

DATE ISSUED: June 15, 2006

REPORT NO. PC-06-173

ATTENTION: **Planning Commission, Agenda of June 29, 2006**

SUBJECT: LA ENTRADA APARTMENTS - PROJECT NO. 93861
PROCESS 4

OWNERS: See Ownership Disclosure Statements (Attachment 9)

APPLICANT: United Community, Inc.
Simpson Housing Solutions
Global Premier Development

SUMMARY

Issue: Should the Planning Commission approve a Coastal Development Permit, Site Development Permit, and Planned Development Permit to demolish existing structures, and construct 85 residential for-rent Affordable housing units in a three-story building over underground parking (167 spaces) on a 1.6 acre site at 1721-95 Logan Avenue and 910-20 Beardsley Street in the Redevelopment Subdistrict of Barrio Logan?

Staff Recommendation:

1. CERTIFY Mitigated Negative Declaration No. 93861 and ADOPT Mitigation, Monitoring, and Reporting Program (MMRP) No. 93861;
2. APPROVE Coastal Development Permit (CDP) No. 304441
3. APPROVE Site Development Permit (SDP) No. 302680 and
4. APPROVE Planned Development Permit (PDP) No. 348339

Community Planning Group Recommendation: There is no recognized community planning group for the Barrio Logan community. The Barrio Logan Project Area Committee (PAC) considered the project on October 20, 2004 and voted 5-3-1 to recommend approval of the project. Due to a modified project scope (reduction of number of units from 94 to 85), the PAC heard the project again on April 19, 2006, voted 8-1-1 to support the project.

Centre City Advisory Committee (CCAC) Recommendation: On May 17, 2006, the CCAC voted 14-7 with one abstention, in favor of the project. The votes in opposition reflected concern that because the project was not within the CCDC planning area, they would not have the opportunity to provide detailed design review.

Centre City Development Corporation (CCDC) Recommendation: On March 29, 2006, the CCDC Board voted unanimously to support the project's proposed funding, with conditions, as discussed in this staff report.

Environmental Review: A Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act (CEQA) identifying required mitigation for archaeology and paleontology monitoring. No mitigation was identified for impacts associated with noise, historical resources, air quality, geology, hazardous materials, health and safety, or water quality.

Fiscal Impact: The cost of processing this application is paid for by the applicant. It is proposed that this project will receive funding from the Redevelopment Agency's Affordable Housing Fund through the Notice of Funding Availability (NOFA) process and through the assistance of the Centre City Development Corporation (CCDC). The applicant is also applying for federal housing tax credits from the California Tax Credit Allocation Committee (CTCAC).

Code Enforcement Impact: None with this action.

Housing Impact Statement: The project proposes to demolish 14 residential (single and multi-family) units to construct 85 Affordable multi-family dwelling units within the Barrio Logan community planning area. The proposed project would result in a net gain of 71 units in the Barrio Logan community planning area and would help the City address its shortage of affordable housing stock during a time when the City Council has determined that the City of San Diego is in a Housing State of Emergency.

Given the existing residential densities, a total of 70 dwelling units could be accommodated on the project site. However, the applicant is requesting a 21% affordable housing density bonus (where a maximum of 25% is allowed) in order to allow a total of 85 units. The Barrio Logan/Harbor 101 Community Plan designates the project site Commercial/ Residential Mixed Use, with a density range of 43 dwelling units per acre (du/ac). With the Affordable Housing density bonus, the density range would allow for the development of 85 units on the approximately 1.6 acre site at a proposed density of 53 du/ac.

The result of these various program requirements is that 100 percent of the units will be affordable to low-income households with incomes at/below 60 percent of Area Median Income (currently \$41,400 for a four-person household) and would be affordable for a period of fifty-five (55) years.

BACKGROUND

The 1.6 acre project site includes 13 parcels as identified below in Table 1 within the Redevelopment Subdistrict of the Barrio Logan Planned District and Coastal Overlay zone (non-appealable), within the Barrio Logan Community Plan area and adjacent to the Centre City Redevelopment Project Area, East Village (Attachments 1-3). The project site is currently developed with a variety of single- and multi-family structures, and commercial uses as shown below in Table 1 and in Sheet A-12 of the project plans. The project site occupies most of city block (approximately 83%) bounded by Beardsley Street, Logan Avenue, Sigsbee Street and an un-named alley. An existing multi-family development at the northeast corner of Sigsbee and Logan Avenue will remain and is not part of the project site. An off-ramp from the I-5 freeway fronts the project site at the intersection of Beardsley and Logan. A bus stop for Routes 11 and 932 exists along Logan across from the project site near the I-5 freeway off-ramp. The project site gently slopes from approximately 37 feet above mean sea level on the west to approximately 46 feet above mean sea level on the east over a distance of 501 feet resulting in less than two percent (2%) slope.

