



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: May 28, 2014

REPORT NO. HO 14-035

ATTENTION: Hearing Officer

SUBJECT: HILTON GARDEN INN – PROJECT NO. 303795

LOCATION: 4200 Taylor Street

APPLICANT: Rashik Patel, T2 Development

SUMMARY

Issue(s): Should the Hearing Officer approve a Site Development to allow the demolition of the vacant Padre Inn and the construction of a new four-story, 179-guestroom Hilton Hotel?

Staff Recommendations:

1. **CERTIFY** Mitigated Negative Declaration No. 303795; and
2. **APPROVE** Site Development Permit No. 1071702.

Community Planning Group Recommendation – On July 10, 2013, the Old Town San Diego Community Planning Group voted 9-0-5 (absent) to approve the project with no further condition or recommendation (Attachment 8).

Environmental Review: A Mitigated Negative Declaration, Project No. 303795, has been prepared for this project in accordance with state of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process (Attachment 6).

BACKGROUND

The project proposes the demolition of an existing motel known as the Padre Trails Inn and subsequent the construction of a new four-story, 179-guestroom Hilton Hotel. The 2.31-acre site is located at 4200 Taylor Street within the Old Town San Diego community (Attachment 1). The site is designated for Hotel/Visitor land uses in the Old Town Community Plan and the property

is located in the Rosecrans District of the Old Town San Diego Planned District Ordinance (Attachment 2). The parcel is located at the corner of Morena Boulevard and Taylor Street adjacent to the Interstate-8 freeway off ramp. This location is important to the community in the sense that it is at the entry way into the historic Old Town area and State Park from the east and the north. In addition to the freeway, surrounding land uses include the Caltrans San Diego headquarter offices and its adjacent parking lot, historic Presidio Park, the Presidio golf course, and retail uses including a commercial design center and a restaurant (Attachment 3). The Padre Trails Inn was constructed in 1965 on the site as a motor inn utilizing the Spanish hacienda style with parking dispersed in front of the individual units. The inn remained operational until it was closed in 2013 anticipating the redevelopment of the site.

DISCUSSION

Project Description

The project is requesting a Site Development Permit to demolish an existing motel and develop a 2.31-acre site with a new four-story, 179 room Hilton Hotel with a guest lobby, swimming pool area and landscaped grounds (Attachment 7). The project is located within the historic Old Town San Diego community and therefore is required to adhere to the approved design standards of the Old Town Planned District Ordinance. The architectural and design standards are intended to ensure that development in Old Town is compatible with the character of pre-1871 development in Old Town dating to the Spanish, Mexican and American periods. Specific stylistic, massing and material requirements, as well as landscape material requirements are regulated in the district.

Discussion of Issues

The project proposes to demolish the Padre Trails Inn to clear the site for the development of the 179-room Hilton Garden Inn. The Padre Inn was constructed on the site in 1965. Because the building was greater than 45 years old a historic review of the structure was required pursuant to SDMC Section 143.0212. As part of this review, a Historical Resource Research Report was prepared and submitted which concluded that the building was not eligible for designation under any designation criteria, due to a lack of integrity. A Planning- Historical staff review agreed with the conclusion and the existing structure can be demolished as a part of this Site Development Permit.

Similarly, the proposed development was reviewed for other applicable environmental impacts including a water quality technical report, storm water and drainage as well as traffic. An environmental initial study was conducted on the site and concluded the proposed grading could have a significant impact on paleontological and archeological (cultural) resources. This determination was based on the City's Resource Maps, field reconnaissance and survey reports as well as local knowledge of San Diego's indigenous peoples and the city's history beginnings within the Old Town area. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared for the project as part of Mitigated Negative Declaration No. 303795. The MMRP

ensures grading and construction activities include monitoring by a certified professional in the field and procedures to curate any findings.

The proposed development is required to comply with the Old Town San Diego Architectural and Site Development Standards of the Old Town Planned District. Generally, these guidelines are intended to ensure that development in Old Town is compatible with the character of pre-1871 development in Old Town dating to the Spanish, Mexican and American periods. Specific stylistic, massing and material requirements, as well as landscape material requirements are provide in the Standards and Criteria. The Hilton Garden Inn proposes a four-story structure utilizing the Spanish-Mexican period with a Monterey motif. Design elements include a multi-planed pitched tiled roof, upper story balconies, multiple off-setting planes, fountain plaza and arched patio arcade. Finish materials for the hotel include cement plaster finish, wood windows, bronze aluminum frames, stone accent tiles, mission tiles, wood trellises and wood accents. The project was presented to and ultimately approved by the Old Town San Diego Planned District Design Review Board.

The project is within the Rosecrans District in the Old Town San Diego Community Plan. The Plan identifies the site for hotel, office and retail development. The Plan alternative the development implements is the residential/tourist alternative that seeks to locate tourist and visitor uses in and around the historic core and promote residential development on the southern and western peripheries of the community. The use of the site as a hotel serving visitors is consistent with the community plan land use recommendation and the existing use of the site since 1965. The project is not requesting any deviation from the Old Town Planned District Ordinance and therefore complies with the applicable regulations of the Land Development code. The Site Development Permit has been conditioned to ensure the proposed development is constructed in accordance with the applicable regulations of the Land development Code and Old Town San Diego guidelines (Attachment 5).

Conclusion

The proposed use of the site as a modern, updated hotel would be consistent with the Old Town San Diego Community Plan and the Old Town Planned District Ordinance. The proposed development complies with the Architectural and Site Development Standards of the PDO and has the support of the Development Services Department, Community Planning Group and Design Review Board. The development would revitalize the 2.3-acre site by demolishing the outdated Padre Inn and expanding the visitor serving capacity of the site to 179 guest rooms. The project includes a Mitigation, Monitoring and Reporting Program to ensure grading and construction activities would not impact cultural resources on the property. Based on the design, conditions and mitigation associated with the project, the development would not adversely affect the public health, safety or welfare. Staff concludes the project would benefit the community as well as the city at large and believes the findings to approve Site Development Permit No. 1071702 can be positively affirmed (Attachment 4).

ALTERNATIVES

1. Approve Site Development Permit No. 1071702, with modifications.
2. Deny Site Development Permit No. 1071702, if the findings required to approve the project cannot be affirmed.

