REPORT TO THE HEARING OFFICER

HEARING DATE: March 11, 2015

ATTENTION: Hearing Officer

SUBJECT: POINT LOMA VILLAGE
          PTS PROJECT NUMBER: 365489

LOCATION: 1166, 1168 and 1180 Rosecrans Street

APPLICANT: POINT LOMA VILLAGE, LLC (Attachment 9)

SUMMARY

Issue(s): Should the Hearing Officer approve the demolition of two (2) commercial
buildings and construction of a mixed-use retail/residential building within the Peninsula
Community Plan area?

Staff Recommendation(s) – APPROVE Site Development Permit No. 129972.

Community Planning Group Recommendation – On August 24, 2014, the Peninsula
Community Planning Board voted 10-0-0 to recommend approval of the proposed project
with conditions; all conditions have been incorporated into the project design
(Attachment 8).

Environmental Review: The project was determined to be exempt pursuant to California
Environmental Quality Act (CEQA) Guideline Section 15332 (In-Fill Development). This
project is not pending an appeal of the environmental determination. The
environmental exemption determination for this project was made on January 6, 2015,
and the opportunity to appeal that determination ended on January 21, 2015.

BACKGROUND

The 0.56-acre project site is located at 1166, 1168 and 1180 Rosecrans Street, at the
southwesterly corner of Rosecrans and Byron Streets, within the CC-4-2 Zone, Community Plan
Implementation Overlay Zone-Area B (CPIOZ-B) and Coastal Height Limit Overlay Zone,
within the Peninsula Community Plan area (Attachment 1). The CC-4-2 Zone (Commercial-
Community) is intended to accommodate development with high intensity, strip commercial
characteristics; residential uses are also allowed when a commercial structure exists on the
premises or is a part of the proposed development. Property within the CC zones are primarily
located along collector streets, major streets, and public transportation lines. The Peninsula Community Plan (PCP) designates the site for Mixed Commercial land use (Attachment 2A) and identifies the property as being within the boundaries of the Roseville Community Plan Implementation Overlay Zone (Attachment 2B). The purpose of the Community Plan Implementation Overlay Zone is to provide supplemental development regulations tailored to specific sites within a particular community, in this case the Roseville Commercial area. The San Diego Bay lies approximately three (3) blocks east of the project site; existing development surrounding the project site includes a 3-story motel adjacent to the south, a mix of older multi-family residential development to the north and west, and modest scaled commercial development to the east along Rosecrans Street (Attachment 3). The San Diego Metropolitan Transit System (MTS) provides bus service adjacent to the project site along Rosecrans Street (Attachment 4).

The proposed development requires a Site Development Permit (SDP) pursuant to San Diego Municipal Code (SDMC) Section 132.1402(b) and Table 132-14B, applicable to properties located within the boundaries of the CPIOZ “Type B” map area. The SDP is a Process Three (Hearing Officer as decision maker) and is appealable to the Planning Commission.

DISCUSSION

Project Description:
The project proposes to demolish two (2) existing commercial buildings and construct a 3-story, 41,191-square-foot mixed-use commercial/residential building comprised of sixteen (16) residential rental units and 4,724-square-feet of ground floor retail and restaurant space. Ranging in size from 1,773 to 2,373-square-feet, the new residential units will be located on the 2nd/3rd floors above the ground floor commercial space. The proposed project will provide a total of thirty-four (34) parking spaces for the residential component (two (2) spaces for each of the (16) 2-bedroom units = 32, and two (2) surplus spaces for visitor use) with all parking for the residential uses to be accessed from Byron Street. Parking to serve the ground floor commercial uses will be accessed from a separate entry to the parking garage off Rosecrans Street and a total of twelve (12) parking spaces will be provided (at a rate of 2.5 spaces/1,000-sq-ft) per SDMC 142.0530(a) (includes 1 van accessible space). An existing driveway along the Avenida de Portugal property frontage will be closed and reconstructed with curb, gutter and sidewalk to meet current engineering standards. The site will be landscaped with a mixture of trees, shrubs, and ground cover, including installation of eight (8) new Jacaranda street trees and retention of two (2) existing Jacaranda street trees within the Rosecrans Street, Byron Street and Avenida de Portugal public right-of-way areas.

As noted on the “Exhibit A” plans, the architectural design of the project “is modern with a strong gesture to its nautical surrounding, both past and present. Dominating all four heavily articulated facades on the residential levels are two-story high sail shaped balconies and bay windows. The sails will be framed with depressed and perforated light-bronzed/copper panels. These will all be “supported” with antique, recycled mast-like timbered columns along Rosecrans Street, Byron Street and Avenida de Portugal. There will be nautical inspired cable
railing, cedar planked soffits, sunscreens, screens and shades with some of this being recycled lumber.