The Project in the Barrio Logan neighborhood is in a mixed-use zone, which is intended to accommodate residential, business, commercial and other uses. The surrounding neighborhood is characterized by a variety of older commercial and residential buildings and is the focus of increased redevelopment interest with recently completed / approved projects in the adjacent East Village neighborhood of Downtown and in the immediate project area including the Gateway I Family Apartments project. The Gateway I project is currently under construction at 1603 through 1639 Logan Avenue (project number 28813, approved by Planning Commission February 2005). This La Entrada project was formerly known as Gateway II and is in close proximity to the previously-approved Gateway I project.

The project consists of three discretionary actions which are required to be consolidated and considered as a Process 4 decision (Planning Commission) in accordance with SDMC 125.0940:

- Site Development Permit (SDP) – required pursuant to the SDMC 126.0504 because the project is located within the Barrio Logan Planned District and requires a Barrio Logan Planned District Permit (processed as a Site Development Permit);
- Coastal Development Permit (CDP) – required pursuant to the SDMC 126.0604 because the project is located within the Coastal Overlay Zone (non-appealable area);
- Planned Development Permit (PDP) – required pursuant to the SDMC 126.0504 because the project includes deviations to the Barrio Logan Planned District development regulations for step back of the building at the upper levels, for lot size area, and for the garage entrance slope. The Coastal Commission does not yet allow the Municipal Code to afford relief from deviations when processing Affordable Housing projects in the Coastal Zone.

Table 1: Existing Structures to be Demolished			
Address	Assessor Parcel Number (APN)	Description (year of construction)	Comments
1783-95 Logan	538-050-15 538-050-16 538-050-17	One-story, commercial (1925), Northwest Pump & Equipment	6,436 square feet. Commercial uses, storage yard, Spanish Eclectic style commercial.
910-920 Beardsley	538-050-15	Two units, one-story (1936)	910 square feet each. 910 Beardsley is used by Northwest for commercial use. 920 Beardsley is residential use. Craftsman style, wood.
1771-73 Logan	538-050-18	Two, one-story residential (1940)	1,066 square feet each. Wood-frame, modern minimal traditional style multi-family
1765 Logan	538-050-19	One- and two-story commercial (1926), San Diego Saw & Knife Works	1,226 square feet. Wood-frame, Spanish Eclectic style commercial.
1761-63 Logan	538-050-20	Three residential units in three separate buildings, one-story (1926 - 1950)	2,200 square feet. Wood-frame, Craftsman, one unit in front, two units in rear
1757-59 Logan	538-050-21	One-story residential / commercial (1921)	2,003 square feet. Wood frame and stucco, modern style
1749-51 Logan	538-050-22	Three residential units, one-story (1928, 1960)	2,003 square feet. Modern style, multi-family
1747 Logan	538-050-23	One residential unit, one-story residential (1928)	708 square feet. Wood-frame, stucco, Victorian
1743 Logan	538-050-24	Two-story residential, two units (1906)	1,356 square feet. Wood-frame and stucco, Victorian
1725 Logan	538-050-26	Two residential units, two-story (1914)	2,100 square feet. Wood-frame and stucco, Victorian
1721 Logan	538-050-27	One-story commercial (1962), Refrigeration Supplies Distribution	4,000 square feet. Concrete block construction
1737-39 Logan	538-050-31	One-story commercial (1964), Diamond Jack	5,000 square feet. Modern style.

DISCUSSION

Project Description:

The project proposes to construct 85 for-rent residential units in a 104,570 square foot, three-story building over underground parking (167 spaces, 8 motorcycle spaces, 54 bicycle spaces), including a 2,000 square foot community room, and a public art component. A total of 94,800 square feet of living area would be provided. Approximately 25 individual existing structures would be demolished as shown above in Table 1 (approximately 30,466 square feet) to allow for construction of the project consisting of 12 four-bedroom, two-bath units (1,550 square feet each); 60 three-bedroom, two-bath units (1,075 square feet each); 13 two-bedroom, two-bath units (900 square feet each); on a 70,364 square foot (1.6-acre) site. The project includes protected common exterior open space, and common interior spaces (media / technical center, community room). Access to the underground parking garage would be provided from the rear alley at Beardsley Street.