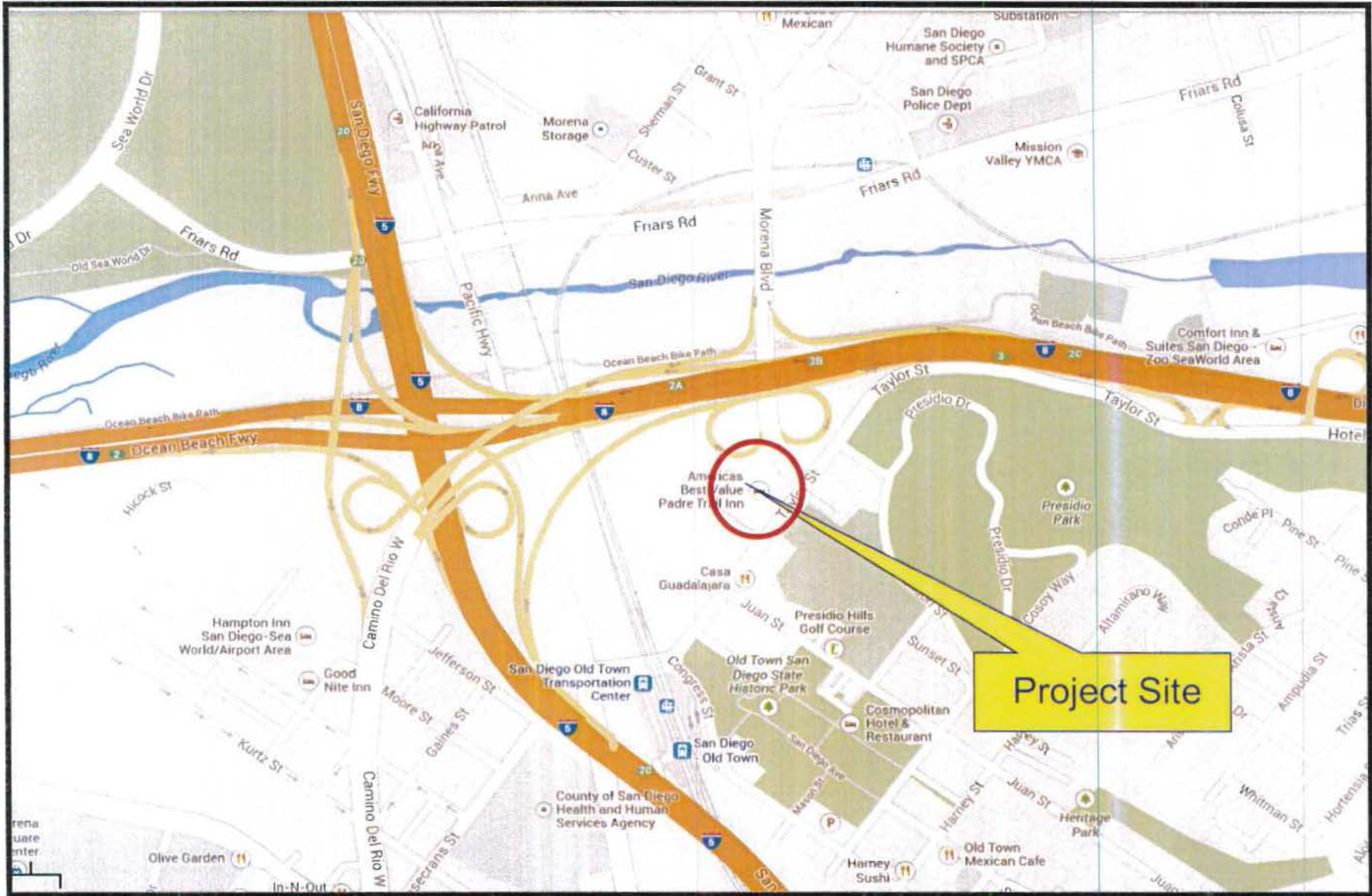
Respectfully submitted,



John P. Hooper
Development Project Manager
Development Services Department

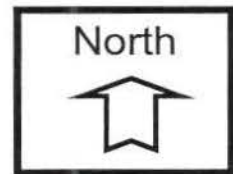
Attachments:

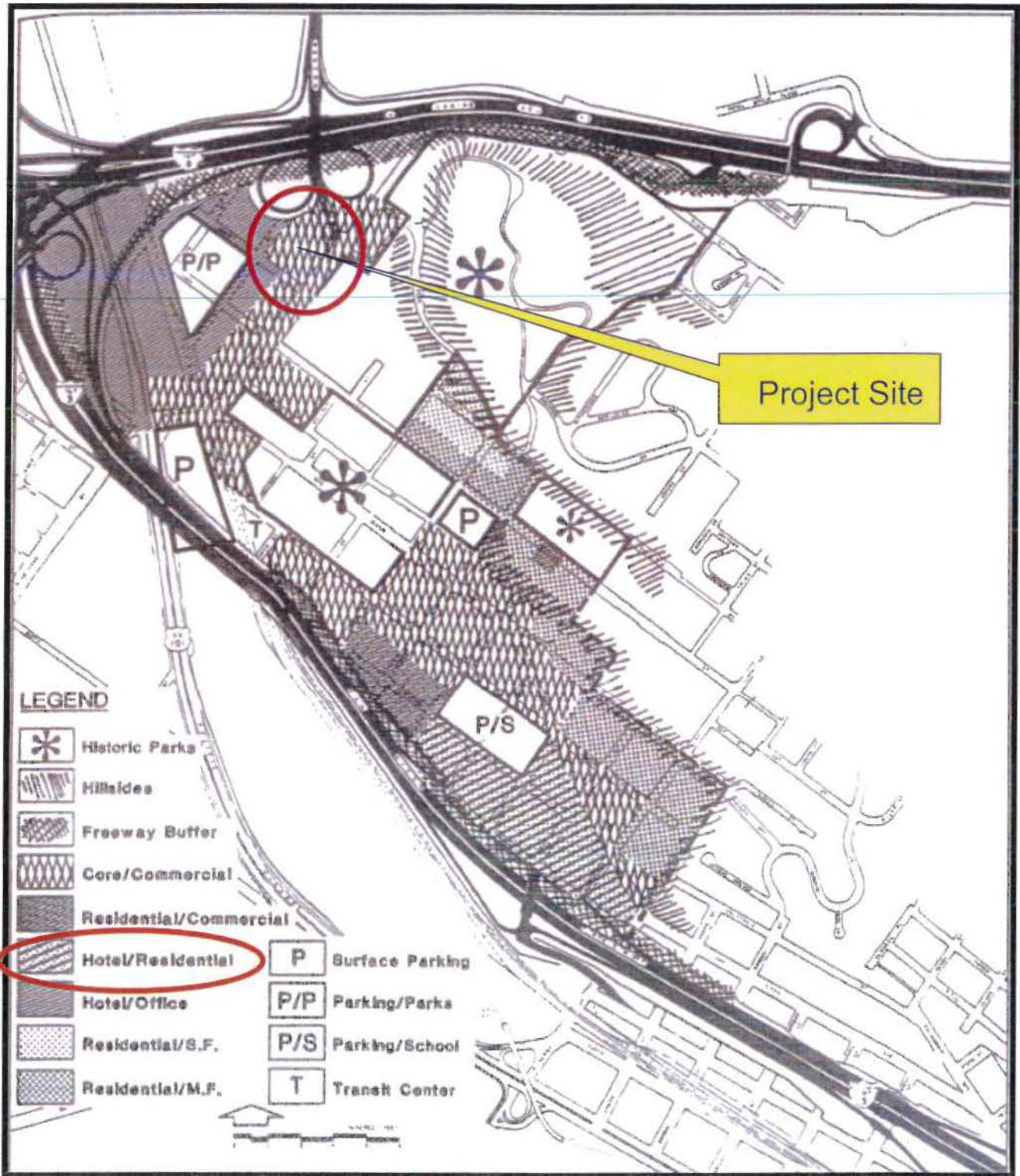
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Environmental Resolution with MMRP (MND)
7. Project Plans
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement



Vicinity Map

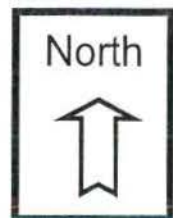
HILTON GARDEN INN – 4200 TAYLOR STREET
PROJECT NO. 303795





Land Use Map

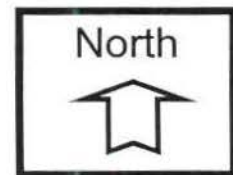
HILTON GARD INN 4200 TAYLIOR STREET
PROJECT NO. 303795





Aerial Photo

HILTON GARDEN INN – 4200 TAYLOR STREET
PROJECT NO. 303795



**HEARING OFFICER RESOLUTION NO. (DRAFT)
SITE DEVELOPMENT PERMIT NO. 1071702
HILTON GARDEN INN - PROJECT NO. 303795**

WHEREAS, T2 DEVELOPMENT, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish the existing Padres Inn Hotel and construct a four-story, 179 guest room Hilton Hotel with accessory uses (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 1071702, on portions of a 2.31-acre lot; and

WHEREAS, the project site is located at 4200 Taylor Street in the Rosecrans subdistrict of the Old Town San Diego Planned District Ordinance within the Old Town San Diego Community Plan area; and

WHEREAS, the project site is legally described as Lot 1, Block 394 of Old San Diego, according to map therefore made by James Pascoe in 1870 on file in the Office of the city engineer of said city; and

WHEREAS, on May 21, 2014, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1071702 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated May 21, 2014.