The proposed project complies with the RM-2-5 zone and applicable regulations of the Land Development Code, including density, setbacks, floor area ratio, landscaping, parking and height and no deviations are required.

Community Plan Analysis:
The Community Planning chapter of the General Plan Land Use element has a goal for community plans to maintain or increase planned density of residential land uses in appropriate locations. The residential element of the Peninsula Community Plan (PCP) has an objective to provide a balance of residential types, densities and prices, emphasizing new development and redevelopment at higher densities in neighborhoods able to accommodate growth without adverse impacts to the immediate area or to the community as a whole. The PCP designates the site for Mixed Commercial land use. As a mixed-use project with market-rate housing adjacent to a public transit route, the proposed project will implement Overall Community goals in the Peninsula Community Plan to provide multi-family infill development in an area proximate to transit lines, and promote housing opportunities for residents of various age groups. Providing easily accessible bicycle racks for tenant and visitor use will support the goal of the PCP to accommodate alternatives to automobile transportation.

Providing 16 residential units over ground floor commercial space, the project will implement PCP recommendations for the Roseville commercial area which state that “residential development should be allowed at densities not exceeding 29 du/acre on upper floors of commercial development”. A major goal of the Peninsula Community Plan (PCP) is the revitalization of the Roseville commercial district, and the PCP recommends upgrading of this district to be accomplished through application of Roseville CPIOZ Guidelines addressing signage, building placement and pedestrian orientation, architectural features and landscaping, including:

- “Placement of buildings should serve to enhance pedestrian activity”;
- “Use of architectural themes incorporating elements reminiscent of nautical, maritime, fishing . . . are desired”;
- “Projects should include amenities such as outdoor patios, street furniture . . . awnings and boat related features.”
- “At least 40 percent of the area of all new or redeveloped first-story street walls in commercial buildings should be devoted to pedestrian entrances, display windows or windows affording views into retail, office, gallery or lobby space.”

The project implements these recommendations through the architectural design of the building which will incorporate nautical inspired architectural features and awnings in the façade design, and by providing transparency through ground floor building fenestration and pedestrian interest at the street level on both the Rosecrans and Byron Street frontages. The public right of way along Avenida de Portugal will be enhanced by closure of a non-standard drive-way condition and through the addition of planter-boxes to add interest and scale at the pedestrian level; use of various building materials and a planter box along the façade on Rosecrans Street and will also
enhance the pedestrian experience. The CPIOZ recommends appropriate street trees be included in all new development and major remodeling and the Urban Design element PCP states that existing trees be preserved. The project will implement these policies by planting eight (8) new Jacaranda street trees and preserving two (2) existing Jacaranda street trees within the Rosecrans Street, Byron Street and Avenida de Portugal public right-of-way areas.

The proposed use and project design is consistent with the policies, goals, and objectives of the Peninsula Community Plan, and will not adversely affect the General Plan or other applicable plans adopted by the City Council.

CONCLUSION

The project is consistent with the Peninsula Community Plan, implements the Roseville CPIOZ Guidelines, complies with the development regulations of the underlying CC-4-2 Zone, and meets the applicable San Diego Municipal Code regulations and requirements. Staff recommends approval of the project as proposed.

ALTERNATIVE

1. Approve Site Development Permit No. 129972, with modifications.

2. Deny Site Development Permit No. 129972, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Patricia J. FitzGerald, Development Project Manager

Attachments:

1. Aerial Photograph
2. A) Community Plan Land Use Map; B) Roseville Commercial Area CPIOZ (B)
3. Project Location Map
4. MTS Public Transit Service Map
5. Project Data Sheet
6. Draft Permit Resolution with Findings
7. Draft Permit with Conditions
8. PCPB Recommendation
9. CEQA Determination
10. Ownership Disclosure Statement
11. Project Site Plans
Project Site
Roseville Commercial Area Community Plan
Implementation Overlay Zone (CPIOZ) Boundaries
Peninsula Community Plan
CITY OF SAN DIEGO PLANNING DEPARTMENT
FIGURE 35
Project Location Map: 1166, 1168 and 1180 Rosecrans Street
# PROJECT DATA SHEET

