



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: September 12, 2025 REPORT NO. PC-25-047

HEARING DATE: October 9, 2025

SUBJECT: CELINE DEVELOPMENT (1620 STATE STREET), Process Four Decision

PROJECT NUMBER: [PRJ-1130168](#)

REFERENCE: [Historical Resources Board Staff Report, August, 28, 2025](#)

OWNER/APPLICANT: 16Twenty, LLC, Owner
Soheil Nakhshab, Applicant

SUMMARY

Issue: Should the Planning Commission approve a request for a Site Development Permit (SDP) for the substantial alteration of a designated historical resource (Ordway Residence, HRB No. 278) and construction of an eight-story, 91-foot tall mixed-use development known as "Celine" (Project), containing 52 residential dwelling units (DU), including seven affordable DU, and 6,232 square feet (SF) of commercial space at [1620 State Street](#) within the Little Italy neighborhood of the [Downtown Community Plan \(DCP\) area](#)?

Proposed Action: **APPROVE** SDP No. PMT-3334785

Fiscal Considerations: None with this action. All costs associated with the processing of the Project are paid from the deposit account maintained by the Applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The Project proposes the construction of a net increase of 51 DU on the 4,979 SF site containing a historical resource that is currently vacant, but last functioned as one residential DU in 2018. The Project will utilize the Affordable Housing Regulations and include seven DU (14%) on-site restricted for rent to moderate income households to earn a density bonus of 0.43 (floor area ratio) FAR. Compliance with the Inclusionary Housing Ordinance will be provided through payment of the Inclusionary In-Lieu Fee. According to the San Diego Housing Commission, as of July 2025, there are a total of 5,984 active deed-restricted affordable housing units within the DCP area. According to SANDAG 2020 estimates, there are approximately 30,622 housing units within the DCP area.

Community Planning Groups' Recommendation: On March 19, 2025, the Downtown Community Planning Council voted 8-0 with 1 abstention to recommend approval of the Project (Attachment 9).

Historical Resources Board Recommendation: On August 28, 2025, the Historical Resources Board (HRB) considered the historical resources section, recommendations, findings and mitigation measures of the environmental document and the findings associated with the Project's SDP and voted 10-0 to recommend approval of the Project to the Planning Commission, with the addition of a condition of approval to install an interpretive plaque with historical information, which has been incorporated into the draft permit (Attachment 4).

Environmental Impact: The Development Services Department completed a California Environmental Quality Act (CEQA) review for the Project. On September 8, 2025, the Environmental Analysis Section (EAS) determined that the Project is consistent with the previously certified City of San Diego Downtown Environmental Impact Report (SCH# 2003041001). Development within the DCP area is covered under the following documents, referred to collectively as the "Downtown FEIR": (1) Final Environmental Impact Report (FEIR) for the DCP, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); (2) Subsequent Addenda to the FEIR certified by the Former Agency and City Council on: August 3, 2007 (Resolution R-04193 and R-302932, respectively); April 13, 2010 (Council Resolution R-305759); April 21, 2010 (Former Agency Resolutions R-04509 and R-04510); August 3, 2010 (Former Agency Resolution R-04544 and Council Resolution R-30614); February 12, 2014 (City Council Resolution R-308724); July 14, 2014 (City Council Resolution R-309115); and (3) Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561).

Development within the DCP area is also covered under the following documents, referred to collectively as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP) Project No. 416603/SCH No. 2015021053, certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R- 310595).

The Downtown FEIR and CAP FEIR are "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and CAP FEIR reflects the independent judgment of the City of San Diego as the Lead Agency. The environmental impacts of the Project were adequately addressed in the Downtown FEIR and CAP FEIR; the Project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within each document for the purposes of CEQA; and none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation or review is required under CEQA. All environmental documents for the [DCP area](#) and [CAP FEIR](#), are available on the City website.

BACKGROUND

The 4,979-SF Project site is located at 1620 Union Street on the west side of State Street between West Date Street and West Cedar Street (Attachment 1) in the Little Italy neighborhood of the DCP area and the Residential Emphasis land use district of the Centre City Planned District (Attachment 2). The Project site is also subject to the Fine Grain Overlay, which requires building design that

exhibits architectural form and variety at a less than full block scale to ensure a pedestrian scale, the Little Italy Sun Access Overlay, which establishes a building envelope to maintain adequate sunlight and air to sidewalks and residential areas of Little Italy, and the Airport Land Use Compatibility Overlay Zone, within which development is reviewed for consistency with the applicable Airport Land Use Compatibility Plan. The site is surrounded by a mix of uses, including small-scale multi-family residential to the north, small-scale commercial/retail to the south, a surface parking lot to the east, and a two-story commercial/office to the west. Many Downtown amenities are located within walking distance of the site, including Amici Park, the India Street commercial corridor of Little Italy, the County Center/Little Italy Trolley Station, and the County Administration Center and Waterfront Park (Attachment 3).

The Project site currently contains the Ordway Residence ("Resource"), a designated historical resource originally constructed on the site in 1888 and listed in the City of San Diego Register of Historical Resources in 1990 as HRB Site No. 278 (Resolution R-9008228). The Resource consists of a one-story, Queen Anne style residence and a non-historic rear addition. It was designated for its "architecture and as part of a significant, intact collection of four Victorian houses still on their original sites which reflect the early development of Downtown at the turn of the century." Over the years, however, many of the original Victorian homes in the vicinity of the Resource have been demolished, relocated, or substantially altered. The property is currently vacant, but until 2018, had been continuously used as a residential structure since its original construction.

The Project requires a Process 4 SDP for the substantial alteration of the Resource per San Diego Municipal Code (SDMC) Section 126.0502(d)(1) and Section 143.0210(e)(2)(C). Pursuant to SDMC Section 112.0103, when an applicant applies for more than one permit for a project, the applications shall be consolidated for processing and shall be reviewed by a single decision maker. The decision maker shall act on the consolidated application at the highest level of authority for that development, and the findings required for approval of each permit shall be considered individually. The decision maker for this Project is the Planning Commission under a Process Four review. The decision is appealable to the City Council.

DISCUSSION

Project Description:

The Project consists of an SDP for the substantial alteration of the Resource and construction of an eight-story, 91-foot tall mixed-use development containing 52 residential DU on Levels 2 through 7 and 6,232 SF of commercial space on Levels 1 and 8, plus a basement level with additional accessory commercial space. The Resource is proposed to be relocated eastward to the front property line of the lot and the new construction will connect to the rear of the Resource and project over the top of the Resource. Level 3 partially projects above the rear of the Resource and Levels 4 through 8 project over the entire Resource. There is approximately 15 feet of clearance between the top of the Resource and the bottom of Level 4 at the property line (Attachment 10, Sheet A300).

The ground level of the Project contains an adaptive reuse of the Resource with commercial space both within it and in space behind it, which also serves as common indoor space for residents of the

building. An open courtyard alongside the Resource leads to a residential lobby in the rear (Attachment 10, Sheet A102). In total, there is approximately 1,586 SF of common outdoor open space on the ground level of the Project. There are five DU on Level 2, seven DU on Level 3, and ten DU on Levels 4 through 7. All DU are either studios or one-bedroom units and 63% of DU (33) have private balconies. The entire top floor, Level 8, approximately 4,167 SF, is commercial space.

The exterior is comprised of primarily cast in place board form concrete and glazing. On the south elevation, exterior balconies cross the property line to the south over the adjacent property (Attachment 10, Sheet A200). To accommodate these projections, in coordination with the owner of the adjacent property to the south, an air easement will be recorded with the County of San Diego that restricts building height on the adjacent property in perpetuity, which has been included as a condition of approval in the draft permit (Attachment 4).

The Project is utilizing the Affordable Housing Regulations (AHR) (Chapter 14, Article 3, Section 7) of the SDMC to earn a 9% density bonus (+0.43 FAR) by providing 14% of the total DUs in the Base Floor Area Ratio (FAR) (48 DUs) for rent by moderate income households at a cost that does not exceed 35% of 110% of the area median income (AMI) totaling seven affordable DUs. As a result, per SDMC Table 143-07C and Section 143.0743 of the AHR, the Project is entitled to one incentive and unlimited waivers from the development regulations. As a condition of approval, a written agreement to construct and maintain the affordable units and a deed of trust securing the agreement is entered into by the Applicant and the San Diego Housing Commission. The Project is requesting the following incentives and waivers:

Incentive:

1. Tower Setback (SDMC Section 156.0310(d)(3)(D)) – Reduce the tower setback from the public street from 15 feet to 0 feet.

Waivers:

1. Street Wall Height (SDMC Section 156.0310(c)(1)(A)) – Eliminate the 45-degree angle building envelope of the Little Italy Sun Access Overlay Zone above a height of 50 feet.
2. Street Wall Frontage (SDMC Section 156.0310(d)(1)(B)) – Reduce the street frontage containing habitable space from 100% to 48%.
3. Street Wall Setback (SDMC Section 156.0310(d)(1)(C)) – Increase the street wall setback from five feet to 12 feet.
4. Tower Lot Coverage (SDMC Section 156.0310(d)(3)(A)) – Increase the tower lot coverage from 50% of the lot area to 93%.
5. Tower Setback (SDMC Section 156.0310(d)(3)(E)) – Reduce the tower setback from interior property lines from 20 feet to 0 feet.
6. Common Outdoor Open Space (SDMC Section 156.0310(g)(1)) – Reduce the minimum dimensions of common outdoor open space from 40 feet to 11'-9".
7. Pet Open Space (SDMC Section 156.0310(g)(4)) – Reduce the required pet open space from 100 SF to zero SF.
8. Transparency (SDMC Section 156.0311(d)(1)) – Reduce the minimum ground level transparency from 60% of the building façade to 29%.

The AHR states that, upon an applicant's request, development that meets the applicable requirements of the AHR shall be entitled to these incentives and waivers unless the City makes a written finding of denial based on substantial evidence of any of the findings in the SDMC Section 143.0740 and 143.0743. If the findings for the applicable sections cannot be made, the incentive and waivers must be granted. The incentive and each of the requested waivers have been reviewed as they relate to the proposed design and use of the proposed Project on the Little Italy site, the site layout, and the impact on the surrounding neighborhood. Staff has determined that they are appropriate and will result in a better project that efficiently utilizes the property while meeting the purpose and intent of the DCP.

The Project is located within the Airport Influence Area for the San Diego International Airport (SDIA) (Review Area 2) and FAA Part 77 Notification Area for SDIA. The FAA reviewed the Project and issued a determination of no hazard to air navigation for the proposed structure on December 23, 2024.

Permits Required:

A Site Development Permit per SDMC Section 126.0502(d)(1) and Section 143.0210(e)(2)(C) is required for the substantial alteration of a designated historical resource, the Ordway Residence (HRB Site No. 278).

Community Plan Analysis:

The Project is located within the Little Italy neighborhood of the Downtown Community Plan (DCP) area. The DCP envisions the Little Italy neighborhood as continuing to evolve as a cohesive, mixed use waterfront neighborhood. Redevelopment efforts in Little Italy will underscore the neighborhood's historic and contemporary qualities, with strategic intensification to accomplish housing goals and increase neighborhood vitality. Residential development will be intensified in the southern portion of the neighborhood, near the Civic/Core employment district, the activity apex of Downtown.

The DCP states that redevelopment in the Little Italy neighborhood should underscore the neighborhood's historic and contemporary qualities and evolve as a cohesive, mixed-use waterfront neighborhood (DCP, 6.7-G-1). The Project is a high-density development because it proposes 52 DUs on a 4,979 SF site, which equates to approximately 455 DUs per acre, which is a highly efficient, intense use of the site that will contribute to the achievement of the DCP's population targets to be met (DCP, 3.2-G-2) and create neighborhood vitality, a market for a broad array of supporting stores and services, opportunities for living close to jobs and transit, and support regional growth strategies (DCP, 3.2-G-1), further advancing the goals and policies of the DCP. Additionally, the Project on the Little Italy site proposes seven affordable DUs, which diversifies Downtown's housing mix and increases the production of housing affordable (DCP, 3.4-G-1). At the same time, while providing a high-density housing development, the Project protects and reuses the existing on-site historical resource into the new building (DCP, 9.1-9.2) containing commercial space.

The following are some key applicable DCP Goals and Policies for the Project:

- DCP, Section 3.1-G-2 - Provide an overall balance of uses—employment, residential, cultural, government, and destination—as well as a full compendium of amenities and services.
- DCP, Section 3.2-G-1 - Target a residential population of approximately 90,000, and downtown employment of over 165,000 by 2040, to create vitality, a market for a broad array of supporting stores and services, opportunities for living close to jobs and transit, and support regional growth strategies.
- DCP, Section 3.2-G-2 - Maintain a range of development intensities to provide diversity, while maintaining high overall intensities to use land efficiently and permit population and employment targets to be met.
- DCP, Section 3.4-G-1 - Continue to promote the production of affordable housing in all of Downtown's neighborhoods and districts.
- DCP, Section 3.5-G-2 - Foster a rich mix of uses in all neighborhoods, while allowing differences in emphasis on uses to distinguish between them.
- DCP, Section 6.7-G-1 - Facilitate Little Italy's continued evolution as a cohesive, mixed use waterfront neighborhood.
- DCP, Section 9.1-G-1 - Protect historic resources to communicate Downtown's heritage.
- DCP, Section 9.1-G-2 - Encourage the rehabilitation and reuse of historical resources.
- DCP, Section 9.1-P-4 - Encourage the retention of historical resources on-site with new development.
- DCP, Section 9.2-G-1 - Integrate historical resources into the Downtown fabric while achieving policies for significant development and population intensification.
- DCP, Section 9.2-P-1 - Incorporate elements of historical buildings in new projects to impart heritage.

Project-Related Issues:

As described in the Community Plan Analysis, there are many goals of the DCP that apply to the Project in different ways. On one hand, the DCP has established a residential buildout population of approximately 90,000 people, including a target of 12,000 residents and 12,000 employees in the Little Italy neighborhood alone. In pursuit of this goal, it is anticipated that new development will maintain a range of development intensities to provide diversity, while maintaining high overall intensities to use land efficiently and permit population and employment targets to be met. On a relatively small site (4,979 SF or 0.114 acre), the Project on the Little Italy site proposes a development containing 52 DUs, which equates to approximately 455 DUs per acre. The Project is optimizing the use of the site by utilizing the AHR to maximize the buildable area, while maintaining a financially feasible project.

While the DCP sets high population targets and goals for high-density neighborhoods, it also encourages projects to protect and integrate existing historic structures in order to communicate the story of Downtown and preserve its unique character that it has developed over the last 150 years. To do so, it encourages the rehabilitation and reuse of historical resources and recommends incorporating historical resources into new projects. which can be a major constraint for any new construction. Reconciling these conflicting DCP goals is a difficult balance. This Project constructs a high-density residential development consistent with the DCP, yet it proposes to relocate the

Resource outside the DCP area.

The Applicant provided an economic analysis by ZLD Consulting (Attachment 8) that assessed the Base Project and four alternatives. The proposed alternatives were reviewed and approved by the Historical Resources staff of the City Planning Department and determined to be sufficient for the purposes of the economic analysis. ZLD Consulting concluded that any alternative would not be financially feasible and that the Base Project is the only design that would produce a net profit and thus not result in an economic hardship to the owner.

Staff has closely analyzed the Project and its consistency with the DCP goals for density and historic preservation and concluded that the Project advances the key applicable goals of the DCP and has prepared the findings to support approval of the SDP (Attachment 5).

Conclusion:

City staff has reviewed the proposed Project and all issues identified through the review process have been resolved in conformance with adopted policies and regulations of the DCP and SDMC. Staff has provided draft findings to support approval of the Project (Attachment 5) and draft conditions of approval (Attachment 4). Staff recommends that the Planning Commission approve SDP No. PMT-3334785 for the Project.

ALTERNATIVES

1. Approve SDP No. PMT-3334785, with modifications.
2. Deny SDP No. PMT-3334785, if the findings required to approve the Project cannot be affirmed.

Respectfully submitted,



Brian Schoenfisch
Deputy Director, Urban Innovation Division
Development Services Department



James Alexander
Development Project Manager, Urban Innovation Division
Development Services Department

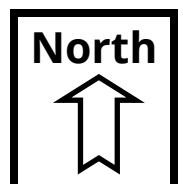
Attachments:

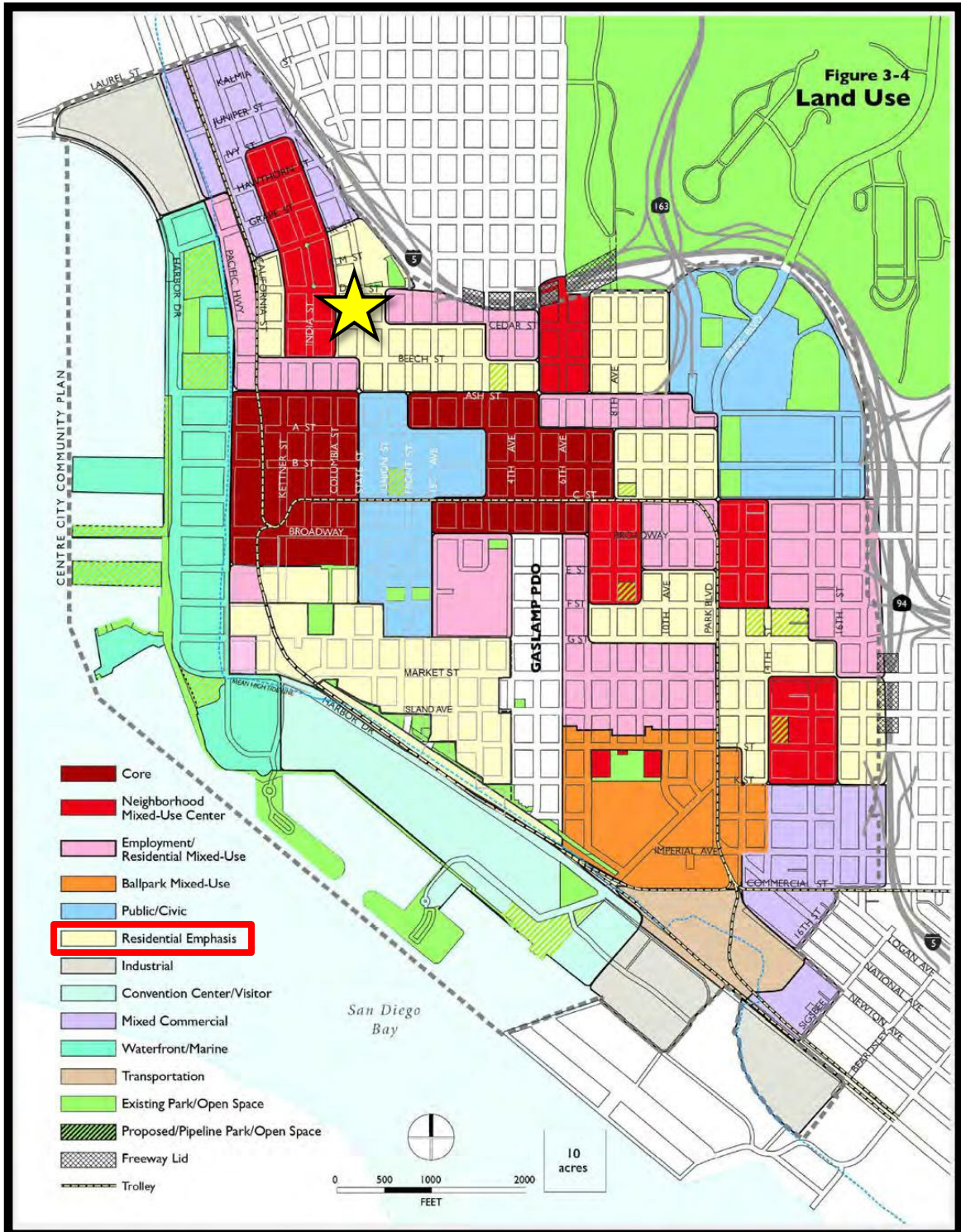
1. Location Map
2. Community Plan Land Use Map
3. Aerial Photo
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. CEQA Environmental Consistency Evaluation
7. Ownership Disclosure Statement
8. ZLD Consulting Economic Analysis
9. Community Planning Group Recommendation
10. Project Plans



Project Location

1620 State Street
Project No. PRJ-1130168, Celine







RECORDING REQUESTED BY
CITY OF SAN DIEGO
URBAN INNOVATION DIVISION
550 WEST C STREET, 13TH FLOOR

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION DSD-1A

INTERNAL ORDER NUMBER: 24010106

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. PMT-3334785
CELINE (1620 STATE STREET) - PROJECT NO. PRJ-1130168
PLANNING COMMISSION

This Site Development Permit is granted by the Planning Commission of the City of San Diego to 16Twenty, LLC, Owner, and Soheil Nakhshab, Permittee, pursuant to San Diego Municipal Code (SDMC) Section 126.0505(a) and (i) for the substantial alteration of a designated historical resource and construction of a mixed-use development known as "Celine" (Project) on the 4,979 square-foot (SF) (0.11 acre) site located at 1620 State Street in the Residential Emphasis land use district of the Centre City Planned District (CCPD) and the Little Italy neighborhood of the Downtown Community Plan (DCP) area ("Downtown"). The Project site is legally described as Lot 8 in Block 32 of Middletown, in the City of San Diego, County of San Diego, State of California, according to the partition map thereof made by J.E. Jackson, on file in the Office of the County Clerk of said San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee as described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated October 9, 2025, on file in the Development Services Department (DSD). The Project shall include:

- a. Site Development Permit (SDP): Substantial alteration of designated Historical Resources Board (HRB) Site No. 278, the Ordway Residence, pursuant to SDMC Section 126.0502(d)(1)(E).
- b. Construction of an eight-story, 91-foot tall mixed-use development, totaling approximately 31,853 SF, and comprised of 52 residential dwelling units and 6,232 SF of commercial space.
- c. Public and private accessory improvements determined by DSD 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 **October 23, 2028**. If the project utilizes Type 1 construction as defined in Chapter 6 of the California Building Code, an additional 12 months to initiate utilization of this Permit shall be granted.
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 signs and returns the Permit to DSD; 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.

10. 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 the 2006 Downtown Final Environmental Impact Report for the DCP and as amended by subsequent addenda (SCH No. 2003041001), 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 the 2006 Downtown Final Environmental Impact Report for the DCP and as amended by subsequent addenda (SCH No. 2003041001), to the satisfaction of DSD 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: Air Quality (AQ-B.1-1), Historical Resources (HIST-A.1-2, HIST-B.1-1), Land Use (NOI-B.1-1), Paleontology Resources (PAL-A.1-1).

AFFORDABLE HOUSING REQUIREMENTS:

15. Prior to issuance of any building permit associated with this Project, the Owner/Permittee shall demonstrate compliance with the provisions of the Affordable Housing Density Bonus Regulations of Chapter 14, Article 3, Division 7 of the SDMC and Inclusionary Affordable Housing Regulations of SDMC Chapter 14, Article 2, Division 13. The Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission, which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust, which incorporates applicable affordability conditions consistent with the SDMC. The Agreement will specify that in exchange for the City's approval of the Project, which contains an affordable housing density bonus and other residential FAR bonuses (0.43 FAR in addition to what is permitted by the underlying zoning regulations), alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide 7 affordable units with rents of no more than 30% of 120% of AMI for no fewer than 55 years.

AIRPORT REQUIREMENTS:

16. Prior to issuance of any building permits, the Owner/Permittee shall provide a valid Determination of No Hazard to Air Navigation issued by the Federal Aviation Administration.
17. Prior to the issuance of any building permits, the Owner/Permittee shall grant an aviation easement to the San Diego County Regional Airport Authority as the operator of the San Diego International Airport for the purposes of aircraft operations, noise and other effects caused by the operation of aircraft, and for structure height if the same would interfere with the intended use of the easement. The Owner/Permittee shall use the aviation easement form provided by the San Diego County Regional Airport Authority.

ENGINEERING REQUIREMENTS:

18. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing driveway with current City Standard curb, gutter, and sidewalk adjacent to the site on State Street satisfactory to City Engineer.
19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the curb, gutter, and sidewalk per current City Standard adjacent to the site on State Street, satisfactory to the City Engineer. Additionally, the assessment of the capacity and need for reconstruction of the existing curb, gutter, and sidewalk downstream of the development site to the nearest intersection shall be performed to the satisfaction of the City Engineer.

20. Prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA), from the City Engineer, for the private improvements such as the curb outlets, in State Street right-of-way (ROW).
21. 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 Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
22. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond, the relocation of the existing street light adjacent to the site along State Street to the satisfaction of the City Engineer.
23. Prior to the issuance of any building permits, a drainage study shall be prepared demonstrating the pre-development and proposed condition 100-year drainage areas and flows from the project to the ROW and the proposed condition hydraulic effects downstream to the next intersection (including a capacity analysis of the street gutter system), to the satisfaction of the City Engineer.

HISTORICAL RESOURCES REQUIREMENTS:

24. Prior to the issuance of a demolition permit, the Historic American Building Survey (HABS) documentation as approved by City Heritage Preservation Staff shall be submitted for archival storage with the City of San Diego, South Coastal Information Center, the California Room of the City of San Diego Public Library, the San Diego Historical Society, and/or other historical society or group(s).
25. Prior to the issuance of any construction permits, the Owner/Permittee shall submit drawings that incorporate the Treatment Plan as approved by the City Heritage Preservation Staff.
26. During construction of the Project, the Owner/Permittee shall implement the Monitoring Plan as approved by the City Heritage Preservation Staff. The Project's Principal Investigator shall send monitoring reports as described in the Monitoring Plan to the City's Mitigation Monitoring staff and Heritage Preservation Staff. The Principal Investigator may submit a detailed letter to City staff prior to the start of work or during construction requesting a modification to the Monitoring Plan. This request shall be based on relevant information and site conditions.
27. Prior to the issuance of a building permit, the Owner/Permittee shall submit a plan showing the design and location of an interpretive plaque to be placed in a publicly visible location on the State Street façade to the satisfaction of the City Heritage Preservation Staff. The plaque shall include information regarding the history of the site and a QR code that will link to additional information and shall be installed prior to the issuance of a Certificate of Occupancy. The Owner/Permittee shall be responsible for funding and implementing the long-term management of the plaque in perpetuity.

LANDSCAPE REQUIREMENTS:

28. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit landscape construction documents for ROW improvements to DSD for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree, which is unencumbered by utilities. Where possible, driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
29. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit landscape and irrigation construction documents, which are consistent with the Landscape Standards, to DSD for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in DSD. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC Section 142.0403(b)5.
30. 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 DSD identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file at DSD. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'
31. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the ROW, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by DSD. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
32. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of DSD within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

33. Floor Area Ratio (FAR) Bonus: The Project achieves a FAR of **6.43** through the utilization of the Affordable Housing Regulations (AHR), SDMC Chapter 14, Article 3, Section 7. A written agreement and a deed of trust securing the agreement shall be entered into by the Applicant and the President and Chief Executive Officer of the San Diego Housing Commission prior to the issuance of a building permit. Pursuant to SDMC Table 143-07C and Section 143.0743 of the AHR, the Project is granted the following incentive and waivers:
 - a. Incentive:
 - i. Tower Setback (SDMC Section 156.0310(d)(3)(D)) – Reduce the tower setback from the public street from 15 feet to 0 feet.

b. Waivers:

- i. Street Wall Height (SDMC Section 156.0310(c)(1)(A)) – Eliminate the 45-degree angle building envelope of the Little Italy Sun Access Overlay Zone above a height of 50 feet.
 - ii. Street Wall Frontage (SDMC Section 156.0310(d)(1)(B)) – Reduce the street frontage containing habitable space from 100% to 48%.
 - iii. Street Wall Setback (SDMC Section 156.0310(d)(1)(C)) – Increase the street wall setback from five feet to 12 feet.
 - iv. Tower Lot Coverage (SDMC Section 156.0310(d)(3)(A)) – Increase the tower lot coverage from 50% of the lot area to 93%.
 - v. Tower Setback (SDMC Section 156.0310(d)(3)(E)) – Reduce the tower setback from interior property lines from 20 feet to 0 feet.
 - vi. Common Outdoor Open Space (SDMC Section 156.0310(g)(1)) – Reduce the minimum dimensions of common outdoor open space from 40 feet to 11'-9".
 - vii. Pet Open Space (SDMC Section 156.0310(g)(5)) – Reduce the required pet open space from 100 SF to zero SF.
 - viii. Transparency (SDMC Section 156.0311(d)(1)) – Reduce the minimum ground level transparency from 60% of the building façade to 29%.
34. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an air easement recorded with the County of San Diego for the balcony projections beyond the southern property line as shown in Exhibit "A".
35. Bicycle Parking: Secured bicycle storage for residents shall be provided to accommodate a minimum of 11 bicycles. Bicycle storage areas shall be within a secured area with access restricted to authorized persons. If located in a common room, devices for the locking of individual bicycles must be provided.
36. Urban Design Standards: The Project, including its architectural design concepts and off-site improvements, shall be consistent with the Centre City Planned District Ordinance (CCPDO) and Centre City Streetscape Manual (CCSM). These standards, together with the following specific conditions, will be used as a basis for evaluating the development through all stages of the development process.
37. Architectural Standards: The architecture of the development shall establish a high quality of design and complement the design and character of the Little Italy neighborhood as shown in the approved Exhibit "A," on file at DSD. The development shall utilize a coordinated color scheme consistent with the approved Exhibit "A," on file at DSD.

38. Form and Scale: The development shall consist of an eight-story mixed-use development (approximately 91 feet tall) measured to the top of the roofline, with roof equipment enclosures, elevator penthouses, and mechanical screening above this height permitted per the CCPDO and the FAA. All building elements shall be complementary in form, scale, and architectural style.
39. Building Materials: All building materials shall be of a high quality as shown in Exhibit "A" on file at DSD and approved materials board or an approved equal. All materials and installation shall exhibit high-quality design, detailing, and construction execution to create a durable and high-quality finish. The base of the buildings shall be clad in upgraded materials and carry down to within one inch of finish sidewalk grade, as illustrated in the approved Exhibit "A," on file at DSD. Any graffiti coatings shall be extended the full height of the upgraded base materials or up to a natural design break such a cornice line. All downspouts, exhaust caps, and other additive elements shall be superior grade for urban locations, carefully composed to reinforce the architectural design. Reflectivity of the glass shall be the minimum reflectivity required by Title 24 of the California Code of Regulations (Title 24). All construction details shall be of the highest standard, as shown in the approved Exhibit "A," on file at DSD, and executed to minimize weathering, eliminate staining, and not cause deterioration of materials on adjacent properties or the ROW.
40. Street Level Design: Street level windows shall be clear glass and may be lightly tinted. Architectural features such as awnings and other design features which add human scale to the streetscape are encouraged where they are consistent with the design theme of the structure. Exit corridors including garage entrances shall provide a finished appearance to the street with street level exterior finishes wrapping into the openings a minimum of ten feet, or the garage door, whichever is deeper. All exhaust caps, lighting, sprinkler heads, and other elements on the undersides of all balconies and surfaces shall be logically composed and placed to minimize their visibility, while meeting code requirements. All soffit materials shall be high quality and consistent with adjacent elevation materials and incorporate drip edges and other details to minimize staining and ensure long-term durability.
41. Utilitarian Areas: Areas housing trash, storage, or other utility services shall be completely concealed from view of the ROW and adjoining developments, except for utilities required to be exposed by the City or utility company. The development shall provide trash and recyclable material storage areas per SDMC Section 142.0810 and 142.0820. Such areas shall be provided within an enclosed building area and kept clean and orderly at all times.
42. Mail and Delivery Locations: It is the Owner/Permittee's responsibility to coordinate mail service and mailbox locations with the United States Postal Service and to minimize curb spaces devoted to postal and loading use. The Owner/Permittee shall locate all mailboxes and parcel lockers outside of the ROW either within the building or recessed into a building wall.
43. Circulation and Parking: Owner/Permittee shall prepare a plan which identifies the location of curbside parking control zones, parking meters, fire hydrants, valet services if any, trees, street lights to the satisfaction of the City, and consistent with the performance standards in the CCPDO and CCSM. Such plan shall be submitted in conjunction with Construction Permits. All parking shall meet the requirements of DSD, Fire Department, and City Engineer.

44. Open Space and Development Amenities: A landscape plan that illustrates the relationship of the proposed on and off-site improvements and the location of water, and electrical hookups to the satisfaction of the City and consistent with the performance standards in the CCPDO, shall be submitted with construction drawings.
45. Roof Tops: A rooftop equipment and appurtenance location and screening plan and consistent with the performance standards in the CCPDO shall be prepared and submitted to the satisfaction of the City with construction drawings. Any roof-top mechanical equipment shall be grouped, enclosed, and screened from surrounding views.
46. Lighting: A lighting plan, which highlights the architectural qualities of the proposed development and also enhances the lighting of the public ROW shall be submitted with construction drawings. All lighting shall be designed to avoid illumination of, or glare to, adjoining properties, including those across any street.
47. Noise Control: All mechanical equipment, including but not limited to, air conditioning, heating and exhaust systems, shall comply with the City Noise Ordinance and California Noise Insulation Standards as set forth in Title 24. The Owner/Permittee shall provide evidence of compliance with construction drawings.
48. Street Address: Building address numbers shall be provided that are visible and legible from the ROW.
49. On-Site Improvements: All on-site improvements shall be designed as part of an integral site development. An on-site improvement plan shall be submitted to the satisfaction of the City with construction drawings.
50. Off-Site Improvements: Public improvements shall be installed in accordance with the Centre City Streetscape Manual (CCSM) and City Street Design Manual.
51. Sidewalk Paving: Paving in the ROW shall be Little Italy Paving, per the CCSM. The Little Italy Paving shall be a concrete sidewalk with scorelines creating a two (2) foot by two (2) foot grid, integrally colored French Gray (C-14) by Scofield or approved equal, and a medium broom finish with a light pressure wash. Any specialized paving materials shall be approved through the execution of an EMRA with the City.
52. Planters: Planters shall be permitted to encroach into the ROW a maximum of three feet. The planter encroachment shall be measured from the property line to the face of the curb/wall surrounding the planter. A minimum five-foot clear path shall be maintained between the face of the planter and the edge of any tree grate or other obstruction in the ROW.
53. Franchise Public Utilities: The Owner/Permittee shall be responsible for the installation or relocation of franchise utility connections including, but not limited to, gas, electric, telephone and cable, to the development and all extensions of those utilities in public streets. Existing franchised utilities located above grade serving the property and in the sidewalk ROW shall be

removed and incorporated into the adjoining development. All franchise utilities shall be installed as identified in Exhibit A. Any above grade devices shall be screened from public view.

54. Construction Fence: Owner/Permittee shall install a construction fence pursuant to specifications of, and a permit from, the City Engineer. The fence shall be solid plywood with wood framing, painted a consistent color with the development's design, and shall contain a pedestrian passageway, signs, and lighting as required by the City Engineer. The fencing shall be maintained in good condition and free of graffiti at all times.
55. Development Identification Signs: Prior to commencement of construction on the site, the Owner and/or Permittee shall prepare and install, at its cost and expense, one sign on the barricade around the site, which identifies the development. The sign shall be at least four feet by six feet and be visible to passing pedestrian and vehicular traffic. The signs shall at a minimum include: 1) Color rendering of the development, 2) Development name, 3) Developer, 4) Completion Date, 5) For information call _____. Additional development signs may be provided around the perimeter of the site. All signs shall be limited to a maximum of 160 sq. ft. per street frontage. Graphics may also be painted on any barricades surrounding the site. All signs and graphics shall be submitted to the City for approval prior to installation.