Universal Design features are a part of the design and have been incorporated into the overall plans for the site. Those features include clear floor space in the bathroom and kitchen to provide a 60" turning circle and a 30" x 48" parallel approachability, wall reinforcement around toilet and bath fixtures, 36" wide passage doors, 40" wide hall width and adaptable kitchen cabinets. All floors will be elevator accessible. The design will conform to the California Building Code and CTCAC-funded construction requirements. The community center, open space, and public art displays will all be accessible. New accessible pedestrian ramps would be installed at the corner of Beardsley Street and Logan Avenue, and Beardsley Street and the alley at the project site.

Landscaping is proposed around the property including Jacaranda, Purple Orchid, Cape Chestnut, King Palm, Queen Palm as the primary trees, including landscape planters at the entry stoops along the front of the property and within the courtyard areas. Twenty street trees are required and 34 are provided. The streetscape planting is intended to blend the adjacent community together in a cohesive streetscape. The existing Carrot Wood trees along Logan Avenue will remain (12" -14" caliper).

The project has been designed with Crime Prevention Through Environmental Design (CPTED) principles. La Entrada was designed to provide the maximum amount of defensible space possible. The interior courtyard is protected from public pedestrian traffic and the entry points controlled. The project provides a number of gathering areas within the complex, both indoor and outdoor spaces, to encourage social interaction between residents. Landscape buffers are provided at the building's transition to grade to discourage graffiti at the vertical surfaces. The garage is gated with keycard access or similar access-control device. All access points from the rear alley are secured via keyed or carded security gates and are well-lighted. Landscape planters (low, non-view obstructing) at the buildings edge, and the "tower" elements will receive graffiti coating. The flat wall sections will be reserved for some form of public art from local community artists such as graffiti writers groups, murals, and/or mosaic tile designs.

The project would be fully-sprinklered and alarmed, constructed of fire-resistive materials with all apartment units separated by one-hour fire walls.

Grading for the project would result in approximately 30,000 cubic yards of cut and export to depths exceeding 10 feet to allow for construction of the subterranean garage.

Affordable Housing:

The applicant is requesting a 21% affordable housing density bonus in order to allow a total of 85 units where 70 units would normally be allowed. The development will be subject to several affordable housing requirements, due to funding sources and land use incentives/requirements. These include Density Bonus regulations, Inclusionary Housing ordinance, and Redevelopment Agency requirements. The result of these various program requirements is that 100 percent of the units will be affordable to low-income households with incomes at/below 60 percent of Area Median Income (currently \$41,400 for a four-person household) and would be affordable for a period of fifty-five years.

As a condition of permit approval for this site, the applicant must enter into an agreement with the San Diego Housing Commission prior to receiving the first building permit to ensure compliance with the affordable housing requirements of the City's Density Bonus Program and Inclusionary Housing Ordinance.

Community Plan Analysis:

The proposed project site is designated Commercial/Residential Mixed Use in the Barrio Logan/Harbor 101 Community Plan, with multi-family housing an allowable use within the designation. While the Barrio Logan Plan does not address a density range for the Residential Use, the Barrio Logan Planned District Ordinance (BLPDO) states that the maximum residential density for the Redevelopment Area is 43 dwelling units per gross acre, resulting in a maximum of 70 units for the project site. Additionally, the applicant is requesting a 21% affordable housing density bonus in order to allow a total of 85 units on site; which is 15 units more than would normally be allowed per the BLPDO. With the Affordable Housing density bonus, the density range would allow for a maximum of 53 du/ac on the project site.

The Barrio Logan community plan and Planned District Ordinance (PDO) encourage project designs that integrate with the existing small-lot configuration and urbanization patterns of the Barrio Logan community. While the PDO allows for the proposed development at this site, a concern of the planning staff has been the successful integration of the project with the existing community. The project applicant met with community representatives and city planning staff early in the planning process to address this issue. Pursuant to receiving input from community stakeholders and planning staff, the project was redesigned from a modern style to a Spanish Eclectic style and has integrated building articulation, layering, and step-backs to break up vertical planes and massing. The design of the project is sensitive to the concern of the community to avoid downtown gentrification and encroachment into the Barrio residential community. The overall visual effect of the project design is an appearance of a village of smaller buildings joined into a harmonious block frontage.