<table>
<thead>
<tr>
<th>PROJECT NAME:</th>
<th>Point Loma Village SDP</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT DESCRIPTION:</td>
<td>Demolition of two (2) commercial buildings and construction of a 3-story, 41,191-square-foot mixed-use commercial/ residential building comprised of 16 residential rental units (on 2nd/3rd floor) above 4,724-square-feet of ground floor retail space, on a 0.56 acre site.</td>
</tr>
<tr>
<td>COMMUNITY PLAN AREA:</td>
<td>Peninsula</td>
</tr>
<tr>
<td>DISCRETIONARY ACTIONS:</td>
<td>Site Development Permit (Community Plan Implementation Overlay Zone – Type B).</td>
</tr>
<tr>
<td>COMMUNITY PLAN LAND USE DESIGNATION:</td>
<td>Mixed Commercial (Allows residential development up to 29 dwelling units per acre).</td>
</tr>
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### ZONING INFORMATION:

ZONE: CC-4-2 (Commercial-Community zone that accommodates community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale; intended to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial streets, and may include residential development. The CC-4-2 Zone is intended to accommodate development with high intensity, strip commercial characteristics. Multi-family residential development is permitted at a density of one dwelling unit per 1,500 sq. ft. of lot area.

**HEIGHT LIMIT:** 60-foot maximum zone height limit; 30/40-foot Proposition “D”

**LOT SIZE:** 5,000 square-foot minimum lot size

**FLOOR AREA RATIO:** 2.0 maximum

**FRONT SETBACK:** no minimum; 100-foot maximum

**SIDE SETBACK:** 10-ft minimum; 0-ft optional

**STREETSIDE SETBACK:** no minimum

**REAR SETBACK:** 10-ft minimum; 0-ft optional

**PARKING:** 46 parking spaces required (34 residential use + 12 commercial use)

### ADJACENT PROPERTIES:

<table>
<thead>
<tr>
<th>NORTH:</th>
<th>Community-Commercial CC-4-2</th>
<th>Multi-Family; Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOUTH:</td>
<td>Community-Commercial CC-4-2; Commercial-Neighborhood CN-1-2</td>
<td>Commercial; Motel</td>
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<tr>
<td>EAST:</td>
<td>Community-Commercial CC-4-2</td>
<td>Commercial; Bank/Parking Lot</td>
</tr>
<tr>
<td>WEST:</td>
<td>Multi-Family Residential; RM-3-7</td>
<td>Commercial; Cleaners</td>
</tr>
</tbody>
</table>

### DEVIATIONS/VARIANCES REQUESTED:

None

### COMMUNITY PLANNING GROUP RECOMMENDATION:

On August 24, 2014, the Peninsula Community Planning Board voted 10-0-0 to recommend approval of the proposed project with conditions; all conditions have been incorporated into project design.
WHEREAS, POINT LOMA VILLAGE, LLC, Owner and Permittee, filed an application with the City of San Diego for a permit to demolish existing commercial buildings and construct a 41,191-square-foot, three-story mixed use development (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 129972), on portions of a 0.56-acre site; and

WHEREAS, the project site is located at 1166, 1168 and 1180 Rosecrans Street in the CC-4-2 Zone, Community Plan Implementation Overlay Zone (CPIOZ Area B) and Coastal Height Limit Overlay Zone, within the Peninsula Community Plan area; and

WHEREAS, the project site is legally described as Lots 4, 8 and 9, and Lot 6 (excepting the southwesterly 5 feet), and Lot 7 (excepting the southwesterly 5 feet), in Block 13 according to Map No. 165 (APN 531-321-13 and 531-321-14); and

WHEREAS, on March 11, 2015, the Hearing Officer of the City of San Diego considered Site Development Permit No. 129972, pursuant to the Land Development Code of the City of San Diego; and

WHEREAS, on January 6, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332 (In-Fill Development) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 March 11, 2015.

FINDINGS:

SITE DEVELOPMENT PERMIT FINDINGS (SDMC Section 126.0504):
1. **THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN.**

