 26 tandem parking spaces to staff and/or students, as depicted on "On-Site Parking Plan, Exhibit "A," dated _____, satisfactory to the City Engineer.

27. In addition to the above Parking Management Plan, a minimum of 210 enrolled students shall be precluded from driving to the school at all times, to the satisfaction of the City Engineer.

28. A topographical survey conforming to the provisions of the City of San Diego Municipal 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 regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

29. The following deviation is granted with this permit, as more fully described on Exhibit "A," dated _____:

- a. A deviation to allow the provision of a maximum of 26 tandem parking spaces for use by students, in addition to the allowed use by employees, satisfactory to the City Engineer.

30. Proposed new solar panels to be placed on the roof of the existing "Holy Family Event Center" building shall be placed so that no part of the panels will exceed the 32-foot height of the crest of the building roof.

31. Approval of appropriate permits prior to construction modifications to any existing buildings onsite is required in accordance with the City of San Diego Municipal Code.

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

33. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the City of San Diego Municipal Code.

34. All noise from the property, including the use of public address systems, shall not exceed levels authorized by the City of San Diego Municipal Code.

WASTEWATER REQUIREMENTS:

35. The developer shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

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36. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

WATER REQUIREMENTS:

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

38. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer.

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

40. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities, and associated easements, as shown on approved Exhibit "A" shall be modified at final engineering to comply with standards.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §66020.

APPROVED by the City Council of the City of San Diego on _____ by Resolution No. _____.

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THE CITY OF SAN DIEGO
MAYOR JERRY SANDERS

M E M O R A N D U M

DATE: January 14, 2009
TO: Whom it May Concern
FROM: Michelle Sokolowski, Development Project Manager
SUBJECT: THE ACADEMY OF OUR LADY OF PEACE – PROJECT NO. 130619

At the Planning Commission hearing of September 18, 2008, the applicant for The Academy of Our Lady of Peace presented a DVD running approximately 8 minutes in length as part of their public testimony. Due to the nature of this being a video, it cannot be included in the written format of backup material for the January 26, 2009, City Council hearing. However, a copy of this DVD is available for viewing in the City Clerk's Office.

Also, according to the applicant, they may be showing this DVD during the aforementioned City Council hearing.

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Environmental Review: Environmental Impact Report No. 130619 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level of insignificance, most potential impacts identified in the environmental review process. The applicant has also provided their project's Findings and Statement of Overriding Consideration for significant and unmitigable impacts (Attachment 13).

Fiscal Impact Statement: No cost to the City. A deposit account funded by the applicant recovers all costs associated with the processing of the project application.

Code Enforcement Impact: Neighborhood Code Compliance does have an open violation case at this subject property, and a Civil Penalties Administrative Enforcement Order has been issued for these violations (Attachment 8). The remaining violations are related to the current enrollment of up to 750 students, where the current RPO/CUP Permit No. 92-0769 authorizes a maximum capacity of 640 students. The Administrative Hearing Officer for this Civil Penalties action has extended the compliance date for student reduction pending the outcome of the subject discretionary request. The applicant is currently in compliance with the terms of the Civil Penalties Administrative Enforcement Order.

Housing Impact Statement: The Greater North Park Community Plan designates the proposed project site for Open Space at Very-Low residential density (0 to 5 dwelling units per net residential acre) and Low Residential (5 to 10 dwelling units per net residential acre) (Attachment 2). The community plan further identifies this site as an existing Private Secondary school. The project which proposes the expansion of school-related facilities does not propose the creation of any additional housing units, but would result in the demolition of 3 existing single-family housing units, currently occupied by AOLP tenants.

BACKGROUND

The Academy of Our Lady of Peace high school officially opened its current location in 1925 on the site of the former Van Druff residential estate. In the ensuing decades, the Academy of Our Lady of Peace (AOLP) has been an integral part of the North Park community while evolving into one of San Diego's most prestigious college preparatory schools. The high school now has an annual enrollment of approximately 750 students. The campus has been expanded over the years including six structures by 1927, an additional classroom in 1965, and a gymnasium/multi-purpose facility (Holy Family Event Center) in 1996. The current campus facility includes eight structures and two surface parking lots, in a primarily Mediterranean-style design. Three existing single-family structures adjacent to the property have been purchased by AOLP over the years and are proposed for demolition and incorporation into the modernized campus with this permit.

All structures and uses have been developed in conformance with the regulations in effect at the time, and a Conditional Use Permit/Resource Protection Permit was approved in 1994 (RPO/CUP 92-0769) for improvements associated with the "Holy Family Event Center." The school has exceeded the allowed enrollment as specified in RPO/CUP 920769, which has

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resulted in the issuance of a Civil Penalties Administrative Enforcement Order by the City of San Diego (Attachment 8). In conjunction with the terms of that order, the school is processing this permit request. The proposed development is proposed to address the current and future operational and academic needs of the school.

DISCUSSION

Project Description:

The project site is located at 4860 Oregon Street, in the RS-1-7 and RS-1-1 Zones, the Transit Area Overlay Zone, within the Greater North Park Community Plan area (Attachment 3). The 23.28-acre site lies on the southern rim above Mission Valley, at the north edge of North Park. The site is nestled within a single-family residential area, and accessed via residential streets. The project area is comprised of several parcels, and while addressed at 4560 Oregon Street, actually has frontage on several streets: Collier Street, Oregon Street, Copley Avenue and Uvada Place all border the property the property (Attachment 1). Adams Avenue is a few blocks to the south, and I-805 is to the east.

The proposed project is a request for a Planned Development Permit, Site Development Permit, Conditional Use Permit and Neighborhood Development Permit to allow: a maximum annual enrollment of 750 students; demolition of three existing residential structures; construction of an *approximately 21,059-square-foot, two-story classroom building*; and construction of a new, two-level parking structure on the site. Renovation of the existing landscaping is also proposed, as well as the closing of Circle Drive.

The applicant has stated that their primary objective in proceeding with this "master plan" project is to modernize the Academy of Our Lady of Peace school and to allow the school to remain competitive in the current educational environment in San Diego. Recently opened parochial high schools in the area (Mater Dei in Chula Vista and Cathedral in Carmel Valley) offer state of the art facilities, and the ability to attract new students to AOLP has become a challenge. Even though the campus atmosphere is unique, facilities are important to parents. Currently, classrooms at the school are tucked into nooks, attics, closets, etc., in structures that were originally residences. While several classroom buildings were added over the years and the conversion of a former dormitory was accomplished, many current spaces used for classrooms are of inadequate size for normal education classroom functions.

Discretionary Actions Summarized:

Planned Development Permit: A Planned Development Permit is required for the proposed deviations for height, setback and assignment of tandem parking spaces.

- a. A deviation to allow a maximum height of 39'-6" for the proposed new classroom building where a maximum of 30'-0" is permitted as follows: north chimney feature allowed at 39'-6" (elevation 429 feet); south chimney feature allowed at 34'-7" (elevation 429 feet); and tower fronting Collier Street allowed at 36'-0" (elevation 429 feet);

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- b. A deviation for overall height on the classroom building to allow a maximum overall building height of 54'-0" where a maximum overall building height of 40'-0" (30-foot height limit + 10-foot differential) is permitted;
- c. A deviation to allow the provision of a maximum of seven (7) spaces in tandem configuration (for a total of 14 parking spaces) for use by students, in addition to the allowed use by employees; and
- d. A deviation to allow a street side setback of 8'-0" for the parking structure walls along Copley Avenue where a minimum setback of 10'-0" is required.

Site Development Permit: A Site Development Permit is required to due the presence of environmentally-sensitive lands in the form of steep slopes. The actual property ownership area has a large quantity of sensitive steep slopes 25% or greater (808,473 square feet). The new structures are proposed to encroach 944 square feet into these areas, which is minimal and permitted by the San Diego Municipal Code.

Conditional Use Permit: A Conditional Use Permit is required to increase the maximum student enrollment on this site from 640 students to 750 students. The current maximum student enrollment permitted is 640 students (per RPO/CUP 92-0769).

Neighborhood Development Permit: A Neighborhood Development Permit is required for the provision of tandem parking on the site.

Community Plan Analysis:

The Housing Element of the Greater North Park Community Plan designates the approximate 24-acre site for Open Space at Very Low residential density (0 to 5 dwelling units per net residential acre) and Low Residential (5 to 10 dwelling units per net residential acre). The Community Facilities Element of the community plan further identifies the project site as an existing Private Secondary school. The proposed project consisting mainly of the expansion and construction of school-related facilities would implement the land use designations for the project site.

The proposed project would meet the objectives in the Urban Design Element of the community plan for ensuring that new buildings are in character and to scale with their neighborhood and to implement recommendations for articulating surface elevations to reduce building size. The proposed 2-story classroom building would incorporate tile roofing similar to the existing school facility as well as residences along the adjacent neighborhood streets; use similar exterior building colors that would be consistent with the existing buildings within the school site; and include the use of offsetting planes, windows, awnings, wrought iron grillwork and accents in addition to chimneys and tower elements to add surface articulation to the building facades. In addition to the architectural features and elements incorporated within the new classroom and park structure, trees and landscaping would be utilized to transition the proposed structures with existing, adjacent development.

The proposed parking structure would be designed as a 2-level structure with one level below grade. From the ground level the proposed facility would maintain its appearance as a surface parking lot. The surface lot would be screened with a decorative wall that includes wrought iron

fencing and pilasters and would include landscaping along Copley Avenue and Uvada Place. The proposed parking structure would include architectural treatments, such as Spanish tile, wrought iron fencing, railings, and arched features that would be consistent with the design of the existing school and complement the existing character of the neighborhood.

An objective of the Open Space Element of the community plan is to preserve remaining undeveloped canyons and hillsides as important features of visual open space and community definition. The proposed project would meet this objective by limiting encroachment into the hillside and concentrating new campus development onto existing developed areas. Expansion of the proposed campus would take place primarily on developed properties currently owned by the school. The proposed classroom building would occupy an area located at the southwest portion of the site that is currently developed with an existing parking lot and a single-family residence. The 2-level parking structure proposed for the northeastern portion of the project site would occupy the area of an existing parking lot and two existing single-family residence.

Deviations associated with the proposed project include deviations for street side setbacks along Copley Avenue, for building height associated with the proposed classroom building, and tandem parking requirements. The project proposes an 8-foot setback where 10 feet is required along Copley Avenue. Such a deviation would allow the new decorative screen wall for the proposed parking structure to match the existing, decorative campus wall, where an 8-foot setback already exists along Copley Avenue. The wall would include stucco pilasters, wrought iron railing, and corner elements that would include recessed arches, wrought iron gates, and red tile roofs and awnings. Additionally, views of the wall along Copley Avenue and Uvada Place would be buffered with accent shrubs, palm trees and 24-inch and 36-inch box street trees along the street frontage. With the addition of street trees, landscaping, and the incorporation of decorative and articulating features of the proposed wall, the associated deviation would not adversely impact the goals, objectives and of the community plan.

The proposed project would include deviations in height ranging from 34 to 43.5 feet where 30 feet is required. Predominantly, the height deviations are a result of tower and chimney features that add variation to the roof line. To offset building height, the community plan recommends incorporating design measures to reduce the bulk and scale of new development. As designed, the proposed classroom would include the use of offsetting planes, windows, awnings, wrought iron grillwork and accents in addition to chimneys and tower elements to add surface articulation to the building facades. Landscaping in the form of 10 to 15-foot tall Podocarpus hedges and 24-inch box street trees would be planted along the western elevation of the proposed classroom to screen the building from the adjacent residence and diminish the buildings apparent height.

Additionally, a condition to reduce the height of the building through design modifications has been included in the proposed project's permit (Condition 57) to address the 43.5-foot height deviation located in the far northwest corner of the building, where the building height is measured along the slope. As a result of the incorporation of these measures and the condition addressing the northwest corner of the proposed classroom building, the height deviations associated with this project would not adversely impact the goals, objectives, and recommendations of the community plan.

According to the project's Environmental Impact Report (EIR) the proposal to demolish two

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architecturally significant structures conflicts with the community plan's objectives for preserving the architectural variety of Greater North Park and preserving and restoring unique historic structures with the community. Although the loss of these structures is considered significant and unmitigable as stated in the EIR, the impact is project specific. The two structures proposed for demolition are of the Spanish Eclectic style and are not considered contributing structures to a potential historic district nor would their loss adversely impact any identified historic districts within the community where architectural variety and unique historic structures are preserved. The Greater North Park Community does contain two existing historic neighborhood districts, Shirley Ann Place and Burlingame, which contain architecturally significant structures including those of the Spanish Eclectic architectural style. Although the proposed loss is considered significant, the elimination of the residential structures would allow the classroom building and parking structure to be located on developed areas within the project site and limit encroachment into adjacent Open Space and preserve other undeveloped portions of the project site.

Environmental Analysis:

The Environmental Impact Report (EIR) analyzed the environmental impacts of the proposed AOLP Project. Implementation of the proposed Mitigation, Monitoring and Reporting Program (MMRP) would reduce, to a level of insignificance, most potential impacts identified in the environmental review process. The applicant has also provided their project's Findings and Statement of Overriding Consideration for significant and unmitigable impacts. The proposed project would result in direct project-level significant, unmitigated impacts to historical resources, land use, and transportation/circulation/parking (parking). Implementation of the proposed MMRP would reduce impacts to below a level of significance in the following categories: aesthetics/neighborhood character; biological resources; geology/soils/ historical resources (archaeological and historic); hydrology/water quality; land use; noise; paleontological resources; utilities; transportation/circulation/parking; and human health/public safety/hazardous materials.

Significant Unmitigated Impact: Historical Resources

The existing residences located at 2544 Collier Avenue and 2746 Copley Avenue have been determined to be locally significant historical resources. The buildings are considered to be architecturally significant as examples of the Spanish Eclectic style of architecture and meet the City of San Diego's Significance Criterion "C" (U.S. Department of the Interior, 1986:1). The proposed project would involve demolition of these buildings in order to accommodate the proposed classroom building and parking structure. The demolition of these locally significant historic buildings is considered a significant impact. Mitigation Measure H-2, which requires the preparation of historical documentation for both properties, would reduce the impact to the extent feasible; however, the impact would remain significant. As proposed, impacts to these structures cannot be avoided if the project is implemented.

The Board of Directors of The Academy of Our Lady of Peace adopted a solution of financial hardship pertaining to a religious exemption of AOLP property from designation as a local historical resource pursuant to Government Section 37361. Therefore, 2544 Collier Avenue and 2746 Copley Avenue properties are not, or would not be, listed in the City's or other historical register; however, disclosure of the impacts is required under CEQA.

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Significant Unmitigated Impact: Land Use

The proposed project is consistent with, and implements a majority of the community plan goals and policies relative to the community facilities element, cultural and heritage resources element, and urban design element. The EIR discusses the inclusion of a request for deficient parking (to provide 94 spaces where 104 spaces are required onsite). After the publication of the EIR, the project was modified to eliminate this deviation request since all 104 required parking spaces have now been provided on the project site. Therefore, the project conforms with the Greater North Park Community Plan's objective to provide adequate off-street parking in residential and community areas.

However, the proposed elimination of the two historic buildings at 2544 Collier Avenue and 2746 Copley Avenue (as described above) conflicts with the Greater North Park Community Plan's objectives to "*Preserve the architectural variety and residential character of Greater North Park,*" and to, "*Preserve and restore unique or historic structures within the community.*" These impacts are considered unmitigable and can only be reduced or avoided by changing the project. The alternatives identified in the EIR could avoid or further reduce these impacts. As described in Section 5.6 Land Use of the EIR, implementation of the proposed project would also require approval of height deviations for the proposed classroom building, and setback deviations for the parking structure; however, approval of these deviations would not represent a significant land use impact as discussed further under Section 5.6 Land Use of the EIR.

Significant Unmitigated Impact: Transportation/Circulation/Parking - ADDRESSED:

As mentioned above, the EIR discusses the inclusion of a request for deficient parking (to provide 94 spaces where 104 spaces are required onsite). After the publication of the EIR, the project was modified to eliminate this deviation request since all 104 required parking spaces have now been provided on the project site. Therefore, the project conforms with the Greater North Park Community Plan's objective to provide adequate off-street parking in residential and community areas.

Mitigation, Monitoring and Reporting Program (MMRP)

In an effort to reduce or avoid those direct impacts identified as potentially significant with implementation of the proposed project, the following areas of concern would be included in the MMRP: aesthetics/neighborhood character; biological resources; geology/soils/ historical resources (archaeological and historic); hydrology/water quality; land use; noise; paleontological resources; utilities; and human health/public safety/hazardous materials. For these subject areas, mitigation would be included to reduce the direct impacts to a level below significance.

Alternatives

Project alternatives have been analyzed in the EIR, some of which would completely eliminate all of the significant impacts of the project. However, selection of these project alternatives would not meet the project objectives to modernize and expand the on-site campus facilities. Further discussion in greater detail is provided in the final Environmental Impact Report.

Neighborhood Code Compliance – Violation Case

Neighborhood Code Compliance does have an open violation case at this subject property, and a Civil Penalties Administrative Enforcement Order has been issued for these violations. The remaining violations are related to the current enrollment of up to 750 students, where the current RPO/CUP Permit No. 92-0769 authorizes a maximum capacity of 640 students. The Administrative Hearing Officer for this Civil Penalties action has extended the compliance date for student reduction pending the outcome of the subject discretionary request. The applicant is currently in compliance with the terms of the Civil Penalties Administrative Enforcement Order.

In accordance with the San Diego Municipal Code, the applicant may submit a project request for consideration, and has done so. Should the subject request be denied, the applicant would be required to bring the property into conformance with the existing approved RPO/CUP Permit No. 92-0769, as specified by the Civil Penalties Administrative Enforcement Order, following the exhaustion of any appeal rights. Should the subject request be approved, the site would be in conformance with Municipal Code regulations.

Project-Related Issues:

Community Participation: As of the writing of this staff report, the proposed project has not received a final recommendation from the North Park Planning Committee (NPPC). It is anticipated the NPPC will be meeting to provide a final recommendation on September 16, 2008.

Staff will make every effort to provide the Planning Commission with the most updated community information possible.

The Chair of the Urban Design/Project Review Subcommittee, Judi O'Boyle, provided the following statement for this report: "Attached is the motion and vote from the August 25, 2008, Urban Design/Project Review Subcommittee. The subcommittee voted to deny the project and the CUP amendment by a vote of 6-3-0. Because this is a controversial item, it will also go before the full NPPC on September 16th as an action item (rather than consent). We would like the subcommittee vote to be recorded as public record since the time before the Planning Commission is nearing. In addition, we will forward the NPPC to you as soon as it is available."

The motion and vote from the August 25, 2008, Urban Design/Project Review Subcommittee are attached to this report (Attachment 9).

Community Concerns:

This project is the subject of intense community interest. The EIR elicited many comments and concerns from the community. Please reference that document for details of the information provided up to this point. In the interest of brevity, the following issue items which have arisen repeatedly are summarized below:

Enrollment and Parking:

The current maximum student enrollment permitted is 640 students (per RPO/CUP 92-0769). This permit also limited the amount of staff to 46 people. Since RPO/CUP 92-0769 was

approved, the San Diego Municipal Code regulations have been changed (effective January 2000). These changes address conditional use permits for educational facilities, and the associated parking requirements for these uses. In the current regulations, the calculation used for parking determination includes a percentage anticipated for staff for high school uses based on the amount of students. Accordingly, the proposed project no longer includes a limitation on staff, as the prior RPO/CUP 92-0769 permit was conditioned; that condition was made based on the code requirements at the time of approval that had a parking calculation for staff and a parking calculation for students.

Based on the San Diego Municipal Code regulations, a total of 104 off-street parking spaces are required for the proposed 750 students. Although the EIR indicates a significant unmitigated impact will occur due to deficient parking, the project has actually been modified to provide all 104 required parking spaces on the project site, through the inclusion of tandem and valet parking spaces. The deviation for parking deficiency has been eliminated.

In addition, a Parking Management Plan has been required to address operational concerns and special events in the neighborhood (Condition 53). This Plan limits the amount of people onsite at any one time to a maximum of 300 people, which the 104 parking spaces can accommodate. Other events may occur onsite, provided off-site parking and a shuttle service have been secured at least 30 days prior to the event. The applicant has indicated they will be modifying their current special event procedures to have more staggering of hours to avoid this necessity as much as possible.

In addition to the above requirements, a condition has been included which will limit the amount of enrolled students who drive to school, based on State of California regulations regarding driving ages (Condition 54).

These conditions imposed on this permit will assist in alleviating parking concerns in the neighborhood.

Demolition of Historic Structures:

As fully discussed within the EIR, the applicant proposes to demolish three existing residential structures; two of which have been determined to be locally significant based on their architectural features. The applicant has considered adaptive reuse of these structures, but based on classroom size requirements and library facility requirements, has determined these are not viable options. Accordingly, this situation has resulted in a significant unmitigated impact. The decisionmaker will be required to make a Statement of Overriding Considerations in order to grant this request.

Conclusion:

Staff has determined the proposed Academy of Our Lady of Peace project complies with the applicable sections of the Municipal Code and adopted City Council policies. Staff has determined the required findings would support the decision to approve the proposed project's Planned Development Permit, Site Development Permit and Conditional Use Permit (Attachment 6). An Environmental Impact Report has been prepared for this project and the

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mitigation required would reduce any potentially significant impact to a level below significance. Findings and Statement of Overriding Consideration must be made to certify the Environmental Impact Report for potential impacts which are direct, cumulative and unmitigated.

ALTERNATIVES

1. **Approve** Planned Development Permit No. 450668, Site Development Permit No. 450706, Conditional Use Permit No. 450705, and Neighborhood Development Permit No. 590185, **with modifications.**
2. **Deny** Planned Development Permit No. 450668, Site Development Permit No. 450706, Conditional Use Permit No. 450705, and Neighborhood Development Permit No. 590185, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



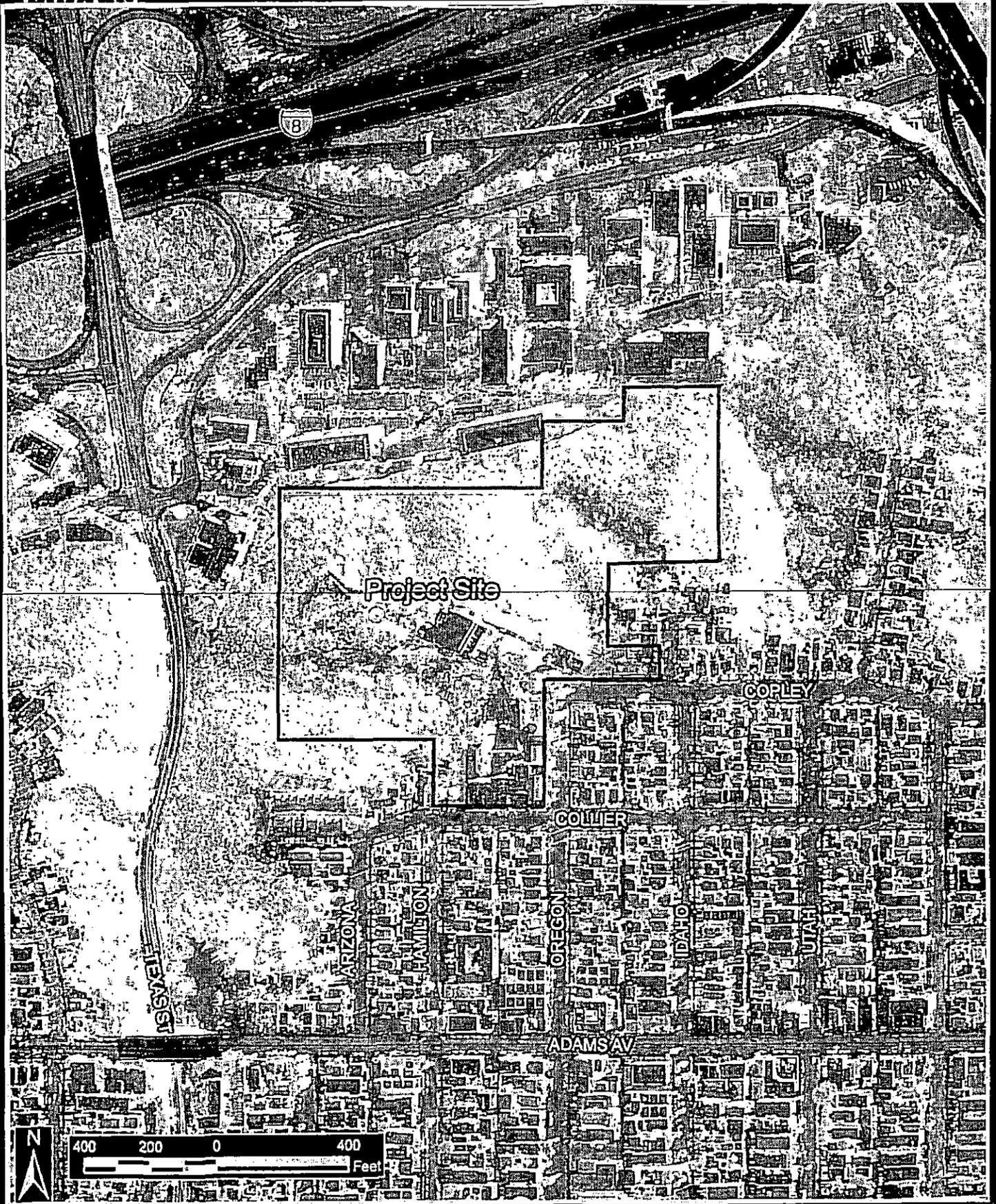
Michelle Sokolowski, Project Manager
Development Services Department

WESTLAKE:MS

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plans
6. Draft Permit and Resolution with Findings
7. Copy of Recorded RPO/CUP 92-0769
8. Civil Penalties Administrative Enforcement Order
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology
12. Site Photos
 - a. Area of Proposed Classroom (called "Project A" on Photos)
 - b. Area of Proposed Parking Structure (called "Project B" on Photos)
13. Draft Candidate Findings of Fact and Statement of Overriding Considerations regarding EIR No. 130619

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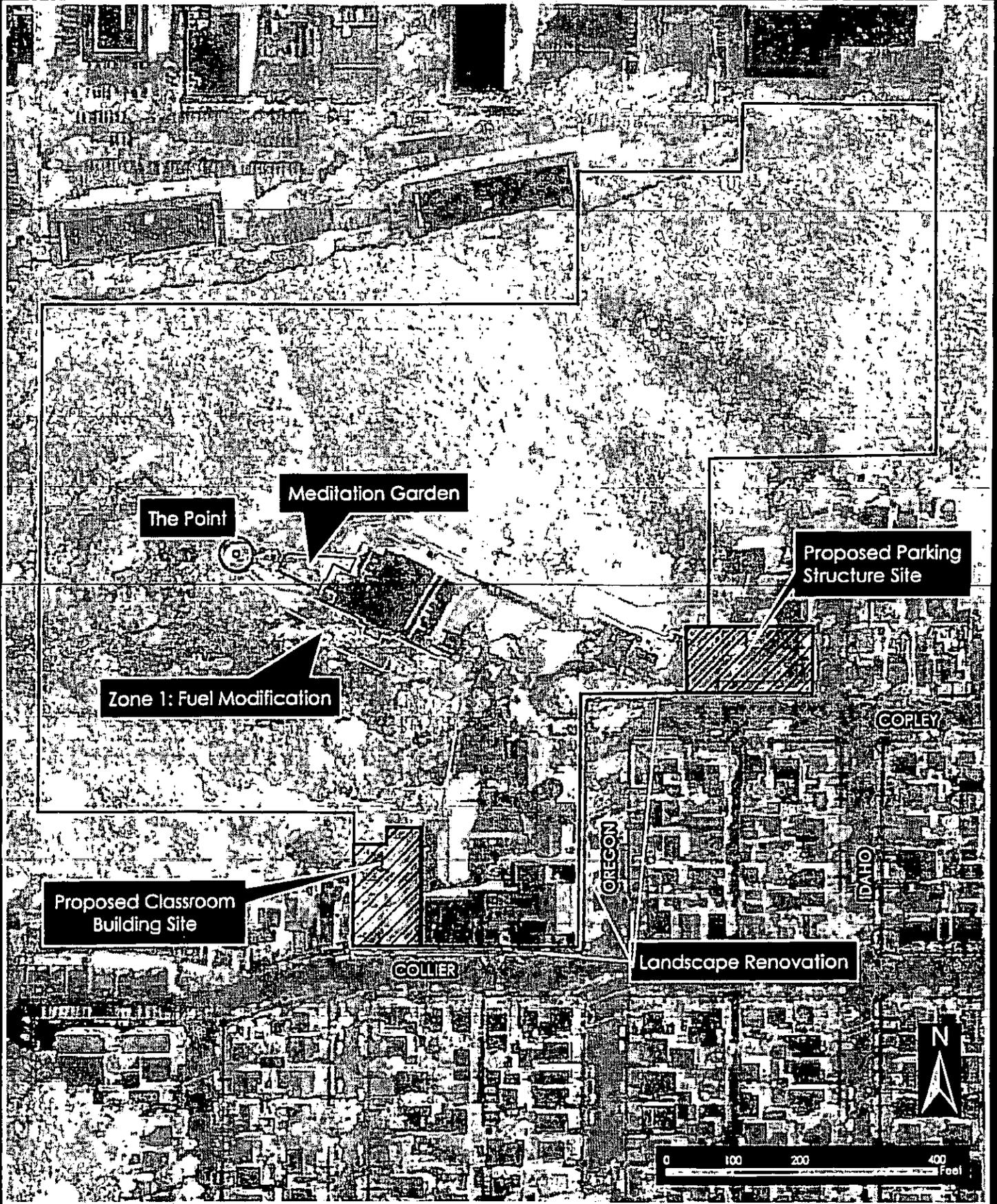


Aerial Photo

ACADEMY OF OUR LADY OF PEACE – 4860 OREGON STREET
 PROJECT NO. 130619



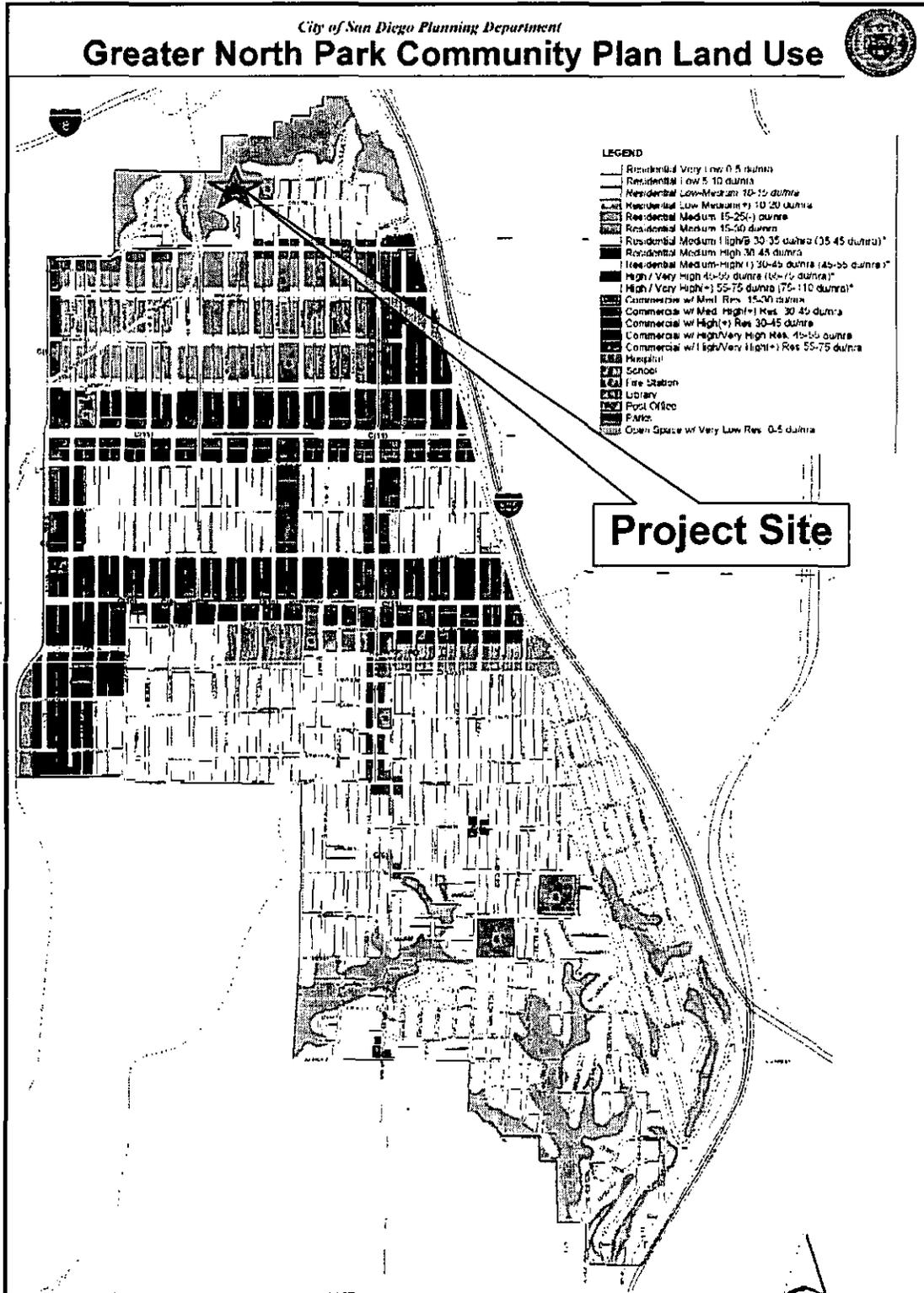
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Aerial Photo

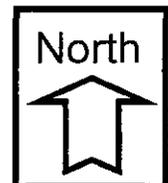
ACADEMY OF OUR LADY OF PEACE – 4860 OREGON STREET
 PROJECT NO. 130619

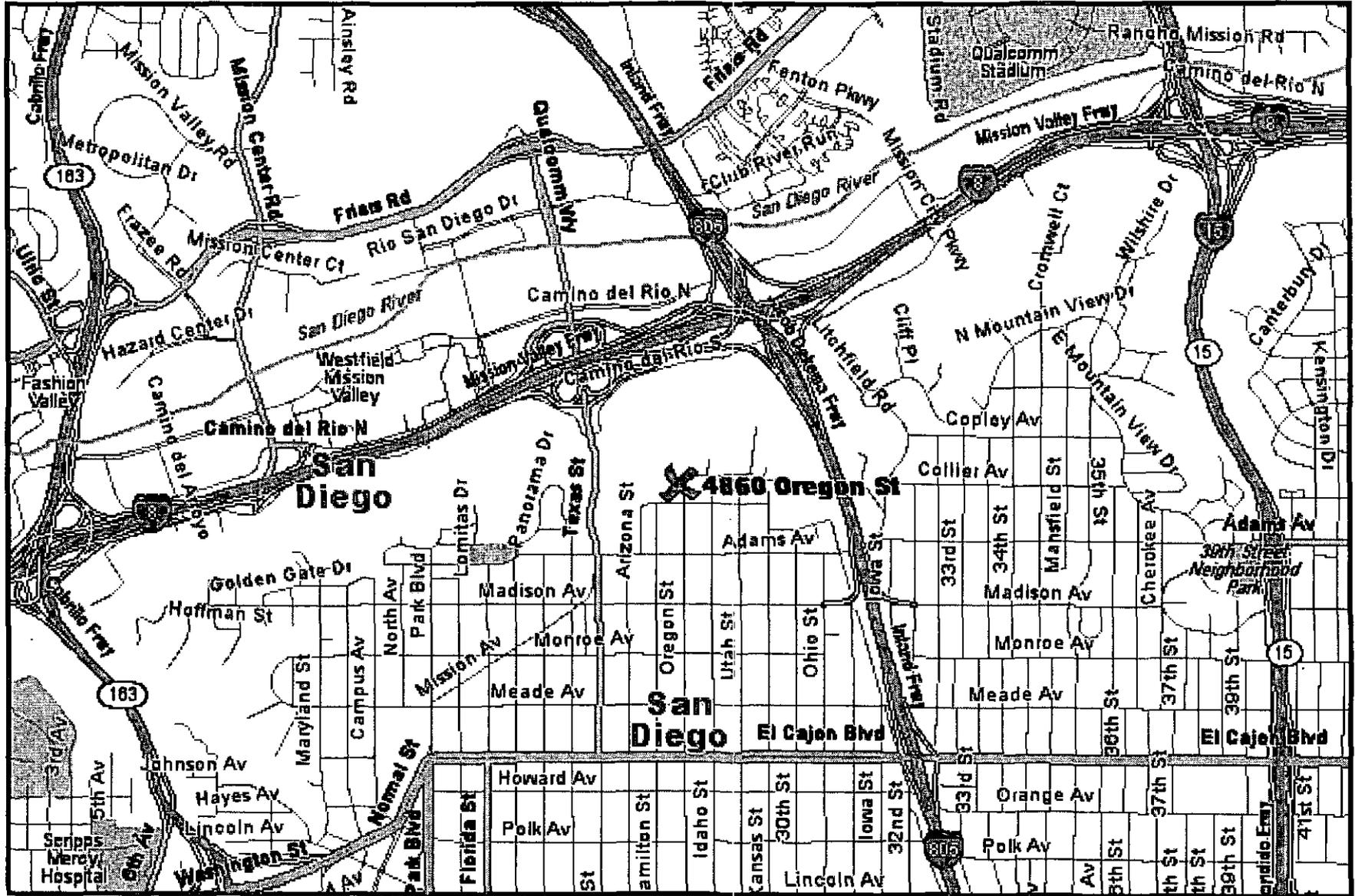




Community Plan Land Use Map

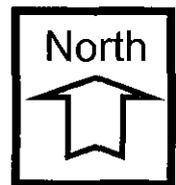
**ACADEMY OF OUR LADY OF PEACE – 4860 OREGON STREET
 PROJECT NO. 130619**





Project Location Map

ACADEMY OF OUR LADY OF PEACE – 4860 OREGON STREET
 PROJECT NO. 130619



PROJECT DATA SHEET

PROJECT NAME:	The Academy of Our Lady of Peace – Project No. 130619	
PROJECT DESCRIPTION:	The operation of the existing Academy of Our Lady of Peace high school with no more than 750 students; demolition of three single-family structures; construction of a two-story classroom building; construction of a two-level parking structure; and landscape renovations	
COMMUNITY PLAN AREA:	Greater North Park Community Plan Area	
DISCRETIONARY ACTIONS:	Planned Development Permit; Site Development Permit; Conditional Use Permit (Amendment to RPO/CUP 92-0769)	
COMMUNITY PLAN LAND USE DESIGNATION:	The Greater North Park Community Plan designates the proposed project site for Very-Low (0 to 5 dwelling units per net residential acre), Low Residential (5 to 10 dwelling units per net residential), and Open Space. The community plan further identifies this site as an existing Private Secondary school.	
<u>ZONING INFORMATION:</u>		
<p>ZONE: RS-1-1 and RS-1-7</p> <p>HEIGHT LIMIT: 30-Foot maximum height limit</p> <p>LOT SIZE: 40,000/5,000 square feet, minimum lot size.</p> <p>FLOOR AREA RATIO: 0.45 maximum</p> <p>FRONT SETBACK: 25'/15'</p> <p>SIDE SETBACK: 10'/4'</p> <p>STREETSIDE SETBACK: 10'/10'</p> <p>REAR SETBACK: 25'/13'</p> <p>PARKING: 104 spaces total required; 104 spaces total provided</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential/Open Space; RS-1-1 and RS-1-7.	Canyon/open space and single-family residential
SOUTH:	Residential/Open Space; RS-1-1 and RS-1-7.	Mostly single-family residential with a small amount of canyon/open space on the southeastern portion.

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EAST:	Residential/Open Space; RS-1-1 and RS-1-7.	Mostly canyon open space, with a small amount of single-family residential southwestern portion.
WEST:	Residential/Open Space; RS-1-1 and RS-1-7.	Mostly single-family residential, abutting canyon/open space on the northeastern portion.
DEVIATIONS OR VARIANCES REQUESTED:	<ol style="list-style-type: none"> 1. A deviation to allow a maximum height of 39'-6" for the proposed new classroom building where a maximum of 30'-0" is permitted as follows: north chimney feature allowed at 39'-6" (elevation 429 feet); south chimney feature allowed at 34'-7" (elevation 429 feet); and tower fronting Collier Street allowed at 36'-0" (elevation 429 feet); 2. A deviation for overall height on the classroom building to allow a maximum overall building height of 54'-0" where a maximum overall building height of 40'-0" (30-foot height limit + 10-foot differential) is permitted; 3. A deviation to allow the provision of a maximum of seven (7) spaces in tandem configuration (for a total of 14 parking spaces) for use by students, in addition to the allowed use by employees; and 4. A deviation to allow a street side setback of 8'-0" for the parking structure walls along Copley Avenue where a minimum setback of 10'-0" is required. 	
COMMUNITY PLANNING GROUP RECOMMENDATION:	<p>As of the writing of this staff report, the proposed project has not received a final recommendation from the North Park Planning Committee (NPPC). It is anticipated the NPPC will be meeting to provide a final recommendation on September 16, 2008. Staff will make every effort to provide the Planning Commission with the most updated community information possible.</p> <p>On August 25, 2008, the Urban Design/Project Review Subcommittee of the NPPC voted to deny the proposed project.</p>	

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 Suite 100
 San Diego, California 92101
 Tel: 619-591-1111



ACADEMY OF OUR LADY OF PEACE

A COLLEGE PREPARATORY ALL GIRL CATHOLIC HIGH SCHOOL

4800 ORION STREET
 SAN DIEGO, CALIFORNIA 92121

CAMPUS MASTER PLAN
 PROJECT A: NEW CLASSROOM BUILDING
 PROJECT B: PARKING ADDITION

SHEET INDEX

AD) TITLE SHEET

PROFESSIONAL

AD) CAMPUS MASTER SITE PLAN

AD.1) PROJECTS A & B SITE PLAN

AD.2) PROJECTS A & B BUILDING HEIGHT OVERVIEW

PROJECT A: CLASSROOM BUILDING

AD.3) PROJECT A CLASSROOM BUILDING SITE PLAN

AD.4) PROJECT A CLASSROOM BUILDING FLOOR PLAN - FIRST FLOOR

AD.5) PROJECT A CLASSROOM BUILDING FLOOR PLAN - SECOND FLOOR

AD.6) PROJECT A CLASSROOM BUILDING ROOF PLAN

AD.7) PROJECT A CLASSROOM BUILDING ELEVATIONS

PROJECT B: PARKING

AD.8) PROJECT B PARKING SITE PLAN

AD.9) PROJECT B PARKING SHARED LEVEL 1 FLOOR PLAN

AD.10) PROJECT B PARKING SHARED LEVEL 2 FLOOR PLAN

AD.11) PROJECT B PARKING SHARED LEVEL 3 FLOOR PLAN

AD.12) PROJECT B PARKING ELEVATIONS & SECTION

AD.13) PROJECT B PARKING SECTION

AD.14) PROJECT B PARKING SECTION

GENERAL

AD.15) CIVIL ENGINEERING TITLE SHEET AND LEGEND

AD.16) PROJECT A CLASSROOM BUILDING CONCEPTUAL SHADOWS AND DRAINAGE PLAN

AD.17) PROJECT B PARKING CONCEPTUAL SHADOWS AND DRAINAGE PLAN

AD.18) PROJECT B PARKING CONCEPTUAL SHADOWS AND DRAINAGE PLAN LOWER LEVEL (SHARED PARKING)

AD.19) CIVIL ENGINEERING AND DETAILS

AD.20) OVERALL PROPERTY SHADOW ANALYSIS

AD.21) PROJECT SITE A SHADOW ANALYSIS

AD.22) PROJECT SITE B SHADOW ANALYSIS

LANDSCAPE

AD.23) EXISTING CONDITIONS (1)

AD.24) EXISTING CONDITIONS (2)

AD.25) STREETSCAPE MASTER PLAN (1)

AD.26) STREETSCAPE MASTER PLAN (2)

AD.27) PROJECT A LANDSCAPE CONCEPT PLAN

AD.28) PROJECT A PLANNING LEGEND - NOTES

AD.29) PROJECT A LANDSCAPE CALCULATIONS

AD.30) PROJECT B LANDSCAPE CONCEPT PLAN

AD.31) PROJECT B PLANNING LEGEND - NOTES

AD.32) PROJECT B LANDSCAPE CALCULATIONS

AD.33) PROJECT B ELEVATIONS

AD.34) BRUSH MANAGEMENT PLAN

AD.35) BRUSH MANAGEMENT PLAN

AD.36) BRUSH MANAGEMENT PLAN

AD.37) BRUSH MANAGEMENT NOTES

LEGAL DESCRIPTION

PARCEL 1
 APN 950-002-001
 THE NORTH 80 FT OF VILLA LOTS 2, 3, 4 AND ALL OF LOTS 5, 6, 7 AND 8 AND THE WEST 30 FT OF VILLA LOT 9, IN UNIVERSITY HEIGHTS, SAN DIEGO COUNTY, SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO RECORDS 174788 AND 174789, VOLUME 11, PAGE 11, AND 11,111, 11,112, 11,113, 11,114, 11,115, 11,116, 11,117, 11,118, 11,119, 11,120, 11,121, 11,122, 11,123, 11,124, 11,125, 11,126, 11,127, 11,128, 11,129, 11,130, 11,131, 11,132, 11,133, 11,134, 11,135, 11,136, 11,137, 11,138, 11,139, 11,140, 11,141, 11,142, 11,143, 11,144, 11,145, 11,146, 11,147, 11,148, 11,149, 11,150, 11,151, 11,152, 11,153, 11,154, 11,155, 11,156, 11,157, 11,158, 11,159, 11,160, 11,161, 11,162, 11,163, 11,164, 11,165, 11,166, 11,167, 11,168, 11,169, 11,170, 11,171, 11,172, 11,173, 11,174, 11,175, 11,176, 11,177, 11,178, 11,179, 11,180, 11,181, 11,182, 11,183, 11,184, 11,185, 11,186, 11,187, 11,188, 11,189, 11,190, 11,191, 11,192, 11,193, 11,194, 11,195, 11,196, 11,197, 11,198, 11,199, 11,200, 11,201, 11,202, 11,203, 11,204, 11,205, 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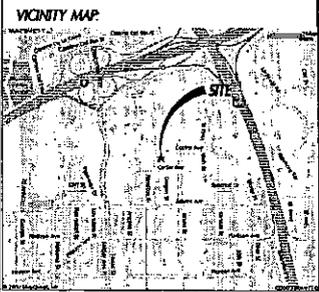
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CAMPUS BUILDING/ FACILITY CHART:

BUILDING	YEAR CONSTRUCTED
BUILDING A (GUALTALTO HALL 6,140 S.F.)	1927
BUILDING B (ST. JOSEPH'S HALL 5,240 S.F.)	1968
BUILDING C (AGUIRAS HALL 22,528 S.F.)	1927
BUILDING D (ST. CECILIA'S HALL 5,775 S.F.)	1920
BUILDING E (CHAPEL 2,629 S.F.)	1927
BUILDING F (CARDELETT HALL 4,280 S.F.)	1920
BUILDING G (ST. CATHERINE'S HALL 8,418 S.F.)	1920
BUILDING H (MOLTY FAMILY EVENT CENTER 15,548 S.F.)	1994
THE POINT	1920
UPPER PLAZA	2002
LOWER PLAZA	2002
AMPHITHEATER	2002
CHAPEL COURTYARD	2002
NORTH TERRACE	1920
CIRCLE DRIVE	1920
MEDEATION GARDEN	2001
PROJECT A (CLASSROOM BUILDING 20,594 S.F.)	
PROJECT B (PARKING AREA)	

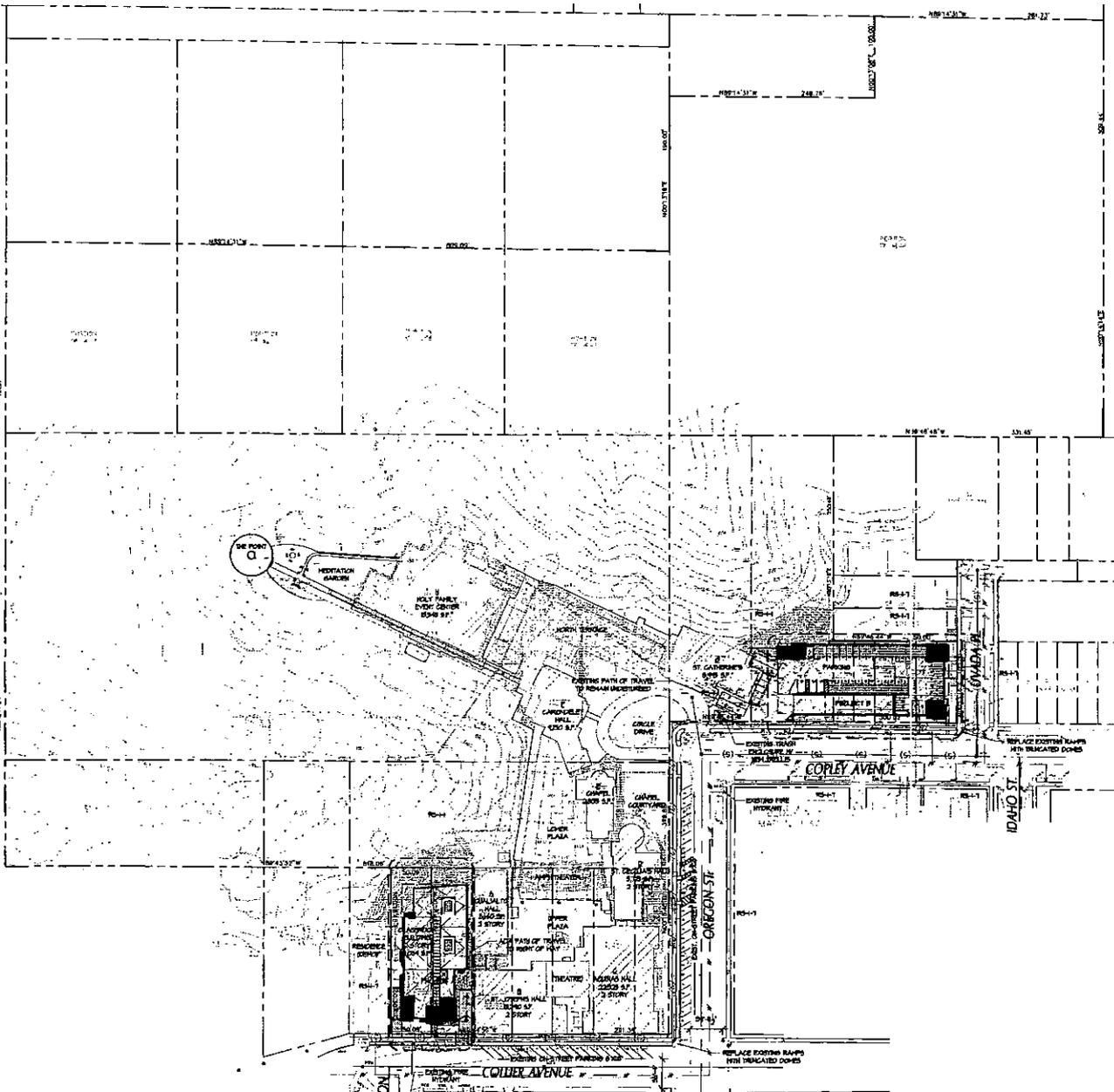


LEGEND

[Symbol]	CONCRETE PAVING - SEE 'C' DIMS FOR THICKNESS	[Symbol]	EXISTING LIGHT STANDARD
[Symbol]	STANDARD PARKING STALL 9' x 18'	[Symbol]	EXISTING LIGHT STANDWARD
[Symbol]	REARANGED PARKING STALL 4'00" IN 2' O.C.	[Symbol]	EXISTING PUBLIC FIRE HYDRANT
[Symbol]	REARANGED PARKING STALL SEE DETAIL	[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	FIRE HYDRANT VALVE AND 1" O.C.	[Symbol]	CATCH BASIN APPROX. LOCATION
[Symbol]	PAVE LAINE	[Symbol]	WATER LAINE - SEE CIVIL
[Symbol]	PROPERTY LINE	[Symbol]	8" AND LINE - SEE CIVIL
[Symbol]	EXISTING CONCOURS	[Symbol]	SEWER LATERAL SEE CIVIL

ACADEMY OF OUR LADY OF PEACE
 CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING
 MASTER SITE PLAN
 PROJECT A & B

Date:	5/20/17
Project:	ACLP
File:	A112-01
Revision:	01/01
Drawn:	01/01
Checked:	01/01
Sheet Title:	PROJECTS A & B SITE PLAN
Sheet Number:	A12



PROJECTS A & B SITE PLAN

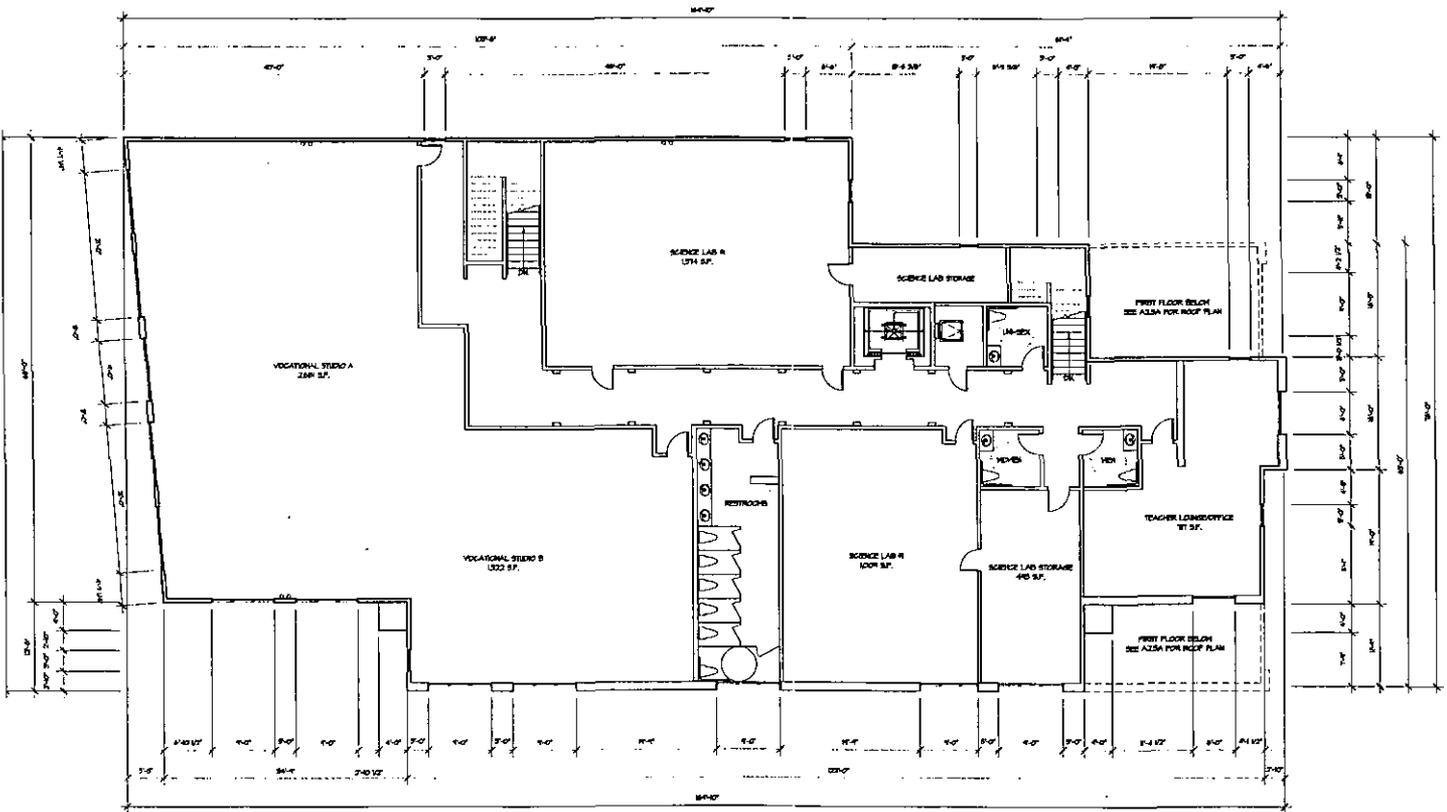
ATTACHMENT 5

000547



McWite Associates Architects
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 P.O. Box 472, Santa Ana, CA 92704
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**CLASSROOM BUILDING - PROJECT A
 PRELIMINARY SECOND FLOOR PLAN**

1st FLOOR GROSS AREA = 1122 SF.
 2nd FLOOR GROSS AREA = 388 SF.
 TOTAL BUILDING AREA = 1510 SF.