Primary objectives of the Barrio Logan/Harbor 101 Community Plan recommend the retention and enhancement of the residential environment of the community, the provision of expanded housing development opportunities in the community, and the development and maintenance of the community's low and moderate income housing stock. The plan further recommends that within the Commercial/Residential Mixed Use designation, interspersing residential units with commercial buildings will promote the viability of the local business community. The proposed project's design elements for subterranean parking, play area, the common area, the community center, landscaping, and the landscaped setback would enhance the residential and pedestrian environment of the community, thus implementing the recommendation of the Barrio Logan Community Plan to enhance the residential environment of the community. The proposed site along Logan Avenue with its commercial, industrial, and residential uses would help promote the viability of the local business community and implement the goals and objectives of the Community Plan.

The Community Plan identifies Logan Avenue as a critical view corridor to downtown San Diego, and recommends that landscaping and setbacks be established for beautification and enhancement of views. The Plan also recommends improved street design with the pedestrian in mind. The removal of the existing driveways on Logan Avenue, provision of the improved and landscaped sidewalk, the unit stoops along Logan Avenue, and the upper floor balconies all help activate the street to the pedestrian and the views, thus helping to implement the Plan's recommendations.

The Community Plan recommends that new residential development maintain compatible scale with the existing development. The Plan's further recommendations for the Redevelopment Area include creating a balanced mix of housing stock, promoting neighborhood identity, and achieving an environment that reflects a high level of concern for architecture, landscape, urban design and land use principles. The proposed project's use of street level stoops, upper balconies, façade articulation, planters, wide sidewalks, landscaping, and warm color palette all contribute to a design that helps implement the recommendations of the community plan.

Goal 4 of the Housing Element of the Progress Guide and General Plan is to significantly increase the number of affordable housing opportunities, both for lower-income renters and first-time homebuyers. The project would provide 85 for-rent affordable units in the Barrio Logan community. The increase in affordable rental stock would implement Goal 4 of the Housing Element and would help the City address its shortage of affordable housing stock during a time when the City Council has determined that the City of San Diego is in a Housing State of Emergency.

The Strategic Framework Element recommends providing a diverse range of housing opportunities, improving housing affordability, and preserving the best qualities of our neighborhoods while providing for the needs of future generations. The project would provide much needed, quality affordable housing within Barrio Logan. The opportunity for neighbors to remain neighbors within their established community helps preserve the best of the Barrio neighborhood while providing for the needs of future generations.

The following analysis is reprinted from the Centre City Development Corporation (CCDC) staff report, as issued May 18, 2006, and is pertinent to the discussion of how the project integrates with the surrounding community.

The Project has been re-designed three times as a result of the community's feedback, and now is designed to utilize a traditional Spanish architecture that reflects the desired residential character of the redeveloping neighborhood. Several plane changes break the long streetwall into five primary building "fronts" that utilize a coordinated color and material palette, roof forms, and fenestration patterns, with the easternmost corner at Beardsley Street differentiated from the rest of the street frontage appropriate to its gateway location. The Project is setback approximately three to ten feet from Logan Avenue, providing an opportunity for waist-high planters along the sidewalk, which enhances the pedestrian environment along this frontage and provides important privacy layering for ground floor residents. The main building entry is mid-block and is accentuated with a slightly wider building mass, tower form, and entry trellis. Ground-floor, street-facing units also have direct street access from raised stoops, and there are three ground level gated entries that provide pedestrian access to the building from the alley. The south building wall is also setback from the alley to allow planters to provide a durable buffer between the building and the alley. Enhanced materials wrap from the east and west facades approximately 30 feet into the alley and the developer has expressed a desire to incorporate wall murals consigned by local artists at two or more upper level locations on the south elevation.