The project proposes to demolish two (2) existing commercial buildings and construct a 3-story, 41,191-square-foot mixed-use commercial/residential building comprised of sixteen (16) residential rental units and 4,724 square feet of ground floor retail and restaurant space. The Peninsula Community Plan (PCP) designates the site for Mixed Commercial land use and the project proposal is consistent with this land use designation. Providing residential units over ground floor commercial space, the project will implement PCP recommendations for the Roseville commercial area which state that "residential development should be allowed at densities not exceeding 29 du/acre on upper floors of commercial development". As a mixed-use project with market-rate housing adjacent to a public transit route, the proposed project will implement Overall Community goals in the Peninsula Community Plan to provide multi-family infill development in an area proximate to transit lines, and promote housing opportunities for residents of various age groups. Providing easily accessible bicycle racks for tenant and visitor use will support the goal of the PCP to accommodate alternatives to automobile transportation. Revitalization of the Roseville commercial district is a major goal of the PCP and the project implements this goal by meeting the Roseville Community Plan Implementation Overlay Zone (CPIOZ) Guidelines addressing signage, building placement and pedestrian orientation, architectural features and landscaping. Architectural design of the building will incorporate nautical inspired features and awnings; at the street level on both the Rosecrans and Byron Street frontages, transparency and pedestrian interest will be provided through floor-to-ceiling building fenestration on the ground floor, use of various building materials, installation of planter boxes and street trees. To add interest and enhance the pedestrian experience along the project's limited frontage on Avenida de Portugal, the public right of way will be improved by closure of an existing non-standard drive-way condition and replacement with new curb, gutter, sidewalk and planter-boxes. The proposed development will not adversely affect the Peninsula Community Plan.

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

The project proposes to demolish two (2) existing commercial buildings and construct a 3-story, 41,191-square-foot mixed-use commercial/residential building comprised of sixteen (16) residential rental units and 4,724 square feet of ground floor commercial space. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guideline Section 15332 (In-Fill Development). The Project has been conditioned through Site Development Permit No. 129972 to comply with the development regulations in effect for the subject property as set forth in the Land Development Code, and will be required to obtain building permits to show that construction will comply with all applicable Building and Fire Codes. The proposed development and associated improvements will meet all development standards and 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 project proposes to demolish two (2) existing commercial buildings and construct a 3-story, 41,191-square-foot mixed-use commercial/residential building comprised of sixteen (16) residential rental units and 4,724 square feet of ground floor commercial space. The proposed development meets the purpose, intent and goals of the underlying CC-4-2 Zone, the Community Plan Implementation Overlay Zone (CPIOZ-Area B) and the adopted Peninsula Community Plan, requires no deviations and complies with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 129972, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 129972, a copy of which is attached hereto and made a part hereof.

________________________________________
Patricia J. FitzGerald  
Development Project Manager  
Development Services

Adopted on: March 11, 2015

Job Order No. 24004358
INTERNAL ORDER NUMBER: 24004583

SITE DEVELOPMENT PERMIT NO. 129972
POINT LOMA VILLAGE - PROJECT NO. 365489
HEARING OFFICER

This Site Development Permit No. 129972 is granted by the Hearing Officer of the City of San Diego to POINT LOMA VILLAGE, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0504. The 0.56 acre site is located at 1166, 1168 and 1180 Rosecrans Street in the CC-4-2 Zone, Community Plan Implementation Overlay Zone (CPIOZ Area B) and Coastal Height Limit Overlay Zone within the Peninsula Community Plan area. The project site is legally described as Lots 4, 8 and 9, and Lot 6 (excepting the southwesterly 5 feet), and Lot 7 (excepting the southwesterly 5 feet), in Block 13 according to Map No. 165 (APN 531-321-13 and 531-321-14).

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish existing commercial buildings and construct a mixed use development, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 11, 2015, on file in the Development Services Department.

The project shall include:

a. Demolition of two (2) existing commercial buildings;

b. Construction of a 41,191-square-foot, three-story, mixed use building, including:
   - Sixteen (16), two-bedroom, residential rental units;
   - 4,724-square-feet of ground floor commercial/retail space;
   - Off-street parking facilities for 46 vehicles.

c. Landscaping (planting, irrigation and landscape related improvements);

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 March 26, 2018.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
   a. The Owner/Permittee sign and return the Permit to the Development Services Department; and
   b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit “A.” Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

**AFFORDABLE HOUSING REQUIREMENTS:**

11. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City’s Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

**ENGINEERING REQUIREMENTS:**

12. The project proposes to import material to the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

14. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private landscape planters in the Byron Street and Rosecrans Street Right-of-Way.

15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private curb outlets, in the Byron Street and Rosecrans Street Right-of-Way.

16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard SDG-163 25 ft wide concrete driveway, adjacent to the site on Byron Street and Rosecrans Street, satisfactory to the City Engineer.

17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct existing curb ramp at the northwest corner of Byron Street and Rosecrans Street with current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with truncated domes, satisfactory to the City Engineer.

18. 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.

19. 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 SDMC, into the construction plans or specifications.