PUBLIC UTILITIES REQUIREMENTS:

56. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.
57. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a ROW permit for 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 public ROW adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
58. 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) (BFPD), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer.
59. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond the design and construction of an 8-inch public water main within State Street and West Cedar Street ROW as shown on the approved Exhibit "A", in a manner satisfactory to the Public Utilities Department and the City Engineer.
60. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond, the design and construction of a 8-inch inline valves on the existing 8-inch diameter water main within State Street and West Cedar Street ROW as shown on the approved Exhibit "A", in a manner satisfactory to the Public Utilities Department and the City Engineer.

61. Prior to final inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.
62. 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.
63. 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.

TRANSPORTATION REQUIREMENTS:

64. All bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site bicycle parking 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 appropriate City decision maker in accordance with the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary 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.

ATTACHMENT 4

APPROVED by the Planning Commission of the City of San Diego on October 9, 2025 and Resolution No. ____-PC.

Approval No. SDP PMT-3334785
Project No. 1130168
Date of Approval: October 9, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

James Alexander
Development Project Manager, Urban Innovation Division
Development Services Department

**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.

Owner:

By _____
Brendan Foote
16Twenty, LLC

Permittee:

By _____
Soheil Nakhshab
Nakhshab Design and Development, Inc.

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

ATTACHMENT: Resolution No. ____-PC

PLANNING COMMISSION
RESOLUTION NO. _____

SITE DEVELOPMENT PERMIT NO. PMT-3334785
CELINE (1620 STATE STREET) - PROJECT NO. PRJ-1130168

WHEREAS, 16TWENTY, LLC, Owner, and SOHEIL NAKHSHAB, Permittee, filed an application with the City of San Diego for a Site Development Permit (SDP) for the substantial alteration of a designated historical resource (Ordway Residence, Historical Resources Board (HRB) No. 278) ("Resource") and the construction of an eight-story, 91-foot tall mixed-use development known as "Celine" (Project), containing 52 residential dwelling units (DU), including seven affordable DUs, and 6,232 square feet (SF) of commercial space (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. PMT-3334785), on portions of a 4,979 SF (0.11 acre) parcel (APN 533-352-09-00);

WHEREAS, the Project site is located at 1620 State Street in the Residential Emphasis land use district of the Centre City Planned District (CCPD) and the Little Italy neighborhood of the Downtown Community Plan (DCP) area ("Downtown");

WHEREAS, the Project site is legally described as Lot 8 in Block 32 of Middletown, in the City of San Diego, County of San Diego, State of California, according to the partition map thereof made by J.E. Jackson, on file in the Office of the County Clerk of said San Diego County;

WHEREAS, on September 8, 2025, the City, as Lead Agency, through the Development Services Department (DSD), determined that the Project is consistent with the previously certified Downtown Final Environmental Impact Report (Downtown FEIR) (SCH# 2003041001);

WHEREAS, development within the DCP area is covered under the following documents, referred to collectively as the "Downtown FEIR": (1) Final Environmental Impact Report (FEIR) for the San Diego DCP, CCPD Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City Council on March 14,

2006 (Resolutions R-04001 and R-301265, respectively); (2) subsequent addenda to the FEIR certified by the Former Agency and City Council on August 3, 2007 (Resolution R-04193 and R-302932, respectively); April 13, 2010 (City Council Resolution R-305759); April 21, 2010 (Former Agency Resolutions R-04509 and R-04510); August 3, 2010 (Former Agency Resolution R-04544 and City Council Resolution R-30614), February 12, 2014 (City Council Resolution R-308724); July 14, 2014 (City Council Resolution R-309115); and (3) Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561);

WHEREAS, development within the DCP area is also covered under the following documents, referred to collectively as the "CAP FEIR": FEIR for the City's Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595);

WHEREAS, the Downtown FEIR and CAP FEIR are "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168; the information contained in the Downtown FEIR and CAP FEIR reflects the independent judgment of the City as the Lead Agency; the environmental impacts of the Project were adequately addressed in the Downtown FEIR and CAP FEIR; the Project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within each document for the purposes of CEQA; and none of the conditions listed in CEQA Guidelines Section 15162 exist;

WHEREAS, based on the foregoing, no further environmental documentation or review is required under CEQA;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to SDP No. PMT-3334785:

A. SITE DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0505]**1. Findings for all Site Development Permits:****a. The proposed development will not adversely affect the applicable land use plan.**

The Project includes substantial alteration of a designated historical resource, the Ordway Residence, HRB Site No. 278 (Resource), and the construction of an eight-story, 91-foot tall mixed-use development containing 52 residential DUs, including seven affordable DUs, and 6,232 SF of commercial space. The Project is located within the Residential Emphasis land use district of the CCPD in the DCP area. Multi-family residential is permitted in the Residential Emphasis District, which accommodates primarily residential development, but also allows small-scale commercial.

Historic Preservation is addressed in Chapter 9 of the DCP and states that locally designated historical resources are to be retained on-site whenever possible. While the DCP sets high population targets and goals for high-density neighborhoods, it also encourages projects to protect and integrate existing historic structures in order to communicate the story of Downtown and preserve its unique character that it has developed over its history. To do so, it encourages the rehabilitation and reuse of historical resources and recommends incorporating historical resources into new projects. This Project preserves the Resource, and incorporates it into the new development, while constructing a high-density, 52-DU residential development on the same site (DCP, 9.2-G-1). The Resource is being rehabilitated and reused in the new development as leasable commercial space (DCP, 9.1-G-2). Additionally, keeping the Resource on-site helps maintain its historical context in the Little Italy neighborhood (DCP, 9.1-P-4), which in turn, helps communicate Downtown's heritage (DCP, 9.1-G-1).

The DCP states that redevelopment in the Little Italy neighborhood should underscore the neighborhood's historic and contemporary qualities and evolve as a cohesive, mixed-use waterfront neighborhood (DCP, 6.7-G-1). The Project is a high-density development because it proposes 52 DUs on the 4,979 SF site, which equates to approximately 455 units per acre, which is a highly efficient, intense use of the site that will contribute to the achievement of the DCP's population targets to be met (DCP, 3.2-G-2), and create neighborhood vitality, a market for a broad array of supporting stores and services, opportunities for living close to jobs and transit, and support regional growth strategies (DCP, 3.2-G-1), further advancing the goals and policies of the DCP. Additionally, the Project proposes seven affordable DUs, which diversifies Downtown's housing mix and increases the production of housing affordable (DCP, 3.4-G-1).

With compliance with both the development regulations of the CCPD and advancement of the goals of the DCP, the proposed development will not adversely affect the applicable land use plan.

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

The granting of the SDP for the substantial alteration of a designated historical resource, the Ordway Residence, HRB Site No. 278, and the approval of the Project to construct of an eight-story, 52 DU mixed-use development and 6,232 SF of commercial space will not have a detrimental impact to the public health, safety, and general welfare. The Project is consistent with the plans for the Little Italy neighborhood as envisioned in the DCP by facilitating the neighborhood's continued evolution as a cohesive, mixed use waterfront neighborhood (DCP, 6.1-G-1) and by constructing a eight-story high-rise with 52 DUs, including seven affordable DUs (DCP, 3.4-G-1) on a small lot, which is a high-intensity development that uses land efficiently to contribute to the achievement of population targets (DCP, 3.2-G-2). The addition of new residents will result in a more active neighborhood, which improves safety, and adds economic support for local businesses, improving both the vitality and welfare of the neighborhood (DCP, 3.2-G-1).

This Project preserves a historical resource on-site (DCP, 9.1-P-4) that sits on an underutilized lot, while constructing a high-density, 52-DU residential development on the same site, which achieves significant development and population intensification envisioned by the DCP, while also integrating the historical resource into the new development (DCP, 9.2-G-1). The Resource, which currently sits vacant and as such, does not actively contribute to the neighborhood, is being rehabilitated and reused in the new development as leasable commercial space (DCP, 9.1-G-2). As an operational commercial space, it will activate a previously non-active space in the neighborhood and thereby improve public safety and welfare by providing more pedestrian activity. Additionally, the Project proposes to construct a 12-foot wide sidewalk along the site's 50-foot frontage, which will provide safe paths for the public's use and will contribute to an improved pedestrian environment in the Little Italy neighborhood.

An environmental consistency evaluation was prepared for the Project in accordance with State of California Environmental Quality Act (CEQA) Guidelines to evaluate whether the environmental effects of the proposed development were adequately addressed in the 2006 Downtown Final Environmental Impact Report (FEIR) and the Climate Action Plan FEIR. The evaluation determined that the environmental impacts of the Project were adequately addressed in the Downtown FEIR and CAP FEIR and that the Project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and are adequately described within each document for the purposes of CEQA, and none of the conditions listed in CEQA Guidelines Section 15162 exist. Additionally, a Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this Project, which would reduce all potential impacts to below a level of significance, including mitigation measures related to air quality and noise, which are relevant to public health, safety, and welfare.

Due to the Project's location within the airport influence area of the San Diego International Airport, the Project was reviewed for consistency with the Airport Land Use Compatibility Overlay Zone (ALUCOZ) to ensure compatibility with respect to airport-related noise, public safety, airspace protection, and aircraft overflight. The Project was

determined to be consistent with the requirements of the ALUCOZ and a determination of no hazard to air navigation was issued by the Federal Aviation Administration (FAA) on December 23, 2024.

The permit for the Project also includes conditions from various City disciplines relevant to achieving compliance with the applicable regulations of the SDMC in effect for this Project and avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The Project will comply with the development conditions in effect for the subject property as described in SDP, and other regulations and guidelines pertaining to the subject property per the SDMC for the site. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the Owner/Permittee will be required to obtain a grading and public improvement permit. Therefore, the proposed development would not be detrimental to the public health, safety and welfare.

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

The Project includes substantial alteration of a designated historical resource and the construction of an eight-story, 52-DU, mixed-use development with 6,232 SF of commercial space. While the proposed substantial alteration of the Resource deviates from the Historical Resources Regulations of SDMC Section 126.0502(d)(1)(E), the Project will mitigate the impacts. Historical resource mitigation measures have been developed and adopted within the Downtown FEIR, with which the Project has been evaluated against and deemed consistent. Further, a Treatment Plan and Monitoring Plan were reviewed and approved by the Historical Resources staff of the City Planning Department. The Treatment Plan outlines how the existing historic structure will be dismantled during construction, reassembled on-site, and rehabilitated consistent with the Secretary of the Interior's Standards. The Monitoring Plan requires a Historical Monitor to review the work on the Resource during the process. Keeping the Resource on-site is an important factor in preserving its historical context in the Little Italy neighborhood (DCP, 9.1-P-4) in order to communicate Downtown's heritage (DCP, 9.1-G-1). Once rehabilitated, the Resource will be reused in the new development as leasable commercial space (DCP, 9.1-G-2).

Additionally, by utilizing and complying with the Affordable Housing Regulations (AHR) (Chapter 14, Article 3, Section 7) and providing seven DUs for rent by moderate income households (SDMC Table 143-07C and Section 143.0743), the Project earns one incentive and unlimited waivers to deviate from the development regulations of the SDMC. The following incentive and waivers are proposed:

Incentive:

1. Tower Setback (SDMC Section 156.0310(d)(3)(D)) – Reduce the tower setback from the public street from 15 feet to 0 feet.

Waivers:

1. Street Wall Height (SDMC Section 156.0310(c)(1)(A)) – Eliminate the 45-degree angle building envelope of the Little Italy Sun Access Overlay Zone above a height of 50 feet.
2. Street Wall Frontage (SDMC Section 156.0310(d)(1)(B)) – Reduce the street frontage containing habitable space from 100% to 48%.
3. Street Wall Setback (SDMC Section 156.0310(d)(1)(C)) – Increase the street wall setback from five feet to 12 feet.
4. Tower Lot Coverage (SDMC Section 156.0310(d)(3)(A)) – Increase the tower lot coverage from 50% of the lot area to 93%.
5. Tower Setback (SDMC Section 156.0310(d)(3)(E)) – Reduce the tower setback from interior property lines from 20 feet to 0 feet.
6. Common Outdoor Open Space (SDMC Section 156.0310(g)(1)) – Reduce the minimum dimensions of common outdoor open space from 40 feet to 11'-9".
7. Pet Open Space (SDMC Section 156.0310(g)(4)) – Reduce the required pet open space from 100 SF to zero SF.
8. Transparency (SDMC Section 156.0311(d)(1)) – Reduce the minimum ground level transparency from 60% of the building façade to 29%.

The AHR states that, upon an applicant's request, development that meets the applicable requirements of the AHR shall be entitled to these incentives and waivers unless the City makes a written finding of denial based on substantial evidence of any of the findings in the SDMC Section 143.0740 and 143.0743. If the findings for the applicable sections cannot be made, the incentive and waivers must be granted. The incentive and each of the requested waivers have been reviewed as they relate to the proposed design and use of the proposed Project on the Little Italy site, the site layout, and the impact on the surrounding neighborhood. The proposed incentive and waivers would not have a significant, quantifiable, direct, and unavoidable impact upon health, safety, or the physical environment for which there is no feasible method to mitigate or avoid the impact, is not listed on the California Register of Historical Resources, and would not be contrary to state or federal law; therefore, Staff determined that the findings of denial cannot be made.

With the requested incentive and waivers, the Project meets all applicable regulations and policy documents and is consistent with the recommended land use and development standards in effect for the subject property per the SDMC. Therefore, the proposed development would comply with the applicable regulations, including any allowable deviations.

2. Supplemental Findings – Historical Resources deviation for Substantial Alteration of a Designated Historical Resource or Within a Historical District:

- a. **There are no feasible measures, including a less environmentally damaging alternative, that can further minimize the potential adverse effects on the designated historical resource or historical district.**

ATTACHMENT 5

The Resource, the Ordway Residence, HRB Site #278, was designated in 1990 based on its architectural significance as a good example of the Queen Anne cottage design and as part of a significant, intact collection of Victorian houses still on their original sites which reflect the early development of Downtown at the turn of the century. The other three Victorian houses have been retained in their original locations and continue to retain historic integrity.

The current Project proposes to relocate the Resource on site by moving it to the front of the parcel and constructing a new eight-story mixed-use tower with 52 DUs and two commercial units. The Resource will be stored offsite during construction of the proposed project. The new construction will project over the Resource to the property line. The massing and scale of the proposed new project as well as the onsite relocation of the Resource is not consistent with Secretary of the Interior's Standards for the Treatment of Historic Properties due to a loss of integrity of location, design, feeling and association.

The Applicant retained ZLD Consulting (ZLD) to conduct an economic analysis (Feasibility Study) of the proposed Project ("Base Project") and four alternative designs (Attachment 3). The designs were previously reviewed and approved by Historical Resources staff as sufficient for the purposes of this study. The Base Project and the alternatives analyzed included the removal of a non-historic rear addition to the Resource. The following four alternatives were evaluated for economic feasibility versus that of the Base Project.

Alternative	Description
Base Project	Relocate and rehabilitate the Resource onsite and incorporate it into a new eight story development with 52 DUs and ground floor and rooftop commercial spaces. The new development will project over the Resource.
Alternative 1	Retain and rehabilitate the Resource in its current location and develop a new eight story development at the rear of the lot with 14 DUs.
Alternative 2	Relocate and rehabilitate the Resource onsite and develop a new eight story development at the rear of the lot with 28 DUs.
Alternative 3	Retain and rehabilitate the Resource in its current location and incorporate it into a new eight story development with 38 DUs and a rooftop commercial space. The new development will project over the Resource.
Alternative 4	Relocate and rehabilitate the Resource off-site and construct a new eight story development with 52 DUs and ground and roof commercial spaces.

According to the Feasibility Study, the Base Project is the only project that will produce a net profit and is therefore the only economically feasible option. The Feasibility Study assumed a 5% Capitalization Rate, due to its centralized location in the highly desirable Little Italy and the quality of the proposed design. The Capitalization Rate is the rate that the investor marketplace will most often use to determine the value of an investor-grade project and the Capitalized Value is what an investor would expect by way of return on an all-cash basis at the completion of the project. The Capitalization Rate was then used to calculate the Capitalized Value of the property after construction based on the

number of DUs, the number of commercial units and the projected stabilized net operating income for each alternative. The study concluded that only the Base Project would produce a Capitalized Value that was greater than the Development Cost due to a cost-effective design which produced 52 DUs and two commercial spaces. The same was true when the alternatives were evaluated on a per unit basis.

The Feasibility Study concluded that less environmentally damaging alternatives, Alternatives 1 through 4, were not economically feasible. Alternative 1, which is the least environmentally damaging alternative when compared to the Base Project because it does not propose to relocate the Resource or cantilever new construction over it, was not economically feasible because the low number of DUs and lack of commercial space resulted in a project that was worth less than the cost of development. Alternative 2, which is a less environmentally damaging alternative than the Base Project because it does not propose to build above the Resource, is also not economically feasible because the low number of DUs and lack of commercial space resulted in a project that was worth less than the cost of development. Alternative 3, which is a less environmentally damaging alternative than the Base Project because it retains the Resource in its current location, is not economically feasible due to the high cost of the engineering that will be required to cantilever out over the historic structure. The study concluded that Alternative 4, which proposes the relocation of the Resource offsite, is not economically feasible because acquiring a suitable receiver property creates an additional expense and the cost of development would still be greater than the value of the resulting project. Additionally, this is a more environmentally damaging alternative because offsite relocation would negatively impact the Resource's historic significance by removing it from its historic context and separating it from the other three Victorian residences on State Street that were designated in conjunction with the Resource. Although the Base Project proposes to relocate the Resource on site, it will remain on its original parcel and within its historic context. The impact of onsite relocation and construction above the Resource is environmentally preferable to offsite relocation because it will keep the Resource within the grouping of historic Victorian residences which were identified at the time of historic designation.

As demonstrated by the Feasibility Study, Alternatives 1 through 4 are not economically feasible. Therefore, there are no other feasible measures, including a less environmentally damaging alternative, that would further minimize the potential adverse effects on the Resource.

- b. The deviation is the minimum necessary to afford relief and accommodate the development and all feasible measures to mitigate for the loss of any portion of the historical resource have been provided by the applicant.**

The City's Historical Resources Regulations require that all designated historical resources be maintained consistent with the Secretary of the Interior's Standards (Standards). The proposed project is a substantial alteration that is not consistent with

the Standards; therefore, a deviation from the Historical Resources Regulations is being requested. As demonstrated by the Feasibility Study prepared by the applicant's representative, relocation of the Resource to the front of the parcel with construction of an eight-story mixed-use tower above is the minimum deviation from the City's Historical Resources Regulations necessary to afford relief and accommodate the development of the site.

While the proposed development will result in substantial alterations to the Resource, the proposed project will take steps to mitigate this impact. Historical resource mitigation measures have been developed and adopted within the Downtown Final Environmental Impact Report (Downtown FEIR), with which the Project has been evaluated against and deemed consistent. The Mitigation Monitoring and Reporting Program (MMRP) (Attachment 4) for the Downtown FEIR requires the implementation of a documentation program submitted to City Heritage Preservation staff for review and approval, a pre-construction meeting, implementation of the Treatment Plan and monitoring to ensure its appropriate execution.

In order to mitigate for the impacts to the Resource, the applicant will be required to submit Historic American Building Survey (HABS) documentation, a Treatment Plan, and a Monitoring Plan. A set of HABS drawings and photos documenting the Resource will be created prior to the beginning of construction to document the Resource in its current condition. A copy of this documentation will be archived with the City and other depositories as outlined in the MMRP. The Treatment Plan (Attachment 5) outlines how the Resource will be dismantled in large sections by a qualified historic structure mover, stored during construction and relocated on site in order to accommodate the new development. A non-historic circa 1950 rear addition will be permanently removed when the building is taken apart. During construction, the Resource will be stored at a climate-controlled facility offsite. Once the Resource is reassembled and relocated to the front property line of the parcel, the exterior will be rehabilitated consistent with the Standards. The Monitoring Plan (Attachment 6) establishes specific timeframes within the construction timeline of the Project in which a Historical Monitor will be present. The Historical Monitor will document these visits to the site and submit reports to City staff for review. A pre-construction meeting will be held on-site in order to clarify selective demolition methods and protection of the Resource during construction.

The construction of the eight-story mixed-use building above the Resource contributes to the loss of historical context; however, the Feasibility Study concluded that the Base Project was the only economically feasible alternative. As demonstrated by Alternative 1, retaining the Resource in its current location with development directly to the rear of the Resource did not result in an economically feasible alternative because the small lot size could not accommodate the construction of enough income producing units to justify the high land and construction costs. The same issues were encountered when the Resource was relocated to the front of the lot as demonstrated by Alternative 2. Alternative 3, which studied retaining the Resource in its current location with levels three through eight cantilevering over the Resource, was also found to not be economically feasible due to the high cost of engineering the project. Alternative 4 studied offsite relocation, which was determined by the Feasibility Study to be

economically infeasible due to the high cost of purchasing a receiver parcel. Additionally, offsite relocation does not further minimize impacts to the Resource because it will be completely removed from its historic context and the other Victorian residences on State Street that were called out in the historic designation. The Base Project proposes to retain the Resource in its entirety and relocate the building to the front of the parcel, keeping it within its historic context. A new, eight-story mixed-use tower will be constructed above and behind the Resource. The first and second stories of new construction will be completely behind the Resource and the historic structure's front and side elevations will be completely unaltered and visible. New construction will abut the rear façade, which is currently attached to a non-historic addition that will not be retained. The Base Project does not propose to remove any historic portions of the Resource. The third story, which will feature a wall of glass, will project over the rear half of the Resource and the fourth through eighth stories will project over the Resource to the property line. The design of the new construction leaves a void of space above the Resource to visually minimize the impact of the new construction above. Therefore, the project is designed with the minimum necessary deviations to afford relief from the restrictions of the Historical Resources Regulations and accommodate the development and all feasible measures to mitigate for the loss of any portions of the historical resource have been provided by the applicant.

- c. **The denial of the proposed development would result in economic hardship to the owner. For purposes of this finding, "economic hardship" means there is no reasonable beneficial use of the property and it is not feasible to derive a reasonable economic return from the property.**

To demonstrate the financial feasibility of the Base Project, the applicant retained ZLD Consulting (ZLD) to conduct an economic analysis of the proposed Base Project and four designs as potential alternatives. The Feasibility Study compared the Capitalized Value to the Development Cost to determine the economic feasibility of each alternative. The table below summarizes the conclusions of the Feasibility Study for each alternative for these metrics.

	Base Project	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Capitalized Value	\$19,735,202	\$4,122,098	\$8,244,197	\$12,760,553	\$19,735,202
Development Cost	\$17,650,000	\$6,100,000	\$9,180,000	\$14,910,000	\$20,300,000
Differential	\$2,085,202	-\$1,977,902	-\$935,803	-\$2,149,447	-\$564,798
Capitalized Value Per Unit	\$365,467	\$294,436	\$294,436	\$319,014	\$365,467
Development Cost Per Unit	\$326,852	\$435,714	\$327,857	\$372,750	\$375,926
Differential Per Unit	\$38,615	-\$141,278	-\$33,421	-\$53,736	-\$10,459

Alternatives 1 through 3 analyzed various configurations of the proposed mixed-use tower that maintained the Resource on site and Alternative 4 analyzed relocating the Resource to another parcel. According to the Feasibility Study, only the Base Project, which retained the Resource on site, produced the highest number of DUs and created two commercial spaces, yielded a product where the Capitalized Value of the final project was worth more than the Development Cost. The Base Project is the only economically feasible alternative of those studied.

The current use of the property as a single-family residence is an underutilization of the site in a location where the DCP encourages maximization of density and housing opportunities in order to meet the population and employment targets of the DCP (DCP, 3.2-G-1). One of the guiding principles of the DCP is to create an intense yet always livable community with a substantial and diverse Downtown population. An intense downtown is central to not only fostering vibrancy, but also to curtailing regional sprawl and minimizing growth pressures in mature neighborhoods. Increased residential population will contribute to Downtown's vitality, improve economic success, and allow people to live close to work, transit, and culture (DCP, Section 1.1). In pursuit of this, the goals and policies of the DCP target a residential population of approximately 90,000, and downtown employment of over 165,000 by 2030 (DCP, 3.2-G-1), which is accomplished by maintaining high overall intensities across Downtown to use land efficiently (DCP, 3.2-G-2). The goals and policies of the DCP also encourage historical resources to be retained on-site and integrated into the Downtown fabric in a way that contributes to the achievement of the goals for significant development and population intensification (DCP, 9.2-G-1). The Base Project will meet the goals of the DCP by retaining the Resource on-site, providing 52 new DUs, including seven affordable DUs, and two employment-producing commercial spaces.

As demonstrated by the Feasibility Study, maintaining the Resource in its current location and constructing a new project at the rear of the parcel would not result in a reasonable economic return on the property. A reasonable economic return is only produced by the Base Project, which proposes to relocate the Resource to the front of the parcel and construct a new mixed-use tower that projects above the historic structure. Additionally, maintaining the Resource as a single-family residence is an underutilization of the site and the Base Project would meet the goals of the DCP by maintaining the Resource on-site, providing housing and producing commercial spaces that will create employment in downtown. Therefore, the denial of the proposed development would result in economic hardship to the owner as there is no reasonable beneficial use of the property without a substantial alteration of the Resource and it is not feasible to derive a reasonable economic return from the property.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

ATTACHMENT 5

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, SDP No. PMT-3334785 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in the approved permit, a copy of which is attached hereto and made a part hereof.

James Alexander
Development Project Manager, Urban Innovation Division
Development Services Department

Adopted on: October 9, 2025

IO#: 24010106

Attachments: SDP No. PMT-3334785

**DOWNTOWN
FINAL ENVIRONMENTAL IMPACT REPORT (DOWNTOWN FEIR)
CONSISTENCY EVALUATION
FOR THE
CELINE
PRJ-1130168**

September 10, 2025

Prepared for: City of San Diego
Development Services Department
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

Prepared by: Courtney Holowach

DOWNTOWN FEIR CONSISTENCY EVALUATION

1. **Project Title:** Celine ("Project")
2. **Applicant:** Soheil Nakhshab (Nakhshab Development & Design Inc)
3. **Project Location and Setting:** The project site consists only of the 4,979-square-foot parcel at 1620 State Street within the Residential Emphasis land use district of the Centre City Planned District, the Airport Land Use Compatibility Land Use Overlay, and the Transit Priority Area Overlay.

The Downtown Community Planning (DCP) area includes approximately 1,500 acres within the metropolitan core of the City of San Diego, bounded by Laurel Street and Interstate 5 on the north; Interstate 5, Commercial Street, 16th Street, Sigsbee Street, Newton Avenue, Harbor Drive, and the extension of Beardsley Street on the east and southeast; and San Diego Bay on the south and west and southwest. The major north-south access routes to downtown are Interstate 5, State Route 163, and Pacific Highway. The major east-west access route to downtown is State Route 94. Surrounding areas include the community of Uptown and Balboa Park to the north, Golden Hill and Sherman Heights to the east, Barrio Logan and Logan Heights to the South and the City of Coronado to the west across San Diego Bay.

4. **Project Description:** A Site Development Permit the substantial alteration of a historical resource (Ordway Residence, HRB No. 278) and the construction of an eight-story, 91-foot tall mixed-use development known as "Celine" (Project), comprised of 52 residential dwelling units, including seven affordable dwelling units, and 6,232 square feet of commercial space. The Project site is located on the 4,979-square-foot property at 1620 State Street on the west side of State Street between West Date Street and West Cedar Street in the Little Italy neighborhood of the Downtown Community Plan area, the Residential Emphasis land use district of the Centre City Planned District, the Airport Land Use Compatibility Land Use Overlay, the Transit Priority Area Overlay, .
5. **CEQA Compliance:** The DCP, CCPDO, Redevelopment Plan for the Centre City Redevelopment Project and related activities have been addressed by the following environmental documents, which were prepared prior to this Consistency Evaluation and are hereby incorporated by reference:
 - 1) FEIR for the DCP, CCPDO, and 10th Amendment to the Redevelopment Plan for the Centre City Project (State Clearinghouse Number 2003041001, certified by the Redevelopment Agency (Resolution No. R-04001) and the San Diego City Council (City Council) (Resolution No. R-301265), with date of final passage on March 14, 2006.
 - 2) Addendum to the Downtown FEIR for the 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, Amendments to the DCP, CCPDO, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program of the Downtown FEIR for the DCP, CCPDO, and the Redevelopment Plan for the Centre City Redevelopment Project certified by the Redevelopment Agency

- (Resolution No. R-04193) and by the City Council (Resolution No. R-302932), with date of final passage on July 31, 2007.
- 3) Second Addendum to the Downtown FEIR for the proposed amendments to the DCP, CCPDO, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program (MMRP) certified by the Redevelopment Agency (Resolution No. R-04508), with date of final passage on April 21, 2010.
 - 4) Third Addendum to the Downtown FEIR for the Residential Emphasis District Amendments to the CCPDO certified by the Redevelopment Agency (Resolution No. R-04510), with date of final passage on April 21, 2010.
 - 5) Fourth Addendum to the Downtown FEIR for the San Diego Civic Center Complex Project certified by the Redevelopment Agency (Resolution No. R-04544) with date of final passage on August 3, 2010.
 - 6) Fifth Addendum to the Downtown FEIR for the Industrial Buffer Overlay Zone Amendments to the CCPDO certified by the City Council (Resolution No. R-308724) with a date of final passage on February 12, 2014.
 - 7) Sixth Addendum to the Downtown FEIR for the India and Date Project certified by the City Council (Resolution No. R-309115) with a date of final passage on July 14, 2014.
 - 8) Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561).
 - 9) City of San Diego FEIR for the Climate Action Plan (CAP FEIR) certified by the City Council on December 15, 2015, (Resolution No. R-310176), including the Addendum to the CAP FEIR certified by the City Council on July 12, 2016.
 - 10) General Plan FEIR (GP FEIR) consisting of (i) Land Development Code FEIR No. 96-0333 (SCH 96081056) certified November 18, 1997 (Resolution No. R-289458) and associated environmental determinations; (ii) General Plan PEIR No. 104495 (SCH 2006091032) certified March 10, 2008 (Resolution No. R-2008-685) and associated addenda; (iii) Public Resources Code (PRC) Section 21166 analysis covering City Council's approval of the City's Affordable Housing Density Bonus Regulations (San Diego Municipal Code ["SDMC"] section 143.0710 et seq.) on March 6, 2018 and March 22, 2018 (City Council Resolution No. R-311593 and City Council Ordinance No. O-20916, respectively); and (iv) CEQA Guidelines Section 15378 not a project determination and CEQA Guidelines Section 15183 analysis covering City Council's approval of the City's Inclusionary Affordable Housing Regulations (SDMC section 142.1301 et seq.) on December 10, 2019 (City Council Resolution No. R-312784) and on January 14, 2020 (City Council Ordinance No. O-21167, respectively).
 - 11) City of San Diego Final Program Environmental Impact Report No. 2019060003 for Complete Communities: Housing Solutions and Mobility Choices (Complete Communities FEIR) certified by the City Council on November 17, 2020 (Resolution No. R-313279); and associated resolutions amending the Land Development Manual to amend the City's CEQA Significance transportation thresholds, and adding the new

Transportation Study Manual and Mobility Choices Regulations Implementing Guidelines, all relating to the City's Complete Communities Mobility Choices Program (Resolution Number R-313280). The Mobility Choices Regulations were adopted by City Council Ordinance No, O-21274 on December 9, 2020.

As used herein, the term "FEIR or Downtown FEIR" refers to the 2006 FEIR and all the addenda and supplemental environmental documentation referenced in 1 thru 8 above; the term "CAP FEIR" refers to the 2015 FEIR and the Addendum referenced in 9 above, the term "GP FEIR" refers to the 2008 FEIR and the EIRs, addenda, and CEQA Section 21166 analysis referenced in 10 above, and the term "Complete Communities FEIR" refers to the 2020 FEIR and associated resolutions amending the Land Development Manual to amend the transportation threshold as well as adding the new Transportation Study Manual (TSM) and Mobility Choices Regulations as referenced in 11 above.

The FEIR, GP FEIR, CAP FEIR, and Complete Communities FEIR (the FEIRs) are Program EIRs prepared in compliance with CEQA Guidelines Section 15168. The aforementioned environmental documents are the most recent and comprehensive environmental documents pertaining to the project. The FEIR and GP FEIR and subsequent addenda are available for review at the offices of the City of San Diego Development Services Department, Urban Innovation Division located at 550 West C Street, San Diego, CA 92101 and on the City's website at <https://www.sandiego.gov/development-services/news-programs/downtown-development/eirs> and <https://www.sandiego.gov/planning/genplan/documents/peir>. The CAP FEIR and Complete Communities FEIR is available at the offices of the City of San Diego Planning Department located at 202 C Street, San Diego, CA 92101 and on the City's website at <https://www.sandiego.gov/sustainability/climate-action-plan> and [final peir for complete communities housing solutions and mobility choices.pdf \(sandiego.gov\)](https://www.sandiego.gov/sustainability/climate-action-plan).

Under this process described in CEQA Guidelines Section 15168(c), a Consistency Evaluation is prepared for each subsequent proposed action as a written checklist to determine whether additional environmental documentation beyond the FEIRs must be prepared. No additional documentation is required for subsequent proposed actions if the Consistency Evaluation determines that the potential impacts were within the scope of the FEIRs and subsequent proposed actions implement appropriate feasible mitigation measures identified in the Mitigation Monitoring and Reporting Programs (MMRPs) that accompanies the FEIRs.

Through its CEQA Guidelines 15162 analysis, the Consistency Evaluation identifies whether additional environmental documentation is required. The form of this documentation depends upon the nature of the impacts of the subsequent proposed action being proposed. A Subsequent or Supplemental Environmental Impact Report would be prepared in accordance with Sections 15162 or 15163 of the State CEQA Guidelines should the lead agency determine, on the basis of substantial evidence in the light of the whole record, one or more of the three triggers described in CEQA Guidelines Section 15162(a) exist.

Pursuant to CEQA Guidelines 15168(c)(2), if the lead agency under CEQA finds that, pursuant to Sections 15162, no subsequent EIR would be required, the lead agency can approve the

subsequent proposed action to be within the scope of the project covered by the FEIRs, and no new environmental document is required. Whether a later activity is within the scope of a program EIR is a factual question that the lead agency determines based on substantial evidence in the record. Factors that a legal agency may consider in making that determination include, but are not limited to, consistency of the later activity with the type of allowable land use, overall planned density and building intensity, geographic area analyzed for environmental impacts and covered infrastructure as described in the program EIR. The Downtown FEIR is specific to the Downtown Community Plan Area where the project is located and the others are City-wide, which also includes where the project is located.