To further the stated Barrio Logan Redevelopment Plan Design Guideline to emphasize "individualized development rather than large scale, super-block development," CCDC staff recommended the five fronts be further differentiated from each other, using more distinct forms, materials, and colors, and that the materials should be varied to reinforce the different fronts and reduce repetition. Staff recommended additional emphasis on the corner element, possibly with integrated artwork to acknowledge its gateway position. Highly durable materials (stone or similar) were strongly recommended on all ground levels, especially along the alley. To further enhance resident's amenities, a common roof terrace was suggested to replace a vacant roof volume on the south side overlooking the courtyard.

Public Services – Fire Department response time to the project site is calculated using the Emergency Response Management System (ERMS). Response time to the project site is approximately 1.8 minutes from Fire Station 7 at Cesar Chavez & National Avenue; 2.9 minutes from station 4 at 8th & J Street; and 3.0 minutes from station 11 at Broadway & 25th. Police services would be provided by the Central Division, located at 2501 Imperial Avenue for this project site within Police Beat 511. The 2005 average response time for priority one calls on this beat was 11.13 minutes (city average of 14.11).

Centre City Development Corporation (CCDC) Review:

As the project location is adjacent to the Centre City Redevelopment Project Area, East Village (two blocks removed) and is receiving funding from CCDC, the project was subject to design review assistance from CCDC. At the CCDC meeting on May 24, 2006, the Board received an oral presentation by staff and the project architect, which detailed design review meetings, and modifications made to the building's façade design and use of materials. At the recommendation of the CCDC Joint Budget/Finance and Real Estate Committee, CCDC authorized expenditure of Centre City Redevelopment Low and Moderate Income Housing Funds of an amount not to exceed \$13,167,000 with the conditions on reimbursement and design review. CCDC finds that the project advances the Visions and Goals of the Centre City Community Plan and the Objectives of the Centre City Redevelopment Project by:

- Adding to the range of downtown housing opportunities;
- Providing higher-density housing adjacent to public transit;
- Expanding and improving the supply of affordable rental housing; and
- Removal of blight through the redevelopment of underutilized properties.

CCDC finds the Project would benefit the Centre City Redevelopment Project by providing:

- Affordable rental housing for very low- and low-income persons;
- Monthly rents starting in the low-\$400 range with utilities included;
- Housing aimed at low-wage workers with incomes between \$18,000 and \$28,000 per year;
- Affordability that meets and exceeds the City's Inclusionary Housing Ordinance;
- Redevelopment of a highly-visible blighted area on a main access route to Downtown;
- High-density housing within proximity to public transit options at the Barrio Logan and 12th/Imperial public transit stations;
- Development that maximizes allowable floor area ratio within a low-rise zone; and
- Clean-up of a brownfields site that has contaminated soils and underground tanks.

Environmental Analysis:

A Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act (CEQA) identifying required mitigation for archaeology and paleontology monitoring. No mitigation was identified for impacts associated with noise, historical resources, air quality, geology, hazardous materials, health and safety, or water quality.

Site Remediation - Through the result of Phase I and II Environmental Site Assessments, the project has entered into the Voluntary Assistance Program (VAP) with the County of San Diego, Department of Environmental Health (DEH) [case H00515-002] to assure the site is remediated adequately for redevelopment to remove prior petroleum hydrocarbon soil contamination (approximately 109 cubic yards). Prior to demolition of the existing buildings, additional surveys will be conducted to assess asbestos and lead hazards. As a permit condition, the Air Pollution Control District would be consulted prior to demolition.

Noise – Through a Noise Impact study, the project has demonstrated conformance with noise standards. Due to the configuration of the required exterior usable open space and the building design, the analysis shows the required exterior open space would not be impacted by noise decibel levels of 65 or greater.

Geology - The project site is located within geologic hazard zones 11 (Active, Alquist-Priolo Earthquake Fault Zone) and 13 (Downtown Special Fault Zone) as shown on the City's Seismic Safety Study Geologic Hazards Maps. Projects in these zones require a fault hazards study to determine if "active" or "potentially active" faults traverse the site. A Summary of Geologic Fault Investigation was prepared by Geocon Incorporated, dated June 8, 2005, which did not find any geologic conditions that would preclude the proposed construction. However, due to the existing structures remaining on the project site, complete investigation could not be conducted and the applicant agreed to a condition to perform follow-up evaluation after removal of the existing structures.

Project-Related Issues:

Height, Bulk and Scale, Open Space – The project conforms to the Municipal Code requirements regulating bulk and scale and provides more than the required open space. The height limit for the project location is 50 feet, not to exceed four stories. The project proposes three-story structure at 42'-4". Although the project is within the Coastal Overlay Zone, it is not within the Coastal Height Limit Overlay Zone, so the 30' coastal height limit does not apply.