20. Prior to the issuance of any construction permit the Owner/Permittee 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.

21. Prior to the issuance of any construction permit the Owner/Permittee Subdivider 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 approved Water Quality Technical Report.

**TRANSPORTATION REQUIREMENTS:**

22. The "Den" area within residential units as shown on the Exhibit "A" shall not be converted to any other use, including a bedroom, at any time. The restriction on the change of use for "Den" area shall be reflected and disclosed on any future lease agreement(s) of the dwelling units on this property.

23. The Owner/Permittee shall maintain a minimum of forty six (46) off-street parking spaces (including 1 van accessible space) as required on the property at all times in the approximate
locations shown on the approved Exhibit “A.” Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

**PLANNING/DESIGN REQUIREMENTS:**

24. 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.

25. All signage shall be consistent with the SDMC City-wide Sign Code regulations.

26. 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.

**LANDSCAPING REQUIREMENTS:**

27. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LOC 142.0403(b)(5).

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

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

**WATER/SEWER UTILITIES REQUIREMENTS:**

30. 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. BFPDs shall be located above ground on private property, in line
with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

31. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

32. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.

33. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

34. 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.

35. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral and install new sewer lateral(s) which must be located outside of any driveway or vehicular use area.

36. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.

37. Prior to issuance of any building permits, the Owner/Permittee shall obtain Encroachment Maintenance and Removal Agreement (EMRA) for the proposed 4-inch private sewer lateral located in the driveway.

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 March 11, 2015, and Resolution No. HO-_________.
AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Patricia J. FitzGerald
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.

By ______________________

POINT LOMA VILLAGE, LLC
Owner/Permittee

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.
Community Planning Committee
Distribution Form Part 2

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Project Number:</th>
<th>Distribution Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Point Loma Village SDP</td>
<td>365489</td>
<td>5/19/2014</td>
</tr>
</tbody>
</table>

**Project Scope/Location:**

PENINSULA Site Development Permit (Process 3) to demolish three existing buildings and construct a 3-story, 40,231 sq ft mixed-use commercial & residential building with 17 residential units and 4,976 sq ft retail space at 1166, 1168 & 1180 Rosecrans Drive. The 0.56 acre site is in the CC-4-2 zone & Coastal Height Limit of the Peninsula Community Plan area. Council District 2. Notice Cards=2.

**Applicant Name:**

Anthony Cutri

**Applicant Phone Number:**

(619) 233-4857

**Project Manager:**

Sandra Teasley

**Phone Number:**

(619) 446-5271

**Fax Number:**

(619) 446-5245

**E-mail Address:**

Committee Recommendations (To be completed for Initial Review):

- [ ] Vote to Approve
  - Members Yes: 10
  - Members No: 0
  - Members Abstain

- [ ] Vote to Approve
  - With Conditions Listed Below
  - Members Yes: 10
  - Members No: 0
  - Members Abstain

- [ ] Vote to Approve
  - With Non-Binding Recommendations Listed Below
  - Members Yes: 10
  - Members No: 0
  - Members Abstain

- [ ] Vote to Deny
  - Members Yes: 10
  - Members No: 0
  - Members Abstain

- [ ] No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

**CONDITIONS:**

- 16 living units max
- 34 parking spaces
- No Avenida De Portugal Egress
- Height conform with 30 feet

**NAME:**

Donald E. Severns

**TITLE:**

Secretary

**SIGNATURE:**

[Signature]

**DATE:**

08/24/14

Please return to:
Project Management Division
City of San Diego
Development Services Department
1222 First Avenue, MS 302
San Diego, CA 92101

Upon request, this information is available in alternative formats for persons with disabilities.
NOTICE OF EXEMPTION

(Check one or both)

TO: X Recorder/County Clerk
   P.O. Box 1750, MS A-33
   1600 Pacific Hwy, Room 260
   San Diego, CA 92101-2422

___ Office of Planning and Research
   1400 Tenth Street, Room 121
   Sacramento, CA 95814

FROM: City of San Diego
       Development Services Department
       1222 First Avenue, MS 501
       San Diego, CA 92101

PROJECT NO.: 365489
PROJECT TITLE: Point Loma Village

PROJECT LOCATION-SPECIFIC: The project is located at 1166, 1168 & 1180 Rosecrans Drive San Diego, California.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Site Development Permit to demolish two existing commercial buildings and construct a 3-story, 41,191-square-foot mixed-use commercial and residential building on a 24,508 square foot lot. The project would include 16 residential rental units (on 2nd/3rd floor) above 4,724-square-feet of ground floor retail space. The proposed project complies with height and bulk regulations and is located on a project site that is currently developed and would have public utilities in place to serve the development.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego Hearing Officer