6. **Project-Specific Environmental Analysis:** See attached Environmental Checklist and Section 10 Evaluation of Environmental Impacts.
7. **Mitigation Monitoring and Reporting Program:** As described in the Environmental Checklist and summarized in Attachment A, the following mitigation measures included in the MMRP, found in Volume 1.B.2 of the Downtown FEIR, will be implemented by the proposed Project:

AQ-B.1-1, HIST-A.1-2, HIST-B.1-1, NOI-B.1-1, PAL-A.1-1

8. **Determination:** In accordance with Sections 15168 and 15180 of the CEQA Guidelines, the potential impacts associated with future development within the DCP area are addressed in the Downtown FEIR prepared for the DCP, CCPDO, and the six subsequent addenda to the Downtown FEIR listed in Section 6 above, as well as the Final Supplemental EIR for the Downtown San Diego Mobility Plan and the CAP FEIR.

These documents address the potential environmental effects of future development within the Centre City Redevelopment Project based on build out forecasts projected from the land use designations, density bonus, and other policies and regulations governing development intensity and density.

ISSUE AREA	IMPACT SUMMARY	MITIGATION MEASURE	DIRECT	CUMULATIVE
<i>Air Quality</i>				
AQ-B.1	Construction Emissions	AQ-B.1-1	SM	SNM
<i>Historical Resources</i>				
HIST-A.1	Built Environment	HIST-A.1-1, HIST-A.1-2	SM	SNM
HIST-B-1	Archeological Resources	HIST-B.1-1	SM	SNM
<i>Land Use</i>				
LU-B.3,	SDIA 65 CNEL to sensitive uses interior noise	NOI-B.1-1	SM (Interior) / SNM (Exterior)	--
LU-B.6	Physical Changes Related to Transient Activity	--	SNM	SNM

ISSUE AREA	IMPACT SUMMARY	MITIGATION MEASURE	DIRECT	CUMULATIVE
<i>Paleontology</i>				
PAL-A.1	Impacts to Significant Paleontological Resources	PAL-A.1-1	SM	--
<i>Traffic and Circulation</i>				
TRF-A.1.1	Increased traffic from Downtown development on grid streets	TRF-A.1.1-1, TRF-A.1.1-2	SNM	SNM
TRF-A.1.2	Increased traffic from Downtown development on surrounding streets	TRF-A.1.1-1	SNM	SNM
TRF-A.2.1	Additional traffic on Freeway segments and ramps	TRF-A.2.1-1	SNM	SNM
TRF-D.1	Parking Demand	TRF-D.1-1	SNM	SNM
<i>Water Quality</i>				
WQ-A.1	Urban Runoff	Compliance with regulations	--	SNM

In certifying the Downtown FEIR and approving the DCP, CCPDO, and 10th Amendment to the Redevelopment Plan, the City Council and Redevelopment Agency adopted a Statement of Overriding Considerations which determined that the unmitigated impacts were acceptable in light of economic, legal, social, technological or other factors including the following:

Overriding Considerations

- Develop downtown as the primary urban center for the region
- Maximize employment opportunities within the downtown area
- Develop full-service, walkable neighborhoods linked to the assets downtown offers
- Increase and improve parks and public spaces
- Relieve growth pressure on outlying communities
- Maximize the advantages of downtown's climate and waterfront setting
- Implement a coordinated, efficient system of vehicular, transit, bicycle, and pedestrian traffic
- Integrate historical resources into the new downtown plan
- Facilitate and improve the development of business and economic opportunities located in the downtown area
- Integrate health and human services into neighborhoods within downtown
- Encourage a regular process of review to ensure that the Plan and related activities are best meeting the vision and goals of the Plan.

The proposed activity detailed and analyzed in this Evaluation are adequately addressed in the environmental documents noted above and there is no change in circumstance, substantial additional information, or substantial Project changes to warrant additional environmental review. Because the prior environmental documents adequately covered this activity as part of the previously approved Project, this activity is not a separate Project

for purposes of review under CEQA pursuant to CEQA Guidelines Sections 15060(c)(3), 15180, and 15378(c).

9. **Summary of Findings:** In accordance with Public Resources Code Sections 21166, 21083.3, and CEQA Guidelines Sections 15168 and 15183, the following findings are derived from the environmental review documented by this Evaluation and the Downtown FEIR and CAP FEIR as amended:
- 1) No substantial changes are proposed in the Centre City Redevelopment Project, or with respect to the circumstances under which the Centre City Redevelopment Project is to be undertaken as a result of the development of the proposed Project, which will require important or major revisions in the Downtown FEIR and the six subsequent addenda to the FEIR or with the CAP FEIR;
 - 2) No new information of substantial importance to the Centre City Redevelopment Project has become available that shows the Project will have any significant effects not discussed previously in the Downtown FEIR or subsequent addenda to the Downtown FEIR or CAP FEIR; or that any significant effects previously examined will be substantially more severe than shown in the CAP FEIR and the Downtown FEIR or subsequent addenda to the FEIR; or that any mitigation measures or alternatives previously found not to be feasible or not previously considered would substantially reduce or lessen any significant effects of the Project on the environment;
 - 3) No Negative Declaration, Subsequent EIR, or Supplement or Addendum to the CAP EIR and the Downtown FEIR, as amended, is necessary or required;
 - 4) The proposed actions will have no significant effect on the environment, except as identified and considered in the CAP FEIR and the Downtown FEIR and subsequent addenda to the Downtown FEIR for the Centre City Redevelopment Project. No new or additional project-specific mitigation measures are required for this Project; and
 - 5) The proposed actions would not have any new effects that were not adequately covered in the CAP FEIR and Downtown FEIR or addenda to the Downtown FEIR, and therefore, the proposed Project is within the scope of the program approved under the CAP FEIR and Downtown FEIR and subsequent addenda listed in Section 6 above.

Courtney Holowach

Courtney Holowach, Senior Planner, City of San Diego
Lead Agency Representative/Preparer

9/11/25

Date

Attachment(s): Environmental Checklist
 Attachment A: Mitigation, Monitoring and Reporting Program (MMRP)

ENVIRONMENTAL CHECKLIST

10. **EVALUATION OF ENVIRONMENTAL IMPACTS:** This environmental checklist evaluates the potential environmental effects of the proposed Project consistent with the significance thresholds and analysis methods contained in the CAP FEIR and the Downtown FEIR for the DCP, CCPDO, and Redevelopment Plan for the Centre City Project Area. Based on the assumption that the proposed activity is adequately addressed in the Downtown FEIR and CAP FEIR, indicates how the impacts of the proposed activity relate to the conclusions of the Downtown FEIR and CAP FEIR. As a result, the impacts are classified into one of the following categories:
- Significant and Not Mitigated (SNM)
 - Significant but Mitigated (SM)
 - Not Significant (NS)

The checklist identifies each potential environmental effect and provides information supporting the conclusion drawn as to the degree of impact associated with the proposed Project. As applicable, mitigation measures from the Downtown FEIR and CAP FEIR are identified and are summarized in **Attachment A** to this Evaluation. Some of the mitigation measures are plan-wide and not within the control of the proposed Project. Other measures, however, are to be specifically implemented by the proposed Project. Consistent with the Downtown FEIR and CAP FEIR analysis, the following issue areas have been identified as Significant and Not Mitigated even with inclusion of the proposed mitigation measures, where feasible:

Significant but Mitigated Impacts

- Air Quality: Construction Emissions (AQ-B.1) (Direct [D])
- Noise: Interior from Traffic Noise (NOI-B.1) (D)
- Historical Resources: Built Environment (HIST-A.1)
- Historical Resources: Archaeological Resources (HIST-B.1)
- Historical Resources: Paleontological (PAL-A.1) (D)

Significant and Not Mitigated Impacts

- Aesthetics/Visual Quality: Views of Bay and Bay Bridge (VIS-B.1) (D)
- Air Quality: Construction Emissions (AQ-B.1) (Cumulative [C])
- Air Quality: Mobile-source Emissions (C)
- Historical Resources: Historical (D/C)
- Historical Resources: Archaeological (D/C)
- Land Use: Aircraft Noise (LU-B.3) (D)
- Land Use: Physical Changes Related to Transient Activity (LU-B.6) (D/C)
- Noise: Traffic Noise Level Increase on Grid Streets (NOI-A.1) (D/C)
- Noise: Exterior Traffic Noise in Residential Development (NOI-C.1) (D)
- Noise: Exterior Aircraft Noise in Residential Development (NOI-C.2) (D)
- Noise: Exterior Traffic Noise in Public Parks and Plazas (NOI-D.1) (D)
- Parking: Excessive Parking Demand (TRF-D.1) (D/C)
- Traffic: Impact on Grid Streets (TRF-A.1.1) (D)
- Traffic: Impact on Surrounding Streets (TRF-A.1.2) (D/C)
- Traffic: Impact on Freeway Ramps and Segments (TRF-A.2.1) (D/C)

- Water Quality: Urban Runoff (WQ-A.1) (C)

The following Overriding Considerations apply directly to the proposed Project:

- Develop downtown as the primary urban center for the region
- Develop full-service, walkable neighborhoods linked to the assets downtown offers
- Relieve growth pressure on outlying communities
- Integrate historical resources into the new downtown plan
- Facilitate and improve the development of business and economic opportunities located in the downtown area
- Encourage a regular process of review to ensure that the Plan and related activities are best meeting the vision and goals of the Plan.

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
1. AESTHETICS/VISUAL QUALITY:						
(a) Substantially disturb a scenic resource, vista or view from a public viewing area, including a State scenic highway or view corridor designated by the DCP?					X	X
<u>Downtown FEIR</u> Views of scenic resources including San Diego Bay, San Diego-Coronado Bay Bridge, Point Loma, Coronado, Petco Park, and the downtown skyline are afforded by the public viewing areas within and around the downtown and along view corridor streets within the planning area. The CCPDO includes several requirements that reduce a project's impact on scenic vistas. These include view corridor setbacks on specific streets to maintain views and controls building bulk by setting limits on minimum tower spacing, street wall design, maximum lot coverage, and building dimensions.						
<u>Project</u> The project site is not located within a view corridor per Figure 5.6-2 of the DCP FEIR.						
(b) Substantially incompatible with the bulk, scale, color and/or design of surrounding development?					X	X
<u>Downtown FEIR</u> The FEIR concluded that there would be no significant impacts related to incompatible bulk, scale, color, or design associated with future development in the DCP. Specifically, the FEIR determined there would be no significant impacts to neighborhood character in Little Italy as a result on implementation of the DCP. The FEIR concluded that proposed land use designations for Little Italy would mirror existing uses. India Street would continue to act as the neighborhood center. There would also continue to be residential, mixed-use, office, artists' studios and industrial uses surrounding the neighborhood center. Therefore, although intensification would occur as buildout occurs, the character of Little Italy would not change substantially. In addition, Urban Design Standards in the Planned District Ordinance would ensure that future uses are designed to be visually-compatible with the neighborhood.						
<u>Project</u> The project would comply with design standards, ordinances, and FAR requirements applicable to its location in the Little Italy sub-district, such that the project would not be incompatible with surrounding development. The project is utilizing incentives and waivers for reduced setbacks, a reduction of common outdoor space, reduction of pet open space, an increase in lot coverage,						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
removing the requirements of the Little Italy Sun Access Overlay, reduction of the transparency requirement, reduction of habitable street wall requirement, and an increase of the street wall setback. These deviations would not create incompatibility with the surrounding bulk, scale, color, or design of the surrounding development. CEQA was also amended to affirm that “aesthetic and parking impacts of a residential, mixed use residential or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment.” (PRC 21099(d)(1)). The proposed project is a mixed-use residential project , surrounded by urban development, and located within half a mile of a major transit stop. Therefore, any aesthetic impact of the project from its bulk, scale, color and/or design on surrounding development cannot be considered significant. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review related to surrounding development, and no mitigation would be required.						
(c) Substantially affect daytime or nighttime views in the area due to lighting?					X	X
<u>Downtown FEIR</u> The Downtown FEIR concludes that no significant impacts related to lighting would occur with implementation of the DCP. The DCP and CCPDO include policies to prevent adverse effects due to lighting. <u>Project</u> The project would comply with the outdoor lighting standards in Municipal Code Section 142.0740 (Outdoor Lighting Regulations) that require all outdoor lighting be installed, shielded, and adjusted so that the light is directed in a manner that minimizes negative impacts from light pollution, including trespass, glare, and to control light from falling onto surrounding properties. Therefore, lighting installed with the project would not adversely affect day or nighttime views in the area, resulting in a less than significant lighting impact. In regards to glare, the project would comply with Municipal Code Section 142.0730 (Glare Regulations) that require exterior materials utilized for proposed structures be limited to specific reflectivity ratings. The project would have a less than significant glare impact. As such, the project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no						

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
mitigation would be required.						
2. AGRICULTURAL RESOURCES:						
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use?					X	X
<u>Downtown FEIR</u> The FEIR concludes that no impacts to farmland would occur with implementation of the DCP.						
<u>Project</u> There is no land that contains soils that would be considered prime agricultural soils or land that would be designated as Farmland by the California Department of Conservation (DOC) in the DCP. Therefore, there would be no conversion of land of Farmland to a non-agricultural use. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?					X	X
<u>Downtown FEIR</u> The FEIR concludes that no impacts to agricultural zoning would occur with implementation of the DCP, as there are no Williamson Act contracts in the planning area or nearby.						
<u>Project</u> As discussed in the DCP the planning area and therefore the project site, is not located on or near land zoned for agriculture or land that has a Williamson Act contract. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
3. AIR QUALITY:						
(a) Conflict with or obstruct implementation of an applicable air quality plan, including the County's Regional Air Quality Strategies (RFS) or the State Implementation Plan?					X	X

Downtown FEIR

The FEIR concludes that, while implementation of the DCP would increase air emissions generated in the DCP area with respect to current levels, the DCP would not conflict with regional air quality planning as it would implement strategies and policies to reduce air pollution.

As discussed in the FEIR, the mixed-use emphasis proposed in the DCP as well as the DCP area's proximity to a variety of transit opportunities would reduce mobile source emissions. The DCP also represents smart growth, which would be consistent with the goals and policies of the San Diego Air Pollution Control District (SDAPCD).

Project

The project site is in the San Diego Air Basin (SDAB) and are under the jurisdiction of the San Diego Air Pollution Control District (SDAPCD) and the California Air Resources Board (CARB). Both the State of California and the Federal government have established health-based Ambient Air Quality Standards (AAQS) for the following six criteria pollutants: carbon monoxide (CO); ozone (O₃); nitrogen oxides (NO_x); sulfur oxides (SO_x); particulate matter up to 10 microns in diameter (PM₁₀); and lead (Pb). O₃ (smog) is formed by a photochemical reaction between NO_x and reactive organic compounds (ROCs). Thus, impacts from O₃ are assessed by evaluating impacts from NO_x and ROCs. A new increase in pollutant emissions determines the impact on regional air quality as a result of a proposed project. The results also allow the local government to determine whether a proposed project would deter the region from achieving the goal of reducing pollutants in accordance with the Air Quality Management Plan (AQMP) in order to comply with Federal and State AAQS.

The SDAPCD and San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the ambient air quality standards in the SDAB. The County Regional Air Quality Strategy (RAQS) was initially adopted in 1991 and is updated on a triennial basis (most recently in 2016). The RAQS outlines the SDAPCD's plans and control measures designed to attain the state air quality standards for ozone (O₃). The RAQS relies on information from the CARB and SANDAG, including mobile and area source emissions, as well as information regarding projected growth in San Diego County and the cities in the county, to project future emissions and then determine the strategies necessary for the reduction of emissions through regulatory controls. CARB mobile source emission projections and SANDAG growth projections are based on population, vehicle trends, and land use plans developed by San Diego County and the cities in the county as part of the development of their general plans.

The RAQS relies on SANDAG growth projections based on population, vehicle trends, and land use plans developed by the cities and by the county as part of the development of their general plans. As such, projects that propose development that is consistent with the growth anticipated by local plans would be consistent with the RAQS. However, if a project proposes development that is greater than that anticipated in the local plan and SANDAG's growth projections, the project might be in conflict with the RAQS and may contribute to a potentially

significant cumulative impact on air quality. The project would be consistent with the General Plan, community plan, and the underlying zoning. Therefore, the project would be consistent at a subregional level with the underlying growth forecasts in the RAQS and would not obstruct

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
implementation of the RAQS or applicable air quality plan. As such, no impacts would result.						
(b) Expose sensitive receptors to substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, particulate matter, or any other emissions that may endanger human health?			X			X
<u>Downtown FEIR</u> The Downtown FEIR concludes that emissions generated during demolition and construction activities could exceed acceptable local standards and pose a health risk to nearby sensitive receptors. The FEIR identifies Mitigation Measure AQ-B.1-1, which requires dust control measures to be implemented during demolition and construction. With implementation of Mitigation Measure AQ-B.1-1 and compliance with the City of San Diego mandated dust controls within the City Land Development Manual, Appendix O, Storm Water Standards Manual, impacts would be reduced to below a significant level. The FEIR concludes that no significant impacts associated with mobile source, stationary, and hazardous materials emissions would occur with implementation of the DCP. However, mobile source emissions combined with other emissions in the San Diego Air Basin would result in a significant cumulative impact. <u>Project</u> Project construction activities could potentially generate combustion emissions from on-site heavy-duty construction vehicles and motor vehicles transporting the construction crew, and necessary construction materials. Exhaust emissions generated by construction activities would generally result from the use of typical construction equipment that may include excavation equipment, forklift, skip loader, and/or dump truck. Variables that factor into the total construction emissions potentially generated include the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on- or off-site. It is anticipated that construction equipment would be used on-site for four to eight hours per day; however, construction would be short-term. Excavation, grading, and relocation activities can cause fugitive dust emissions. Construction of the project would be subject to standard measures required by a City of San Diego grading permit to reduce potential air quality impacts to less than significant. These measures include, but are not limited to, compliance with SDMC section 142.0710, which prohibits airborne contaminants from emanating beyond the boundaries of the premises upon which the use emitting the contaminants is located. Some example measures are watering three						

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	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
times daily, reducing vehicle speeds to 15 miles per hour on unpaved or use architectural coatings that comply with San Diego Air Pollution Control District Rule 67.0 [i.e., architectural coatings that meet a volatile organic compounds (VOC) content of 100 grams per liter (g/l) for interior painting and 150 g/l for exterior painting] would be used during construction. As discussed in the FEIR, implementation of Mitigation Measure AQ-B.1-1, compliance with the City's mandated dust control measures, pre-construction hazard assessment, and subsequent implementation of required remediation procedures would be required prior to and during demolition and construction activities (see Appendix A). Therefore, impacts associated with fugitive dust are considered less than significant and would not violate air quality standard and would not contribute substantially to an existing or projected air quality violation. No mitigation measures are required.						
Generate substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, particulate matter, or any other emissions that may endanger human health?		X	X			
<u>Downtown FEIR</u> The Downtown FEIR concludes that emissions generated during demolition and construction activities could exceed acceptable local standards result in significant impacts. As discussed above in section 3(b), the FEIR identifies Mitigation Measure AQ-B.1-1, which requires dust control measures to be implemented during demolition and construction. With implementation of Mitigation Measure AQ-B.1-1 and compliance with the City of San Diego mandated dust controls within the City Land Development Manual, Appendix O, Storm Water Standards Manual, impacts would be reduced to below a significant level. Mobile source emissions combined with other emissions in the San Diego Air Basin would result in a significant cumulative impact. <u>Project</u> As identified in the Downtown FEIR, demolition and construction of the proposed project would create emissions that would be significant impacts without mitigation. Implementation of Mitigation Measure AQ-B.1-1 and compliance with the City's dust control measures and other standards would reduce project impacts to less than significant levels. Vehicle traffic associated with the project would not exceed air quality significance standards, however, in combination with dust generated during demolition and proposed construction of the project, it would contribute to the significant and unmitigated cumulative impact to air quality						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
identified in the FEIR. While emissions were cumulatively considerable in the FEIR, implementation of the DCP would ultimately decrease vehicle emissions as it concentrates development in an area that is well served by transit and offers a variety of opportunities to work and live in the same area. The project would add residential units to this area, which is close to employment opportunities and transit stations. The significant and unmitigated cumulative impacts related to air quality were previously identified in the FEIR and the project's contributions to these impacts do not require further environmental documentation related to the proposed project. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review related to air contaminants. As discussed in the FEIR, implementation of Mitigation Measure AQ-B.1-1, compliance with the City's mandated dust control measures, pre-construction hazard assessment, and subsequent implementation of required remediation procedures would be required prior to and during demolition and construction activities (see Appendix A). As identified in the FEIR, cumulative impacts to the San Diego Air Basin cannot be mitigated.						
4. BIOLOGICAL RESOURCES:						
(a) Substantially effect, either directly or through habitat modifications, any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by local, state or federal agencies?					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<u>Downtown FEIR</u> The FEIR concludes that no significant impacts to sensitive species would occur with implementation of the DCP.						
<u>Project</u> The project site is fully developed within an urbanized area. No native habitat is located on or adjacent to either site. As such, the proposed project would not directly or through habitat modification affect any species identified as a candidate, sensitive, or special statues species in local or regional plans, policies, or regulations, or by CDFW or USFW. Additionally, the project sites are located outside the City's Multi-Habitat Preservation Area (MHPA). No impacts would occur. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations by local, state or federal agencies?					X	X
<u>Downtown FEIR</u> The FEIR concludes that no significant impacts to riparian habitat or other sensitive natural communities would occur with implementation of the DCP.						
<u>Project</u> The DCP covers a highly urbanized area with little to no native habitat. There have been no sensitive communities identified in the planning area or in plans covering the area. The project site currently is developed with agas station and does not contain riparian or other natural communities. As applicable, the project would comply with local, state, and federal plans and policies. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
5. GEOLOGY AND SOILS:						
(a) Substantial health and safety risk associated with seismic or geologic hazards?					X	X
<u>Downtown FEIR</u> The FEIR concludes there would be no significant impact to health or safety related to seismic or						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
geologic hazards with implementation of the DCP. The planning area is subject to earthquakes and liquefaction, however impacts would not be significant with implementation of Health and Safety policies in the FEIR and conformance with design policies, such as the California Building Code (CBC; California Code of Regulations Title 24). <u>Project</u> Based upon geotechnical investigations, it was determined that the proposed project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic related ground failure, including liquefaction, or landslides. The project would utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, in order to ensure that potential impacts from regional geologic hazards would remain less than significant and mitigation is not required. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
6. GREENHOUSE GAS EMISSIONS:						
(a) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>					X	X
<u>Downtown FEIR</u> Impacts related to greenhouse gas (GHG) emissions are identified in the Climate Action Plan (CAP) FEIR. The CAP FEIR analysis included impacts related to anticipated growth, inclusive of the DCP growth projections. The City adopted its CAP Consistency Checklist to provide streamlined review of project level consistency with the CAP, which was replaced by the CAP Consistency Regulations (Chapter 14, Article 3, Division 14 of the San Diego Municipal Code), adopted in 2022. The CAP FEIR concludes that GHG emissions from a project that complies with the CAP are not a significant impact and are not cumulatively considerable. The City's CAP outlines measures that would support substantial progress towards the City's 2035 GHG emissions reduction targets, which are intended to keep the City making substantial progress toward achieving its share of the state's 2050 GHG reductions targets that Executive Order B-30-15 found would "attain a level of emissions necessary to avoid dangerous climate change" because it limits global warming to 2 degrees Celsius by 2050. The CAP Consistency Regulations were adopted in 2022. All projects must comply with the CAP Regulations.						