The project is designed to a Floor Area Ratio (FAR) of 1.5 where 1.5 is allowed. Under the Barrio Logan Planned District, up to 65 percent lot coverage is allowed, where the project proposes 61 percent coverage.

For open space, the requirement is 10 percent of the gross lot area or, 6,980 square feet. A public open space courtyard of 12,998 square feet is provided thereby exceeding the open space requirement. Private open space is required at approximately 80 square feet per unit for a total of 6,800 square feet. The project provides 19,798 square feet of private exterior usable open space thereby exceeding the requirement.

Architectural Features – The City of San Diego Historical Resources Board Staff and Save Our Heritage Organisation (SOHO) requested the applicant to allow for preservation / incorporation of architectural design features of certain existing structures to be demolished. The applicant as agreed as a permit condition although the structures were not found to be historic under CEQA.

Deviations – The project is requesting three deviations from the requirements of the Municipal Code through the Planned Development Permit: (1) maximum lot area regulations, (2) façade step back requirements, and (3) garage ramp slope.

- Maximum Lot Area Regulations - Per BLPDO 103.0959(b), lot consolidation created by means of building across lot lines or property lines shall be prohibited when such action would create a premises containing over 14,000 sq. ft. of lot area or over 100 ft of frontage

along the front property line. The purpose of this regulation is intended to deter massive, large-scale development inconsistent with the small-scale pedestrian oriented objectives of the Redevelopment Subdistrict. The project as proposed is exceeding the maximum lot area regulations and is required to apply for a PDP per SDMC 126.0602(b)(1) to deviate from the development regulations. The project has demonstrated conformance to the goals of the community plan and BLPDO in terms of bulk and scale and provides a product sensitive to the surrounding community design, yet providing affordable rental housing. Staff is therefore able to support this deviation.

- Façade Step Back - Per Section 103.0959(f)(1), the façade of a building having three or more stories shall step back at least once above the first story to allow for balconies, roof terraces, and decks. The project is not strictly complying with this regulation. While the step-back element does not occur along the street facades, the project will provide front porch stoops along Logan Avenue, and upper floor balconies, which supports the intent of the step-back requirement to enhance the streetscape and pedestrian environment and help to minimize bulk and scale appearance. As the project also qualifies for an affordable housing density bonus, the limited relief on the setback requirement will facilitate development of additional affordable units. Staff is therefore able to support this deviation.
- Garage Ramp Slope – Per Section 142.0560 (9) (B), a 20-foot long flat transition is required that does not exceed 5% between the driveway apron and any driveway gradient greater than 5%. Staff is able to support the deviation because the applicant has demonstrated that a typical passenger vehicle (sedan) can safely enter and exit the garage.

Conclusion:

The proposed affordable housing project meets the need to provide quality low and very low income housing in the City of San Diego. Other than the requested deviations to building step-backs and maximum lot area regulations, the proposed project conforms to all applicable development regulations outlined in the San Diego Municipal Code and the Barrio Logan PDO. Staff finds that the project as proposed would be in accordance with the provisions of the City's Municipal Code; the California Environmental Quality Act; the City's Progress Guide and General Plan; and the Barrio Logan Community Plan and Local Coastal Program Plan. Staff therefore recommends approval of Coastal Development Permit (CDP) No. 30444, Site Development Permit (SDP) No. 30268, and Planned Development Permit (PDP) No. 348339.

ALTERNATIVES

1. Approve Coastal Development Permit No. 30444, Site Development Permit (SDP) No. 30268, and Planned Development Permit (PDP) No. 348339 with modifications.
2. Recommend denial of Coastal Development Permit No. 30444, Site Development Permit (SDP) No. 30268, and Planned Development Permit (PDP) No. 348339 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Mike Westlake
Deputy Director
Development Services Department

Cory H. Wilkinson, AICP
Development Project Manager
Development Services Department

Attachments:

1. Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Rendering
5. Project Data Sheet
6. Project Plans
7. Draft Permit
8. Draft Permit Resolution
9. Ownership Disclosure Statements
10. Chronology
11. Barrio Logan Project Area Committee Recommendation
12. Centre City Development Corporation Staff Report