EXEMPT STATUS: (CHECK ONE)
( ) Ministerial (Sec. 21080(b)(1); 15268);
( ) Declared Emergency (Sec. 21080(b)(3); 15269(a));
( ) Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
(X) Categorical Exemption: Section 15332 (In-Fill Development)
( ) Statutory Exemptions:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that since the project would be located on a previously developed site lacking sensitive resources and grading would not significantly impact paleontological resources that environmental impacts would not occur. The project does not have the scale to cause significant noise impacts and was reviewed by Transportation Development Staff and significant impacts were not identified. Therefore, the project would qualify to be categorically exempt from CEQA pursuant to Section 15332 (In-Fill Development). Furthermore, the exceptions listed in CEQA Section 15300.2 do not apply.

LEAD AGENCY CONTACT PERSON: Szymanski

TELEPHONE: (619) 446-5324

IF FILED BY APPLICANT:
1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?
   ( ) Yes ( ) No

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

Signature/Title

DATE

CHECK ONE:
(X) Signed By Lead Agency

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

( ) Signed By Applicant
# Ownership Disclosure Statement

<table>
<thead>
<tr>
<th>Approval Type:</th>
<th>Check appropriate box for type of approval(s) requested:</th>
<th>Neighborhood Use Permit</th>
<th>Coastal Development Permit</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Neighborhood Development Permit</td>
<td>Site Development Permit</td>
<td>Planned Development Permit</td>
</tr>
<tr>
<td></td>
<td>Variance</td>
<td>Tentative Map</td>
<td>Land Use Plan Amendment</td>
</tr>
<tr>
<td></td>
<td>Map Waiver</td>
<td>Map Vesting</td>
<td>Other</td>
</tr>
</tbody>
</table>

## Project Information

<table>
<thead>
<tr>
<th>Project Title</th>
<th>Project Address</th>
<th>Project No. For City Use Only</th>
</tr>
</thead>
<tbody>
<tr>
<td>POINT LOMA VILLAGE</td>
<td>1164 - 1168 E 1180 Rosecrans St., San Diego, CA 92106</td>
<td>365484</td>
</tr>
</tbody>
</table>

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### Name of Individual (type or print):

<table>
<thead>
<tr>
<th>Name</th>
<th>Relationship</th>
<th>Address</th>
<th>Phone No.</th>
<th>Fax No.</th>
<th>Signature</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CHRISTINE JISE GARCIA</strong></td>
<td>Owner (or) Tenant</td>
<td>3333 MacAllay St, San Diego, CA 92106</td>
<td>(619) 221-5961</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>GRACE M. DASILVA</strong></td>
<td>Owner</td>
<td>3315 MacAllay St, San Diego, CA 92106</td>
<td>(619) 223-9043</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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Additional pages attached: Yes

**Important:**

- 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. This statement will be recorded against the property.
- Please list below the owner(s) and their type of ownership of the 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 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. Failing to provide accurate and current ownership information could result in a delay in the hearing process.

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Printed on recycled paper. Visit our website at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services). Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (5-05)
March 26, 2014

Point Loma Village, LLC
PBS Real Estate Investments, LLC
Richard Simis
C/o Mr Rudy Medina

Re: 1166-1168 Rosecrans St.
San Diego CA 92106

Dear Mr. Medina,

This letter shall transmit a letter (copy attached) signed by the Owners of the above referenced real estate ("The Property") giving permission to Point Loma Village, LLC, PBS Real Estate Investments, LLC and Richard Simis ("Applicant") to make application to the City of San Diego for a proposed real estate development on The Property. By signature below, the Applicant agrees that said application is only that, an application and that Applicant will not alter the current zoning (by virtue of a City of San Diego Council resolution or approval), and/or record anything against the Property pertaining to this application and proposed development unless and until Applicant has previously closed escrow (Elite Escrow # 02-006636-JA) on The Property. If you have any questions, please feel free to contact our real estate representative, Steve Avoyer at 619-280-2600

Sincerely:

Owners:

1) THE ADRIANO L. DaSILVA AND GRACE M. DaSILVA LIVING TRUST UDT DATED JULY 7, 2004; ADRIANO L. DaSILVA AND GRACE M. DaSILVA, TRUSTEES, AS TO AN UNDIVIDED 25% INTEREST