ACADEMY OF OUR LADY OF PEACE
 CAMPUS MASTER PLAN, CLASSROOM BLDG. AND PARKING
 NEW CLASSROOM BUILDING - PROJECT A
 SANTA ANA, CALIFORNIA

Date:	5/24/07
Project:	ACLP
File:	A2.2A.dwg
Revision:	05/24/07
Drawn by:	05/24/07
Checked by:	05/24/07

Draw Title
**CLASSROOM
 BLDG. SECOND
 FLOOR PLAN**

Sheet Name
A2.2A

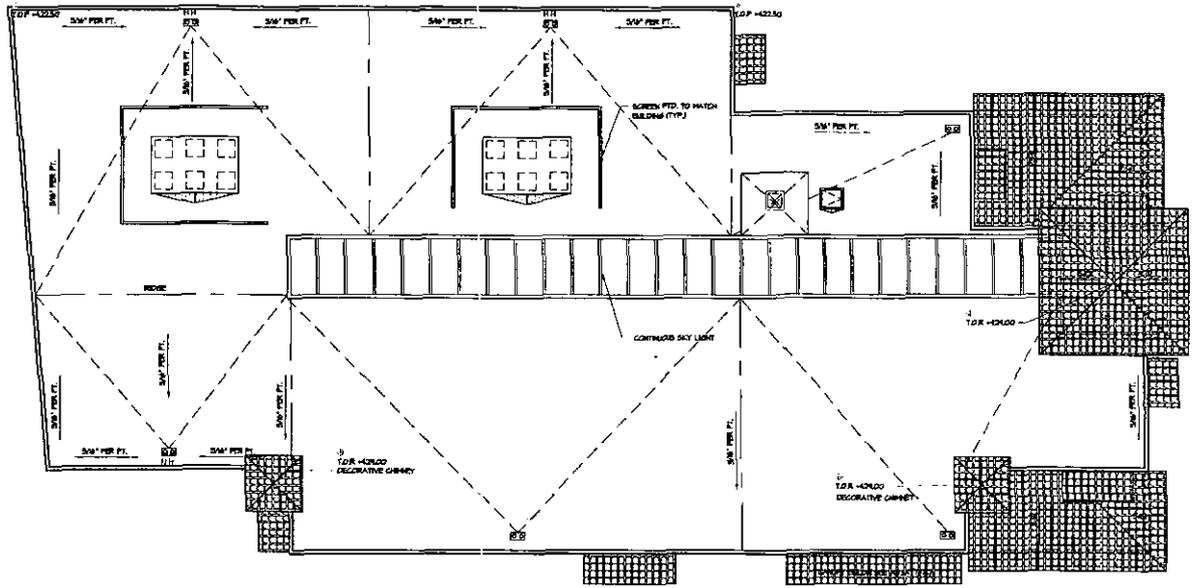
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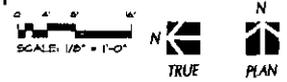
M/A Associates Architects

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CLASSROOM BUILDING - PROJECT A
 PRELIMINARY ROOF PLAN



ACADEMY OF OUR LADY OF PEACE
 CAMPUS MASTER PLAN, CLASSROOM BLDG. AND PARKING
 CAMPUS NEW CLASSROOM BUILDING - PROJECT A
 100% FINAL DRAWING

Date:	05/01/07
Project:	ACLP
File:	A23A.dwg
Revision:	04/01/07
Drawn:	DAVID
Checked:	DAVID

Sheet Title
 CLASSROOM BLDG. ROOF PLAN

Sheet Number
 A2.3A

000550



McJude Associates Architects
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 San Diego, California 92118
 760-431-1313

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SITE PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF WALL, FACE OF CONCRETE CURB OR FINISH LINE EDGE.
2. SEE "V" PLANS FOR ALL CONCRETE, CURB, ASPHALT AND GRAVEL DETAILS AND SEE ALL RELATED DIMENSIONS.
3. THE FINISH PROJECT SHALL BE EQUIVALENT TO THE FINISH PROJECT AS SHOWN ON THESE DRAWINGS.
4. SEE "D" DIMENSIONS FOR FINISH OF LANDSCAPING TO ADJACENT PLOTS. CONSTRUCTION SHALL VERIFY ACTUAL FINISH LOCATIONS.
5. PROVIDE FORTHE COMING WITH FINISH GRADE, SEE "V" DIMENSIONS.
6. CONSTRUCTION TO VERIFY TO "D" DIMENSIONS FOR ALL UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, CABLE AND SATELLITE CABLE TRENCHES.
7. SEE "D" DIMENSIONS FOR FINISH GRADE ELEVATION.
8. SEE "D" DIMENSIONS FOR FINISH GRADE ELEVATION.
9. LANDSCAPING DETAILS SHALL BE SUBMITTED WITH A SEPARATE SET PLANS TO THE CITY.
10. FINISH GRADE TO VERIFY TO THE LOCAL JURISDICTION'S REQUIREMENTS, INCLUDING ANY REGULATIONS FOR GRADING THE SITEWORK.
11. PROVIDE CEMENT ASPHALT PAVEMENT FOR CITY OF SAN DIEGO'S REQUIREMENTS FOR PARKING.
12. ALL PROPERTY LINES, DIMENSIONS AND SETBACKS SHOWN ON THESE DRAWINGS AND PROVIDED FOR THE CITY OF SAN DIEGO.
13. PROVIDE NECESSARY CONCRETE CURB RELATIVE TO FINISH GRADE VALUE AND THE REQUIREMENTS OF THE CITY.

SITE PLAN KEYNOTES

- 1. EXISTING OR PROPOSED CONCRETE WALL
- 2. EXISTING OR PROPOSED CONCRETE WALL PLACEMENTS TO BE REMOVED
- 3. EXISTING WALLS TO BE REMOVED
- 4. EXISTING OR PROPOSED WALL TO BE REMOVED
- 5. EXISTING OR PROPOSED WALL TO BE REMOVED
- 6. EXISTING OR PROPOSED WALL TO BE REMOVED
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- 10. EXISTING OR PROPOSED WALL TO BE REMOVED
- 11. EXISTING OR PROPOSED WALL TO BE REMOVED
- 12. EXISTING OR PROPOSED WALL TO BE REMOVED
- 13. EXISTING OR PROPOSED WALL TO BE REMOVED
- 14. EXISTING OR PROPOSED WALL TO BE REMOVED
- 15. EXISTING OR PROPOSED WALL TO BE REMOVED
- 16. EXISTING OR PROPOSED WALL TO BE REMOVED
- 17. EXISTING OR PROPOSED WALL TO BE REMOVED
- 18. EXISTING OR PROPOSED WALL TO BE REMOVED
- 19. EXISTING OR PROPOSED WALL TO BE REMOVED
- 20. EXISTING OR PROPOSED WALL TO BE REMOVED

LEGEND

CONCRETE CURB - SEE "V" DIMENSIONS FOR THICKNESS	EXISTING LOT BOUNDARY
EXISTING OR PROPOSED WALL	EXISTING LOT BOUNDARY
EXISTING OR PROPOSED WALL TO BE REMOVED	EXISTING OR PROPOSED WALL TO BE REMOVED
EXISTING OR PROPOSED WALL TO BE REMOVED	EXISTING OR PROPOSED WALL TO BE REMOVED
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EXISTING OR PROPOSED WALL TO BE REMOVED	EXISTING OR PROPOSED WALL TO BE REMOVED
EXISTING OR PROPOSED WALL TO BE REMOVED	EXISTING OR PROPOSED WALL TO BE REMOVED

CONSTRUCTION CLASSIFICATION

PROJECT B: PARKING STRUCTURE
 TYPE OF CONSTRUCTION: IS-1C
 OCCUPANCY: 5-2

ZONING DATA

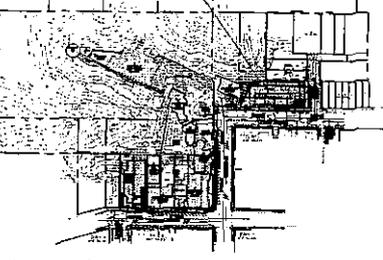
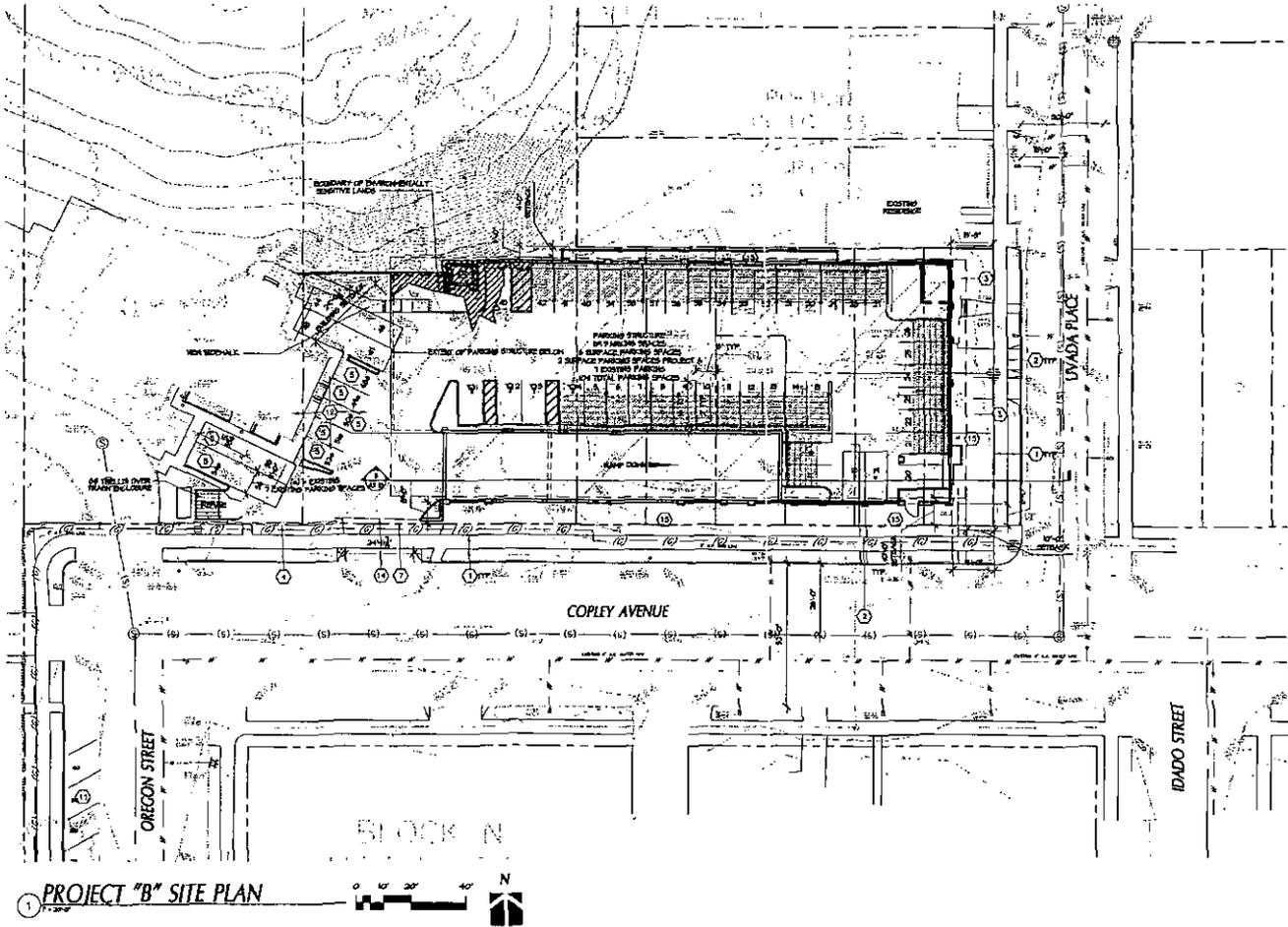
PROJECT B: RS-1-1/2
 ZONE: RS-1-1/2
 OVERLAY ZONES: TRANSIT AREA/ BRUSH ZONE
 TRANSIT AREA

EXISTING/ PROPOSED USES

PROJECT B: EXISTING: PARKING
 PROPOSED: PARKING LOT & RESIDENTIAL PARKING

PROJECT SCOPE (PROJECT B)

CANOPY ADDITION INCORPORATING TWO ADJACENT PARKING LOTS TO INCLUDE A GRADE LEVEL PARKING LOT AND ONE SUBTERRANEAN LEVEL PARKING LOT.



ACADEMY OF OUR LADY OF PEACE
 CANOPY MASTER PLAN, CLASSROOM BLDG AND PARKING
 NEW PARKING STRUCTURE PROJECT BY
 ARCHITECTS

Date:	9/20/11
Project:	ACLP
File:	All.dwg
Revision:	9/20/11
Drawn by:	9/20/11
Checked by:	9/20/11
Scale:	AS SHOWN

Draw Title:
**PROJECT B
 PARKING
 SITE PLAN**

Draw Number:

A1.1B

PROJECT "B" SITE PLAN



ATTACHED TO A1.1B

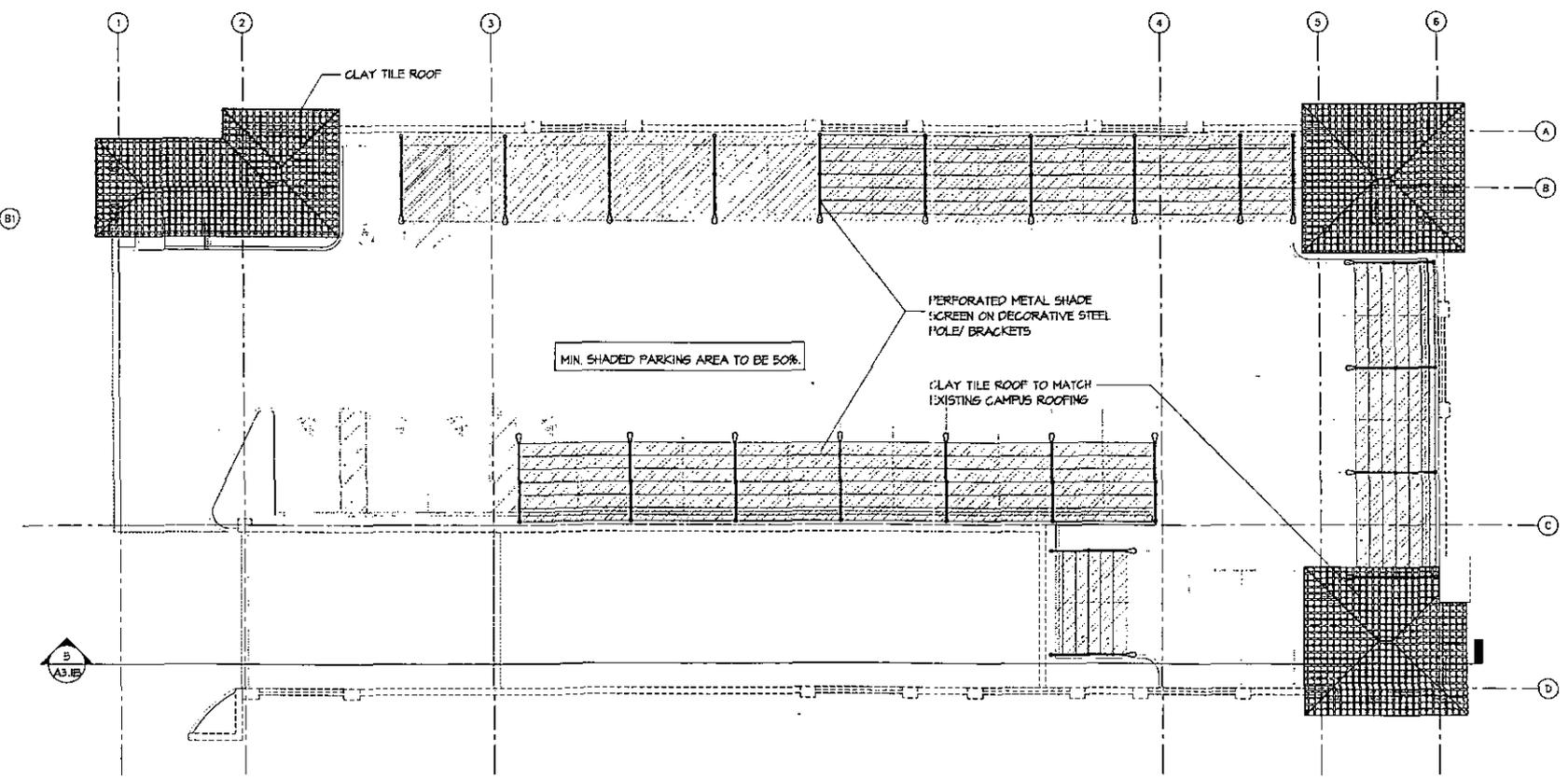
000553



McHale Associates Architects

8365 El Camino Road
P.O. Box 277, Suite 1100
San Diego, California 92121
619-481-3375 FAX 619-481-3376

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ARRANGEMENTS INDICATED ON
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CONJUNCTION WITH THE SPECIFIC
PROJECT ONLY AND SHALL NOT
BE REPRODUCED OR USED FOR ANY
OTHER PROJECT WITHOUT THE
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ARCHITECTS. THERE SHALL BE
NO CHANGES OR DEVIATIONS
FROM THESE DRAWINGS OR
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OF THE ARCHITECTS.



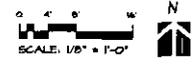
ACADEMY OF OUR LADY OF PEACE
CAMPUS MASTER PLAN, CLASSROOM BLDG. AND PARKING
NEW PARKING PROJECT BY
MCHALE ASSOCIATES ARCHITECTS

Date	3/3/07
Project	A23B
Title	A23B-04
Revision	0/0/07
01/0/07	01
02/0/07	11
03/0/07	11
04/0/07	11
05/0/07	11
06/0/07	11
07/0/07	11
08/0/07	11
09/0/07	11
10/0/07	11
11/0/07	11
12/0/07	11

Parking
GRADE LEVEL 2
ROOF PLAN

Sheet Number
A23B

PARKING - PROJECT B
PRELIMINARY GRADE LEVEL 2 ROOF PLAN



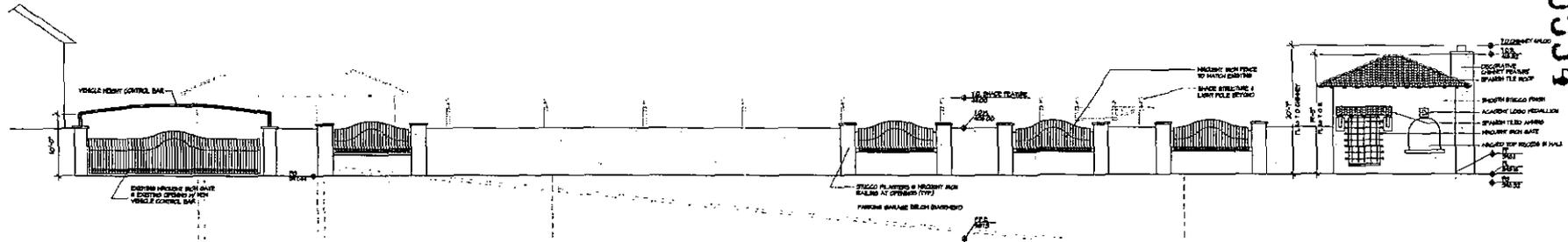
ATTACHMENT 5

000554

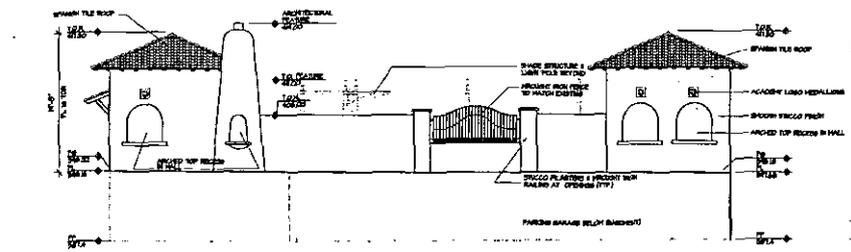


McHale Associates Architects
 1000 111 KENNEDY BLVD
 SUITE 4170 SANTA MONICA
 CA 90405
 TEL: 310 318-1111 FAX: 310 318-1111

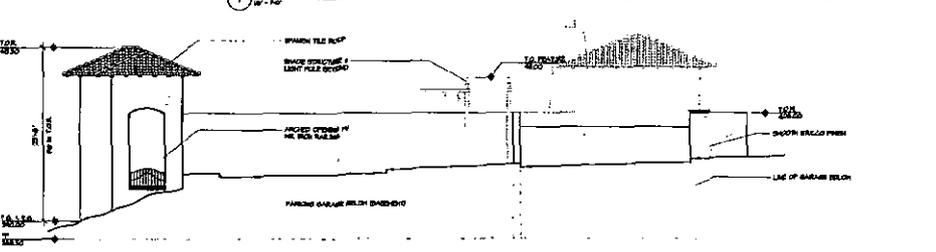
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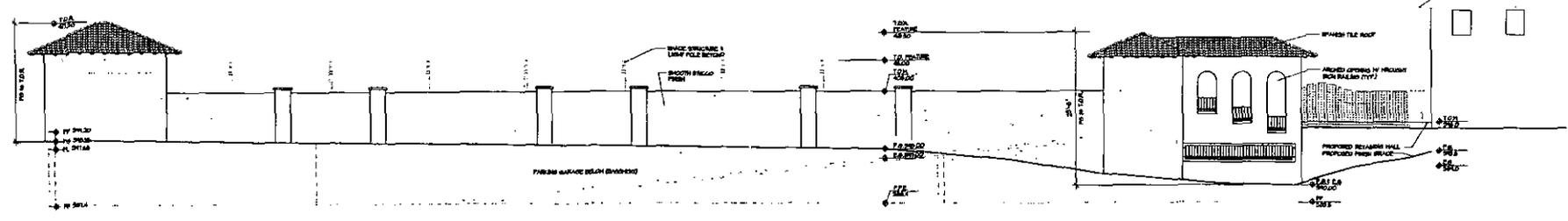
1 PARKING STRUCTURE - SOUTH COPLEY STREET ELEVATION



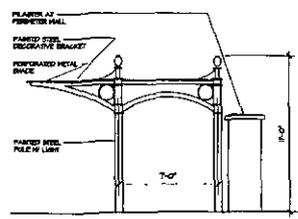
2 PARKING STRUCTURE - EAST UVADA PLACE ELEVATION



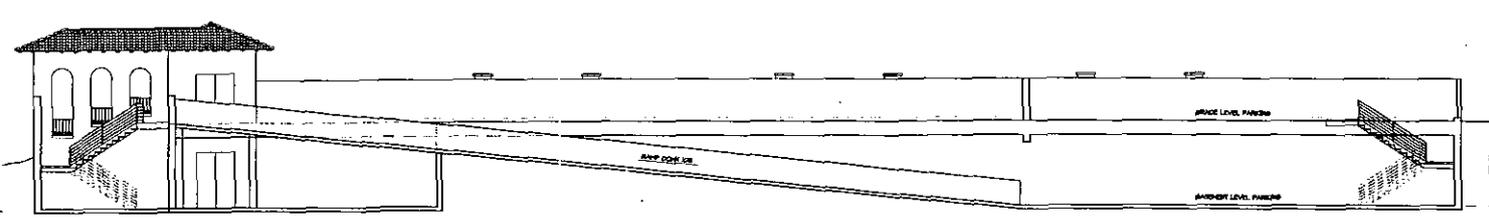
3 PARKING STRUCTURE - WEST ON CAMPUS ELEVATION



4 PARKING STRUCTURE - NORTH ELEVATION



5 SHADE STRUCTURE & LIGHTING DETAIL



6 PARKING STRUCTURE - CROSS SECTION

ACADEMY OF OUR LADY OF PEACE
 CAMPUS MASTER PLAN, CLASSROOM BUILDING AND PARKING
 NEW PARKING STRUCTURE
 ARCHITECTURE

Date	1/10/17
Project	ACLP
Rev	ASB/2017
Revision	01/10/17
Drawn	ASB
Checked	ASB
Scale	AS/1/8"=1'-0"

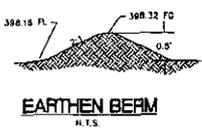
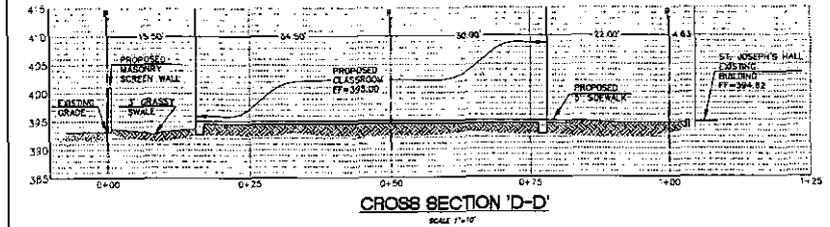
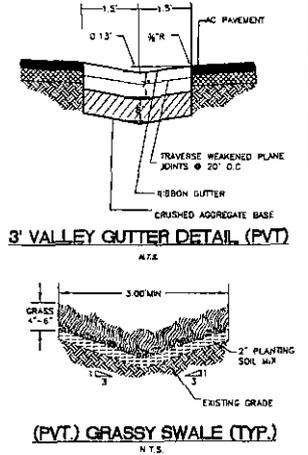
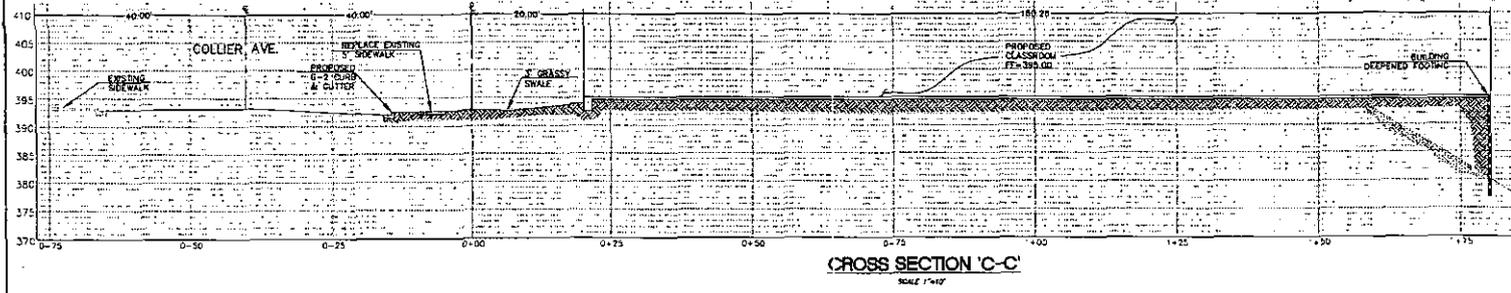
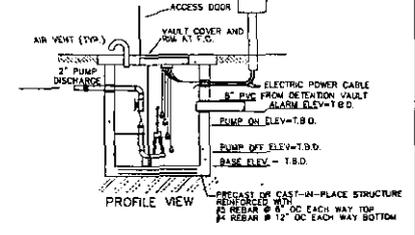
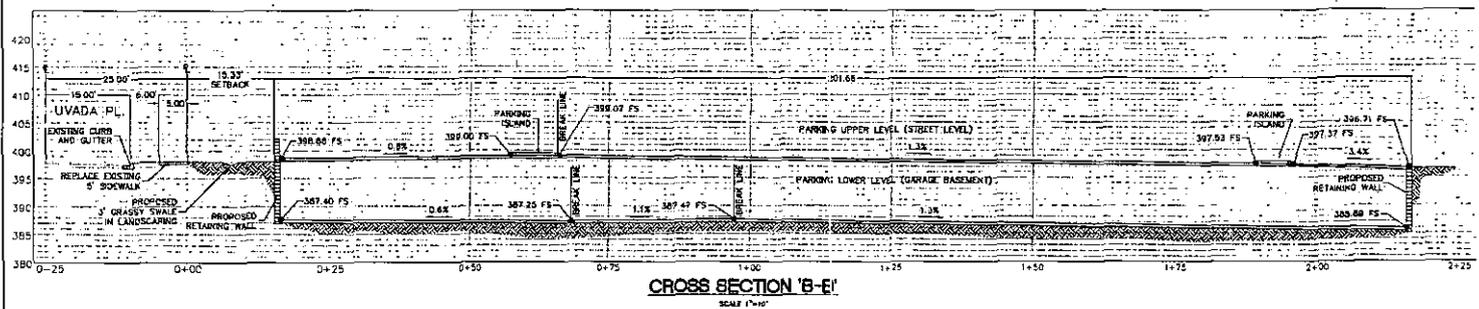
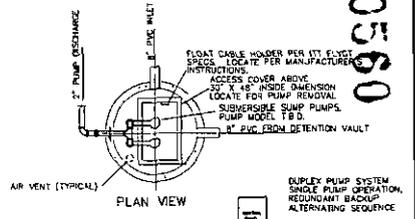
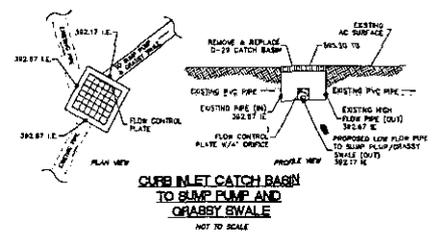
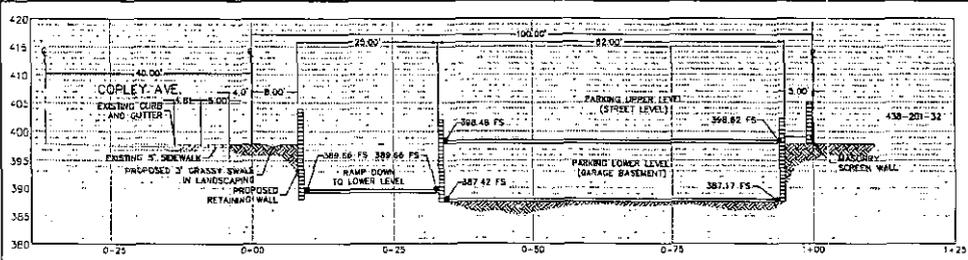
Draw Title
 PARKING GARAGE
 ELEVATIONS &
 SECTIONS

Draw Number

A3.1B

ATTACHMENT 3

000560



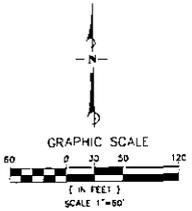
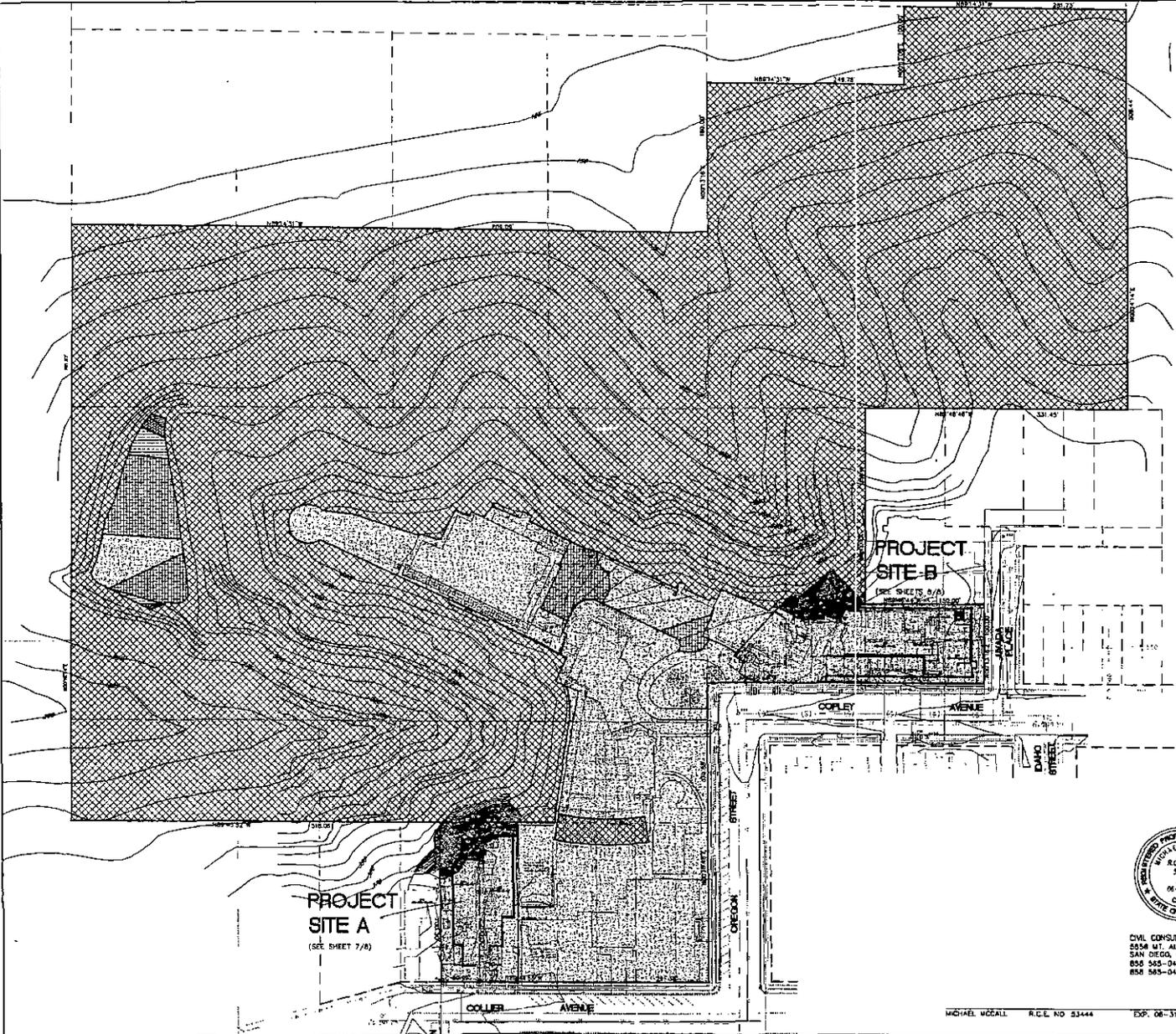
CIVIL CONSULTING GROUP INC.
5808 W. JEFFERSON DRIVE, SUITE 202
SAN DIEGO, CA 92111
651 565-6479 PHONE
651 565-6478 FAX

MICHAEL MCCALL R.C.E. NO. 53444 EXP. 08-31-07 08-12-08 DATE

CONCEPTUAL GRADING AND DRAINAGE PLAN FOR			
ACADEMY OF OUR LADY OF PEACE			
CROSS SECTION AND DETAILS		40 NO.	
CITY OF SAN DIEGO, CALIFORNIA		PLS NO.	
DEVELOPMENT SERVICES DIVISION			
SHEET 5 OF 8 SHEETS			
DATE	DATE	DATE	DATE
DESIGNED BY	CHECKED BY	DATE	DATE
APPROVED BY	DATE	DATE	DATE
CONTRACTOR	DATE STARTED	DATE COMPLETED	
PROJECT NO.			XXXX-5-D

NOT FOR CONSTRUCTION

000561



SLOPE ANALYSIS TABLE
(SEE SHEETS 7 & 8 FOR AREA DETAIL)

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA SQ. FT.	COLOR
1	0.00%	5.00%	184,772	[Cross-hatch pattern]
2	5.00%	10.00%	18,464	[Diagonal hatch pattern]
3	10.00%	15.00%	1,822	[Horizontal hatch pattern]
4	15.00%	20.00%	733	[Vertical hatch pattern]
5	20.00%	25.00%	318	[Dotted pattern]
6	25.00%	"	808,155	[No pattern]

TOTAL ENCROACHMENT ONTO SLOPE OVER 25% 966 [Cross-hatch pattern]

DEVELOPMENT AREAS

DESCRIPTION	AREA SQ. FT.
OVERALL PROPERTY AREA	1'014,264
EXISTING DEVELOPED SCHOOL AREA	167,042
ADDITIONAL SCHOOL AREA (SITE A)	17,124
ADDITIONAL SCHOOL AREA (SITE B)	6,919
BRUSH MANAGEMENT ZONE 1 AREA	37,766
TOTAL DEVELOPMENT AND ZONE 1 AREA	228,851

TOTAL PERCENTAGE OF PROPOSED DEVELOP AREA AND BRUSH MANAGEMENT ZONE 1
 $228,851 / 1'014,264 = 22.56\%$

NOTE: SEE BRUSH MANAGEMENT DRAWINGS FOR ZONE 1 LOCATION

PROJECT SITE A
(SEE SHEET 7/8)

PROJECT SITE B
(SEE SHEET 7/8)



CIVIL CONSULTING GROUP INC.
 6556 MT. ALFAM DRIVE, SUITE 202
 SAN DIEGO, CA 92111
 658 585-0476 PHONE
 658 585-0478 FAX

MICHAEL MEEHAN R.C.E. NO 53444 EXP. 06-30-09 06-12-08 DATE

PRIVATE CONTRACT
 CONCEPTUAL GRADING AND DRAINAGE PLAN FOR:
 OVERALL PROPERTY
ACADEMY OF OUR LADY OF PEACE

SLOPE ANALYSIS
 CITY OF SAN DIEGO, CALIFORNIA
 DEVELOPMENT SERVICES DEPARTMENT
 SHEET 6 OF 8 SHEETS

NO.	DESCRIPTION	DATE	BY	CHKD	DATE	BY
1	ORIGINAL					
2	REVISED					
3	REVISED					
4	REVISED					
5	REVISED					
6	REVISED					

CONTRACTOR: _____ DATE STARTED: _____
 PROJECT: _____ DATE COMPLETED: _____

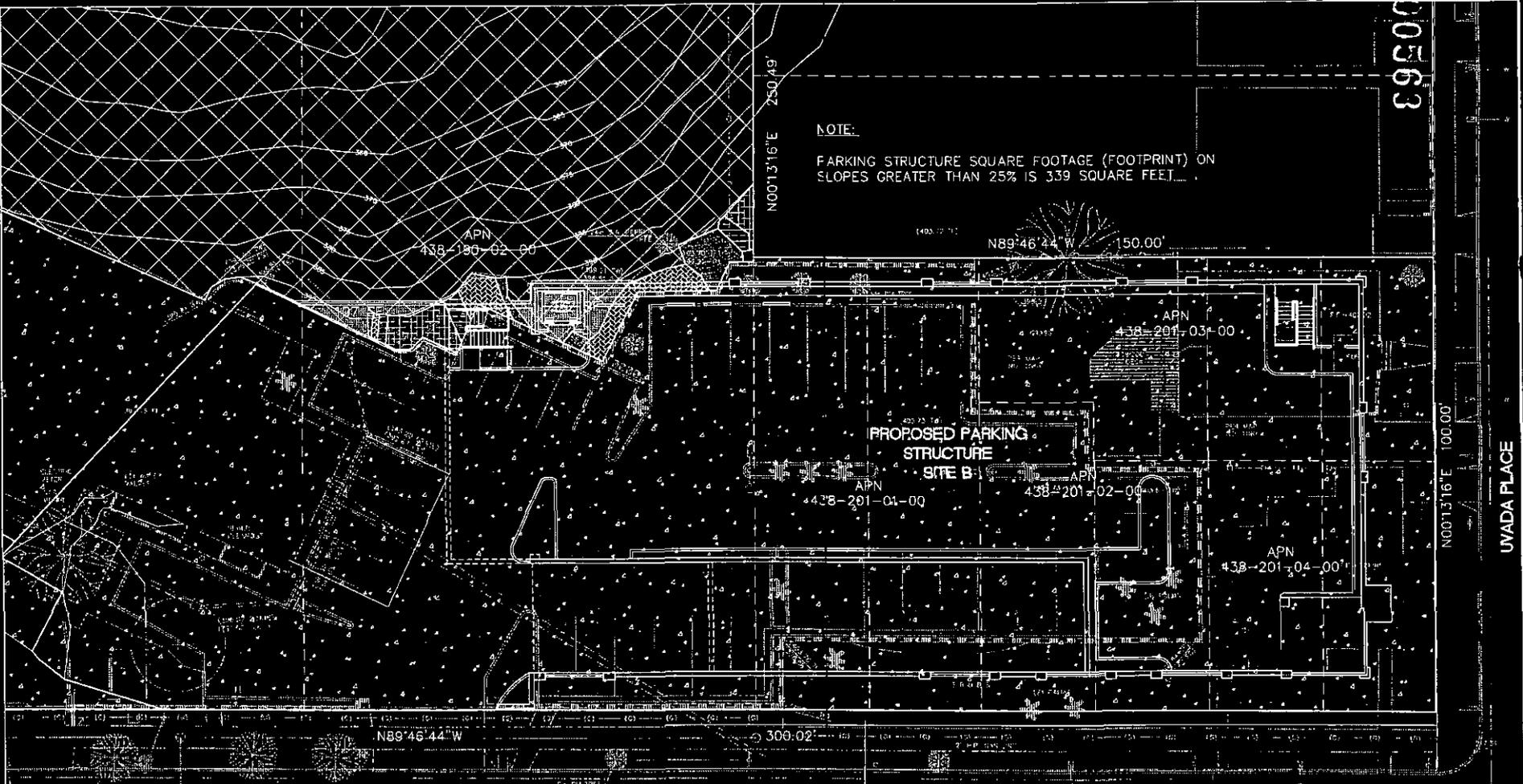
1500-0108
 NAD83 COORDINATES
 218-1725
 LAURENT COORDINATES
XXXX-6-D

NOT FOR CONSTRUCTION

Prepared by: M. Meehan, License No. 53444, State of California, Exp. 06-30-09
 Checked by: M. Meehan, License No. 53444, State of California, Exp. 06-30-09
 Date: 06-12-08

00563

NOTE:
PARKING STRUCTURE SQUARE FOOTAGE (FOOTPRINT) ON
SLOPES GREATER THAN 25% IS 339 SQUARE FEET.



WYADA PLACE

COPLEY AVENUE

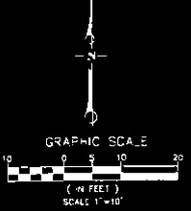


CIVIL CONSULTING GROUP INC.
3408 MT. AUSTIN DRIVE, SUITE 202
SAN DIEGO, CA 92111
602 583-0925 PHONE
602 583-0478 FAX

PRIVATE CONTRACT		CONCEPTUAL GRADING AND DRAINAGE PLAN FOR:	
		PROJECT SITE B	
ACADEMY OF OUR LADY OF PEACE			
CITY OF SAN DIEGO, CALIFORNIA			
DEVELOPMENT SERVICES DEPARTMENT			
SHEET 8 OF 8 SHEETS			
SLOPE ANALYSIS		FIG. NO.	
		P.L.S. NO.	
FOR CITY DEPT.		DATE	V.L.S.
DESIGNED BY	APPROVED	DATE	EXPIRES
ORIGINAL		11/26/05	
			1008-4288
			ENGINE EXEMPTIONS
			718-1225
			EXEMPT COUNCILMAN
AS BUILT	DATE STARTED		
CONTRACTOR	DATE COMPLETED		
			XXXXX-8-D

08-12-05
DATE

MICHAEL MCCALL R.C.E. NO. 53444 EXP. 08-31-07



2: Michael McCall, State of California, License No. 53444, 11/26/05, 11:45 AM

000565

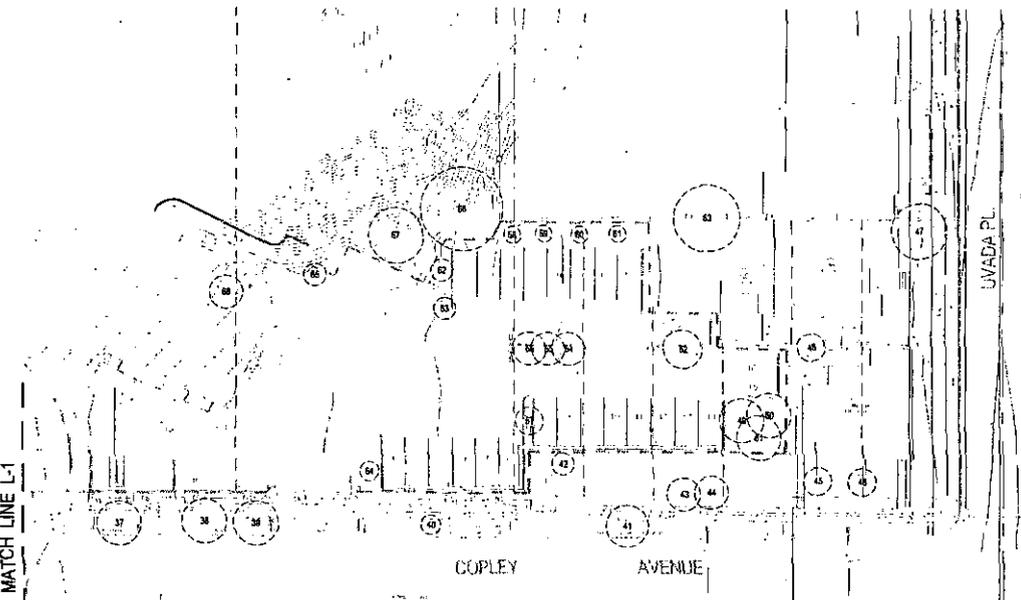
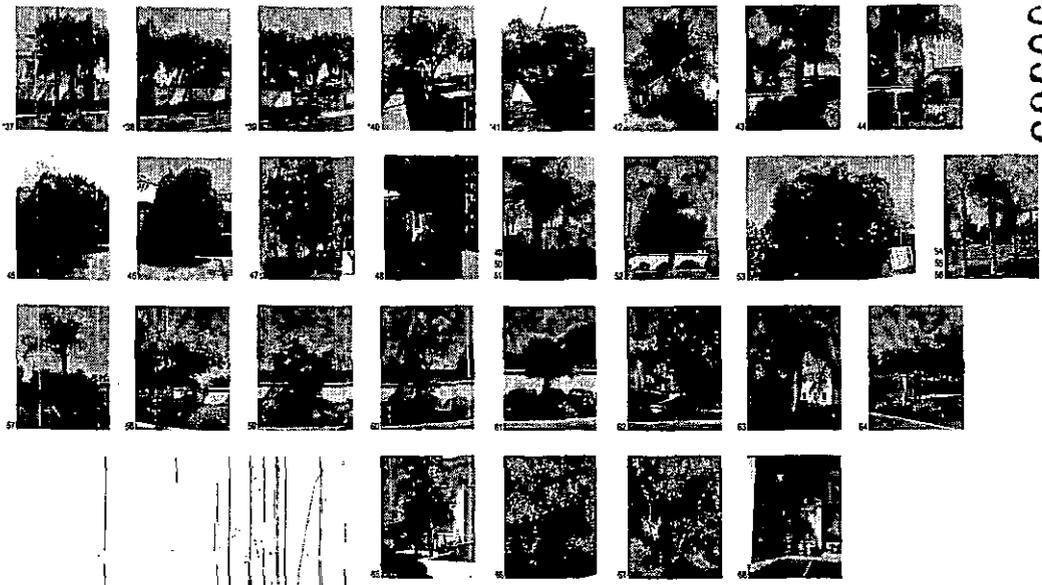


McAule Associates Architects
 4881 St. Quentin Blvd.
 Ste. 212, Santa Ana, CA 92705
 Tel: 714-751-1000
 Fax: 714-751-1001

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EXISTING TREES TO BE REMOVED OR RETAINED:

No.	BOTANICAL NAME	COMMON NAME	SIZE (HT X DBH @ 4.5')	FUNCTION
37	CASUARINA CLUNINGHAMIANA	RIVER BIE-OAK	22 X 16 X 17'	REMOVE- STREETSCAPE
38	CASUARINA CLUNINGHAMIANA	RIVER BIE-OAK	20 X 10 X 10.5'	REMOVE- STREETSCAPE
39	CASUARINA CLUNINGHAMIANA	RIVER BIE-OAK	22 X 18 X 10.5'	REMOVE- STREETSCAPE
40	ULMUS PARVIFOLIA	EVERGREEN ELM	10 X 7 X 2.5'	REMOVE- STREETSCAPE
41	ULMUS PARVIFOLIA	EVERGREEN ELM	15 X 15 X 9'	REMOVE- STREETSCAPE
42	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	10 X 8 X 10'	REMOVE- PARKING STRUCTURE
43	ARECASTRUM ROMANOFFIANUM	QUEEN PALM	18 X 12 X 6.5'	REMOVE- PARKING STRUCTURE
44	ARECASTRUM ROMANOFFIANUM	QUEEN PALM	18 X 12 X 6.5'	REMOVE- PARKING STRUCTURE
45	JUNIPERUS SPP.	JUNIPER	12 X 10 X 8'	REMOVE- PARKING STRUCTURE
46	JUNIPERUS SPP.	JUNIPER	12 X 10 X 8'	REMOVE- PARKING STRUCTURE
47	PLATANUS RACEMOSA	SYCAMORE	25 X 20 X 9.5'	REMOVE- PARKING STRUCTURE
48	FICUS SPP.	FIG	18 X 10 X 8'	REMOVE- PARKING STRUCTURE
49	ARECASTRUM ROMANOFFIANUM	QUEEN PALM	20 X 16 X 10'	REMOVE- PARKING STRUCTURE
50	ARECASTRUM ROMANOFFIANUM	QUEEN PALM	20 X 16 X 10'	REMOVE- PARKING STRUCTURE
51	ARECASTRUM ROMANOFFIANUM	QUEEN PALM	20 X 16 X 10'	REMOVE- PARKING STRUCTURE
52	ARECASTRUM ROMANOFFIANUM	QUEEN PALM	18 X 14 X 12'	REMOVE- PARKING STRUCTURE
53	SCHINUS MOLLE	CHINESE FLAME TREE	24 X 24 X 10'	REMOVE- PARKING STRUCTURE
54	ARECASTRUM ROMANOFFIANUM	QUEEN PALM	18 X 12 X 11'	REMOVE- PARKING STRUCTURE
55	ARECASTRUM ROMANOFFIANUM	QUEEN PALM	18 X 12 X 11'	REMOVE- PARKING STRUCTURE
56	ARECASTRUM ROMANOFFIANUM	QUEEN PALM	18 X 12 X 11'	REMOVE- PARKING STRUCTURE
57	ARECASTRUM ROMANOFFIANUM	QUEEN PALM	20 X 10 X 10'	REMOVE- PARKING STRUCTURE
58	KOELREUTERIA INTEGROFOLIA	CHINESE FLAME TREE	12 X 8 X 4'	REMOVE- PARKING STRUCTURE
59	KOELREUTERIA INTEGROFOLIA	CHINESE FLAME TREE	12 X 8 X 4'	REMOVE- PARKING STRUCTURE
60	KOELREUTERIA INTEGROFOLIA	CHINESE FLAME TREE	12 X 8 X 4'	REMOVE- PARKING STRUCTURE
61	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	8 X 6 X 6'	REMOVE- PARKING STRUCTURE
62	KOELREUTERIA INTEGROFOLIA	CHINESE FLAME TREE	18 X 8 X 4'	REMOVE- PARKING STRUCTURE
63	ARECASTRUM ROMANOFFIANUM	QUEEN PALM	15 X 8 X 8'	REMOVE- PARKING STRUCTURE
64	KOELREUTERIA INTEGROFOLIA	CHINESE FLAME TREE	19 X 7 X 3.5'	REMOVE- PARKING STRUCTURE
65	KOELREUTERIA INTEGROFOLIA	CHINESE FLAME TREE	12 X 8 X 4'	REMOVE- PARKING STRUCTURE
66	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	20 X 30 X 10'	REMOVE- PARKING STRUCTURE
67	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	20 X 20 X 8'	REMOVE- PARKING STRUCTURE
68	ARCHONTOIDES CLUNINGHAMIANA	KING PALM	27 X 12 X 8'	RETAIN- PARKING STRUCTURE



NOTE:
 * EXISTING PLANT MATERIAL WITHIN THE PUBLIC R.O.W.