Site Development Permit - Section 126.0504:

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

The project site is located at 4200 Taylor Street within the Old Town San Diego Community Plan which designates the 2.31-acre parcel for Hotel/Residential development. The site has been used as a hotel since 1965 when the existing Padre Trails Inn was constructed on the property. The demolition of the existing inn and the redevelopment of the site with the 179 guest room Hilton Garden Inn would be consistent with the visitor orientation of the recommended land use and would implement several of the goals of the Old Town San Diego Community Plan including the revitalization of the Old Town Community's eastern and northern gateways. The proposed development has been designed to be consistent with and complimentary to the historical nature of the community and the historic structures within. The project would provide and expand visitor serving accommodations and would upgrade and revitalize the property located at the northeastern gateway to historic old town by replacing the vacant and dated motel with a new, larger hotel. The proposed development also implements the Plan's desire of the community build-out with a combination of tourist serving development and residential development by locating the hotel in the appropriate location in the tourist oriented sector and away from permanent residential development. Therefore, the proposed development would not adversely affect the applicable land use plan.

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

The proposed development would replace an existing 50-year old vacant motel with a new Hilton Hotel designed, constructed and inspected pursuant to the common uniform building code standards. The project would incorporate Best Management Practices to ensure adequate water quality including storm water runoff. The development includes mitigation for paleontological and archeological (Cultural resource) monitoring during grading activities including procedures to curate any find. The project complies with all zoning requirements including the appropriate number of off street parking spaces. Additionally, the permit has been conditioned to include public improvements along the street frontage including the closure of an existing driveway, the replacement of old improvements with new curb, gutter and sidewalk and additional right-of-way dedication. Therefore, the proposed development would not be detrimental to the public health, safety or welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The proposed development complies with all of the applicable regulations of the Land Development Code including the Old Town San Diego Planned District Ordinance and the architectural and historic guidelines for new development within the Old Town Planned District. No variance or deviation is requested as a part of this application. Therefore, the proposed development would comply with the applicable regulation of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1071702 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 1071702, a copy of which is attached hereto and made a part hereof.

John P. Hooper
Development Project Manager
Development Services

Adopted on: May 21, 2014

Job Order No. 2400

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

INTERNAL ORDER NUMBER: 24003404

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DRAFT

SITE DEVELOPMENT PERMIT NO. 1071702
HILTON GARDEN INN - PROJECT NO. 303795
HEARING OFFICER

This Site Development Permit No. 1017702 is granted by the Hearing Officer of the City of San Diego to T2 DEVELOPMENT, Owner, and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504. The 2.31-acre site is located at 4200 Taylor Street Old Town San Diego Rosecrans Zone within the Old Town Planned District Ordinance in the Old Town San Diego Community Plan. The project site is legally described as: Lot 1, Block 394 of Old San Diego, according to map therefore made by James Pascoe in 1870 on file in the Office of the city engineer of said city.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to demolish an existing motel and develop the site with a new four-story hotel with a lobby, dining area, pool and surface parking described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated (DRAFT), on file in the Development Services Department.

The project shall include:

- a. A new four-story, 179 guest room Hilton Hotel with accessory uses.
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning

regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by (DRAFT).
2. The utilization of this CUP is contingent upon the approval of a license to sell alcohol at this location by the California Department of Alcoholic Beverage Control [ABC]. The issuance of this CUP does not guarantee that the ABC will grant an alcoholic beverage license for this location.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

13. The mitigation measures specified in the MMRP and outlined in **Mitigated Negative Declaration No. 303795**, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in **Mitigated Negative Declaration No. 303795**, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- Paleontological Resources
- Archeological (Cultural) Resource

ENGINEERING REQUIREMENTS:

15. Prior to occupancy, the Owner/Permittee shall dedicate addition right-of-way, along the project frontage on Rosecrans Street and adjacent to the curb returns, to provide a minimum of 10 feet curb to property line distance, satisfactory to the City Engineer.

16. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of all non-utilized driveways with City standard curb, gutter and sidewalk, satisfactory to the City Engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of one 20-foot wide City standard driveway, on Rosecrans Street, and one 20-foot wide driveway on Sunset Street, per Standard Drawing SDG-159, satisfactory to the City Engineer.

18. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the removal of the existing sidewalk and the installation of City standard non-contiguous sidewalk, along the project frontage on Taylor Street, satisfactory to the City Engineer.

19. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

20. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

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

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

23. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate and show the type and location of all post construction Best Management Practices (BMP's) on the final construction drawings, consistent with the Water Quality Technical Report.
24. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009-DWQ and the Municipal Storm Water Permit, Order No. R9-2007-0001 in accordance with Order No. 2009-0009DWQ, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
25. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

LANDSCAPE REQUIREMENTS:

26. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards, the San Diego Low Impact Development Design Manual, 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.
27. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label and dimension a 40 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.
28. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40 sq-ft area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)5.
29. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit 'A,' 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.'

30. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

31. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

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

PLANNING/DESIGN REQUIREMENTS:

33. 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.

34. All signs associated with this development shall be consistent with sign criteria established by the approved Exhibit "A".

35. 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.

36. The permittee/property owner shall provide sidewalk scoring grid pattern 4 feet or less for the length or width to create a pattern that enhances the pedestrian experience for all sidewalks within the public right-of-way. The sidewalk scoring pattern for Taylor St. shall be different from Sunset Street and Rosecrans Street.

TRANSPORTATION REQUIREMENTS

37. No fewer than 179 off-street automobiles parking spaces (with 179 off-street parking spaces provided including 6 accessible disabled spaces; with at least one van-sized accessible space), and at least 4 motorcycle spaces and 4 bicycle spaces, shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department Director.

38. No fewer than 2 off-street loading spaces, with minimum dimensions of 12 in width and 35 feet in length and with a vertical clearance of 14 feet, shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". Further, all on-site loading spaces shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department Director.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

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

40. Prior to the issuance of any certificates of occupancy, 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. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

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

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

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

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on (DRAFT) pursuant to Hearing Officer Resolution No. (DRAFT).

Permit Type/PTS Approval No.:
Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Patrick Hooper
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
TITLE

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

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

RESOLUTION NUMBER R- (DRAFT)

ADOPTED ON May 28, 2014

WHEREAS, on December 14, 2012, Padre Trails Inn, LLC. submitted an application to Development Services Department for a Site Development Permit to demolish an existing 100-room motel and construct a 179-room hotel for the Hilton Garden Inn (Project); and

WHEREAS, the matter was set for a public hearing with the Hearing Officer of the City of San Diego; and

WHEREAS, the issue was heard by the Hearing Officer on May 28, 2014; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigation Negative Declaration No. 303179 (Declaration) prepared for this Project; NOW THEREFORE,

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

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

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

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

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

By:



John P. Hooper, Development Project Manager

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

SITE DEVELOPMENT PERMIT NO. 1071702

PROJECT NO. 303179 _____

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 303179 shall be made conditions of Site Development Permit No.1071702 as may be further described below.