[Signature]
ADRIANO L. DaSILVA, TRUSTEE
Agreed and accepted this 26th Day of March, 2014

Applicant:
Richard Simis

PBS Real Estate Investments

By: [Signature]

Point Loma Village, LLC

By: [Signature]
March 26, 2014

City of San Diego
Planning Department
San Diego, Ca 92101

RE- 1166-1168 AND 1180 ROSECRA NS STREET, SAN DIEGO 92106

To Whom it May Concern,

Point Loma Village LLC, PBS Real Estate Investments LLC and Richard Simis have our permission to make application to the City of San Diego for a proposed mixed use development on the real estate site known as 1166-1168 and 1180 Rosecrans Street, San Diego California 92106

The undersigned are the owners of the subject property and understand that Mr. Simis will be submitting an application for a mixed use project containing 17 units and approximately 5000 square feet of commercial rental space.

if there are any questions or concerns please feel free to contact our real estate representative, Mr. Steve Avoyer at 619-280-2600.

Sincerely,

SIGNATURE BLOCK INTENTIONALLY ON FOLLOWING PAGES
4) GRACE M. DaSILVA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 10.75% INTEREST

GRACE M. DaSILVA

5) THE MESQUITA FAMILY PARTNERSHIP, L.P. a California limited partnership, as to an undivided 28.5% interest

ROSALINDA G. MESQUITA
Title: General Partner
Owners:

1) THE ADRIANO L. DaSILVA AND GRACE M. DaSILVA LIVING TRUST DTD DATED JULY 7, 2004; ADRIANO L. DaSILVA AND GRACE M. DaSILVA, TRUSTEES, AS TO AN UNDIVIDED 25% INTEREST

[Signature]
ADRIANO L. DaSILVA, TRUSTEE

[Signature]
GRACE M. DaSILVA, TRUSTEE

2) CHRISTINE GARCIA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED 10.75% INTEREST

[Signature]
CHRISTINE GARCIA

3) CHRISTINE GARCIA AND JOSE D. GARCIA, HUSBAND AND WIFE AS COMMUNITY PROPERTY AS TO AN UNDIVIDED 25% INTEREST

[Signature]
CHRISTINE GARCIA

[Signature]
JOSE D. GARCIA
Peninsula Community Plan Quotes Relative to the
Proposed Rosecrans & Byron Mixed Use Development

OVERALL COMMUNITY GOALS

- Promote multi family infill in areas proximate to transit lines
- Promote housing opportunities for residential of all age levels and age groups
- Develop a balanced transportation system including alternatives to automobiles (i.e. mass transit bikeways...)

PLAN ELEMENTS – RESIDENTIAL

- Encourage mixed use development that incorporates housing with commercial uses...within the Roseville and Voltaire commercial districts.
- Provide housing opportunities within the Peninsula for elderly and empty nesters who desire to remain in the Peninsula community but no longer desire to maintain a single family dwelling.
- Encourage multifamily housing development and redevelopment in areas proximate to transit lines.

ROSEVILLE CPIOZ GUIDELINES

- Placement of buildings should serve to enhance pedestrian activity
- Use of architectural themes incorporating element reminiscent of nautical, maritime, fishing .... are desired
- Projects should include amenities such as outdoor patios, street furniture...awnings and boat related features.
DEVELOPER

ROSECRANS AND BYRON
MIXED-USE-CONCEPTUAL DESIGN

POINTE LOMA VILLAGE LLC
DEVELOPER

3690 VALLEY CENTER DR, SUITE 30-323
SAN DIEGO, CA 92150
858.265.1373

PROJECT DESCRIPTION:
The proposed development is in the Rosecrans Commercial Area Community Plan Implementation Overly Zone (CPOZ) R2U-2 and as such requires a discretionary review for CPOZ Type B. It is located on the southeast corner of Rosecrans & Byron, 145 ft from Rosecrans; 182 ft from Byron; 82 ft from Avenida de Portourn. It is a 24,000 sf development lot. There is a 6 ft plus elevation rise diagonally across the site from Rosecrans & Byron to the southeast. Currently there is a vacant one-story Blockbuster Video store which formerly was a bank with a 9 ft. frontage. Adjacent to that are retail businesses, Ipanema Watch & Jewelry and Don’s Bikes & Pizza. Adjacent to the restaurant is a parking lot located off Rosecrans and what was formerly the parking for the bank and Blockbuster store running back to the retail from Byron to Avenida de Portugal. Most of the development is adjacent to the 3-story building on the northeast side of the block which has parking accessed off Rosecrans on the ground floor. To the south, South & East across Byron, Avenida de Portugal and Rosecrans are various retail businesses.