RATIONALE FOR REMOVAL OF EXISTING TREES:

THE EXISTING TREES ON-SITE AND IN THE PUBLIC R.O.W. IMMEDIATELY ADJACENT TO THE PROPERTY ARE PROPOSED TO BE REMOVED DUE TO THE PROPOSED CONSTRUCTION AND RELATED SITE IMPROVEMENTS. THE PLANT MATERIAL IS EITHER IMMATURE OR INAPPROPRIATE FOR ITS LOCATION. THE CUPANOPSIS AND CASUARINA TREES PLANTED ALONG COLLIER AVE, ONEWAY ST AND COPLEY AVE HAVE NOT BEEN MAINTAINED OR SUFFER FROM HEAVY PRUNING DUE TO THEIR LOCATION UNDER POWER LINES. SEVERAL OF THE EXISTING PALM TREES ARE EXHIBITING FROND DISCOLORATION AND OTHER SIGNS OF STRESS. THE TREES PROPOSED TO REPLACE THE EXISTING TREES AND PALMS BEING REMOVED WILL USE A RESTRAINED PALETTE THAT EITHER REFLECTS THE HISTORY OF THE NEIGHBORHOOD, IS APPROPRIATE TO THE STYLE OF THE DEVELOPMENT / ARCHITECTURE OR MATCHES THE PREDOMINANT TREE SPECIES WITHIN THE LOCAL DEVELOPED AREA.

PROPOSED SPECIES MAY INCLUDE:

- | | |
|-----------------------------|-------------------------|
| OLEA BIVAH HILL | FRUITLESS OLIVE TREE |
| JACARANDA MINOCSIFOLIA | JACARANDA |
| KOELREUTERIA | CHINESE FLAME TREE |
| PHOENIX CANARIENSIS | CANARY ISLAND DATE PALM |
| ARECASTRUM ROMANOFFIANUM | QUEEN PALM |
| ARCHONTOIDES CLUNINGHAMIANA | KING PALM |
| WASHINGTONIA ROBUSTA | MEXICAN FAN PALM |

ACADEMY OF OUR LADY OF PEACE
 CAMPUS MASTER PLAN, CLASSROOM BLDG. AND PARKING
 SANTA ANA, CALIFORNIA

Date: 10/27/07
 Project: ACP
 File: EX CONDITIONS
 Revision:

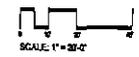
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 EXISTING CONDITIONS
 (2)

Sheet Number:
 L-2

ENVIRONS
 LANDSCAPE ARCHITECTURE



BLA 9018
 1989 Santa Ana, CA 92705
 Santa Ana, CA 92705
 Office 714 213 7000
 Fax 714 213 7000



07/27/07 12:18:2007 08/08/2008
 08/16/2008
 08/16/2008
 08/16/2008
 08/16/2008

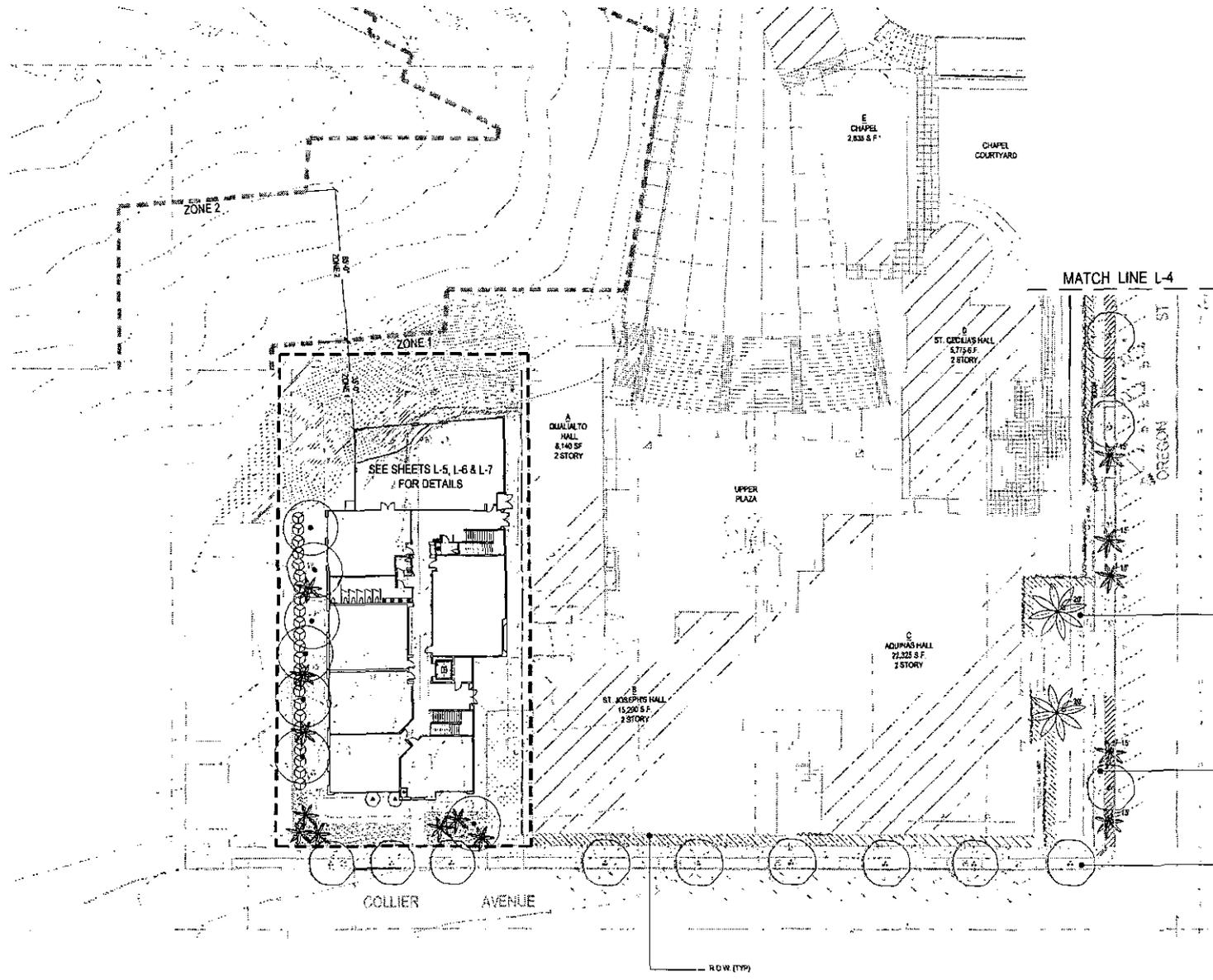
ATTACHMENT 15

000566



McAfee Associates Architects
 1111 25th Street, Suite 1000
 San Francisco, CA 94104
 415-774-1111

ALL LANDSCAPE PLANTING SHALL BE PERFORMED BY A LICENSED LANDSCAPE ARCHITECT OR ARCHITECTURAL FIRM. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF OREGON'S LANDSCAPE ARCHITECTURE REGULATIONS. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANTS AND THE DESIGN OF THE LANDSCAPE. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANTS AND THE DESIGN OF THE LANDSCAPE.



- MINIMUM TREE SEPARATION DISTANCE**
- SEWER LINE - 10 FEET
 - TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
 - UNDERGROUND UTILITY LINES - 3 FEET
 - ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 - DRIVEWAYS (ENTRIES) - 10 FEET
 - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

- PROPOSED PROCESSES & IMPROVEMENTS FOR THE ADQP STREETSCAPE**
- THIS LANDSCAPE PROPOSAL FOR A COMPLETE RENOVATION OF THE CAMPUS STREET FRONTAGE INCLUDES THE FOLLOWING:
- REMOVAL & STUMPGRINDING OF ALL EXISTING STREET TREES
 - REMOVAL OF ALL SHRUBS ON R.O.W. & PRIVATE PROPERTY
 - NEW IRRIGATION TO R.O.W. & PRIVATE PROPERTY
 - SOIL PREPARATION ON R.O.W. & PRIVATE PROPERTY
 - INSTALLATION OF NEW STREET TREES, UNDERSTORY & MULCH IN R.O.W.
 - INSTALLATION OF NEW PALMS, TREES, UNDERSTORY, LAWNS & MULCH ON PRIVATE PROPERTY

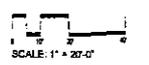
- A MAIN ENTRY LANDSCAPE**
- FORMALIZED PLANTING FOR ADMINISTRATION BUILDING
 - MATURE PHOENIX, CANARIENSIS PALMS FLANKING ENTRY PLAZA
 - ENHANCE THE SCENE OF ENTRY
 - SECONDARY PALMS (MEX. QUEEN, MEXICAN FAN) REPLACE THE PREDOMINANT CANOPIED STREET TREE PROPOSED FOR THE REMAINDER OF THE STREETSCAPE TO CREATE MORE OPEN VISIBILITY TO THE MAIN ENTRY
 - VINES AND ACCENT SHRUBS (SEE PLANTING LEGEND) PROVIDE ORNAMENTAL FOUNDATION PLANTING ALONG THE WALLS AND WHEELCHAIR ACCESS RAMP

- B STREETSCAPE**
- ENTIRE EXISTING LANDSCAPE PLANTING TO BE REMOVED
 - RECREATE AN HISTORIC STREETSCAPE USING A PLANT PALETTE MORE APPROPRIATE TO THE HISTORY & STYLE OF THE SCHOOL, AS WELL AS ITS SURROUNDING LOCAL CONTEXT

ENVIRONS
 LANDSCAPE ARCHITECTURE

1800 S. 30th
 Suite 200
 Portland, OR 97214
 Tel: 503.222.7800
 Fax: 503.222.7808

DESIGNED BY	12.18.2007
DRAWN BY	08.19.2008
CHECKED BY	
DATE	



ACADEMY OF OUR LADY OF PEACE
 CAMPUS MASTER PLAN, CLASSROOM BLDG. AND PARKING
 LANDSCAPE ARCHITECTURE

DATE	REVISION
12.18.2007	1. INITIAL PLAN
08.19.2008	2. REVISION PLANING

Sheets For
STREETSCAPE MASTER PLAN (1)
 Sheet Number

1967



MW Associates Architects
 8885 DE LA BARRA BLVD.
 SUITE 1100
 LA BREA, CALIFORNIA 90605
 TEL: 310.440.8888
 FAX: 310.440.8889

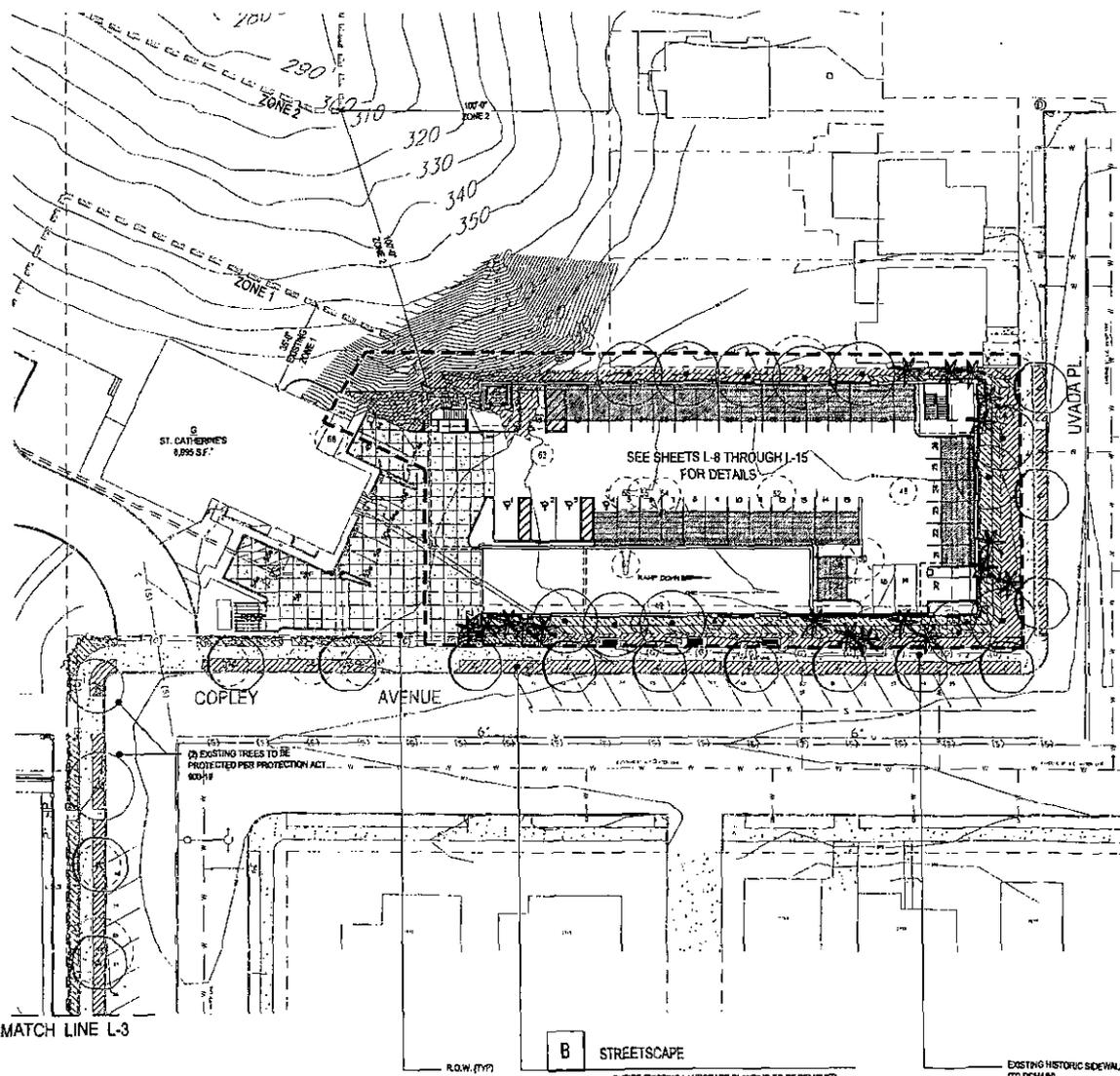
ALL EXISTING CONDITIONS AND PLANTINGS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE CLIENT. ANY CHANGES TO THE PROJECT MUST BE MADE IN CONFORMANCE WITH THE SPECIFIC PROVISIONS OF THE PROTECTION ACT 800-19. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES THROUGHOUT THE DESIGN PROCESS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS THROUGHOUT THE DESIGN PROCESS.

PLANTING LEGEND:

SYM	BOTANICAL NAME	COMMON NAME	SIZE(S)	QUANTITY	FUNCTION
EXISTING TREES TO BE REMOVED					
(Dashed circle)	EXISTING SITE TREES AND STREET TREES	TO BE REMOVED			SEE SHEETS L1 & L2
(Solid circle)	STREET TREES TO REMAIN (CASUARINA CLUNINGHOVIANA)	PROTECT IN PLACE PER PROTECTION ACT 800-19 (FOREST ADVISORY BOARD)			
STREET TREES					
(Circle with 'A')	FRUITLESS OLIVE TREE	FRUITLESS OLIVE TREE	3" BOX	14	BROAD-HEADED CANOPY STREETSCAPE TREE
(Circle with 'B')	CHINESE ELM	CHINESE ELM			
(Circle with 'C')	CHINESE FLAME TREE	CHINESE FLAME TREE			
BROAD FEATHER PALMS					
(Starburst)	PHOENIX MEDJOLA	DATE PALM	28" BTH	2	ACCENT PALM FRANKLIN ENTRY
FAN PALMS & FEATHER PALMS					
(Starburst)	ARECASTRUM ROMANOFFIANUM	QUEEN PALM	19" BTH	5	ACCENT PALM
(Starburst)	ARCHONDOIDES CLUNINGHOVIANA	POGON PALM			
(Starburst)	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM			
ACCENT SHRUBS					
(Hatched box)	ROMARINUS OFFICINALIS 'TURCAN BLUE'	TURCAN BLUE ROSEMARY	5 GAL. @ VARIOUS CENTERS	387	FOREGROUND PLANTING
(Hatched box)	PITISPORUM TORRA VARIEGATA	VAREGATED TORRA			
(Hatched box)	WESTRINGIA WYNYAIRE GEM	WESTRINGIA			
(Hatched box)	PHORAILLON TENAX	NEW ZEALAND FLAX			
(Hatched box)	DIETES SPP.	FORTNIGHT LILY			
(Hatched box)	HEMISODALIS HYBRID 'YELLOW'	HYBRID QUAILY			
(Hatched box)	AGAVE SPP.	AGAVE			
(Hatched box)	ALOE SPP.	LEAF OF THE MILE			
(Hatched box)	ADONIS SPP.	ROCKROSE			
(Hatched box)	LEPTOSPERMUM SPP.	TEA TREE			
(Hatched box)	ANGOSTRAPHIS SPP.	KANGAROO PAW			
(Hatched box)	STREPTICHA REGINEAE	BIRD OF PARADISE			
SEDGES & GRASSES					
(Hatched box)	CAREX FUNULICOLA	SENECELY SEDGE	1 GAL. @ 34" O.C.	1,307	PARKWAY PLANTING
(Hatched box)	CAREX PANSA	SEDGE GRASS			
(Hatched box)	FESTUCA SPP.	FESCUE			
TURF					
(Dotted box)	TURF - MARATHON III	DWARF FESCUE		2,110 S.F.	
VINES					
(Wavy line)	BOUGAINVILLEA 'CRIMSON JEWEL'	BOUGAINVILLEA	5 GAL.	33	COLORFUL ACCENT CASCADE VINE
(Wavy line)	BOUGAINVILLEA 'BARBARA KARST'				
(Wavy line)	BOUGAINVILLEA 'SAN DIEGO'				
(Wavy line)	WESTERSIA SINENSIS	CHINESE WESTERSIA			

MINIMUM TREE SEPARATION DISTANCE
 IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE:
 SEWER LINE - 10 FEET
 TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 DRIVEWAYS (ENTRIES) - 10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

ACADEMY OF OUR LADY OF PEACE
 CAMPUS MASTER PLAN, CLASSROOM BLDG. AND PARKING



B STREETScape

- ENTIRE EXISTING LANDSCAPE PLANTING TO BE REMOVED
- RECREATE A HISTORIC STREETScape USING A PLANT PALETTE MORE APPROPRIATE TO THE HISTORY & STYLE OF THE SCHOOL, AS WELL AS ITS SURROUNDING LOCAL CONTEXT

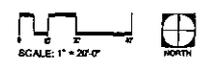
ENVIRONS
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Sheet Title
STREETScape MASTER PLAN (2)

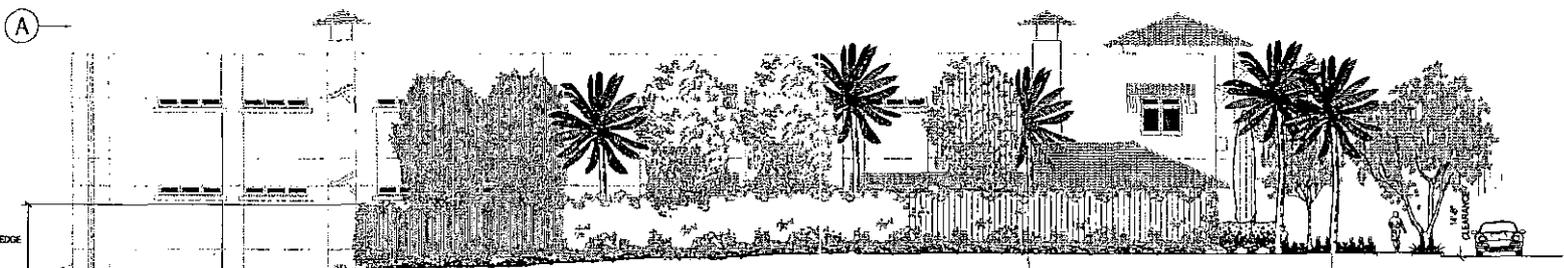
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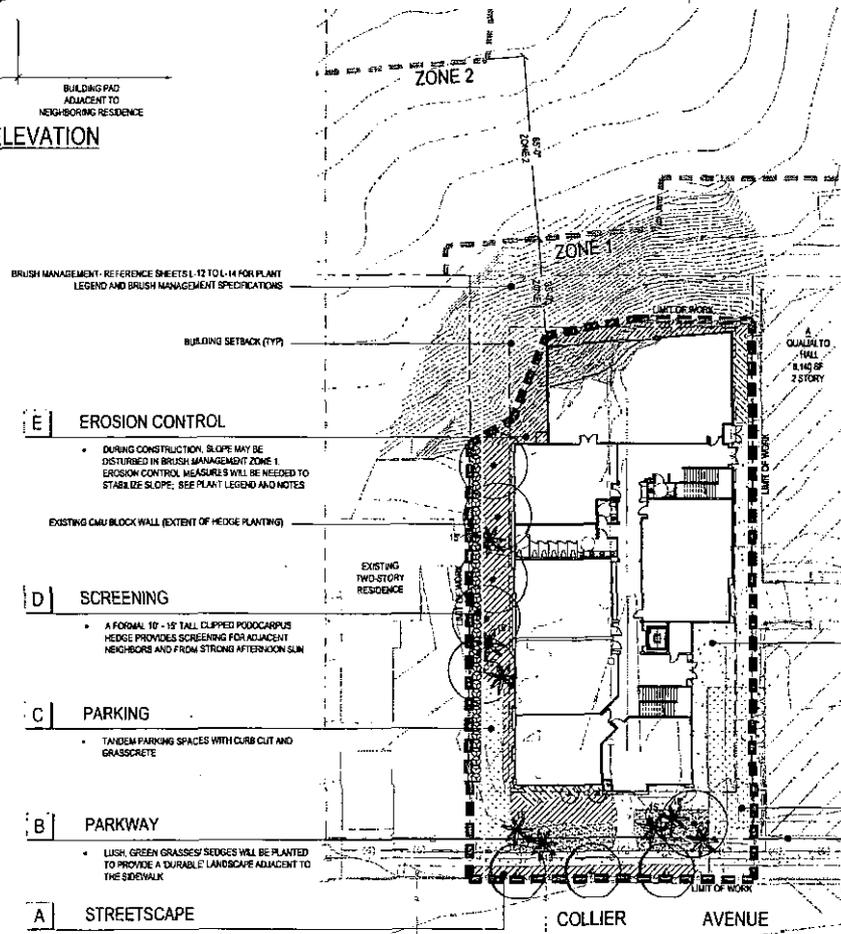
DR. J. SMITH
 PROJECT MANAGER
 JOHN SMITH

ARCHITECT



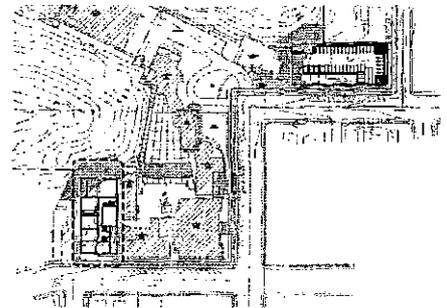
CLASSROOM BUILDING - WEST ELEVATION

1/8" = 1'-0"



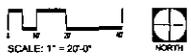
PLANTING NOTE:

- TREES WITH LOW SPREADING BRANCH STRUCTURE SHALL BE SELECTED, PLANTED AND PRUNED SO THAT MAJOR SCAFFOLD BRANCHES ARE AT LEAST 8 FEET ABOVE THE FINISHED SURFACE OR FINISHED GRADE, AS MEASURED AT THE TRUNK.
- TREES SHALL BE POSITIONED AND KEPT MAINTAINED SO THAT ANY BRANCHES THAT EXTEND OUT OVER DEDICATED STREET ROW HAVE A MINIMUM OF 14'-0" OF CLEARANCE ABOVE THE SURFACE OF THE STREET.



PROJECT 'A' LOCATION ON CAMPUS

NTS



ENVIRONS
LANDSCAPE ARCHITECTURE



BLA 2618
1988 State License
Exp. 08/31/2008
No. 012 252 7288
Fax 012 252 7288

07/09/07/07	12/15/2007	09/04/2008
07/14/2007	06/10/2008	
07/16/07	04/18/2008	
08/01/07	08/01/2008	

000568

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ALL IDEAS, METHODS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF MCHALE ASSOCIATES ARCHITECTS AND ASSOCIATED ARCHITECTS AND ARE INTENDED TO BE IN CONNECTION WITH THE SPECIFIC PROJECT ONLY AND SHALL NOT BE REUSED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTS. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTS. NO LIABILITY OR ACCEPTANCE OF DELIVERABLES FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTS.

ACADEMY OF OUR LADY OF PEACE
 CAMPUS MASTER PLAN, CLASSROOM BLDG. AND PARKING
 AND CONCEPT DESIGN
 JAMES L. WILSON
 LANDSCAPE ARCHITECT

Date:	07/07
Project:	ACEP
File:	PROJECT 'A' L.A.
Revisions:	

Project Title: **PROJECT 'A' LANDSCAPE CONCEPT**

L-5

ATTACHED

000569



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ALL THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS THE PROPERTY OF MCAFEE ASSOCIATES ARCHITECTS. ANY MATERIALS TO BE USED IN CONNECTION WITH THIS PROJECT MUST BE APPROVED BY MCAFEE ASSOCIATES ARCHITECTS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PLANTING LEGEND:

SYM	BOTANICAL NAME	COMMON NAME	SIZE(S)	QUANTITY	FORM & FUNCTION
EXISTING TREES TO BE REMOVED					
	INCLUDES ALL EXISTING SITE TREES AND STREET TREES		TO BE REMOVED SEE SHEETS L1 & L2		
STREET TREES					
	such as: OLEA 'SWAN HILL' JACARANDA MIMOSIFOLIA KOEHLERUTHERIA INTEGRIFOLIOLA	FRUITLESS OLIVE TREE JACARANDA CHINESE FLAME TREE	36" BOX	3	STREETSCAPE TREE BROAD CANOPIED CANOPY STREETSCAPE TREE
	such as: PLATANUS RACEMOSA ALNUS PHOMBOFOLIA	CALIFORNIA SYCAMORE ALDER	24" BOX	7	ACCENT STREET TREE
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	2	COLUMNAR ACCENT TREE
FAN PALMS & FEATHER PALMS					
	such as: ARECASTRUM ROMANZOFFIANUM ARCHONTOPIHIX CUNNINGHAMIANA WASHINGTONIA FILIFERA	QUEEN PALM KING PALM CALIFORNIA FAN PALM	HEIGHT VARIES (BY PLANS)	8	ACCENT PALM
ACCENT SHRUBS					
	PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	15 GAL @ 30" O.C.	38	SCREENING CLIPPED HEDGE (PROPOSED HEIGHT TO BE 10-15')
	such as: ROSMARINUS OFFICINALIS 'TUSCAN BLUE' PHTOSPORUM TOBERA 'VAREGATA' WESTRINGIA 'WYNTABIE GEM' PHORADENDRON TENAX DIETES SPP. HEMEROCALLIS 'HYBRID YELLOW' AGAVE SPP. ALOE SPP. AGAPANTHUS SPP. CRISTUS SPP. LEPTOSPERMUM SPP. ANGOCANTHUS SPP. STRELITZIA REGINAE	'TUSCAN BLUE' ROSEMARY VAREGATED TOBERA WESTRINGIA NEW ZEALAND FLAX FORTNIGHT LILY HYBRID DAYLILY AGAVE ALOE LILY-OF-THE-NILE ROCKROSE TEA TREE KANGAROO PAW BIRD OF PARADISE	5 GAL @ VARIOUS CENTERS	38	FOREGROUND PLANTING
SEDGES & GRASSES					
	such as: CAREX TUNALICOLA CAREX PANSA FESTUCA SPP.	BERKELEY BEDGE SEDE GRASS FESCUE	1 GAL @ 24" O.C.	38	PARKWAY PLANTING
	JUNCUS SPP.	RUSH	1 GAL @ 24" O.C.	38	GRASSY SWALE PLANTING
EROSION CONTROL (TRANSITION AREA)					
	such as: ROSMARINUS OFFICINALIS 'PROSTRATA' BACCHARIS PILLULARIS 'PIGEEON POINT' MYOPORUM PARVIFOLIUM	PROSTRATE ROSEMARY DWARF COYOTE BRUSH MYOPORUM	1 GAL @ 24" O.C.	38	EROSION CONTROL
TURF					
	TURF - MARATHON II	DWARF FESCUE			
VINES					
	such as: BOUGAINVILLEA 'CRIMSON JEWEL' BOUGAINVILLEA 'BARBARA MARST' BOUGAINVILLEA 'SAN DIEGO'	BOUGAINVILLEA	5 GAL	17	COLORFUL ACCENT CASCADE VINE

LANDSCAPE CONCEPT NOTES:

- ALL LANDSCAPE AND IRRIGATION SHALL BE IN CONFORMANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS MANUAL, ORDINANCES & REQUIREMENTS
- THIS PROJECT SHALL BE IRRIGATED BY A PERMANENT AUTOMATED SYSTEM WITH ALL VALVES AND PIPING INSTALLED BELOW GRADE. SLOPE IRRIGATION WILL ALSO BE CONNECTED TO THE NEW SYSTEM DURING THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL
- THE SYSTEM WILL BE PROGRAMMED AND OPERATED TO MAXIMIZE THE EFFICIENCY OF THE SYSTEM AND LIMIT WATER CONSUMPTION. THE SYSTEM WILL BE DESIGNED TO ACHIEVE 100% COVERAGE
- ALL PLANTING AREAS ARE TO RECEIVE A 3" LAYER OF SHREDDED MULCH
- THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT LANDSCAPE AND IRRIGATION SYSTEM(S)
- THIS PROJECT IS LOCATED IN A FIRE HAZARD ZONE. THIS PROJECT PROPOSES TO PROVIDE A 35' WIDE ZONE-1 AND A 15' WIDE ZONE-2 MANAGEMENT PLAN.
 - ZONE-1: EXISTING LANDSCAPE SHALL HAVE AN AVERAGE MAXIMUM MATURE HEIGHT OF 24" OR LESS, OR WILL BE MAINTAINED AT 24" OR LESS
 - ZONE-2: INDIVIDUAL NON-IRRIGATED PLANT GROUPINGS OVER 18" IN HEIGHT MAY BE RETAINED, PROVIDED THEY DO NOT EXCEED 400 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 30% OF THE TOTAL ZONE-2 AREA. SHRUBS IN NEW PLANTING AREAS (IF NEEDED) SHALL HAVE AN AVERAGE MAXIMUM MATURE HEIGHT OF 24" OR LESS, OR WILL BE MAINTAINED @ 24" OR LESS
- BOTH ZONES: 50%-10% OF THE AREA SHALL BE PLANTED (IF NEEDED) WITH DEEP-ROOTING, SPREADING VINES AND PROSTRATE SHRUBS WITH LOW FUEL VOLUME AND LOW TO MODERATE FIRE RETARDANCE
- GRADES IN DISTURBED PAD AND SLOPE AREAS SHALL BE HYDROSEEDED TO PREVENT EROSION. IN THE EVENT THAT CONSTRUCTION OF THE BUILDING DOES NOT OCCUR WITH 30 DAYS OF GRADING, HYDRO-SEED SHALL BE IRRIGATED OR REAPPLIED AS NECESSARY TO ESTABLISH GROWTH
- ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 14.0-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL
- ALL LANDSCAPE PLANS MEET ALL REQUIREMENTS LOCATED IN SECTION 111.0 TO 113.0 OF THE LANDSCAPE DEVELOPMENT PACKAGE SUBMITTAL REQUIREMENTS

MINIMUM TREE SEPARATION DISTANCE

- IMPROVEMENT (MINIMUM DISTANCE TO STREET TREE):
- BEYOND LINE: 10 FEET
 - TRAFFIC SIGNALS (STOP SIGN): 20 FEET
 - UNDERGROUND UTILITY LINES: 5 FEET
 - ABOVE GROUND UTILITY STRUCTURES: 10 FEET
 - DRIVEWAYS (ENTRIES): 10 FEET
 - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS): 25 FEET

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Drawn: ADP
 Project: ACP
 Title: PROJECT PLANS
 Revision:

Draw Title: PROJECT 'A'
 PLANTING
 LEGEND • NOTES
 Draw Number:

ENVIRONS
 LANDSCAPE ARCHITECTURE



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07.09.2007
 08.13.2007
 08.19.2008
 B.S.F.

12.18.2007
 08.19.2008
 PRINT DATE: 12/18/07

L-6

000570



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ACADEMY OF OUR LADY OF PEACE
 CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING
 10000 W. LAKOTA AVE
 DALLAS, TEXAS 75247

Date: 08/11/2007
 Drawn by: JAC
 Picked up by: JAC
 Revisions:

Sheet Title
**PROJECT 'A'
 LANDSCAPE
 CALCULATIONS**
 Sheet Number
L-7

SUMMARY OF LANDSCAPE CALCULATIONS

COMMERCIAL
STREET YARD
 Total Area 3,023 s.f.
 Planting Area required (20%) 756 s.f.; Provided 1,187 s.f.; Excess area provided 431 s.f.
 Plant points required (100) 151; Points provided 302; Points achieved through trees 210; Excess points 231

VEHICULAR USE AREA
 Total area within Street Yard 1,023 s.f.
 Plant points required within Street Yard 104 (100) 81; Provided 95 (including 14) existing assume greater than 24" height & 10' wide; Points achieved through trees 95; Excess points 15

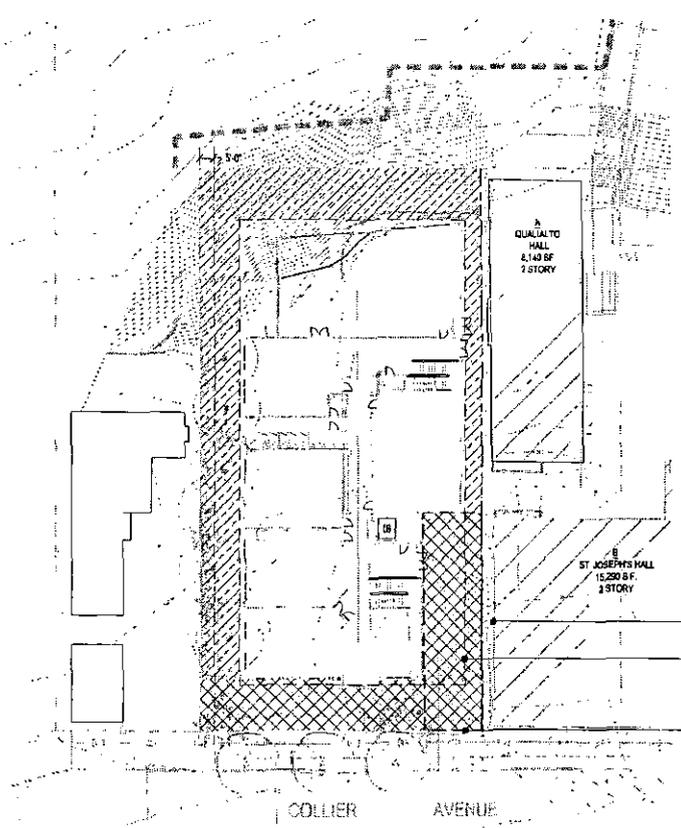
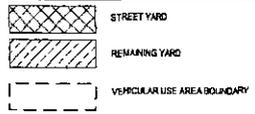
REMAINING YARD (abutting residential)
 Planting Area required: 2' wide planting area perpendicular to property lines within the remaining yard = 1,023 s.f. (20% x 5)
 Planting points required (100) 81; Provided 75; Points achieved through trees 148; Excess points provided 67

REMAINING YARD (abutting building)
 Total Area 3,785 s.f.
 Planting Area required (20%) 1,196 s.f.; Provided 3,399 s.f.; Excess area provided 2,203
 Plant points required (100) 159; Points provided 326; Points achieved through trees 116; Excess points 332

STREET TREES
 COLLIER AVENUE @ 100' 30" box street trees required 3; Provided 3

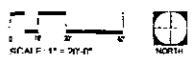
NOTE:
 ALL PALM TREE POINTS WERE CALCULATED USING A STANDARD OF 12 BTH
 ALL TRUNK HEIGHTS ARE SPECIFIED ON LANDSCAPE PLANS- ALL TRUNKS ARE EITHER 12 OR HIGHER

LANDSCAPE CALCULATIONS LEGEND

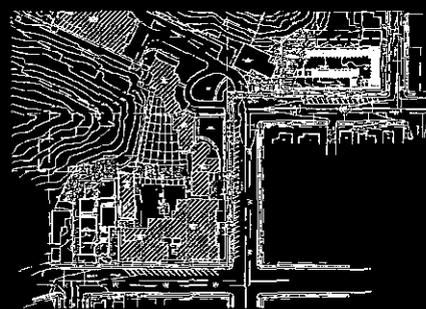


EXISTING PLANT MATERIAL (4) SHRUB/HEDGE
 USED FOR LIA CALCULATIONS (60 PTS)
 BUILDING SETBACK (TYP)
 R.O.W (TYP)

ENVIRONS
 LANDSCAPE ARCHITECTURE
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 1803 STALLS STREET
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 TEL: 619.231.7802

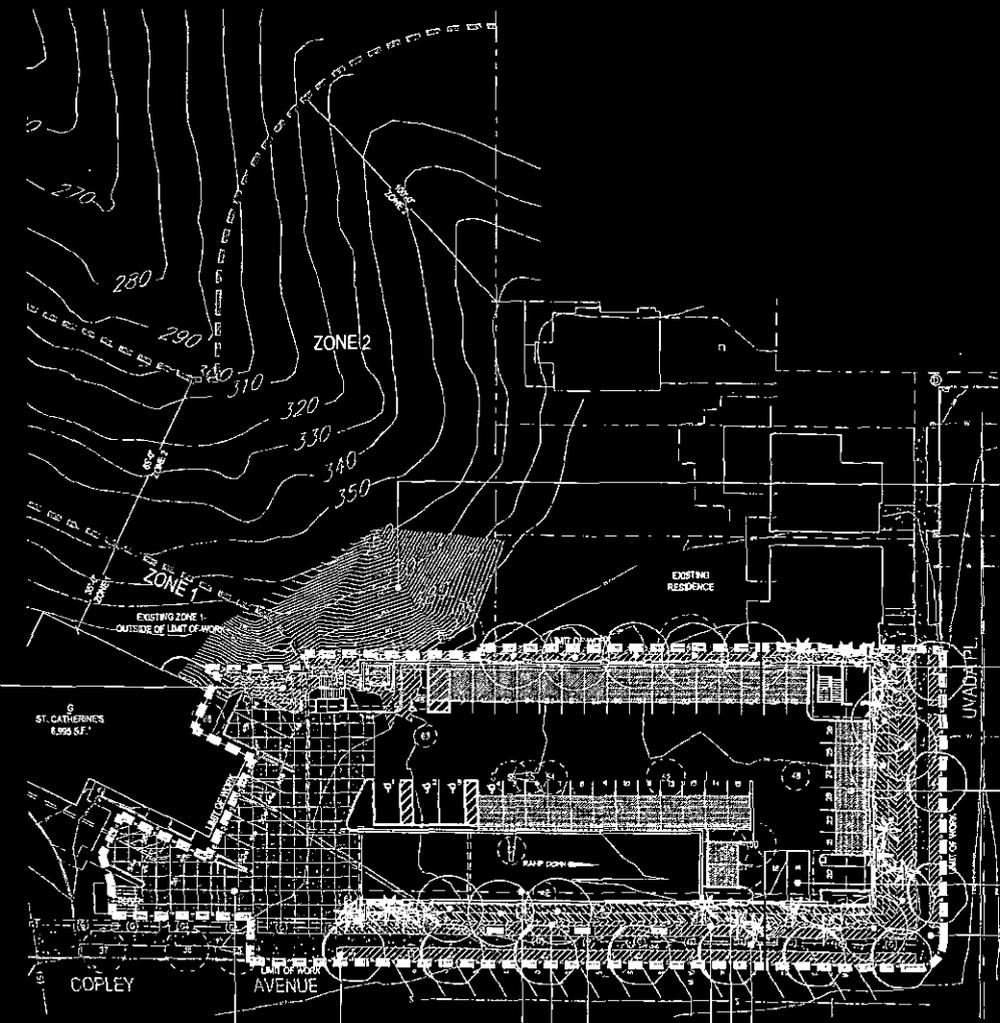


DATE OF PREP. 12.19.2007
 DATE OF REV. 08.11.2007 08.10.2008
 DRAWN BY JAC
 CHECKED BY JAC
 PROJECT NUMBER
 SHEET NUMBER



PROJECT 'B' LOCATION ON CAMPUS

ALL LINES, DESIGN AND DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE THE PROPERTY OF ENVIRONS LANDSCAPE ARCHITECTURE. ANY CHANGES TO THE ORIGINAL DESIGN SHALL BE MADE BY A WRITTEN ORDER FROM THE CLIENT. THESE CHANGES SHALL BE MADE BY THE ARCHITECTS AND SHALL BE THE RESPONSIBILITY OF THE ARCHITECTS. ANY CHANGES TO THE ORIGINAL DESIGN SHALL BE MADE BY A WRITTEN ORDER FROM THE CLIENT. THESE CHANGES SHALL BE MADE BY THE ARCHITECTS AND SHALL BE THE RESPONSIBILITY OF THE ARCHITECTS.



F EROSION CONTROL

DURING CONSTRUCTION, Slope MAY BE DISTURBED IN BRUSH MANAGEMENT ZONE 1. EROSION CONTROL MEASURES WILL BE NEEDED TO STABILIZE SLOPES. SEE PLANT LEGEND AND NOTES

BRUSH MANAGEMENT- REFERENCE SHEETS L-12 TO L-14
 THE PARKING STRUCTURE IS A NON-HABITABLE STRUCTURE AND DOES NOT REQUIRE A BRUSH MANAGEMENT ZONE 2. ONLY BRUSH MANAGEMENT ZONE 2 EROSION CONTROL WILL BE IMPLEMENTED TO ALL EXCAVATED GRADED PORTIONS OF THE EXISTING SLOPE WITHIN THE LIMIT OF WORK.

E SWALE

A 3' WIDE SWALE PLANTED WITH JUNICUS WILL SLOW DRAINAGE FOR THE PARKING STRUCTURE SITE TO ALLOW FOR SOIL INFILTRATION

D SHADING

METAL PERFORATED SHADE STRUCTURES WILL PROVIDE 50% SHADE COVERAGE OF THE SURFACE AREA FOR THE PARKING STRUCTURE. SEE ARCHITECTS' DETAIL.
 PARKING STRUCTURE LIGHTING IS INCORPORATED IN THE METAL SHADE STRUCTURES. REFERENCE ARCHITECTS' PLANS FOR LIGHTING DETAILS.

PARKING STRUCTURE- NEW ASPHALT

EXISTING HISTORIC SCORES SIDEWALK- TO REMAIN

A STREETScape

REMOVE & REPLACE ENTIRE LANDSCAPE PLANTING
 RECREATE AN HISTORIC STREETScape USING A PLANT PALETTE MORE APPROPRIATE TO THE HISTORY & STYLE OF THE SCHOOL AS WELL AS ITS SURROUNDING LOCAL CONTEXT

C SEATING

HISTORIC STYLE BENCHES AND WAINSCOT WASH RECEPTACLES WILL BE PROVIDED FOR SEATING DURING STUDENT PROCPUP HOURS

B PARKWAY

LUSH GREEN GRASSY BEDES WILL BE PLANTED TO PROVIDE A DURABLE LANDSCAPE ADJACENT TO THE SIDEWALK



EXISTING SIDEWALK- NOT HISTORIC SCORES- TO REMAIN

PARKING STRUCTURE WALLS- REFERENCE ARCHITECTS' PLANS FOR WALL HEIGHTS SPECIFICATIONS

ENVIRONS
LANDSCAPE ARCHITECTURE



DATE	12.19.2007	30.06.2008
BY	DAVID	DAVID

ACADEMY OF OUR LADY OF PEACE
 CAMPUS MASTER PLAN, CLASSROOM BLDG. AND PARKING

Date	5/2011
Project	ACLP
File	PROJECT B.dwg
Author	

PROJECT 'B' LANDSCAPE CONCEPT

L-8

000572



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PLANTING LEGEND:

SYM	BOTANICAL NAME	COMMON NAME	SIZES	QUANTITY	FORM & FUNCTION
EXISTING TREES TO BE REMOVED					
	INCLUDES ALL EXISTING SITE TREES & STREET TREES		REFERENCE SHEETS L-1 & L-2		
STREET TREES					
	such as: OLEA SPINOSA 'MILLI' JACARANDA LAMARCKII KOEHLERIA INTEGRIFOLIA	FRUITLESS OLIVE TREE JACARANDA CHINESE FLAME TREE	30" BOX	9	STREETSCAPE TREE BROAD-LEAVED CANOPY STREETSCAPE TREE
	such as: PLATANUS RACEMOSA ALNUS PHOMBOLEA	CALIFORNIA SYCAMORE ALDER	24" BOX	12	ACCENT STREET TREE
	CUPRESSUS SEMPERVERENS	ITALIAN CYPRESS	24" BOX	6	COLUMNAR ACCENT TREE
FAN PALMS & FEATHER PALMS					
	such as: ARECATHA SP. ARCHONTOPHOEIX CUNNINGHAMII WASHINGTONIA FILIFERA	QUEEN PALM KING PALM CALIFORNIA FAN PALM	HEIGHT VARIES	18	STREETSCAPE TREE STREETSCAPE TREE STREETSCAPE TREE
ACCENT SHRUBS					
	such as: ROSMARINUS OFFICINALIS 'TUSCAN BLUE' PITTOSPORUM TOBIIRA 'VAREGATA' WESTRONGIA WYMYABBE GEM' PHACELIA TENAX DICTYONIA SPP. HEMEROCALLIS HYBRID 'YELLOW' AGAVE SPP. ALOPE SPP. ADAPANTALUS SPP. CISTUS SPP. LEPTOSPERMUM SPP. ARGENTAE SPP. STREPTILIA REGINAE	TUSCAN BLUE ROSEMARY VAREGATED TOBIIRA WESTRONGIA NEW ZEALAND FLAX FORTNIGHT LILY HYBRID DAYLILY AGAVE ALOPE LILY-OF-THE-NILE ROCKROSE TEA TREE KANGAROO PINK BIRD OF PARADISE	5 GAL @ VARIOUS CENTERS	340	FOREGROUND PLANTING
SEDGES & GRASSES					
	such as: CAREX TURFICOLA CAREX PANSA FESTUCA SPP.	BERKELEY BEDGE SEDGE GRASS FESCUE	1 GAL @ 24" O.C.	425	PARKWAY PLANTING
	JUNCUS SPP.	RUSH	1 GAL @ 24" O.C.	276	GRASSY SWALE PLANTING
EROSION CONTROL					
	such as: ROSMARINUS OFFICINALIS 'PROSTRATUS' BACCHARIS PILULARIS 'PINEHONEY POINT' MYOPORUM PARVIFOLIUM	PROSTRATE ROSEMARY DWARF COYOTE BRUSH MYOPORUM	1 GAL @ 24" O.C.	38	EROSION CONTROL
BRUSH MANAGEMENT					
REFERENCE BRUSH MANAGEMENT PLANS, SHEET L-15 THROUGH L-18 FOR PLANT LEGEND & NOTES					
VINES					
	such as: BOUGAINVILLEA 'CRIMSON JEWEL' BOUGAINVILLEA 'BARBARA KARS' BOUGAINVILLEA 'SAN DIEGO'	BOUGAINVILLEA	5 GAL	2	COLORFUL ACCENT CASCADE VINE
	FICUS PUMILA	CREeping FIG	1 GALLON	26	EVERGREEN VINE

LANDSCAPE CONCEPT NOTES:

- ALL LANDSCAPE AND IRRIGATION SHALL BE IN CONFORMANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS MANUAL ORDINANCES & REQUIREMENTS.
- THIS PROJECT SHALL BE IRRIGATED BY A PERMANENT AUTOMATED SYSTEM WITH ALL VALVES AND PIPING INSTALLED BELOW GRADE. SLOPE IRRIGATION WILL ALSO BE CONNECTED TO THE NEW SYSTEM DURING THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL.
- THE SYSTEM WILL BE PROGRAMMED AND OPERATED TO MAXIMIZE THE EFFICIENCY OF THE SYSTEM AND LIMIT WATER CONSUMPTION. THE SYSTEM WILL BE DESIGNED TO ACHIEVE 100% COVERAGE.
- ALL PLANTING AREAS ARE TO RECEIVE A 2" LAYER OF 5-FREEDDED MULCH.
- THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT LANDSCAPE AND IRRIGATION SYSTEM(S).
- THIS PROJECT IS LOCATED IN A FIRE HAZARD ZONE. THIS PROJECT PROPOSES TO PROVIDE A 35' WIDE ZONE-1 AND A 65' WIDE ZONE-2 MANAGEMENT PLAN.
 - ZONE-1: EXISTING LANDSCAPE SHALL HAVE AN AVERAGE MAXIMUM MATURE HEIGHT OF 24' OR LESS, OR WILL BE MAINTAINED AT 24' OR LESS.
 - ZONE-2: INDIVIDUAL NON-IRRIGATED PLANT GROUPINGS OVER 18" IN HEIGHT MAY BE RETAINED, PROVIDED THEY DO NOT EXCEED 400 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 30% OF THE TOTAL ZONE-2 AREA. SHRUBS IN NEW PLANTING AREAS (IF NEEDED) SHALL HAVE AN AVERAGE MAXIMUM MATURE HEIGHT OF 24' OR LESS, OR WILL BE MAINTAINED @ 24' OR LESS.
 - BOTH ZONES: 60%-70% OF THE AREA SHALL BE PLANTED (IF NEEDED) WITH DEEP-ROOTING, SPREADING VINES AND PROSTRATE SHRUBS WITH LOW FUEL VOLUME AND LOW TO MODERATE FIRE RESISTANCE.
- GRADES / DISTURBED PAD AND SLOPE AREAS SHALL BE HYDROSEED TO PREVENT EROSION. IN THE EVENT THAT CONSTRUCTION OF THE BUILDING DOES NOT OCCUR WITH 30 DAYS OF GRADING, HYDRO-SEED SHALL BE REAPPLIED OR REAPPLIED AS NECESSARY TO ESTABLISH GROWTH.
- ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142.04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
- ALL LANDSCAPE PLANS MEET ALL REQUIREMENTS LOCATED IN SECTION 11.0 TO 11.5.5 OF THE LANDSCAPE DEVELOPMENT PACKAGE SUBMITTAL REQUIREMENTS.