MITIGATION, MONITORING AND REPORTING PROGRAM:

A. GENERAL REQUIREMENTS – PART I

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the Local Enforcement Agency (LEA) Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Project Representative(s), Job Site Superintendent and the following consultants:

Archaeological Monitor
Native American Monitor
Paleontological Monitor

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **City's Local Enforcement Agency (LEA) 858-627-3200**
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **LEA and MMC at 619-533-3696**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 303795, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's ED, and MMC. The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)
3. **OTHER AGENCY REQUIREMENTS:** Evidence that any other agency requirements or permits have been obtained or are in process shall be submitted to the MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.
Not Applicable for this project.
4. **MONITORING EXHIBITS:** All consultants are required to submit, to LEA and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, potential soil stockpile locations, air quality monitoring locations, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes

indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

- 5. OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the **LEA** and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

<i>Issue Area</i>	<i>Document submittal</i>	<i>Associated Inspection/Approvals/Note</i>
General	Consultant Qualification Letters meeting	Prior to Pre-construction
General	Consultant Const. Monitoring	Prior to or at the Pre-Construction meeting
Archaeology	Archaeological Reports	Archaeological observation
Paleontology	Paleontology Reports	Paleontological observation
Final MMRP		Final MMRP Inspection

SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENT:

CULTURAL RESOURCES (ARCHAEOLOGY)

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.

3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

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

III. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.

- b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**

c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.



PROJECT

Hilton Garden Inn
Old Town San Diego, California
SITE DEVELOPMENT PERMIT SUBMITTAL

4200 TAYLOR STREET
SAN DIEGO, CA 92110



ISSUE DATES

No.	Date	Description
2013-11-05		SITE DEV. PERMIT SUB. COMPLETENESS CHECK
2013-10-17		SITE DEV. PERMIT SUB. INITIAL SUBMITTAL
2013-08-15		SITE DEV. PERMIT SUB. RE-SUBMITTAL
2013-11-05		SITE DEV. PERMIT SUB. RE-SUBMITTAL

NO OTHER COUNTY-BASED REGULATIONS APPLY TO THIS PROJECT. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS AND HAS DETERMINED THAT THE PROJECT WILL NOT BE VISUALLY DOMINANT OR HARMFUL TO THE SURROUNDING ENVIRONMENT. VISUAL ANALYSIS REPORT IS ATTACHED TO THESE SUBMITTALS.

SHEET TITLE
ARCHITECTURAL SITE PLAN

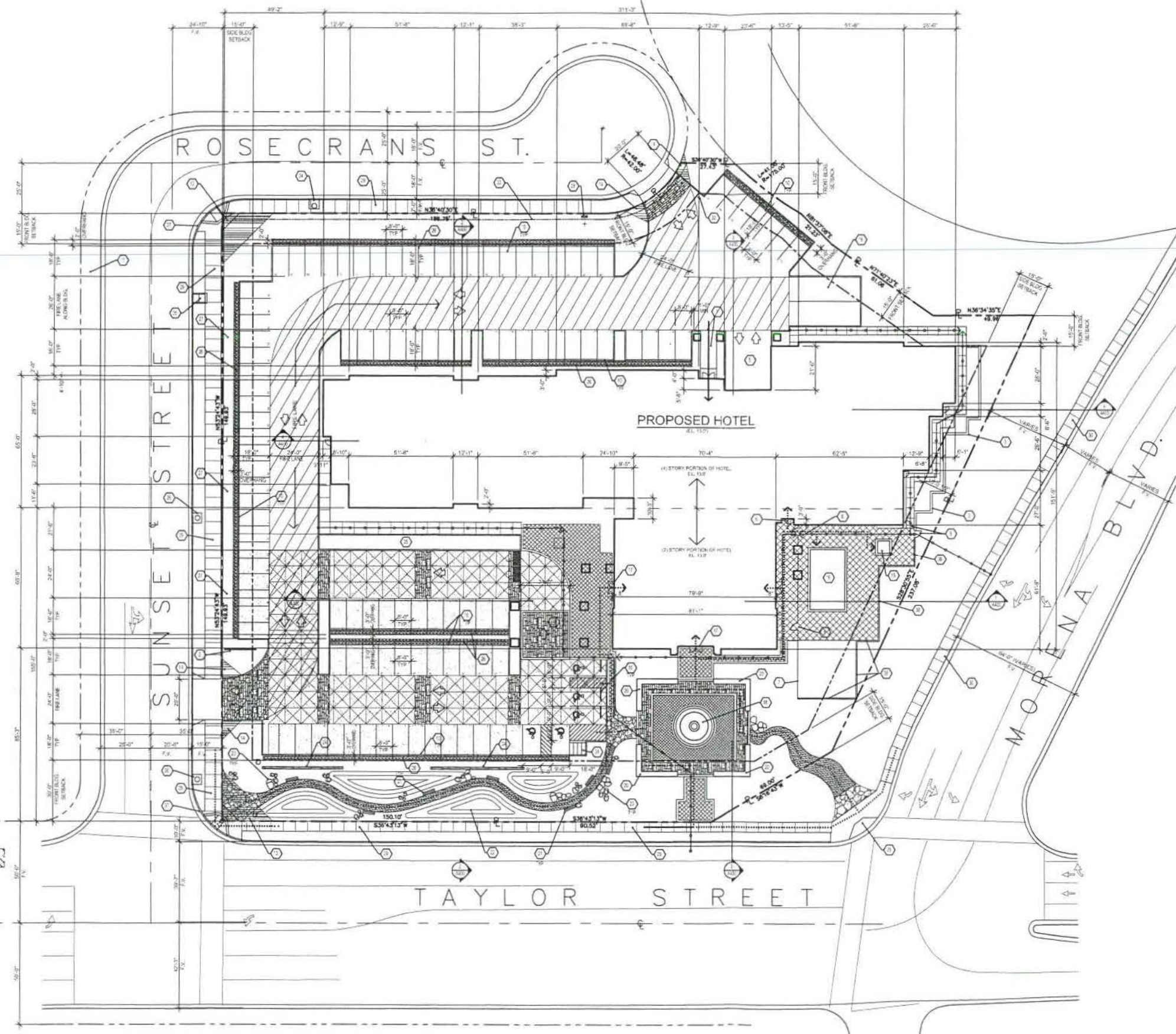
DRAWING I.D.
Project No.: JBA 12-004
Date: 2013 - 11-05