The development will be a new commercial/residential/mixed-use, production/family friendly project with 4,750 sf of retail on Rosecrans with 136 ft of frontage and 16 units of high and residential on 3 floors above the commercial.

The development will have a courtyard in the middle. The two courtyards will be connected by the walk or bicycle, and the low energy and water users as much as possible. The residential units face off Rosecrans, Byron, Avenida de Portugal and in the adjacent residential to the West with a courtyard in the center. The parking is in the existing locations at existing grade under the new residential and behind and adjacent to the commercial but completely visually screened from the street and adjacent residential and is "open" air and pedestrian friendly. The development includes a mixed-use retail, residential and commercial parking spaces. The development includes a mixed-use retail and will be a wood frame.

The architecture is modern with a strong form to it’s nodding surrounding both past and present. Dominating all four heavily articulated facades on the two residential levels are two story high sail shaped balconies and bay windows. The sails will be framed with depressed and perforated light bullfinch glass panels. These will be "supported" with antique, recycled light bullfinch columns along Rosecrans, Byron and Avenida de Portugal. There will be nautical inspired cable railing, cedar plank siding, sunscreens, screens and shades with some of this being recycled lumber. On Rosecrans and Byron there will be sidewalk, public benches, public bicycle parking, fresh containers, retail signage and possible "bicycle sharing" locations - all with a contextual theme in terms of finishes and forms. The intent is to be responsive to the historic and current "flavor" of the area while making a project for the 21st century.

The project will be sustainable and highly energy efficient with the use of simple but effective passive energy design elements such as minimized grading operations, stormwater, daylighting, natural ventilation (aided by the Venturi Effect in the courtyard), high performance glass, water conservation, onsite wastewater natural filtration, electric car charging stations, onsite & public bicycle parking, highly efficient HVAC and lighting systems and the use of low energy intensive materials that are as recycled and "local" as much as possible. Potential use of rooftop flat array photovoltaics is also being investigated for onsite electrical production. With a 30 ft height limit, this is a challenge.

The development totals 41,191 sf ( FAR 2.0 allows allows 40,000 sf) and is under the 35 ft height limit. There are 46 residential and commercial parking spaces provided. The development is completely consistent with the zoning ordnance. See attached zoning analysis.

POINT LOMA VILLAGE LLC
DEVELOPER

Project Data & Photos of Site

T 1.03/Street 1 of 10

1. Avenida de PORTUGAL
2. Avenida de PORTUGAL ELEVATIONS
3. ROSECRANS ELEVATIONS
4. BYRON STREET
5. Avenida de PORTUGAL ADJACENT SINGLE FAMILY RESIDENCE
6. Shetler Island Drive
7. ROSECRANS
8. BYRON STREET
9. Avenida de PORTUGAL CARRIBO INN
10. MULTIPLE FAMILY RESIDENCES

ROSECRANS AND BYRON
MIXED-USE-CONCEPTUAL DESIGN

Prepared By: Mivani + Carl Architects
420 W. Brandywyne, Suite 300
Tustin, CA 92780
www.mivani.com
637-731-9000
1-800-999-5678

Project No: 36066

Project Name: Rosecrans & Byron Mixed Use
Project Location: 1050 Rosecrans St.
San Diego, CA 92101

Sheet Title: Project Data & Photos of Site

January 26, 2013
UNIT A  
UNIT B  
UNIT C  
UNIT D  
UNIT E  

ROSECRANS AND BYRON  
MIXED-USE - CONCEPTUAL DESIGN
ALL ROOF DRAINS DISCHARGE INTO FILTERING PLANter WEST OF COLUMN LINE A ON THE GROUND LEVEL.
Scale: 1/16" = 1'

ROSECRANS AND BYRON
MIXED-USE - CONCEPTUAL DESIGN

POINT LOMA VILLAGE LLC
DEVELOPER
MARY VALLEY CENTER DR, SUITE 101
SAN DIEGO, CA 92130
619-265-6373
NORTH ELEVATION (BYRON ST.)

SOUTH ELEVATION (AVENIDA DE PORTUGAL)

WEST ELEVATION

EAST ELEVATION (ROSECRA NS ST.)

FOR REFERENCE USE ONLY. NTS. FOR DIMENSION USE, SEE A 3.01 ELEVATIONS.

POINT LOMA VILLAGE LLC
DEVELOPER

ROsecrans and byron
mixed-use-conceptual design

Prepared By:...