MINIMUM TREE SEPARATION DISTANCE

- IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE
- SEWER LINE - 10 FEET
 - TRAFFIC SIGNALS (STOP SIGN) - 25 FEET
 - UNDERGROUND UTILITY LINES - 5 FEET
 - ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 - DRIVEWAYS (ENTRIES) - 10 FEET
 - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

ACADEMY OF OUR LADY OF PEACE
 CAMPUS MASTER PLAN, CLASSROOM BLOC AND PARKING
 SAN DIEGO, CALIFORNIA

ENVIRONS
 LANDSCAPE ARCHITECTURE

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Date: 08/10/2007
 Project: PROJECT 'B'
 Drawing: PLANTING LEGEND + NOTES

Project 'B'
 PLANTING LEGEND + NOTES

07/09/07 12/18/07
 08/10/07 08/10/2008
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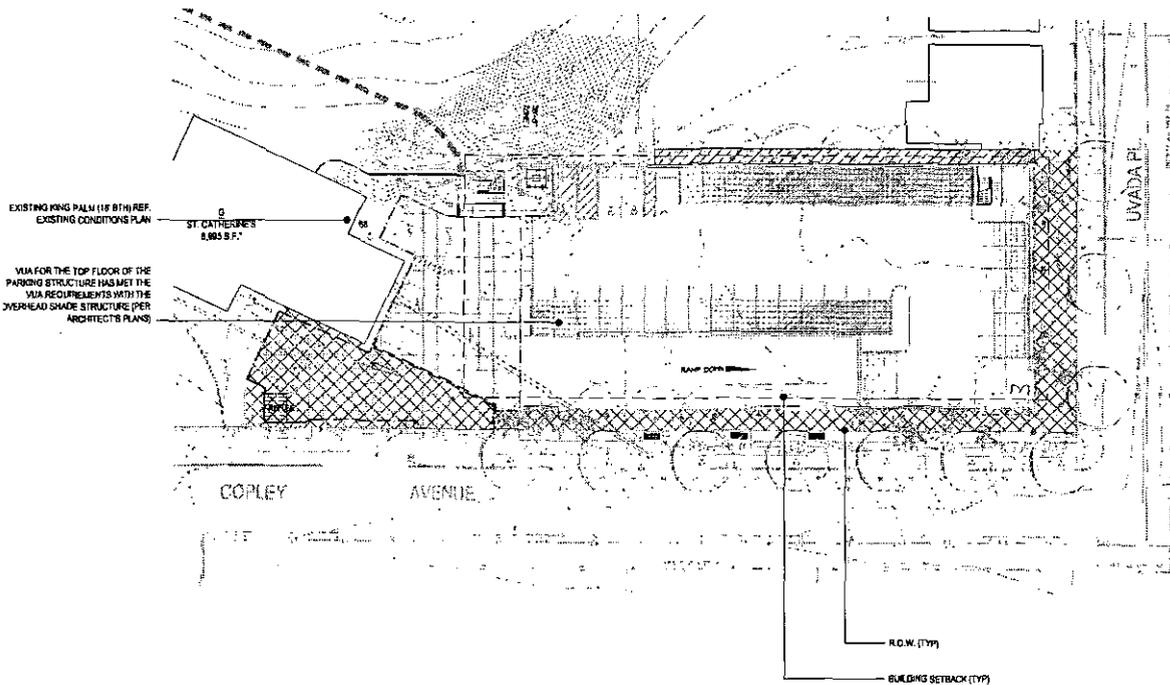
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McRae Associates Architects

1000 11th Street, Suite 1000
San Francisco, CA 94103
Tel: 415.774.1100

ALL PLANT SPECIES AND PLANTING METHODS SHOWN ON THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE SELECTION AND SPECIFICATION OF PLANTING MATERIALS. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE SELECTION AND SPECIFICATION OF PLANTING METHODS. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE SELECTION AND SPECIFICATION OF PLANTING MATERIALS AND METHODS.



SUMMARY OF LANDSCAPE CALCULATIONS

commercial

STREET YARD

Total Area 5,375 s.f.
Planting Area required (25%) 1,344 s.f.; Excess area provided 1,048 s.f.
Plant points required (100) 123; Points provided 1,000; Points achieved through trees 800; Excess points 1,483

VEHICULAR USE AREA

Total area 4,628 s.f.
Total Area within Street Yard 2,021 s.f.
Landscape Area required within Street Yard (5% of Vehicular Use area located within the Street Yard) 101 s.f.; Provided 227 s.f.; Excess area provided 126 s.f.
Plant points required within Street Yard VUA (100) 101; Provided 84; Points achieved through trees 54; Excess points -1 (per section 142 0407(f))

Total Area outside the Street Yard 2,607 s.f.
Landscape Area required outside Street Yard (5% of Vehicular Use area located outside the Street Yard) 84 s.f.; Provided 55 s.f.; Excess area provided 29 s.f.
Plant points required outside the Street Yard VUA (100) 84; Provided 116; Points achieved through trees 54; Excess points 29

REMAINING YARD

Planting Area required: 3 wide planting area perpendicular to property lines within the remaining yard = 875 s.f. (130' x 5')
Planting points required (100) 24; Provided 485; Points achieved through trees 253; Excess points provided 421

STREET TREES

UVADA PLACE @ 100' 30' box street trees required 3; Provided 3

COPLEY AVENUE @ 225' 30' box street trees required 7; Provided 7

NOTE

ALL PALM TREE POINTS WERE CALCULATED USING A STANDARD 12' BTH.
ALL TRUNK HEIGHTS ARE SPECIFIED ON LANDSCAPE PLANS

LANDSCAPE CALCULATIONS LEGEND



ACADEMY OF OUR LADY OF PEACE
CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING

WWW.MCRAEASSOCIATES.COM
SAN FRANCISCO, CALIFORNIA

Date: 5/9/07
Project: ACP
File: PROJECT.DWG
Revision:

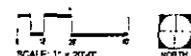
ENVIRONS
LANDSCAPE ARCHITECTURE

BLA 5218
1800 Sutter Street
San Diego, CA 92101
Tel: 619.594.7800
Fax: 619.594.7888



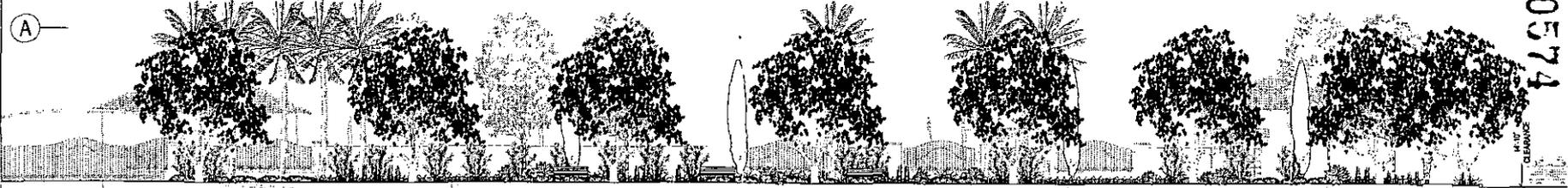
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LANDSCAPE
CALCULATIONS

Draw Number



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08.15.2007
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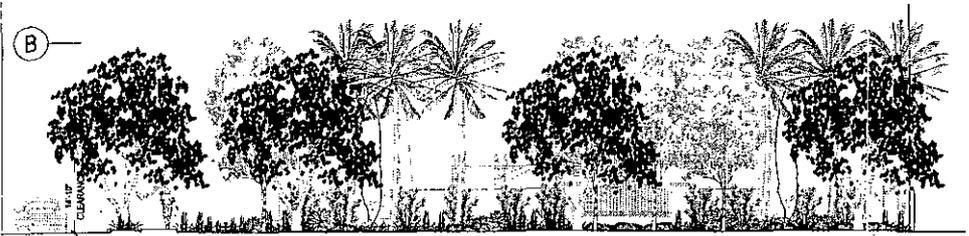
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PARKING STRUCTURE - SOUTH ELEVATION
1/4" = 1'-0"



PARKING STRUCTURE - NORTH ELEVATION
1/4" = 1'-0"



PARKING STRUCTURE - EAST ELEVATION
1/4" = 1'-0"

000574



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ACADEMY OF OUR LADY OF PEACE
 CAMPUS MASTER PLAN, CLASSROOM BLDG. AND PARKING
 SAN DIEGO, CALIFORNIA

DATE: 06/15/2007
 PROJECT: ACAD
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PLANTING NOTE:

- TREES WITH LOW SPREADING BRANCH STRUCTURE SHALL BE SELECTED, PLANTED AND PRUNED SO THAT MAJOR SCAFFOLD BRANCHES ARE AT LEAST 8 FEET ABOVE THE FINISHED SURFACE OR FINISHED GRADE, AS MEASURED AT THE TRUNK.
- TREES SHALL BE POSITIONED AND KEPT MAINTAINED SO THAT ANY BRANCHES THAT EXTEND OUT OVER DEDICATED STREET ROW HAVE A MINIMUM OF 14'-6" OF CLEARANCE ABOVE THE SURFACE OF THE STREET.

ENVIRONS
 LANDSCAPE ARCHITECTURE

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 SAN DIEGO, CA 92108
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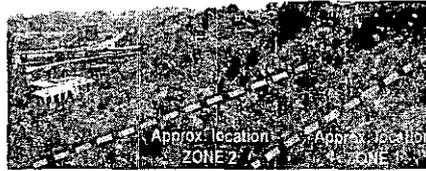
PROJECT 'B'
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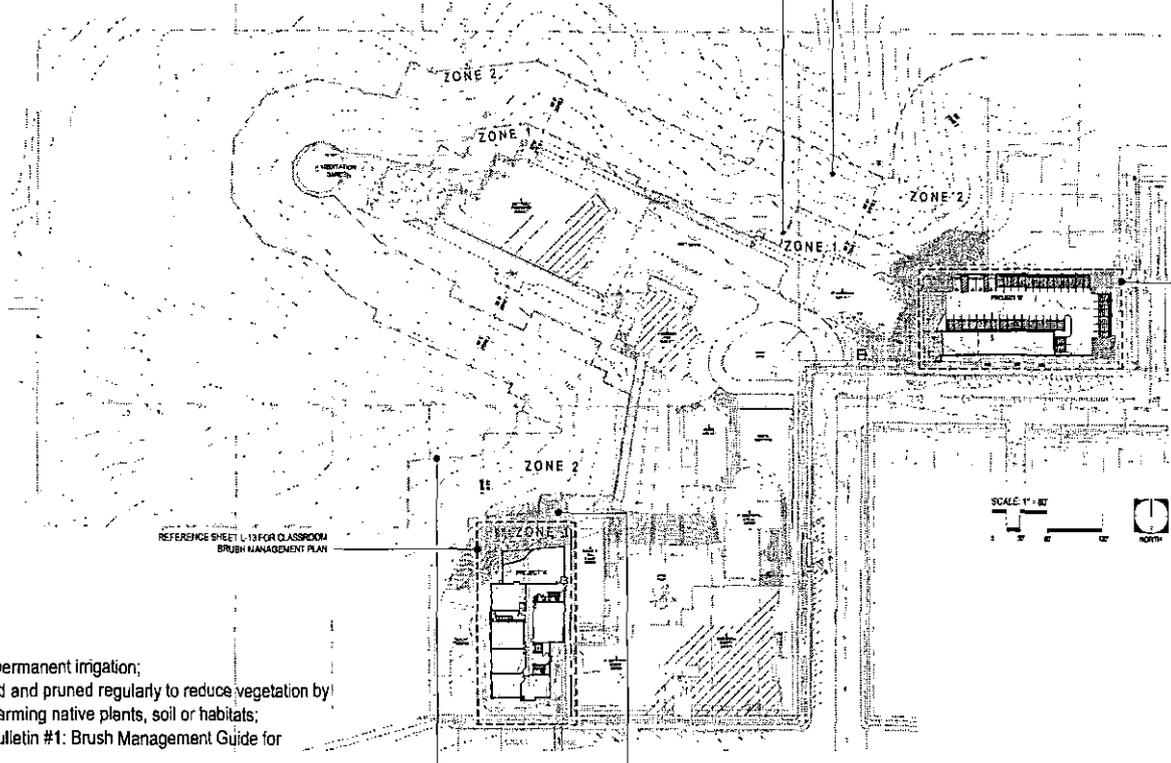
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- ZONE 1:**
- Must be irrigated or watered regularly;
 - Must consist mostly of ornamental vegetation (lawns, low-growing shrubs, some trees) with not more than 10% native or naturalized vegetation;
 - Trees & large shrubs must be pruned away from structures & roofs;
 - Irrigation from Zone 1 must not run into Zone 2.
- (See sheet L-14, Bulletin #1: Brush Management Guide for details.)



- ZONE 2:**
- Can have NO permanent irrigation;
 - Must be thinned and pruned regularly to reduce vegetation by 50%, without harming native plants, soil or habitats;
- (See sheet L-14, Bulletin #1: Brush Management Guide for details.)

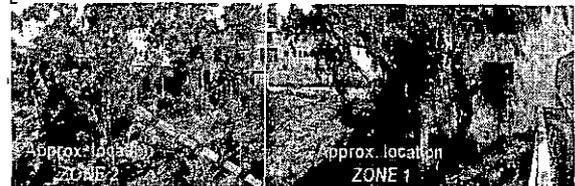


REFERENCE SHEET L-13 FOR PARKING STRUCTURE BRUSH MANAGEMENT PLAN

NOTES:

1. The existing vegetation within brush management zones consists of a mix of chaparral plant material - reference sheet L-13 for project specific
2. See sheet L-14 for City of San Diego Brush Management Regulations, Bulletin #1: Brush Management Guide for Private Property for details and techniques.
3. Irrigation for Zone 1 is either existing or new systems to be designed and installed.
4. After pruning and cleaning, owner will have new and additional fire-resistive groundcovers planted in Zone 1.

- ZONE 2:**
- Can have NO permanent irrigation;
 - Must be thinned and pruned regularly to reduce vegetation by 50%, without harming native plants, soil or habitats;
- (See sheet L-14, Bulletin #1: Brush Management Guide for details.)



- ZONE 1:**
- Must be irrigated or watered regularly;
 - Must consist mostly of ornamental vegetation (lawns, low-growing shrubs, some trees) with not more than 10% native or naturalized vegetation;
 - Trees & large shrubs must be pruned away from structures & roofs;
 - Irrigation from Zone 1 must not run into Zone 2.
- (See sheet L-14, Bulletin #1: Brush Management Guide for details.)

ENVIRONS
LANDSCAPE ARCHITECTURE



12.19.2007
06.12.2008

ACADEMY OF OUR LADY OF PEACE
CAMPUS MASTER PLAN, CLASSROOM BLDG. AND PARKING

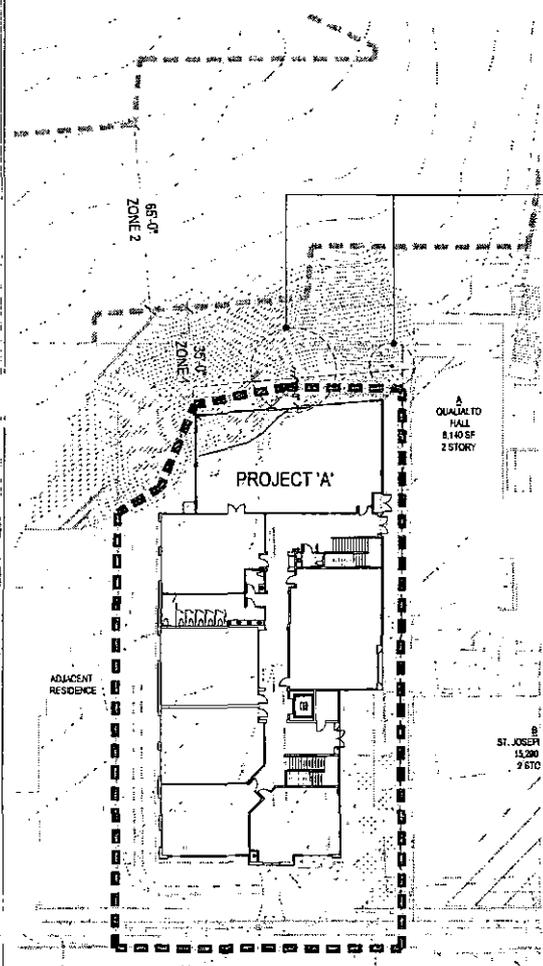
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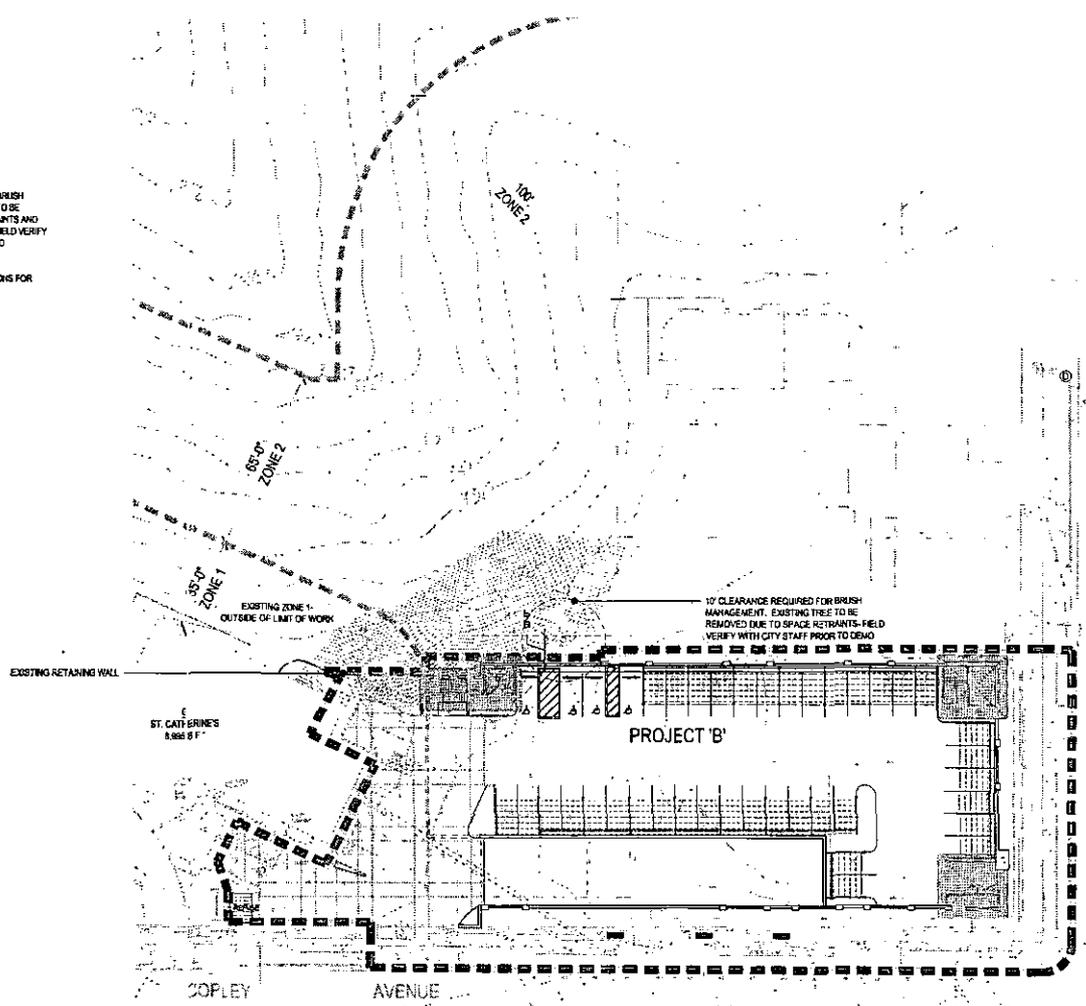
McArdle Associates Architects

THESE PLANS SHALL BE CONSIDERED VOID UNLESS THEY ARE ACCOMPANIED BY THE ORIGINAL SET OF PLANS AND THE ORIGINAL SET OF PLANS IS FILED WITH THE CITY OF CALIFORNIA. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO ANY PROPERTY OR PERSONS ARISING FROM THE USE OF THESE PLANS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CALIFORNIA. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CALIFORNIA.



10' CLEARANCE REQUIRED FOR BRUSH MANAGEMENT. EXISTING TREE TO BE REMOVED DUE TO SPACE RESTRAINTS AND EXTENT OF PRUNING NEEDED. FIELD VERIFY WITH CITY STAFF PRIOR TO DEMO

REFERENCE EXISTING CONDITIONS FOR EXISTING TREE SURVEY



10' CLEARANCE REQUIRED FOR BRUSH MANAGEMENT. EXISTING TREE TO BE REMOVED DUE TO SPACE RESTRAINTS. FIELD VERIFY WITH CITY STAFF PRIOR TO DEMO

EXISTING PLANT MATERIAL WITHIN BRUSH MANAGEMENT ZONES (classroom)

- TREES**
- SCHNUS MOJE
 - PNLUS TORREYANA
 - CALIFORNIA PEPPER TREE
 - TORREY PINE
- UNDERSTORY**
- ALO E SP.
 - NASTURTUM TROPICALEM 'MAJUS'
 - RHUS INTERFOLIA
 - MALOSMA LADIRINA
 - ALO E
 - NASTURTUM
 - LEMONADE BERRY SUMAC
 - LAUREL LEAF SUMAC

BRUSH MANAGEMENT ZONE 1 (PERMANENT BRUSH)

- | | | | | | | | | | |
|---------|--------------------------------------|--------------------------|------------------|-----------|-----|-------------------|-----|------------------|--------|
| such as | CEANOETHUS GRISEUS VAR. HORIZONTALIS | CARNEL CEANOETHUS | 1 GAL @ 30" O.C. | classroom | 500 | parking structure | 446 | BRUSH MANAGEMENT | ZONE 1 |
| | ARCTOSTAPHYLOS EMERALD CARPET | EMERALD CARPET MANZANITA | | | | | | | |
| | MYOPORUM PACIFICUM | MYOPORUM | | | | | | | |
| | ROSMARINUS OFFICINALIS 'PROSTRATE' | PROSTRATE ROSEMARY | | | | | | | |

EROSION CONTROL (TRANSITION AREA)

- | | | | | | | | |
|---------|------------------------------------|--------------------|------------------|-----|-----|-----------------|--|
| such as | ROSMARINUS OFFICINALIS 'PROSTRATE' | PROSTRATE ROSEMARY | 1 GAL @ 24" O.C. | 215 | 145 | EROSION CONTROL | |
| | SACCHARIS PILULARIS 'PIGEON POINT' | DWARF COYOTE BRUSH | | | | | |
| | MYOPORUM PARVIFOLIUM | MYOPORUM | | | | | |

EXISTING PLANT MATERIAL WITHIN BRUSH MANAGEMENT ZONE TWO (parking structure)

- TREES**
- SCHNUS MOJE
 - CALIFORNIA PEPPER TREE
- UNDERSTORY**
- RHUS INTERFOLIA
 - MALOSMA LADIRINA
 - LEMONADE BERRY SUMAC
 - LAUREL LEAF SUMAC

BRUSH MANAGEMENT- EXISTING VEGETATION WITHIN ZONE TWO (back side)

THE CANYON VEGETATION CONSISTS OF MIXED CHAPARRAL WHICH IS COMPOSED OF SHRUBS WITH HARD, BROAD LEAVES AND STIFF, WOODY STEMS. THESE SHRUBS FORM A DENSE CANOPY OF UP TO 13 FEET HIGH. THE SPECIES COMPOSITION OF THIS COMMUNITY TYPE INCLUDES THE FOLLOWING:

- | | |
|----------------------------------|------------------------|
| EUCALYPTUS SPP. | EUCALYPTUS |
| SCHNUS MOJE | CALIFORNIA PEPPER TREE |
| RHUS INTERFOLIA | LEMONADE BERRY SUMAC |
| SALVIA MELLIFERA | BLACK SAGE |
| ERIGONUM FASCICULATUM | FLAT TOP BUCKWHEAT |
| ARTEMESIA CALIFORNICA | CALIFORNIA SAGEBRUSH |
| MALOSMA LADIRINA | LAUREL LEAF SUMAC |
| EXCELIA CALIFORNICA | CALIFORNIA EXCELIA |
| HETEROMELES ARBUTIFOLIA | TOYON |
| SACCHARIS PILULARIS CONSIGNUEIRA | COYOTE BRUSH |

ENVIRONS
LANDSCAPE ARCHITECTURE



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08 10 2008



ACADEMY OF OUR LADY OF PEACE
CAMPUS MASTER PLAN, CLASSROOM BLDG AND PARKING

Date: 08/07
Project: ACFP
File: Brush Management.dwg
Revision:

Sheet Title:
BRUSH MANAGEMENT PLAN

L-13

City of San Diego Brush Management Regulations

BULLETIN #1: BRUSH MANAGEMENT GUIDE
For Private Property



February 2006

The City of San Diego has over 1000 miles of urban wildland interface, where the lives, lands, and homes meet the natural vegetation in canyons. Years of drought have increased the flammability of this vegetation. During critical times of the year, our vegetation can pose a wildfire risk and require proper management to prevent future tragedies. This Bulletin describes actions you and your family should take to reduce your chances of being affected if a wildfire ever occurs near you.

SAN DIEGO'S UNIQUE ENVIRONMENT

San Diego's semi-arid natural environment contains low-growing brush called coastal scrub or chaparral, which is native to arid and semi-arid regions of the world. In fact, San Diego has more sensitive species than anywhere in the continental United States. Fire is an integral part of the ecology of this environment; the vegetation needs periodic burning to regenerate. *It becomes a potential problem when there are human encroachments on the native vegetation. You can create a defensible space around your home that can slow the fire down, giving firefighters crucial time and space to protect your home.*

CREATING "DEFENSIBLE SPACE"

Defensible Space is the landscape between your house and the potential fuel source (natural brush) that it is your responsibility as a homeowner to maintain to reduce fire risk. The City's Municipal Code's landscape brush management and clearance rules *Designate Zones* with different requirements. The Code was amended in October 2004 to make these Zones and 100 feet of defensible space from the structure throughout the City. Although these amendments do not apply in the Coastal Overlay Zone until adopted by the Coastal Commission during 2006, the Fire Chief recommends voluntary compliance.

Brush Management Zone 1 is typically 35 feet from the structure (25-35 feet in the Coastal Zone, and the Coastal Commission adopts changes), on the flatter part of the property next to your house.

ZONE 1:

- Must be limited or natural vegetation
- Must consist mostly of natural vegetation like live oak, low-growing shrubs, some trees, with not more than 10% of any non-native plants
- Trees and bushes must be pruned away from structures and roofs
- All wooden structures in Zones 1 and 2 must be decks or decks with 1-hour fire resistance rating or both of composite materials must be treated
- Irrigation from Zone 1 must maintain Zone 2 in a continuous weed growth

Brush Management Zone 2 is the remaining 65 feet from your structure (20 - 50 feet in the Coastal Zone, until the Coastal Commission adopts changes), and is usually comprised of natural vegetation.

ZONE 2:

- Can have 50% permanent structures
- Must be thinned and pruned regularly to reduce vegetation by 50%, without burning native plants and habitats as described on the reverse side of this Bulletin

NOTE: Brush management is not allowed on coastal scrub, which during the planning process may be located along Laguna, Laguna 12, and coastal scrub areas in coastal areas, and must be treated as a brush management zone by the relevant governmental jurisdiction in this area, with a local ordinance in place.

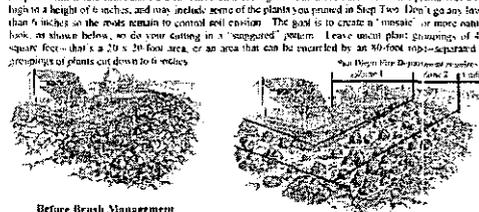
HOW TO THIN AND PRUNE BRUSH IN ZONE 2

Step 1: Remove ... as much of the dead wood as you can.

Step 2: Prune ... tall vegetation like chaparral by cutting and shaping larger plants into "snags". This means pruning in the lower branches—about half-of plants over 2 feet high to create unobstructed canopies. If you can, it's a good idea to prune the lower branches of all the larger plants. This allows you to see and deal with what is growing underneath. Do not prune the tops of plants, just the lower branches. This keeps the plant healthy, and the shade from the plant canopy reduces weed and plant growth underneath. In vegetation that is less tall, like coastal sage scrub, you may not need to do Step 2.



Step 3: Thin ... the entire Zone 2 area. This means cutting down no more than 50% of the plants over 2 feet high to a height of 6 inches, and may include stems of the plants you pruned in Step Two. Don't go any lower than 6 inches so the roots remain to control soil erosion. The goal is to create a "mosaic" or more natural look, as shown below, so do your cutting in a "staggered" pattern. Leave uncut plant groupings of 400 square feet—that is a 20 x 20 foot area, or an area that can be swarmed by an 80-foot rope—separated by groupings of plants cut down to 6 inches.



Step 4: Dispose ... of the cuttings and dead wood by either landfill or by chipping (although it is not and spreading it out in the Zone 2 area to a depth of not more than 6 inches).

Step 5: Prune annually ... because plants will grow back. You can take "top cut in the bud" to reduce the buds on stems to keep from being so young, and then as often.

Note: See Bulletin #2 - Use leaves for brush management, for an alternative way to thin brush.

Additional Information

- Brushwood Management, use of goats - City of San Diego Fire Rescue Department (619) 574-1444
- Property restrictions (easements, permits, deed or title) - County Recorder (619) 217-4262
- Obtaining permits for brush management on public projects/contractors - City of San Diego Development Services Department (619) 416-5688
- Brush Management on City-owned open space land - City of San Diego Park and Recreation Department, Brush Management Section (619) 521-6647
- Authority - City of San Diego Municipal Code Chapter 14.2, Article 2, Division 4, Sections 14.2.0402, 14.2.0410, 14.2.0412

Revised 02/10/06 (5th Edition) City of San Diego

BRUSH MANAGEMENT NOTES:

1. ALL BRUSH MANAGEMENT ZONES SHALL BE PLANTED OR MAINTAINED IN ACCORDANCE TO THE STANDARDS REFERENCED WITHIN THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND THE REQUIREMENTS REFERENCED WITHIN SECTION 14.2.0412 OF THE LAND DEVELOPMENT CODE, BRUSH MANAGEMENT REGULATIONS.
2. REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE, ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. HOWEVER, FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE.
3. ZONE ONE IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL WATERED AND ALL IRRIGATION WATER SHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE DEVICES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTING, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE EXCESSIVE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.
4. ZONE TWO SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF SEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES AND SHRUBS. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HAND TOOLS SUCH AS HOES, AS THIS REMOVES VALUABLE SOIL. THE USE OF WEED THAMBERS OR OTHER TOOLS WHICH ARE SHORT STUBBLE THAT PROTECTS THE SOIL IS RECOMMENDED. NATIVE BRUSHES SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL-PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE LIVE AND DEAD FUEL.
5. ZONE TWO ON SLOPES ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. RE-INSPECT AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GROUNDCOVERS SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED (INCLUDES GRASSES AND SOME ICE PLANT). DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH. HOWEVER, ALTHOUGH APPLICATION OF BALANCED FERTILIZER MAY BE BENEFICIAL IN PROMOTING NEW GROWTH WHICH SEVERELY PRUNING OLD SHRUBS AND WOOD CROCODONCOVERS.

BRUSH MANAGEMENT MAINTENANCE:
REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE, ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. HOWEVER, FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE.

BRUSH MANAGEMENT: EXISTING VEGETATION WITHIN ZONE TWO:
THE CANYON VEGETATION CONSISTS OF MIXED CHAPARRAL WHICH IS COMPOSED OF SHRUBS WITH HARD BROAD LEAVES AND STIFF, WOODY STEMS. THESE SHRUBS FORM A DENSE CANOPY OF UP TO 12 FEET HIGH. THE SPECIES COMPOSITION OF THIS COMMUNITY TYPE INCLUDE THE FOLLOWING:

ELIALYPTUS SPP	CALIFORNIA PEPPER TREE
SCYTHUS MOLLE	LEMONADE BERRY SUMAC
RHUS INTERGROFOLIA	BLACK SAGE
SALVA MELIFERA	FLAT TOP BLOWHEAT
ERIODONUM FASCICULATUM	CALIFORNIA SAGEBRUSH
ARTEMISIA CALIFORNICA	LAUREL LEAF SUMAC
MALOSMA LAURINA	CALIFORNIA ENGELM
ENCELTA CALIFORNICA	TOYON
HETEROCOLEA MULTIFOLIA	COYOTE BRUSH
BACCHARIS PELLULARIS CONSANGUINEA	

NOTE:
1. THE NATIVE AND NATURAL VEGETATION SURROUNDING THE SITE HAS A HIGH POTENTIAL FOR HOUSING THE CA GRAY CATACHER, BENTWING RAPTORS AND OTHER SPECIES PROTECTED BY THE CITY'S MSCP, STATE AND FEDERAL ENDANGERED SPECIES ACTS AND THE CA CODE PERM AND GAME CODES.

BRUSH MANAGEMENT (DESIGN STATEMENT)

- ZONE 1**
MINIMUM 35'-0"
- ZONE 1. REFERENCE LDC SECTIONS 14.2.0412 (b)**
1. THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
 2. ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS PORCHES, WALLS, PATIOLAS, PLAY STRUCTURES, AND NONHABITABLE GARAGES THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE ON NONCOMBUSTIBLE CONSTRUCTION.
 3. PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4' IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
 4. TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10' AS MEASURED FROM THE STRUCTURES TO THE DRIPLINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
 5. PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
 - A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24" IN HEIGHT, OR
 - B) WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24"
 6. ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
 7. ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS AND MAINTAINING IRRIGATION SYSTEMS.

- ZONE 2**
MINIMUM 65'-0"
- ZONE TWO REQUIREMENTS, REFERENCE LDC SECTIONS 14.2.0412 (b)**
1. THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
 2. NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
 3. WITHIN ZONE TWO, 50% OF THE PLANTS OVER 24" IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6".
 4. WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50% ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOAD IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
 5. THE FOLLOWING STANDARDS SHALL BE WHERE ZONE TWO IS AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARED EXISTING NATIVE OR NATURALIZED VEGETATION:
 - A) ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE NON-PROTECTED, LOW-FUEL AND FIRE-RESISTIVE. NO NON-NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MPOA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
 - B) NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT OF 24". SINGLE SPECIMENS OF NATIVE TREES AND TREE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES AND IF THE VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF THE TREES AND THE TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LAUNDER FEELING.
 - C) ALL NEW ZONE TWO PLANTINGS SHALL BE IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOW-FLOW, LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED UPON APPROVED ESTABLISHMENT OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.
 - D) WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 14.2.0411 (b), REVEGETATION SHALL COMPLY WITH THE BRACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. 50% OF THE PLANTING AREA SHALL BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.
 6. ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS.
 7. EXCEPT AS PROVIDED IN SECTION 14.2.0412 (b), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 14.2.0411 CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE REQUIRED ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.

ENVIRONS

LANDSCAPE ARCHITECTURE
 1100 S. 16th St.
 San Diego, CA 92101
 TEL: 619-231-7000
 FAX: 619-231-7000



07/09/07 022 12.18.2007
 08/15/2007 08.10.2008
 DATE: 08/15/2007
 DATE: 08/10/2008
 DATE: 08/15/2007
 DATE: 08/10/2008

COOPER
McADE ASSOCIATES ARCHITECTS
 1100 S. 16th St.
 San Diego, CA 92101
 TEL: 619-231-7000
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ACADEMY OF OUR LADY OF PEACE
 CAMPUS MASTER PLAN, CLASSROOM BLDG. AND PARKING
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 San Diego, CA 92101
 TEL: 619-231-7000
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BRUSH MANAGEMENT NOTES
 1100 S. 16th St.
 San Diego, CA 92101
 TEL: 619-231-7000
 FAX: 619-231-7000
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RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-7863

PLANNED DEVELOPMENT PERMIT NO. 450668
SITE DEVELOPMENT PERMIT NO. 450706
CONDITIONAL USE PERMIT NO. 450705
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 590185
(AMENDMENT TO CONDITIONAL USE PERMIT/RESOURCE PROTECTION PERMIT NO. 92-0769)

ACADEMY OF OUR LADY OF PEACE - PROJECT NO. 130619 (MMRP)

PLANNING COMMISSION

DRAFT

This Planned Development Permit/Site Development Permit/Conditional Use Permit/Neighborhood Development Permit (Amendment to Conditional Use Permit/Resource Protection Permit No. 92-0769) is granted by the Planning Commission of the City of San Diego to THE ACADEMY OF OUR LADY OF PEACE, A CALIFORNIA NON-PROFIT CORPORATION, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0602, 126.0502, 126.0303 and 126.0402. The 23.28-acre site is located at 4860 Oregon Street in the RS-1-7 and RS-1-1 Zones, the Transit Area Overlay Zone, and the FAA Part 77 Noticing Area, within the Greater North Park Community Plan area. The project site is legally described as: portions of Villa Lots 31, 32, 33 and 50, and all of Villa Lots 35 thru 49, Map No. 937; portions of Lots 3, 4, 5 and 6, Block R, University Heights, Map No. 1064; and all of Lots 1 and 2, Block R, University Heights, according to a Map made by G.A.D'Hemecourt in Block 8, Page 36 et seq of lis pendens; and

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to expand and modify the existing Academy of Our Lady of Peace school, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 18, 2008, on file in the Development Services Department.

The project shall include:

- a. The operation of the existing Academy of Our Lady of Peace high school with no more than 750 students; demolition of three single-family structures; construction of a two-story classroom building; construction of a two-level parking structure; and landscape renovations;
- b. The following deviations are granted, as more fully described in Condition No. 56 of this permit and as shown on Exhibit A:
 - i. A deviation to allow a maximum height of 39'-6" for the proposed new classroom building where a maximum of 30'-0" is permitted;
 - ii. A deviation for overall height on the classroom building to allow an overall building height of 54'-0" where a maximum overall building height of 40'-0" (30-foot height limit + 10-foot differential) is permitted;
 - iii. A deviation to allow the provision of a maximum of seven (7) spaces in tandem configuration (for a total of 14 parking spaces) for use by students, in addition to the allowed use by employees; and
 - iv. A deviation to allow a street side setback of 8'-0" for the parking structure walls along Copley Avenue where a minimum setback of 10'-0" is required.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

2. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit 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.
3. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
5. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game [CDFG] pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.
9. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

10. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

11. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that 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.

12. The applicant 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

13. All relevant conditions of Resource Protection Ordinance/Conditional Use Permit No. 92-0769 shall remain in full effect unless otherwise conditioned in this permit (Project No. 130619). Condition 29 of RPO/CUP 92-0769 regarding the expiration date of that permit is no longer applicable and is rescinded with this permit.

14. Prior to issuance of any construction permits the applicant shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration (FAA).

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ENVIRONMENTAL/MITIGATION REQUIREMENTS:

15. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project
16. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Environmental Impact Report, No. 130619 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.
17. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Environmental Impact Report, No. 130619, satisfactory to the Development Services Department and the City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas: aesthetics/neighborhood character, biological resources, geology/soils, historical resources, hydrology/water quality, land use, noise, paleontological resources, public utilities, transportation/circulation/parking, human health/public safety/hazardous materials.
18. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

ENGINEERING REQUIREMENTS:

19. Prior to the issuance of any building permit, the applicant shall replace the existing curb with City standard curb and gutter, along the project frontage on Collier Avenue, Copley Avenue and Uvada Place, per Standard Drawings G-2 and SDG-100, satisfactory to the City Engineer.
20. Prior to the issuance of any building permit, the applicant shall replace the existing curb ramp with City standard curb ramp with truncated domes, at the northwest and northeast corners of Copley Avenue and Uvada Place and at the northwest corner of Collier Avenue and Oregon Street, satisfactory to the City Engineer.
21. Prior to the issuance of any building permit, the applicant shall replace the damaged and uplifted sidewalk, along the project site Collier Avenue, Oregon Street, Copley Avenue and Uvada Place, with the same scoring patterns City standard sidewalk. The existing contractor's stamp and street name on the existing sidewalk shall be preserved per Standard Drawing SDG-115, satisfactory to the City Engineer.
22. Prior to the issuance of any building permit, the applicant shall close all non-utilized driveways with City standard curb, gutter and sidewalk, satisfactory to the City Engineer.

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23. Prior to the issuance of any construction permit, the applicant shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
24. Prior to the issuance of any construction permit, the applicant 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.
25. Prior to the issuance of any construction permit, the applicant shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
26. Prior to the issuance of any construction permit, the applicant shall incorporate and show the type and location of all post construction Best Management Practices (BMPs) on the final construction drawings, consistent with the approved Water Quality Technical Report.
27. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
28. Prior to the issuance of any building permits, the applicant 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. Additional geotechnical review may be required during the ministerial permitting process for required grading and/or building permits.
30. This project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.

LANDSCAPE REQUIREMENTS:

31. Prior to issuance of construction permits for grading, the Permittee or Subsequent Owner shall submit landscape construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the Land Development Manual, 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. Prior to issuance of construction permits for public right-of-way improvements, the Permittee or Subsequent Owner shall submit complete landscape construction documents for

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right-of-way improvements to the Development Services Department for approval. Improvement plans shall take into account a 40 sq-ft area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

33. In the event that a foundation only permit is requested by the Permittee or Subsequent Owner, a site plan or staking layout plan shall be submitted 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.'

34. Prior to issuance of any construction permits for buildings "including shell"; the Permittee or Subsequent Owner shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.

35. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or Subsequent Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

36. The Permittee or Subsequent Owner shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

37. The Permittee or Subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

38. 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 Permittee or Subsequent Owner is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a Certificate of Occupancy.

39. Prior to issuance of construction permits for grading; the Permittee or Subsequent Owner shall ensure that all proposed landscaping, especially landscaping adjacent to native habitat and/or MHPA, shall not include exotic plant species that may be invasive to native habitats. Plant species found within the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory and the prohibited plant species list found in "Table 1" of the Landscape Standards shall not be permitted.

40. Prior to issuance of construction permits for grading; the Permittee or Subsequent Owner shall ensure that all existing, invasive plant species, including vegetative parts and root systems, shall be completely removed from the premises when the combination of species type, location, and surrounding environmental conditions provides a means for the species to invade other areas of native plant material that are on or off of the premises [LDC 142.0403(b)(2)]. A monitoring period of two (2) years shall be required to ensure that these invasive plant species do not continue to germinate on-site.

41. Prior to issuance of any construction permit for parking structures, the Permittee or Subsequent Owner shall submit on the planting and irrigation plans a signed statement by a Registered Structural Engineer indicating that supporting structures are designed to accommodate the necessary structural loads for any associated planting and irrigation.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

42. The Permittee or Subsequent Owner shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit 'A,' Brush Management Plan, on file in the Office of the Development Services Department.

43. Prior to issuance of any construction permits for grading, Landscape Construction Documents required for the construction permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit 'A.'

44. Prior to issuance of any construction permits, a complete set of Brush Management Construction Documents shall be submitted for approval to the Development Services Department and the Fire Marshal. The construction documents shall be in substantial conformance with Exhibit 'A' and shall comply with the Uniform Fire Code, M.C. 55.0101; the Land Development Manual, Landscape Standards; and the Land Development Code, Landscape Regulations Section 142.0412 (Ordinance 19413).

45. The Brush Management Program shall implement two zones consistent with the Brush Management Regulations of the Land Development Code Section 142.0412 and additional expanded Zone 2 areas as listed below:

- a. A standard Zone One of 35 feet and a standard Zone Two of 65 feet for all habitable structures.
- b. For non-habitable parking structure a 100' Zone 2 will be implemented.
- c. For on-site native vegetation adjacent to existing offsite residential lots (APN 438-201-30, 438-201-31, 438-201-32 a 100' Zone 2 will be implemented from the western property lines adjacent to existing structures. (See sheet Exhibit A Brush Management Plan).

46. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while non-combustible accessory structures may be approved within the designated Zone One area subject to Fire Marshal and Development Services Department approval.

47. The following note shall be provided on the Brush Management Construction Documents: "It shall be the responsibility of the Permittee to schedule a pre-construction meeting on-site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program."

48. In Zone One, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the Landscape Analysis Section [LAS] and the Environmental Analysis Section [EAS].

49. All new Zone Two planting shall be temporarily irrigated with an above-ground irrigation system until established. Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing weeds, and maintaining the temporary irrigation system. Only native vegetation shall be planted or hydroseeded. If Zone Two is being revegetated, 50% of the planting area shall be seeded with material that does not grow taller than 24 inches.

50. Prior to final inspection and issuance of any Certificate of Occupancy, the approved Brush Management Program shall be implemented. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Land Development Manual, Landscape Standards.

PLANNING/DESIGN REQUIREMENTS:

51. No fewer than 104 off-street parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A," as clarified in Condition 53, "Parking Management Plan." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the Development Services Department.

52. The Neighborhood Development Permit authorized herein allows the use of tandem parking for this site, as further specified within Conditions 53 and 56.

53. Parking Management Plan: The applicant shall provide and maintain a Parking Management Plan, to the satisfaction of the City Engineer, as follows:

- a. The Owner/Permittee shall provide a parking management report, prepared by a professional traffic consultant, every three years starting after the first year of operation utilizing the parking structure;
- b. The Owner/Permittee shall provide off-site parking and a shuttle service for any special event over 300 attendees on site (at rate of one parking space per 3 attendees). Owner/Permittee shall secure and document the location of this legal

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and adequate off-site parking spaces and the methodology of transporting these people to and from the project site, at least 30 days prior to the event. The Owner/Permittee shall provide this documentation to the City of San Diego upon request;

- c. The Owner/Permittee shall provide an assigned valet operator to maintain the vehicle keys and move the vehicles as needed for the six valet (6) parking spaces (numbers 16, 17, 18, 19, 20, and 21 on the uppermost level of the new parking structure, as shown on Exhibit "A," dated September 18, 2008); and
- d. The Owner/Permittee shall assign seven (7) spaces in tandem configuration (for a total of 14 parking spaces) to staff and/or students, as depicted on Exhibit "A," dated September 18, 2008.

54. In addition to the above Parking Management Plan, a minimum of 210 enrolled students shall be precluded from driving to the school at all times, to the satisfaction of the City Engineer.

55. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

56. The following deviations are granted with this permit, as more fully described on Exhibit "A," dated September 18, 2008:

- a. A deviation to allow a maximum height of 39'-6" for the proposed new classroom building where a maximum of 30'-0" is permitted as follows: north chimney feature allowed at 39'-6" (elevation 429 feet); south chimney feature allowed at 34'-7" (elevation 429 feet); and tower fronting Collier Street allowed at 36'-0" (elevation 429 feet);
- b. A deviation for overall height on the classroom building to allow a maximum overall building height of 54'-0" where a maximum overall building height of 40'-0" (30-foot height limit + 10-foot differential) is permitted;
- c. A deviation to allow the provision of a maximum of seven (7) spaces in tandem configuration (for a total of 14 parking spaces) for use by students, in addition to the allowed use by employees; and
- d. A deviation to allow a street side setback of 8'-0" for the parking structure walls along Copley Avenue where a minimum setback of 10'-0" is required.

57. Prior to submittal of construction documents, Exhibit "A," dated September 18, 2008, shall be revised to demonstrate that the northwest corner of the proposed classroom building is modified to conform with the 30'-0" height limit of the zone (currently shown at 13.5 feet; elevation 422.5 feet).

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58. Monitoring and Reporting. The Owner/Permittee shall monitor its compliance with the conditions of this permit on an annual basis, and shall submit a written report to the Director of DSD on the following schedule: a) the first monitoring report shall be submitted within 45 days following the conclusion of the first full academic year following completion and occupancy of the parking structure; and, b) every third year thereafter, within 45 days following the conclusion of the academic year. The Director may modify the frequency of reporting, based on the results of the periodic monitoring and reporting, and as may be requested by the Owner/Permittee.

59. The demolition of the existing structures at 2544 Collier Avenue, 2746 Copley Avenue, and 4910 Uvada Place are permitted by this permit.

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

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

62. All noise from the property, including the use of public address systems, shall not exceed levels authorized by the City of San Diego Municipal Code.

WASTEWATER REQUIREMENTS:

63. The developer shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

64. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

WATER REQUIREMENTS:

65. Prior to the issuance of any building permits, the Owner/Permittee shall pay the City of San Diego Water Department a total of \$201,000.00 for the replacement of the 6" water main in Copley Avenue with a 12" water main from 10' east of intersection of Copley Avenue and Vista Place to the 8" X 6" reducer near the intersection of Copley Avenue and Oregon Street. The proposed 12" water main shall be connected to the existing 36" water main located at the intersection of Copley Avenue and Vista Place, with 3 valves, in a manner satisfactory to the Public Utilities Director and the City Engineer.

66. Included as part of the 12" water main improvements in Copley Avenue, prior to the issuance of any building permits, is the replacement of the existing fire hydrant located at the southeast corner of Oregon Street and Copley Avenue, and connection of a new fire hydrant to the proposed 12" water main in Copley Avenue, at the intersection of Copley Avenue and Oregon Street, in a manner satisfactory to the Public Utilities Director and the City Engineer.

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

68. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer.

69. Prior to the issuance of any certificates of occupancy, all public water facilities shall be complete and operational in a manner the Public Utilities Director and the City Engineer.

70. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities, and associated easements, as shown on approved Exhibit "A" shall be modified at final engineering to comply with standards.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §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 18, 2008 by Resolution No. _____.

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PLANNING COMMISSION
RESOLUTION NO.
PLANNED DEVELOPMENT PERMIT NO. 450668
SITE DEVELOPMENT PERMIT NO. 450706
CONDITIONAL USE PERMIT NO. 450705
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 590185

(AMENDMENT TO CONDITIONAL USE PERMIT/RESOURCE PROTECTION PERMIT NO. 92-0769)

ACADEMY OF OUR LADY OF PEACE - PROJECT NO. 130619 (MMRP)

DRAFT

WHEREAS, THE ACADEMY OF OUR LADY OF PEACE, A CALIFORNIA NON-PROFIT CORPORATION, Owner/Permittee, filed an application with the City of San Diego for a permit to expand and modify the existing Academy of Our Lady of Peace school (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 450668, 450706, 450705 and 590185 on portions of a 23.28-acre site;

WHEREAS, the project site is located at 4860 Oregon Street in the RS-1-7 and RS-1-1 Zones, the Transit Area Overlay Zone, and the FAA Part 77 Noticing Area, within the Greater North Park Community Plan area;

WHEREAS, the project site is legally described as portions of Villa Lots 31, 32, 33 and 50, and all of Villa Lots 35 thru 49, Map No. 937; portions of Lots 3, 4, 5 and 6, Block R, University Heights, Map No. 1064; and all of Lots 1 and 2, Block R, University Heights, according to a Map made by G.A.D'Hemecourt in Block 8, Page 36 et seq of lis pendens;

WHEREAS, on September 18, 2008, the Planning Commission of the City of San Diego considered Planned Development Permit No. 450668, Site Development Permit No. 450706, Conditional Use Permit No. 450705, and Neighborhood Development Permit No. 590185 pursuant to the Land Development Code of the City of San Diego;

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 18, 2008.