SHEET NO.
A100
SHEET 3 OF 9

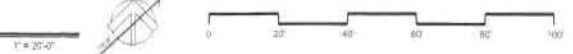
- KEY NOTES:**
1. ACCESSIBILITY RAMP PER C.B.C. SEC. 11206.5. MAX. 1:12 SLOPE.
 2. NEW "MILTON GARDEN INN" SIGNAGE & OTHER USABLE SIGNAGE TO COMPLY WITH S.D.M.C. SIGN REGULATIONS. DEFERRED SUBMITTAL.
 3. 6'-0" HIGH WALL MARK.
 4. PORTE COCHERE DROP OFF.
 5. SUBTERRANEAN PARKING ENTRY RAMP.
 6. KEVED SECURE DOOR TO POOL ENCLOSURE AREA.
 7. 3'-0" HIGH MIN. SWIRLING POOL ENCLOSURE.
 8. KEVED SECURE GATE. PROVIDE FIRE DEPT. KNOX BOX AT CARD HEADER.
 9. EXISTING M.T.S. BUS STOP ROUTE DROP OFF.
 10. PARKING WHEEL STOP (TYPICAL).
 11. LOCATION OF EXISTING FIRE HYDRANT.
 12. PERMANENTLY ANCHORED BIKE RACK (10-BIKE CAPACITY). SEE LANDSCAPE DWGS.
 13. VISIBILITY TRIANGLE PER S.D.M.C. AT THE INTERSECTION OF TWO STREETS. ONE SIDE OF THE TRIANGLE EXTENDS FROM THE INTERSECTION OF THE STREETS FOR 25'-0" ALONG THE PROPERTY LINE. THE SECOND SIDE EXTENDS FROM THE INTERSECTION OF THE STREETS FOR 25'-0" INWARD FROM THE PROPERTY LINE. THE THIRD SIDE OF THE TRIANGLE CONNECTS THE TWO. NO STRUCTURES, TREES OR SHRUBS TALLER THAN 3'-0" IN HT. SHALL BE LOCATED WITH THESE TRIANGLES.
 14. VISIBILITY TRIANGLE PER S.D.M.C. AT THE INTERSECTION OF THE STREET & DRIVEWAY. ONE SIDE OF THE TRIANGLE EXTENDS FROM THE INTERSECTION OF THE STREET & THE DRIVEWAY FOR 10'-0" ALONG THE PROPERTY LINE. THE SECOND SIDE EXTENDS FROM THE INTERSECTION OF THE STREET & DRIVEWAY FOR 10'-0" INWARD FROM THE PROPERTY LINE ALONG THE DRIVEWAY EDGAL. THE THIRD SIDE OF THE TRIANGLE CONNECTS THE TWO. NO STRUCTURES, TREES OR SHRUBS TALLER THAN 3'-0" IN HT. SHALL BE LOCATED WITH THESE TRIANGLES.
 15. ACCESSIBLE SPA.
 16. ACCESSIBLE POOL.
 17. PROVIDE FIRE DEPT. KNOX BOX AT MAIN ENTRY. EXACT LOCATION PER FIRE DEPT. APPROVAL.
 18. WATER FEATURE.
 19. (2) 1' x 20' OFF-STREET LOADING SPACES. MAINTAIN MIN. 14'-0" OVERHEAD CLEARANCE.
 20. FRIELIS STRUCTURE.
 21. FENCE. SEE LANDSCAPE DWGS.
 22. EARTHEN WEIR. SEE LANDSCAPE DWGS.
 23. LANDSCAPING BOARDER.
 24. MAX. 3'-0" HIGH SITE WALL. SEE LANDSCAPING DWGS.
 25. PLANTER. SEE LANDSCAPE DWGS.
 26. DRAINAGE STRIP AT PARKING OVERHANG. SEE LANDSCAPE DWGS.
 27. PROVIDE LANDSCAPE BUFFER TO SCREEN PARKING (TYP.). SEE LANDSCAPE DWGS.
 28. NEW FIRE HYDRANT.
 29. PROPOSED IMPROVEMENT OF SIDEWALK & PAVEMENT. SEE CIVIL DRAWINGS.
 30. EXISTING SIDEWALK & PAVEMENT TO REMAIN. SEE CIVIL DRAWINGS.
 31. PERMANENTLY ANCHORED BIKE RACK. 14'-0" SPACES.
 32. EXISTING POWER POLE. REMOVE & RELOCATE ABOVE GROUND PER SOGAS'S DIRECTION & COORDINATOR.
 33. LINE OF PROPOSED 3'-0" RIGHT-OF-WAY DEDICATION. SEE CIVIL DRAWINGS.
 34. EXISTING CURB INLET TO REAR.
 35. PROPOSED CURB RAMP. ALONG WITH CURB RAMP AT WEST SIDE OF STREET (CALTRANS PROPERTY). SEE CIVIL DRAWINGS.
 36. RELOCATE CURB INLET. SEE CIVIL DRAWINGS.
 37. PROPOSED REVERSE RACKS OF STREET CORNER PER THE CITY OF SAN DIEGO STREET MANUAL. (30'-0" RADIUS AT SUNSET ST. & TAYLOR ST., 25'-0" AT ROSECRAANS ST. & SUNSET ST. SEE CIVIL DRAWINGS).
 38. 3'-0" HIGH MAX. NOISE CONTROL WALL PER HEAR ENVIRONMENTAL PLANNING INC. REPORT. SEE SECTION 4.2.2. OUTDOOR POOL NOISE MITIGATION.

- GENERAL NOTES:**
- A. ALL NEW VISIBLE "MILTON GARDEN INN" SIGNAGE TO COMPLY WITH S.D.M.C. SIGN REGULATIONS. DEFERRED SUBMITTAL.
 - B. EACH REQUIRED OFF-STREET LOADING SPACE SHALL HAVE A MINIMUM CLEARANCE OF 14'-0" INCLUDING ENTRANCES & EXITS. ALL OFF-STREET LOADING AREAS SHALL BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY OR TREATED WITH LANDSCAPE, HARDSCAPE, OR STRUCTURAL ELEMENTS DESIGNED TO CREATE A VISUAL BARRIER. (LOADING SPACE REQUIRED FOR THIS SITE DEVELOPMENT TO BE VERIFIED).
 - C. NOT USED.
 - D. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER F.H.P.S. POLICY #6009 (11/13/04/14).
 - E. REFER TO CIVIL DRAWINGS FOR DRAINAGE PATTERNS.
 - F. FOOT INDICATOR VALVES, FIRE DEPT. CONNECTIONS, AND ALARM BELLS ARE TO BE LOCATED ON THE ADDRESS SIDE.
 - G. PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH F.H.P.S. POLICY #6051.
 - H. ALL FENCES & RETAINING WALLS SHALL COMPLY WITH THE S.D.M.C. SEC. 142.0011.
 - I. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER / PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ART. 2, DIV. 1 (DRAINAGE REGULATIONS) OF THE S.D.M.C. INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 - J. NOT USED.
 - K. ALL LIGHTING SHALL BE DIRECTED AWAY FROM THE MHPA & SHIELDED AS NECESSARY.
 - L. MOTORCYCLE PARKING SPACES TO BE LOCATED IN SUBTERRANEAN PARKING GARAGE PER LDC. SEC. 142.0538(e).
 - M. LOCATION OF REFUSE AREA / RECYCLABLE AREA TO BE LOCATED IN SUBTERRANEAN PARKING GARAGE PER C.B.C. SEC. 142.0510.
 - N. EXISTING CONDITIONS / IMPROVEMENTS ARE SHOWN ON THE CIVIL DRAWINGS. SHTS. C104 & C105. THE CLOSURE OF EXISTING CURB DRIVEWAYS ARE SHOWN ON SHT. C104 UNLESS NOTED OTHERWISE. SHEET C105 SHOWS THE PROPOSED RELOCATION OF CURB AND UTTER ALONG SUNSET STREET.

- LEGEND:**
- ACCESSIBLE PATH OF TRAVEL
 - FIRE DEPT. HOSE ROLL. MIN. 100' LENGTH FOR SPRINKLERED BUILDING
 - 3'-0" WIDE LANDSCAPE DRAINAGE AREA AT PARKING (SEE LANDSCAPE DRAWINGS)
 - FRIELIS
 - ENHANCED PAVING (SEE LANDSCAPE DRAWINGS)
 - ENHANCED PAVING (SEE LANDSCAPE DRAWINGS)
 - ENHANCED PAVING (SEE LANDSCAPE DRAWINGS)
 - ENHANCED PAVING (SEE LANDSCAPE DRAWINGS)
 - ENHANCED PAVING (SEE LANDSCAPE DRAWINGS)
 - SCORED PAVING (SEE LANDSCAPE DRAWINGS)



1 ARCHITECTURAL SITE PLAN



ISSUE DATES

No.	Date	Description
2014-01	2/10/14	SITE DEV. PERMIT SUB. COMPLETE SET
2014-02	2/10/14	SITE DEV. PERMIT SUB. INITIAL SUBMITTAL
2014-03	2/10/14	SITE DEV. PERMIT SUB. REVISIONS
2014-04	2/10/14	SITE DEV. PERMIT SUB. REVISIONS

PROJECT TITLE

LANDSCAPE DEVELOPMENT PLAN

DATE: 2013-11-05

GENERAL NOTE:

1. ALL CANOPY TREES SHALL BE PROVIDED WITH 40 SQUARE FEET OF ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION (WIDTH) OF THIS AREA SHALL BE 5 FEET.
2. ALL LANDSCAPE AND HARDSCAPE IMPROVEMENTS SHOWN BETWEEN EASTERN AND SOUTHEASTERN PROPERTY LINE AND PROPOSED OR EXISTING PUBLIC SIDEWALKS ARE FOR ILLUSTRATIVE DESIGN PURPOSES ONLY. IT IS NOT IMPLIED THAT IMPROVEMENTS IN THIS AREA WILL BE PART OF THE FINAL CONSTRUCTED PROJECT. ALL EXISTING PLANTING IN THE AREA IS TO BE PROTECTED IN PLACE UNLESS OTHERWISE INDICATED.
3. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY PUBLIC SEWER FACILITY.