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<u>Project</u> The project demonstrates compliance with the City's CAP regulations through features such as a cool/green roof, low-flow fixtures/appliances, and electric vehicle (EV) charging spaces. Overall, implementation of residential units in proximity to transit corridors would result in a net decrease of GHG emissions over time. The project would contribute to Action 3.6 of the CAP FEIR by implementing development within a TPA. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
<i>(b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gas?</i>					X	X
<u>Downtown FEIR</u> The CAP FEIR concludes that it would not conflict with GHG reduction plans and policies, such as Executive Order S-3-05, Executive Order B-30-15, AB 32, or the CARB Scoping Plan. The CAP would result in the City attaining its share of statewide GHG emission reductions and would otherwise reduce future GHG emissions. <u>Project</u> The project is required to comply with the City's CAP regulations. The City's CAP regulations demonstrates the project's consistency with the City's CAP through features such as a cool/green roof, low-flow fixtures/appliances, and electric vehicle (EV) charging spaces. Overall, implementation of residential units in proximity to transit corridors would result in a net decrease of GHG emissions over time. The project would contribute to Action 3.6 of the CAP FEIR by implementing development within a TPA. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
7. HAZARDS AND HAZARDOUS MATERIALS:						
(a) Substantial health and safety risk related to onsite hazardous materials?					X	X
<u>Downtown FEIR</u>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
The FEIR concludes that for projects within the planning area compliance with the applicable regulations would avoid significant impacts to human health and the environment. Implementation of the DCP would not create significant hazards related to hazardous materials sites and no mitigation would be required. <u>Project</u> Construction activities for the project would involve the use of potentially hazardous materials including vehicle fuels, oils, transmission fluids, paint, adhesives, surface coatings and other finishing materials, cleaning solvents, and pesticides for landscaping purposes. However, the use of these hazardous materials would be temporary, and all potentially hazardous materials would be stored, used, and disposed of in accordance with manufacturers' specifications, and applicable federal, state, and local health and safety regulations. As such, impacts associated with the transport, use, or disposal of hazardous materials would be less than significant during construction. The operational phase of the project would occur after construction is completed. The project includes residential and commercial uses that are compatible with surrounding uses. These types of uses do not routinely transport, use, or dispose of hazardous materials, or present a reasonably foreseeable release of hazardous materials, with the potential exception of common commercial grade hazardous materials such as household and commercial cleaners, paint, etc. The project is developing residential uses with some commercial. These types of uses do not routinely transport, use, or dispose of hazardous materials, or present a reasonably foreseeable release of hazardous materials, with the potential exception of common commercial grade hazardous materials such as household and commercial cleaners, paint, etc. The project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials, nor would a significant hazard to the public or to the environment through the reasonably foreseeable upset and accidental conditions involving the likely release of hazardous materials into the environment occur. Therefore, the proposed project would not create a significant hazard to the public or the environment and any impacts would be less than significant.						
Be located on or within 2,000 feet of a site that is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?					X	X
<u>Downtown FEIR</u>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
The FEIR concludes that projects within the planning area have a high likelihood of being located on or near sites compiled pursuant to Government Code Section 65962.5. Compliance with the applicable regulations would avoid significant impacts to human health and the environment. Implementation of the DCP would not create significant hazards related to hazardous materials sites and no mitigation would be required. <u>Project</u> As discussed in the Downton FEIRs, project sites are likely to be located on or near sites listed as hazardous materials sites. However, this would not create a significant hazard given compliance with appropriate regulations. As indicated in the FEIR, the project's proximity to hazardous waste sites would not cause a significant impact given compliance with the applicable federal, state, and local regulations. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
Substantial safety risk to operations at San Diego International Airport?					X	X
<u>Downtown FEIR</u> The Downtown FEIR concludes that implementation of the DCP would not result in significant impacts related to substantial safety risk to operations at the San Diego International Airport The Downtown FEIR concludes that implementation of the DCP would not result in significant impacts related to substantial safety risk to operations at the San Diego International Airport <u>Project</u> As discussed in the FEIR, the DCP is designed to implement the San Diego International Airport (SDIA) Airport Land Use Compatibility Plan (ALUCP) and would not create conflicts with this plan. The land use consistency analysis in the permit findings and staff report are incorporated by reference herein. As such, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
Substantially impair implementation of an adopted emergency response plan or emergency evacuation plan?					X	X
<u>Downtown FEIR</u> As discussed in the Downtown FEIR, project sites are likely to be located on or near sites listed as						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
hazardous materials sites. However, this would not create a significant hazard given compliance with appropriate regulations.						
As indicated in the Downtown FEIR, the project's proximity to hazardous waste sites would not cause a significant impact given compliance with the applicable federal, state, and local regulations. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
The ongoing implementation of the City's Emergency Operations Plan would provide adequate emergency response throughout the City. The project would not prevent or impair implementation of this plan and no significant impact would occur. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
<u>Project</u>						
As discussed in the FEIR, the ongoing implementation of the City's Emergency Operations Plan would provide adequate emergency response throughout the City. The project would not prevent or impair implementation of this plan and no significant impact would occur. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
8. HISTORICAL RESOURCES:						
(a) Substantially impact a significant historical resource, as defined in § 15064.5?			X	X		
<u>Downtown FEIR</u>						
The FEIR concludes that significant impacts to historical resources have the potential to occur including substantial alteration, relocation, or demolition. Impacts to historical resources associated with implementation of the DCP and cannot be presumed to be mitigated below a significant level with implementation of the identified mitigation measures. Mitigation Measures HIST-A.1-1, HIST-A.1-2, and HIST-A.1-3 outline measures for identifying historic resources, permitting and constructing projects proposed to impact historic resources, submitting monitoring verifications, and issuance of demolition permits. Due to Mitigation Measure HIST-A.1-3 allowing pursuit of a demolition permit through the documentation program, impacts cannot be considered less than significant for the DCP. Impacts to San Diego Register Listed resources are considered potentially significant and unmitigated.						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<u>Project</u> The project site located at 1620 State Street contains a designated historical resource that is listed as HRB Site #278. The project proposes a substantial alteration of a historical resource (Ordway Residence, HRB No. 278) and the construction of an eight-story, 91-foot tall mixed-use development comprised of 52 residential dwelling units, including seven affordable dwelling units, and 6232 square feet of commercial space. The project will temporarily store the historic structure offsite and relocate the building on the parcel at the property line. The project balances preservation of the historical resource with policies encouraging economic development and housing creation. In accordance with Mitigation Measures HIST-A.1-1 and HIST-A.1-2 (see Appendix A), a technical report, treatment plan, documentation plan, and monitoring plan have been prepared. A final monitoring report will be prepared after construction as required in HIST-A.1-2. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review related to historical resources. As discussed in the FEIR, implementation of Mitigation Measures HIST-A.1-2, and would be required prior to and during demolition and construction activities and would mitigate impacts to historical resources at the project site (see Attachment A).						
Substantially impact a significant archaeological resource pursuant to § 15064.5, including the disturbance of human remains interred outside of formal cemeteries?	X	X				
<u>Downtown FEIR</u> The FEIR concludes that significant archaeological resources may be impacted by implementation of the DCP. Mitigation Measure HIST-B.1-1 lists steps required prior to, during, and after construction for projects with potential to impact archaeological resources. It further details steps to follow if remains are discovered during project activity. Due to the unknown nature of archaeological resources, specifically at undisturbed sites, there is potential for significant impacts to occur. <u>Project</u> Many areas of San Diego County, including mesas and the coast, are known for intense and diverse prehistoric occupation and important archaeological and historical resources. The region has been inhabited by various cultural groups spanning 10,000 years or more. The project area is located within an area identified as sensitive on the City of San Diego Historical Resources Sensitivity Maps.						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
Qualified City staff conducted a records search of the California Historic Resources Information System (CHRIS) digital database; the search identified several previously recorded historic and prehistoric sites in the project vicinity. Based on this information, there is a potential for buried cultural resources to be impacted through implementation of the project. There are no formal cemeteries or known burials in the immediate vicinity of either project site. In the unlikely event of a discovery of human remains, the project would be handled in accordance with procedures of the California Public Resources Code (§5097.98), State Health and Safety Code (§7050.5), and California Government Code (§27491). These regulations detail specific procedures to follow in the event of a discovery of human remains, i.e. work would be required to halt and no soil would be exported off-site until a determination could be made via the County Coroner and other authorities as required. In addition, for the Union Street site, to reduce potential archaeological resource impacts to below a level of significance, all excavation within previously undisturbed soil would be monitored by a qualified archaeologist or archaeological monitor and Native American monitor. This monitoring would ensure that any remains are identified and handled in compliance with these regulations. As no known burials exist within the project site, it is not anticipated that human remains would be encountered during construction. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review.						
Substantially impact a unique paleontological resource or site or unique geologic feature?			X	X		
<u>Downtown FEIR</u> The Downtown FEIR concludes that significant impacts to paleontological resources have the potential to occur with implementation of the DCP. The FEIR states that any grading or excavation outside of the artificial fill zone, measuring beyond 1 to 3 feet deep, of surficial fills for foundations, subterranean parking, or below-grade features such as utilities has the potential to expose fossil-bearing formations and impact resources. Mitigation Measure PAL-A.1-1 would require construction monitoring and would reduce impacts below a significant level. <u>Project</u> The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review. Mitigation Measure PAL-A.1-1 would be required for ground-disturbing activities and would reduce impacts to less than significant levels.						
9. HYDROLOGY AND WATER QUALITY:						
Substantially degrade groundwater or surface water quality?		X			X	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<u>Downtown FEIR</u> The FEIR concludes that no significant impacts related to degradation of groundwater or surface water quality would occur. Adherence to state and local water quality controls, such as the City Jurisdictional Runoff Management Plan, Storm Water Pollution Prevention Plan (SWPPP), City Stormwater Standards, and Hazardous Materials Release Response and Inventory Plan, would reduce potential water quality impacts generated by new development. <u>Project</u> The proposed project has the potential to result in short-term, temporary water quality impacts during construction activities. Water quality control measures would reduce the potential impacts through compliance with (1) the San Diego Regional Water Quality Control Board under a National Pollutant Discharge Elimination System general permit for construction dewatering (if dewatering is discharged to surface waters); (2) the City of San Diego Metropolitan Wastewater Department (if dewatering is discharged into the City's sanitary sewer system under the Industrial Waste Pretreatment Program); or (3) the mandatory requirements controlling the treatment and disposal of contaminated dewatered groundwater would ensure that potential impacts associated with construction dewatering and the handling of contaminated groundwater are not significant. A Storm Water Quality Management Plan (SWQMP) has been prepared for the project and identified the Best Management Practices (BMPs) that would be implemented to prevent project impacts to water quality. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
Substantially increase impervious surfaces and associated runoff flow rates or volumes?					X	X
<u>Downtown FEIR</u> The FEIR concludes that there would not be significant impacts to impervious surface increase or associate runoff flow rates or volumes. The DCP area is composed of mostly impervious surfaces that may be decreased with the implementation of the DCP. The hydrology of the DCP area would not be significantly altered, as it is already highly urbanized and the DCP does not propose topographic changes such that runoff patterns would be altered. <u>Project</u>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
The project site is currently developed and covered with impervious surfaces. The project would be required to comply with City BMPs, as identified in the SWQMP. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
Substantially impede or redirect flows within a 100-year flood hazard area?					X	X
<u>Downtown FEIR</u> The FEIR concludes that there would be no impacts to flood flows with implementation of the DCP. <u>Project</u> There are no 100-year flood hazard areas in the DCP area and therefore the project site is not within a 100-year flood hazard area. The project would not impede or redirect flows associated with a 100-year flood hazard area. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
Substantially increase erosion and sedimentation?					X	X
<u>Downtown FEIR</u> The FEIR discusses the potential for erosion and sedimentation in the short-term during site preparation and other construction activities. However, compliance with state and local water quality controls would ensure that impacts are not significant. The FEIR concludes that no significant impacts associated with an increase in erosion or sedimentation would occur with implementation of the DCP. <u>Project</u> The project has the potential to result in erosion and sedimentation temporarily during construction. As discussed in the SWQMP, implementation of BMPs and a Water Pollution Control Plan would be required for both project sites. These measures would reduce potential impacts to less than significant levels. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
10. LAND USE AND PLANNING:						
Physically divide an established community?					X	X
<u>Downtown FEIR</u> The FEIRs conclude that implementation of the DCP would not result in dividing established communities. The DCP should create integrated neighborhoods with strengthened community identity. Projects spanning more than one block would be subject to additional review, as they have the potential to divide an established community. <u>Project</u> The proposed project is a residential, mixed-use facility, which complies with the use permitted for the site in the DCP. The project would no span more than one block and would therefore not be considered a large facility that may divide a community. The project footprint would be limited to the footprint of the existing facility. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
Substantially conflict with the City's General Plan and Progress Guide, Downtown Community Plan or other applicable land use plan, policy, or regulation?					X	X
<u>Downtown FEIR</u> The Downtown FEIR concludes that implementation of the DCP would not result in significant impacts related to conflicts with applicable land use plans. The DCP further details policies for the development of the downtown area as intended in the City's General Plan and Progress Guide. The GP FEIR includes the Land Development Code FEIR, General Plan PEIR and associated addenda, and PRC Section 21166 analysis covering City Council's approval of the City's Affordable Housing						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
Density Bonus Regulations, which concludes there are no new significant and unmitigated impacts from implementation of the City's Affordable Housing Density Bonus Regulations, which permits floor area ratio bonuses in excess of maximum zoning density for project sites downtown. <u>Project</u> The proposed project complies with the residential emphasis category through the creation of residential space. Compliance with the assumed land use in the DCP and CCPDO ensures the Downtown FEIR adequately covered project impacts. The land use consistency analysis in the permit findings and staff report are incorporated by reference herein. As such, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
Substantial incompatibility with surrounding land uses?					X	X
<u>Downtown FEIR</u> The FEIR concludes that significant land use incompatibility impacts related to noise and lighting would occur with implementation of the DCP. Even with implementation of the mitigation measures, impacts related to traffic, aircraft, and railroad noise would be significant and not mitigated. <u>Project</u> The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
Substantially impact surrounding communities due to sanitation and litter problems generated by transients displaced by Downtown development?		X			X	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<u>Downtown FEIR</u> The Downtown FEIR concludes that impacts related to sanitation and litter generated by individuals experiencing homelessness would be significant and unmitigated with implementation of the DCP. The City would continue to support social services and other programs that aim to support people experiencing homelessness as a mitigation effort but would not be able to reduce impacts below a significant level. Specifically identified in the FEIR is support for the Homeless Outreach Team that was created through mitigation in the Ballpark EIR. <u>Project</u> The project site is currently developed and does not provide spaces that are used by people experiencing homelessness. As such, construction of the project would not cause displacement of any individuals. As identified in the FEIR, development of the DCP would overall have a significant cumulative impact on surrounding communities due to displacement of individuals who are experiencing homelessness. The appropriate mitigation for these impacts outlined in the FEIR is the City's continued support of local social service providers and government programs. This mitigation effort would not be implemented at the project level and as such is not included in Appendix A. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
11. MINERAL RESOURCES:						
Substantially reduce the availability of important mineral resources?					X	X
<u>Downtown FEIR</u> The FEIR concludes that there would be no impacts to mineral resources with implementation of the DCP as there is limited potential for mineral resources to occur and be extracted in the area. <u>Project</u>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
As discussed in the FEIR, there are not known mineral deposits in the DCP area. Furthermore, the urban nature of the area prevents viable extraction. Therefore, the project would not substantially reduce the availability of important mineral resources. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
12. NOISE:						
Substantial noise generation?		X			X	
<u>Downtown FEIR</u> The FEIR concludes development within the DCP area could generate temporary noise impacts caused by construction activities. However, short-term construction noise impacts would be avoided by adherence to construction noise limitations imposed by the City's Noise Abatement and Control Ordinance. The FEIR also concludes that significant impacts associated with traffic, aircraft, and ballpark noise increases would occur with implementation of the DCP. No feasible mitigation measures are available to reduce the significant traffic and aircraft noise increase.						
<u>Project</u> Short-term noise impacts would occur from the demolition, grading, and construction activities from the project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area but would be temporary and would no longer occur once construction is completed. Sensitive receptors (e.g. residential uses) occur in the immediate area and may be temporarily affected by construction noise; however, construction activities would be required to comply with the construction hours specified in City's Municipal Code, (Section 59.5.0404, Construction Noise), which are intended to reduce potential adverse effects resulting from construction noise. With compliance to the City's construction noise requirements, project construction noise levels would be reduced to less than significant, and no mitigation measures are required.						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
For the long-term, typical noise levels associated with the existing residential and commercial uses are anticipated, and the project would not increase in the existing ambient noise level. The project would not result in noise levels in excess of the standards established in the City of San Diego General Plan or Noise Ordinance. No significant long-term impacts would occur, and no mitigation measures are required. Therefore, based on the foregoing analysis, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
Substantial exposure of required outdoor residential open spaces or public parks and plazas to noise levels (e.g. exposure to levels exceeding 65 dBA CNEL)?					X	X
<u>Downtown FEIR</u> The FEIR concludes that outdoor residential open spaces or public parks and plazas may be subject to noise levels exceeding 65 dB(A) CNEL. Impacts would be significant and unmitigated. The FEIR identifies Mitigation Measure NOI-C.1-1, which would require a project-specific noise study prior to approval of a development permit for any residential development within 475 feet of the centerline of I-5 or adjacent to a roadway carrying more than 7,000 ADT. Even with implementation of Mitigation Measure NOI-C.1-1, without knowing the exact spatial relationship of the open space areas to the traffic noise for each future development, it is impossible to know whether every future development would be able to maintain noise levels below 65 dB(A) CNEL. Full attenuation of noise may be contrary to the goal of creating outdoor open space and parks, so impacts are considered unmitigated. <u>Project</u> The project would not include public parks or plazas, so no impact would occur in relation to these land uses. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required. The project would be required to implement Mitigation Measure NOI-C.1-1 (see Appendix A).						
Substantial interior noise within habitable rooms (e.g. levels in excess of 45 dBA CNEL)?			X			X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<u>Downtown FEIR</u> The FEIR concludes that significant impacts to interior noise as a result of traffic, railroad, and ballpark noise would occur with implementation of the DCP. The FEIR identifies Mitigation Measure NOI-B.1-1, which would require a project-specific noise study prior to approval of a building permit for any residential, hospital, or hotel development within 475 feet of the centerline of I-5 or adjacent to a roadway carrying more than 7,000 ADT or that has the potential to expose habitable rooms to disruptive railroad noise. The FEIR also identifies Mitigation Measure NOI-B.2-1, which would require a project-specific noise study prior to approval of a building permit for any noise-sensitive land uses, including hotels within four blocks of the ballpark. Implementation of these mitigation measures and compliance with Title 24 and CBC requirements would reduce interior noise impacts to below a level of significance by requiring noise levels in habitable rooms to not exceed 45 dB(A) CNEL. <u>Project</u> Short-term noise impacts would occur from the demolition, grading, and construction activities from the project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area but would be temporary and would no longer occur once construction is completed. Sensitive receptors (e.g. residential uses) occur in the immediate area and may be temporarily affected by construction noise; however, construction activities would be required to comply with the construction hours specified in City's Municipal Code, (Section 59.5.0404, Construction Noise), which are intended to reduce potential adverse effects resulting from construction noise. With compliance to the City's construction noise requirements, project construction noise levels would be reduced to less than significant, and no mitigation measures are required. For the long-term, typical noise levels associated with the existing residential uses are anticipated, and the project would not increase in the existing ambient noise level. The project would not result in noise levels in excess of the standards established in the City of San Diego General Plan or Noise Ordinance. No significant long-term impacts would occur, and no mitigation measures are required. Therefore, based on the foregoing analysis, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review.						
13. POPULATION AND HOUSING:						
Substantially induce population growth in an area?					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<u>Downtown FEIR</u> The FEIR concludes that no significant adverse impacts associated with inducing population growth would occur with implementation of the DCP.						
<u>Project</u> The project would construct 52 dwelling units, which would be expected to induce population growth. However, the creation of housing would be consistent with the growth assumptions contained in the FEIR and would not lead to additional adverse physical changes. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
Substantial displacement of existing housing units or people?					X	X
<u>Downtown FEIR</u> The FEIR concludes that no significant adverse impacts would occur to housing units as a result of the DCP. Implementation of the DCP would result in a beneficial increase in housing supply by contributing additional residential units beyond those projected by SANDAG in an area that is experiencing housing deficiencies.						
<u>Project</u> The project is adding additional housing units to the DCP and therefore would not result in the displacement of existing housing units or people. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
14. PUBLIC SERVICES AND UTILITIES:						
Substantial adverse physical impacts associated with the provision of new schools?					X	X
<u>Downtown FEIR</u>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
The FEIR concludes that implementation of the DCP would generate residential units that increase the number of school-age children, therefore requiring additional schools. Specifically, the need for a new elementary school and possibly a new high school are identified. Impacts related to these facilities would be speculative, as there is no proposed location, and therefore the impacts are not required to be addressed in the FEIR. <u>Project</u> The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
Substantial adverse physical impacts associated with the provision of new libraries?					X	X
<u>Downtown FEIR</u> The FEIR concludes that implementation of the DCP would result in the need for a new Main Library. The impacts of the Main Library were addressed in a Secondary Study, which concluded the library would have no impacts that could not be reduced below significant levels. Smaller libraries could be constructed to serve the downtown population; however, their location and impacts would be speculative and thus are not included in the FEIR. <u>Project</u> The project would not generate the need for any additional library facilities; however, the project's Development Impact Fees (DIFs) would contribute to funding any future library facilities that are proposed. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
Substantial adverse physical impacts associated with the provision of new fire protection/ emergency facilities?					X	X
<u>Downtown FEIR</u> Fire Protection Facilities (Downtown FEIR) The FEIR concludes that implementation of the DCP would result in the need for additional fire protection and emergency facilities. The impacts associated with new facilities proposed at the time of the FEIR's certification would have been speculative and were not included in the FEIR. Since the						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
FEIR was certified, the City opened Station 2 at 875 West Cedar Street to serve Little Italy and the downtown area west of the train and trolley tracks. Any future facilities would be analyzed individually for impacts, as analysis provided in the FEIR would be speculative. Fire Hazards (Complete Communities FEIR) Further updates to CEQA Guidelines have resulted in the addition of a “Wildfire” section to ensure projects do not result in increased hazards associated with wildfires. Adherence to CBC, the City’s Fire Code, and Brush Management Regulations would be required, but may not fully reduce impacts related to wildfire. The Complete Communities FEIR concludes that impacts related to wildfire would be significant and unavoidable, as there are places in the citywide planning area that may develop residences in an area with wildfire risks. <u>Project</u> Fire Protection Facilities (Downtown FEIR) The growth assumptions in the DCP include the project’s introduction of additional housing and therefore construction of the project would not necessitate additional fire protection or emergency facilities beyond those identified in the FEIR. The collection of DIFs was the policy identified to mitigate future impacts associated with provision of fire protection and emergency facilities. The project would pay the applicable DIFs to minimize such impacts. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required. Fire Hazards (Complete Communities FEIR) As identified in the Complete Communities FEIR, the project site is not located within a Fire Hazard Severity Zone and is located within the moderate fire threat level of the Downtown area. Urban areas, such as the project site, are unlikely to experience wildfires. The project would be constructed in accordance with state and local Fire Codes and Building Codes, such that impacts related to wildfire would not be significant. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
Substantial adverse physical impacts associated with the provision of new law enforcement facilities?					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<u>Downtown FEIR</u> The FEIR concludes that implementation of the DCP would result in the need for additional law enforcement, which may include the need for additional facilities. However, the growth impacts associated with the DCP most directly require additional officers and not the provision of additional facilities. Any future substation addition would pursue its own analysis of environmental impacts associated with its physical construction. <u>Project</u> The project would add population to the DCP area, consistent with the analysis provided in the FEIR. The additional population would not require the provision of additional law enforcement facilities but would be part of the population increase that would require additional officers. The addition of personnel would not result in environmental impacts under CEQA, and any future facility development would undergo a separate CEQA process. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
Substantial adverse physical impacts associated with the provision of new water transmission or treatment facilities?					X	X
<u>Downtown FEIR</u> The FEIR concludes that implementation of the DCP would result in additional growth, which would increase the demand for treated water. However, the Alvarado Water Treatment Plant has the capacity to support the additional DCP population. Further, the San Diego Water Department routinely replaces and upsizes deteriorating and under-sized pipes through its Capital Improvement Project program, which is categorically exempt from environmental review pursuant to CEQA. There would be no significant impacts associate with provision of water transmission or treatment as a result of DCP implementation. <u>Project</u> As identified in the FEIR, the growth proposed in the DCP would not require the provision of new water facilities. The growth associated with the proposed project would be consistent with the assumptions included in the previous FEIR analyses and would not require new water facilities to be constructed. Future facilities would be assessed in accordance with CEQA as they are proposed. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Substantial adverse physical impacts associated with the provision of new storm water facilities					X	X
<u>Downtown FEIR</u> The FEIR concludes that implementation of the DCP would not substantially alter stormwater runoff, and therefore would not require the provision of new stormwater facilities. <u>Project</u> Implementation of the project would result in no significant change to occur regarding runoff. Any future changes to the offsite stormwater system would be assessed in accordance with CEQA as they are proposed. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
Substantial adverse physical impacts associated with the provision of new wastewater transmission or treatment facilities?					X	X
<u>Downtown FEIR</u> The FEIR concludes that the Point Loma Wastewater Treatment Plant (PLWTP) would have sufficient capacity to accommodate increased wastewater through 2025, by which point the South Bay Wastewater Treatment Plant would be available and able to accommodate excess wastewater. There would not be significant environmental impacts related to the provision of new wastewater transmission or treatment facilities given the implementation of the DCP. <u>Project</u> The increased wastewater associated with construction of the project would be consistent with the growth assumed in the Downton FEIR and would not directly warrant construction of a new wastewater treatment facility. The project's wastewater would be treated at the PLWTP. Future new or updated facilities will address their impacts pursuant to CEQA as they are proposed. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
Substantial adverse physical impacts associated with the provision of new landfill facilities?					X	X

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
<u>Downtown FEIR</u> The FEIR concludes that solid waste would increase and be disposed of at the Miramar Landfill until it reaches capacity, however impacts related to a new landfill would be speculative and are not considered in the FEIR. Projects proposing at least 50 residential units are required to prepare a waste management plan.						
<u>Project</u> Adequate services are available to serve the project site, and the project would not require the construction or expansion of existing facilities. The project would be served by a landfill with sufficient permitted capacity to accommodate the project's disposal needs. Construction debris and waste would be generated from the construction of the new residential units and 6,232 square feet of commercial space. All construction waste from the project site would be transported to an appropriate facility, which would have adequate capacity to accept the limited amount of waste that would be generated by the project. Long-term operation of the project would be anticipated to generate typical amounts of solid waste associated with residential and commercial use. Furthermore, the project would be required to comply with the City's Municipal Code (including the Refuse and Recyclable Materials Storage Regulations (Municipal Code Chapter 14, Article 2, Division 8), Recycling Ordinance (Municipal Code Chapter 6, Article 6, Division 7), and the Construction and Demolition (C&D) Debris Deposit Ordinance (Municipal Code Chapter 6, Article 6, Division 6)) for diversion of both construction waste during the demolition phase and solid waste during the long-term, operational phase. Impacts would be less than significant.						
15. PARKS AND RECREATIONAL FACILITIES:						
Substantial increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?					X	X
<u>Downtown FEIR</u> The FEIR concludes that there would be no significant impacts contributing to the physical deterioration of park facilities with implementation of the DCP. The DCP intends to provide increased park and recreational space to the downtown area through a Transfer of Development Rights program. Implementation of the DCP would accommodate an increased downtown						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
population with park facilities and would not create significant impacts related to deterioration of these facilities. <u>Project</u> The project sites is located in an urbanized and developed area where City-operated parks are available. The project would increase population, and thereby the use of park facilities, in accordance with the growth assumed in the DCP and FEIR. Therefore, the planned park increases outlined in the FEIR would accommodate the project's residents and would not lead to accelerated deterioration of the facilities. Development of future park and recreation facilities would be supported through payment of the City's DIF. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
16. TRANSPORTATION/TRAFFIC:						
Cause the LOS on a roadway segment or intersection to drop below LOS E? <u>Downtown FEIR</u> LOS Analysis (Downtown FEIR) The FEIR concludes that significant traffic impacts on 62 intersections in the DCP area would occur with implementation of the DCP. The FEIR identifies improvements at 50 of the impacted intersections that would maintain an acceptable LOS. Due to constraints imposed by adjacent land use, up to 12 intersections would not be within acceptable LOS and the impact would be significant and not mitigated. The FEIR also concludes that significant traffic impacts to roadway segments in the DCP area would occur with implementation of the DCP. The FEIR identifies Mitigation		X			X	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
Measures TRF-A.1.1-1 and TRF-A.1.1-2, which would require subsequent monitoring and project-specific traffic studies to determine appropriate future improvements. Even with implementation of Mitigation Measures TRF-A.1.1-1 and TRF-A.1.1-2, the impact may be significant and not mitigated. <u>Project</u> LOS Analysis (Downtown FEIR) With regards to level of service analyzed in the Downtown FEIR, the project is estimated to generate 498 ADT based on 52 dwelling units (DU; 4 ADT/DU) with a 4,167 sf full service restaurant (KSF; 27/KSF), 850 sf café (KSF; 37/KSF), and 4,151 sq sf convenience market (KSF; 27/KSF). The ADT rates were based on Centre City Cumulative Traffic Generation Rates in the City's Trip Generation Manual. The 498 ADT generated by the proposed project would not exceed the LOS significance threshold of 2,400 ADT that was established in the Downtown FEIR. Therefore, the project's impacts related to LOS would not be significant. Mitigation Measures TRF-A.1.1-1 and TRF-A.1.1-2 are not the responsibility of project applicants and instead apply to the City's responsibility to improve and maintain transportation services. The project's contributions to cumulative transportation impacts would not be significant, as they fall under the significance threshold. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required. VMT Analysis (Complete Communities FEIR) The Complete Communities FEIR designates sites within the DCP Area as Mobility Zone 1. Development in this zone						

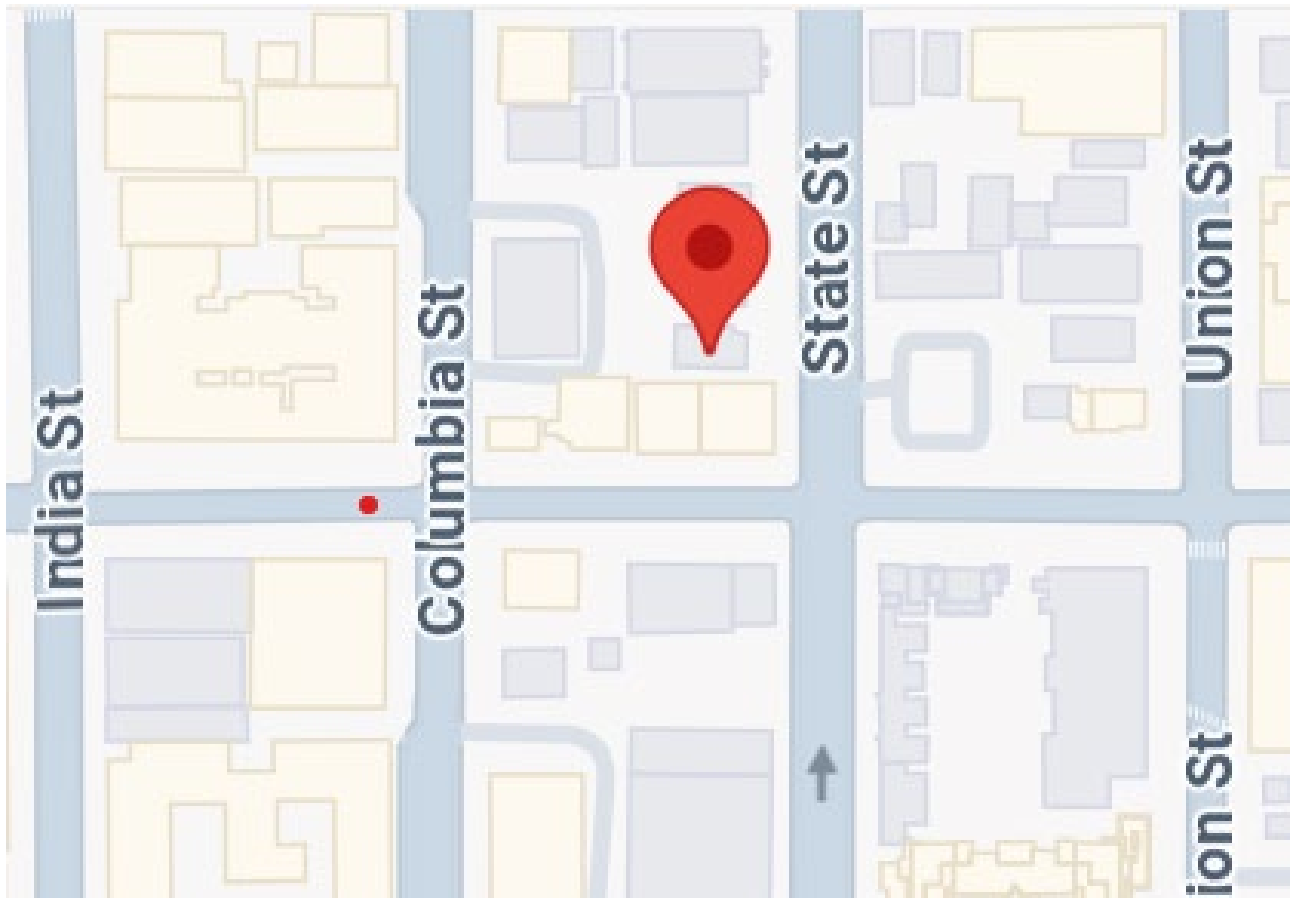
	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
supports VMT reductions through access to transportation and community amenities. The project's zone has VMT of 50 to 85 percent of the Region's Average for both residents and employees, and can be expected to have similar levels with implementation of the project. Therefore, the project would not have significant VMT impacts. Based on the City's Transportation Analysis Screening, the project was screened out from further VMT analysis based on its location in a VMT/Capita Efficient Area, inclusion of affordable housing, and creation of commercial space that would be considered a small project. No impacts related to VMT would occur. Therefore, the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
Cause the LOS on a freeway segment to drop below LOS E or cause a ramp delay in excess of 15 minutes? <u>Downtown FEIR</u> The FEIR concludes that impacts to demand for parking would be significant, as demand may exceed supply with implementation of the DCP. The CCPDO would identify specific parking ratios for new development that would provide some of the supply but would not be adequate to cover the full demand. Mitigation Measure TRF-D.1-1 was identified to provide reviews of parking supply and demand every five years and identify necessary corrective action. The specific supply and demand for parking upon DCP implementation was not considered fully identified in the FEIR, and thus the impacts were considered significant, even with implementation of TRF-D.1-1. <u>Project</u>		X			X	

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
Impacts would be less than significant and the project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.						
Substantially discourage the use of alternative modes of transportation or cause transit service capacity to be exceeded? <u>Downtown FEIR</u> The FEIR concludes that implementation of the DCP would not result in significant impacts related to discouraging the use of alternative transportation or causing the transit service capacity to be exceeded. As discussed in the FEIR, the DCP contains policies to develop a pedestrian and bicycle network. Additionally, although development under the DCP would increase the demand for transit service, the San Diego Association of Governments indicates that existing and planned transit services would have the capacity to meet the increased demand. <u>Project</u> The project would not discourage the use of alternative transportation, as it provides housing in a TPA. The housing would also be in proximity to existing commercial, entertainment, and retail services, which ultimately encourages the use of alternative transportation. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review, and no mitigation would be required.					X	X

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
17. MANDATORY FINDINGS OF SIGNIFICANCE:						
Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?					X	X
The Downtown FEIR concludes that significant impacts to biological resources would not occur with implementation of the DCP. However, significant impacts to historical resources have the potential to occur with implementation of the DCP. <u>Project</u> As discussed in section 4 of this Consistency Evaluation, pursuant to CEQA Guidelines Section 15162, the project does not trigger any of the circumstances requiring additional review related to biological resources, and no mitigation would be required. As discussed further in section 5 of this Consistency Evaluation, the project would be located at the site of a locally significant historical resource. The exterior would be rehabilitated but the interior would be converted to commercial units. Mitigation Measure HIST-A.1-2 would be required prior to and during demolition and construction activities to mitigate impacts to the historical resource. (see Attachment A). The project will receive a City SDP and comply with City regulations and mitigation to ensure no impacts remain. The project also has the potential to impact unknown archaeological and paleontological resources during demolition and construction activities. Implementation of Mitigation Measures HIST-B.1-1 and PAL-A.1-1 would be required (see Attachment A). The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review related to historical, archaeological, or paleontological resources.						
Does the Project have impacts that are individually limited,		X				

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects)?						
<u>Downtown FEIR</u> As discussed in the FEIR, implementation of the DCP would result in cumulative impacts associated with air quality, historical resources, land use, noise, traffic and circulation, and water quality. Even with implementation of applicable mitigation measures, cumulative impacts would be significant and not mitigated (see FEIR Table 1.4-1). <u>Project</u> Pursuant to CEQA Guidelines Section 15162, the project was determined to not result in any new or more severe cumulative impacts than those identified in the FEIR and would not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review. As discussed in this Consistency Evaluation, the project type and intensity of development were assumed to occur as part of the FEIR analyses. The project would be required to implement applicable mitigation measures as discussed above and included in Appendix A.						
Does the Project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	X	X				
<u>Downtown FEIR</u> Impacts associated with air quality, noise, and geology and soils have the potential to cause substantial adverse effects on human beings. The FEIR concludes that no significant impacts associated with geology and soils would occur with implementation of the DCP. Implementation of Mitigation Measure AQ-B.1-1 would reduce direct impacts related to construction to less than significant levels. Implementation of Mitigation Measures LU-B.4-1, NOI-B.1-1, and NOI-B.2-1 would reduce impacts associated with interior noise levels. Mitigation Measure NOI-C.1-1 would reduce impacts related to exterior noise levels, but full attenuation of these impacts would conflict with the goal of creating outdoor spaces for gathering and/or enjoyment. <u>Project</u>						

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Issues and Supporting Information						
As discussed throughout this document, it is not anticipated that the construction and operation of the project would cause environmental effects that would significantly directly or indirectly impact human beings. All impacts identified as being significant have been mitigated to below a level of significance. For this reason, all environmental effects fall below the thresholds established by the City of San Diego. Impacts would be less than significant. Emissions related to the project were assumed in the DCP and FEIR analyses regarding air quality. Implementation of Mitigation Measure AQ-B.1-1 would reduce direct impacts related to construction to less than significant levels along with the City's dust control measures would reduce the temporary air contaminants related to construction activities below a significant level such that sensitive receptors would not be adversely affected. Mobile source emissions related to the project would be consistent with the analysis provided in the FEIR. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review related to air quality. A seismic event within the DCP area could cause significant ground shaking at the project site. The DCP outlines goals and conformance with CBC standards for seismic safety to reduce risks related to ground shaking. Other hazards such as landslides, liquefaction, slope failure, and subsidence, are considered unlikely at the project site, but are possible risks. Conformance with CBC design requirements and City policies would ensure impacts related to geological hazards are not significant. The project does not trigger any of the CEQA Guidelines Section 15162 circumstances requiring additional review related to geological hazards.						





Site Plan

Celine/PRJ-1130168

Development Services Department

**FIGURE
 No. 2**

ATTACHMENT A

**MITIGATION MONITORING AND REPORT PROGRAM (MMRP)
FOR THE
DOWNTOWN COMMUNITY PLAN FINAL ENVIRONMENTAL IMPACT REPORT
(DOWNTOWN FEIR)
1620 State Street (a.k.a Celine)/PRJ-1130168**

A. GENERAL REQUIREMENTS – PART I Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of 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 construction documents (CD) (plans, specification, details, etc.) to ensure the applicable MMRP requirements are incorporated into the design and/or construction documents.
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/information/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 DSD 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 CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's

Representative(s), Job Site Superintendent and the following consultants: **ARCHAEOLOGIC MONITOR, NATIVE AMERICAN MONITOR, PALEONTOLOGICAL MONITOR, HISTORIC MONITOR**

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project No. 1130168, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's ED, MMC and the City Engineer (RE). 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.)

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence that any other agency requirements or permits have been obtained or are in process shall be submitted to the RE and 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 RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, 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 RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/ Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Air Quality	Air Quality Plan	Prior to Grading or Demolition
Built Environment	Monitoring Reports	Historic Site Observation
Archaeology	Monitoring Reports	Archaeology/Historic Site Observation
Tribal Cultural Resources	Monitoring Reports	Archaeology/Historic Site Observation
Paleontology	Monitoring Reports	Paleontological Monitoring
Noise	Acoustical Report	Prior to Building Permit
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

B. SPECIFIC ISSUE AREA CONDITIONS/REQUIREMENTS:

AIR QUALITY

AQ-B.1-1: Prior to approval of a Grading or Demolition Permit, the City shall confirm that the following conditions have been applied, as appropriate:

1. Exposed soil areas shall be watered twice per day. On windy days or when fugitive dust can be observed leaving the development site, additional applications of water shall be applied as necessary to prevent visible dust plumes from leaving the development site. When wind velocities are forecast to exceed 25 miles per hour, all ground disturbing activities shall be halted until winds that are forecast to abate below this threshold.
2. Dust suppression techniques shall be implemented including, but not limited to, the following:
 - a. Portions of the construction site to remain inactive longer than a period of three months shall be seeded and watered until grass cover is grown or otherwise stabilized in a manner acceptable to the City.
 - b. On-site access points shall be paved as soon as feasible or watered periodically or otherwise stabilized.
 - c. Material transported offsite shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
 - d. The area disturbed by clearing, grading, earthmoving, or excavation operations shall be minimized at all times.
3. Vehicles on the construction site shall travel at speeds less than 15 miles per hour.
4. Material stockpiles subject to wind erosion during construction activities, which will not be utilized within three days, shall be covered with plastic, an alternative cover deemed equivalent to plastic, or sprayed with a nontoxic chemical stabilizer.
5. Where vehicles leave the construction site and enter adjacent public streets, the streets shall be

swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface. Any visible track-out extending for more than fifty (50) feet from the access point shall be swept or washed within thirty (30) minutes of deposition.

6. All diesel-powered vehicles and equipment shall be properly operated and maintained.

7. All diesel-powered vehicles and gasoline-powered equipment shall be turned off when not in use for more than five minutes, as required by state law.

8. The construction contractor shall utilize electric or natural gas-powered equipment in lieu of gasoline or diesel-powered engines, where feasible.

9. As much as possible, the construction contractor shall time the construction activities so as not to interfere with peak hour traffic. In order to minimize obstruction of through traffic lanes adjacent to the site, a flag-person shall be retained to maintain safety adjacent to existing roadways, if necessary.

10. The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew.

11. Low VOC coatings shall be used as required by SDAPCD Rule 67. Spray equipment with high transfer efficiency, such as the high volume low pressure (HPLV) spray method, or manual coatings application such as paint brush hand roller, trowel, spatula, dauber, rag, or sponge, shall be used to reduce VOC emissions, where feasible.

12. If construction equipment powered by alternative fuel sources (LPG/CNG) is available at comparable cost, the developer shall specify that such equipment be used during all construction activities on the development site.

13. The developer shall require the use of particulate filters on diesel construction equipment if use of such filters is demonstrated to be cost competitive or use on this development.

14. During demolition activities, safety measures as required by City/County/State for removal of toxic or hazardous materials shall be utilized.

15. Rubble piles shall be maintained in a damp state to minimize dust generation.

16. During finish work, low-VOC paints and efficient transfer systems shall be utilized, to the extent possible.

17. If alternative-fueled and/or particulate filter-equipped construction equipment is not feasible, construction equipment shall use the newest, least-polluting equipment, whenever possible.

CULTURAL RESOURCES (BUILT ENVIRONMENT)

Mitigation Measure HIST-A.1-2

I. Prior to Permit Issuance

A Construction Plan Check

1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit Building Permits, but prior to the first preconstruction meeting, whichever is applicable, the City of San Diego (City) shall verify that the requirements for historical monitoring during demolition and/or stabilization have been noted on the appropriate construction documents.

- (a) Stabilization work cannot begin until a Precon Meeting has been held at least one week prior to issuance of appropriate permits.
- (b) Physical description, including the year and type of structure, and extent of stabilization shall be noted on the plans.
- 1. B. Submittal of Treatment Plan for Retained Historic Resources Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit and Building Permits, but prior to the first preconstruction meeting, whichever is applicable, the Applicant shall submit a Treatment Plan to City for review and approval that includes measures for protecting any historic buildings and/or building components during construction related activities (e.g. removal of non-historic features, demolition of adjacent structures, subsurface structural support, etc.). The Treatment Plan shall be shown as notes on all construction documents (i.e. Grading and/or Building Plans).

C. Letters of Qualification have been submitted to City

1. The applicant shall submit a letter of verification to City identifying the Principal Investigator (PI) for the project and the names of all persons involved in the historical monitoring program (i.e., Architectural Historian, Historic Architect and/or Historian), as defined in the City of San Diego Historical Resources Guidelines (HRG)

- 1. City will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the historical monitoring of the project.
- 2. Prior to the start of work, the applicant must obtain approval from City for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Documentation Program (DP)

1. Prior to the first Precon Meeting and/or issuance of any construction permit, the DP shall be submitted to City for review and approval and shall include the following:

(a) Photo Documentation

(1) Documentation shall include professional quality photo documentation of the structure prior to demolition with 35mm black and white photographs, 4x6 standard format, taken of all four elevations and close-ups of select architectural elements, such as, but not limited to, roof/wall junctions, window treatments, decorative hardware. Photographs shall be of archival quality and easily reproducible.

(2) Xerox copies or CD of the photographs shall be submitted for archival storage with the City of San Diego Historical Resources Board and the City Project file. One set of original photographs and negatives shall be submitted for archival storage with the California Room of the City of San Diego Public Library, the San Diego Historical Society and/or other relative historical society or group(s).

(b) Required drawings

(1) Measured drawings of the building's exterior elevations depicting existing conditions or other relevant features shall be produced from recorded, accurate measurements. If portions of the building are not accessible for measurement, or cannot be reproduced from historic sources, they should not be drawn, but clearly labeled as not accessible. Drawings produced in ink on translucent material or

archivally stable material (blueline drawings are acceptable). Standard drawing sizes are 19" x 24" or 24" x 36", standard scale is 1/4" = 1 foot.

(2) One set of measured drawings shall be submitted for archival storage with the City of San Diego Historical Resources Board, the CITY Project file, the South Coastal Information Center, the California Room of the City of San Diego Public Library, the San Diego Historical Society and/or other historical society or group(s).