FINDINGS:

Planned Development Permit - Section 126.0604

1. **The proposed development will not adversely affect the applicable land use plan.**

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The Academy of Our Lady of Peace (AOLP) was founded in San Diego in 1883 and has operated continuously at its present location in North Park as an educational

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institution since 1925. The Housing Element of the Greater North Park Community Plan designates the approximate 24-acre site for Open Space at Very Low residential density (0 to 5 dwelling units per net residential acre) and Low Residential (5 to 10 dwelling units per net residential acre). The Community Facilities Element of the community plan further identifies the project site as an existing Private Secondary school. The proposed project consisting mainly of the expansion and construction of school-related facilities would implement the land use designations for the project site.

The school is considered the primary use of the site and continued use of this site as an educational facility is consistent with the land use designation. The proposed project is designed to improve and modernize the school, thereby implementing the objective of the GNPCP to provide educational facilities.

The project implements the GNPCP goal for the provision of a safe and efficient transportation system that maximizes access for residents and visitors to the community. A primary goal of the project is to ensure a safe, secure campus for the student population by providing additional on-site parking. The project would also provide for safe and efficient access in the neighborhood through continued implementation of traffic calming measures such as a designated, signed drop-off and pick-up zone on Copley Avenue and the use of traffic facilitators during critical drop-off and pick-up congestion periods.

The project implements the GNPCP objective to preserve the remaining undeveloped canyons and hillsides. The project proposes construction of the two new buildings at existing developed sites. This would avoid impacts to the adjacent canyons, and although minor encroachment would be required, the project conforms with the Environmentally Sensitive Lands regulation's allowable percentage of encroachment into steep slopes.

The GNPCP envisions new buildings that are in character and scale with the neighborhood. The proposed classroom building and parking structure would be constructed to complement both the existing campus and the surrounding neighborhood. The design for both buildings features the Spanish Eclectic style consistent with the neighborhood, which includes tiled roofs, asymmetrical facades, irregular massing and shapes, deep arched openings, varying window sizes and shapes, wrought iron accents, and stucco veneers. The building materials (stucco, clay tile, decorative wrought iron) are of the same character as the existing campus buildings and many of the surrounding residences. The classroom building incorporates upper story offsets along the Collier Street facade and the west elevation. The upper story offsets along the Collier Street facade result in single story massing on either side of the tower, allowing the building to blend into the residential neighborhood.

The parking structure façade enhancements along Copley Avenue, Uvada Place and the north elevation include repetitive decorative pilasters matching the existing campus perimeter walls, decorative blue wrought iron inserts and gate matching the campus iron work motifs. Along Copley Avenue and Uvada Place there are two red clay tile roof corner elements with deep arched openings and decorative chimney features reflecting the architectural character of the neighborhood as well as of the campus. Additionally, the

walls are screened with enhanced landscaping, including trees, shrubs, and flowers.

Furthermore, the landscape renovation of the streetscape and the street improvements are proposed to match the historical character of the neighborhood and to increase the quality of landscaping in the public right-of-way. The streetscape landscape design utilizes plant material palettes and groupings very similar to the existing neighborhood residential yards

The project implements the GNPCP goal to maintain a high level of public facilities to meet the needs of the community. The project would provide new water utilities, improving the water pressure for fire protection in the neighborhood.

The proposed continued high school use is consistent with the Greater North Park Community Plan as allowed through the Planned Development Permit, Site Development Permit, Conditional Use Permit, and Neighborhood Development Permit processes. Therefore, the project would not adversely affect the Greater North Park Community Plan.

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

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. There are no activities in the Academy's past, nor are any proposed, that would generate hazardous materials. The proposed project is master plan to allow the school to address its operational and academic needs as a college preparatory school through the construction of a new classroom, to include science laboratories and library/media center, construction of a new parking structure and landscape renovation of the existing street frontage for the entire campus. The project will enhance the neighborhood streetscape along the campus and enhance school facilities whose appearance and educational opportunities will benefit the community as a whole.

The project will comply with all applicable Uniform Building, Fire, Plumbing, Electrical, Mechanical Code & City Regulations governing construction and continued operation apply to this project to prevent adverse effects to those persons or properties in the vicinity of the project. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the regulations of the Land Development Code.

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The project site is within the RS-1-1 and RS-1-7 Zones, and is subject to those regulations. This zoning allows for development on premises that contain steep slopes with a Site Development Permit. The zoning allows for college preparatory high school use with a Conditional Use Permit. This use is consistent with the Land Development Code and the project design meets or exceeds all the development regulations with the exception of deviations allowed through the Planned Development Permit and Neighborhood Development Permit processes for the maximum 30 foot height limit,

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minimum street yard setbacks and tandem parking requirements. The design of the structures proposed for the project incorporate architectural elements that help diminish bulk and blend into the surrounding community.

4. The proposed development, when considered as a whole, will be beneficial to the community.

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The proposed development plan would allow the school to address the operational and academic needs of a college preparatory school and would include the following components.

- An annual enrollment of approximately 750 students;
- Construction of an approximately 21,059-square-foot, two-story classroom building, including modern science laboratories and a state of the art library/media center;
- Construction of a two-level parking structure to provide a minimum of 104 on-site parking spaces in one structure (ground level above basement level);
- Landscape renovation of the existing street frontage for the entire campus;
- Landscape renovation of the Point and the Meditation Garden, located internally in the northwest section of the campus.

The proposed development plan will improve the educational opportunities of residents attending the school and ensure the continued viability of AOLP and continue the school's contributions to the community. The proposed landscape renovation of the campus streetscape will enhance the appearance of the neighborhood. The proposed parking structure will increase on-site parking and with the proposed continued implementation of traffic calming measures will reduce the current traffic impact on the surrounding streets. The development plan will provide new public water utilities, improving water pressure for fire protection in the neighborhood. The proposed project would allow conditions and restrictions be placed on the use of the property to ensure that the development remains compatible with the surrounding residential uses. Therefore, the development, when considered as a whole, will be beneficial to the community.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) 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.

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The proposal does include deviations in three general areas. As more fully described below, the proposed deviations are appropriate for this location and will

result in a more desirable project than would be achieved if designed in strict conformance with the RS-1-1 and RS-1-7 Zones of the Land Development Code.

Setback Deviation: The deviation to allow an 8-foot setback where 10 feet is required would allow continuity with the existing campus wall along Copley Avenue. The proposed 8-foot setback would be applied consistently across the entire block and would therefore continue the existing street facade/site wall which has previously conforming rights for an 8-foot setback for the majority of the street block. The proposed wall would use building materials and design elements such as wrought iron, decorative tile and stucco similar in character to the campus buildings and the surrounding community that grew up around the school since establishment in 1925. Furthermore, the proposed landscape renovation will enhance the appearance of the streetscape.

Height: The deviation for a maximum structure height for the two-story classroom of 39'-6" inches where a 30'-0" height limit applies would allow AOLP to provide an instructional space housing a new Library/Media Center, science and art labs and classrooms. The deviation from maximum structure height allows the classroom building to be designed with additional architectural interest, which will conform with the architectural style of the surrounding community. The proposed classroom building's Collier Street frontage, west elevation and east elevation would be consistent with the 30'-0" height limit with the exception of the tower element and two decorative chimneys.

- The classroom building would be 29'-6" in height (elevation 422.5 feet) adjacent to Collier Street (south elevation). However, the proposed 367-square-foot tower architectural feature would be 35'-11" in height (elevation 429 feet). This element represents approximately 3.3 % of the building footprint.
- Along the west elevation the classroom building would be consistent with the 30'-0" height limit with the exception of two decorative chimney elements, each 64 square feet in size. The chimney feature on the southern end of the west elevation exceeds the height limit by approximately 4'-7" (elevation 429 feet) and represents approximately 0.57% of the building footprint.
- The chimney element on the northern end of the west elevation is also 64 square feet in size. It exceeds the height limit by approximately 9'-6" (elevation 429 feet) and represents approximately 0.57% of the building footprint.

These three decorative features reflect surrounding neighborhood Spanish Eclectic residential character and provide additional architectural interest, allowing the classroom building to blend in with the campus and surrounding community.

Parking: Tandem parking is permitted through the incorporation of a Neighborhood Development Permit, which is included with this action. Tandem parking is generally restricted to employees in commercial locations. However, this institutional school use, by nature requires students to remain on the closed campus. Accordingly, the deviation to permit students, as well as staff employees, to utilize the tandem spaces is appropriate for

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this site and is consistent with the purpose and intent of the tandem parking regulations. Further, the incorporation of both tandem and valet parking spaces on this site permit all 104 required onsite parking spaces to be provided onsite, eliminating the need to deviate from the parking regulations, which results in an improved project. Based on the strict application of the RS-1-1 and RS-1-7 Zones, these deviations to accommodate the school use 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.

Site Development Permit - Section 126.0504

1. The proposed development will not adversely affect the applicable land use plan.

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The Academy of Our Lady of Peace (AOLP) was founded in San Diego in 1883 and has operated continuously at its present location in North Park as an educational institution since 1925. The project site lies within the Greater North Park Community Plan (GNPCP) area and is consistent with the overall goals of the GNPCP. The GNPCP acknowledges AOLP as an educational resource and has designated the project parcels for "School" (in the existing campus core area) with "Single-Family" and "Open Space" use for the remainder of the parcels as shown on the Generalized Community Plan Map (Figure 23) in the GNPCP. The school is considered the primary use of the site and continued use of this site as an educational facility is consistent with the land use designation. The proposed project is designed to improve and modernize the school, thereby implementing the objective of the GNPCP to provide educational facilities.

The project implements the GNPCP goal for the provision of a safe and efficient transportation system that maximizes access for residents and visitors to the community. A primary goal of the project is to ensure a safe, secure campus for the student population by providing additional on-site parking. The project would also provide for safe and efficient access in the neighborhood through continued implementation of traffic calming measures such as a designated, signed drop-off and pick-up zone on Copley Avenue and the use of traffic facilitators during critical drop-off and pick-up congestion periods.

The project implements the GNPCP objective to preserve the remaining undeveloped canyons and hillsides. The project proposes construction of the two new buildings at existing developed sites. This would avoid impacts to the adjacent canyons, and although minor encroachment would be required, the project conforms with the Environmentally Sensitive Lands regulation's allowable percentage of encroachment into steep slopes.

The GNPCP envisions new buildings that are in character and scale with the neighborhood. The proposed classroom building and parking structure would be constructed to complement both the existing campus and the surrounding neighborhood. The design for both buildings features the Spanish Eclectic style consistent with the neighborhood, which includes tiled roofs, asymmetrical facades, irregular massing and shapes, deep arched openings, varying window sizes and shapes, wrought iron accents, and stucco veneers. The

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building materials (stucco, clay tile, decorative wrought iron) are of the same character as the existing campus buildings and many of the surrounding residences. The classroom building incorporates upper story offsets along the Collier Street facade and the west elevation. The upper story offsets along the Collier Street facade result in single story massing on either side of the tower, allowing the building to blend into the residential neighborhood.

The parking structure façade enhancements along Copley Avenue, Uvada Place and the north elevation include repetitive decorative pilasters matching the existing campus perimeter walls, decorative blue wrought iron inserts and gate matching the campus iron work motifs. Along Copley Avenue and Uvada Place there are two red clay tile roof corner elements with deep arched openings and decorative chimney features reflecting the architectural character of the neighborhood as well as of the campus. Additionally, the walls are screened with enhanced landscaping, including trees, shrubs, and flowers.

Furthermore, the landscape renovation of the streetscape and the street improvements are proposed to match the historical character of the neighborhood and to increase the quality of landscaping in the public right-of-way. The streetscape landscape design utilizes plant material palettes and groupings very similar to the existing neighborhood residential yards

The project implements the GNPCP goal to maintain a high level of public facilities to meet the needs of the community. The project would provide new water utilities, improving the water pressure for fire protection in the neighborhood.

The proposed continued high school use is consistent with the Greater North Park Community Plan as allowed through the Planned Development Permit, Site Development Permit, Conditional Use Permit, and Neighborhood Development Permit processes. Therefore, the project would not adversely affect the Greater North Park Community Plan.

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

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. There are no activities in the Academy's past, nor are any proposed, that would generate hazardous materials. The proposed project is master plan to allow the school to address its operational and academic needs as a college preparatory school through the construction of a new classroom, to include science laboratories and library/media center, construction of a new parking structure and landscape renovation of the existing street frontage for the entire campus. The project will enhance the neighborhood streetscape along the campus and enhance school facilities whose appearance and educational opportunities will benefit the community as a whole.

The project will comply with all applicable Uniform Building, Fire, Plumbing, Electrical, Mechanical Code & City Regulations governing construction and continued operation apply to this project to prevent adverse effects to those persons or properties in the vicinity of the project. Therefore, the proposed development will not be detrimental to the public

health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The project site is within the RS-1-1 and RS-1-7 Zones, and is subject to those regulations. This zoning allows for development on premises that contain steep slopes with a Site Development Permit. The zoning allows for college preparatory high school use with a Conditional Use Permit. This use is consistent with the Land Development Code and the project design meets or exceeds all the development regulations with the exception of deviations allowed through the Planned Development Permit and Neighborhood Development Permit processes for the maximum 30 foot height limit, minimum street yard setbacks and tandem parking requirements. The design of the structures proposed for the project incorporate architectural elements that help diminish bulk and blend into the surrounding community.

Supplemental Site Development Permit Findings--Environmentally Sensitive Lands

4. 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 proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The project site is large and encompasses significant canyon slopes along the northern and western portions above Mission Valley. The flatter portions of the site are located near the fronting streets to the south and east. The site is improved with existing structures in the areas of proposed development. A Site Development Permit is required due to the presence of environmentally sensitive lands in the form of steep slopes on the project site. The entire project site is located outside the Multiple Habitat Planning Area (MHPA). Minimal disturbance of 0.6-acre of Southern Maritime Chaparral, outside the MHPA, will be impacted by the project. The applicant will mitigate this impact either through an offsite mitigation bank or by paying a fee to the Habitat Acquisition Fund, in accordance with the San Diego Municipal Code and as described within the Environmental Impact Report and the required Mitigation, Monitoring and Reporting Program.

Environmentally sensitive lands in the form of steep slopes are present on the project site. Project development is focused on flatter portions of the site and encroachment into steep slopes is minimized. The project proposes construction of two new buildings at existing developed properties. This would avoid impacts to the adjacent canyons. Although minor encroachment would be required for building foundations, the project does not exceed the Environmentally Sensitive Lands regulations' allowable percentage of encroachment into steep slopes. The actual property ownership area has a large quantity of sensitive steep slopes 25% or greater (808,473 square feet). The new structures are proposed to encroach a combined total of 944 square feet into these areas.

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The project proposes drainage directed over vegetated swales connecting to existing storm drains so as to direct water away from the canyon, while standard BMPs will ensure no environmental harm results.

The project will incorporate mitigation measures to prevent adverse impacts to habitat and sensitive species. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The project proposes construction of two new buildings at existing developed sites. The project site is located in a low to moderate geological hazard area with potential risks associated with landsliding. A subsurface/detailed geotechnical investigation has been performed and slope stability recommendations will be adhered to as part of project structural design and prior to the issuance of a grading permit. Based on this subsurface investigation, the site conditions indicate it has a factor of safety of 1.5 or greater with regards to slope stability. The geotechnical investigation indicates that the project site has a favorable geologic structure and is considered low risk. Proper engineering design and conformance with the mitigation measures required in the Mitigation, Monitoring and Reporting Program will ensure project compliance.

The project proposes drainage directed over vegetated swales connecting to existing storm drains so as to direct water away from the canyon, while standard BMPs will ensure no environmental harm results. The proposed project site is not located in a flood zone. The proposed project site will implement brush management zone requirements, as conditioned with the permit. 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.

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

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The entire project site is located outside the MHPA. Minimal disturbance of 0.6-acre of Southern Maritime Chaparral, outside the MHPA, will be impacted by the project. The applicant will mitigate this impact either through an offsite mitigation bank or by paying a fee to the Habitat Acquisition Fund, in accordance with the San Diego Municipal Code and as described within the Environmental Impact Report and the required Mitigation, Monitoring and Reporting Program.

Environmentally sensitive lands in the form of steep slopes are present on the project site.

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Project development will not encroach into any adjacent environmentally sensitive slopes or other environmentally sensitive lands. All development will be contained on the project site. The project proposes construction of the two new buildings at existing developed properties. This would avoid impacts to the adjacent canyons. Although minor encroachment would be required for building foundations on the project site, the project does not exceed the Environmentally Sensitive Lands regulations' allowable percentage of encroachment into steep slopes.

The project proposes drainage directed over vegetated swales connecting to existing storm drains so as to direct water away from the canyon, while standard BMPs will ensure no environmental harm results. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The project site is not located in or immediately adjacent to the MSCP Subarea Plan's Multi-Habitat Planning Area. Mitigation measures will be implemented to offset impacts to the 0.6-acre of Southern Maritime Chaparral that will be impacted by the proposed project. All construction staging areas would be located within pre-existing disturbed areas. These locations would not alter the landform or cause permanent habitat loss. Preconstruction surveys for sensitive bird species would be conducted prior to construction to ensure no nests are directly impacted and to ensure no indirect noise impacts to nesting birds occur. The proposed project would also incorporate the MSCP Subarea Plan's Land Use Adjacency Requirements. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

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

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The project site is several miles west of the closest public beach and local shoreline. Standard BMPs will ensure that no significant indirect hydrological impacts occur. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

7. 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 proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. Mitigation measures will be implemented to offset the impacts to the 0.6-acre of Southern Maritime Chaparral that is located outside the MHPA, but will be impacted by the project. A subsurface/detailed geotechnical investigation has been

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performed and slope stability recommendations will be adhered to as part of project structural design and prior to the issuance of a grading permit. Based on this subsurface investigation, the site conditions indicate it has a factor of safety of 1.5 or greater with regards to slope stability. The project proposes vegetated swales connecting to existing storm drains to direct water away from the canyon, while standard BMPs will ensure no environmental harm results. 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.

Conditional Use Permit - Section 126.0305

1. The proposed development will not adversely affect the applicable land use plan;

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The Academy of Our Lady of Peace (AOLP) was founded in San Diego in 1883 and has operated continuously at its present location in North Park as an educational institution since 1925. The project site lies within the Greater North Park Community Plan (GNPCP) area and is consistent with the overall goals of the GNPCP. The GNPCP acknowledges AOLP as an educational resource and has designated the project parcels for "School" (in the existing campus core area) with "Single-Family" and "Open Space" use for the remainder of the parcels as shown on the Generalized Community Plan Map (Figure 23) in the GNPCP. The school is considered the primary use of the site and continued use of this site as an educational facility is consistent with the land use designation. The proposed project is designed to improve and modernize the school, thereby implementing the objective of the GNPCP to provide educational facilities.

The project implements the GNPCP goal for the provision of a safe and efficient transportation system that maximizes access for residents and visitors to the community. A primary goal of the project is to ensure a safe, secure campus for the student population by providing additional on-site parking. The project would also provide for safe and efficient access in the neighborhood through continued implementation of traffic calming measures such as a designated, signed drop-off and pick-up zone on Copley Avenue and the use of traffic facilitators during critical drop-off and pick-up congestion periods.

The project implements the GNPCP objective to preserve the remaining undeveloped canyons and hillsides. The project proposes construction of the two new buildings at existing developed sites. This would avoid impacts to the adjacent canyons, and although minor encroachment would be required, the project conforms with the Environmentally Sensitive Lands regulation's allowable percentage of encroachment into steep slopes.

The GNPCP envisions new buildings that are in character and scale with the neighborhood. The proposed classroom building and parking structure would be constructed to complement both the existing campus and the surrounding neighborhood. The design for both buildings features the Spanish Eclectic style consistent with the neighborhood, which includes tiled roofs, asymmetrical facades, irregular massing and shapes, deep arched

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openings, varying window sizes and shapes, wrought iron accents, and stucco veneers. The building materials (stucco, clay tile, decorative wrought iron) are of the same character as the existing campus buildings and many of the surrounding residences. The classroom building incorporates upper story offsets along the Collier Street facade and the west elevation. The upper story offsets along the Collier Street facade result in single story massing on either side of the tower, allowing the building to blend into the residential neighborhood.

The parking structure façade enhancements along Copley Avenue, Uvada Place and the north elevation include repetitive decorative pilasters matching the existing campus perimeter walls, decorative blue wrought iron inserts and gate matching the campus iron work motifs. Along Copley Avenue and Uvada Place there are two red clay tile roof corner elements with deep arched openings and decorative chimney features reflecting the architectural character of the neighborhood as well as of the campus. Additionally, the walls are screened with enhanced landscaping, including trees, shrubs, and flowers.

Furthermore, the landscape renovation of the streetscape and the street improvements are proposed to match the historical character of the neighborhood and to increase the quality of landscaping in the public right-of-way. The streetscape landscape design utilizes plant material palettes and groupings very similar to the existing neighborhood residential yards

The project implements the GNPCP goal to maintain a high level of public facilities to meet the needs of the community. The project would provide new water utilities, improving the water pressure for fire protection in the neighborhood.

The proposed continued high school use is consistent with the Greater North Park Community Plan as allowed through the Planned Development Permit, Site Development Permit, Conditional Use Permit, and Neighborhood Development Permit processes. Therefore, the project would not adversely affect the Greater North Park Community Plan.

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

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. There are no activities in the Academy's past, nor are any proposed, that would generate hazardous materials. The proposed project is master plan to allow the school to address its operational and academic needs as a college preparatory school through the construction of a new classroom, to include science laboratories and library/media center, construction of a new parking structure and landscape renovation of the existing street frontage for the entire campus. The project will enhance the neighborhood streetscape along the campus and enhance school facilities whose appearance and educational opportunities will benefit the community as a whole.

The project will comply with all applicable Uniform Building, Fire, Plumbing, Electrical, Mechanical Code & City Regulations governing construction and continued operation apply to this project to prevent adverse effects to those persons or properties in the vicinity

of the project. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code.

The proposed project is a request to expand, modernize and modify the existing Academy of Our Lady of Peace school. The project site is within the RS-1-1 and RS-1-7 Zones, and is subject to those regulations. This zoning allows for development on premises that contain environmentally sensitive lands (steep slopes) with a Site Development Permit and allows for development with deviations with a Planned Development Permit, and for the use of tandem parking with a Neighborhood Development Permit. The zoning allows for college preparatory high school use with a Conditional Use Permit. This use is consistent with the Land Development Code and the project design meets or exceeds all the development regulations with the exception of deviations allowed through the Site Development Permit and Neighborhood Development Permit processes for the maximum 30-foot-height limit, minimum street yard setbacks and tandem parking. The design of the structures proposed for the project incorporate architectural elements that help diminish bulk and blend into the surrounding community.

4. The proposed use is appropriate at the proposed location.

The Academy of Our Lady of Peace has operated continuously on the site since 1925. The use of the site as an educational facility is consistent with the School land use designation of the Greater North Park Community Plan. The use of the site as an educational facility is allowed within the residentially zoned neighborhood with an approved Conditional Use Permit.

The project proposes construction of the two new buildings at existing developed sites. This would avoid impacts to the adjacent canyons. Although minor encroachment would be required, the project does not exceed the Environmentally Sensitive Lands regulation's allowable percentage of encroachment into steep slopes.

The project would provide all 104 required off-street parking spaces on the project site. Conditions applied to the project would also provide for safe and efficient access in the neighborhood through continued implementation of traffic calming measures such as a designated, signed drop-off and pick-up zone on Copley Avenue and the use of trained traffic facilitators during critical drop-off and pick-up congestion periods. Therefore the use is appropriate at this location.

Neighborhood Development Permit - Section 126.0404

1. The proposed development will not adversely affect the applicable land use plan.

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The Academy of Our Lady of Peace (AOLP) was founded in San Diego in

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1883 and has operated continuously at its present location in North Park as an educational institution since 1925. The project site lies within the Greater North Park Community Plan (GNPCP) area and is consistent with the overall goals of the GNPCP. The GNPCP acknowledges AOLP as an educational resource and has designated the project parcels for "School" (in the existing campus core area) with "Single-Family" and "Open Space" use for the remainder of the parcels as shown on the Generalized Community Plan Map (Figure 23) in the GNPCP. The school is considered the primary use of the site and continued use of this site as an educational facility is consistent with the land use designation. The proposed project is designed to improve and modernize the school, thereby implementing the objective of the GNPCP to provide educational facilities.

The project implements the GNPCP goal for the provision of a safe and efficient transportation system that maximizes access for residents and visitors to the community. A primary goal of the project is to ensure a safe, secure campus for the student population by providing additional on-site parking. The tandem parking spaces will allow the project to provide the sufficient number of on-site spaces to meet the requirements of §142.0530(c) Table 142-05F of the parking regulations, thereby implementing the GNPCP goal of promoting a safe and efficient transportation system in the community. The project would also provide for safe and efficient access in the neighborhood through continued implementation of traffic calming measures such as a designated, signed drop-off and pick-up zone on Copley Avenue and the use of trained traffic facilitators during critical drop-off and pick-up congestion periods.

The project implements the GNPCP objective to preserve the remaining undeveloped canyons and hillsides. The project proposes construction of the two new buildings at existing developed sites. This would avoid impacts to the adjacent canyons, and although minor encroachment would be required, the project conforms with the Environmentally Sensitive Lands regulation's allowable percentage of encroachment into steep slopes.

The GNPCP envisions new buildings that are in character and scale with the neighborhood. The proposed classroom building and parking structure would be constructed to complement both the existing campus and the surrounding neighborhood. The design for both buildings features the Spanish Eclectic style consistent with the neighborhood, which includes tiled roofs, asymmetrical facades, irregular massing and shapes, deep arched openings, varying window sizes and shapes, wrought iron accents, and stucco veneers. The building materials (stucco, clay tile, decorative wrought iron) are of the same character as the existing campus buildings and many of the surrounding residences. The classroom building incorporates upper story offsets along the Collier Street facade and the west elevation. The upper story offsets along the Collier Street facade result in single story massing on either side of the tower, allowing the building to blend into the residential neighborhood.

The parking structure façade enhancements along Copley Avenue, Uvada Place and the north elevation include repetitive decorative pilasters matching the existing campus perimeter walls, decorative blue wrought iron inserts and gate matching the campus iron work motifs. Along Copley Avenue and Uvada Place there are two red clay tile roof corner

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elements with deep arched openings and decorative chimney features reflecting the architectural character of the neighborhood as well as of the campus. Additionally, the walls are screened with enhanced landscaping, including trees, shrubs, and flowers.

Furthermore, the landscape renovation of the streetscape and the street improvements are proposed to match the historical character of the neighborhood and to increase the quality of landscaping in the public right-of-way. The streetscape landscape design utilizes plant material palettes and groupings very similar to the existing neighborhood residential yards

The project implements the GNPCP goal to maintain a high level of public facilities to meet the needs of the community. The project would provide new water utilities, improving the water pressure for fire protection in the neighborhood.

The proposed continued high school use is consistent with the Greater North Park Community Plan as allowed through the Planned Development Permit, Site Development Permit, Conditional Use Permit, and Neighborhood Development Permit processes. Therefore, the project would not adversely affect the Greater North Park Community Plan.

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

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. There are no activities in the Academy's past, nor are any proposed, that would generate hazardous materials. The proposed project is master plan to allow the school to address its operational and academic needs as a college preparatory school through the construction of a new classroom, to include science laboratories and library/media center, construction of a new parking structure and landscape renovation of the existing street frontage for the entire campus. The project will enhance the neighborhood streetscape along the campus and enhance school facilities whose appearance and educational opportunities will benefit the community as a whole. The tandem parking spaces will comprise a component of the full complement of on-site parking supply in the proposed parking facilities, which will support operation of the campus in a manner that protects the health, safety and welfare of the students and the general public.

The project will comply with all applicable Uniform Building, Fire, Plumbing, Electrical, Mechanical Code & City Regulations governing construction and continued operation apply to this project to prevent adverse effects to those persons or properties in the vicinity of the project. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The proposed project is a request to expand and modify the existing Academy of Our Lady of Peace school. The project site is within the RS-1-1 and RS-1-7 Zones, and is subject to those regulations. Use of the proposed tandem spaces meets the purpose and intent of

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§126.0402 to expand the capacity of the proposed parking facilities within the minimum possible footprint for the parking structure, thereby promoting other community design goals of the GNPCP. The deviation to allow use of the tandem spaces by students and staff meets the purpose and intent for tandem parking spaces described in the referenced §142.0555 for assigned employee parking. For the private secondary school use, students and staff function as employees at a commercial use because they arrive at a set arrival time, remain on-site all day, and depart at the same time. This use is consistent with the Land Development Code and the project design meets or exceeds all the development regulations with the exception of deviations allowed through the Planned Development Permit and Neighborhood Development Permit processes for the maximum 30 foot height limit, minimum street yard setbacks and tandem parking requirements. The design of the structures proposed for the project incorporate architectural elements that help diminish bulk and blend into the surrounding community.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 450668, Site Development Permit No. 450706, Conditional Use Permit No. 450705, and Neighborhood Development Permit No. 590185 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 450668, 450706, 450705 and 590185, copies of which are attached hereto and made a part hereof.

MICHELLE SOKOLOWSKI
Development Project Manager
Development Services

Adopted on: September 18, 2008

Job Order No. 42-7863

cc: Legislative Recorder, Planning Department

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Permit Type/PTS Approval No.: PDP/SDP/CUP/NDP – PTS 130619
Date of Approval: September 18, 2008

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Michelle Sokolowski
TITLE: 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.**

[NAME OF COMPANY]
Owner/Permittee

By _____

[NAME OF COMPANY]
Owner/Permittee

By _____

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

C-# 1995-0264936

26-JUN-1995 09:29 AM

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RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

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OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY SMITH, COUNTY RECORDER

RF: 16.00 FEES: 40.00
AF: 23.00
MF: 1.00

AND WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOURCE PROTECTION ORDINANCE/
CONDITIONAL USE PERMIT NO. 92-0769
ACADEMY OF OUR LADY OF PEACE
PLANNING COMMISSION

215-1728

This Resource Protection Ordinance/Conditional Use Permit is granted by the Planning Commission of the City of San Diego to the ACADEMY OF OUR LADY OF PEACE, a corporation, Owner/Permittee, pursuant to conditions contained in Sections 101.0462 and 101.0510 of the Municipal Code of the City of San Diego.

1. Permission is granted to Owner/Permittee to: demolish an existing swimming pool and three single-family residences; construct a new 12,200 square foot gymnasium/multi-purpose building; construct a landscaped courtyard with outdoor amphitheater; construct a new pedestrian entrance; construct four parking lots and a new school sign; make modifications to the existing landscaping and perimeter walls; and continue the existing senior high school use on the property described as the north 130 feet of Villa Lots 31, 32, & 33, all of Villa lots 36 through 50 inclusive and Lots 1, 2, the north 13 feet of the south 68 feet of lot 3, and the south 55 feet of Lots 3 & 4 of Block "R" of the University Heights Subdivision according to the map of the east 1/2 of Pueblo Lot 1110, being Map No. 937 and the Map made by G.A. de'Hemecourt in Book 8, Page 36 et seq of Lis Pendens, on file in the Office of the County Recorder, San Diego County, California. The subject property is located at 4860 Oregon Street in the R-1-5000 and R-1-40000 zones of the Greater North Park Community Plan area.

2. The Resource Protection Ordinance/Conditional Use Permit shall include all of the following activities/facilities:

- a. A senior high school with a maximum number of 46 staff and a maximum enrollment of 640 students;

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- b. A new 12,200 square foot gymnasium/multi-purpose building with a variance to permit a height of 32 feet where 30 feet is allowed;
 - c. A new outdoor amphitheater and landscaped courtyard;
 - d. Four off-street parking lots with a total of 106 parking spaces;
 - e. Incidental accessory uses as may be determined and approved by the Development Services Director.
3. No fewer than a total of 106 off-street parking spaces shall be maintained on the property. Parking spaces shall be consistent with Division 8 of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking spaces and aisles shall conform to City of San Diego standards.
4. The applicant shall obtain approval from the Director of the Development Services Department prior to the commencement of any events at the outdoor amphitheater (i.e. concerts, plays) which would occur beyond the typical school hours and days. Such request for approval shall be made a minimum of thirty (30) days prior to the event.
5. The applicant shall be limited to the schools annual week long run of school plays and four other "special events" per calendar year, held at any facility on campus, which would include more than one hundred (100) guests/spectators who are not employed by or enrolled at the school. Any additional such events shall require approval of the Director of the Development Services Department at least thirty (30) days prior to the event.
6. Prior to the issuance of building permits, complete grading and building plans, including landscaping and signage, shall be submitted to the Development Services Director for approval. All plans shall be in substantial conformity to Exhibit "A," dated December 8, 1994, on file in the Development Services Department. All landscaping shall be installed prior to issuance of an occupancy permit for the gymnasium/multi-purpose building. Such planting shall not be modified or altered unless this permit has been amended and such planting is to be maintained in a disease, weed and litter free condition at all times. Subsequent to the completion of this project, no changes shall be made until an appropriate application for an amendment to this permit shall have been granted.
7. The construction and continued use of this permit shall be subject to the regulation of this or other governmental agencies.

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8. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.

9. The applicant shall implement a standard brush management program in accordance with the approved brush management plan shown for the site on Exhibit "A", dated December 8, 1994, on file in the Development Services Department, including the following measures:

- a. Prior to the issuance of any grading or building permits, a complete set of brush management working drawings, shall be submitted to the Development Services Director and the Fire Marshall for approval. The plans shall be in substantial conformity to Exhibit "A", dated December 8, 1994, on file in the office of the Development Services Department and shall comply with the applicable provision of the City of San Diego "Landscape Technical Manual", document number RR-274506. The approved Brush Management Program shall be implemented before issuance of any occupancy permit on any building and shall be inspected by the Development Services Department Landscape Inspector prior to issuance of any occupancy permit. Such brush management plan shall not be modified or altered unless this permit has been amended and is to be maintained, at all times, in accordance with the guidelines of the City of San Diego's "Landscape Technical Manual", document number RR-274506, on file in the office of the City Clerk.
- b. No accessory structures shall be permitted within Zone 1, including but not limited to wood decks, trellises, gazebos, etcetera. Non-combustible accessory structures may be approved by the Fire Marshall and the Planning Director.
- c. The Fire Department may consider deviations from these conditions or may require additional conditions at the time of final inspection if it is determined an eminent health and safety risk still exists.
- d. No new planting shall occur within the Zones 2 and 3.

10. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the construction of the following public improvements, satisfactory to the City Engineer:

- a. replacement of all curb, gutter, and sidewalk adjacent to 2736 Copley Avenue;

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- b. replacement of all damaged curb and gutter on Collier Avenue and Oregon Street;
 - c. replacement of all damaged sidewalk west of the existing school driveway on Copley Drive and adjacent to 2736 and 2728 Copley Drive;
 - d. removal of the following unused curb cuts:
 - i. adjacent to 2736 Copley Drive,
 - ii. adjacent to 2728 Copley Drive,
 - iii. at the west end of the site on Collier Avenue, and
 - iv. on the west side of Oregon Street,and their replacement with standard curb, gutter, and sidewalk; and
 - e. replacement or repair of all uplifted, damaged, or misaligned sidewalk on Collier Avenue and Oregon Street.
11. No access-control gates shall open outward into the public right-of-way.
12. Prior to the issuance of any building permits, the applicant shall assure, by permit and bond, the construction of a pedestrian/wheelchair ramp at the northwest corner of Collier Avenue and Oregon Street, satisfactory to the City Engineer.
13. Prior to the issuance of any building permits, the applicant shall obtain an Encroachment Removal Agreement, from the City Engineer, for the bollards and all other private improvements, including landscape and irrigation, in the public right-of-way. This condition does not constitute approval of the Encroachment Removal Agreement, which requires separate application.
14. The developer shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer. If more than two (2) fire hydrants and/or thirty (30) Equivalent Dwelling Units (EDUs) are located on a dead-end main, then a dual-fed system shall be installed.
15. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.
16. Prior to the issuance of any building permits, the applicant shall designate the entry loop, at the corner of

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Copley Avenue and Oregon Street, as one-way, counter-clockwise, with directional signs and appropriate pavement markings.

17. Prior to the issuance of any building permits, the applicant shall install bollards, south of Parking Lot #1, in a manner satisfactory to the Fire Marshal.

18. The effective date of this permit shall be the date of final action by the Planning Commission. If an appeal is filed, the effective date shall be the date of final action by the City Council. The permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time has been granted by the Planning Commission, as set forth in Section 111.1122 of the Municipal Code. Any such extension of time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the Planning Commission.

19. No development shall commence, nor shall any permit for construction be issued, until:

- a. The Permittee signs and returns the permit to the Development Services Department;
- b. The Resource Protection Ordinance/Conditional Use Permit is recorded in the Office of the County Recorder.

If the signed permit is not received for recording by the Development Services Department within 90 days of the decision of the Development Services Director or Planning Commission, the permit shall be void.

20. The property included within this Resource Protection Ordinance/Conditional Use permit shall be used only for the purposes and under the terms and conditions set forth in this permit unless otherwise authorized by the Development Services Director or the permit has been revoked by The City of San Diego.

21. This Resource Protection Ordinance/Conditional Use Permit may be canceled or revoked if there is any material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by the City or Permittee.

22. This Resource Protection Ordinance/Conditional Use Permit shall constitute a covenant running with the land; all conditions and provisions shall be binding upon the permittee and any successor(s), and the interests of any successor(s) shall be subject to every condition herein.

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23. The use of textured or enhanced paving shall be permitted only with the approval of the City Engineer and Development Services Director, and shall meet standards of these departments as to location, noise and friction values, and any other applicable criteria.

24. Prior to the issuance of building permits, the applicant shall:

- a. Ensure that building address numbers are visible and legible from the street (UFC 10.208).
- b. Show the location of all fire hydrants on the plot plan (UFC 10.301).
- c. Provide access in conformance with Fire Department Policy A-89-1 (UFC 10.207).
- d. Comply with the City of San Diego Landscaping Technical Manual regarding brush management and landscaping.

25. In the event that 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.

26. The following mitigation measures are required to reduce potential adverse project impacts to cultural resources to below a level of significance:

As a condition of this Resource Protection Ordinance/Conditional Use Permit the applicant shall document the historic swimming pool complex and the house at 2604 Collier Avenue prior to project development. This shall be accomplished through completion of:

- a. Historic American Building Survey (HABS) Level 1 documentation for the existing swimming pool, bath house, gazebo and landscape elements that are to be removed; and
- b. Completion of California Department of Parks and Recreation Primary Record (DPR 523A-test) and Building Structure and Object Record (DPR 523B-test) for the house at 2604 Collier Avenue.

All of these records are to be completed by a qualified architectural historian or historic architect. A qualified architectural historian or historic architect is an individual who meets the Secretary of Interior's minimum professional qualifications in education and experience for

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architectural history or historic architecture. The Mitigation Monitoring and Reporting Program requires that prior to issuance of a demolition permit, the HABS Level 1 documentation shall be submitted to and approved by the Director of the Development Services Department. This historic mitigation program shall be included in the final site plan.

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.

27. Prior to the issuance of any demolition or building permit for the property at 2604 Collier Avenue, (Villa Lot 36 of University Heights Subdivision), the applicant shall have exercised its Option to purchase said property.
28. Prior to the issuance of any demolition or building permits for any of the activities authorized by this permit on any portion of the project site, the applicant shall have exercised its Option to purchase the property at 2604 Collier Avenue.
29. This Conditional Use Permit shall remain in effect for twenty-five (25) years from the date the permit is utilized. After the twenty-five years has expired, the activities authorized by this permit shall cease unless a new Conditional Use Permit has been issued by the City of San Diego for an additional period of time.
30. The original gate and walls at the main vehicular entrance to the site at the intersection of Oregon and Coply Streets will remain in their original appearance and location, but the gate will not open outward toward the street.

APPROVED by the Planning Commission of The City of San Diego on December 8, 1994.

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PLANNING COMMISSION RESOLUTION NO. 2156-PC
GRANTING RESOURCE PROTECTION ORDINANCE/
CONDITIONAL USE PERMIT NO.92-0769

WHEREAS, THE ACADEMY OF OUR LADY OF PEACE, a corporation, Owner/Permittee, filed an application for a Resource Protection Ordinance/Conditional Use Permit to: demolish an existing swimming pool and three single-family residences; to construct a new 12,200 square-foot gymnasium/multi-purpose building, a landscaped courtyard with outdoor amphitheater, a new student pedestrian entrance, four parking lots and a new school sign; and to make modifications to the existing landscaping and perimeter walls at an existing senior high school located at 4860 Oregon Street and described as Villa Lots 31, 32, 33, & 36 through 50 inclusive and Lots 1, 2, the north 13 feet of the south 68 feet of 3, and the south 55 feet of Lots 3 & 4 of Block "R" of the University Heights Subdivision according to the map of the east 1/2 of Pueblo Lot 1110, being Map No. 937 and the map made by G.A. de'Hemecourt in Book 8, Page 36 et seq of Lis Pendens, on file in the Office of the County Recorder, California. The subject property is located in the R-1-5000 and R-1-40000 zones of the Greater North Park Community Planning Area; and

WHEREAS, on December 8, 1994, the Planning Commission of the City of San Diego considered Resource Protection Ordinance/Conditional Use Permit No. 92-0769 pursuant to Sections 101.0462 and 101.0510 of the Municipal Code of the City of San Diego; NOW, THEREFORE,

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

1. That the Planning Commission adopts the following written Findings, dated December 8, 1994:
 - a. The proposed use and development will not adversely affect the neighborhood, the City of San Diego's Progress Guide and General Plan, or the Community Plan, and, if conducted in conformity with the conditions provided by the permit, will not be detrimental to the health, safety and general welfare of persons residing or working in the area; and
 - b. The proposed development will be sited, designed, constructed and maintained to minimize, if not preclude, adverse impacts on environmentally sensitive lands.
 - c. The proposed development will minimize the alterations of natural landforms and will not result in undue risks from geological and erosional forces and/or

flood and fire hazards.

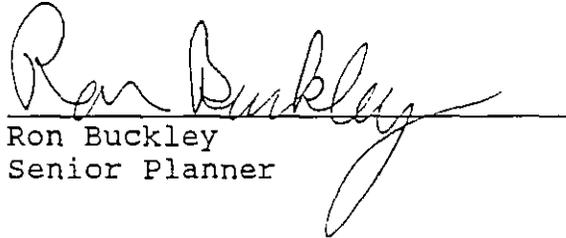
- d. The proposed use will comply with the relevant regulations in the San Diego Municipal Code. The proposal conforms with all applicable Municipal Code regulations except the height of the proposed gymnasium/multi-purpose facility achieves a height of 32 feet where a height of 30 feet is allowed and the project proposes to provide 106 parking spaces where 115 are required for the school's current enrollment. However, 32 feet is the minimum height necessary to achieve the required interior height for a regulation high school gymnasium and 106 parking spaces are the most that can be provided on site without compromising the historic integrity of the property.

2. That said Findings are supported by maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED that, based on the Findings hereinbefore adopted by the Planning Commission, Resource Protection Ordinance/Conditional Use Permit No. 92-0769, is hereby GRANTED to Owner/Permittee in the form and with the terms and conditions set forth in Resource Protection Ordinance/Conditional Use Permit No. 92-0769, a copy of which is attached hereto and made a part hereof.



Linda Lugano
Administrative Secretary to
the Planning Commission



Ron Buckley
Senior Planner

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RESOLUTION NUMBER R- 2156-1-PCADOPTED ON December 8, 1994

WHEREAS, on December 9, 1992, SISTER DOLORES ANCHONDO, PRINCIPAL, ACADEMY OF OUR LADY OF PEACE, submitted an application to the Development Services Department for a Conditional Use Permit and Resource Protection Ordinance permit; and

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

WHEREAS, the issue was heard by the Planning Commission on December 8, 1994; and

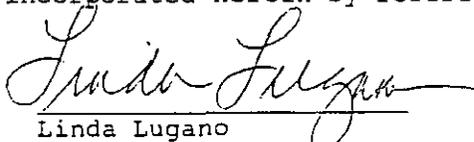
WHEREAS, the Planning Commission of San Diego considered the issues discussed in Mitigated Negative Declaration No. 992-0768; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission, that it is hereby certified that Mitigated Negative Declaration No. 92-0769 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administration Code Section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission

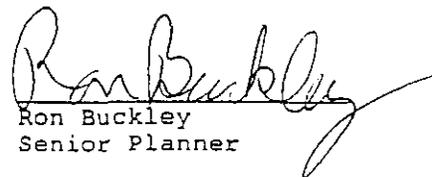
BE IT FURTHER RESOLVED that the Planning Commission finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that said Mitigated Negative Declaration, a copy of which is attached hereto and incorporated by reference, is hereby approved.

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

By:


Linda Lugano
Administrative Secretary to
Planning Commission

By:


Ron Buckley
Senior Planner

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

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EXHIBIT A
 MITIGATION MONITORING AND REPORTING PROGRAM
 ACADEMY OF OUR LADY OF PEACE
 CONDITIONAL USE AND RESOURCE PROTECTION ORDINANCE PERMIT
 DEP NO. 92-0769

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. All mitigation measures contained in the Mitigated Negative Declaration (Dep No. 92-0769) shall be made conditions of CONDITIONAL USE PERMIT and RESOURCE PROTECTION ORDINANCE PERMIT 92-0769 as may be further described below.

The following mitigation measures are required to reduce potential adverse project impacts to cultural resources to below a level of significance:

As a condition of Resource Protection Ordinance/Conditional Use Permit the applicant shall document the historic swimming pool complex and the house at 2604 Collier Avenue prior to project development. This shall be accomplished through completion of:

1. Historic American Building Survey (HABS) Level 1 documentation for the existing swimming pool, bath house, gazebo and landscape elements that are to be removed; and
2. Completion of California Department of Parks and Recreation Primary Record (DPR 523A-test) and Building Structure and Object Record (DPR 523B-test) for the house at 2604 Collier Avenue.

All of these records are to be completed by a qualified architectural historian or historic architect. A qualified architectural historian or historic architect is an individual who meets the Secretary of Interior's minimum professional qualifications in education and experience for architectural history or historic architecture. The Mitigation Monitoring and Reporting Program requires that prior to issuance of a demolition permit, the HABS Level 1 documentation shall be submitted to and approved by the Director of the Development Services Department. This historic mitigation program shall be included in the final site plan.

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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ALL-PURPOSE CERTIFICATE

Type/Number of Document RPO/CUP 92-0769
Date of Approval December 8, 1994
Number of Pages Page 12 of 12

STATE OF CALIFORNIA

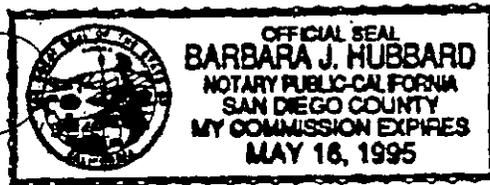
Ron Buckley
Ron Buckley, Senior Planner

COUNTY OF SAN DIEGO

On January 19, 1995 before me, BARBARA J. HUBBARD (Notary Public), personally appeared Ron Buckley, Senior Planner of the Planning Department of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Barbara J. Hubbard
Barbara J. Hubbard



PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF PERMITTEE(S) THEREUNDER.

Signed Academy of Our Lady of Peace Signed Dolores Anchondo
Typed Name: Academy of Our Lady of Peace Typed Name: DOLORES ANCHONDO

STATE OF California
COUNTY OF San Diego

On June 16, 1995 before me, Cindy Ann Gould (Name of Notary Public) personally appeared Dolores Anchondo, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Cindy Ann Gould

(Seal)



ORIGINAL

000621

Mandel E. Himmelstein
Attorney at Law
P.O. Box 180519
Coronado, CA 92178
State Bar No. 174997

Administrative Hearing Officer,
City of San Diego

IN THE MATTER OF)	
)	
The Academy of Our Lady)	
Of Peace)	
)	
4860 Oregon)	
)	
San Diego, CA)	CIVIL PENALTY
)	ADMINISTRATIVE ENFORCEMENT ORDER
_____)	

1
STATEMENT OF THE CASE

This matter came on for hearing on March 7, 2008 at the San Diego City Council Chambers before Mandel E. Himmelstein, Administrative Hearing Officer pursuant to Appellant's Motion to Modify the Civil Penalty Enforcement Order dated September, 18, 2007(ORDER).

The ORDER resulted from evidence presented by Appellant and the City on July 27, 2007 and September 7, 2007 at The Neighborhood Code Compliance Department (NCCD) and the San Diego City Council Chambers. Those hearings followed lawful notice duly and regularly given to all parties.

This hearing was held for the limited purpose of determining whether it is lawful, reasonable, appropriate and consistent with the Conditional Use Permit to amend that portion of the ORDER requiring Appellant to reduce student enrollment from 750 to 640 by July 1, 2008.

Christine Fitzgerald, Deputy City Attorney, Melody Negrete, Code Enforcement Coordinator, Robert Vacchi, Deputy Director and Al Stasukevich Land Development Investigator II appeared on behalf of the City of San Diego.

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Appellant appeared and was represented by its attorneys, Paul Robinson and Josh Sonne. Testifying for Appellant was Patricia Butler, technical consultant.

Public comment by the neighboring community was presented by Dan Sullivan and Ross Lopez. John McMann spoke on behalf of the Appellant.

The City did not offer documentary evidence. Appellant offered evidence identified as A-1 - A-3. All documents were admitted into evidence.

II FINDINGS OF FACT

1. The ORDER reviewed the history of the violations of the San Diego Municipal Code (SDMC) as alleged in the Civil Penalty Notice and Order (CPNO), the obligations and limitations imposed upon Appellant in the Conditional Use Permit (CUP), the applicable law and the mitigating and aggravating factors to be considered in the decision process.

There were 15 separate Findings, determination of all five issues argued at the hearings and a final order with five divisions and eleven subdivisions to detail what Appellant must do to comply.

2. Appellant appealed the ORDER in accordance with SDMC 12.0412 and California Code of Civil Procedure (CCCP) 1094.6. The San Diego City Attorney opined that subsequent to the Appeal, the Hearing Officer retained jurisdiction for the limited purpose of granting or denying Appellant's Motion to extend the compliance deadline. The ultimate determination of jurisdiction and other issues decided in this case now rests with the Superior Court on Appeal.
3. Appellant established by presentation of testamentary and documentary evidence, that the July 1, 2008 deadline to reduce student enrollment from 750 to 640 or to amend the CUP to allow the increased student body was not sufficient to complete regulatory, environmental, City review, Appellant compliance requirements and timeframes or allow adequate time for public comment. Appellant expects compliance to be achieved by yearend but suggested February 28, 2009 as the new deadline.
4. The City of San Diego did not present a position on or contest Appellant's Motion, but agreed that an extension to February 28, 2009 was reasonable, provided that, Appellant continue in compliance with the ORDER throughout the extension period.

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Appellant is substantially compliant with the ORDER except for 5 disputed parking spaces and payment of the balance of Civil Penalties and Costs.

5. Neighborhood representatives expressed opposition to any deadline extension. They believe Appellant plans to expand the property and student body beyond legal requirements and the comfort of neighbors. They expressed their intent to vigorously and legally oppose any expansion during the permitting process.
6. An Appellant Board Member testified that the civil penalties have and will continue to cause financial hardship to the school which he alleges does not have any money, partly because it offers free education to many of its students.
7. All Notices and Orders including written notice of the time and place of this hearing were served upon Appellant according to law.
8. The responsible party is Appellant.

III

DETERMINATION OF ISSUES

1. By reason of the facts found in Findings of Fact paragraph 8, Appellant is the Responsible Party.
2. By reason of the facts found in Findings of Fact paragraph 7, the Appellant was notified of this Administrative Hearing.
3. By reason of the facts found in Findings of Fact paragraphs 3 and 4, the Appellant is substantially in compliance with the ORDER.
4. By reason of the facts found in Findings of Fact paragraphs 1, 2, 3 and 4, the compliance deadline of July 8, 2008 is extended to February 28, 2009 subject to the conditions in the order.
5. By reason of the facts found in Findings of Fact paragraph 2, this order is limited to the modification of the compliance deadline and necessary auxiliary matters.