SMALL ACCENT TREE (TYP. SYM.)

STORM DRAIN LINES (TYPICAL SYMBOL)
FIRE & DOMESTIC BACKFLOW PREVENTERS

LARGE DECIDUOUS TREE (TYP. SYM.)

MEDIUM SCALE SHADE TREE (TYP. SYM.)

LOW GROUNDCOVER (TYP. SYM.)

NATIVE RIPARIAN PLANT (TYP. SYM.)

MEDIUM SCALE ACCENT SHRUB (TYP. SYM.)

TALL PALM (TYP. SYM.)

SUCCULENT (TYP. SYM.)

ACCENT GROUNDCOVER (TYP. SYM.)

SCORED COLORED CONCRETE DRIVEWAY PAVING (TYP. SYM.)

CONCRETE SCORE JOINT (TYP. SYM.)

TUMBLING CONCRETE DRIVEWAY PAVERS (TYP. SYM.)

MAX 36" HIGH WALL PLASTER FINISH (TYP. SYM.)

STONE PAVING (TYP. SYM.)

SITE VISIBILITY TRIANGLE (TYP. SYM.)
NO FENCES, SHRUBS, OR OTHER OBJECTS GREATER THAN 36 INCHES IN HEIGHT WILL BE LOCATED IN THE VISIBILITY AREAS

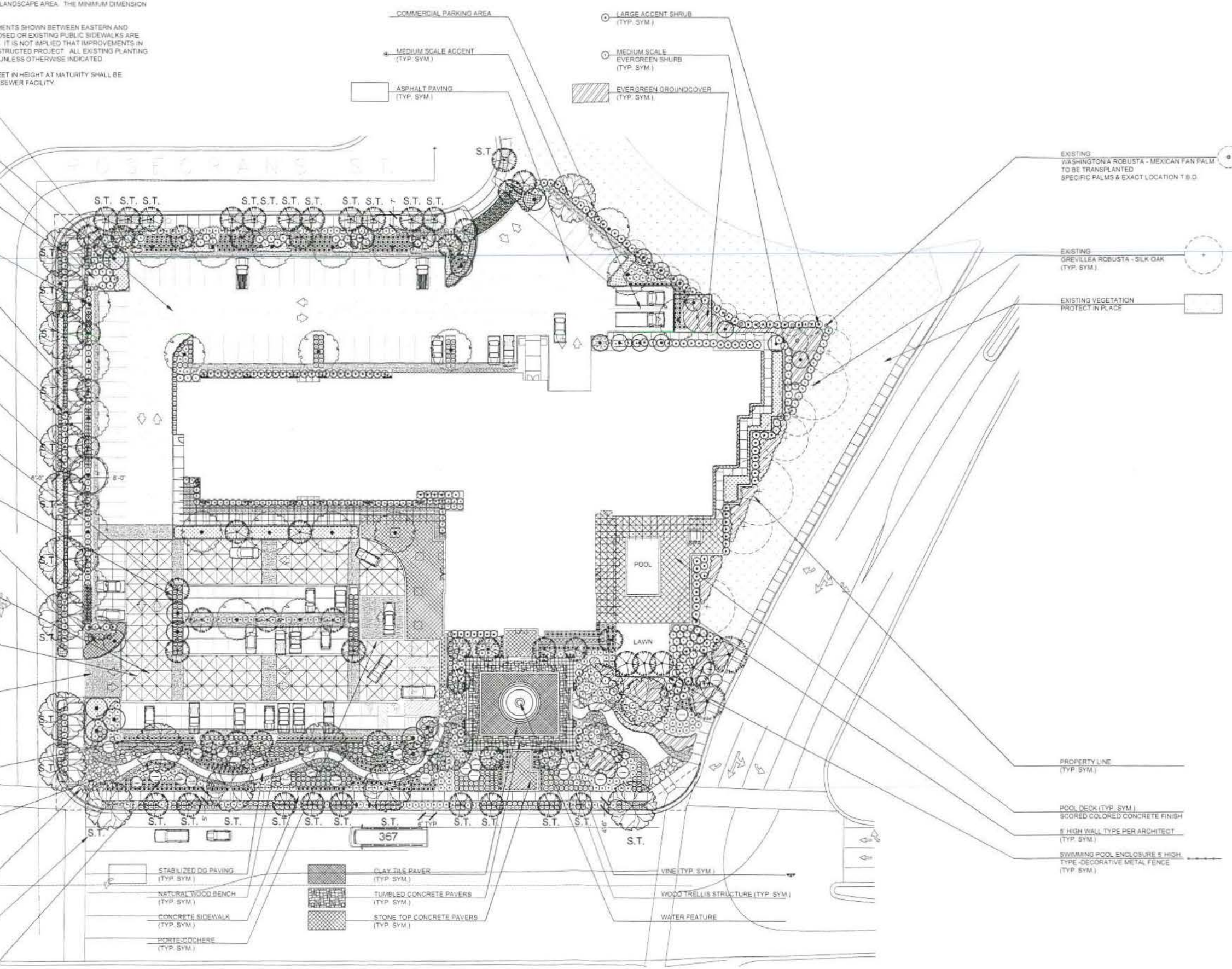
S.T. ALL TREES LOCATED WITHIN 15' OF CURB ARE STREET TREES (TYP. SYM.)

3' HIGH MAX BERMS @ CURVED PATH (TYPICAL)
MAX 3:1 SLOPE FACTOR

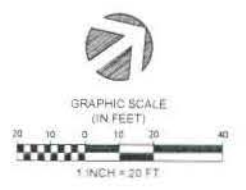
NOTE: GROUNDCOVER ALONG TAYLOR STREET SHALL CONSIST OF OPEN AREAS OF DECOMPOSED GRANITE AND ROCK GROUPINGS

GENERAL HARDSCAPE NOTE:

1. ALL FINISH AND COLOR WILL BE PER THE OLD TOWN DISTRICT ORDINANCE.
2. ALL CONCRETE SIDEWALKS WITHIN PUBLIC RIGHT OF WAY SHALL BE SOMBRERO BUFF IN COLOR.



MIN. TREE / IMPROVEMENT SEPARATION DISTANCE:
TRAFFIC SIGNAL / STOP SIGN - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
SEWERS - 10 FEET
DRIVEWAYS - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET





PROJECT:

Hilton Garden Inn™
Old Town San Diego, California

4200 TAYLOR STREET
SAN DIEGO, CA 92110



ISSUE DATES:

No.	Date	Description
C1	2012.11.02	SITE DEV. PERMIT - COMPLETE CHECK
C2	2012.12.14	SITE DEV. PERMIT SUB MITAL SUBMITAL
C3	2013.06.10	SITE DEV. PERMIT SUB RESUBMITAL
T1	2012.11.02	SITE DEV. PERMIT SUB SUBMITAL

ALL DESIGN, CONSTRUCTION AND APPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S ZONING ORDINANCES AND THE CALIFORNIA BUILDING CODE (CBC) AS AMENDED.

DATE: 11/21/11

SHEET TITLE:
BUILDING ELEVATIONS

DRAWING I.D.