2. Prior to the first Precon Meeting, City shall verify that the DP has been approved.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and City. The qualified Historian and/or Architectural Historian shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Historical 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 City, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Historical Monitoring Plan (HMP)

(a) Prior to the start of any work that requires monitoring, the PI shall submit a Historical Monitoring Plan which describes how the monitoring would be accomplished for approval by City. The HMP shall include an Historical Monitoring Exhibit (HME) based on the appropriate construction documents (reduced to 11x17) to City identifying the areas to be monitored including the delineation of grading/excavation limits.

(b) Prior to the start of any work, the PI shall also submit a construction schedule to City through the RE indicating when and where monitoring will occur.

(c) The PI may submit a detailed letter to City 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 underpinning, shoring and/or extensive excavation which could result in impacts to, and/or reduce impacts to the on-site or adjacent historic resource.

C. Implementation of Approved Treatment Plan for Historic Resources

1. Implementation of the approved Treatment Plan for the protection of Historic Resources within the project site may not begin prior to the completion of the Documentation Program as defined above.

2. The Historian and/or Architectural Historian shall attend weekly jobsite meetings and be on-site daily during the stabilization phase for any retained or adjacent historic resource to photo document the Treatment Plan process.

3. The Historian and/or Architectural Historian shall document activity via the Consultant Site Visit Record (CSVSR). The CSVSR's shall be faxed by the CM to the RE the first day and last day (Notification of Monitoring Completion) of the Treatment building would not be retained onsite.

2. City shall provide a letter to the applicant approving or denying the proposal prior to the first preconstruction meeting and/or issuance of any construction permit. However, should City grant conditional approval of the proposal, construction may be allowed to proceed, but the Certificate of Occupancy may not be issued until the historical commemorative program is approved.

3. Prior to the issuance of any Certificate of Occupancy, the applicant shall provide verification to City that the HCP has been implemented in accordance with the approved program. This may include a site visit with City, the CM, RE or BI, but may also be accomplished through submittal of photo documentation or appropriate reporting program.
4. CITY will provide written verification to the RE or BI after the site visit indicating that the Certificate of Occupancy can issued.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities which could result in impacts to historical resources as identified on the HME. The Construction Manager is responsible for notifying the RE, PI, and City of changes to any construction activities.
2. The 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 incidents involving the historical resource. The RE shall forward copies to City.
3. The PI may submit a detailed letter to City during construction requesting a modification to the monitoring program when a field condition arises which could effect the historical resource being retained on-site or adjacent to the construction site.

B. Notification Process

1. In the event of damage to a historical resource retained on-site or adjacent to the project site, the Historical Monitor shall direct the contractor to temporarily divert construction activities in the area of historical resource and immediately notify the RE or BI, as appropriate, and the PI (unless Monitor is the PI).
2. The PI shall immediately notify City by phone of the incident, and shall also submit written documentation to City within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination/Evaluation of Impacts to a Historical Resource

1. The PI shall evaluate the incident relative to the historical resource.
 - (a) The PI shall immediately notify CITY by phone to discuss the incident and shall also submit a letter to CITY indicating whether additional mitigation is required.
 - (b) If impacts to the historical resource are significant, the PI shall submit a proposal for mitigation and obtain written approval from City. Direct and/or indirect impacts to historical resources from construction activities must be mitigated before work will be allowed to resume.
 - (a) If impacts to the historical resource are not considered significant, the PI shall submit a letter to City indicating that the incident will be documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Night Work

A. If night work is included in the contract

1. When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed.
 - (a) No Impacts/Incidents
 In the event that no historical resources were impacted during night work, the PI shall record the

information on the CSV and submit to City via fax by 9 am the following morning, if possible.

(b) Potentially Significant Impacts

If the PI determines that a potentially significant impact has occurred to a historical resource, the procedures detailed under Section III - During Construction shall be followed.

(c) The PI shall immediately contact City, or by 8 am the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.

2. The RE, or BI, as appropriate, shall notify CITY immediately.

C. All other procedures described above shall apply, as appropriate.

V. Post Construction

A. Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Historical Monitoring Program (with appropriate graphics) to City for review and approval within 90 days following the completion of monitoring, (a) The preconstruction Treatment Plan and Documentation Plan (photos and measured drawings) and Historical Commemorative Program, if applicable, shall be included and/or

2. City shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.

3. The PI shall submit revised Draft Monitoring Report to City for approval.

4. City shall provide written verification to the PI of the approved report.

5. City shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Final Monitoring Report(s)

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to City (even if negative), within 90 days after notification from City that the draft report has been approved.

2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from City

CULTURAL RESOURCES (ARCHAEOLOGICAL RESOURCES)

HIST-B.1-1

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 fulltime 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 (CSVR). The CSVR'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 no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

- A. Notification
 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains ARE determined to be Native American
 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA

Section 15064.5(e), the California Public Resources and Health & Safety Codes.

4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
 - c. To protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement; or
 - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

V. Night and/or Weekend Work

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

C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation

The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
3. The cost for curation is the responsibility of the property owner.

C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were

treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.

D. Final Monitoring Report(s)

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

Mitigation Measure PAL-A.1-1: In the event the Secondary Study indicates the potential for significant paleontological resources, the following measures shall be implemented as determined appropriate by CITY.

I. Prior to Permit Issuance

A. Construction Plan Check

1. Prior to Notice to Proceed (NTP) for any construction permits, including but notes defined in the City of San Diego Paleontology Guidelines.
2. City will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from City 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 CITY that a site-specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor Resident Engineer (RE), Building Inspector (BI), if appropriate, and City. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.

- a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with City, 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 a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to City identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records

search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

- a. Prior to the start of any work, the PI shall also submit a construction schedule to CITY through the RE indicating when and where monitoring will occur.
- b. The PI may submit a detailed letter to CITY prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. The Construction Manager is responsible for notifying the RE, PI, and City of changes to any construction activities.
2. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR'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 City.
3. The PI may submit a detailed letter to CITY during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify City by phone of the discovery, and shall also submit written documentation to CITY within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify CITY by phone to discuss significance determination and shall also submit a letter to City indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - d. The PI shall submit a letter to City indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night Work

A. If night work is included in the contract

1. When night work is included in the contract package, the extent and timing shall

be presented and discussed at the precon meeting.

2. The following procedures shall be followed.

a. No Discoveries

(1) In the event that no discoveries were encountered during night work, The PI shall record the information on the CSV and submit to City via fax by 9am the following morning, if possible.

b. Discoveries

(1) All discoveries shall be processed and documented using the existing procedures detailed in Sections III – During Construction.

c. Potentially Significant Discoveries

(1) If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.

d. The PI shall immediately contact City, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night work becomes necessary during the course of construction

a. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.

2. The RE, or BI, as appropriate, shall notify City immediately.

C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

A. Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to City for review and approval within 90 days following the completion of monitoring,

a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.

b. Recording Sites with the San Diego Natural History Museum

(1) The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.

2. City shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.

3. The PI shall submit revised Draft Monitoring Report to City for approval.

4. City shall provide written verification to the PI of the approved report.

5. City shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Fossil Remains

1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and

catalogued.

2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate

C. Curation of fossil remains: Deed of Gift and Acceptance Verification

1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.

2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and City.

D. Final Monitoring Report(s)

1. The PI shall submit two copies of the Final Monitoring Report to City (even if negative), within 90 days after notification from City that the draft report has been approved.

2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from City which includes the Acceptance Verification from the curation institution.

Noise

NOI-B.1-1: Prior to approval of a Building Permit for an acoustical analysis shall be performed. The analysis shall confirm that architectural or other design features are included in the design which would assure that noise levels within habitable rooms would not exceed 45 dB(A) CNEL.

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000 Ownership Disclosure Statement	FORM DS-318 October 2017
---	--	--

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: Celine **Project No. For City Use Only:** _____

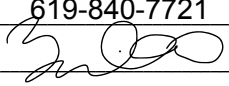
Project Address: 1620 State Street, San Diego, CA 92101

Specify Form of Ownership/Legal Status (please check):

☐ Corporation ☒ Limited Liability -or- ☐ General – What State? _____ Corporate Identification No. _____
☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner

Name of Individual: 16Twenty LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
Street Address: 405 Hwy 101
City: Solana Beach State: CA Zip: 92075
Phone No.: 619-840-7721 Fax No.: _____ Email: mgmt@fabricinvestments.com
Signature:  Date: 1/28/2025
Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: Soheil Nakhshab ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
Street Address: 598 W. Laurel Street, unit 11
City: San Diego State: CA Zip: 92101
Phone No.: 8586926101 Fax No.: _____ Email: soheil@nakhshab.com
Signature:  Date: January, 24 2025
Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
Street Address: _____
City: _____ State: _____ Zip: _____
Phone No.: _____ Fax No.: _____ Email: _____
Signature: _____ Date: _____
Additional pages Attached: ☐ Yes ☐ No



Economic Feasibility of
Alternatives at

CELINE

1620 State Street • San Diego, CA 92101

Summary:

This report considers the base case and four alternatives for the development of an affordable rental apartment complex on the 4,979 square foot lot located at 1620 State Street between Cedar Street and Date Street in the Little Italy neighborhood of San Diego.



Current Background:

As planned, the entire site would be developed with an eight-story concrete structure containing 52 residential apartments with an average size of 300 square feet, plus two commercial units. There would be no on-site parking.

1620 State Street will include 84% market rate units and 16% median units.

Exhibit 1-A

Market rent would be approximately \$1,800 per month for a studio and \$2,100 for a one-bedroom unit. The market rate units coincide closely with rents at 80% of the Average Median Income in San Diego County.

City of San Diego 80% Area Median Income (AMI) Studio Units Rent for One (1) Occupant			
Income Threshold	Monthly Rent ⁽²⁾	Less Utility Allowance ⁽¹⁾	Cash Rent
\$84,900	\$ 2,123	\$250	\$1,873
(1) Based on SD Housing Commission Schedule (2) U.S. Department of Housing & Urban Development			

Exhibit 1-B

City of San Diego 80% Area Median Income (AMI) 1-Bedroom Units Rent for One (1) Occupant HUD Adjusted			
Income Threshold	Monthly Rent ⁽²⁾	Less Utility Allowance ⁽¹⁾	Cash Rent
\$97,000	\$ 2,425	\$269	\$2,156
(1) Based on SD Housing Commission Schedule (2) U.S. Department of Housing & Urban Development			

Continued...

Exhibit 2: The site currently contains a one-story historic structure...



Exhibit 3: A rendering of the project is shown.



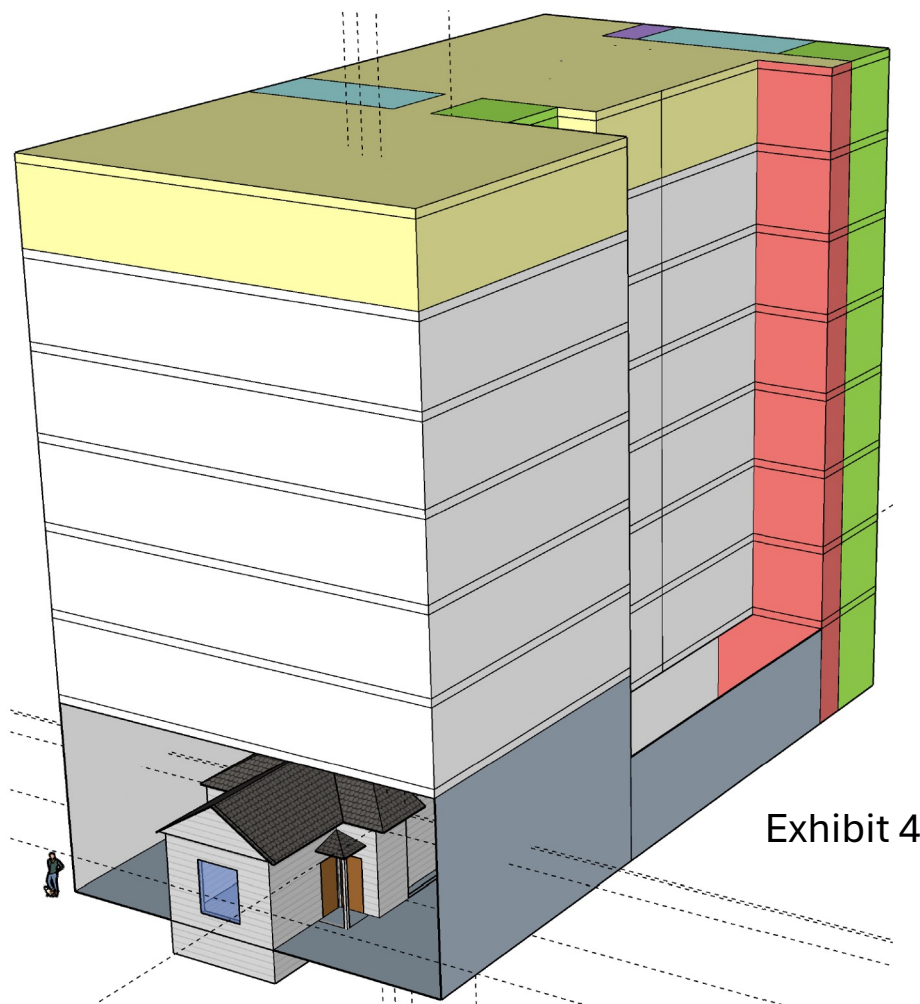
We have prepared a financial feasibility analysis to determine the economic feasibility of the various development options/development alternatives of the project, assuming a reasonable economic return for the property owner. We have analyzed the viability of the apartment project, considering the preferred plans (base case) and four development alternatives, as follows:

Base Development Proposal:

This option incorporates the existing Historic Building, which will be moved forward to the front property line, completely into the new development. Level 2 and Level 3 will be setback from the outermost face of the historic building. All other levels will retain 4-foot deck/planter projections over the public right of way and the exterior building wall will be flush with the front property line.

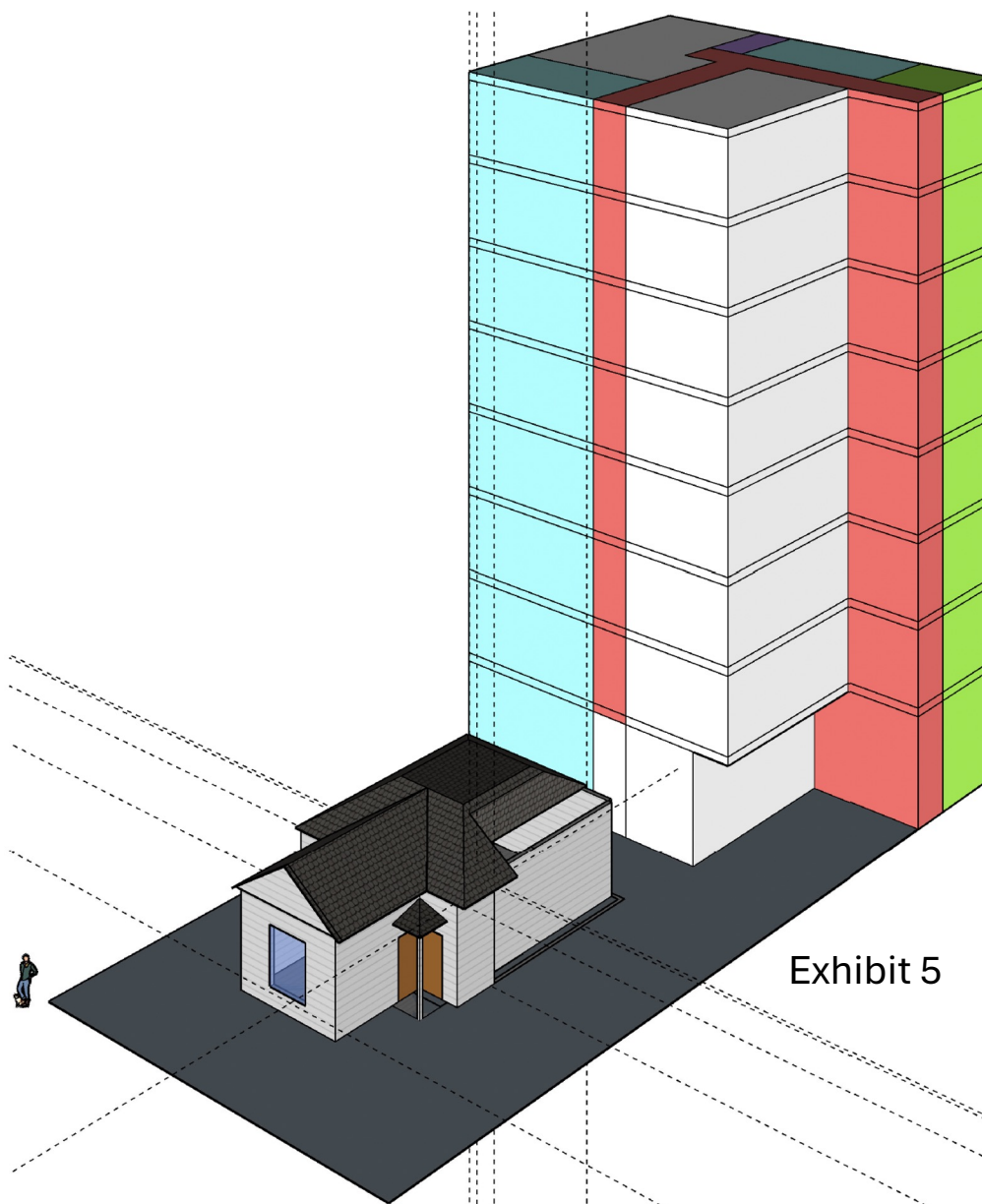
The Historic Building will be placed along the eastern property line. The north, south, and east elevations will remain exposed to the public right of way.

The building structure will stack from roof level down to grade with this base proposal creating an efficient, cost-effective structure.



Alternative 1:

The historic building will remain in its exact current location with new development limited to the area directly to the rear of the historic building. The new development will feature minimal habitable areas given the need for Life Safety Circulation. As a result, the number of habitable units will have an economic effect on this project. This option cannot accommodate a rooftop commercial space given the small footprint and need for an additional elevator.



Alternative 2:

The historic building will be shifted to the front property line with the new development limited to the area directly to the rear of the historic structure. The new development will feature minimal habitable areas given the need for Life Safety Circulation. As a result, the number of habitable units will have an economic effect on this project. This option cannot accommodate a rooftop commercial space given the small footprint and need for an additional elevator.

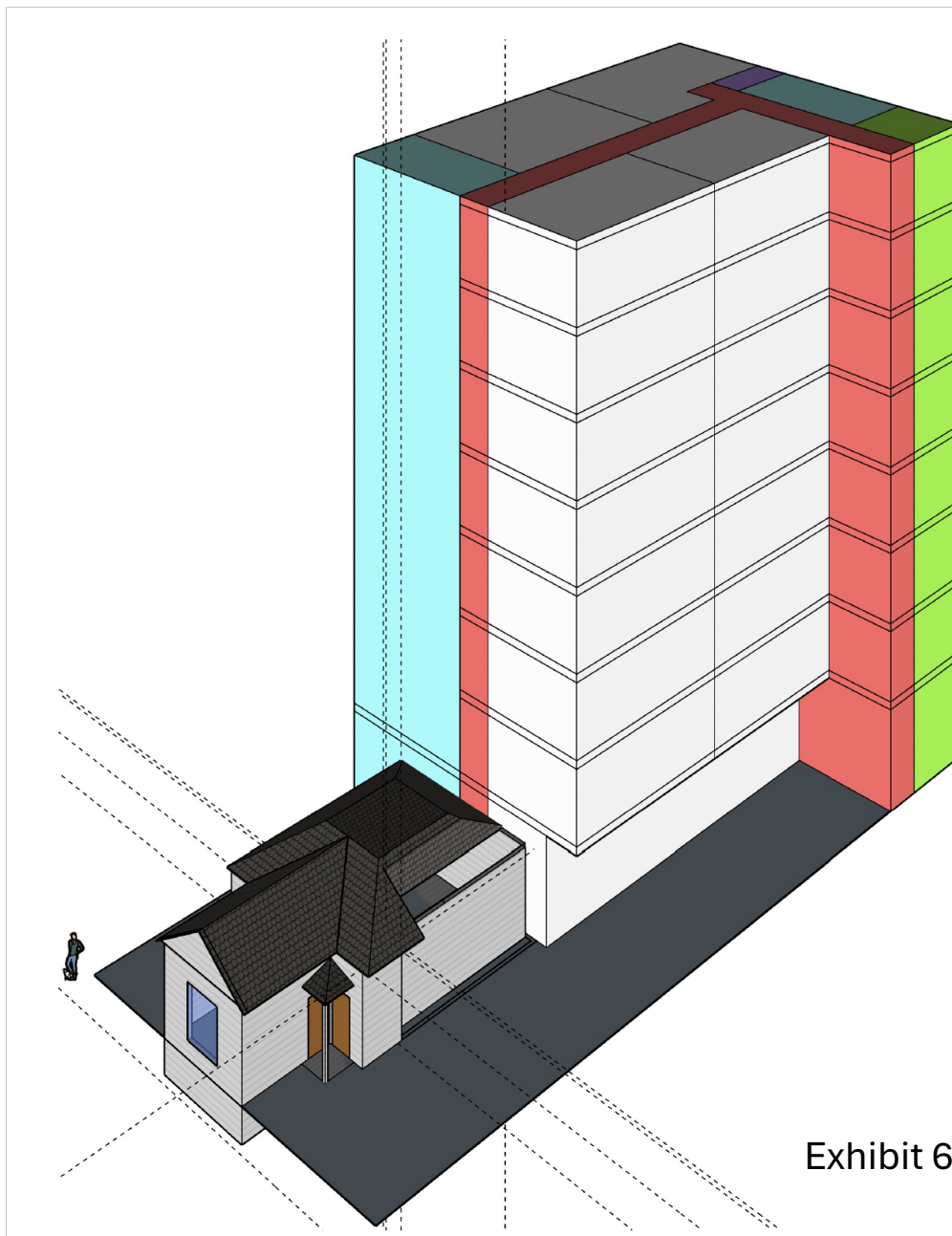
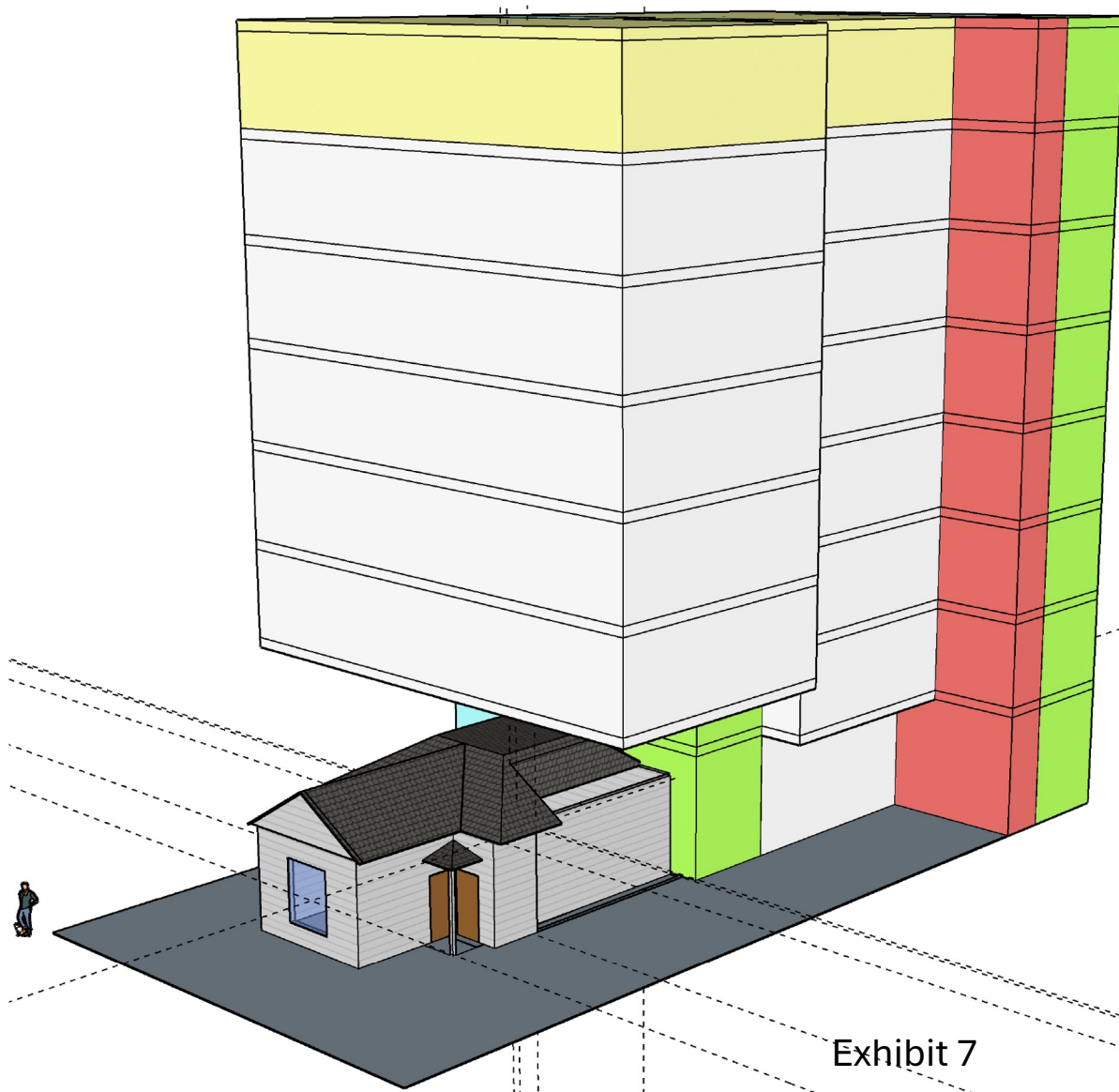


Exhibit 6

Alternative 3:

The historic building will remain in its exact current location and levels 3 through 8 will cantilever over the historic structure. The primary challenge with this alternative is the structural feasibility given the large cantilever. The irregularity of the structure will not meet lateral design requirements per the California Building Code. Additionally, the cantilever will require immense concrete beams to support this design, which will encroach into the planned corridors due to their size. This will result in the loss of space otherwise dedicated for use as rental units.



Alternative 4:

This alternative proposes the removal of the historic building from this site for rehabilitation and relocation to another site while a completely new building is developed at this location. The feasibility of securing a suitable property for relocation is nearly impossible while the associated costs would make the entire project infeasible. Additionally, we prefer to keep the historic building in its original location to preserve San Diego's rich history. While this relocation alternative will have a tremendous added expense, it may be the second best option given all other alternatives.

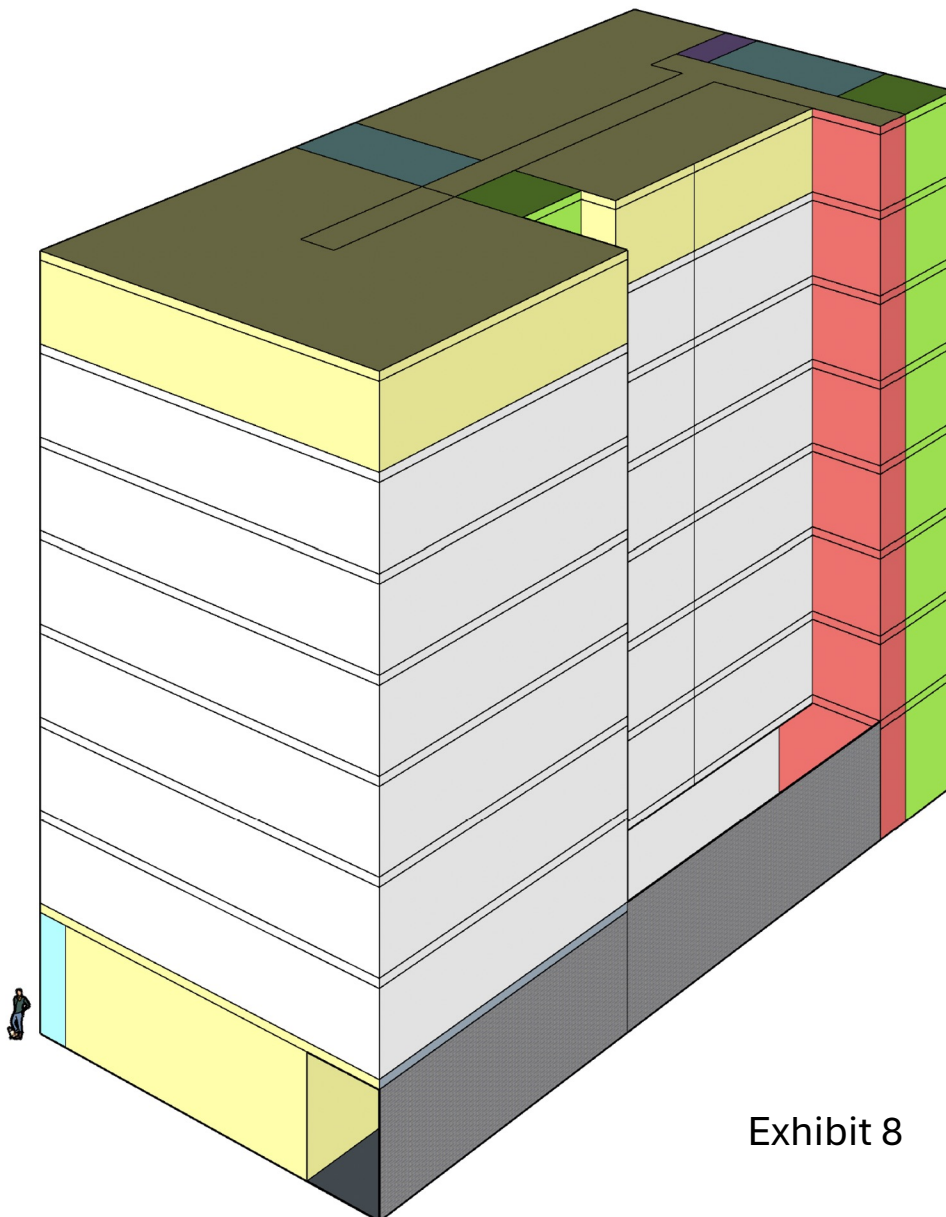


Exhibit 8

CELINE 1620 State Street

Alternative Plans to Determine Economic Consequences Location/Address

Property	Historic Structure	Apartment Project
Base Project: Move historic structure to front property line; build apartments incorporating historic structure.		
Construction	Move historic structure to front property line	Build 54 units on site
Construction Implications	Renovation	Cost of units
Parking Implications	No Parking on Site	No parking on site
Cost Estimates	Estimate with HVAC, remodeling, seismic & T-24; exterior to be cosmetically improved	Estimated costs prepared for this study
Income Potential	Rent out renovated structure	Optimal income with market rate units
Financial Implications	Net operating income and return on investment to be calculated	Net operating income and return on investment to be calculated
Alternative 1: Retain existing structure in current location and build new project behind it.		
Construction	Retain existing structure in current location	Build 14 units
Construction Implications	Renovation	Cost per rentable square foot increases dramatically
Parking Implications	No Parking on Site	No parking on site
Cost Estimates	Estimate with HVAC, remodeling, seismic & T-24; exterior to be cosmetically improved	Estimated costs prepared for this study
Income Potential	Rent out renovated structure	Income would decline dramatically
Financial Implications	Net operating income and return on investment to be calculated	Cost would be above value
Alternative 2: Move historic structure to front property line and build new project behind it.		
Construction	Move historic structure to front property line	Build 28 units on site
Construction Implications	Renovation	Cost per rentable square foot increases dramatically
Parking Implications	No Parking on Site	No parking on site
Cost Estimates	Estimate with HVAC, remodeling, seismic & T-24; exterior to be cosmetically improved	Estimated costs prepared for this study
Income Potential	Rent out renovated structure	Income would decline dramatically
Financial Implications	Net operating income and return on investment to be calculated	Cost would be above value
Alternative 3: Retain existing structure in current location; cantilever project over historic structure and build above and behind it.		
Construction	Retain existing structure in current location	Build 40 units on site
Construction Implications	Renovation	Cost per rentable square foot increases dramatically
Parking Implications	No Parking on Site	No parking on site
Cost Estimates	Estimate with HVAC, remodeling, seismic & T-24; exterior to be cosmetically improved	Estimated costs prepared for this study
Income Potential	Rent out renovated structure	Income would decline dramatically
Financial Implications	Net operating income and return on investment to be calculated	Cost would be above value
Alternative 4: Relocate historic structure to another site and built entirely new development on site.		
Construction	Relocate historic structure to another site	Build 54 units on site
Construction Implications	Renovation	Cost of units
Parking Implications	No Parking on Site	No parking on site
Cost Estimates	Estimate with HVAC, remodeling, seismic & T-24; exterior to be cosmetically improved	Estimated costs prepared for this study
Income Potential	Rent out renovated structure	Optimal income with market rate units
Financial Implications	Net operating income and return on investment to be calculated	Cost of purchasing new site vs. income from new development

CELINE 1620 State Street

Exhibit 10

The base case and alternative unit count, square footages, and projected rents are shown below.

Project Facts: Square Footage and Projected Revenue

Property Details					
Square Footage	TBD				
Cost of Land	\$2,250,000				
Parcel Number	533-352-09				
Unit Mix	Base Case	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Studios	40	14	28	38	40
One Bedroom	12	0	0	0	12
Commercial	2	0	0	2	2
Total Units	54	14	28	40	54
Residential Unit SF (Average)	Base Case	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Studios	250	250	250	250	250
One Bedroom	400	0	0	0	400
Total Square Footage	Base Case	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Studios	10,000	3,500	7,000	9,500	10,000
One Bedroom	4,844	0	0	0	4,844
Commercial	10,039	0	0	2,500	10,039
Parking Spaces	n/a	n/a	n/a	n/a	n/a
Core/Community Space	12,837	1,575	3,150	5,400	12,837
Total Square Footage	37,720	5,075	10,150	17,400	37,720
Rent Per Residential Unit	Base Case	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Studios	\$1,873	\$1,873	\$1,873	\$1,873	\$1,873
One Bedroom	\$2,156	0	0	0	\$2,156
Total Projected MONTHLY Revenue	Base Case	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Studios	\$74,920	\$26,222	\$52,444	\$71,174	\$74,920
One Bedroom	\$25,872	0	0	0	\$25,872
Commercial	\$24,750	0	0	\$10,000	\$24,750
Total Projected MONTHLY Revenue	\$125,542	\$26,222	\$52,444	\$81,174	\$125,542
Total Projected ANNUAL Revenue	Base Case	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Studios	\$899,040	\$314,664	\$629,328	\$854,088	\$899,040
One Bedroom	\$310,464	\$0	\$0	\$0	\$310,464
Commercial	\$297,000	\$0	\$0	\$120,000	\$297,000
Total Projected ANNUAL Revenue	\$1,506,504	\$314,664	\$629,328	\$974,088	\$1,506,504
Differential from Base Case	Base Case	Alternative 1	Alternative 2	Alternative 3	Alternative 4
\$ Amount	N/A	(\$1,191,840)	(\$877,176)	(\$532,416)	\$0
% Differential	N/A	-79.11%	-58.23%	-35.34%	0.00%

Conclusions of Economic Alternatives:

The base case and alternative plans were developed by NDD Inc., including architectural plans and projected costs of development. The report was completed by ZLD Consulting.