IV

ORDER

THEREFORE, the following order is made:

000624

1. Paragraph 2 D of the ORDER is amended by deleting "July 1, 2008" and substituting "February 28, 2009" (EXTENSION) in lieu thereof. Except for this modification, the ORDER is affirmed.
2. Throughout the EXTENSION Appellant shall otherwise remain in full compliance with the ORDER. Full compliance shall include the existing requirements of the ORDER, and (to accommodate the additional 110 students) the increase of off-site parking spaces by 22 for a total of 67 off-site spaces. Appellant shall provide written verification of the additional spaces to NCCD not later than 30 days prior to commencement of the 2008-2009 school year.
3. If the Appellant does not continue compliance with the ORDER during the EXTENSION, the EXTENSION is rescinded and, upon motion by the City, a hearing may be held to consider a different compliance date and what, if any, additional civil penalties or conditions may be necessary to ensure full compliance.
4. This order is subject to review and final determination by the Superior Court.

Dated: March 13, 2008



Marcel E. Himmelstein
Administrative Hearing Officer

North Park Planning Committee
Urban Design/Project Review Subcommittee
August 25, 2008

Academy of Our Lady of Peace Expansion and Modernization Project

Motion: Scannell/Bonn

Whereas the Greater North Park Community Plan seeks to “preserve the architectural variety and residential character of Greater North Park” and to “preserve and restore unique or historic structures within the community,” we find the applicant’s plan to demolish the Collier and Copley Avenue houses—which the City has deemed “locally significant historical resources” that meet Significance Criterion C—to be opposite of the Community Plan.

Whereas the applicant has been in violation of its existing CUP since approximately 1996—including increases in enrollment, lack of parking, and traffic management—we find the applicant to be disingenuous in its attempt to amend its CUP as part of a major building project while neighbors endure the impacts of the violations.

Whereas the Greater North Park Community Plan aims to maintain the low-density character of predominantly single-family areas, we find the project’s nearly 22,000-square-foot, 30-foot-tall (plus an additional 13 feet in some areas) classroom structure that is to be 10 feet from a neighboring and historically significant home’s property line to be opposite of the Community Plan.

Whereas the applicant has not presented alternatives for the Collier and Copley houses, or existing campus structures, we find the applicant negligent in exploring adaptive re-use contrary to the Community Plan.

Whereas the applicant’s EIR fails to include mitigation for impacts on land use, aesthetics, neighborhood character, historical resources, traffic and circulation, and cumulative impacts to hydrology and water quality, we find the EIR incomplete and not compatible with land use protections or the Community Plan.

Whereas the project seeks deviations for setback, parking and building height, we find no community benefit to such deviations.

Whereas the project includes the applicant’s plan to “adopt a solution of financial hardship” based on a religious exemption from developers’ rules, including limitations on demolition of historically significant buildings, we find conflict with the applicant’s statement in the EIR that the “school is considered the primary use of the site,” not a religious institution.

Whereas the applicant is assuming the proposed parking structure would “reduce existing congestion and parking issues,” we find no assurance students or faculty/staff would

favor the structure over available street parking or that it would ease congestion with only one ingress/egress.

Whereas the applicant's EIR says the amended CUP will "modify limitations of special events," yet the CUP amendment offers no explanation of these modifications, we find potential for harmful overuse of neighborhood resources should the applicant pursue these additional events.

Whereas neighbors and this committee have documented the applicant's insincere efforts at community involvement and participation, we find the project to be one-sided and without concessions traditionally agreed upon between residents and expanding institutions.

Whereas the applicant sought a planning commission hearing date prior to a vote by this committee, conflicting with planning steps the City designed to protect neighborhoods, we find the applicant to be careless of its North Park location and neighbors.

Therefore, we deny the project and the CUP amendment as currently proposed.

**Motion Passes 6-3-0 (Steppke, Elliott, Moczdlowsky voting against the motion)
For Action**

**The Academy of Our Lady of Peace
Project No. 130619**

OWNERSHIP INFORMATION

Owner: The Academy of Our Lady of Peace, a California Non-Profit Corporation

Officers of the Corporation:

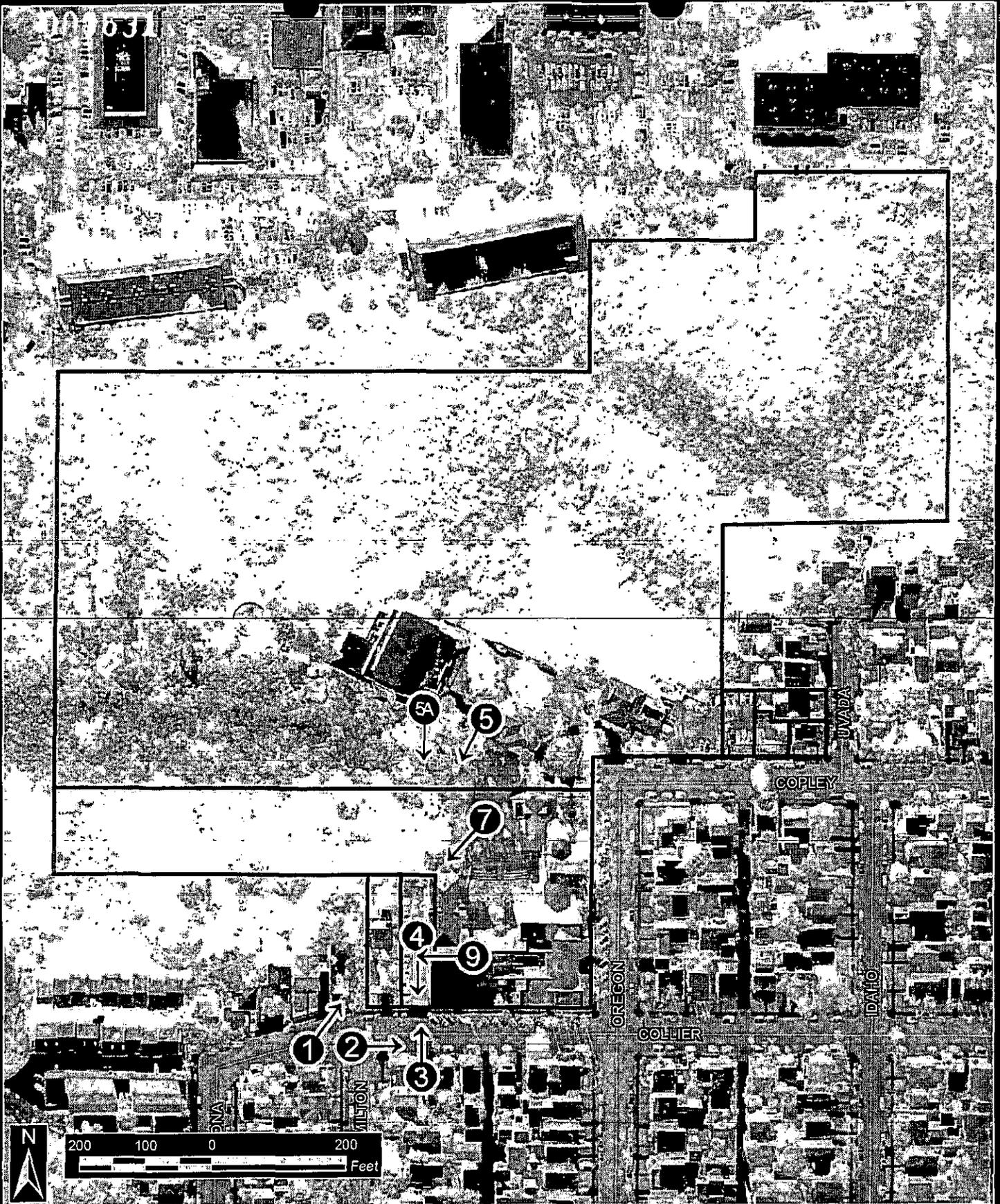
Mary Sloper, Chair Board of Trustees
Sister Dolores Anchondo, President
Sister Joyce Hampel, Vice President
Dasan Mahadevan, Secretary/Treasurer

000629

DEVELOPMENT SERVICES
Project Chronology
 ACADEMY OF OUR LADY OF PEACE; PROJECT NO. 130619

	Action	Description	City Review Time	Applicant Response
6/6/07	First Submittal	Project Deemed Complete		
7/25/07	First Assessment Letter	First assessment letter sent to applicant.	49 days	
9/21/07	Second submittal	Applicant's response to first assessment letter		58 days
11/9/07	Second Assessment Letter	Second assessment letter sent to applicant.	49 days	
1/3/08	Third submittal	Applicant's response to second assessment letter		55 days
3/6/08	Third Assessment Letter	Third assessment letter sent to applicant (included analysis to determine removal of CPA)	63 days	
7/7/08	Fourth submittal	Applicant's response to third assessment letter		123 days
8/14/08	Fourth Assessment Letter	Fourth assessment letter sent to applicant (minor issues).	38 days	
8/18/08	Fifth submittal – issues addressed	Applicant's response to fourth assessment letter. Issues addressed.		4 days
9/18/08	Public Hearing-Planning Commission	Planning Commission Hearing	31 days	
TOTAL STAFF TIME**			230 days	
TOTAL APPLICANT TIME**				240 days
TOTAL PROJECT RUNNING TIME**		From Deemed Complete to PC Hearing	470 days	

**Based on 30 days equals to one month.



SOURCE: SanGIS, 2006; and BRG Consulting, Inc., 2007

05/16/07



Academy of Our Lady of Peace
 Key Map of Photographic Locations
 for Project A (classroom)

FIGURE
 6



SOURCE: BRG Consulting Inc., 2007

05/15/07



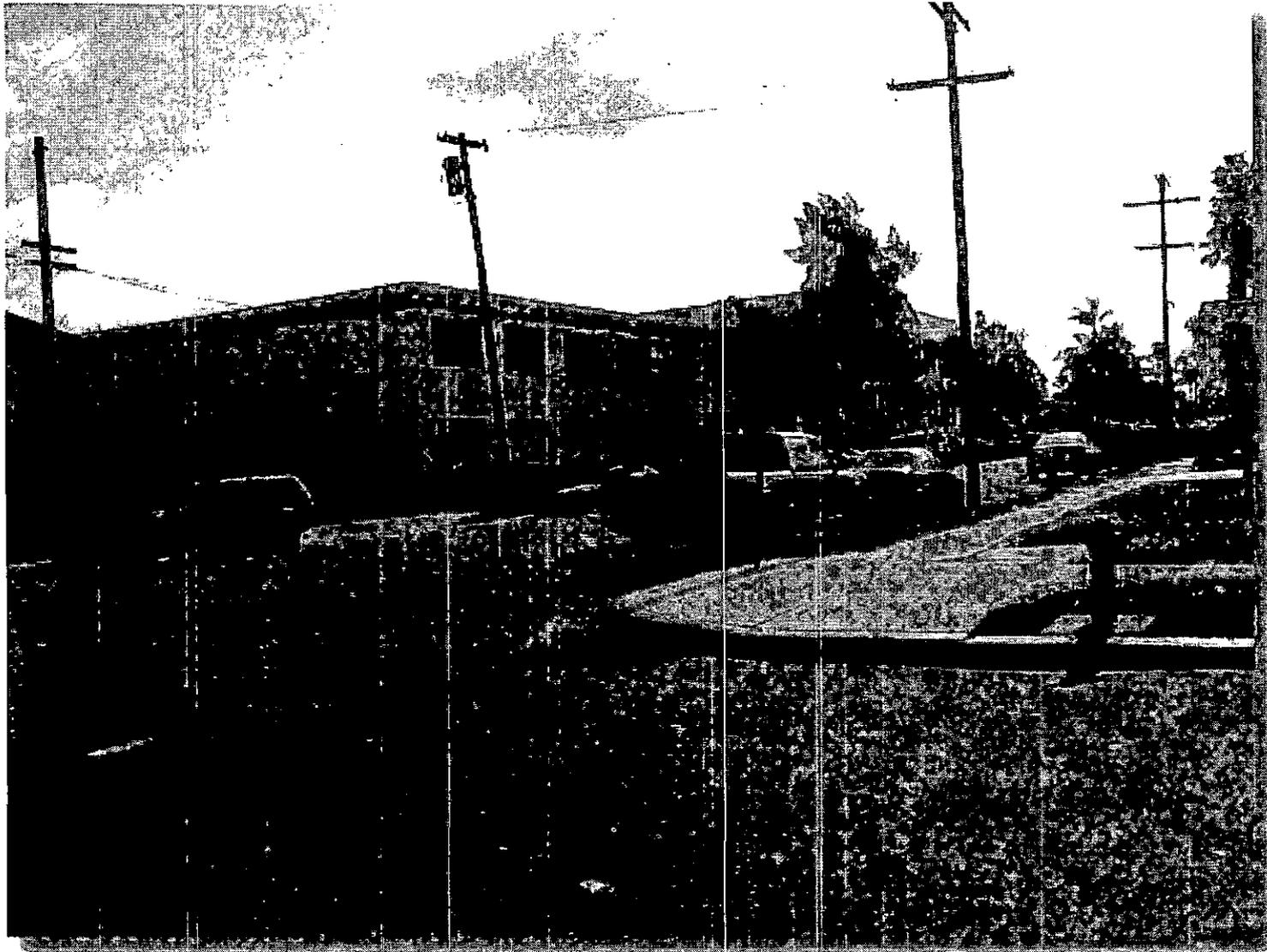
Academy of Our Lady of Peace

Project A

1. View from intersection of Hamilton St. and Collier Ave. toward project site
 (staff parking and 2544 Collier Ave.)

FIGURE

1



SOURCE: BRG Consulting Inc., 2007

05/15/07

Academy of Our Lady of Peace

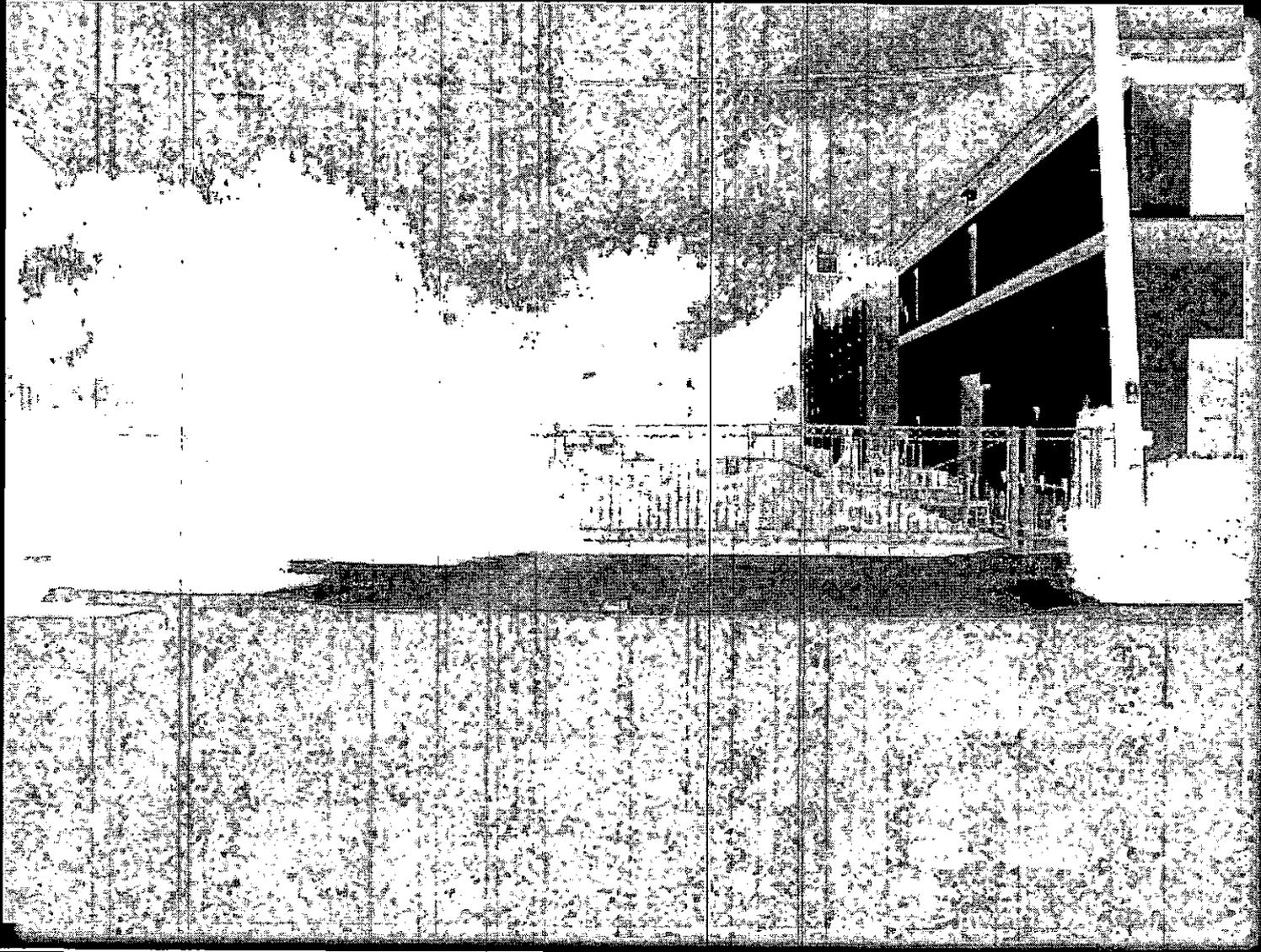
Project A

2. View from intersection of Hamilton St. and Collier Ave. toward Oregon St.

FIGURE

2





SOURCE: BRG Consulting Inc., 2007

05/15/07



Academy of Our Lady of Peace

Project A

3. View from Collier Ave. toward project site

FIGURE

3

000635



SOURCE: BRG Consulting Inc., 2007

05/15/07



BRG CONSULTING, INC.

Academy of Our Lady of Peace

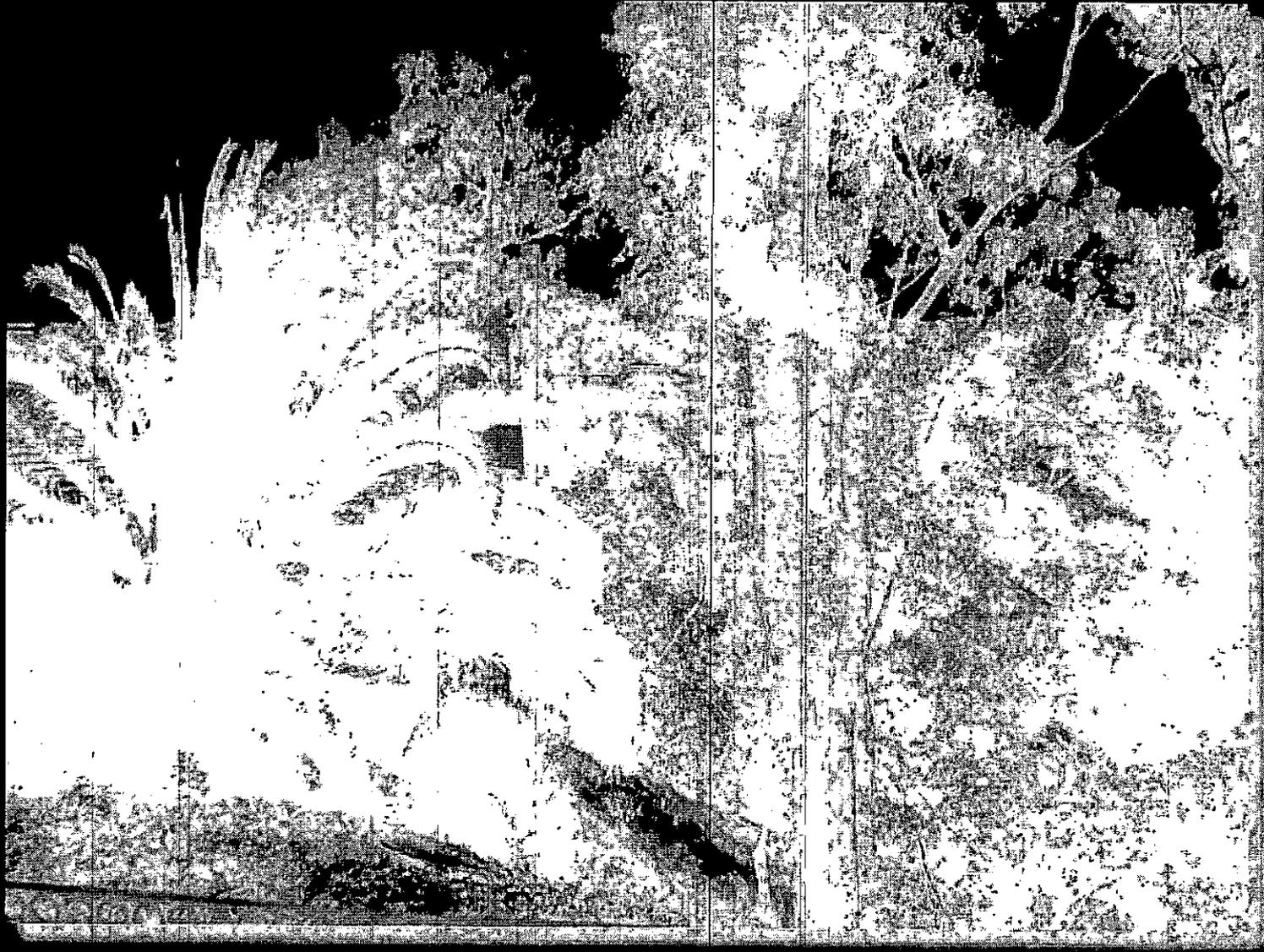
Project A

4. View from project site toward Collier Ave.

FIGURE

4

PROJECT 1A



SOURCE: BRG Consulting Inc., 2007

05/15/07



Academy of Our Lady of Peace

Project A

5a. View from Holy Family Event Center toward staff parking

FIGURE

5

000637



SOURCE: BRG Consulting Inc., 2007

05/15/07

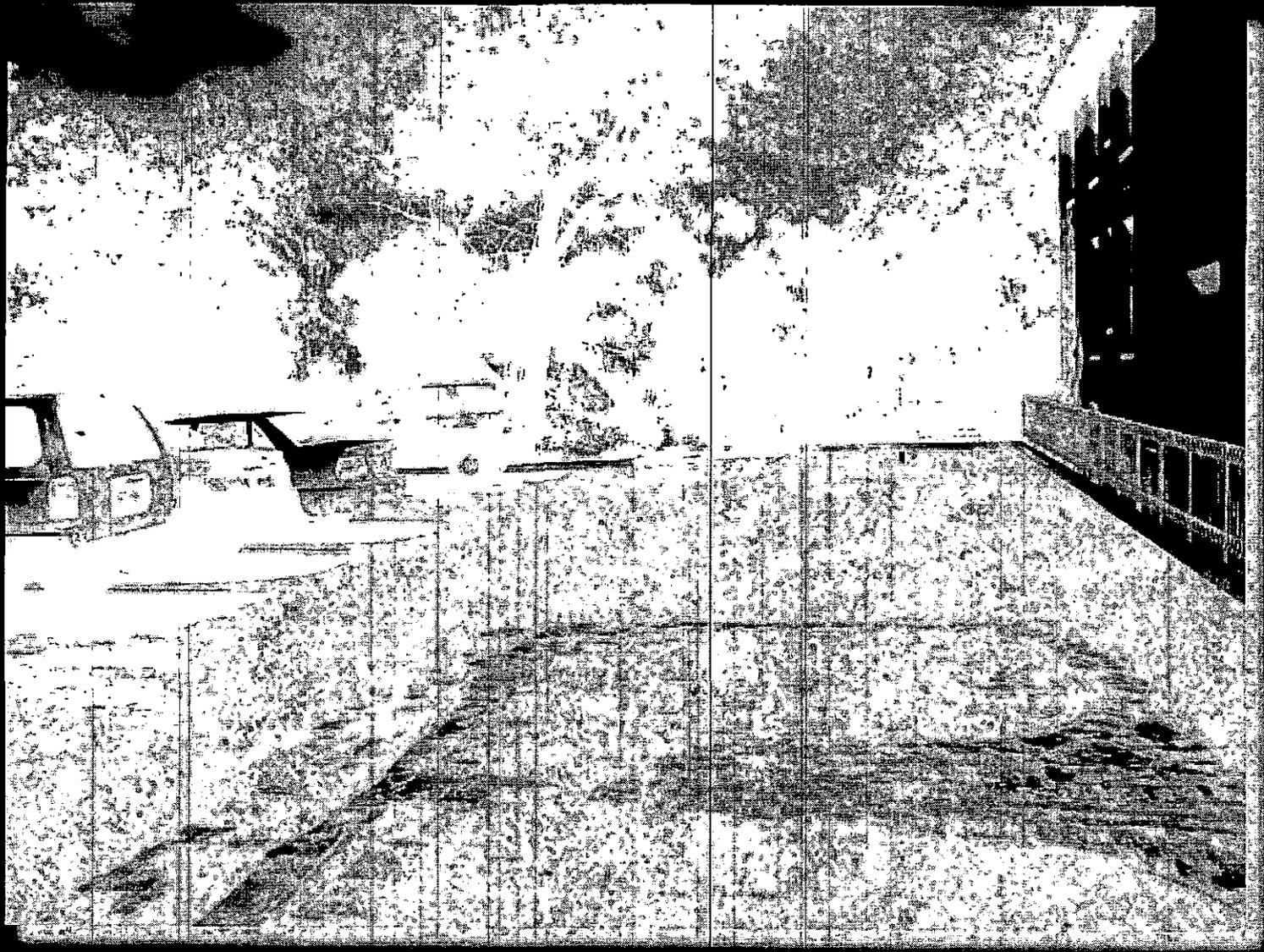


Academy of Our Lady of Peace
Project A
5b. View from Holy Family Event Center toward 2544 Collier Ave.

FIGURE

6

Academy of Our Lady of Peace



SOURCE: BRG Consulting Inc., 2007

05/15/07



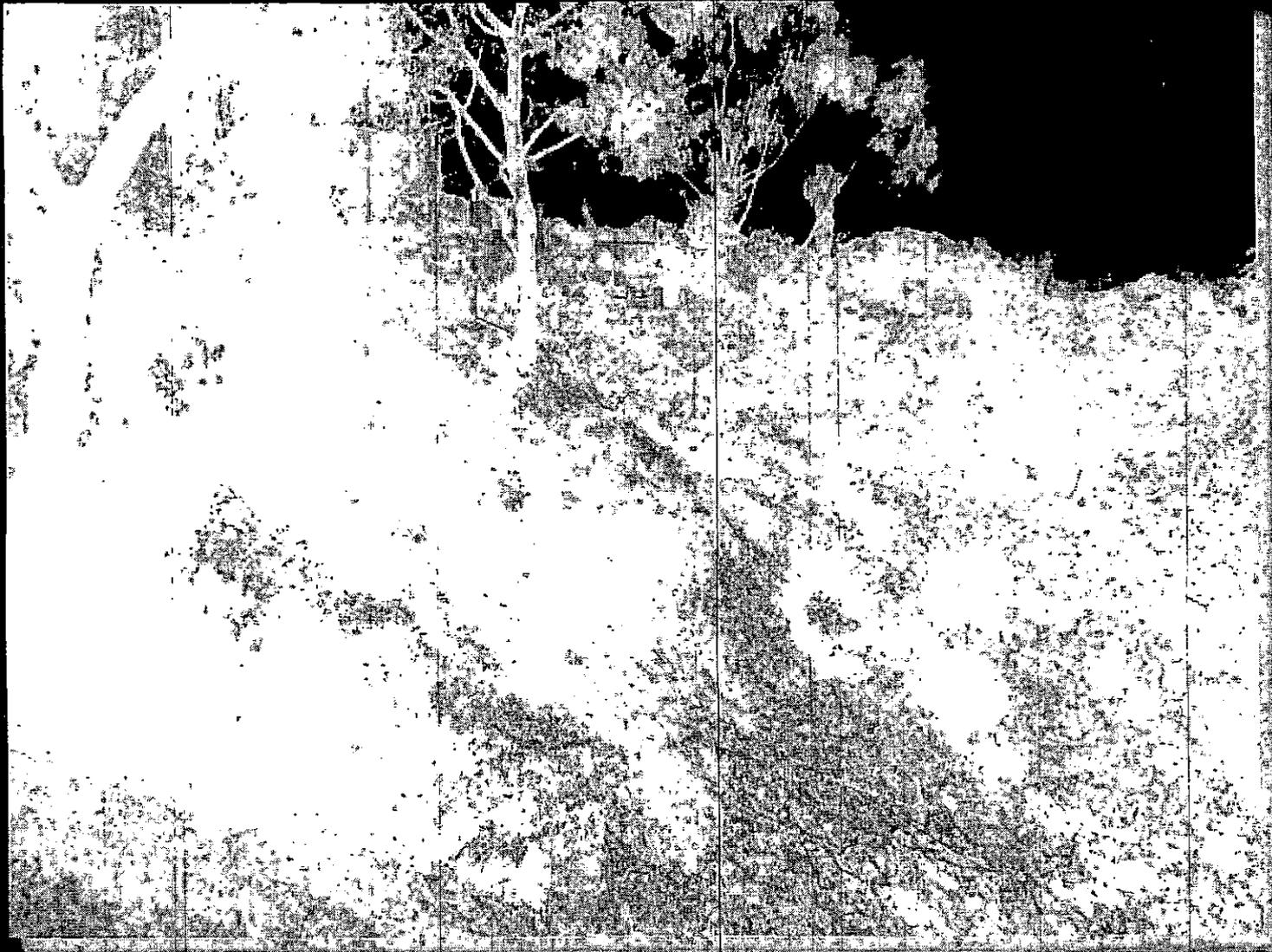
Academy of Our Lady of Peace

Project A

6. View from staff parking toward Holy Family Event Center

FIGURE

7



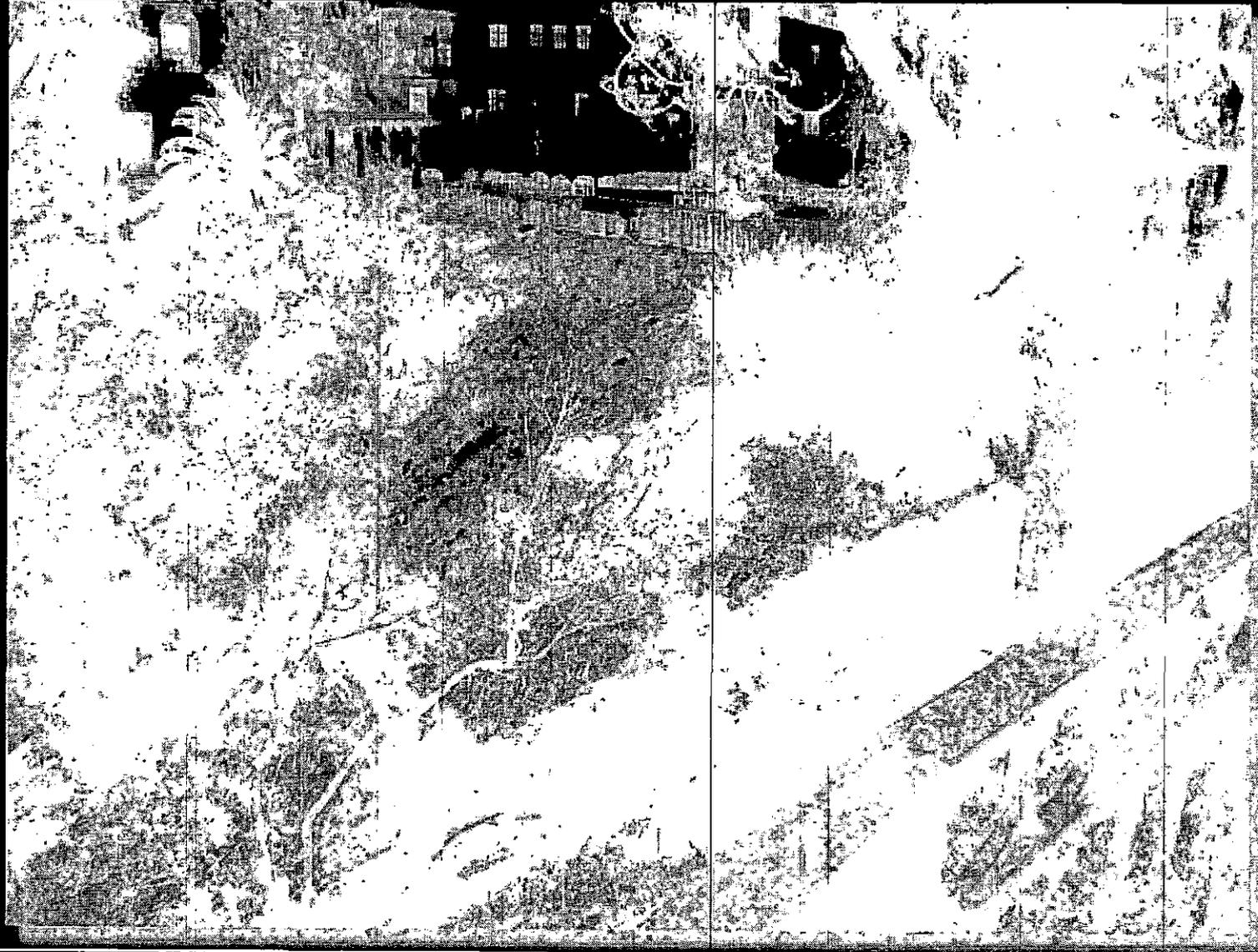
SOURCE: BRG Consulting Inc., 2007

05/15/07



Academy of Our Lady of Peace
Project A
7. View from Lower Plaza toward project site

FIGURE
8



SOURCE: BRG Consulting Inc., 2007

05/15/07



BRG CONSULTING, INC.

Academy of Our Lady of Peace

Project A

8. View from Project Site toward Lower Plaza

FIGURE

9



SOURCE: BRG Consulting Inc., 2007

05/15/07

Academy of Our Lady of Peace

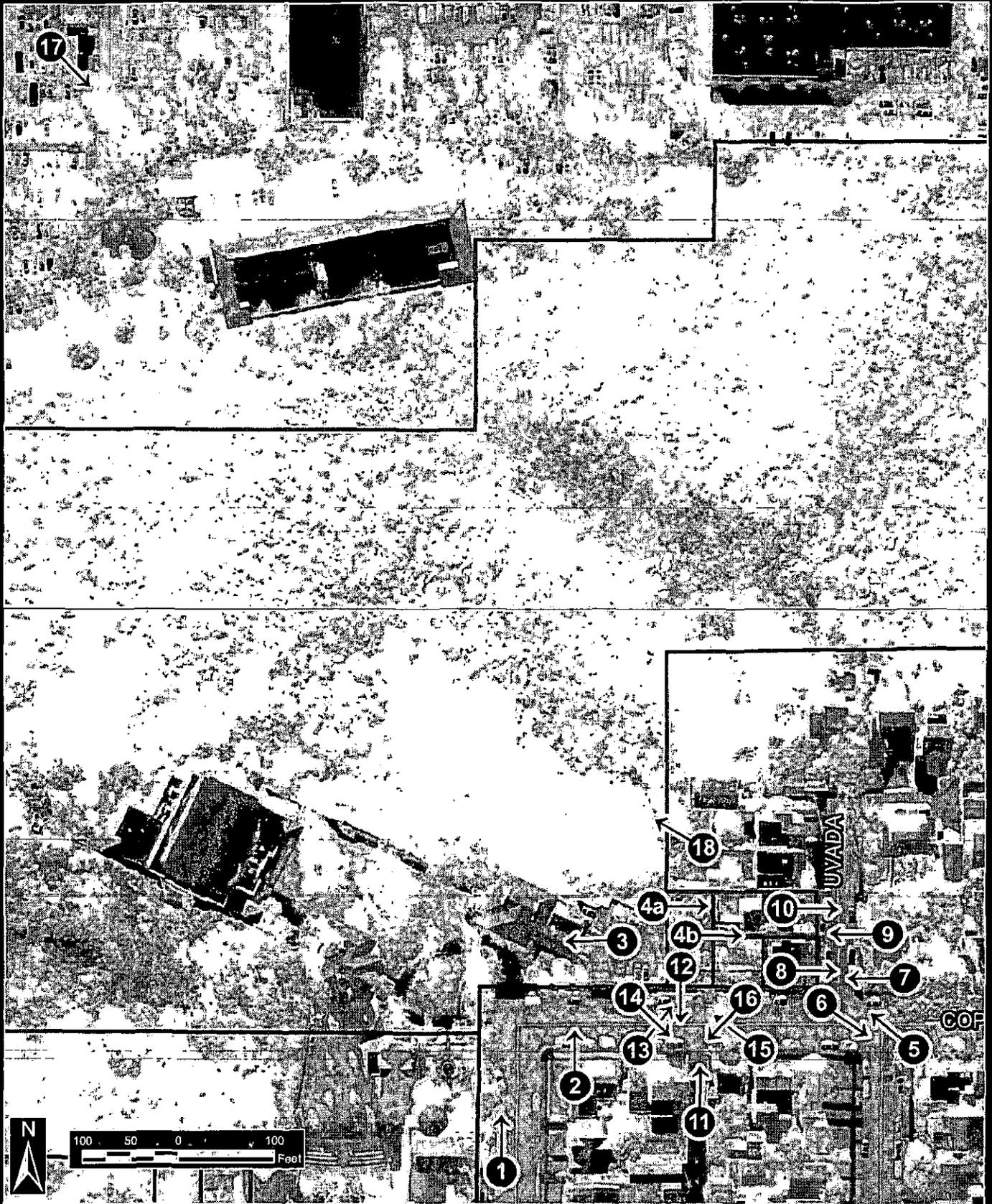
Project A

9. View from outside Qualialto Hall toward project site

FIGURE

10





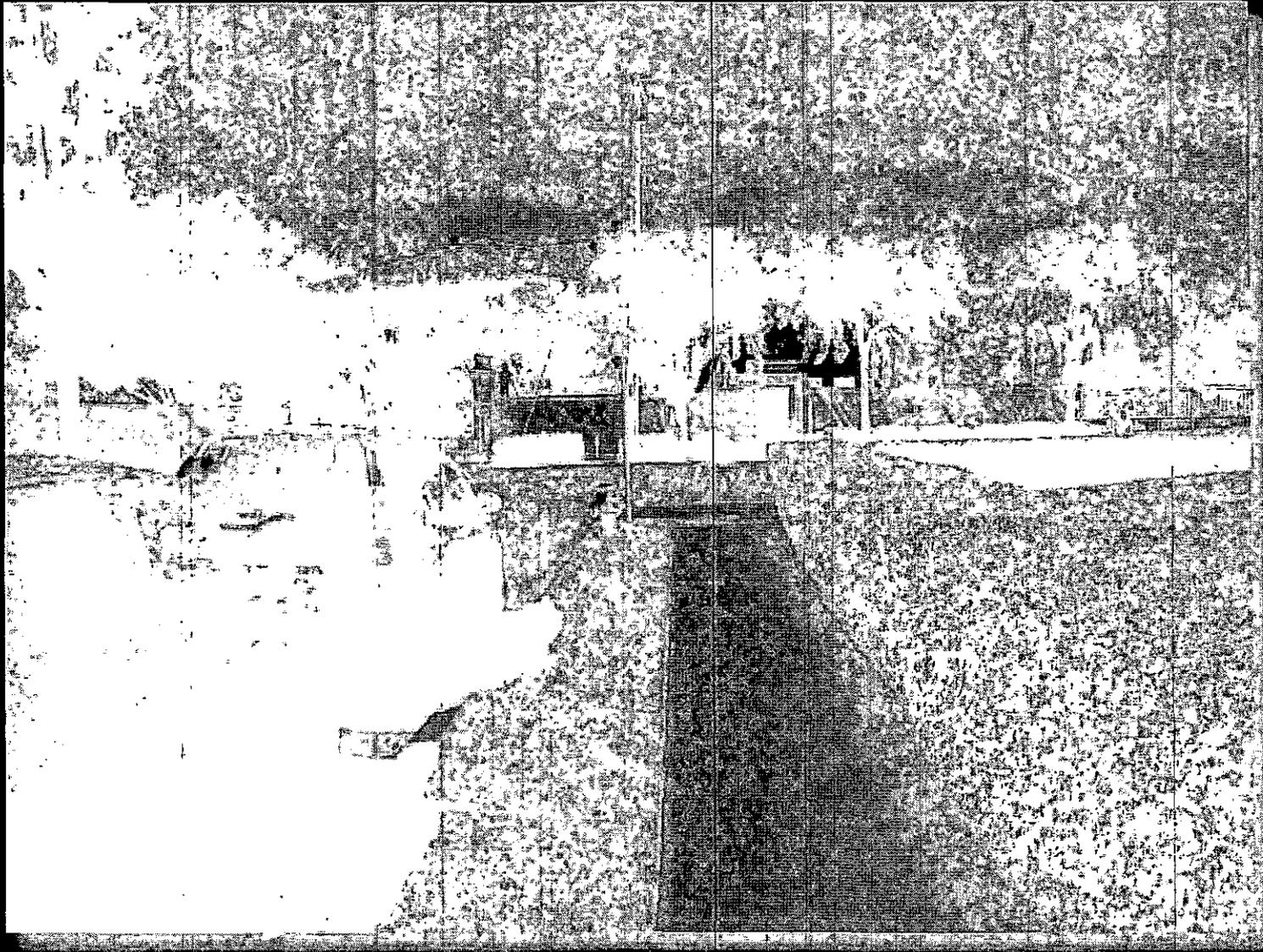
SOURCE: SanGIS, 2007; and BRG Consulting, Inc., 2007

05/16/07



Academy of Our Lady of Peace
 Key Map of Photograph Locations
 for Project B (Parking Structure)

FIGURE
 7



SOURCE: BRG Consulting Inc., 2007

05/15/07



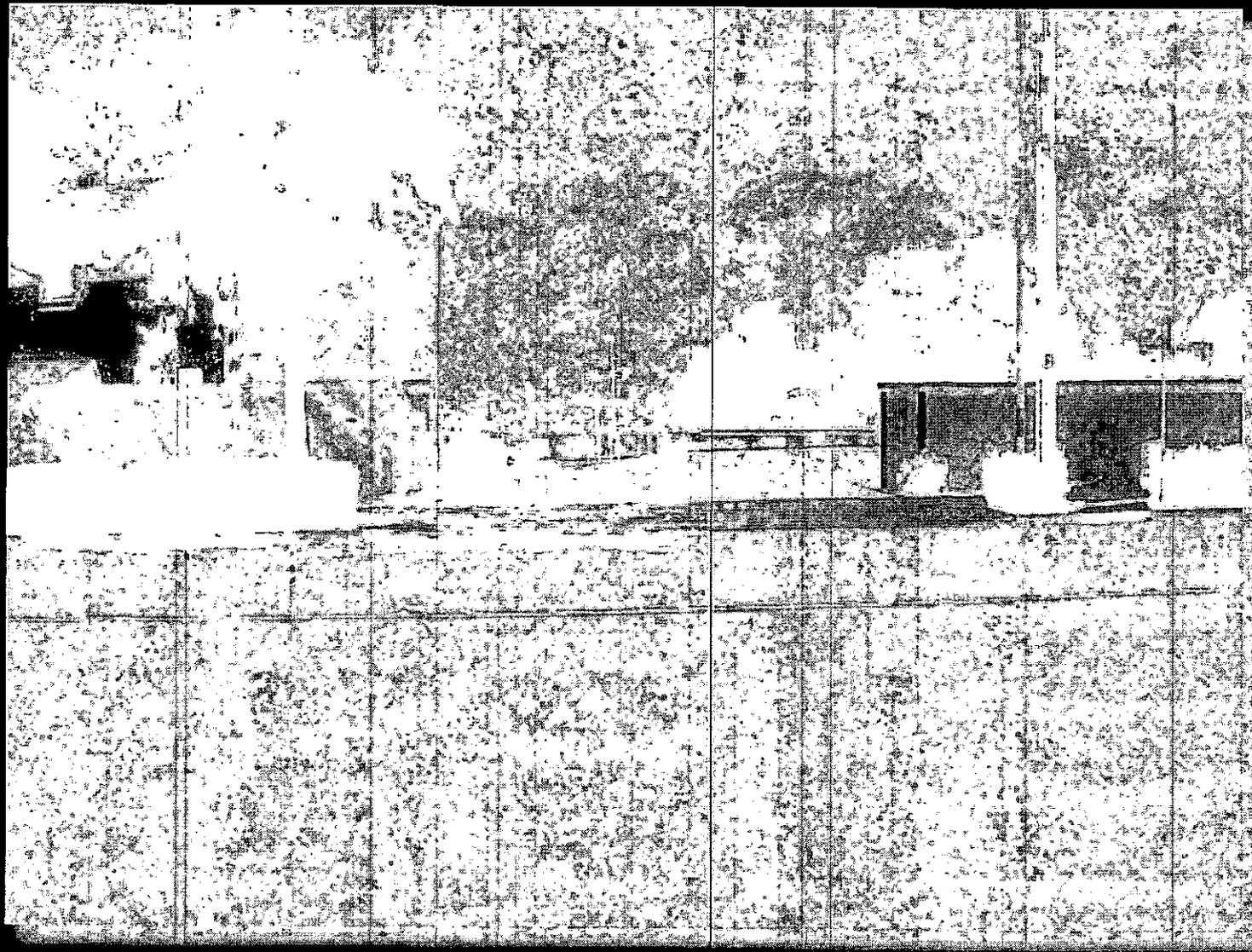
Academy of Our Lady of Peace

Project B

1. View toward intersection of Oregon St. & Copley Ave.

FIGURE

11



SOURCE: BRG Consulting Inc., 2007

05/15/07



BRG CONSULTING, INC.

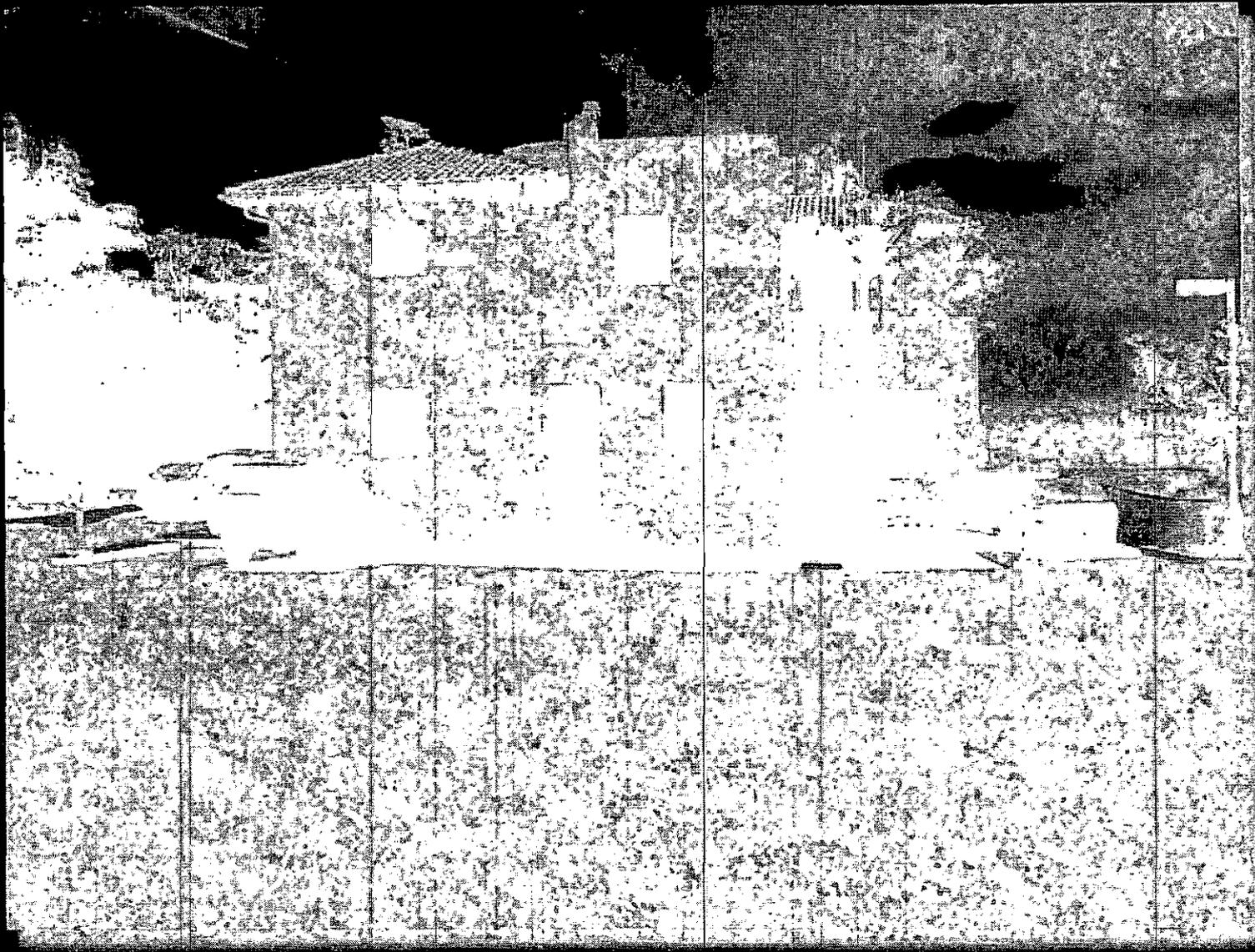
Academy of Our Lady of Peace

Project B

2. View toward existing parking entry gate

FIGURE

12



SOURCE: BRG Consulting Inc., 2007

05/15/07



BRG CONSULTING, INC.

Academy of Our Lady of Peace

Project B

3. View from parking lot toward St. Catherine's

FIGURE

13



SOURCE: BRG Consulting Inc., 2007

05/15/07



BRG CONSULTING, INC.

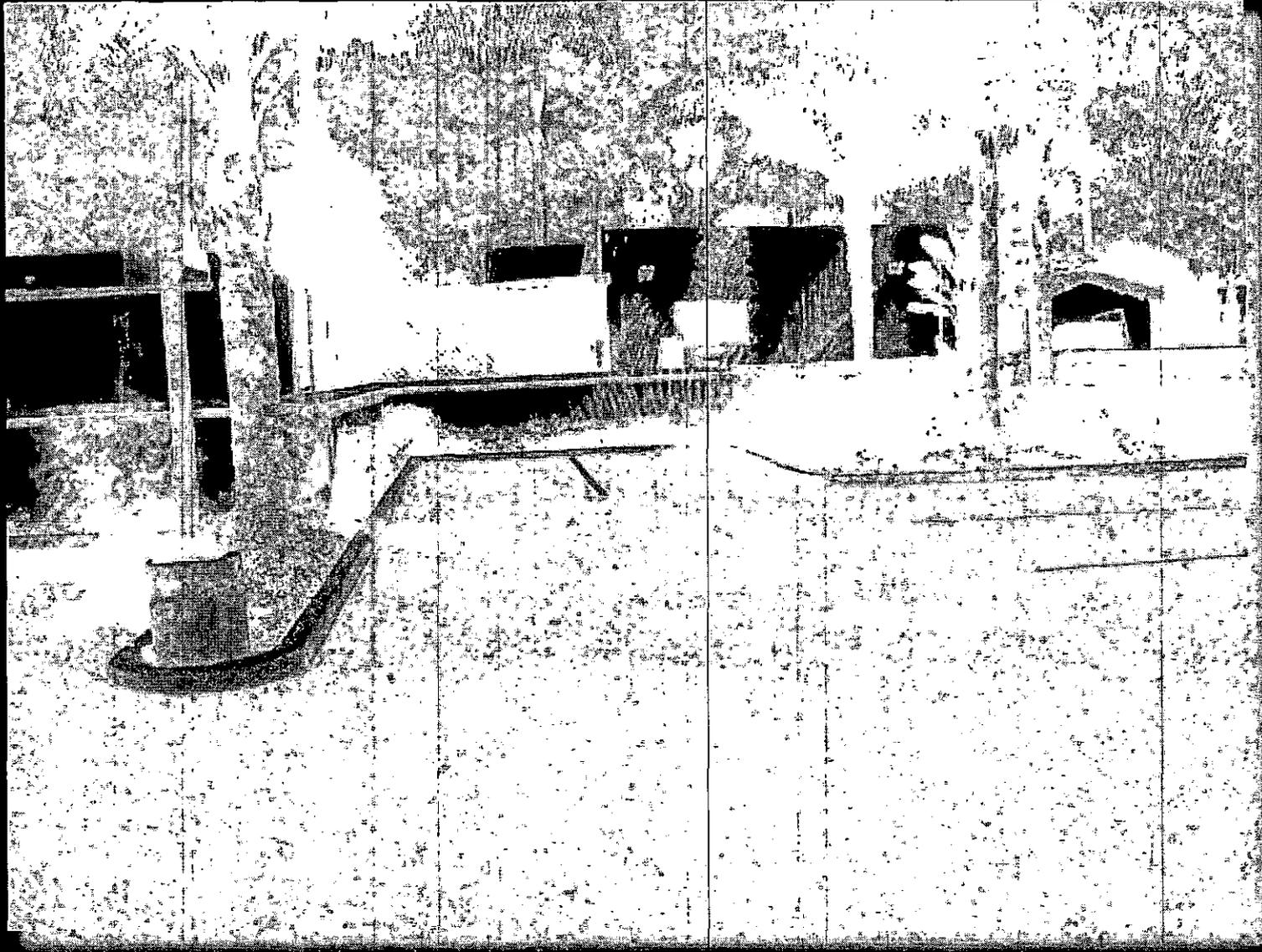
Academy of Our Lady of Peace

Project B

4a. View from parking lot toward back of 4910 Uvada Pl.