Project No.: JBA-12-004

Date: 11/21/11

SHEET NO.:

A300

SHEET 7 OF 9

GENERAL NOTES

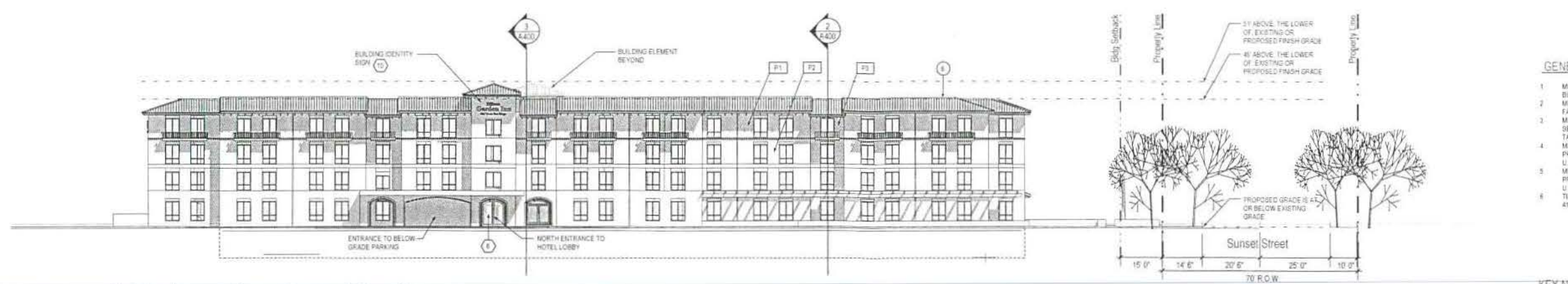
- MINIMUM 15'-0" STREET YARD BUILDING SETBACK
- MINIMUM 30'-0" STREET YARD SETBACK ALONG ENTIRE TAYLOR STREET FRONTAGE
- MINIMUM 15'-0" SIDE PROPERTY BUILDING SETBACK U.N.C.
- MINIMUM 15'-0" REAR PROPERTY BUILDING SETBACK U.N.C.
- TILE ROOFS SLOPES ARE 4:12 MIN. U.N.C.

KEY NOTES

- ROOF SCUPPER CONTROL JOINT
- PREFINISHED ALUMINUM WINDOWS AND LOUVERS
- PREFINISHED METAL LOUVERS AT DRIVER VENTS
- EXTERIOR WALL SCONCE
- SOLID WOOD DOOR/WINDOW AND FRAME
- INSULATED HOLLOW METAL DOOR AND FRAME
- ENTRANCE CANOPY
- METAL RAILING
- INTERNALLY ILLUMINATED BUILDING SIGNAGE
- RETRACTILE ILLUMINATED BUILDING SIGNAGE
- WOOD TRELLIS OR PRECAST CONCRETE COLUMNS

FINISH NOTES

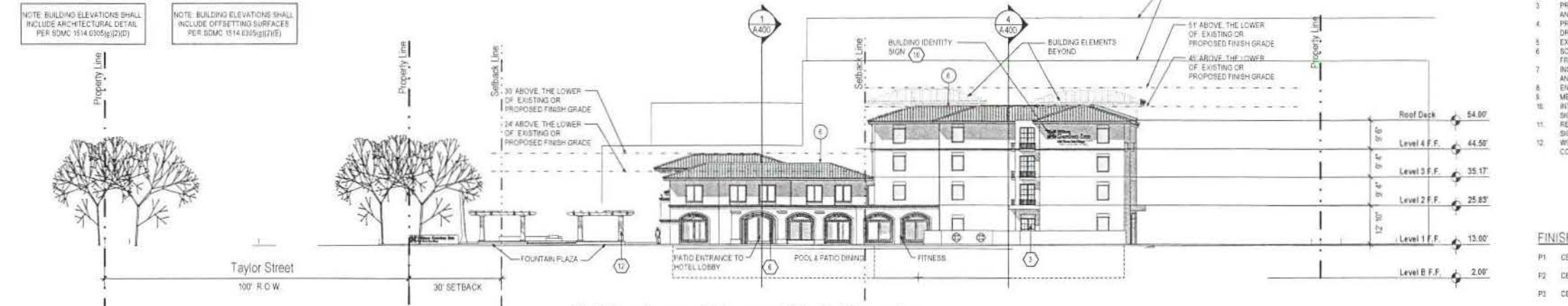
- P1 CEMENT PLASTER, COLOR TBD
- P2 CEMENT PLASTER, COLOR TBD
- P3 CEMENT PLASTER, COLOR TBD
- M1 WOOD WINDOWS, COLOR TBD
- M2 ALUMINUM FRAMED WINDOWS, COLOR "BRONZE"
- M3 PREFINISHED METAL, COLOR "DARK BRONZE"
- S1 STONE TILE, COLOR "NATURAL LIMESTONE"
- S2 STONE TILE, COLOR "NATURAL SANDSTONE"
- S3 STONE TILE, COLOR "ROUGH-SPLIT SANDSTONE"
- W1 WOOD ACCENT, COLOR TBD
- W2 WOOD TRELLIS, COLOR TBD
- C1 CONCRETE, COLOR "NATURAL WHITE"
- C2 CONCRETE BLOCK, COLOR "NATURAL GREY"
- C3 CONCRETE BLOCK, COLOR "SPLIT-FACE GREY"
- T1 MISSION TILE, COLOR TBD



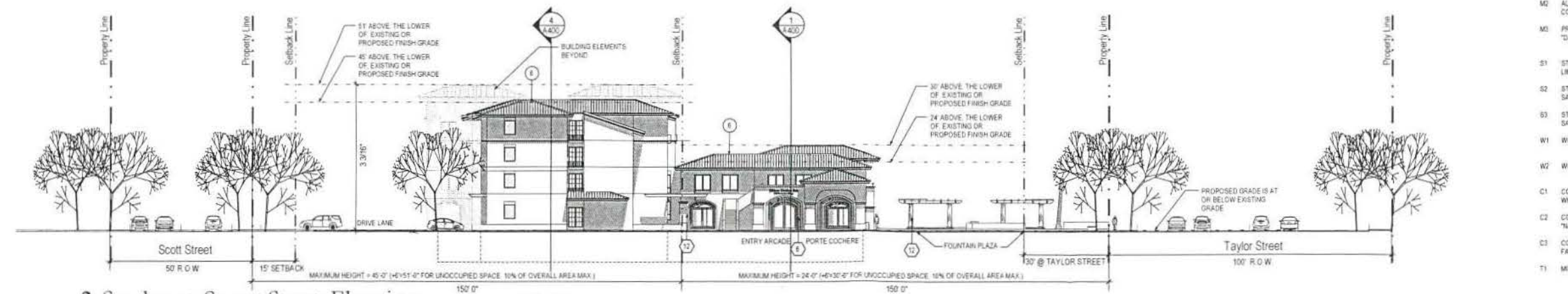
4 Northwest, Scott Street, Elevation 1/16" = 1'-0"

NOTE: BUILDING ELEVATIONS SHALL INCLUDE ARCHITECTURAL DETAIL PER SDMC 1514.0305(g)(2)(D)

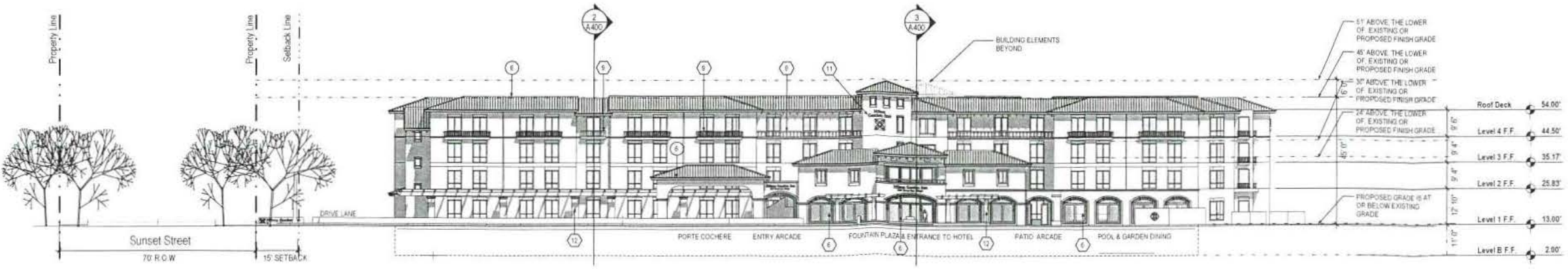
NOTE: BUILDING ELEVATIONS SHALL INCLUDE OFFSETTING SURFACES PER SDMC 1514.0305(g)(2)(E)