John Hansen House Moving provided the cost of moving the historic house. The cost of preparing the new site for the historic home was prepared by NDD Inc. The cost of the land for the new site was based on comparable sales in the area.

Preparing the site for the relocated building includes a new slab, utilities hook-ups, grading and (possibly) fencing.

The four key elements to determine the viability of the base case and alternatives are the rents, expenses, net operating income and development costs. The net operating costs lead to a determination of the value based on a capitalization rate.

Rents, Expenses, and Net Operating Income

Exhibit 11: Rents, Expenses, and Net Operating Income

The market rate levels of the units were determined by the developer.

Market Rate Rents: Base Case and Four Alternatives					
	Base Case	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Studios	\$1,873	\$1,873	\$1,873	\$1,873	\$1,873
One Bedroom	\$2,156				\$2,156
Commercial	\$24,750			\$10,000	\$24,750

CELINE 1620 State Street

Exhibit 12: Operating Expenses

We segmented operating expenses into two categories: fixed and variable. The expenses shown below are at the stabilized level.

- Fixed expenses are those that will not vary for the base case and alternatives. They include salaries for the management, maintenance and other salaries and burden. They do vary significantly on a per unit basis.
- Variable expenses relate to the number of units. Typically, that category would include insurance, costs of turnover, repairs and maintenance and common area utilities.
- Property taxes are calculated at 1.1% of the total costs of the project including land. The actual tax amount will be determined by the County Assessor upon completion of the project. The taxes will change based on the number of units.

Projected Annual Operating Expenses: Year One of Operation					
Expected Annual Operating Expense	Base Case	Alt. 1	Alt. 2	Alt. 3	Alt. 4
Residential Units	\$384,159	\$94,399	\$188,798	\$248,392	\$384,159
Commercial Units	\$67,793	\$0	\$0	\$43,834	\$67,793
Total	\$451,951	\$94,399	\$188,798	\$292,226	\$451,951
Differential from Best Case Scenario	100%	-74%	-48%	-26%	0%
Fixed Expenses	Base Case	Alt. 1	Alt. 2	Alt. 3	Alt. 4
Salaries	\$112,988	\$23,600	\$47,200	\$73,057	\$112,988
Landscape	\$11,299	\$2,360	\$4,720	\$7,306	\$11,299
Safety/Security	\$11,299	\$2,360	\$4,720	\$7,306	\$11,299
Advertising/Promotion	\$13,559	\$2,832	\$5,664	\$8,767	\$13,559
Property Taxes	\$146,884	\$30,680	\$61,359	\$94,974	\$146,884
Total Fixed	\$296,028	\$61,831	\$123,663	\$191,408	\$296,028
Per Unit (Residential & Commercial)	\$5,482	\$4,417	\$4,417	\$4,785	\$5,482
Variable Expenses	Base Case	Alt. 1	Alt. 2	Alt. 3	Alt. 4
Management Fees	\$45,195	\$9,440	\$18,880	\$29,223	\$45,195
Repairs & Maintenance	\$45,195	\$9,440	\$18,880	\$29,223	\$45,195
Utilities	\$20,338	\$4,248	\$8,496	\$13,150	\$20,338
Insurance	\$45,195	\$9,440	\$18,880	\$29,223	\$45,195
Total Variable	\$155,923	\$32,568	\$65,135	\$100,818	\$155,923
Per Unit (Residential & Commercial)	\$2,887	\$2,326	\$2,326	\$2,520	\$2,887
Total Project Expenses	\$451,951	\$94,399	\$188,798	\$292,226	\$451,951
Total Per Unit	\$8,369	\$6,743	\$6,743	\$7,306	\$8,369
Expenses as % of Gross Revenue	30.0%	30.0%	30.0%	30.0%	30.0%

Exhibit 13: Net Operating Income

The net operating income is computed by subtracting operating expenses from revenue. It is the net operating income that is utilized to calculate the project value, using the capitalization method.

The rents and expenses are calculated for the first full year of operations and which point the building will be completed, rented up and have a stabilized income

Projected Stabilized Net Operating Income: Base & Alternative Options					
	Base Case	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Residential Units	\$1,209,504	\$314,664	\$629,328	\$854,088	\$1,209,504
Commercial Units	\$297,000	\$0	\$0	\$120,000	\$297,000
Total Units	\$1,506,504	\$314,664	\$629,328	\$974,088	\$1,506,504
	Base Case	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Projected Gross Revenue					
Less Vacancy & Collection %	4.50%	4.50%	4.50%	4.50%	4.50%
Less Vacancy & Collection \$	\$67,793	\$14,160	\$28,320	\$43,834	\$67,793
Net Revenues	\$1,438,711	\$300,504	\$601,008	\$930,254	\$1,438,711
Operating Expenses	\$451,951	\$94,399	\$188,798	\$292,226	\$451,951
Net Operating Income	\$986,760	\$206,105	\$412,210	\$638,028	\$986,760

Exhibit 14: Capitalized Value

A Capitalization rate is the rate that the investor marketplace will most often use to determine the value of an investor-grade project. It is the value that relates to the market's determination of the quality of the project, its location and operational history. It is what an investor would expect by way of return on an all-cash basis.

In San Diego today, capitalization rates on investor-grade apartment projects typically range from 4.0% to 6.0% depending on the factors noted above.

We capitalized the project net income from operations at 5% because of its centralized location in downtown highly-desirable Little Italy and the quality of architecture.

Projected Capitalized Value: Base & Alternative Options					
	Base Case	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Residential Units	\$838,746	\$206,105	\$412,210	\$542,323	\$838,746
Commercial Units	\$148,014	\$0	\$0	\$95,704	\$148,014
Net Operating Income	\$986,760	\$206,105	\$412,210	\$638,028	\$986,760
Capitalization Rate	5.00%	5.00%	5.00%	5.00%	5.00%
Capitalized Value of Property	\$19,735,202	\$4,122,098	\$8,244,197	\$12,760,553	\$19,735,202

Exhibit 15: Development Costs

The development costs prepared for this study have four components:

- Cost of Land
- Hard and soft costs of construction;
- Building permits and fees;
- Loan interest; and
- The costs associated with relocation and rehabilitation of the historic building (Alternative 4).

The land cost for the subject property is \$2,250,000.

Estimated Development Costs					
	Base Case	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Total Square Feet	37,720	5,075	10,150	17,400	37,720
Soft Costs	\$3,150,000	\$787,500	\$1,417,500	\$2,600,000	\$3,150,000
Hard Costs	\$10,850,000	\$2,712,500	\$4,882,500	\$8,910,500	\$10,850,000
Land Cost	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000
Financing Costs	\$1,400,000	\$350,000	\$630,000	\$1,150,000	\$1,400,000
Construction & Relocation (Hist. House)	\$0	\$0	\$0	\$0	\$2,650,000
Total Development Costs	\$17,650,000	\$6,100,000	\$9,180,000	\$14,910,000	\$20,300,000
Cost Per Square Foot	\$468	\$1,202	\$904	\$857	\$538
Cost Per Unit	\$326,852	\$435,714	\$327,857	\$372,750	\$375,926

Exhibit 16: Cost of Construction/Moving Historic Structure to a New Lot

The total development costs are shown for the base case and alternatives.

Cost of Construction/Moving Historic Structure to a New Lot					
Category	Base Case	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Lot Cost	n/a	n/a	n/a	n/a	\$2,000,000
Site Preparation	n/a	n/a	n/a	n/a	\$150,000
Relocation	n/a	n/a	n/a	n/a	\$150,000
Historic Rehab	n/a	n/a	n/a	n/a	\$350,000
Total Cost	n/a	n/a	n/a	n/a	\$2,650,000

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Exhibit 17: Total Comparable Properties

The sale valuations for similar properties are listed below.

Comparable Properties: Residential Land/Lot Valuation								
APN	Address	Zip	Lot Size (SF)	Sale Date	List Price	\$/SF	Topography	Suitability
444-650-25-00	First Ave.	92103	5340	9/30/24	\$6,900,000	\$1,292	Sloping	Appropriate
535-101-07-00	744 7th Ave.	92101	5007	6/25/24	\$2,950,000	\$589	Flat	Appropriate
451-580-22-00	Horton Ave.	92103	6650	10/4/24	\$1,700,000	\$256	Sloping	Appropriate

Exhibit 18: Estimated Total Costs of Development

On Exhibit 18 the total costs of development are shown for the base case and the four alternatives.

Estimated Total Costs of Development								
Category	Units (2)	Land	Building Construction (1)	Soft Costs & Building Permits	Historic Structure Relocation	Interest on Loan	Total	Cost Per Unit
Base Case	54	\$2,250,000	\$10,850,000	\$3,150,000	\$0	\$1,400,000	\$17,650,000	\$326,852
Alt.1	14	\$2,250,000	\$2,712,500	\$787,500	\$0	\$350,000	\$6,100,000	\$435,714
Alt.2	28	\$2,250,000	\$4,882,500	\$1,417,500	\$0	\$630,000	\$9,180,000	\$327,857
Alt.3	40	\$2,250,000	\$8,910,000	\$2,600,000	\$0	\$1,150,000	\$14,910,000	\$372,750
Alt.4	54	\$2,250,000	\$10,850,000	\$3,150,000	\$2,650,000	\$1,400,000	\$20,300,000	\$375,926

(1) Excludes cost of relocating historic structure

(2) Includes residential and commercial

Exhibit 19: Final Determination of Economic Value for Base Case & Alternatives

Below, we calculate the differential between the capitalized value of the project and the development costs of the base case and four alternatives.

Summary: Differentials in Value and Net Operating Income Base Case and Four Alternatives					
	Base	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Summary	Move historic structure to front of property line & build new apartments over it.	Historic structure remains at location. New development is limited to the rear of the historic structure.	Historic structure is moved to front property line. New development is limited to the rear of the historic structure.	Historic structure remains at existing location. Cantilever new structure over historic structure.	Move historic structure to alternate site and build new development at current location.
Residential Units	52	14	28	38	52
Commercial Units	2	0	0	2	2
% of Base Recommendations	0%	26%	52%	74%	100%
Capitalized Value Calculation	Base	Alternative 1	Alternative 2	Alternative 3	Alternative 4
First Full Year of Operation	\$986,760	\$206,105	\$412,210	\$638,028	\$986,760
Capitalization Rate	5.00%	5.00%	5.00%	5.00%	5.00%
Capitalized Value	\$19,735,202	\$4,122,098	\$8,244,197	\$12,760,553	\$19,735,202
Decrease in Project Value	\$0	(\$15,613,104)	(\$11,491,006)	(\$6,974,650)	\$0
% Change in Property Value	0%	-79%	-58%	-35%	0%
Loss in Net Operating Income	Base	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Net Operating Income	\$986,760	\$206,105	\$412,210	\$638,028	\$986,760
Differential	0%	(\$780,655)	(\$574,550)	(\$348,732)	\$0
% Differential		-79%	-58%	-35%	0%
Capitalized Value	\$19,735,202	\$4,122,098	\$8,244,197	\$12,760,553	\$19,735,202
Development Cost	\$17,650,000	\$6,100,000	\$9,180,000	\$14,910,000	\$20,300,000
Differential					
Capitalized Value Per Unit	\$365,467	\$294,436	\$294,436	\$319,014	\$365,467
Development Cost Per Unit	\$326,852	\$435,714	\$327,857	\$372,750	\$375,926
Economic Preference Rating	1	5	4	3	2

Recommendations:

Alternative 1 keeps the historic house in its current location and limits the new development to the area directly behind the historic structure. This alternative reduces the number of units to 14 and results in a reduction of project value of 79% with a similar net operating loss. The significant incremental costs relative to the reduced value make this an economically infeasible option.

Alternative 2 moves the historic structure to the front property line and builds the new structure to the rear of the structure. This alternative reduces the number of units to 28 and results in a reduction of project value of 58% with a similar net operating loss. The development cost per unit is \$33,422 per unit more than the capitalized value. The significant incremental costs make this an economically infeasible option.

Alternative 3 keeps the existing historic structure in its current location with the new structure cantilevered over it. This alternative reduces the number of apartments to 38 units and results in reduction of project value of 35% with a similar new operating loss. The significant incremental costs and logistics of cantilevering the structure make this an economically and physically infeasible option.

Alternative 4 relocates the historic structure to a new location and builds the base case structure. This alternative may be economically feasible; it is however much more expensive and economically inferior to the Base project.

Thus, we rank Base Case and Alternative 4 as the only economically feasible alternatives. Alternatives 1, 2 and 3 are all economically infeasible.

Therefore, it is our professional opinion that the optimal and most economically feasible project is the Base Case.

Disclaimer:

Although the results, conclusions and recommendations contained within this consultant's report are based upon a thorough review and analysis of current competitive market conditions and the expertise of the author, Consultant does not in any way represent, warrant or guarantee that any reported results will be achieved as a result of various reasons, including but not limited to the sensitivity to ever-fluctuating market conditions and the efficiency of a Client and its representatives, agent, employees, successors and assigns.

Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		Community Planning Committee Distribution Form
Project Name: Celine		Project Number: PRJ-1130168	
Community: Downtown			
For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO. Select "Search for Project Status" and input the Project Number to access project information.			
☒ Vote to Approve ☐ Vote to Approve with Conditions Listed Below ☐ Vote to Approve with Non-Binding Recommendations Listed Below ☐ Vote to Deny			Date of Vote: March 19, 2025
# of Members Yes 8	# of Members No 0	# of Members Abstain 1	
Conditions or Recommendations:			
☐ No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Manny Rodriguez			
TITLE: Chair, Downtown Community Planning Council		DATE: April 16, 2025	

Visit our web site at www.sandiego.gov/development-services.

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

DS-5620 (08-18) ONLINE FORM

The logo for NAKSHAB DEVELOPMENT.DESIGN features a large, stylized 'N' on the left and a large, stylized 'B' on the right, both in black. Below the 'N' and 'B' is the text 'NAKSHAB' in a bold, sans-serif font, and below that is 'DEVELOPMENT.DESIGN' in a smaller, sans-serif font.

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LICENSE:



REV #	DATE	DESCRIPTION
2	06.04.25	Comment Response 2

AFFORDABLE HOUSING

SEE SHEET T107 AREA PLANS FOR UNIT SUMMARY.

THE PROJECT WILL PAY INCLUSIONARY IN LIEU FEE TO SATISFY THE REQS OF SDMC 142.1304.

THE PROJECT WILL DESIGNATE 7 UNITS (14%) AS AFFORDABLE FOR THE MODERATE LEVEL OF INCOME PER SDMC 156.0309(D) & CHAPT 14 ARTICLE 3 DIVISION 7 IN EXCHANGE FOR A 9% DENSITY BONUS & ONE INCENTIVE.

AFFORDABLE BONUS FAR (SEC. 156.0309(D)(1)(B)(I)):
(PRE-AHR BONUS FAR – NON-RES FAR) X AHR BONUS %
(6.0 – 1.24) X 9%
4.76 X 9% = .42 FAR BONUS EARNED

NUMBER OF REQUIRED UNITS (SEC. 156.0309(D)(1)(B)(II)):
 $((\text{PRE-AHR BONUS FAR} - \text{NON-RES FAR}) / \text{PROPOSED RES FAR}) \times \text{TOTAL DU}) \times 14\%$
 $((6.0 - 1.24) / 5.15) \times 52) \times 14\%$
 $((4.76 / 5.15) \times 52) \times 14\%$
 $(0.9242 \times 52) \times 14\%$
 $48.06 \times 14\% = 6.72 \text{ ROUNDED UP TO 7 REQD AFFORDABLE UNITS}$

INCLUSIONARY HOUSING REGULATIONS

10% OF DU AS VERY LOW/LOW INCOME UNITS (SEC. 142.1304(A))
52 X 10% = 5.2 ROUNDED UP TO 6 REQUIRED INCLUSIONARY HOUSING UNITS

NO EXISTING DWELLING UNITS ARE PROPOSED FOR DEMOLITION OR ALTERATION THAT WERE AT ANY POINT DURING THE 5-YEAR PERIOD PRECEDING THIS APPLICATION EITHER SUBJECT TO A RECORDED COVENANT ORDINANCE OR LAW THAT RESTRICTS RENTS FOR VERY LOW INCOME OR LOW INCOME HOUSEHOLDS, OR ARE OR WERE OCCUPIED BY VERY LOW INCOME OR LOW INCOME HOUSEHOLDS.

LEGAL DESCRIPTION

LOT 8 IN BLOCK 32 OF MIDDLETOWN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA, ACCORDING TO THE MAP PARTITION MAP THEROF MADE BY J.E.
JACKSON, ON FILE IN THE OFFICE THE COUNTY CLERK OF SAN DIEGO COUNTY

SCOPE OF WORK

CONSTRUCTION OF A NEW 8-STORY MIXED USE BUILDING WITH GROUND FLOOR & EIGHTH LEVEL COMMERCIAL SPACE & RESIDENTIAL APARTMENTS ON LEVELS 2-7.

THE EXISTING HISTORIC ORDWAY RESIDENCE WILL BE PRESERVED & INCORPORATED INTO THE NEW PROJECT.

THIS HOUSING PROJECT IS PRIVATELY FUNDED.

DEVIATIONS: THE PROJECT WILL USE 1 INCENTIVE TO REMOVE THE REQUIREMENTS OF THE LITTLE ITALY SUN ACCESS OVERLAY.

DEFERRED SUBMITTALS

1. FIRE ALARM SYSTEM (TO INCLUDE HEARING IMPAIRED EMERGENCY WARNING SYSTEM PER NFPA 72 & CBC SEC 1009.12)
2. STANDPIPE SYSTEM (CLASS III STANDPIPE)
3. FIRE SPINKLER SYSTEM (NFPA 13 THROUGHOUT)
4. STOREFRONT
5. PV SYSTEM BASED ON 2019 CALIFORNIA ENERGY CODE SEC 110.10

NOTES:

1. PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NO LESS THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE PLAN CHECKER PRIOR TO SUBMITTING TO A SUBMITTAL ITEMS.
2. I/WE UNDERSTAND THAT I/WE WILL NOT BE AUTHORIZED ANY INSPECTION OF PLANS AND/OR CALCULATIONS FOR THOSE DEFERRED ITEMS.
3. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
4. THE REGISTERED & RESPONSIBLE DESIGNER SHALL BE REQUIRED TO REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT THEM TO THE BUILDING OFFICIAL. AN ANNOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED & FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING.

OWNER	NAKSHAB DEVELOPMENT & DESIGN, INC. 598 W LAUREL STREET UNIT 11 SAN DIEGO CA 92101
ARCHITECT	NAKSHAB DEVELOPMENT & DESIGN, INC. 598 W LAUREL STREET UNIT 11 SAN DIEGO CA 92101
STRUCTURAL ENGINEER	REZA BANAN, PE BANAN INC. 4682 IOWA ST. #208 SAN DIEGO, CA 92116
CIVIL ENGINEER	COFFEY ENGINEERING 9666 BUSINESSPARK AVENUE, SUITE 210 SAN DIEGO, CA 92131 (858)831-0111
TRAFFIC CONSULTANT	CR ASSOCIATES NGUYEN PHUONG 619-756-3868
GEOLOGIST	STEPHEN E JACOBS LLC STEPHEN E. JACOBS, CEG 760-434-8503

SHEET TITLE:

TITLE SHEET

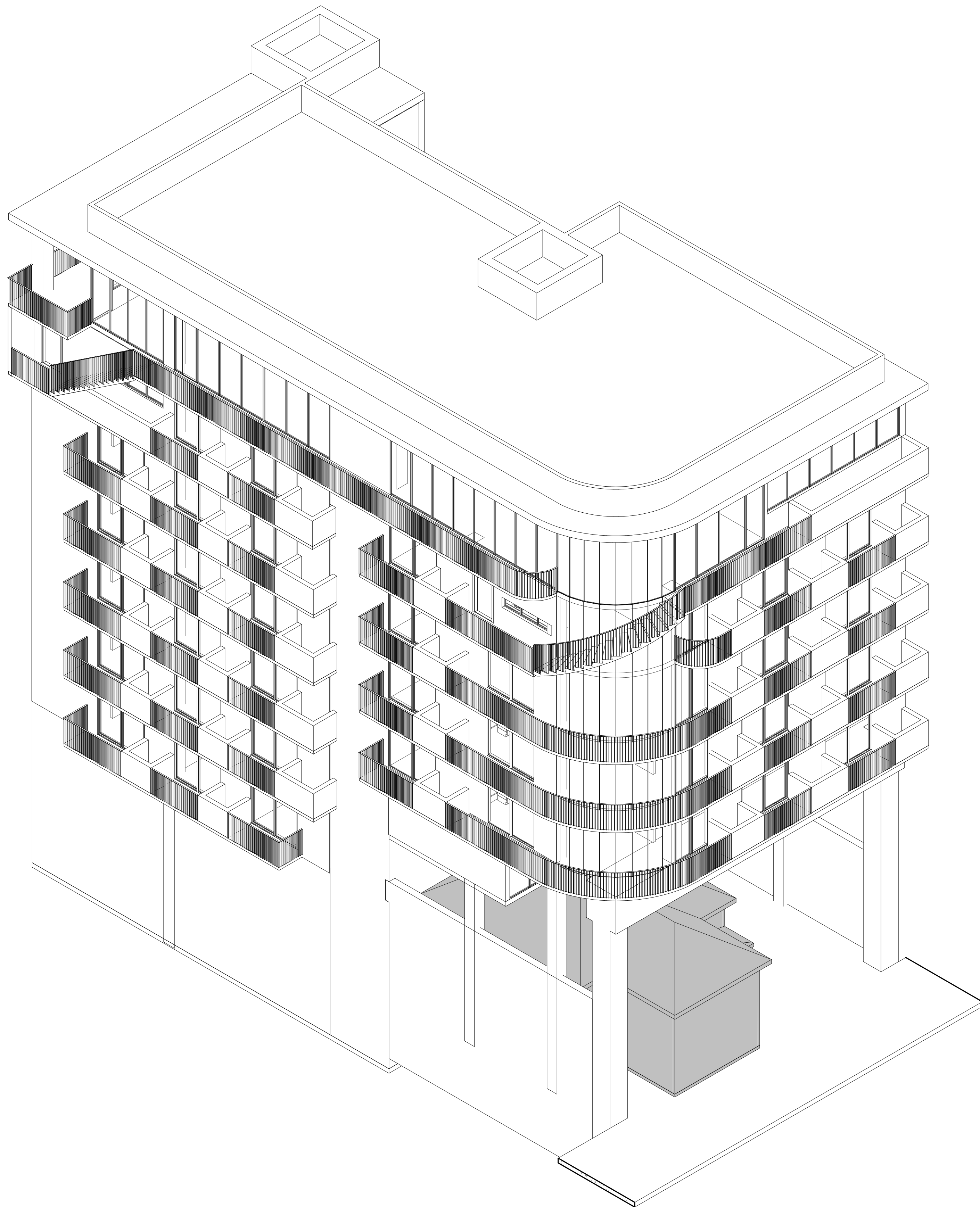
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T100

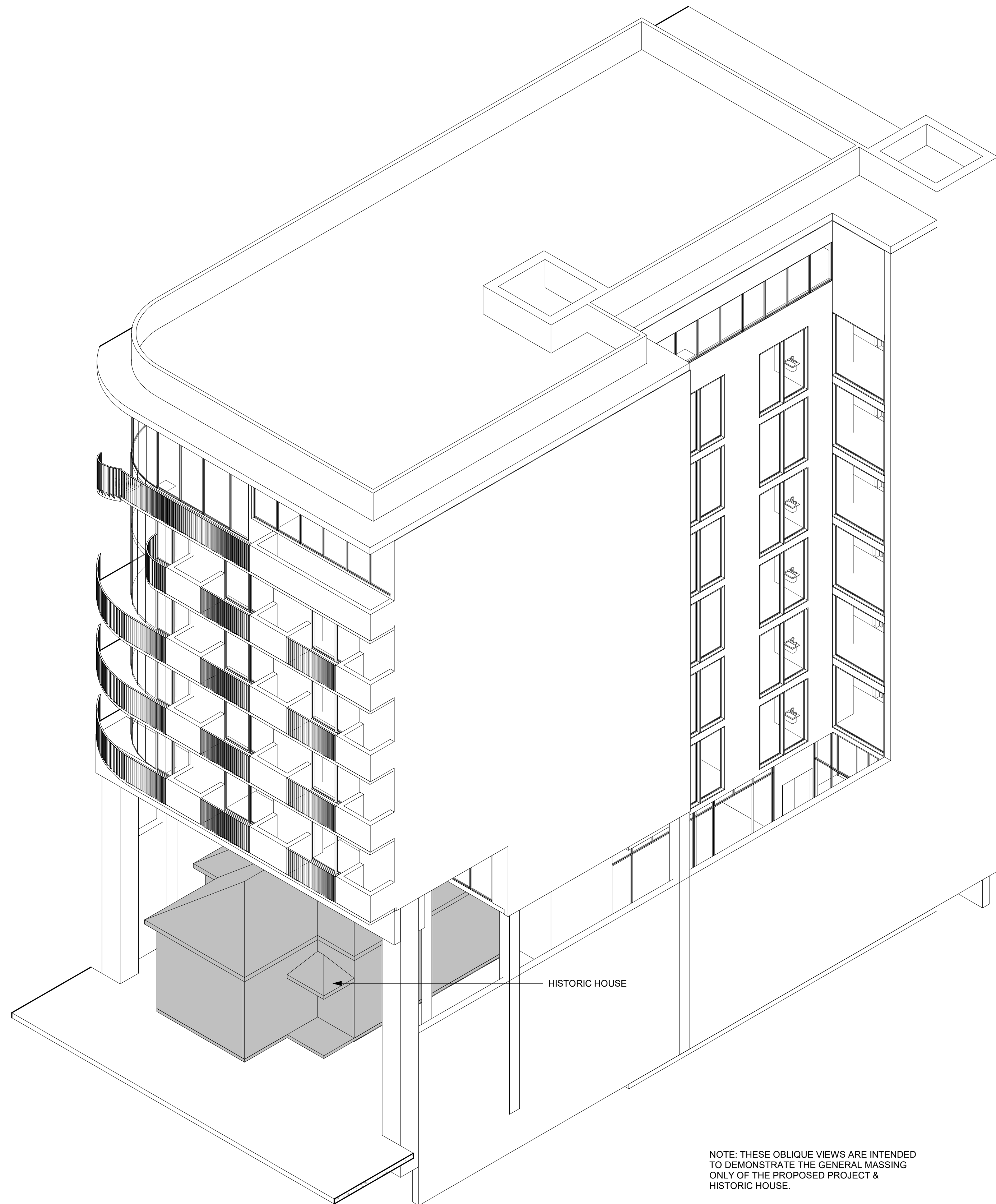
1620 STATE STREET
SAN DIEGO, CA 92101

APN 533-352-09-00

CELINE



OBLIQUE FROM SE

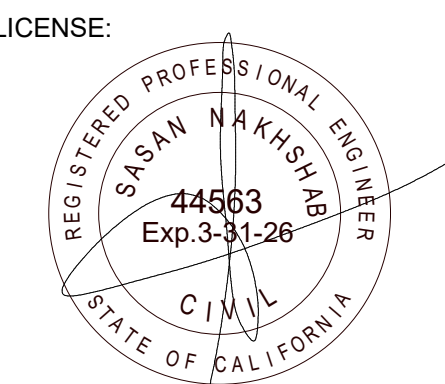


OBLIQUE FROM NE

NOTE: THESE OBLIQUE VIEWS ARE INTENDED
TO DEMONSTRATE THE GENERAL MASSING
ONLY OF THE PROPOSED PROJECT &
HISTORIC HOUSE.



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2	06.04.25	Comment Response 2

PROJECT/CLIENT:

1620 STATE STREET
SAN DIEGO, CA 92101
APN 533-352-09-00
CELINE

SHEET TITLE:

OBLIQUES

SHEET NO.:

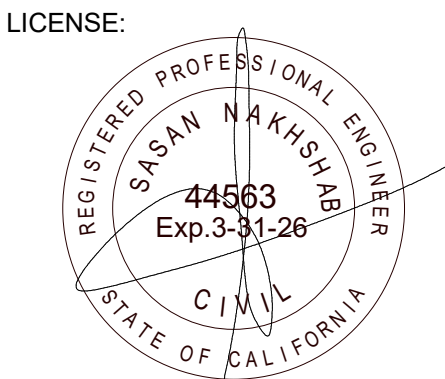
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NOTE: RENDERING IS INTENDED TO REPRESENT BUILDING MASSING ONLY.



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REV #	DATE	DESCRIPTION
2	06.04.25	Comment Response 2

PROJECT/CLIENT:

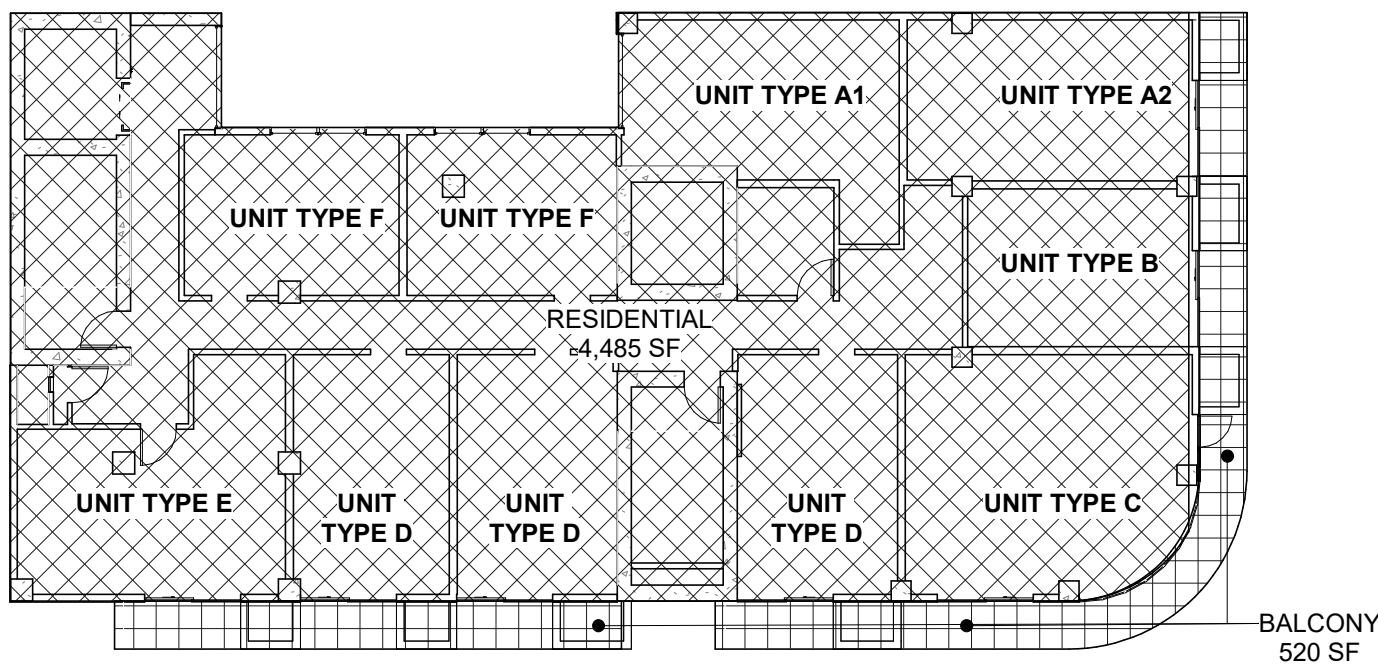
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SAN DIEGO, CA 92101
APN 533-352-09-00
CELINE