FIGURE

14



SOURCE: BRG Consulting Inc., 2007

05/15/07



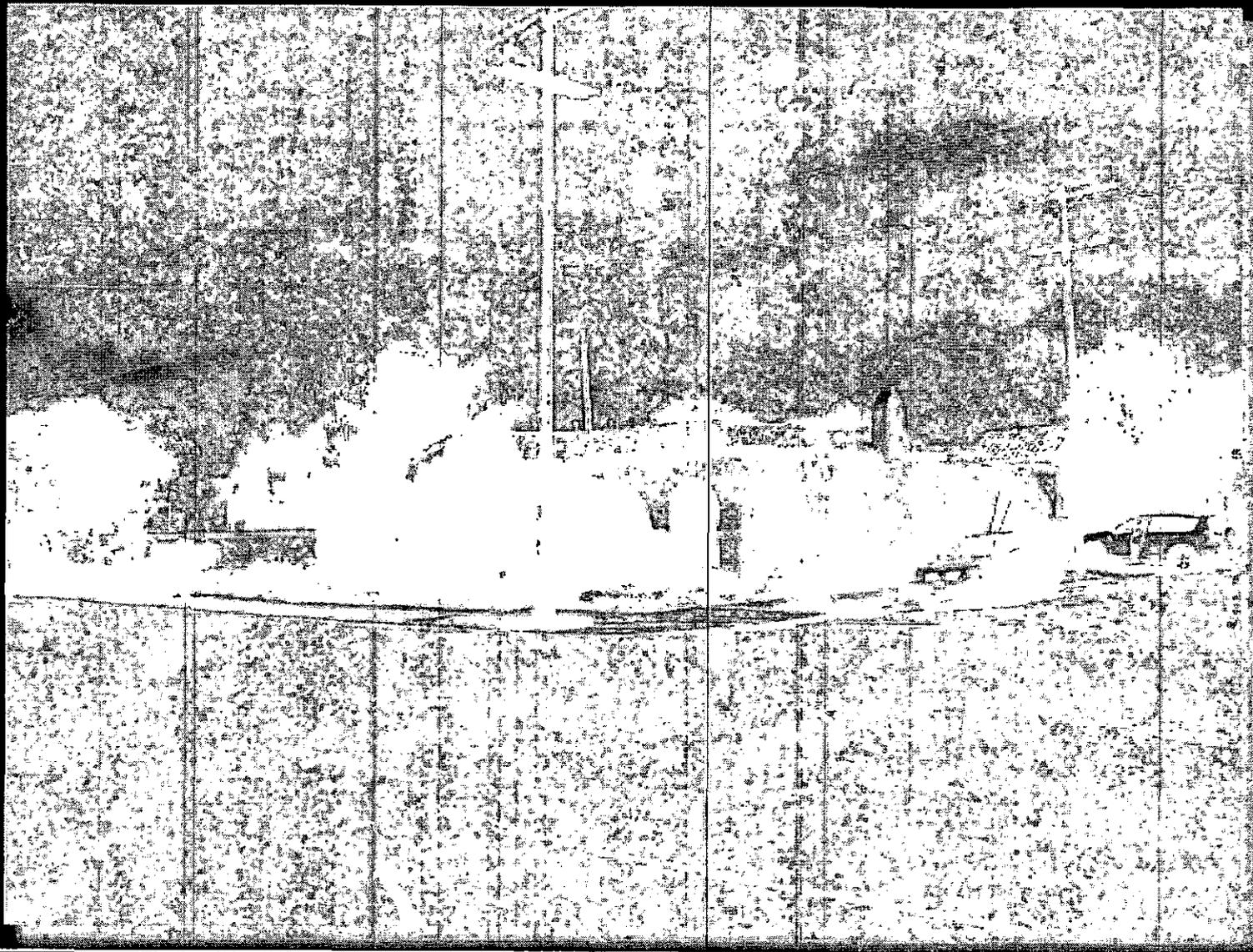
Academy of Our Lady of Peace

Project B

4b. View from parking lot toward back of 2746 Copley Ave.

FIGURE

16



SOURCE: BRG Consulting Inc., 2007

05/15/07



Academy of Our Lady of Peace

Project B

5. View from intersection of Copley Ave and Idaho St. toward 2746 Copley Ave.

FIGURE

17



SOURCE: BRG Consulting Inc., 2007

05/15/07



Academy of Our Lady of Peace
Project B
6. View from 2746 Copley Ave. toward Idaho St.

FIGURE
18

000650



SOURCE: BRG Consulting Inc., 2007

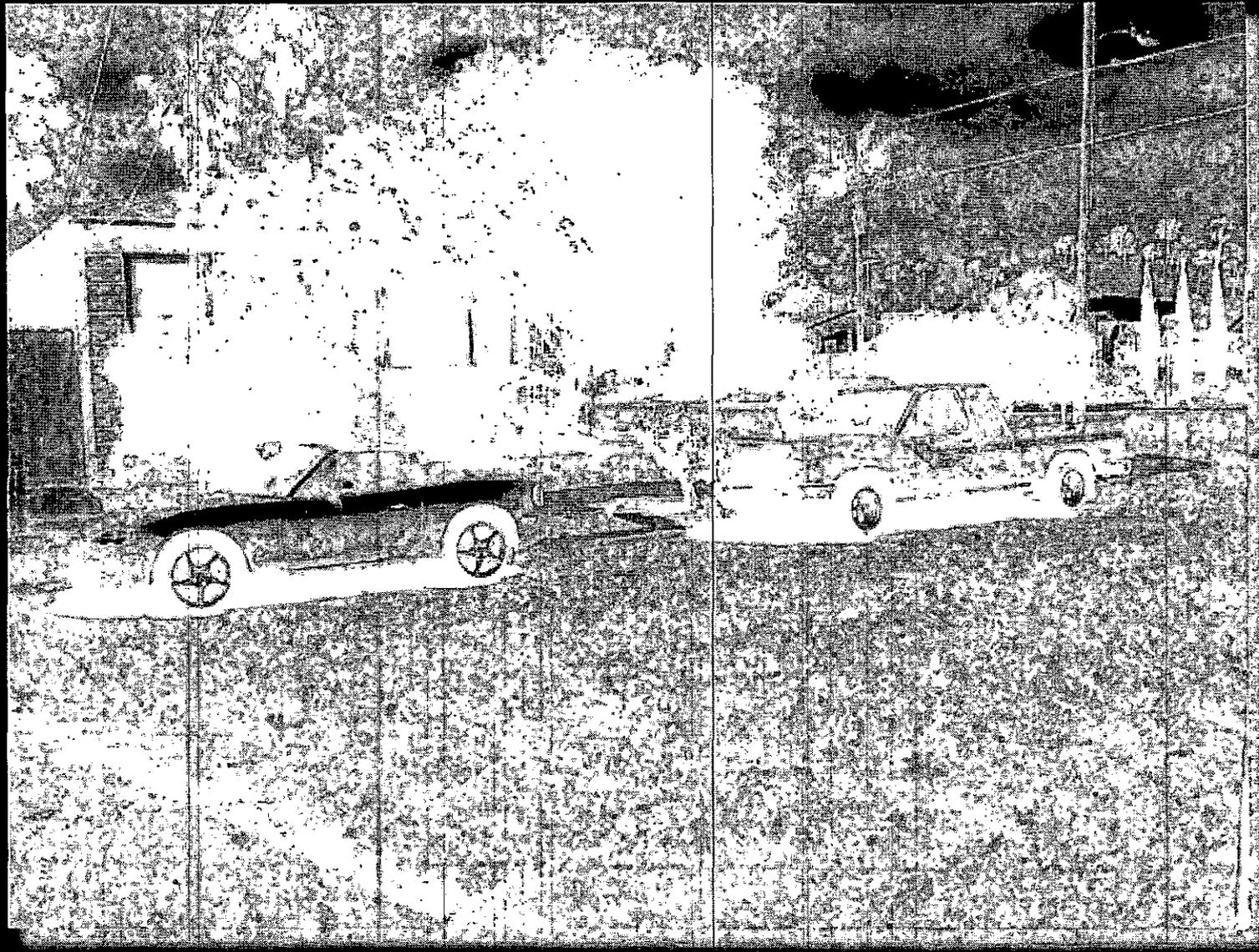
05/15/07



Academy of Our Lady of Peace
Project B
7. View from Uvada Pl. toward 2746 Copley Ave.

FIGURE
19

000651



SOURCE: BRG Consulting Inc., 2007

05/15/07



Academy of Our Lady of Peace

Project B

8. View from 2746 Copley Ave toward Uvada St and Idaho

FIGURE

20

000651



SOURCE: BRG Consulting Inc., 2007

05/15/07



Academy of Our Lady of Peace

Project B

9. View from Uvada Pl. toward 4910 Uvada Pl.

FIGURE

21



SOURCE: BRG Consulting Inc., 2007

05/15/07

Academy of Our Lady of Peace

Project B

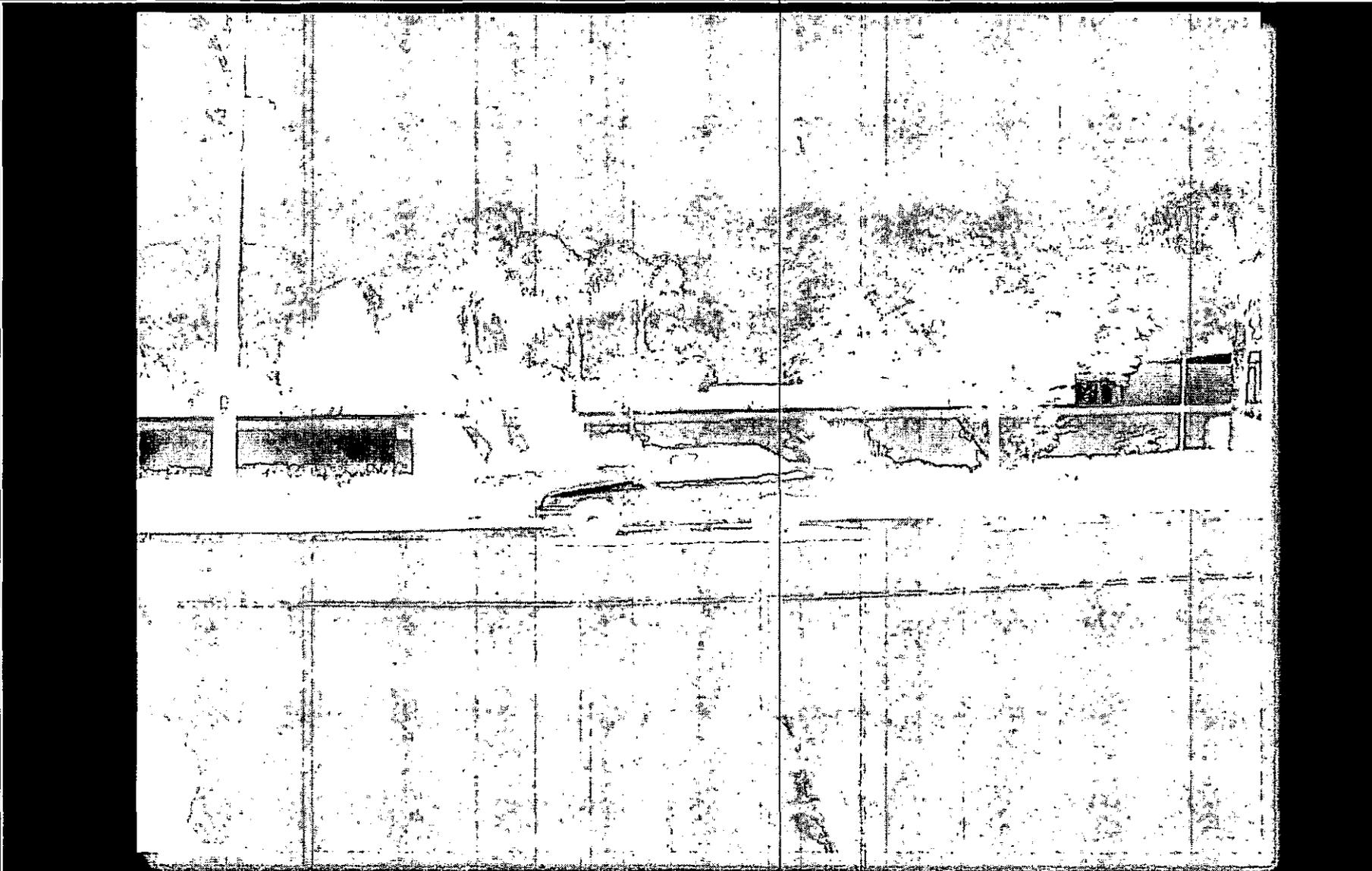
10. View from 4910 Uvada Pl. toward Uvada

FIGURE

22



BRG CONSULTING, INC.



SOURCE: BRG Consulting Inc., 2007

05/15/07



Academy of Our Lady of Peace

Project B

11. View from alley across Copley Ave toward parking lot

FIGURE

23



SOURCE: BRG Consulting Inc., 2007

05/15/07



BRG CONSULTING, INC.

Academy of Our Lady of Peace

Project B

12. View from parking lot across Copley Ave. toward alley

FIGURE

24



SOURCE: BRG Consulting Inc., 2007

05/15/07



Academy of Our Lady of Peace

Project B

13. View from alley down Copley Ave. toward Uvada Pl.

FIGURE

25

000657



SOURCE: BRG Consulting Inc., 2007

05/15/07



Academy of Our Lady of Peace

Project B

14. View from parking lot down Copley Ave. toward Idaho St.

FIGURE

26

Academy of Our Lady of Peace
Project B
14



SOURCE: BRG Consulting Inc., 2007

05/15/07



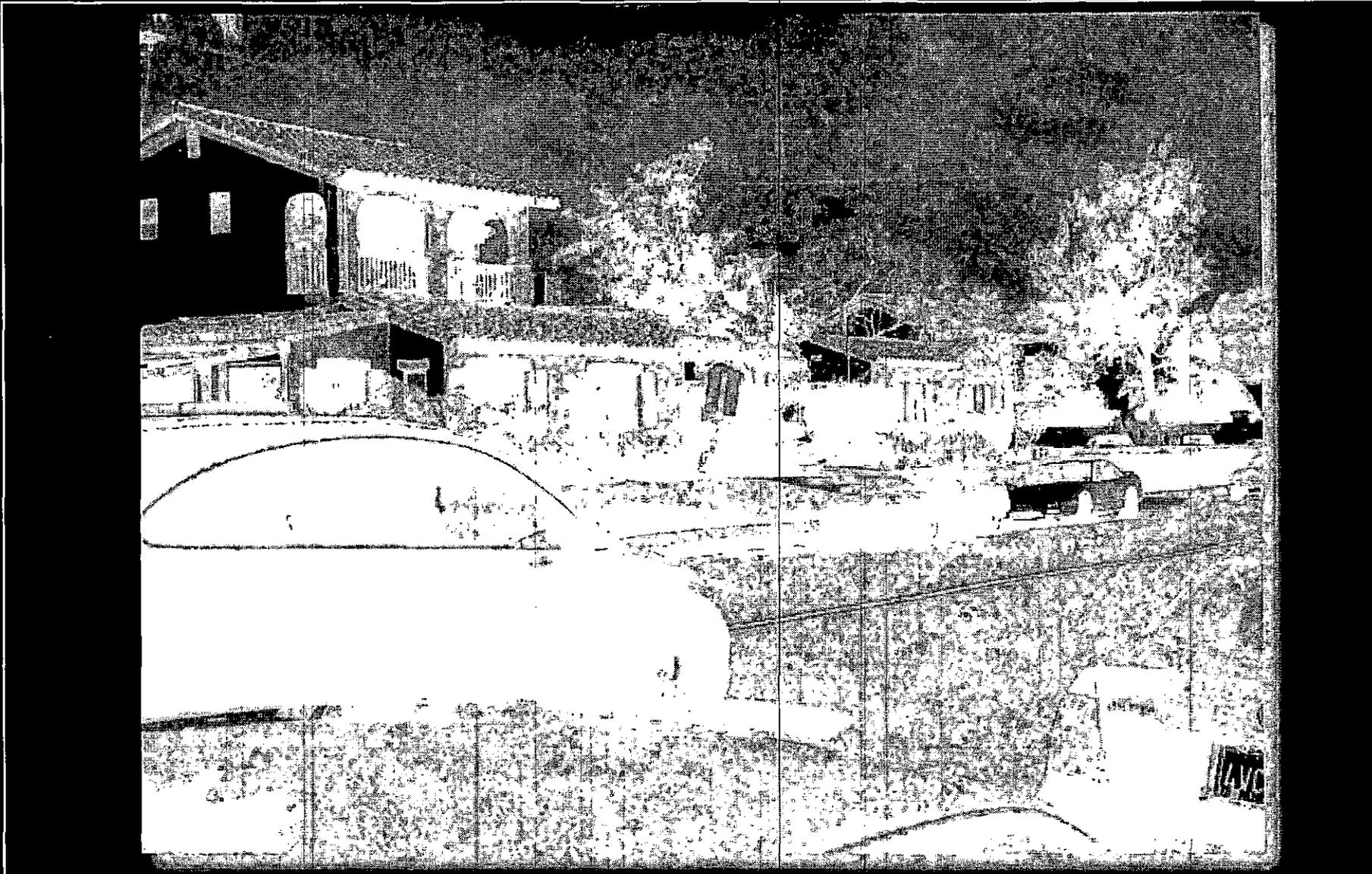
Academy of Our Lady of Peace

Project B

15. View from alley up Copley Ave. toward Oregon St.

FIGURE

27



SOURCE: BRG Consulting Inc., 2007

05/15/07



BRG CONSULTING, INC.

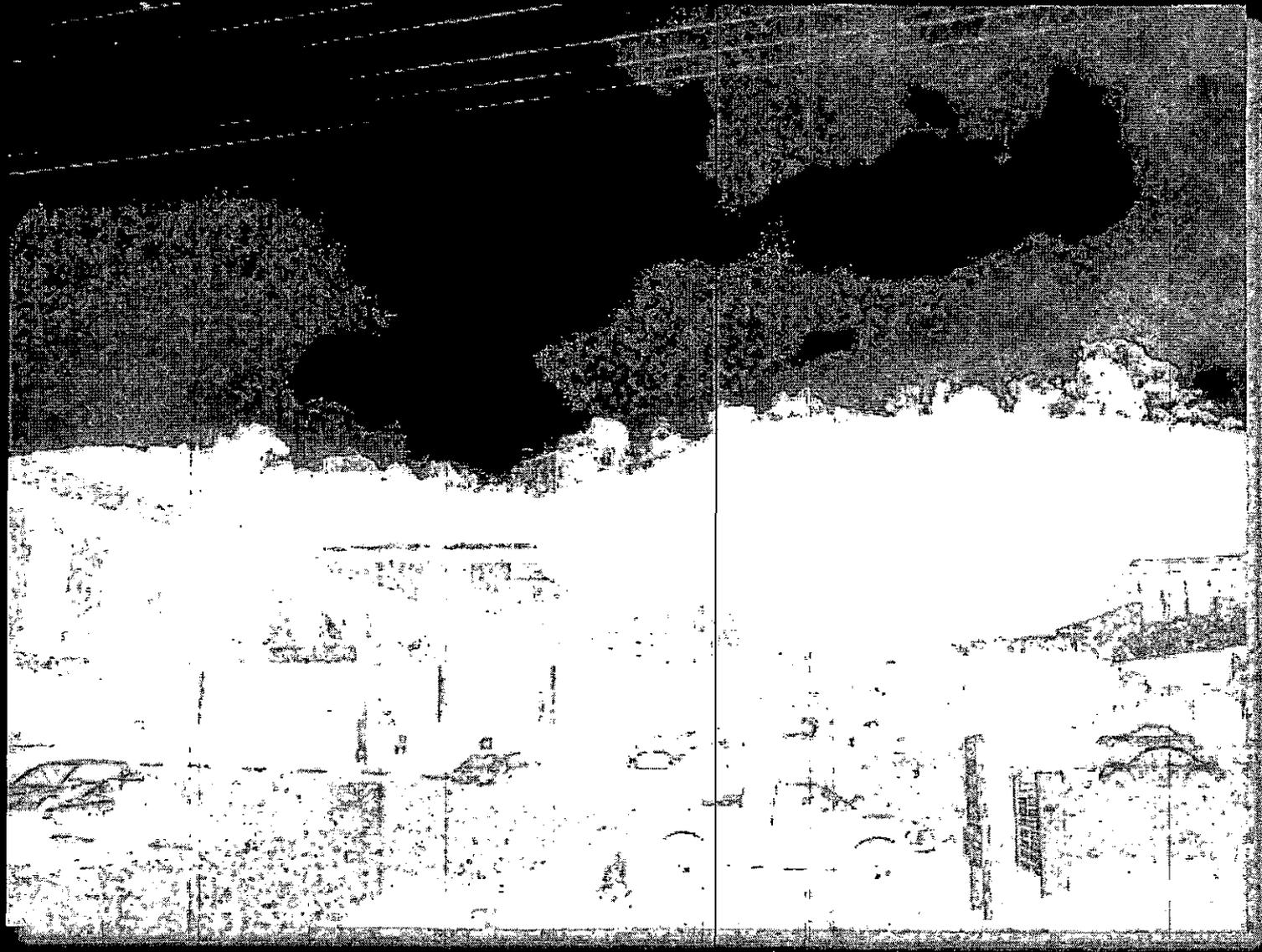
Academy of Our Lady of Peace

Project B

16. View from parking lot up Copley Ave. toward Oregon St.

FIGURE

28



SOURCE: BRG Consulting Inc., 2007

05/15/07



BRG CONSULTING, INC.

Academy of Our Lady of Peace

Project B

17. View from Camino Del Rio South toward AOLP

FIGURE

29



SOURCE: BRG Consulting Inc., 2007

05/15/07

Academy of Our Lady of Peace

Project B

18. View from parking lot toward Camino Del Rio South Pl.

FIGURE

30



DRAFT**STATEMENT OF OVERRIDING CONSIDERATIONS REGARDING
FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE ACADEMY OF OUR LADY OF PEACE****City of San Diego LDR No. 42-7863
SCH. No. 2008021024**

The attached Statement of Overriding Considerations (SOC) are draft and may be modified as the Project proceeds through the hearing process.

1. Per the California Environmental Quality Act (CEQA) Section 15132, the Findings and SOC are not considered part of the environmental document but are made after the decision makers have considered the final environmental document.
2. These Findings and SOC have been submitted by the project applicant as candidate findings to be made by the decision-making body.
3. The Environmental Analysis Section of the Development Services Department does not recommend that the discretionary body either adopt or reject these findings. They have been attached to allow the readers of this document an opportunity to review potential reasons of approving the PROJECT despite the significant unmitigated effects identified in the EIR.

Public Resources Code §21081(b) prohibits approval of a project with significant, unmitigable adverse impacts resulting from infeasible mitigation measures or alternatives unless the agency finds that specific overriding economic, legal, social, technological, or other benefits of the Project outweigh the significant effects on the environment. Guidelines §15093 adds that the decision-making agency must "balance, as applicable, economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposal project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered 'acceptable.'" The Project could have significant, unmitigable, adverse impacts, as described above. However, having balanced the applicable factors, the decisionmaker finds that those impacts are outweighed and made acceptable by any (and all) of the following specific overriding benefits of the Project:

- 1) *The Project will provide an environment that is more conducive to excellent teaching and learning so that each student can reach her fullest potential in the global economy. This includes:*
 - (a) creating an integrated campus with all parking, classroom and administrative space contained within a securable perimeter;
 - (b) alleviating floating classes and teachers by adding enough classroom space to accommodate the school's enrollment; and
 - (c) modernizing education by providing a new classroom building which can accommodate technological advancements.
- 2) The Project will allow AOLP's neighbors, residents and the school to have a generally-agreed upon blueprint for future improvements and limit on enrollment.
- 3) The Project will create a "state of the art" campus that preserves and enhances the unique urban character of the Greater North Park community and the campus itself.
- 4) The Project will increase the maximum allowable enrollment in order to better serve the needs of the greater community.
- 5) The new classroom building will avoid making interior alterations to the existing historic school buildings and therefore maintain the historic integrity of the school.
- 6) The Project will construct a parking structure to accommodate additional parking on the campus and to allow the North Terrace's and Upper Plaza's historical and architectural character to be maintained by removing this area as a designated parking area in the existing CUP.
- 7) The project will permit and maintain enrollment at a number that will not exceed 750 students.

DRAFT

FINDINGS OF FACT REGARDING FINAL ENVIRONMENTAL IMPACT REPORT FOR THE ACADEMY OF OUR LADY OF PEACE

City of San Diego LDR No. 42-7863
SCH. No. 2008021024

The attached Findings of Fact are draft and may be modified as the Project proceeds through the hearing process.

1. Per the California Environmental Quality Act (CEQA) Section 15132, the Findings and SOC are not considered part of the environmental document but are made after the decision makers have considered the final environmental document.
2. These Findings and SOC have been submitted by the project applicant as candidate findings to be made by the decision-making body.
3. The Environmental Analysis Section of the Development Services Department does not recommend that the discretionary body either adopt or reject these findings. They have been attached to allow the readers of this document an opportunity to review potential reasons of approving the PROJECT despite the significant unmitigated effects identified in the EIR.

California Environmental Quality Act

Draft Findings

(Public Resource Code § 21081, CEQA Guidelines § 15091)

for the Final Environmental Impact Report

Academy of Our Lady of Peace
(SCH No. 2008021024)
(LDR No. 42-7863)

1.0 Introduction

The following Findings and Statement of Overriding Considerations are made for the Environmental Impact Report (the "EIR") for the proposed Academy of Our Lady of Peace (AOLP) Planned Development Permit, Site Development Permit, and Amendment of Conditional Use Permit (CUP/RPO) #92-0769 (the "Project"). The EIR analyzes the significant and potentially significant environmental impacts, which may occur as a result of the Project.

The Project is an expansion of the existing AOLP high school located at 4860 Oregon Street in the City of San Diego, California. The Project would include approval of a Conditional Use Permit amendment which would involve a primary change to increase enrollment from the current CUP limit of 640 students and 46 staff to 750 students and no staff limit, Site Development Permit, Planned Development Permit, and deviations related to height, setbacks, and parking.

1.1 Purpose of CEQA Findings; Terminology

CEQA Findings play an important role in the consideration of projects for which an EIR is prepared. Under **Public Resources Code §21081** and **Guidelines §15091** above, where a final EIR identifies one or more significant environmental effects, a project may not be approved until the public agency makes written findings supported by substantial evidence in the administrative record as each of the significant effects. In turn, the three possible findings specified in **Guidelines §15091(a)** are:

- (1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
- (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

- (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

In turn, **Guidelines §15092(b)** provides that no agency shall approve a project for which an EIR was prepared unless either:

- (1) The project approved will not have a significant effect on the environment, or
- (2) The agency has:
 - (A) Eliminated or substantially lessened all significant effects where feasible as shown in the findings under Section 15091, and
 - (B) Determined that any remaining significant effects on the environment found to be unavoidable under Section 15091 are acceptable due to overriding concerns as described in Section 15093.

1.2 Environmental Impact Report Process

Based on preliminary review of the application, the City concluded that the Project could have a significant impact on the environment and that preparation of an environmental impact report was necessary. The City issued a Notice of Preparation (NOP) on February 7, 2008. The NOP was distributed to all applicable federal government and State of California agencies, various City of San Diego and County of San Diego departments, and other interested organizations and individuals. Three written responses were received. A copy of the NOP and written comments received in response to the NOP are included in Volume I, Appendix A of the Final EIR.

After consideration of comments on response to the NOP, the City identified that the Draft EIR should analyze the potential for environmental impacts associated with the following 11 substantive potential impact areas in the **Environmental Impact Analysis** section:

- Aesthetics/Neighborhood Character
- Biological Resources
- Geology/Soils
- Historical Resources
- Human Health/Public Safety/Hazardous Materials
- Hydrology/Water Quality
- Land Use
- Noise
- Paleontological Resources
- Utilities
- Transportation/Circulation/Parking

Additionally, the Draft EIR was directed to contain other sections including **Executive Summary, Introduction, Environmental Setting, Project Description, Effects Found Not to be Significant, Mandatory Discussion Areas (Significant Environmental Effects Which Cannot be Avoided if the Project is Implemented, Significant Irreversible Environmental Changes, and Growth Inducement), Cumulative Impacts, and Alternatives.** Because of the scope of the Project, an EIR was determined to be the most useful and appropriate CEQA environmental document.

2.0 Description of Project

The Project involves an amendment to the existing Conditional Use Permit/Resource Protection Ordinance (CUP/RPO #92-0769) to address the current and future operational and academic needs of the existing Academy of Our Lady of Peace. Physical improvements associated with the proposed CUP amendment and associated discretionary actions include a new classroom building, a parking structure, and landscape renovations. Figure 3-1 in the EIR depicts the Academy's proposed updated Campus Site Plan.

The Academy of Our Lady of Peace is located at 4860 Oregon Street, San Diego, California. The school was founded in San Diego in 1882, and moved to its present location in 1925. The core of the campus is the 1917 Van Druff estate, a historical collection of well-maintained Mediterranean-styled buildings and grounds. The school added classroom and dormitory buildings in the 1920's, one classroom building in the 1960's, renovated the dormitories to classrooms in the 1980's and added a gym/multipurpose building in the 1990's. The school has consistently modernized its facilities in a style consistent with and sensitive to the historical Mediterranean core of its campus.

The existing campus is currently comprised of eight buildings, landscaping, and surface parking lots. Total existing building area is 86,035 square feet. The primary physical improvement components of the project include the construction of a two-story classroom building (21,059 square feet), and the construction of an 86-space, two level parking structure (consisting of one subterranean level, and one at-grade level) and eight surface parking spaces to provide a total of 94 on-site parking spaces. The Project would also involve the demolition of three single-family residential structures, one located where the classroom building is proposed, and two located where the parking structure is proposed. In addition to physical improvements, the Academy is seeking approval of an Amendment to its existing Conditional Use Permit (CUP/RPO #92-0769) to modify certain operational characteristics of the school and authorize several proposed deviations. The primary modifications are a request to increase the student enrollment from its currently permitted 640 students and 46 staff, to 750 students with no staff limit, modify limits on special events, to remove Circle Drive as a designated drop-off/pick-up location (but continue to use the existing designated Copley Avenue drop-off/pick-up location), and to deviate from required on-site parking by 10 spaces or 9.6 percent. The proposed CUP modifications are listed on Table 2-1.

Other minor deviations and physical improvements of the Project would include a two-foot setback deviation for the new proposed parking garage (which would be consistent with the existing wall setbacks) and an overheight deviation for the rear portion of the new proposed classroom. As proposed, 91.36 percent of this building would comply with the zoning building height requirement limit of 30 feet. However 4.2 percent of the building would exceed the height limitation, which is the portion of the structure below

street level on the slope at the northwest corner of the building. Also, 3.3 percent of the building's height exceedance is for the tower element and 1.14% is attributed to proposed chimney elements. The project would also include renovation of all the existing street frontage landscaping for the entire campus (fronting) and landscape renovation of the point and the meditation garden.

TABLE 2-1
AOLP Proposed CUP Amendments

No.	CUP 92-0769	Proposed CUP Amendment	Map #
1	Maximum enrollment 640	Maximum enrollment 750	NA
2	Maximum number of staff 46	Remove staff limit (i.e. staff would be commensurate/appropriate to maximum enrollment needs)	NA
3	North Terrace parking designation	Remove North Terrace parking designation	1
4	Upper Plaza parking designation	Remove Upper Plaza parking designation	2
5	Staff Lot parking designation	Remove Staff Lot parking designation and construct Classroom Building	3
6	NA	Remove residence at 2544 Collier Avenue and construct Classroom Building	4
7	Student Lot parking designation	Construct Parking Facility with 94 spaces	5
8	NA	Remove residence at 2746 Copley Avenue and construct Parking Facility	5
9	NA	Remove residence at 4910 Uvada Place and construct Parking Facility	5
10	Limit on Amphitheater events	Remove limitation	6
11	Limit on Special Events	Modify limitations	NA
12	Circle Drive open for 1-way traffic	Close Circle Drive. Maintain existing pick-up/drop-off location.	7
13	NA	Renovate street frontage landscaping along Collier Ave., Oregon St. & Copley Ave.	8
14	NA	Renovate landscaping at The Point within existing footprint and with non-invasive species	9
15	NA	Renovate landscaping at Meditation Garden within existing footprint and with non-invasive species	10
16	NA	Provide Cafeteria	11
17	NA	specify location of PA loudspeaker	12

Source: BRG Consulting, Inc., 2008

The following sections describe the objectives of the Project, and list the discretionary approvals required for project implementation.

2.1 Project Objectives

The primary goal of the Project is to continue the operation of the school in support of the school's adopted Mission Statement. The current Project would update and support the Academy's existing Mission Statement. The Mission Statement is as follows:

"The Academy of Our Lady of Peace is a Catholic secondary school for young women sponsored by the Sisters of St. Joseph of Carondelet. The mission of the Academy is twofold: to assist and enable parents to fulfill their role as the primary educators, and to inspire its students to grow as committed Christians who are building Christ's kingdom of justice, love, and peace. Through a college preparatory liberal arts program, each student is challenged to become a responsible woman educated to the needs of society."

In support of the Academy's Mission Statement, the goals and objectives of the Project are as follows:

- Provide an environment that is conducive to excellent teaching and learning so that each student can reach her fullest potential;
- Incorporate changes to the Academy's campus/implement a Development Plan that would allow AOLP's neighbors, residents and the school to have an agreed upon blueprint for future improvements and a limit on enrollment;
- Meet the design criteria for development of the school;
- Create a "state of the art" campus that preserves and enhances the unique urban character of the Greater North Park community and the campus itself;
- Increase the maximum enrollment allowed from 640 students to 750 students in order to serve the needs of the community;
- Create an integrated campus with all parking, classroom and administrative space contained within a securable perimeter;
- Build a new classroom building to avoid making interior alterations to the existing historic school buildings and therefore maintain the historic integrity of the school;
- Alleviate floating classes and teachers by adding enough classroom space to accommodate the school's enrollment;
- Modernize through provision of a new classroom building which can accommodate technological advancements facilitating education and ensuring students are equipped to compete, contribute and thrive as adults in the new global economy;
- Construct a parking structure to accommodate additional parking on the campus and to allow the North Terrace's and Upper Plaza's historical and architectural character to be maintained by removing this area as a designated parking area in the existing CUP; and,
- Legalize and maintain enrollment at 750 students.

2.2 Discretionary Actions and Deviations Required

Prior to Project implementation, approval by the City of San Diego is required. Approvals would include certification of the Final EIR, adoption of the Mitigation, Monitoring and Reporting Program, and CEQA Findings and Statement of Overriding Considerations. In addition, construction and operation of the

Project would require the following discretionary approvals by the City of San Diego. The project includes a Process 4 approval and therefore would be considered by the City Planning Commission.

1. Amendment to Conditional Use Permit (CUP/RPO No. 92-0769). The project site is located within the RS-1-7 and RS-1-1 zones and per §126.0303 a Conditional Use Permit (CUP) is required for the educational facilities. An education institution is allowed in these zones with approval of a CUP. The Project would amend the existing CUP/RPO No. 92-0769 to accommodate the Project.

2. Site Development Permit. A Site Development Permit (SDP) is required for development proposed in areas governed by the City's Environmentally Sensitive Lands (ESL) regulations. Per §143.0110, Table 143.01A, SDP Process 3 is required for non-residential development where steep slopes are present on the premises. With respect to the Project, applicable ESL regulations are steep hillsides §143.0110 (sites containing slopes with a gradient of at least 25% or greater) and sensitive biological resources §143.0141. The decision making body to approve the Site Development Permit would be the City of San Diego Planning Commission in accordance with Process Three of the City's Municipal Code.

3. Planned Development Permit. The applicant for the Project is requesting the approval of deviations from the applicable development regulations in accordance with §126.0602(b) of the City's Municipal Code, pursuant to a Planned Development Permit. Per §126.0602(b)(1) required parking, height, and side yard setback deviations because development does not comply with all the base zone regulations or all development regulations. The decision making body to approve the Planned Development Permit would be the City of San Diego Planning Commission in accordance with Process Four of the City's Municipal Code, provided that the findings in §126.0504(a) and the supplemental findings in §126.0504(b) are made.

The following are deviations proposed:

Height Deviation. A height deviation for the proposed 2-story classroom building. The development criteria for the underlying single-family zone allows a maximum height of 30 feet measured from the adjacent grade. The proposed new classroom building would achieve a height of 43 feet 6 inches (elevation 422.5 feet), as measured from the northern side of the building at its lowest point in the canyon. The street grade height (adjacent to Collier Street) would be consistent with the 30-foot height limit for the zone except for the tower element and two chimneys.

The proposed classroom building height deviation would occur at three locations: 1) at the far northwest corner of the project on the slope, below street level. 94.8% of the building complies with the height limitation. 4.2% of the building exceeds the limitation by 13'6". The portion of the building exceeding the limitation is not visible from the street, or any public lands, and does not disrupt views from any public or private lands. The street façade features a decorative tower element with a height of 35'11" (elevation 429 feet) at the peak of its hipped roof. This element represents approximately 3.3 percent of the overall building footprint area. 2) Along the west elevation, the classroom building would be consistent with the 30-foot height limit with the exception of two decorative chimney elements, each 64 square feet in size. The chimney feature on the southern end of the west elevation exceeds the height limit by approximately 4 feet 7 inches (elevation 429 feet) and represents approximately 0.57% of the building footprint. 3) The chimney element on the northern end of the

west elevation is also 64 square feet in size. It exceeds the height limit by approximately 9 feet 6 inches (elevation 429 feet) and represents approximately 0.57% of the building footprint.

Due to PDP requirement, the limited percentage of building area affected, lack of street frontage visibility, and addition of Spanish Eclectic features sympathetic to the neighborhood, none of the 3 height deviation areas were determined to be significant CEQA impacts.

Parking Deviation. The required parking for the project is 104 spaces. The project proposes to provide a total of 94 spaces in a two-level parking structure (one level below grade and one level at grade) surface and parking. Therefore, as proposed, the project would provide 10 spaces less than the amount required for the project. As proposed, within the two-level structure, there would be a 10-space or 9.6 percent parking deficit based on Code requirements. Chapter 9 Alternatives, provides a discussion of potential alternatives that would avoid this potential significant impact.

Setback Deviation. The required building setback (Street Side Setback) along Copley Avenue is 10 feet. The Project proposes to reduce this setback from the 10-foot Street Side Setback requirement to 8 feet on Copley Avenue. The new decorative screen wall for the parking structure would match the existing, decorative campus wall, which already has an 8-foot setback along this street. The proposed 2-foot deviation, therefore, would allow continuity with the existing campus decorative wall along Copley Avenue and provide landscaping renovations, which would further enhance the streetscape. Due to the PDP requirement to obtain this deviation and the consistency of the deviation with existing setbacks along the street frontage, this deviation has not been determined to constitute a significant impact under CEQA.

In addition to the discretionary actions identified above, construction of the Project would require the following City-issued permits: 1) grading permit; 2) demolition permit; and, 3) building permit. It is currently not anticipated that other local, state, or federal approvals would be required for project implementation. The project has been reviewed by the Federal Aviation Administration (FAA) and the FAA has determined the Project not to be a hazard to air navigation.

3.0 Environmental Setting

3.1 Regional Setting

The Project site is located within the City of San Diego, which is generally located 15 miles north of the United States International Border with Mexico and approximately 130 miles south of Los Angeles. More specifically, the Project site is situated south of Interstate 8 (I-8) and west of Interstate 805 (I-805) within the Greater North Park Community Plan area (Figure 2.1-1 in the EIR). The Greater North Park Community is bounded by the communities of Mission Valley to the north, Normal Heights and City Heights to the east, Golden Hill to the south, and Balboa Park and Hillcrest to the west.

The majority of the Greater North Park Community is relatively flat with the exception of an area abutting the slopes of Mission Valley and the canyon areas, including the Burlingame neighborhood, in the southeastern portion of the community (City of San Diego, 1990). As a result, this level topography led to the predominant use of the "gridiron" subdivision patterns in the community (City of San Diego, 1990).

3.2 Surrounding Land Uses

The project site's primary address and official entrance is 4860 Oregon Street; however, the site fronts along Collier Avenue, Oregon Street, and Copley Avenue. A single-family neighborhood has developed around the Academy since the school moved there in 1925. To the north and west, steep, undeveloped canyons that extend down to Texas Street surround the existing school campus. Figure 2.1-2 in the EIR depicts the community plan land uses of the project site and immediately surrounding area.

3.3 Project Site Setting

The Project site comprises eight legal parcels and encompasses approximately 23.3 acres of land (Figures 2.1-3 and 2.1-4 in the EIR). Specifically, legal parcels subject to the proposed CUP Amendment are:

Parcel #1	APN#438-190-02 & APN#438-230-16
Parcel #2	APN#438-230-11
Parcel #3	APN#438-230-12
Parcel #4	APN#438-201-22
Parcel #5	APN#438-201-01
Parcel #6	APN#438-201-03
Parcel #7	APN#438-201-04

The elevation of the site ranges from approximately 385 feet above mean sea level (amsl) in the southern developed portion of the site to approximately 175 feet amsl in the lowest portion. Figure 2.1-5 in the EIR depicts the existing zoning of the Project site. As shown, the site is zoned RS-1-1 and RS-1-7. In addition, the land proposed to be incorporated into the school's campus which include the three residential units proposed to be demolished are zoned RS-1-7. The Project site is also located within the "Transit Area" and "Brush Zone" overlay zones. The Greater North Park Community Plan designates the portion of the site where the campus is located as "School" with underlying community plan land uses of "Single-Family" and "Natural and Undeveloped Open Space."

4.0 Issues Addressed in the EIR

The EIR contains an environmental analysis of the potential impacts associated with implementing the Project. The major issues that are addressed in this EIR were determined potentially significant based on review by the City of San Diego. These issues include aesthetics/neighborhood character, biological resources, geology/soils, historical resources, hydrology/water quality, land use, noise, paleontological resources, utilities, transportation/circulation/parking, and human health/public safety/hazardous materials.

5.0 Mitigation Monitoring Program

Pursuant to PRC §21081.6, the City has also adopted a detailed mitigation and monitoring program prepared by the EIR consultant under the direction of the City. The program is designed to assure that all mitigation measures as hereafter required are in fact implemented on a timely basis as the Project progresses through its development and construction phases.

6.0 Record of Proceedings

For all purposes of CEQA compliance, including these Findings of Fact and Statement of Overriding Considerations, the administrative record of all City proceedings and decisions regarding the environmental analysis of the Project shall include but are not limited to the following:

- The Draft and Final EIR for the Project, together with all appendices and technical reports referred to therein, whether separately bound or not;
- All reports, letters, applications, memoranda, maps or other planning and engineering documents prepared by the City, planning consultant, environmental consultant, project applicant or others and presented to or before the decision-makers or staff;
- All minutes of any public workshops, meetings or hearings, and any recorded or verbatim transcripts/videotapes thereof;
- Any letters, reports or other documents or other evidence submitted into the record at any public workshops, meetings or hearings; and
- Matters of common general knowledge to the City, which they may consider, including applicable state or local laws, ordinances and policies, the General Plan and all applicable planning programs and policies of the City.

Documents or other materials which constitute the record of proceedings upon which these Findings are made are located at the Development Services Department of the City of San Diego, 1222 First Avenue, MS-501, 5th Floor, San Diego, California, 92101.

7.0 Findings of Significant Impacts, Required Mitigation Measures and Supporting Facts

The City, having reviewed and considered the information contained in the EIR, finds pursuant to Public Resources Code §21081(a)(1) and Guidelines §15091(a)(1) that changes or alterations have been required in, or incorporated into, the Project which would mitigate, avoid, or substantially lessen to below a level of significance the following potential significant environmental effects identified in the EIR.

7.1 Aesthetics/Neighborhood Character

A. Potential Impact. The Project would involve construction of a wall on the northern slope for both the parking structure and classroom building, which could result in an aesthetic impact.

B. Facts in Support of Finding. The Project's potentially significant impacts would be mitigated to below a level of significance with the implementation of Mitigation Measure ANC-1 of the EIR. Implementation of this mitigation measure would require that:

Mitigation Measure ANC-1

The lowest color band of the proposed parking structure and the classroom building shall match the tonality of the north-facing slope in order to minimize the visual impact of these structures in the canyon area.

7.2 Biological Resources

7.2.1 *Direct and Indirect Impacts to Native Habitat, Flora, and Fauna*

A. Potential impact. The Project has the potential to result in direct and indirect impacts to native habitats, flora and fauna. The direct impact associated with the project would be the loss of 0.6 acres of southern maritime chaparral due to required fuel modification/brush management activity.

B. Facts in Support of Finding. The Project's potentially significant impacts would be mitigated to below a level of significance with the implementation of Mitigation Measures BR-1 through BR-4 and BR-7 through BR-10 of the EIR. Implementation of these mitigation measures would require that:

Mitigation Measures BR-1

Prior to the issuance of a Notice to Proceed (NTP) or any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits the Assistant Deputy Director (ADD) environmental designee of the City's Land Development Review Division (LDR) shall verify that the grading and/or construction plans include an index of sheets shown on the first map sheet which includes "Environmental Requirements" and the following statement "*The Academy of Our Lady of Peace (PTS No. 130619/LDR No. 42-7863) development project is conditioned to have a qualified biological monitor on-site as determined at the preconstruction meeting. The project and shall conform to the Mitigation Monitoring and Reporting Program conditions as contained in the environmental document (PTS No. 130619/LDR No. 42-7863, SCH No. 2008021024) and as shown verbatim on sheet(s)___.*" Please note, additional related mitigation features and/or notes can also be included on individual map sheets where appropriate (i.e. depicting areas of reduced width areas of brush management zones, etc.)."

Mitigation Measure BR-2

Prior to issuance of any grading permits, the owner/permittee shall make arrangements to schedule a pre-construction meeting to ensure implementation of the MMRP. The meeting shall include the City Field

Resident Engineer (RE), the monitoring biologist, and staff from the City's Mitigation Monitoring and Coordination (MMC) Section.

Mitigation Measure BR-3

The project site includes a total of 23.3 acres. Prior to recordation of the first final map and/or issuance of grading permits (which ever comes first), impacts to 0.6 acres of southern maritime chaparral (located outside the MHPA) shall be mitigated to the satisfaction of the City Manager through off-site preservation of upland habitats in conformance with the City's Environmentally Sensitive Lands Ordinance (ESL) (Option A); or through payment into the City's Habitat Acquisition Fund No. (Option B).

Option A: For the off-site preservation option, the owner/permittee shall record a Covenant of Easement, Conservation Easement, or dedication in fee title to the City of San Diego for a total of 0.6 acres inside the MHPA in Tiers I-III, or 1.2 acres of Tier I habitat outside the MHPA.

Option B: For the HAF option, the applicant shall pay an estimated total of \$23,100 into the fund (Assumes mitigation within MHPA, at current City rate. of \$35,000 per acre + 10 % administration fee (both of which are subject to change), at 0.6 acres, = \$23,100.

Mitigation Measure BR-4

Prior to the issuance of any grading permits and/or the first pre-construction meeting, the owner/permittee shall submit evidence to the ADD or LDR verifying that a qualified biologist has been retained to implement the biological resources mitigation program as detailed below (A through D):

- A. Prior to the first pre-construction meeting, the applicant shall provide a letter of verification to the ADD or LDR stating that a qualified Biologist, as defined in the City of San Diego Biological Resource Guidelines (BRG), has been retained to implement the revegetation plan.
- B. At least thirty days prior to the pre-construction meeting, a second letter shall be submitted to the MMC section which includes the name and contact information of the Biologist names of all persons involved in the Biological Monitoring of the project, if changed and/or not provided in the first letter.
- C. At least thirty days prior to the pre-construction meeting, the qualified Biologist shall verify that any special reports, maps, plans and time lines, such as but not limited to; revegetation plans, plant relocation requirements and timing, avian or other wildlife (including USFWS protocol) surveys, impact avoidance areas or other such information has been completed and approved by City MMC.
- D. The qualified biologist (project biologist) shall attend the first preconstruction meeting and perform measures listed under General Birds below (i.e. perform any required pre-grading/construction bird surveys).

Mitigation Measure BR-7

As determined at the Preconstruction Meeting, the project biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance within onsite, and surrounding sensitive habitat as shown on the approved Exhibit A.

Mitigation Measure BR-8

All construction activities (including staging areas) shall be restricted to the development area as shown on the approved Exhibit A. The project biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of disturbance as shown on the approved Exhibit A.

Mitigation Measure BR-9

The following measures are required in order to carry out and ensure the successful revegetation of the graded portions of the Biology Buffer and Zone 2 Brush Management Areas (although these direct impacts will be mitigated of site per ESL ratios – the following 25 month revegetation program is required:

- A. Final Grading Report
 1. Biological Monitoring
 - a. All biological monitoring and reporting shall be conducted by a PQB or QBM, as appropriate, consistent with the LCD.
 - b. The PQB or QBM shall oversee implementation of post-construction BMP's, such as gravel bags, straw logs, silt fences or equivalent erosion control measure, as needed to ensure prevention of any significant sediment transport. In addition, the PBQ/QBM shall be responsible to verify the removal of all temporary post-construction BMP's upon completion of construction activities. Removal of temporary post-construction BMPs shall be verified in writing on the final post-construction phase CSV.
- B. Submittal of Final Grading Report
 1. A Final Grading Report documenting any additional impact areas or problems during grading shall be prepared to document the completion of grading.
 2. The PQB shall submit two copies of the Final Grading Report which describes the results, analysis, and conclusions of all phases of the Biological Monitoring and Reporting Program (with appropriate graphics) to MMC for review and approval within 30 days following the completion of monitoring.
 5. The PQB shall submit revised Report to MMC (with a copy to RE) for approval within 30 days.
 6. MMC will provide written acceptance to the PQB and RE of the approved report.

Mitigation Measure BR-10

Prior to issuance of grading permits, the City shall verify that the project is in compliance with the MSCP Subarea Plan's Land Use Adjacency Requirements; and that the following site specific requirements are noted on the grading plans under the heading Environmental Requirements:

- A. The qualified biologist (project biologist) shall supervise the placement of orange construction fencing or equivalent along the boundary of the development area as shown on the approved grading plans. MSCP covered and/or other sensitive species such as barrel cactus within brush management zone II should be flagged for preservation during thinning operations.
- B. The project biologist shall meet with the owner/permittee or designee and the construction crew to conduct an on-site educational session regarding the need to avoid impacts outside of the approved development area.

- C. During grading activities, the Best Management Practices for erosion control shall be implemented and monitored as needed to prevent any significant sediment transport. These practices may include but may not be limited to the following; the use of materials such as gravel bags, fiber rolls, sediment fencing, and erosion control matting to stabilize disturbed areas; and installation of erosion control materials, particularly on the downslope side of disturbed areas to prevent soil loss.
- D. All construction activities shall take place only inside the fenced area. Grading materials shall be stored inside the fenced development area.
- E. Prior to the release of the grading bond, the project biologist shall submit a letter report to the Environmental Review Manager that assesses any project impacts resulting from construction. In the event that impacts exceed the allowed amounts, the additional impacts shall be mitigated in accordance with the City of San Diego Land Developmental Zoning Code Update Biology Guidelines, to the satisfaction of the City Manager.
- F. All drainage from development and sheet flow would flow into a new bioswale or be directed into existing street drainage areas.
- G. All lighting associated with the project will be shielded and directed away from the urban/natural edge.
- H. All plantings at the urban/natural edge shall be native, drought tolerant, and acceptable to the fire marshal. No invasive/non-native species shall be located on-site where they have the potential to invade on-site, or adjacent natural lands. All revegetation within Brush Management Zone 2 and/or within 100 feet of native habitat must be native chaparral or coastal sage scrub species.
- I. Appropriate fencing as required by MSCP/Landscaping/Permit or Long Range Planning shall be installed at the rear of the property to protect open space areas from urban encroachment (students, visitors, plants and toxins). Typically these fences are 2 feet concrete base with open iron bars above to a maximum of 6 feet.