3 Northeast, Morena Blvd, Elevation 1/16" = 1'-0"



2 Southwest, Sunset Street, Elevation 1/16" = 1'-0"



1 Southeast, Taylor Street, Elevation 1/16" = 1'-0"



Old Town San Diego
Community Planning Group

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

July 10, 2013

MINUTES v.1

Whaley House Courtroom this meeting to order at 3:38 pm

- **Members Present:** Chuck Ambers; Thurston Coe; Patricia Fillet; Fred Grand; Geoffrey Mogilner; Lorna Rice; Fred Schwartz; Richard Stegner; David Swarens; Robert Zink
- **Members Absent:** Ann Dahlkamp; Bruce Johnson; Marie Pedrin-Gizoni; David Thornton
- **Guests:** Tait Galloway - City of San Diego PSP 533-4550 tgalloway@sandiego.gov; Gavin Deeb – Congress member Susan Davis Representative, 619.280.5353 gavin.deeb@mail.house.gov; Stephen Jones – Jones Ballard Architects, 619.977.5675 sjones500@gmail.com; Carl Huenefeld – USMC/MCRD, Carl.huenefeld@usmc.mil; Greg Lebon – T2Development, 949.214.9978, greg@T2Dev.com; Rick Garbini – Garbini&Garbini Landscape Architecture, 619.232.4747, rgarbini@garbiniandgarbini.com

Non-Agenda Public Comments: Patricia Fillet informed the group of several community issues: Swarm of African Bees removed by the City of San Diego's Bee Removal Service; Saturday's Farmer's Market impact of trash bin and need for more trash and recycling bins at the two corners of Harney and Congress Streets; San Diego City Schools District's Auxiliary and Landscaping Services (Drew Rowlands, executive director) to address trash and litter that spills over onto sidewalk and street around the perimeter of the Ballard Parent Center property. Thurston Coe announced to end this meeting at exactly 5pm to allow for a SOHO meeting.

Modifications: Geoffrey Mogilner announced that a note to the Chair, Thurston Coe is instead a draft to designate Kosa'aay as a historic/archaeological resource (see paragraph/handout).

Meeting Minutes: Approved with edits.

Treasurer's report: Beginning balance is \$374.48

Action Items:

4. Approval of June Meeting Minutes
5. Approval of Treasurer's report
- 6a. OTCPG Draft Letter to the Mid Coast Transit Project, Presented by Geoffrey Mogilner
 - b. New Marriott Garden Hotel updates by Steve Jones
 - c. Upton Regional Bike Project by Beth Robrahn
 - d. Minor changes to By-Laws presented by Tait Galloway

Comments to action items:

4. Meeting Minutes Approved, edits to remove Dianne Lowery as "absent" – Dianne Lowery is resigned.

Geoffrey Mogilner Motioned and Fred Grand Seconded; 8 yes; 6 absent

5. Treasurer's Report: Beginning balance from June is \$351.48 – this includes a donation of \$23.00 and brings the beginning to \$374.48.

Fred Grand Motioned and Fred Schwartz Seconded; 8 yes votes; 5 absent; 1 abstain

6a. Geoffrey Mogilner presents Kosa'aay as an economic resource and emphasizes that OTSDCPG should designate the area as a resource and states that he will designate as a resource. The handout reads: "Because the 1769 Kumeyaay town of Kosa'aay is located within the Old Town San Diego Community Planning area; and its preservation and interpretation will be of continuing benefit to the State of California and the Old Town community; and Kosa'aay is a site of primary importance to both the history of California and the cultural heritage of the Kumeyaay People: There fore 1769 site of Kosa'aay is designated to the Old Town Community Planning Group as a historic and economic resource." (See also paragraph/handout).

6b. Steve Jones, architect to Marriott Garden Hotel presented an update and recommendation for approval. Informs the OTSDCPG they are working with the City of San Diego on recommendations and multi-disciplinary reviews and presentations to group – the project is now at 2 years old. Greg Lebon and Rick Garbini present further details on landscaping and details on LEED Certification. Further discussion on lighting details (i.e., thematic lighting, similar to what is now on Sunset Ave.) to tie into community at large. Signage to be consistent with OTSDCPG's overall approved plans – currently the sign meets criteria at 16 sq. ft. Several questions from the OTSDCPG were asked on signage. Further details were provided: Height limitation is at 45 ft and cannot go above roofline. David Swarens suggested that surface painted/vernacular signs, similar to Riverside and Santa Barbara could fit in and Greg elaborated that final decisions have not yet been made; however, significance is placed to transcend the historicity of Old Town. Parking issue for guests was reviewed as an issue of shared parking and plans will now be undertaken to provide underground parking. Fred Schwartz asked if parking provisions for others will be allowed and Greg and Steve assured that parking peaks from 3am to mid-day is fine. Tait Galloway offered points of landscape could be asked during public review if a concrete sidewalk or dirt path/river look is wanted.

6c. No presentation by Beth Robrahn.

6d. Table to September 11 meeting, as meeting adjourned promptly at 5pm.; David Swarens mentioned the group did not have a draft and Tait Galloway stated that two versions were emailed to the OTSDCPG.

Information Items:

None.

Discussion Items:

None.

Committee Updates:

b. Ongoing changes to the By-laws presented by Tait Galloway – Tabled to next meeting, September 11, 2013.

Announcements:

1. **Thurston Coe announced Bike Uptown Bike Path meeting at Balboa Park, 6pm**
2. **Adrian Granda, representative from Todd Gloria's Office handed out the July Newsletter and announced the Normal Heights event.**
3. **Gavin Deeb from CongressWoman Davis' office provided July Newsletter.**
4. **Tait Galloway informed the Planning Commission has approved the Juan Street Project.**

Meeting adjourned at 5:00pm.

Respectfully submitted by, Patricia Fillet



Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested:

Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other _____

Project Title **Project No. For City Use Only**

HILTON GARDEN INN OLD TOWN 303795

Project Address:

4200 TAYLOR ST.
SAN DIEGO, CA 92110

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

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

Additional pages attached Yes No

Name of Individual (type or print):

RASHIK RATEL

Owner Tenant/Lessee Redevelopment Agency

Street Address:

620 NEWPORT CENTER DR., 14TH FLR

City/State/Zip:

NEWPORT BEACH, CA. 92660

Phone No: 949 610 8200 Fax No: 949 610 8236

Signature: *[Signature]* Date: 11/21/12

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Signature: _____ Date: _____

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Signature: _____ Date: _____

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Signature: _____ Date: _____

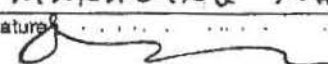
Project Title: Hilton Garden Hill Project No. (For City Use Only) 303795

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

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached: Yes No

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee
PADRE TRAIL INN LLC
 Street Address:
17062 HARVEST POINT WY
 City/State/Zip:
RAMONA, CA 92045
 Phone No: 619-384-5515 Fax No: 619-923-2930
 Name of Corporate Officer/Partner (type or print):
JOHN HAERL
 Title (type or print):
MANAGING MEMBER
 Signature:  Date: 11-21-12

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Name of Corporate Officer/Partner (type or print):
 Title (type or print):
 Signature: Date:

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Name of Corporate Officer/Partner (type or print):
 Title (type or print):
 Signature: Date:

Corporate/Partnership Name (type or print):
 Owner Tenant/Lessee
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
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