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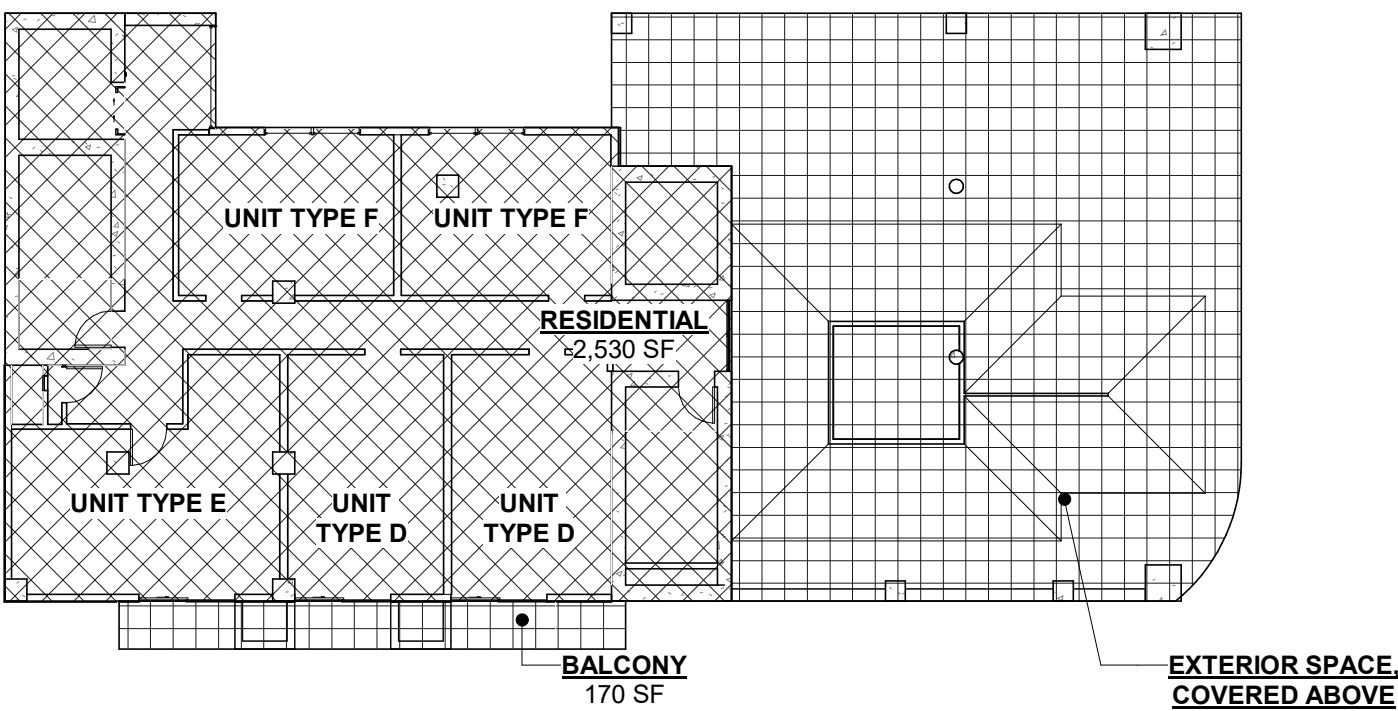
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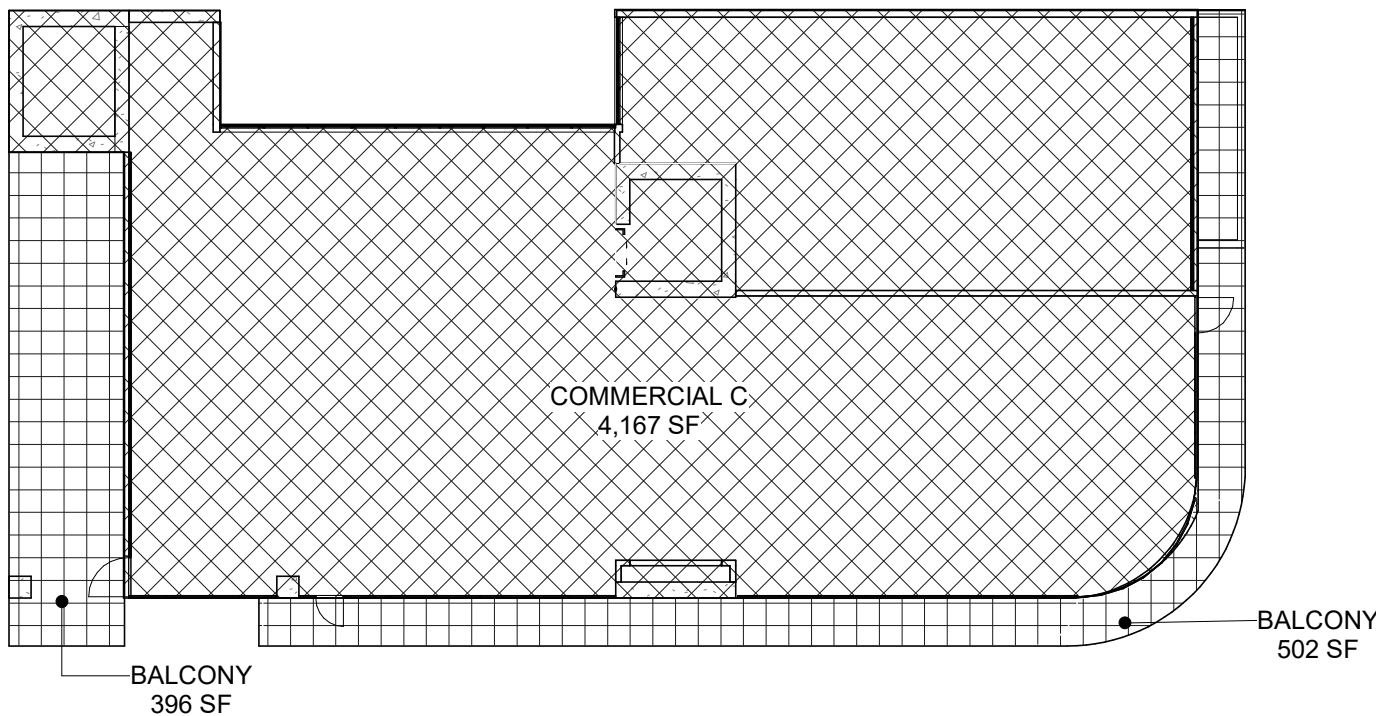
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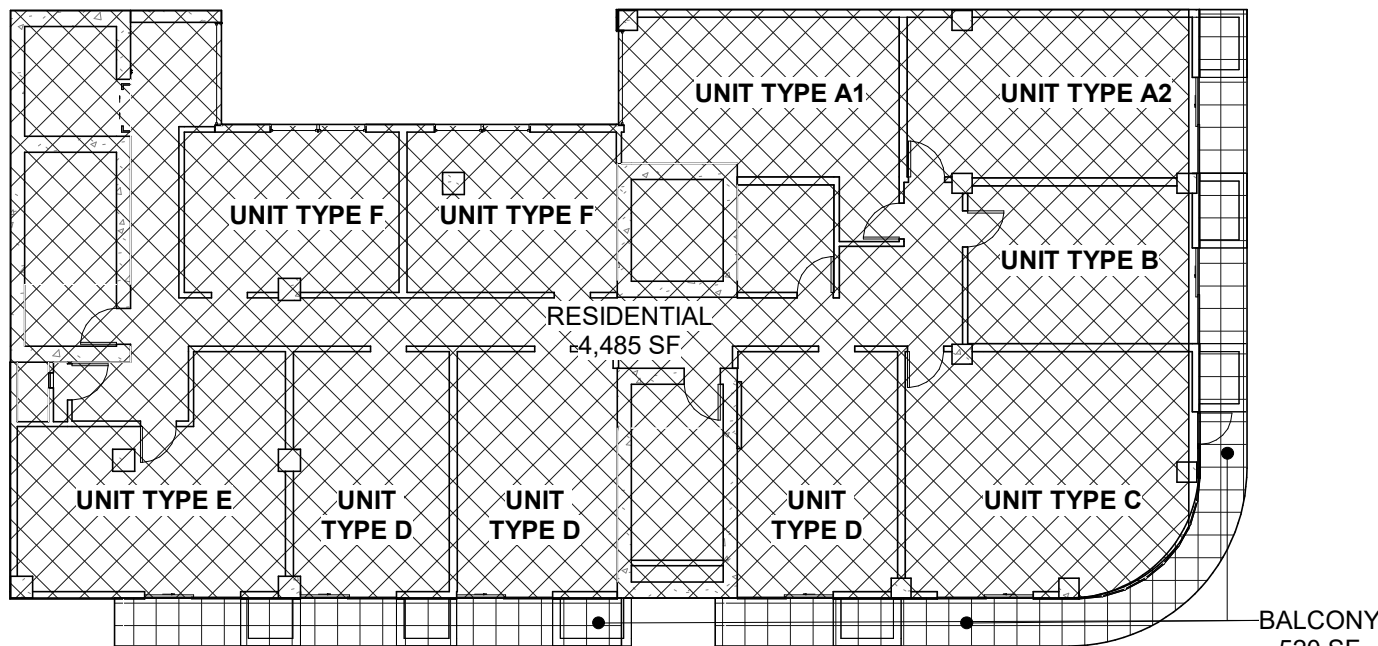
TYP LEVEL 5-6
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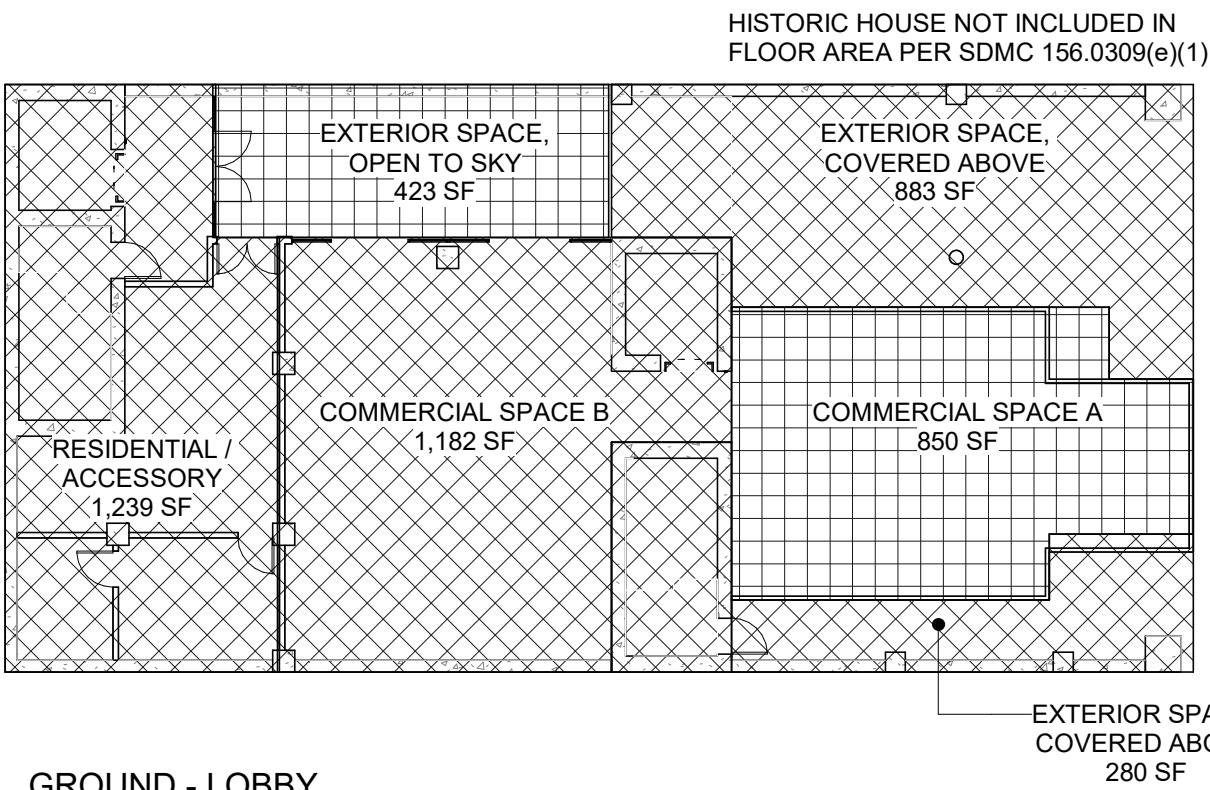
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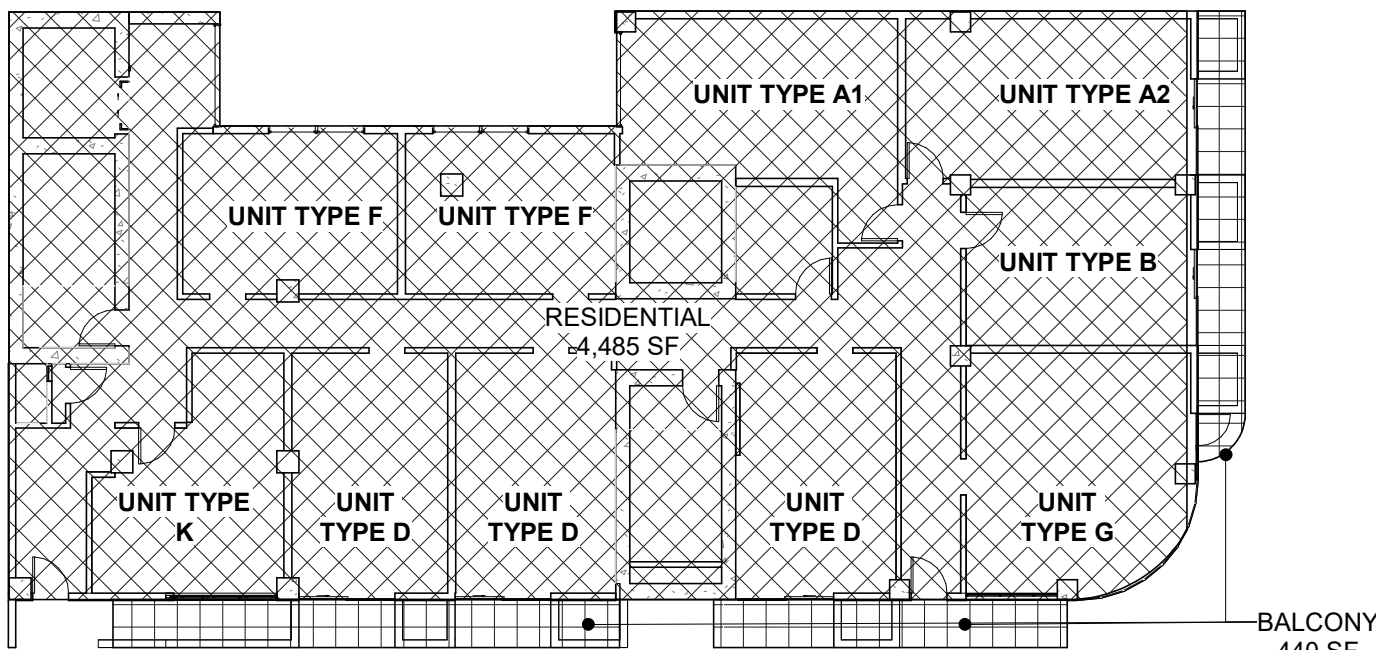
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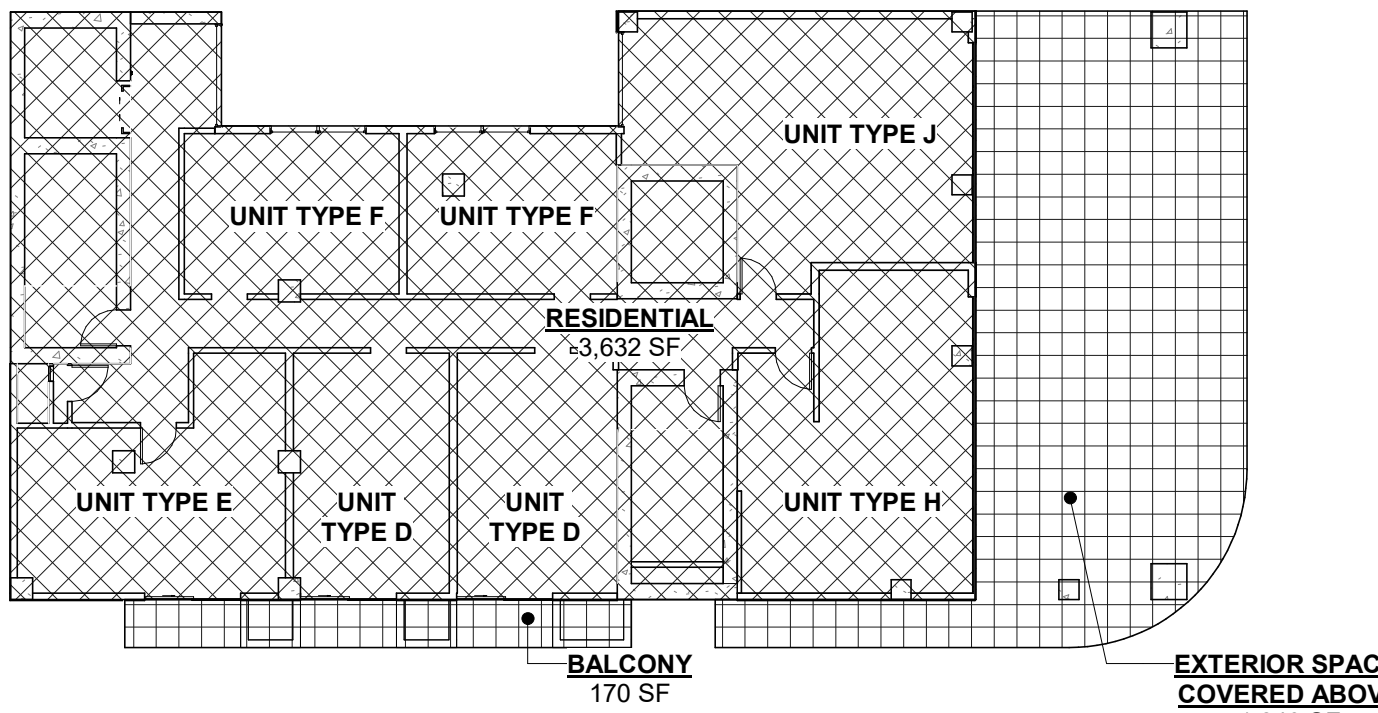
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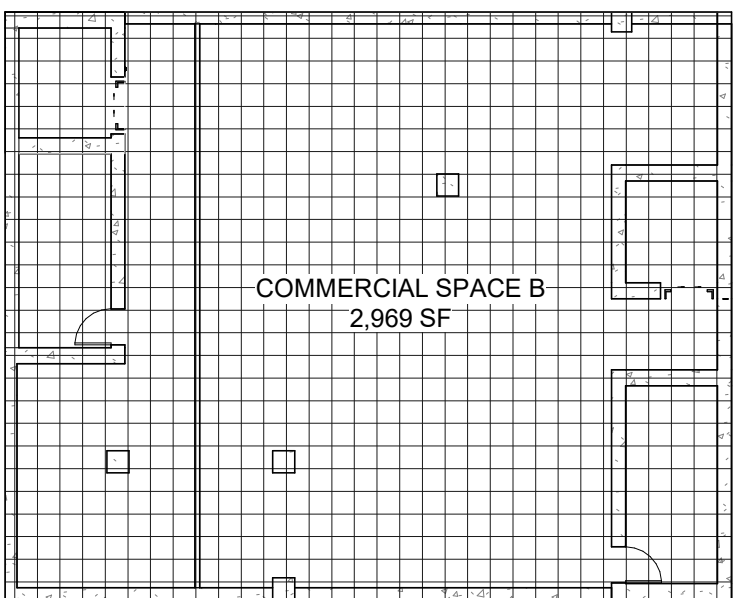
GROUND - LOBBY
1/16" = 1'-0"



LEVEL 7
1/16" = 1'-0"



LEVEL 3
1/16" = 1'-0"



BASEMENT
1/16" = 1'-0"

GENERAL NOTES

BUILDING AREA

PER CBC

	COMMERCIAL	RES / ACC.	TOTAL
LEVEL 8	5,038	0	5,038
LEVEL 7	0	4,925	4,925
LEVEL 6	0	5,005	5,005
LEVEL 5	0	5,005	5,005
LEVEL 4	0	5,005	5,005
LEVEL 3	0	3,802	3,802
LEVEL 2	0	2,700	2,700
LEVEL 1	2,032	1,239	3,271
BASEMENT	2,969	0	2,969
TOTAL	10,039	27,829	37,720

GROSS FLOOR AREA

PER SDMC

	COMMERCIAL	RES / ACC.	TOTAL
LEVEL 8	4,167	0	4,167
LEVEL 7	0	4,485	4,485
LEVEL 6	0	4,485	4,485
LEVEL 5	0	4,485	4,485
LEVEL 4	0	4,485	4,485
LEVEL 3	0	3,632	3,632
LEVEL 2	0	2,530	2,530
LEVEL 1	2,065	1,519	3,584
BASEMENT	0	0	0
TOTAL	6,232	25,621	31,853

UNIT SUMMARY & NET AREA

RESIDENTIAL											
	UNIT A	UNIT B	UNIT C	UNIT D	UNIT E	UNIT F	UNIT G	UNIT H	UNIT J	UNIT K	TOTAL
UNIT TYPE	STUDIO	STUDIO	1-BD	STUDIO	1-BD	STUDIO	1-BD	1-BD	1-BD	STUDIO	-
UNIT SIZE	320 SF	251 SF	485 SF	280 SF	358 SF	240 SF	358 SF	464 SF	530 SF	260 SF	-
HOUSING TYPE	MDU	MDU	MDU	MDU	MDU	MDU	MDU	MDU	MDU	MDU	-
MARKET RATE UNITS	7	3	3	14	4	10	1	1	1	1	45
AFFORDABLE UNITS	1	1	0	2	1	2	0	0	0	0	7
TOTAL DU	8	4	3	16	5	12	1	1	1	1	52

COMMERCIAL SPACES				
	UNIT A	UNIT B	UNIT C	TOTAL
UNIT SIZE	850 SF	4,151	4,167	9,168
USE TYPE	CAFE	MERCANTILE	RESTAURANT/KITCHEN	-

PARKING SUMMARY

	REQ'D	PROVIDED	CODE REF (SDMC)
RES BIKE PARKING	1 / 5 DU = 11	52	156.0313(a)(1)
COM. BIKE PARKING - SHORT TERM	2	2	142.0530(e)(1)
COM. BIKE PARKING - LONG TERM	1	1	142.0530(e)(2)
VEHICLE PARKING (RATIO / # STALLS)	0 / 0	0	156.0313

NOTE: UNIT SUMMARY & NET AREA TABLE FOR LAND USE DETAILS

LEGEND

AREA INCLUDED IN FAR CALCULATION

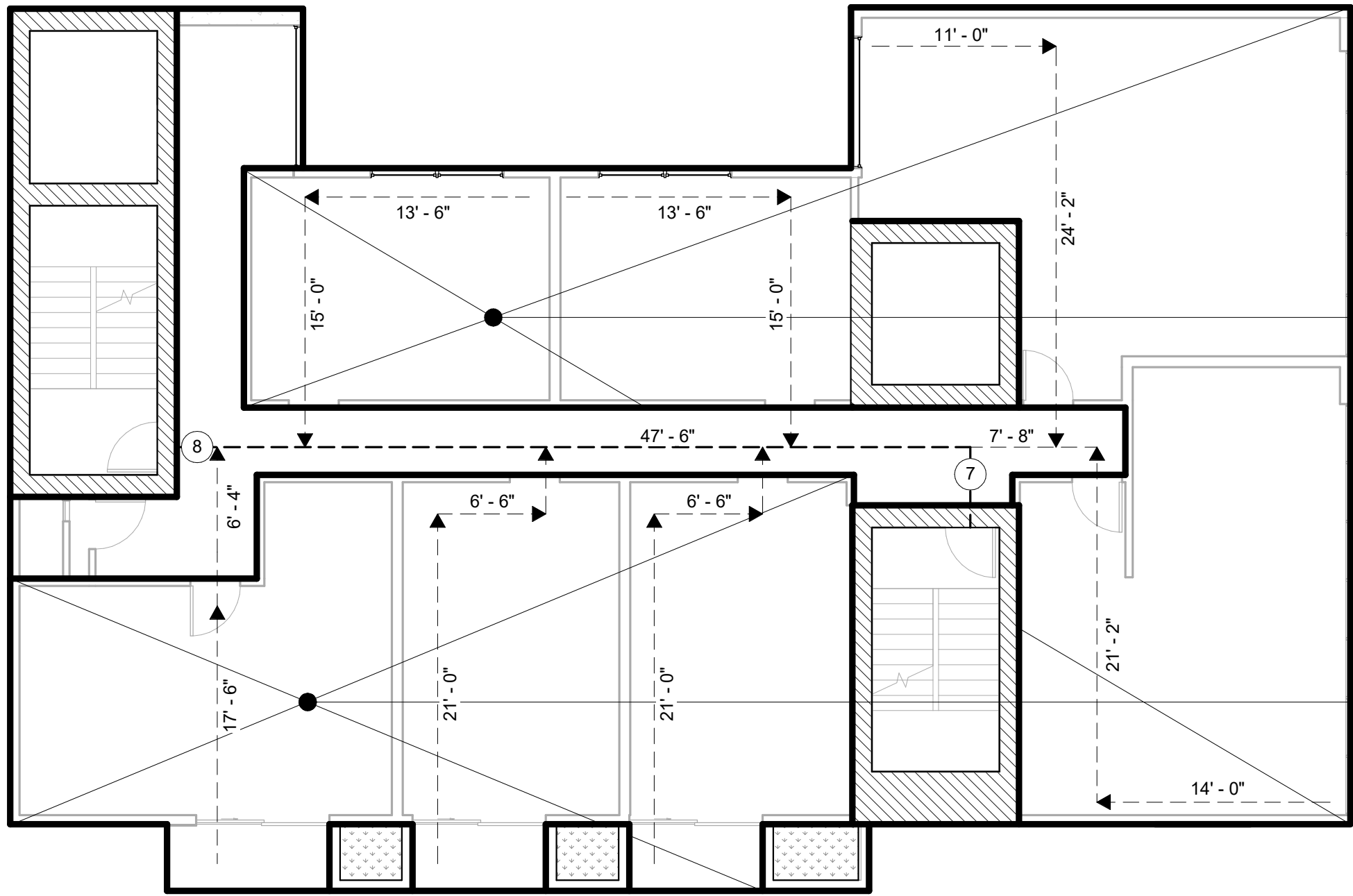
AREA NOT INCLUDED IN FAR CALCULATION

SHEET TITLE:

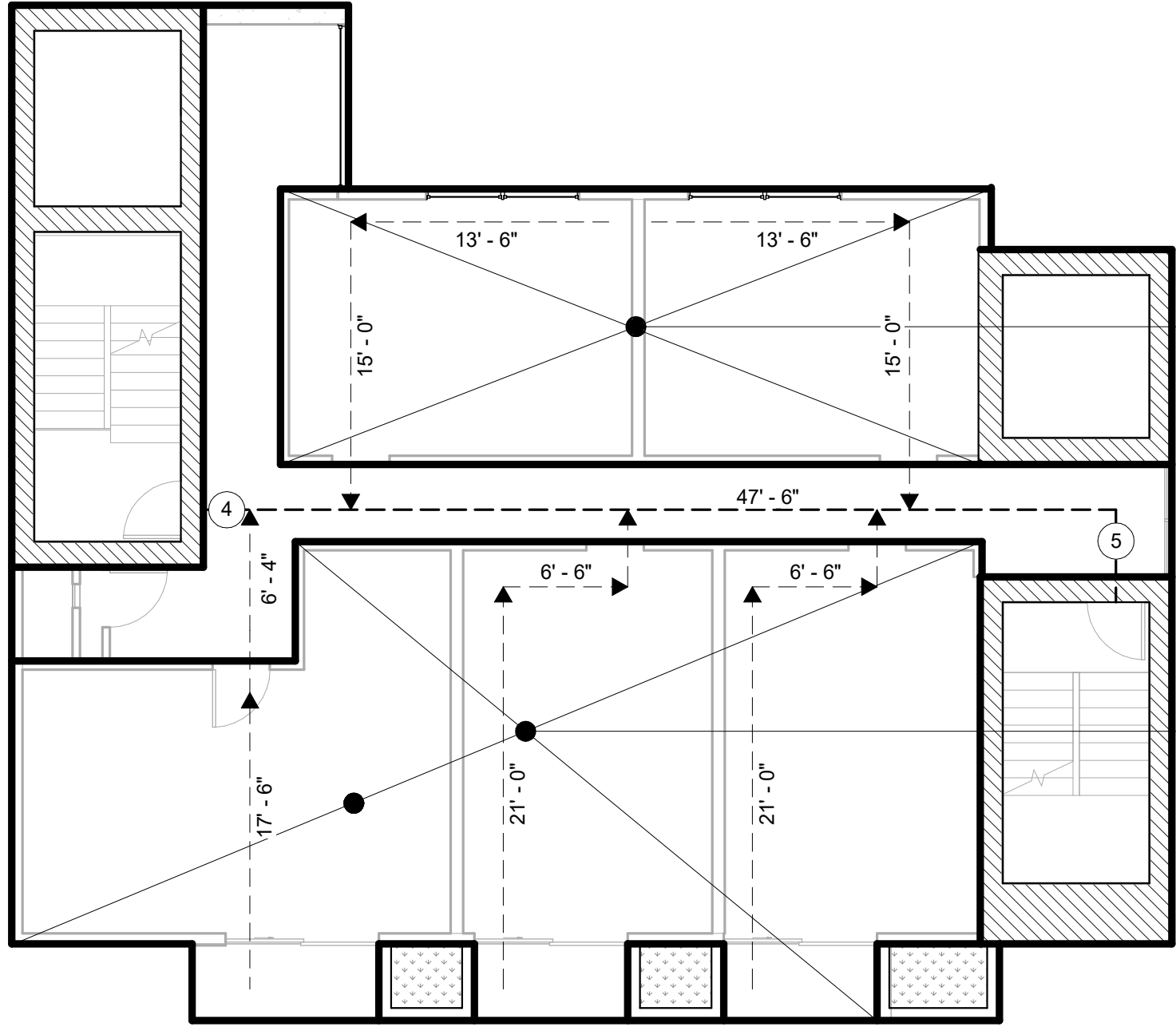
AREA PLANS

SHEET NO.:

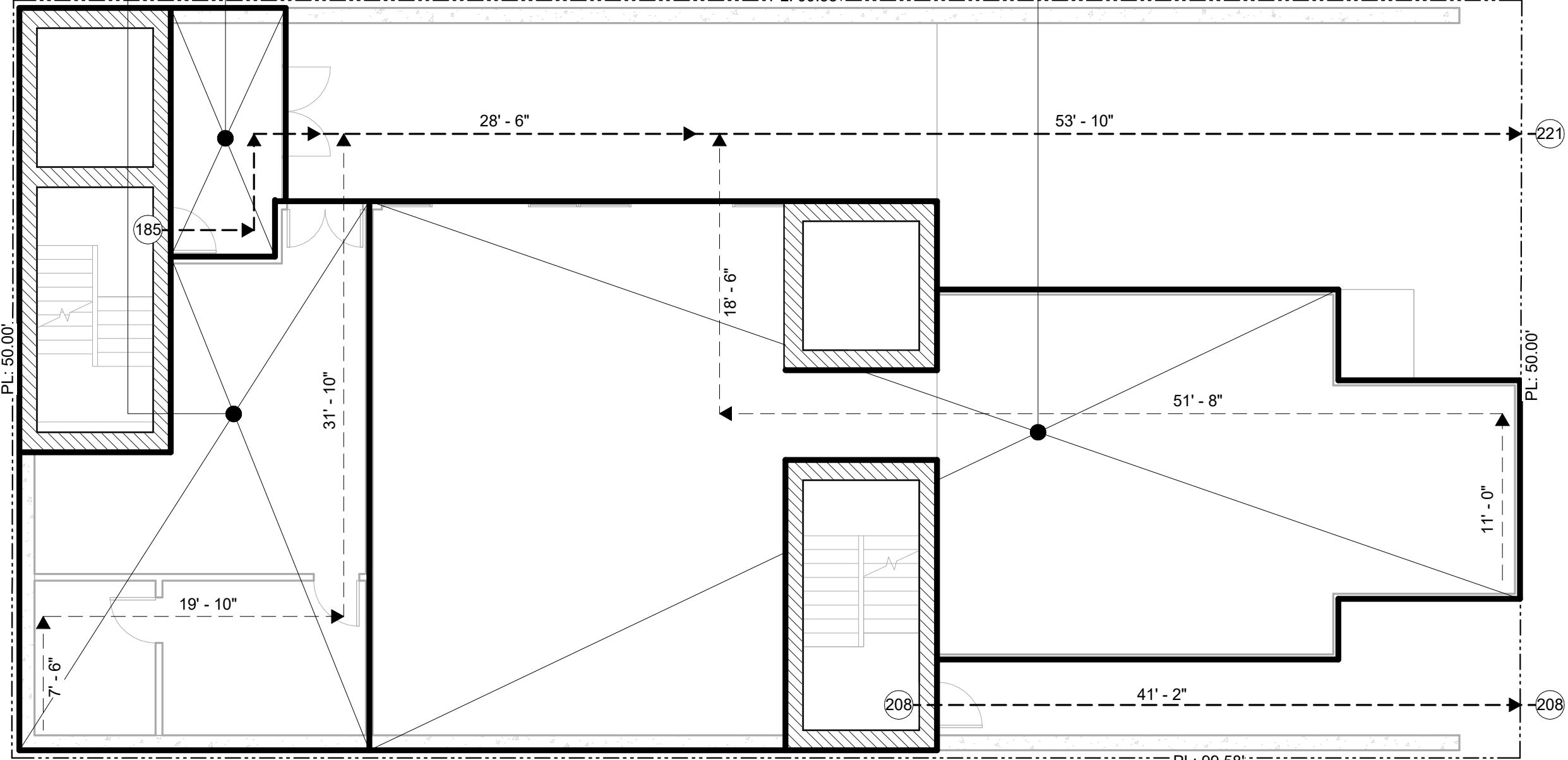
T107



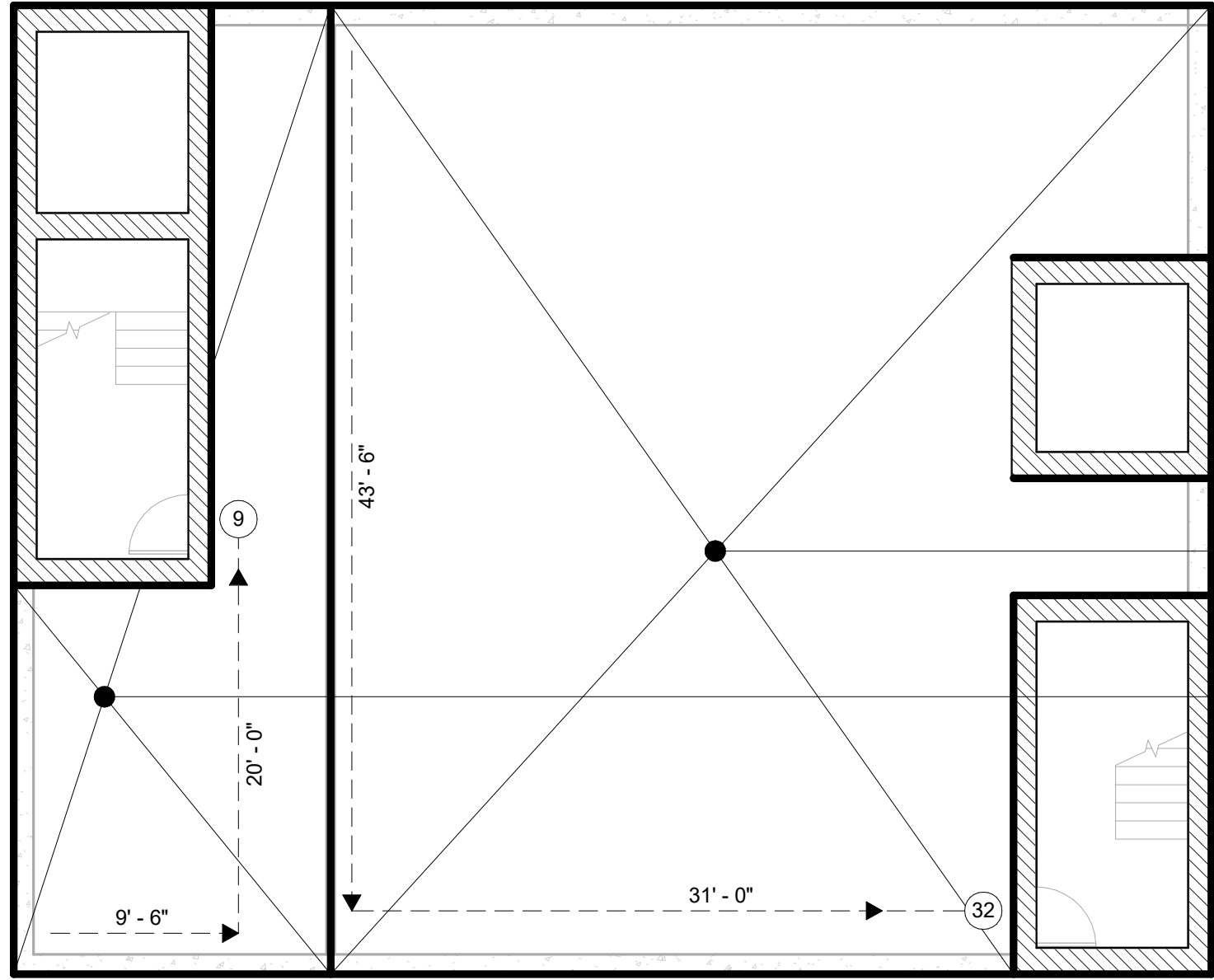
LEVEL 3
1/8" = 1'-0"



LEVEL 2
1/8" = 1'-0"



GROUND LEVEL
1/8" = 1'-0"



BASEMENT
1/8" = 1'-0"

GENERAL NOTES

EGRESS SIZING

MIN CORRIDOR WIDTH @ LEVEL 1, 7 & 8
44" (PER CBC TABLE 1020.3)

MIN CORRIDOR WIDTH @ ALL OTHER LEVELS
36" (OCC LOAD <50, PER CBC TABLE 1020.3)

MIN STAIR WIDTH
44" MIN (CBC 1011.2)
25" (250 X 0.2 CAPACITY FACTOR / 2 STAIRWAYS, CBC 1005.3.1 EXC. 1).