7.2.2 Nesting Birds

A. Potential Impact. The Project has the potential to impact nesting birds during vegetation clearing associated with the increased fuel modification/brush management zones.

B. Facts in Support of Finding. The Project's potentially significant impacts would be mitigated to below a level of significance with the implementation of Mitigation Measures BR-5 and BR-6 of the EIR. Implementation of these mitigation measures would require that:

Mitigation Measure BR-5

In order to comply with the Federal Migratory Bird Treaty Act, and CA Department of Fish and Game (CDFG) Code (which essentially prohibits any take of bird species - including disturbance of eggs, fledglings, nests, or plants/ substrate the nest is located in, or causing adults to abandon nests), the project biologist shall verify that no nesting birds are present on any portion of the project site or nearby vicinity (including off-site areas to be impacted) during grading and construction operations that would be disturbed indirectly or directly by the project, especially during the typical bird breeding season between February 1 and September 15. If any breeding birds would be directly impacted by grading, breeding

season work shall be avoided, or the project biologist shall work with EAS and the appropriate wildlife agencies (i.e. US Fish and Wildlife Service and CDFG) to determine appropriate mitigation.

Mitigation Measure BR-6

Prior to any construction activity that would create noise levels above 60 dB within the development area during the raptor breeding season (February 1 through September 15) the biologist shall ensure that no raptors are nesting. If construction occurs during the raptor breeding season a preconstruction survey would be conducted and no construction would be allowed within 300 to 500 feet of any identified nest(s) until the young fledge. Should the biologist determine that raptors are nesting, an active nest shall not be removed until after the breeding season.

7.2.3 Noise Impacts to Sensitive Wildlife

A. Potential Impact. The Project has the potential to result in indirect temporary impacts to sensitive wildlife species due to noise and dust during construction, and there is a potential for increased erosion due to vegetation modification.

B. Facts in Support of Finding. The Project's potentially significant impacts would be mitigated to below a level of significance with the implementation of Mitigation Measures BR-5 through BR-10 of the EIR. Implementation of these mitigation measures would require that:

Mitigation Measure BR-5

In order to comply with the Federal Migratory Bird Treaty Act, and CA Department of Fish and Game (CDFG) Code (which essentially prohibits any take of bird species - including disturbance of eggs, fledglings, nests, or plants/ substrate the nest is located in, or causing adults to abandon nests), the project biologist shall verify that no nesting birds are present on any portion of the project site or nearby vicinity (including off-site areas to be impacted) during grading and construction operations that would be disturbed indirectly or directly by the project, especially during the typical bird breeding season between February 1 and September 15. If any breeding birds would be directly impacted by grading, breeding season work shall be avoided, or the project biologist shall work with EAS and the appropriate wildlife agencies (i.e. US Fish and Wildlife Service and CDFG) to determine appropriate mitigation.

Mitigation Measure BR-6

Prior to any construction activity that would create noise levels above 60 dB within the development area during the raptor breeding season (February 1 through September 15) the biologist shall ensure that no raptors are nesting. If construction occurs during the raptor breeding season a preconstruction survey would be conducted and no construction would be allowed within 300 to 500 feet of any identified nest(s) until the young fledge. Should the biologist determine that raptors are nesting, an active nest shall not be removed until after the breeding season.

Mitigation Measure BR-7

As determined at the Preconstruction Meeting, the project biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance within onsite, and surrounding sensitive habitat as shown on the approved Exhibit A.

Mitigation Measure BR-8

All construction activities (including staging areas) shall be restricted to the development area as shown on the approved Exhibit A. The project biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of disturbance as shown on the approved Exhibit A.

Mitigation Measure BR-9

The following measures are required in order to carry out and ensure the successful revegetation of the graded portions of the Biology Buffer and Zone 2 Brush Management Areas (although these direct impacts will be mitigated of site per ESL ratios - the following 25 month revegetation program is required:

- A. Final Grading Report
 1. Biological Monitoring
 - a. All biological monitoring and reporting shall be conducted by a PQB or QBM, as appropriate, consistent with the LCD.
 - b. The PQB or QBM shall oversee implementation of post-construction BMP's, such as gravel bags, straw logs, silt fences or equivalent erosion control measure, as needed to ensure prevention of any significant sediment transport. In addition, the PBQ/QBM shall be responsible to verify the removal of all temporary post-construction BMP's upon completion of construction activities. Removal of temporary post-construction BMPs shall be verified in writing on the final post-construction phase CSV.
- B. Submittal of Final Grading Report
 1. A Final Grading Report documenting any additional impact areas or problems during grading shall be prepared to document the completion of grading.
 2. The PQB shall submit two copies of the Final Grading Report which describes the results, analysis, and conclusions of all phases of the Biological Monitoring and Reporting Program (with appropriate graphics) to MMC for review and approval within 30 days following the completion of monitoring.
 5. The PQB shall submit revised Report to MMC (with a copy to RE) for approval within 30 days.
 6. MMC will provide written acceptance to the PQB and RE of the approved report.

Mitigation Measure BR-10

Prior to issuance of grading permits, the City shall verify that the project is in compliance with the MSCP Subarea Plan's Land Use Adjacency Requirements; and that the following site specific requirements are noted on the grading plans under the heading Environmental Requirements:

- A. The qualified biologist (project biologist) shall supervise the placement of orange construction fencing or equivalent along the boundary of the development area as shown on the approved

- grading plans. MSCP covered and/or other sensitive species such as barrel cactus within brush management zone II should be flagged for preservation during thinning operations.
- B. The project biologist shall meet with the owner/permittee or designee and the construction crew to conduct an on-site educational session regarding the need to avoid impacts outside of the approved development area.
 - C. During grading activities, the Best Management Practices for erosion control shall be implemented and monitored as needed to prevent any significant sediment transport. These practices may include but may not be limited to the following: the use of materials such as gravel bags, fiber rolls, sediment fencing, and erosion control matting to stabilize disturbed areas; and installation of erosion control materials, particularly on the downslope side of disturbed areas to prevent soil loss.
 - D. All construction activities shall take place only inside the fenced area. Grading materials shall be stored inside the fenced development area.
 - E. Prior to the release of the grading bond, the project biologist shall submit a letter report to the Environmental Review Manager that assesses any project impacts resulting from construction. In the event that impacts exceed the allowed amounts, the additional impacts shall be mitigated in accordance with the City of San Diego Land Developmental Zoning Code Update Biology Guidelines, to the satisfaction of the City Manager.
 - F. All drainage from development and sheet flow would flow into a new bioswale or be directed into existing street drainage areas.
 - G. All lighting associated with the project will be shielded and directed away from the urban/natural edge.
 - H. All plantings at the urban/natural edge shall be native, drought tolerant, and acceptable to the fire marshal. No invasive/non-native species shall be located on-site where they have the potential to invade on-site, or adjacent natural lands. All revegetation within Brush Management Zone 2 and/or within 100 feet of native habitat must be native chaparral or coastal sage scrub species.
 - I. Appropriate fencing as required by MSCP/Landscaping/Permit or Long Range Planning shall be installed at the rear of the property to protect open space areas from urban encroachment (students, visitors, plants and toxins). Typically these fences are 2 feet concrete base with open iron bars above to a maximum of 6 feet.

7.2.4 *Non-Native Invasive Landscaping*

- A. Potential Impact.** The Project could indirectly impact sensitive vegetation communities by introducing non-native, invasive landscaping.

- B. Facts in Support of Finding.** The Project's potentially significant impacts would be mitigated to below a level of significance with the implementation of Mitigation Measure BR-10 of the EIR. Implementation of this mitigation measure would require that:

Mitigation Measure BR-10

Prior to issuance of grading permits, the City shall verify that the project is in compliance with the MSCP Subarea Plan's Land Use Adjacency Requirements; and that the following site specific requirements are noted on the grading plans under the heading Environmental Requirements:

- A. The qualified biologist (project biologist) shall supervise the placement of orange construction fencing or equivalent along the boundary of the development area as shown on the approved grading plans. MSCP covered and/or other sensitive species such as barrel cactus within brush management zone II should be flagged for preservation during thinning operations.
- B. The project biologist shall meet with the owner/permittee or designee and the construction crew to conduct an on-site educational session regarding the need to avoid impacts outside of the approved development area.
- C. During grading activities, the Best Management Practices for erosion control shall be implemented and monitored as needed to prevent any significant sediment transport. These practices may include but may not be limited to the following: the use of materials such as gravel bags, fiber rolls, sediment fencing, and erosion control matting to stabilize disturbed areas; and installation of erosion control materials, particularly on the downslope side of disturbed areas to prevent soil loss.
- D. All construction activities shall take place only inside the fenced area. Grading materials shall be stored inside the fenced development area.
- E. Prior to the release of the grading bond, the project biologist shall submit a letter report to the Environmental Review Manager that assesses any project impacts resulting from construction. In the event that impacts exceed the allowed amounts, the additional impacts shall be mitigated in accordance with the City of San Diego Land Developmental Zoning Code Update Biology Guidelines, to the satisfaction of the City Manager.
- F. All drainage from development and sheet flow would flow into a new bioswale or be directed into existing street drainage areas.
- G. All lighting associated with the project will be shielded and directed away from the urban/natural edge.
- H. All plantings at the urban/natural edge shall be native, drought tolerant, and acceptable to the fire marshal. No invasive/non-native species shall be located on-site where they have the potential to invade on-site, or adjacent natural lands. All revegetation within Brush Management Zone 2 and/or within 100 feet of native habitat must be native chaparral or coastal sage scrub species.
- I. Appropriate fencing as required by MSCP/Landscaping/Permit or Long Range Planning shall be installed at the rear of the property to protect open space areas from urban encroachment (students, visitors, plants and toxins). Typically these fences are 2 feet concrete base with open iron bars above to a maximum of 6 feet.

7.3 Geology/Soils

A. Potential Impact. Given the steep slopes and project location within Geologic Hazards Category 53, a "low to moderate risk" geologic hazard area, a potentially significant impact has been identified with respect to landsliding as a portion of the classroom building and the parking structure would encroach into steep slopes.

B. Facts in Support of Finding. The Project's potentially significant impacts would be mitigated to below a level of significance with the implementation of Mitigation Measure GS-1 of the EIR. Implementation of this mitigation measure would require that:

Mitigation Measures GS-1

As part of project structural design and prior to issuance of a grading permit, a detailed subsurface geotechnical investigation shall be performed at both locations proposed for development (the classroom building and the parking structure) to provide slope stability/landslide evaluation for the slope zone areas and foundation recommendations for the structures. Future recommended borings shall be described in the existing parking lot(s) adjacent to tops of slopes, and not in sensitive open space areas.

A *Geologic Site Assessment* for the proposed project was prepared by Petra on May 2, 2008. The slope areas have been mapped as low to moderate geologic risk and the site has a factor of safety of 1.5 or greater, with regards to slope stability at the building sites. Therefore, typical slope maintenance will be required for portions of the property containing slopes. A detailed geotechnical investigation is in progress and will provide additional slope stability/landslide details, evaluation and recommendations for the slope zone areas and foundation recommendations for the structures.

7.4 Historical Resources

7.4.1 Archaeology

A. Potential Impact. No archaeological sites were identified in archaeological surveys conducted; however, there is potential that buried archaeological resources not visible at the surface may be encountered during grading.

B. Facts in Support of Finding. The Project's potentially significant impacts would be mitigated to below a level of significance with the implementation of Mitigation Measure HR-1 of the EIR. Implementation of this mitigation measure would require that:

Mitigation Measure HR-1

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the 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 archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project.
3. Prior to the start of work, the applicant must 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 (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house; a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the _ mile radius.

B. PI Shall Attend Precon Meetings

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

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Native American monitor shall determine the extent of their presence during construction related activities based on the AME and provide that information to the PI and MMC. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**
2. The monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR'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.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological 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 and Native American monitor shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) 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, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and the following procedures as set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

- A. Notification
1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).
 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American
1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with the California Public Resource and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains shall be determined between the MLD and the PI, IF:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner.
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards.

Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

- D. If Human Remains are **NOT** Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner and the Museum of Man.

V. Night and/or Weekend Work

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

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.

- a. For significant *archaeological* resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

7.5 Paleontological Resources

A. **Potential Impact.** The Project would result in the substantial excavation of potential fossil-bearing geologic formations as project grading would exceed 10 feet in depth cuts.

B. Facts in Support of Finding. The Project's potentially significant impacts would be mitigated to below a level of significance with the implementation of Mitigation Measure PR-1 of the EIR. Implementation of this mitigation measure would require that:

Mitigation Measure PR-1

Private Project (Dated June 3, 2008)

Paleontological Resources

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, 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.**
 2. The monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR'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.
 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as 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.
- 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.

7.6 Public Utilities

A. Potential Impact. The Project would require the demolition of three single-family structures and two surface parking lots owned by the Academy which may result in a large amount of solid waste disposal and therefore, would result in a significant solid waste impact. Besides the impact to solid waste, the Project would not result in a significant impact to any other public utilities.

B. Facts in Support of Finding. The Project's potentially significant impacts would be mitigated to below a level of significance with the implementation of Mitigation Measures PU-1 and PU-2 of the EIR. Implementation of these mitigation measures would require that:

Mitigation Measure PU-1

Solid Waste – Prior to the issuance of any building permit, the ADD of LDR shall verify that the Owner/Permittee has developed a comprehensive waste management plan in coordination with the City's Environmental Services Department.

Mitigation Measure PU-2

LDR Plan Check – Prior to the issuance of any permit, including but not limited to, any discretionary action, grading, or any other permits, the Assistant Deputy Director (ADD) shall verify that all the requirements of the Waste Management Plan (as required by Mitigation Measure PU-1) have been shown and/or noted on the Demolition and/or Grading Plans (construction documents).

1. Prior to issuance of a demolition permit, the permittee shall be responsible to arrange a pre-construction meeting. This meeting shall be coordinated with Mitigation Monitoring Coordinator (MMC) to verify that implementation of the waste management plan shall be performed in compliance with the plan approved by Land Development review (LDR) and ESD, to ensure that impacts to solid waste facilities are mitigated to below a level of significance.
2. The plan (construction documents) shall include the following elements for demolition, construction, and occupancy phases of the project as applicable:
 - (a) Tons of waste anticipated to be generated,
 - (b) Material type of waste to be generated,
 - (c) Source separation techniques for waste generated,
 - (d) How material would be reused on-site,
 - (e) Name and location of recycling, reuse, or landfill facilities where waste would be taken if not reused on-site,
 - (f) A "buy recycled" program,
 - (g) How the project would aim to reduce the generation of construction/demolition debris,
 - (h) A plan of how waste reduction and recycling goals would be communicated to subcontractors, and
 - (i) A time line for each of the three main phases of the project as stated above.
3. The plan shall strive for a goal of 50% waste reduction.
4. The plan shall include specific performance measures to be assessed upon the completion of the project to measure success in achieving waste minimization goals. The Permittee shall notify MMC and ESD when:
 - (a) A construction permit is issued,
 - (b) When construction begins,
 - (c) The permittee shall arrange for progress inspections, and a final inspection, as specified in the plan and shall contact both MMC and ESD to perform these periodic site visits during demolition and construction to inspect the progress of the project's waste diversion efforts. Notification shall be sent to:

MMC/Tony Gangitano
Mitigation Monitoring Coordination
9601 Ridgehaven Court
Ste. 320, MS 1102B
San Diego, CA 92123-1636
(619) 980-7122 or (858) 627-3360
When demolition ends.

Angelee Mullins
Environmental Services Dept.
9601 Ridgehaven Court
Ste. 320, MS 1103B
San Diego, CA 92123-1636
(858) 492-5010

Prior to the issuance of a grading permit, the applicant shall receive approval from the ADD that the Waste Management Plan has been prepared, approved, and implemented. Also, prior to the issuance of the Certificate of Occupancy, the applicant shall submit evidence to the ADD that the final Demolition/Construction report has been approved by MMC and ESD. This report shall summarize the results of implementing the above Waste Management Plan elements, including: the actual waste generated and diverted from the project, the waste reduction percentage achieved, and how that goal was achieved, etc.

Preconstruction Meeting

1. At least thirty days prior to beginning any work on the site, demolition and/or grading, for the implementation of the MMRP, the Permittee is responsible to arrange a Preconstruction Meeting that shall include: the Construction Manager or Grading Contractor, MMC, and ESD and the Resident Engineer (RE), if there is an engineering permit.
2. At the Preconstruction Meeting, the Permittee shall submit Three (3) reduced copies (11" x 17") of the approved Waste Management Plan to MMC (2) copies and to ESD (1) copy.

Prior to the start of demolition, the Permittee/Construction Manger shall submit a construction schedule to MMC and ESD.

During Construction

The Permittee/Construction manger shall call for inspection by both MMC and ESD who would periodically visit the construction site to verify implementation of the Waste Management Plan.

Post Construction

1. After completion of the implementation of the MMRP, a final results report shall be submitted to MMC to coordinate the review by the ADD and ESD.
2. Prior to final clearance of any demolition permit, issuance of any grading or building permit, release of the grading bond and/or issuance of a Certification of Occupancy, the applicant shall provide documentation that the ADD or LDR and ESD, that the Waste Management Plan has been effectively implemented.

7.7 Transportation/Circulation/Parking

A. Potential Impact. The following operational issues have been identified as significant impacts of the Project:

- Existing congestion along Oregon Street and Collier Avenue and at the intersection of Oregon Street and Collier Avenue for short periods before and after school; and,
- On-street parking, littering and inappropriate behavior such as impeding driveway access or noise.

B. Facts in Support of Finding. The Project's potentially significant impacts would be mitigated to below a level of significance with the implementation of Mitigation Measures TCP-1 through TCP-5 of the EIR. Implementation of these mitigation measures would require that:

Mitigation Measure TCP-1

The Academy shall continue to use a traffic facilitator, which would be two school employees, one on each street, that would be assigned the task of keeping traffic moving during critical drop off and pick up congestion periods. The existing designated pick-up/drop-off location on Copley Avenue shall be maintained (see Figure 5.10-8). In addition, any school personnel that performs the facilitator function shall receive proper police special events safety instruction, wear proper safety clothing and obtain any necessary City authority or permits that may be related to this function.

Mitigation Measure TCP-2

Based on field observations and the new parking structure design and location, the parking structure access shall be limited to right turns in (from Copley) and right turns out.

Mitigation Measure TCP-3

The following measures shall be implemented to reduce impact of students parking on nearby residential streets:

- To more closely control these types of issues, a parking control program shall be implemented, similar to the Saint Augustine High School's program.
- Each student permitted to drive shall be issued a colored (by class) and numbered (each student) I.D. card, which is displayed on a vehicles dashboard where it is accessible. Vehicle descriptions and license numbers shall be correlated to the student I.D. Areas shall be designated for parking by class and number of students. Anyone that is not accommodated on site in the new parking structure shall be permitted to park in their designated areas. Neighbors and students shall be instructed to report any issues or problems and based on the identification of any student vehicle appropriate enforcement action can be taken. Students shall sign a pledge to comply with school requirements in exchange for the privilege to park at school or on nearby streets.
- Reduce the peak AM 30-minute arrival problem by providing a study room with refreshments to encourage early (7:00 AM) arrivals. The more people that arrive before the 7:15 – 7:30 peak arrival time the better. Presently only 8 percent of seniors, 7.6 percent of juniors, 0.55 percent of sophomores and 1.9 percent of freshmen arrive at school before 7:00 AM.

Mitigation Measure TCP-4

Special enforcement shall be scheduled by the City based on close cooperation with the school's administration or based on citizen complaints. The applicant shall consult with the City to identify other feasible traffic calming measures that may be warranted to ensure continued facilitation and traffic flow during peak pick-up and drop-off periods.

Mitigation Measure TCP-5

During construction of the classroom building, the equivalent of 21 parking spaces shall be provided at a remote location with the provision of busing from the designated off-site location to and from the campus if the proposed parking structure has not been constructed. During construction of the parking structure, which is anticipated to be constructed first, the equivalent of 38 spaces shall be provided at a remote location with the provision of busing from the designated off-site location to and from the campus. If both project components are constructed simultaneously, a total of 59 spaces shall be provided at a remote location with the provision of busing from the designated off-site location to and from the campus.

7.8 Human Health/Public Safety/Hazardous Materials

A. Potential Impact. The implementation of the Project would result in a significant human health/public safety/ hazardous materials impact associated with the potential presence of hazardous materials in the structures proposed to be demolished as well as potential fire safety and access.

B. Facts in Support of Finding. The Project's potentially significant impacts would be mitigated to below a level of significance with the implementation of Mitigation Measures H-1 and H-2 of the EIR. Implementation of these mitigation measures would require that:

Mitigation Measure H-1

Prior to building demolition, a survey shall be conducted to determine the locations and amounts of asbestos-containing materials (ACMs), lead-based paints (LBPs), and organochlorine pesticides, if any. Based on the potential current and historical presence of LBPs on exterior building surfaces, the potential presence of lead or organochlorine pesticide contamination in shallow soils shall be assessed. Should ACMs or LBPs be encountered in the site structures, a licensed abatement contractor shall be contracted to remove hazardous materials before demolition activities commence.

Mitigation Measure H-2

The Project shall comply with the fire safety conditions as identified by the City prior to issuance of the building permit. These conditions include: 1) the establishment of appropriate fuel modification zones as required by the City landscape review; 2) retention/provision of adequate fire/emergency vehicle access on to the campus; 3) sprinklers in the proposed classroom building and subterranean floor of the parking structure; 4) replacement fire hydrant; and, 5) provision of Class 2 Standpipe on the parking structure upper floor.

8.0 Environmental Impacts Not Fully Mitigated to a Level of Less Than Significant

The City, having reviewed and considered the information contained in the EIR, finds pursuant to Public Resources Code §21081(a)(3) and Guidelines §15091(a)(3) that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation which would reduce the following impacts to below a level of significance.

8.1 Historical Resources

A. Potential Impact. The houses at 2544 Collier Avenue and 2746 Copley Avenue are considered locally historically significant structures as they represent Spanish Eclectic architecture. Demolition of these two buildings are proposed as part of the project. The demolition of these locally significant historic buildings is considered a significant impact.

B. Facts in Support of Finding. The existing residences located at 2544 Collier Avenue and 2746 Copley Avenue have been determined to be locally significant historical resources. The buildings are considered to be architecturally significant as examples of the Spanish Eclectic style of architecture and meet the City of San Diego's Significance Criterion "C" (U.S. Department of the Interior, 1986:1, see page 40 of the City's CEQA Significance Determination Thresholds January 2007). The Project would involve demolition of these buildings in order to accommodate the proposed classroom building and parking structure. The demolition of these locally significant historic buildings is considered a significant impact. Mitigation Measure HR-2 would reduce the impact to the extent feasible.

Mitigation Measure HR-2

A – HABS Mitigation - Prior to the issuance of a demolition permit for relocation proceedings for each individual structure, historical documentation of 2544 Collier Avenue and 2746 Copley Avenue shall be completed. This would include the following:

- Historic American Building Survey (HABS) Level I documentation for both properties; and,
- Completion of California Department of Parks and Recreation 523 forms (523A – Primary Record and 523 B Building, Structure, Object Record) for both properties.

Documentation of the properties is to be completed by an individual or consultant who meets the *Secretary of the Interior's Standards for Professional Qualifications Standards* (36 CFR Part 61) in architectural history, history, or architecture.

Completion of California Department of Parks and Recreation Primary Record (DPR 523A-test) and Building Structure and Object Record (DPR 523B-test) for both houses (2544 Collier Avenue and 2746 Copley Avenue).

All of these records are to be completed by a qualified architectural historian or historic architect. A qualified architectural historian or historic architect is an individual who meets the Secretary of Interior's minimum professional qualifications in education and experience for architectural history or historic architecture.

However, the impact would remain significant. An alternative was analyzed in the EIR that would use avoidance, adaptive reuse or relocation of the structure. However, avoidance of the two historic structures is not feasible as the proposed classroom building footprint would directly overlay on the existing 2544 Collier Avenue residence. Adaptive reuse of the Collier residence is not considered feasible as the structure would not provide adequate and modernized space to meet the objectives of the Project and the educational goals of the Academy. Avoidance of the 2746 Copley Avenue structure is also not feasible as the proposed two-level parking structure footprint would directly overlay on the existing 2746 Copley Avenue residence. Adaptive reuse is not considered feasible for this structure as a parking facility is proposed in this location. Relocation of either structure is not considered feasible as existing and proposed development is limited to the flatter portions of the property, and there is no additional room to accommodate either structure at another location on campus without requiring substantial grading and encroachment into steep slopes in exceedance of the percentage allowed by the City's Municipal Code. Relocation of either structure to an off-site location cannot be assured.

8.2 Land Use

A. Potential Impact. The Project would result in a land use impact associated with a conflict with the transportation element of the community plan related to the provision of off-street (on-site) parking, the urban design element of the community plan related to preservation of architectural variety and residential character of Greater North Park, and the goal to preserve and restore unique or historic structures within the community.

B. Facts in Support of Finding. The Project is consistent with, and implements a majority of the community plan goals and policies relative to the community facilities element, cultural and heritage resources element, and urban design element. However, the proposed two-level parking structure would result in a deficit of 10 spaces less than the 104 on-site spaces that are required by the City's Municipal Code for the Project. Therefore, the project directly conflicts with the Greater North Park Community Plan's objective to provide adequate off-street parking in residential and commercial areas. Also, the Project would eliminate two historic buildings located at 2544 Collier Avenue and 2746 Copley Avenue. These buildings have been determined to be historically significant as examples of the Spanish Eclectic style of architecture. As such, the project would conflict with the Community Plan's objectives to "Preserve the architectural variety and residential character of Greater North Park," and to, "Preserve and restore unique or historic structures within the community."

No mitigation measure has been identified with the Project that would reduce the land use impact (parking compliance) to below a level of significance; however, alternatives are presented in Section 10.0 (i.e., Classroom Building + 3-level Code Compliant Parking Structure and Classroom Building + Code

Compliant Parking) that if implemented would fully mitigate the land use impact related to compliance with parking standards. However, these alternatives (mitigation measures) are not feasible. In addition, they would not satisfy the basic objectives of the Project.

The Classroom Building + 3-level Code Compliant Parking Structure would provide the required number of parking spaces to be compliant with parking standards of the Municipal Code. However, after several discussions of the project at community outreach meetings, members of the community expressed opposition to a 3-level parking structure due to concerns related to bulk, scale, and height within a residential neighborhood. This alternative would require an additional height deviation for the parking structure. In addition, much of the community did not want the "institutional" look or feel of a 3-level parking structure in the neighborhood. As such, they were in favor of the 2-level parking option because the 2-level parking structure looks very similar to the existing parking lot.

This is particularly true given the scope of the impact. As discussed in Section 5.10 of the EIR, Urban Systems Associates (2008) conducted an on-street parking inventory and survey as part of the Traffic Impact Analysis (Appendix I of EIR). Based on this on-street parking survey a total of 417 on-street parking spaces are available for use within a two-block distance of the school. With either of the parking structure options the surplus of on-street parking availability should increase. Based on community outreach meetings, much of the community is in agreement that there is considerable on-street parking and is not in opposition of the Academy using what is available.

The Classroom Building + Code Complaint Parking Alternative would provide 10 additional parking spaces at another location on the campus (in addition to the proposed two-level parking structure). Potential locations could include the north terrace or south terrace (upper plaza), or Circle Drive. However, the north and south terraces have historical and architectural value that their use for parking would destroy. Although under the existing CUP these two areas are identified as parking areas, under the Project the Academy is proposing a CUP Amendment that would include the removal of the parking designation at both of these sites. The reason for this deletion is because the north terrace parking lot is currently used for events such as school gatherings and activities and the south terrace parking lot is used events such as graduation ceremonies, etc. The use of Circle Drive for parking would detract from the campus' aesthetics.

The land use impact related to the historical resources is discussed above (Section 8.1 of these Findings).

8.3 Transportation/Circulation/Parking

A. Potential Impacts. The Project would still have a significant and unmitigable parking impact due to the proposed deficit of parking spaces proposed on-site per the City's Municipal Code.

B. Facts in Support of Finding. Parking proposed for the project includes 8 surface spaces and 86 parking structure spaces for a total of 94 spaces. This is 10 spaces less than the amount required by City code §142.0530. As such, the project will be underparked by 9.6 percent, resulting in a significant and

unmitigated parking impact. As stated in the City of San Diego's Significance Determination Thresholds (January 2007), "Non-compliance with the City's parking ordinance (City Code §142.0530) does not necessarily constitute a significant environmental impact. However, it can lead to a decrease in the availability of existing public parking in the vicinity of the project. Generally, if a project is deficient by more than ten percent of the required amount of parking and at least one of the following criteria applies, then a significant CEQA impact may result." With respect to the Project, although the calculated parking deficit is lower than 10% the impact is considered significant as it is not fully Code compliant.

No mitigation measure has been identified with the Project that would reduce the transportation/circulation/parking impact (parking compliance) to below a level of significance; however, alternatives are presented in Section 10.0 (i.e., Classroom Building + 3-level Code Compliant Parking Structure and Classroom Building + Code Compliant Parking) that if implemented would fully mitigate the transportation/circulation/parking impact related to compliance with parking standards. However, these alternatives (mitigation measures) are not feasible. In addition, they would not satisfy the basic objectives of the Project.

The Classroom Building + 3-level Code Complaint Parking Structure Alternative would provide the required number of parking spaces to be complaint with parking standards of the Municipal Code. However, after several discussions of the project at community outreach meetings, members of the community expressed opposition to a 3-level parking structure due concerns related to bulk, scale, and height within a residential neighborhood. This alternative would require an additional height deviation for the parking structure. In addition, much of the community did not want the "institutional" look or feel of a 3-level parking structure in the neighborhood. As such, they were in favor of the 2-level parking option because the 2-level parking structure looks very similar to the existing parking lot.

This is particularly true given the scope of the impact. As discussed in Section 5.10 of the EIR, Urban Systems Associates (2008) conducted an on-street parking inventory and survey as part of the Traffic Impact Analysis (Appendix I of EIR). Based on this on-street parking survey a total of 417 on-street parking spaces are available for use within a two-block distance of the school. With either of the parking structure options the surplus of on-street parking availability should increase. Based on community outreach meetings, much of the community is in agreement that there is considerable on-street parking and is not in opposition of the Academy using what is available.

The Classroom Building + Code Complaint Parking Alternative would provide 10 additional parking spaces at another location on the campus (in addition to the proposed two-level parking structure). Potential locations could include the north terrace or south terrace (upper plaza), or Circle Drive. However, the Academy decided not to propose this alternative as the "Project" because the north and south terraces have historical and architectural value that their use for parking would destroy. Although under the existing CUP these two areas are identified as parking areas, under the Project the Academy is proposing a CUP Amendment that would include the removal of the parking designation at both of these sites. The reason for this deletion is because the north terrace parking lot is currently used for events such as school

gatherings and activities and the south terrace parking lot is used events such as graduation ceremonies, etc. The use of Circle Drive for parking would detract from the campus' aesthetics.

9.0 Effects Found Not to be Significant

The City finds, based on the substantial evidence appearing in Chapter 6.0 of the EIR that the following impacts will not be significant: agricultural resources, mineral resources, air quality, energy, population and housing, and public services and facilities.

10.0 Findings Regarding Infeasible Alternatives

Pursuant to CEQA Guidelines §15126.6(a), EIRs must "describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives."

The EIR considers a reasonable range of alternatives. The alternatives to the Project are evaluated in Chapter 9.0 of the EIR in terms of their ability to meet the basic objectives of the Project, and eliminate or further reduce its significant environmental effects. Based on these parameters, the following alternatives are considered: (1) No Project/Development Under Existing Approvals, (2) No Project/No Development (Existing Conditions), (3) No Classroom Building + 2-Level Parking Structure, (4) No Classroom Building + 3-level Code Compliant Parking Structure, (5) Classroom Building + Code Complaint Parking Structure (10 Spaces). This range includes various degrees and natures of development between and including no development and the full Project. Table 9-1 (see EIR page 9-2) summarizes the direct environmental effects of the Project as compared to these alternatives. The alternatives are summarized below:

10.1 Alternatives Considered but Rejected without Detailed Analysis

Based on parameters described in Section 9.0 of the EIR, the following four main alternatives were considered but rejected without detailed analysis.

1. **Permanent, Off-Site Parking Lot**

In order to reduce the calculated parking space deviation based on City Municipal Code parking standards for a 750-student enrollment, the potential for utilizing existing parking lot areas in the vicinity of the school has been considered.

As a temporary measure the Academy has recently negotiated a short-term agreement to use parking within the existing St. John Evangelist Church parking lot located at 1638 Polk Avenue. This remote parking location could also be used on a temporary basis during construction of the proposed parking structure.

This alternative is rejected from further consideration for the following reasons: 1) the Academy can not reasonably acquire, control, or otherwise have permanent access to this parking area. The Academy has succeeded in obtaining a parking agreement with the Church on a short-term basis; however, the Church is not willing to enter into any type of long-term agreement that would encumber their property; 2) the alternative does not support a fundamental objective of the Academy, which is to create and maintain an integral campus with all parking, classroom and administrative office space located within a securable perimeter. The need for increased security is the reason for an integral campus. Violence at and around high schools is a critical concern to the Academy. Having a secure, lockable perimeter, with a single monitored entrance controlling campus access, is a primary design consideration. As such, to the extent that it is possible, it is desirable to have student parking on campus and not located at distant lots; and 3) a remote parking lot creates other logistical problems and expense to the Academy.

2. **Building Setback Compliant Alternative**

Pursuant to the City's Municipal Code, the required building setback (Street Side Setback) along Copley Avenue is 10 feet. The Project proposes to reduce this setback from the 10-foot Street Side Setback requirement to 8 feet on Copley Avenue, as the new decorative screen walls associated with the proposed parking structure would partially encroach into this setback. However, the new decorative screen wall for the parking structure would match the existing, decorative campus walls in terms of the architectural style as well as the established existing setback of the existing campus walls. The proposed parking structure decorative walls would be eight feet from the property line or greater. The proposed setback deviation; therefore, would allow continuity with the existing campus decorative wall along Copley Avenue. In addition, the additional landscaping provided would further enhance the streetscape. The proposed two-foot setback encroachment would be offset by the decorative wall enhancements, single-story screen wall massing, the additional landscaping, and increased setbacks created by the residences to be demolished along Uvada Street. This alternative would not avoid any significant, unmitigable impact associated with the Project. Additionally, it would result in a meandering setback, inconsistent with the remainder to the existing campus.

3. **Classroom Building Height Compliant Alternative**

The classroom building site is constrained by the presence of steep slopes. The presence of the steep canyon topography represents a significant development constraint with respect to the ability to achieve height compliance and steep slope encroachment allowances, while at the same time providing structures that meet the objectives of the Academy for classroom facilities. This constraint triggers the height deviation required for the project, based on the City's adopted building height calculation. This alternative would not reduce, or avoid any significant impact associated with the Project. As viewed from the street and side yards, the classroom building, as proposed (and including the proposed height deviations), is below the required 30 foot height restriction with the exception of the proposed decorative tower element and two chimneys. Elimination of these elements would not reduce or avoid any significant impact associated with the Project.

4. **Avoidance, Adaptive Reuse or Relocation of Locally Significant Historic Structures 2544 Collier Avenue and 2746 Copley Avenue**

Avoidance of the two historic structures (other than as described in this Alternatives section as it relates to the elimination of specific project components) is not feasible as the proposed classroom building footprint would directly overlay on the existing 2544 Collier Avenue residence. Adaptive reuse of the Collier residence is not considered feasible as the structure would not provide adequate and modernized space to meet the objectives of the Project and the educational goals of the Academy. Avoidance of the 2746 Copley Avenue structure is also not feasible as the proposed two-level parking structure footprint would directly overlay on the existing 2746 Copley Avenue residence. Adaptive reuse is not considered feasible for this structure as a parking facility is proposed in this location. Relocation of either structure is not considered feasible as existing and proposed development is limited to the flatter portions of the property, and there is no additional room to accommodate either structure at another location on campus without requiring substantial grading and encroachment into steep slopes in exceedance of the percentage allowed by the City's Municipal Code. Relocation of either structure to an off-site location cannot be assured.

Over the years AOLP has endeavored to preserve the integrity of the historic nature of its campus. The Multi Purpose Facility on the campus point was designed to preserve historic pool casinos at each end of the building integrating them into the design. While the original swimming pool was removed to make way for the new building preserving some of the original design elements made the project successful. A former dormitory for women, St. Margaret's Hall was converted into a classroom building preserving the entire building exterior originally built in the 1930's. The conversion was made possible due to existing floor plates accommodating standard size classrooms of today. In recent times the school has been involved in sensitive replacement of windows, reconstruction of balconies to their original design and replacement of deteriorated wood doors all with the intent of preserving the historic look that the campus offers to the neighborhood.

Assessing the feasibility of converting the Collier Residence into either a classroom building or administrative office would not work for the following reasons. Classroom size requirements would not adapt to the floor plan size configuration of either this residence or the two other smaller residences. Typically classroom sizes will range from 700SF to 1,400SF with minimum dimensions of 25'-30'. The existing residences on Collier Street and Copley/ Uvada would not accommodate standard size classroom requirements either in floor plan or in vertical ceiling heights that typically would be in the neighborhood of 10'-12'. In addition, the proposed library facility would need a minimum in excess of 4,000SF to meet the requirements of the California School Library Association's Standards and Guidelines for Strong Schools Libraries (Exemplary Quantitative Standards). None of the existing residences come remotely close to providing these spatial requirements.

Regarding placing administrative offices in the residence this idea would not work because the schools current needs exceeds the size of the Collier Residence (2,700 SF) by approximately 7,000

SF. Even if certain office functions currently scattered in various campus buildings could be relocated to the Collier Residence, those vacated office spaces would not be suitable for classrooms based on criteria mentioned previously.

With regards to the nun's living in St. Catherine's, while the nuns could be relocated, the space vacated would not provide enough classroom space to meet the objectives of the school. Specifically, the St. Catherine's building is currently used as a multipurpose area for meetings, assemblies and luncheons. The first floor also serves as the staging area for a variety of outdoor events and is also the polling location for the community. The Academy plans to use the first floor as a cafeteria. The sister's residence is located on the second floor and currently occupies less than a third of the structure. The Academy plans to further reduce the size of the convent to 1,600 SF to provide additional office space. Moving the sisters out of the St. Catherine's building would not provide space for the needed number of classrooms.

Based on this analysis, adaptive reuse of the existing campus and the existing residential structures is found to be infeasible.

10.2 Alternatives Considered but Rejected after More Detailed Analysis

1. No Project/Development Under Existing Approvals (No Parking Structure, No Classroom)

The No Project/Development Under Existing Approvals assumes that the site would be developed and operated pursuant to the existing CUP/RPO #92-0769. The following are the assumptions:

- The maximum enrollment would be limited (rolled back) to 640 students and 46 staff members
- The proposed classroom building would not be constructed
- The proposed parking structure would not be constructed
- Streetscape and landscape improvements would not be implemented
- Four parking lots would be constructed providing 106 off-street parking spaces (106 spaces is identified in the existing CUP)

A summary of the environmental impacts of this alternative is provided in Table 9-1 of the EIR. The analysis of this alternative, which is provided in Chapter 9.0 of the EIR, concludes that this alternative would avoid impacts related to aesthetics/neighborhood character, biological resources, geology/soils, historical resources, land use, paleontological resources, utilities, parking, and human health/public safety/hazardous materials. With respect to historical resources, it would avoid the significant impacts to the locally historic 2544 Collier and 2476 Copley Avenue structures. It would also avoid the impact associated with compliance with City parking requirements. However, on-site parking at the North Terrace and the South Terrace (Upper Plaza) designed spots would also not likely be utilized for daily use per the existing CUP unless needed for special events.

This is because parking in these areas is incompatible with the historic setting and purpose of the interior of the campus.

Under this alternative, the proposed primary objectives to modernize and expand the on-site campus classroom facilities and vehicle parking space would not be fulfilled. In addition, approximately 110 existing students would be forced to leave the school.

Therefore, the decision makers find that the No Project/Development Under Existing Approvals (No Parking Structure, No Classroom) Alternative is rejected because it fails to meet basic project objectives. In addition, it would require the destruction of the historic and esthetic values of part of the campus. Furthermore, it would require development in the canyon area, encroachment into the steep slopes, and renovations or "gutting" of interiors in order to accommodate additional space within the existing Academy buildings; thereby preserving existing classic interiors. All of which would affect the Academy, which is a historical and cultural resource for the community.

2. No Project/No Development

The No Project Alternative assumes that the Project would not be implemented. Under this scenario, the Academy would continue to operate under its existing conditions. The following are the assumptions:

- The enrollment would remain at 750 students
- The proposed classroom building would not be constructed
- The proposed parking structure would not be constructed
- Streetscape and landscape improvements would not be implemented

A summary of the environmental impacts of this alternative is provided in Table 9-1, and the analysis is provided in Chapter 9.0 of the EIR. This alternative is considered infeasible as it violates the existing CUP requirements although it would avoid impacts related to aesthetics/neighborhood character, biological resources, geology/soils, historical resources, paleontological resources, public utilities, and human health. While the existing student enrollment would remain at 750 students, the primary objectives of the project to modernize and expand on-site campus and vehicle parking space would not be fulfilled.

Therefore, the decision makers find that No Project/No Development Alternative is rejected because unlike the Project, it would violate the existing CUP requirements and fail to meet basic project objectives.

3. No Classroom Building with 2-Level Parking Structure

Significant, unmitigable impacts have been identified related to Land Use (compliance with City's Historical Resource regulations, consistency with Community Plan objectives to preserve historical resources, and compliance with Municipal Code parking requirements), Historical Resources, and Parking. This alternative assumes the construction of the 2-level parking structure and that the classroom building would not be constructed. The existing historical residence located at 2544

Collier Avenue would not be demolished. (Note: A code compliant alternative, which would provide 128 parking spaces within a three-level parking structure is analyzed in Section 9.3 below). The student enrollment would be maintained at its existing level – 750 students.

A summary of the environmental impacts of this alternative is provided in Table 9-1, and the analysis is provided in Chapter 9.0 of the EIR. This alternative is considered environmentally superior to the Project as it would lessen or avoid impacts related to biological resources, historical resources, land use, paleontological resources, and utilities (solid waste). With this alternative, one primary objective of the Project would not be met – to provide additional off-street parking for 750 students under a 10 percent deficit from code requirements. A second primary project objective to provide additional/modernized classroom space would not be met.

Therefore, the No Classroom Building with 2-Level Parking Structure Alternative is rejected because it would not meet two of the basic objectives of the project.

4. **No Classroom Building with – 128 Space Parking Structure (3 Level Structure)**

Significant, unmitigable impacts have been identified related to Land Use (compliance with City's Historical Resource regulations, consistency with Community Plan objectives to preserve historical resources, and compliance with Municipal Code parking requirements), Historical Resources, and Parking. This alternative assumes the construction of the 3-level parking structure and that the classroom building would not be constructed. The existing historical residence located at 2544 Collier Avenue would not be demolished. The student enrollment would be maintained at its existing level – 750 students.

A summary of the environmental impacts of this alternative is provided in Table 9-1, and the analysis is provided in Chapter 9.0 of the EIR. This alternative would lessen or avoid impacts related to historical resources, land use, paleontological resources, utilities, and parking. As with the No Classroom Building with 2-Level Parking Structure Alternative, this alternative would not meet one primary objective of the Project, to provide additional/modernized classroom space. However, this alternative would provide additional off-street parking in compliance with City code requirements.

Therefore, the decision makers find that the No Classroom Building with – 128 Space Parking Structure (3 Level Structure) Alternative is rejected because it would not meet one of the basic objectives of the Project.

5. **Classroom Building with – 128 Space Parking Structure (3 Level Structure)**

In order to accommodate the proposed student enrollment of 750 students, 104 off-street parking spaces would need to be provided. As proposed under the Project, a two-level parking structure providing 94 spaces would be constructed. This would leave a parking deficit of 10 spaces pursuant to City parking standards, which is identified as a significant, unmitigable impact associated with the Project.

This alternative would construct a three-level parking garage and accommodate 128 parking spaces. This alternative would require a height deviation for the proposed parking structure, as well as the classroom building (as would occur under the project). The development criteria for the underlying single-family zone allows a maximum height of 30 feet measured from the adjacent grade. The proposed parking structure would have a height deviation of 1.5 feet, as measured from the northwestern corner of the building at its lowest point in the canyon. The street grade height (adjacent to Collier Street) would be consistent with the 30-foot height limit for the zone.

A summary of the environmental impacts of this alternative is provided in Table 9-1, and the analysis is provided in Chapter 9.0 of the EIR. This alternative would provide the required number of parking spaces to be compliant with parking standards of the Municipal Code. However, this alternative is not being recommended because after several discussions of the Project at community outreach meetings, members of the community expressed opposition to a 3-level parking structure due concerns related to bulk, scale, and height within a residential neighborhood. This alternative would require an additional height deviation for the parking structure. In addition, much of the community did not want the "institutional" look or feel of a 3-level parking structure in the neighborhood. As such, they were in favor of the 2-level parking option because the 2-level parking structure looks very similar to the existing parking lot.

This is particularly true given the scope of the impact. As discussed in Section 5.10 of the EIR, Urban Systems Associates (2008) conducted an on-street parking inventory and survey as part of the Traffic Impact Analysis (Appendix I of EIR). Based on this on-street parking survey a total of 417 on-street parking spaces are available for use within a two-block distance of the school. With either of the parking structure options the surplus of on-street parking availability should increase. Based on community outreach meetings, much of the community is in agreement that there is considerable on-street parking and is not in opposition of the Academy using what is available

6. **Classroom Building with Code Compliant Parking (10 additional spaces)**

in order to accommodate the proposed student enrollment of 750 students, 104 off-street parking spaces would need to be provided. As proposed under the Project, a two-level parking structure providing 94 spaces would be constructed. This would leave a parking deficit of 10 spaces pursuant to City parking standards, which is identified as a significant, unmitigable impact associated with the Project.

This alternative would provide 10 additional parking spaces at another location on campus (in addition to the proposed two-level parking structure). Potential locations could include the north terrace or south terrace (upper plaza), or Circle Drive. This alternative would require a height deviation for the proposed classroom building only (as would occur under the project).

A summary of the environmental impacts of this alternative is provided in Table 9-1, and the analysis is provided in Chapter 9.0 of the EIR. This alternative would provide 10 additional parking spaces at another location on the campus (in addition to the proposed two-level parking

structure). Potential locations could include the north terrace or south terrace (upper plaza), or Circle Drive. However, the north and south terraces have historical and architectural value that their use for parking would destroy. Although under the existing CUP these two areas are identified as parking areas, under the Project the Academy is proposing a CUP Amendment that would include the removal of the parking designation at both of these sites. The reason for this deletion is because the north terrace parking lot is currently used for events such as school gatherings and activities and the south terrace parking lot is used events such as graduation ceremonies, etc. The use of Circle Drive for parking would detract from the campus' aesthetics.

11.0 Statement of Overriding Considerations

Public Resources Code §21081(b) prohibits approval of a project with significant, unmitigable adverse impacts resulting from infeasible mitigation measures or alternatives unless the agency finds that specific overriding economic, legal, social, technological, or other benefits of the Project outweigh the significant effects on the environment. Guidelines §15093 adds that the decision-making agency must "balance, as applicable, economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposal project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered 'acceptable.'" The Project could have significant, unmitigable, adverse impacts, as described above. However, having balanced the applicable factors, the decisionmaker finds that those impacts are outweighed and made acceptable by any (and all) of the following specific overriding benefits of the Project:

- 1) The Project will provide an environment that is more conducive to excellent teaching and learning so that each student can reach her fullest potential in the global economy. This includes:
 - (a) creating an integrated campus with all parking, classroom and administrative space contained within a securable perimeter;
 - (b) alleviating floating classes and teachers by adding enough classroom space to accommodate the school's enrollment; and
 - (c) modernizing education by providing a new classroom building which can accommodate technological advancements.
- 2) The Project will allow AOLP's neighbors, residents and the school to have a generally- agreed upon blueprint for future improvements and limit on enrollment.
- 3) The Project will create a "state of the art" campus that preserves and enhances the unique urban character of the Greater North Park community and the campus itself.
- 4) The Project will increase the maximum allowable enrollment in order to better serve the needs of the greater community.
- 5) The new classroom building will avoid making interior alterations to the existing historic school buildings and therefore maintain the historic integrity of the school.

- 6) The Project will construct a parking structure to accommodate additional parking on the campus and to allow the North Terrace's and Upper Plaza's historical and architectural character to be maintained by removing this area as a designated parking area in the existing CUP.

- 7) The project will permit and maintain enrolment at a number that will not exceed 750 students.

Sokolowski, Michelle

From: John Feher [jfeher@dbosslawfirm.com]
Sent: Wednesday, September 17, 2008 9:49 AM
To: Pangilinan, Marlon; Sokolowski, Michelle
Cc: arebeestep@netzero.net
Subject: North Park Planning Committee OLP motion
Attachments: NPPC OLP Motion 9.16.08.pdf

Marlon and Michelle,

Below please find the North Park Planning Committee's motion from our Sept. 16 meeting, with the motion language handout attached.

Motion to adopt handout entitled 'Possible motion on OLP project for NPPC meeting of 9/18/2008', with the exception of paragraph number ten (10), which is stricken.
Llriott/Callen. 10-1-1 (Feher against, Chipp abstained).

Please let me know if you have any questions.

Sincerely,

John D. Feher
NPPC Secretary

Community Planning Group
Recommendation

Possible motion on OLP project for NPPC meeting of 09/18/2008

Summary motion:

The North Park Planning Committee recommends denial of the project and the CUP amendment because it is inconsistent with the Greater North Park Community Plan, the EIR is incomplete and not compatible with land use protections and the Greater North Park Community Plan, and the applicant has a history of disregarding existing CUP violations in this neighborhood and an unwillingness to participate in substantive dialogue with the neighborhood to mitigate impacts of its operation.

- 1) Whereas one of the stated goals of the Greater North Park Community Plan is to maintain the low-density character of predominantly single-family areas, the location of the project's nearly 22,000-square-foot, 30-foot-tall classroom structure and multi-level parking structure in this low density single family neighborhood to be inconsistent with the North Park Community Plan.
- 2) Whereas the Greater North Park Community Plan seeks to "preserve the architectural variety and residential character of Greater North Park" and to "preserve and restore unique or historic structures within the community," the applicant's plan to either demolish or move the single family homes located at Collier and Copley Avenue—which the City has deemed "locally significant historical resources" that meet Significance Criterion C—to be inconsistent with the Greater North Park Community Plan.
- 3) Whereas the applicant's EIR fails to present viable re-purposing alternatives for the historic Collier and Copley homes or for existing campus structures and despite several such alternatives having been proposed by the community, the applicant has not explored adaptive re-use of historic resources.
- 4) Whereas the applicant's EIR fails to include mitigation for impacts on land use, aesthetics, neighborhood character, historical resources, traffic and circulation, and cumulative impacts to hydrology and water quality, the EIR is incomplete and not compatible with land use protections or the Greater North Park Community Plan.
- 5) Whereas the applicant has been in violation of its existing CUP since approximately 1996—including increases in enrollment, lack of parking, and traffic management—which violations created substantial unmitigated negative impacts on neighbors, an amended CUP is not in the best interests of the neighborhood.
- 6) Whereas the EIR is negligent in not considering a court-ordered off-site parking alternative as a permanent solution.
- 7) Whereas the EIR states the amended CUP will "modify limitations of special events," without explanation or limits of the modifications and their potential unmitigated negative impacts to neighbors.
- 8) Whereas the applicant has not been sincere at garnering meaningful community involvement and participation in the formulation of this expansion plan as their "outreach efforts" have lacked substance.
- 9) Whereas the EIR states the applicant's plan to "adopt a solution of financial hardship" based on a religious exemption from developers' rules, including limitations on demolition of historically significant buildings, to be in direct conflict with the applicant's statement in the EIR that the "school is considered the primary use of the site".
- 10) Whereas the project seeks deviations without merit to the community.