TOTAL OCCUPANT LOAD (CBC)

LEVEL	OCCUPANT LOAD
8	250
7	18
6	20
5	20
4	20
3	15
2	9
1	36
BASEMENT	41
TOTAL:	429

LEGEND

— BOUNDARY OF OCCUPANCY/FUNCTION OF SPACE

- - - COMMON PATH OF TRAVEL

- - - EXIT ACCESS

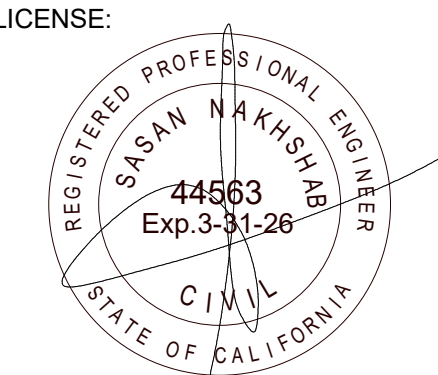
OCCUPANT LOAD

2-HR WALL, SEE WALL TYPES FOR DETAILS

LANDSCAPE AREA



ARCHITECTURE
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REV # DATE DESCRIPTION
1 04.07.25 Comment Response 1

PROJECT/CLIENT:

1620 STATE STREET
SAN DIEGO, CA 92101
APN 533-352-09-00

CELINE

SHEET TITLE:

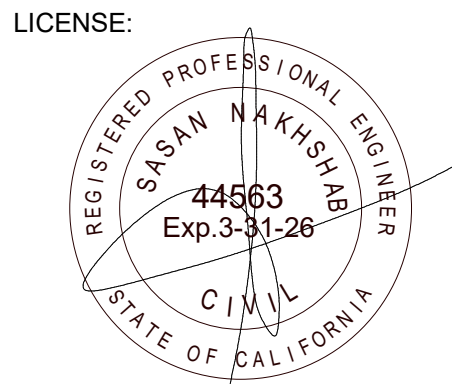
CODE PLANS

SHEET NO.:

T108



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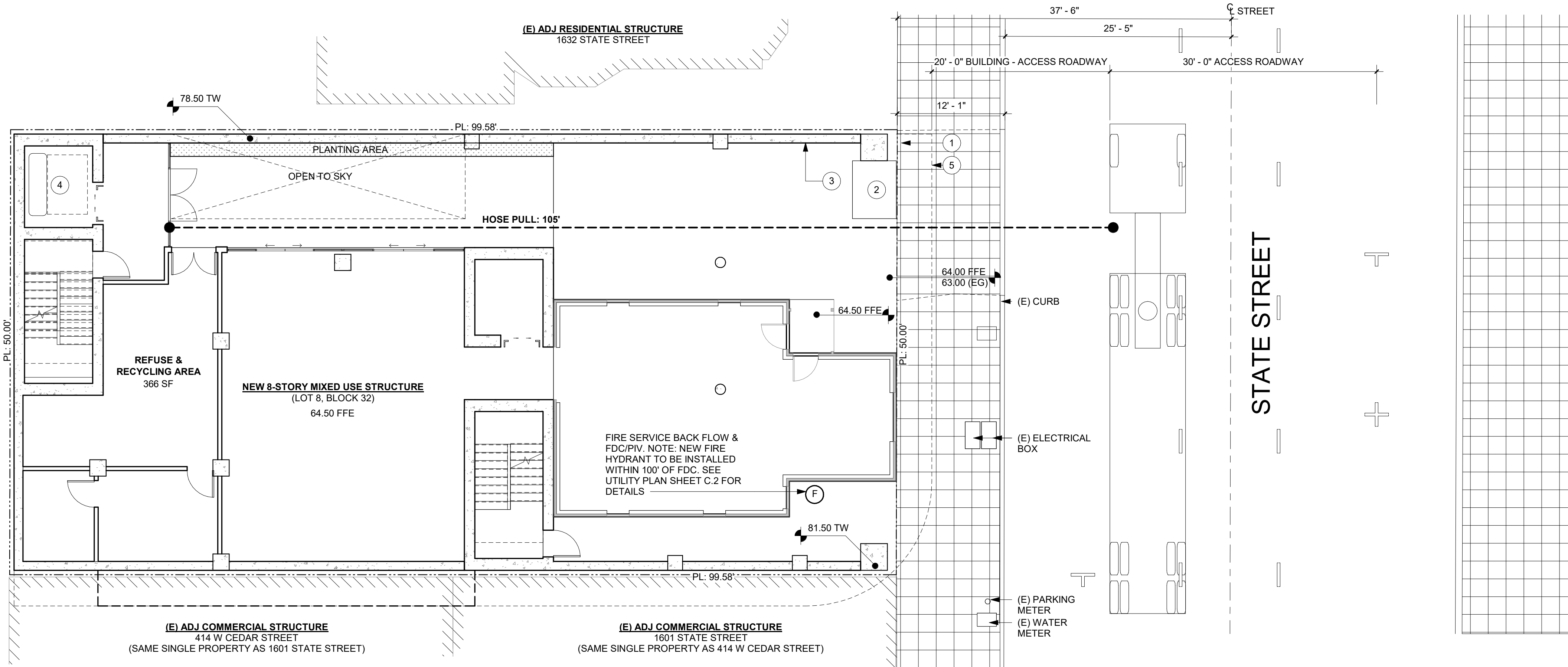
REV #	DATE	DESCRIPTION
2	06.04.25	Comment Response 2

PROJECT/CLIENT:

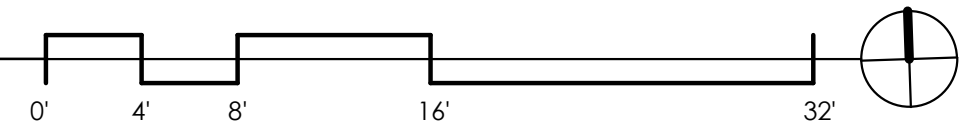
1620 STATE STREET
SAN DIEGO, CA 92101
APN 533-352-09-00
CELINE

SHEET TITLE:
**FIRE ACCESS
PLAN**

SHEET NO.:
T110



1 FIRE ACCESS PLAN
1/8" = 1'-0"



GENERAL NOTES

- NOTES:
- ALL FIRE ACCESS ROADS WILL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF AT LEAST 75,000 LBS & WILL NOT EXCEED 10% OF GRADE. ALL FEATURES OF THE FIRE ACCESS ROADS INCLUDING TURNING RADIUS & DEAD END DESIGN WILL BE IN ACCORDANCE WITH OFC 503 APPENDIX D
 - THERE IS CURRENTLY NO FIRE HYDRANT ON THE PROJECT SIDE OF THE STREET AND WITHIN 100'. PROJECT WILL PROVIDE A NEW FIRE HYDRANT MEETING THESE REQUIREMENTS.
 - SEE VICINITY MAP, SHEET T100, FOR FIRE HYDRANT LOCATIONS
 - THIS PROJECT SHALL FULLY COMPLY W/ CAL FIRE CODE CHPTR 33. FIRE SAFETY DURING CONSTRUCTION & DEMO. THE PROJECT'S OWNER AND/OR OWNER'S AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR DEVELOPING, IMPLEMENTING, AND MAINTAINING A WRITTEN CHPTR 33 COMPLIANT SITE SAFETY PLAN ESTABLISHING A FIRE PREVENTION PROGRAM AT THE PROJECT SITE THROUGHOUT ALL PHASES OF CONSTRUCTION, REPAIR, ALTERATION, OR DEMO WORK. THE SITE SAFETY PLAN SHALL BE PREPARED BY A QUALIFIED INDIVIDUAL, KEPT AT THE PROJECT'S SITE AT ALL TIMES, & MADE AVAILABLE FOR REVIEW.

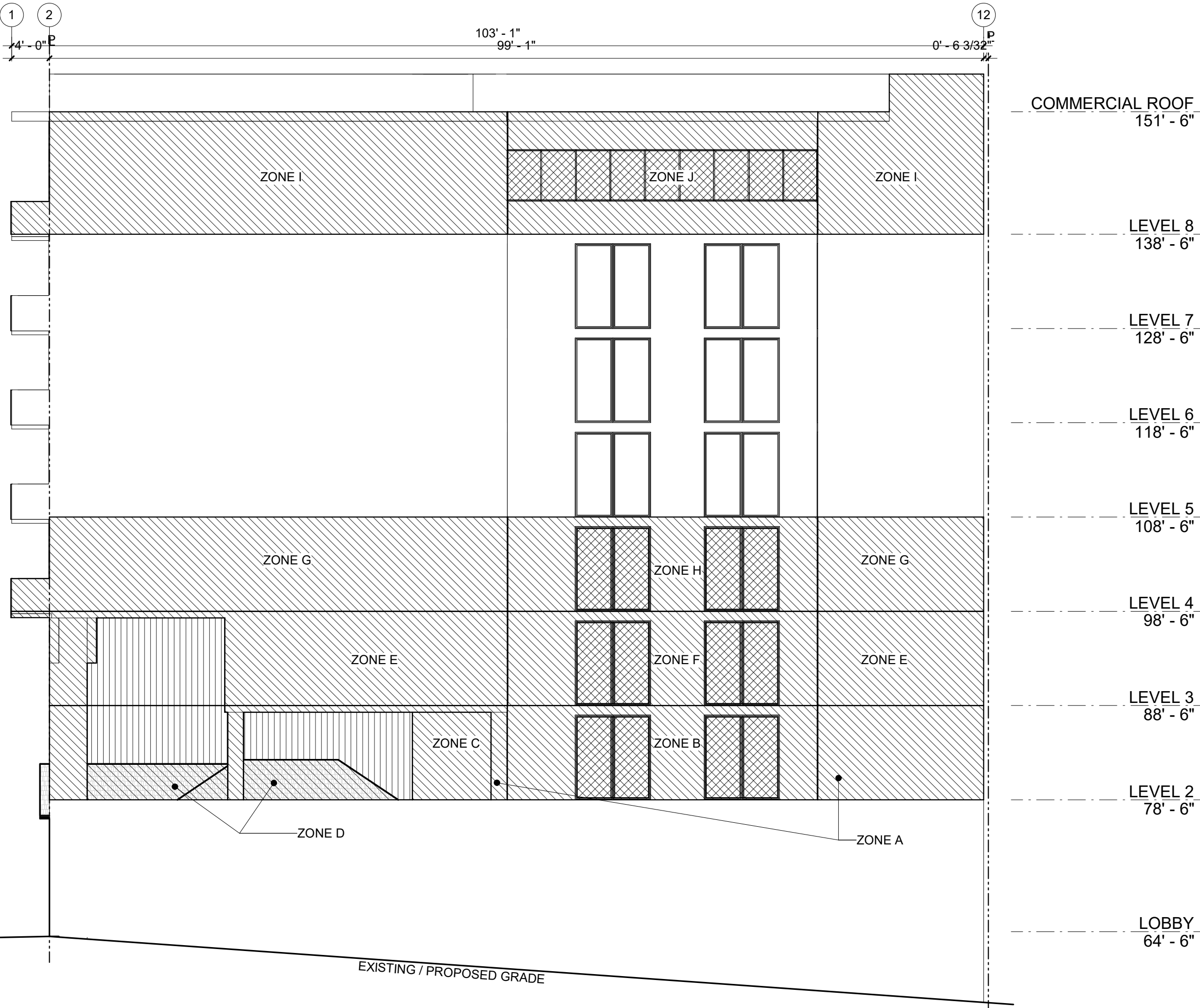
SHEETNOTES

- BUILDING ADDRESS PER FHPS P-00-6 (UFC 901.4.4)
- TRANSFORMER
- KNOX BOX PER FPB POLICY K-15-2. MTD 5' - 7' AFF
- 24" X 84" GURNERY & 50" X 80" CLR SPACE
- EDGE OF BALCONY ABOVE
- METERED, TIME LIMITED GREEN ZONE PARKING STALL. DIM: 9' X 22'
- REPLACEMENT STREET TREE: CERCIS CANADENSIS, EASTERN REDBUD

LEGEND

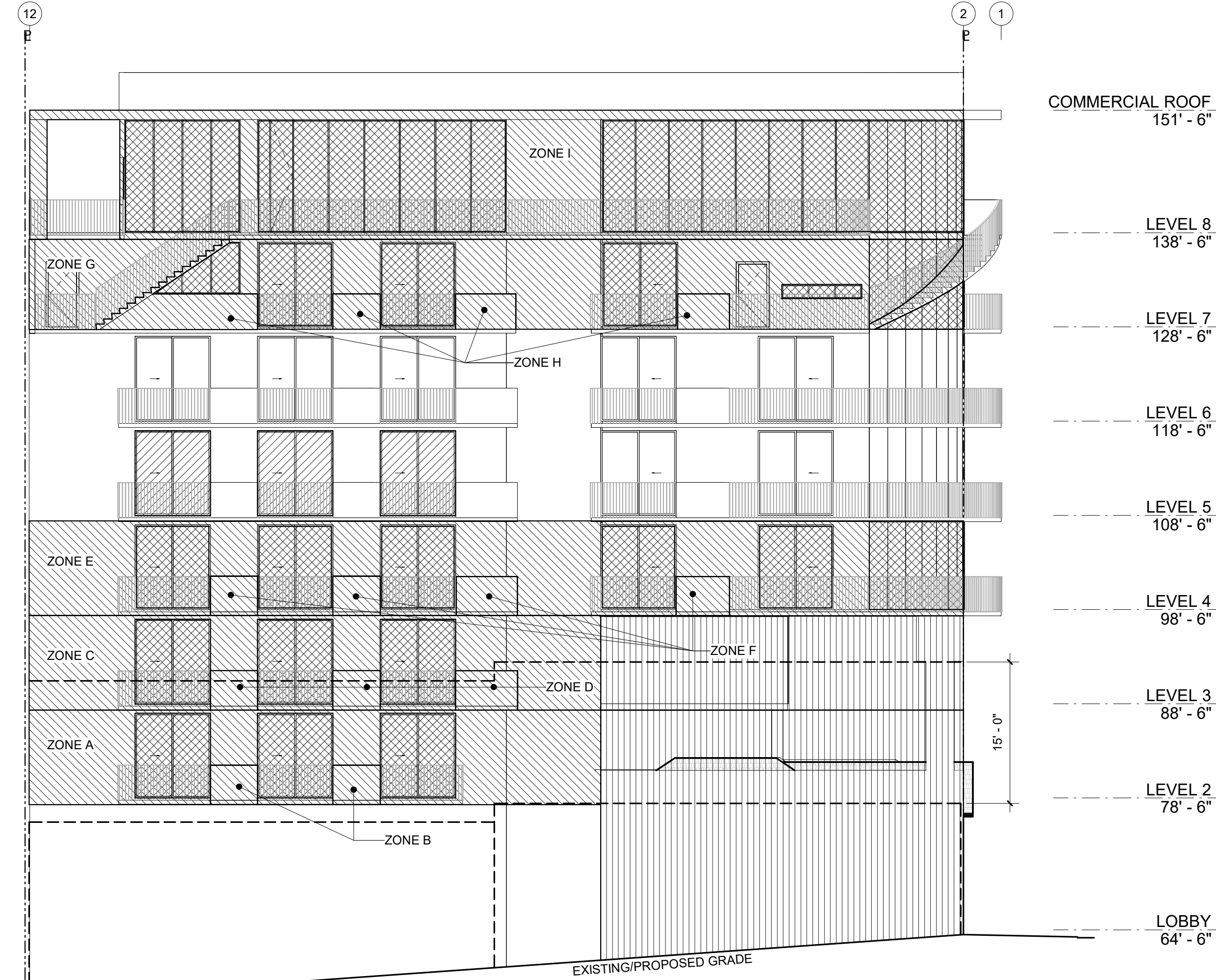
- DOWNSPOUT, SEE CIVIL & PLUMBING DWGS FOR DETAILS
- WALL TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
- WINDOW TAG, SEE A600 FOR DETAILS
- WINDOW TAG, SEE A600 FOR DETAILS
- LANDSCAPE
- LANDING: SLOPE NOT TO EXCEED 1:48 (2%)
- ELEC SUBPANEL
- RELOCATED HISTORIC HOUSE WALL
- NEW METAL STUD WALL/PARTITION
- NEW CONCRETE WALL/PARTITION

ZONE J (SEP. DIST 10' - 15')			
TOTAL AREA:	AREA (SF)	AREA (%)	
UNPROTECTED AREA:	428	100	
	172	36	
ZONE I (SEP. DIST 0')			
TOTAL AREA:	AREA (SF)	AREA (%)	
UNPROTECTED AREA:	915	100	
	0	0	
ZONE H (SEP. DIST 10' - 15')			
TOTAL AREA:	AREA (SF)	AREA (%)	
UNPROTECTED AREA:	330	100	
	130	39	
ZONE G (SEP. DIST 0')			
TOTAL AREA:	AREA (SF)	AREA (%)	
UNPROTECTED AREA:	676	100	
	0	0	
ZONE F (SEP. DIST 10' - 15')			
TOTAL AREA:	AREA (SF)	AREA (%)	
UNPROTECTED AREA:	330	100	
	130	39	
ZONE E (SEP. DIST 0')			
TOTAL AREA:	AREA (SF)	AREA (%)	
UNPROTECTED AREA:	534	100	
	0	0	
ZONE D (SEP. DIST 10' - 15')			
TOTAL AREA:	AREA (SF)	AREA (%)	
UNPROTECTED AREA:	113	100	
	0	0	
ZONE C (SEP. DIST 10' - 15')			
TOTAL AREA:	AREA (SF)	AREA (%)	
UNPROTECTED AREA:	77	100	
	0	0	
ZONE B (SEP. DIST 10' - 15')			
TOTAL AREA:	AREA (SF)	AREA (%)	
UNPROTECTED AREA:	330	100	
	130	39	
ZONE A (SEP. DIST 0')			
TOTAL AREA:	AREA (SF)	AREA (%)	
UNPROTECTED AREA:	269	100	
	0	0	



2 CODE ELEVATION - NORTH
1" = 10'-0"

ZONE I (SEP. DIST 15' - 20')			
TOTAL AREA:	AREA (SF)	AREA (%)	
UNPROTECTED AREA:	1,261	100	
	899	71	
ZONE H (SEP. DIST 10' - 15')			
TOTAL AREA:	AREA (SF)	AREA (%)	
UNPROTECTED AREA:	142	100	
	0	0	
ZONE G (SEP. DIST 15' - 20')			
TOTAL AREA:	AREA (SF)	AREA (%)	
UNPROTECTED AREA:	804	100	
	316	39	
ZONE F (SEP. DIST 10' - 15')			
TOTAL AREA:	AREA (SF)	AREA (%)	
UNPROTECTED AREA:	92	100	
	0	0	
ZONE E (SEP. DIST 15' - 20')			
TOTAL AREA:	AREA (SF)	AREA (%)	
UNPROTECTED AREA:	905	100	
	405	44%	
ZONE D (SEP. DIST 10' - 15')			
TOTAL AREA:	AREA (SF)	AREA (%)	
UNPROTECTED AREA:	70	100	
	0	0	
ZONE C (SEP. DIST 15' - 20')			
TOTAL AREA:	AREA (SF)	AREA (%)	
UNPROTECTED AREA:	540	100	
	216	40	
ZONE B (SEP. DIST 10' - 15')			
TOTAL AREA:	AREA (SF)	AREA (%)	
UNPROTECTED AREA:	42	100	
	0	0	
ZONE A (SEP. DIST 15' - 20')			
TOTAL AREA:	AREA (SF)	AREA (%)	
UNPROTECTED AREA:	567	100	
	216	38	

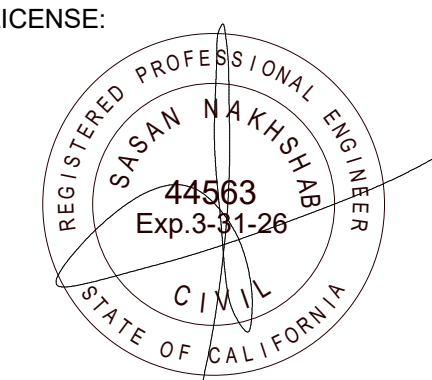


1 CODE ELEVATION - SOUTH
1" = 10'-0"

LEGEND
WALL AREA
UNPROTECTED AREA
SITE WALL / EXTERIOR
SPACE NOT INCLUDED IN
CALCULATION



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REV # DATE DESCRIPTION
1 04.07.25 Comment Response 1

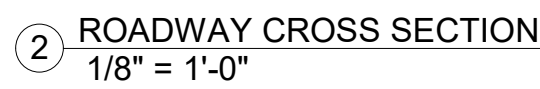
PROJECT/CLIENT:

1620 STATE STREET
SAN DIEGO, CA 92101
APN 533-352-09-00
CELINE

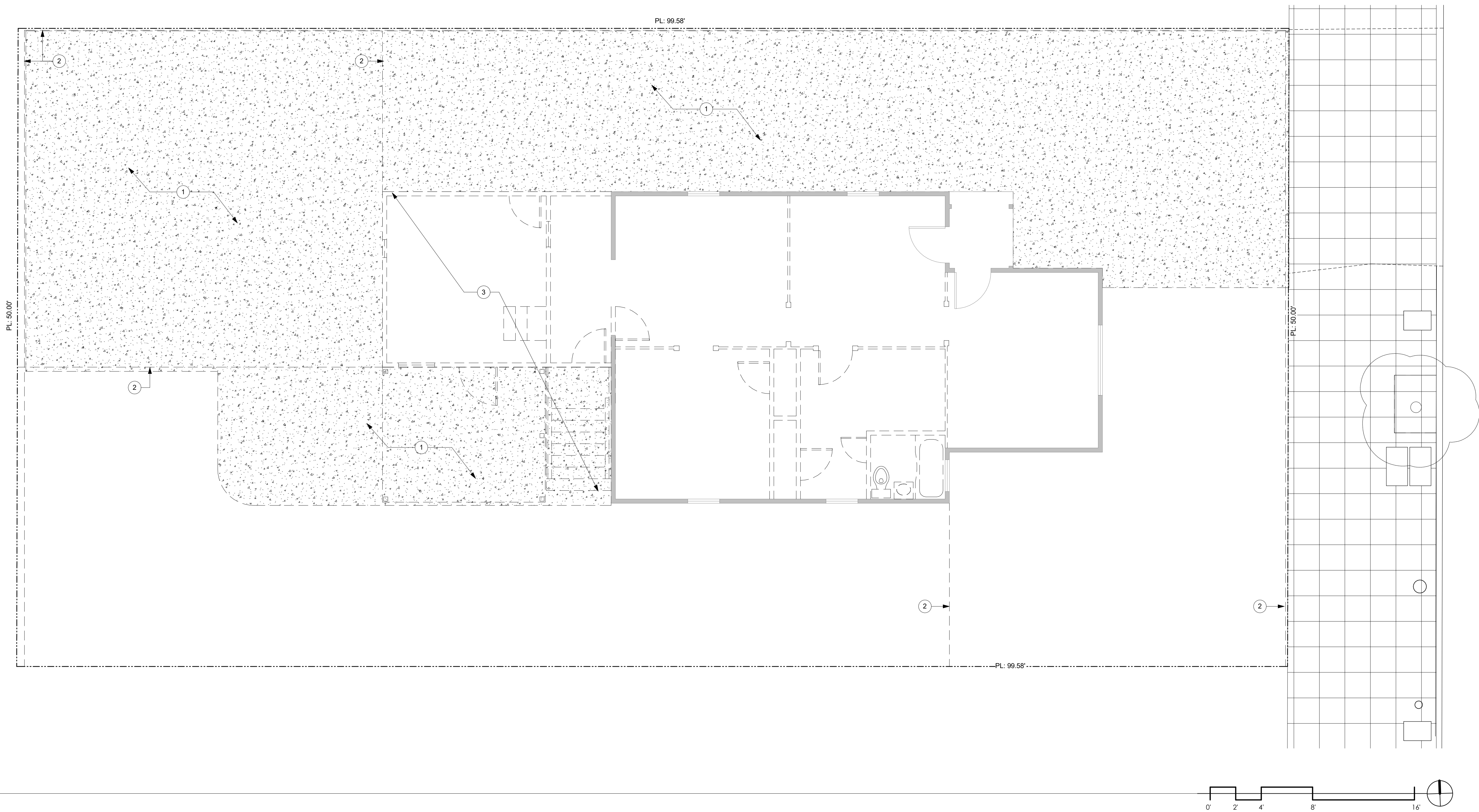
SHEET TITLE:
CODE
ELEVATIONS

SHEET NO.:

T111



A100



1 DEMO PLAN
1/4" = 1'-0"

GENERAL NOTES		SHEETNOTES		LEGEND	
1. SALVAGE AS MUCH REMOVED MATERIAL AS POSSIBLE, SUCH AS TILE, PLUMBING FIXTURES, PIPES, WOOD FLOOR, ELECTRICAL FIXTURES, CABINETS, ETC. FOR SALE OR DONATION TO ORGANIZATIONS SUCH AS HABITAT FOR HUMANITY. 2. RECYCLE REMOVED METAL, WOOD, CONCRETE, PLANT, GYPSUM BOARDS. LIST OF RECYCLING FACILITIES ON CITY OF SAN DIEGO WEBSITE.		1 REMOVE SITE PAVEMENT 2 REMOVE FENCE 3 REMOVE NON-HISTORICAL PORTION OF STRUCTURE TO INCLUDE: FOUNDATION, FLOOR, WALLS, WINDOWS, DOORS, ROOF & TRELLIS		DISMANTLE & RETAIN FOR RELOCATION DEMOLISH	
				1620 STATE STREET SAN DIEGO, CA 92101 APN 533-352-09-00 CELINE	
				SHEET TITLE: DEMO PLAN	
				SHEET NO.: A100A	

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LICENSE:

REV # DATE DESCRIPTION
2 06.04.25 Comment Response 2

PROJECT/CLIENT:

1620 STATE STREET
SAN DIEGO, CA 92101
APN 533-352-09-00
CELINE

SHEET TITLE:

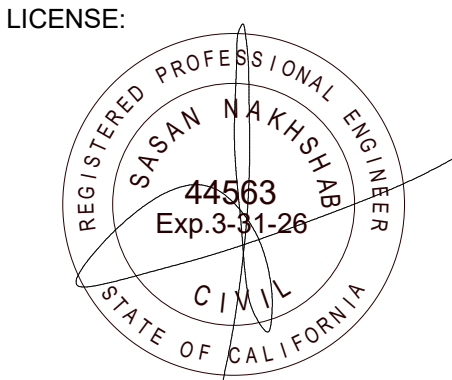
DEMO PLAN

SHEET NO.:

A100A



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REV #	DATE	DESCRIPTION
2	06.04.25	Comment Response 2

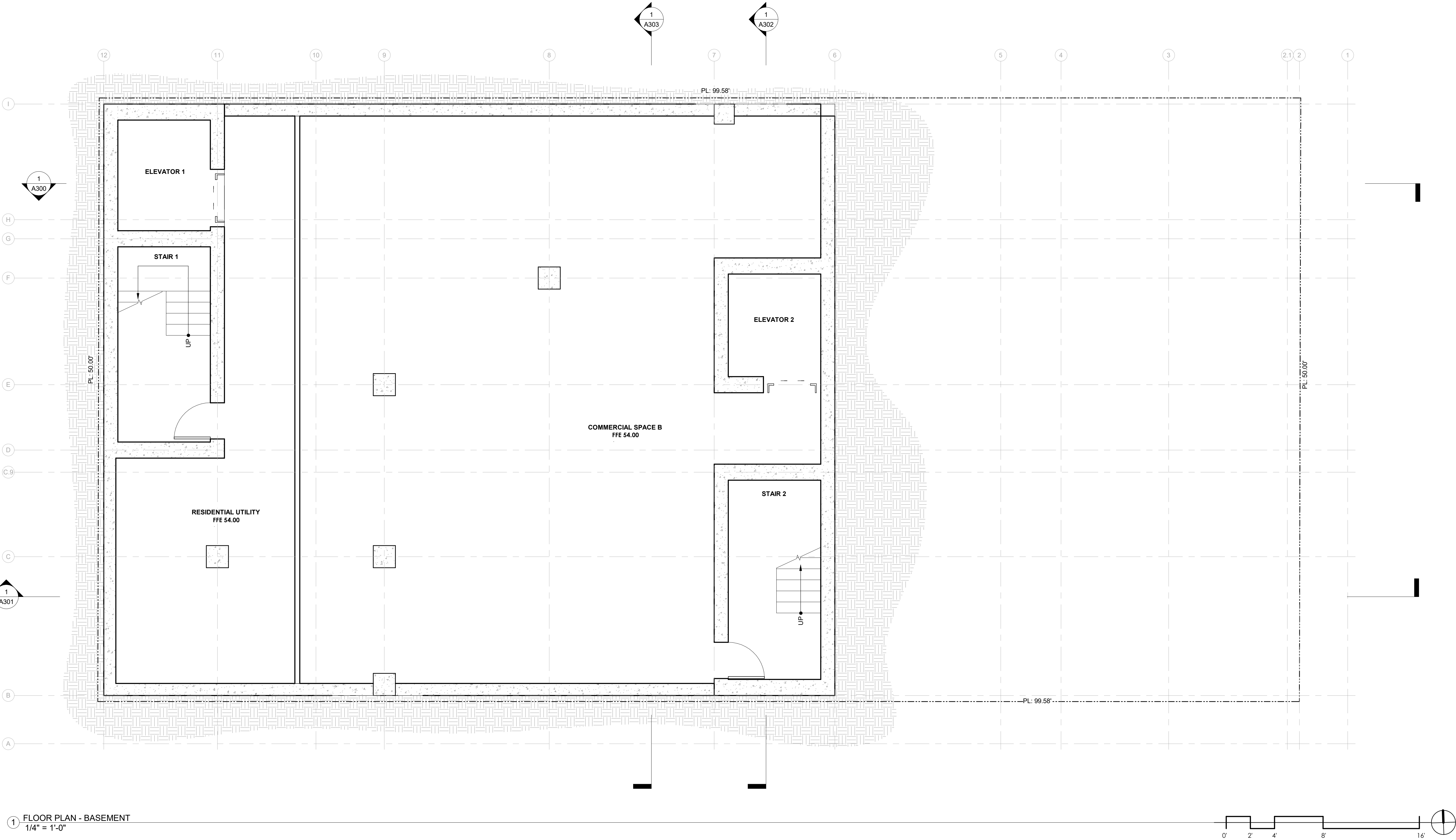
PROJECT/CLIENT:

1620 STATE STREET
SAN DIEGO, CA 92101
APN 533-352-09-00
CELINE

SHEET TITLE:
FLOOR PLAN - BASEMENT

SHEET NO.:

A101



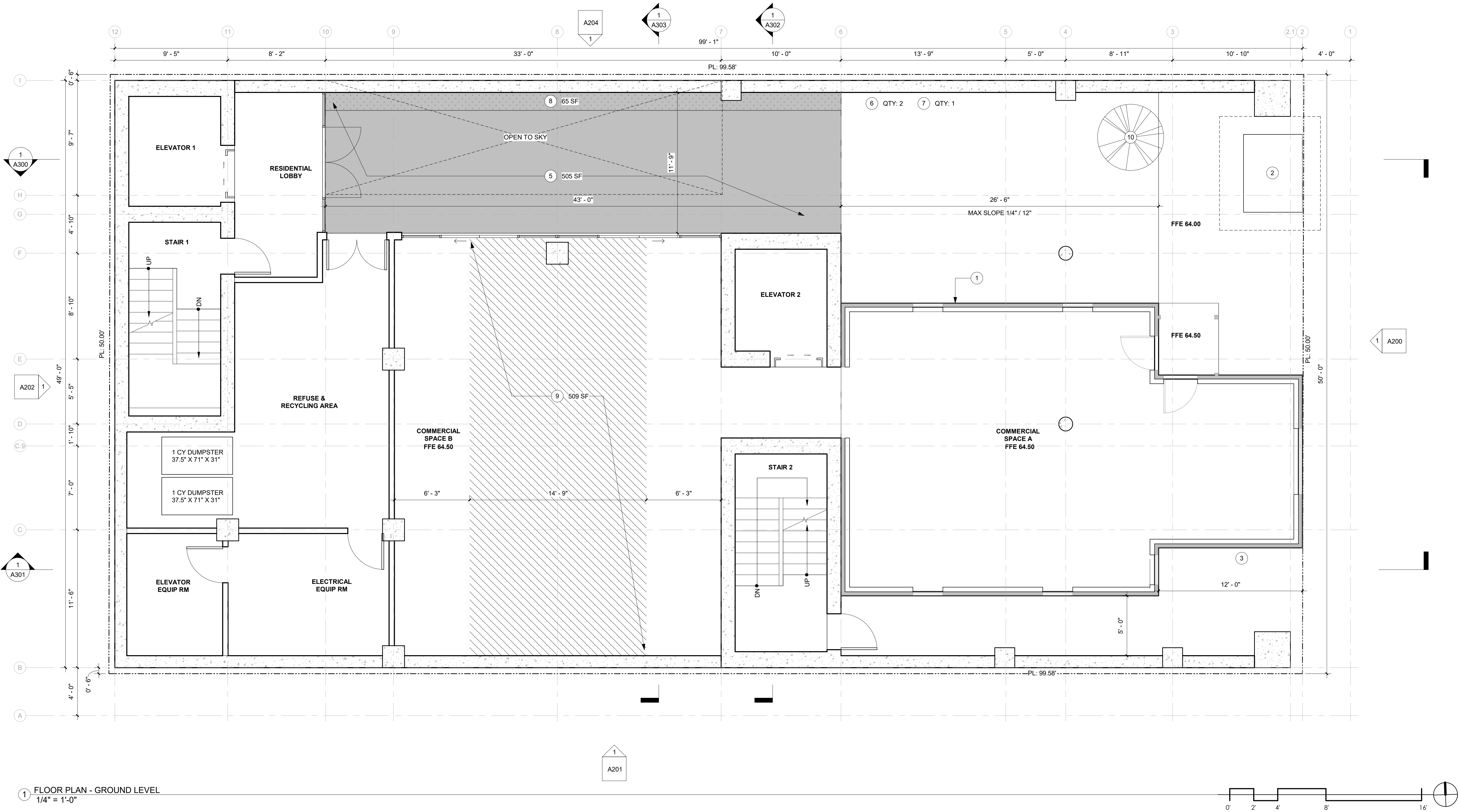
GENERAL NOTES

1. PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITHY CBC 903.2.11.2 IN THE TRASH CHUTE AND TRASH CHUTE DISCHARGE ROOM
2. PROJECTIONS BEYOND THE SOUTHERN PROPERTY LINE ARE PERMISSIBLE PER AIR EASEMENT FILED W/ THE COUNTY OF SAN DIEGO, DOC # _____.

SHEETNOTES

LEGEND

- ◊ DOWNSPOUT, SEE CIVIL & PLUMBING DWGS FOR DETAILS
- 1 WALL TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS
- LANDSCAPE
- LANDING: SLOPE NOT TO EXCEED 1:48 (2%)
- ELEC SUBPANEL
- RELOCATED HISTORIC HOUSE WALL
- NEW METAL STUD WALL/PARTITION
- NEW CONCRETE WALL/PARTITION



GENERAL NOTES

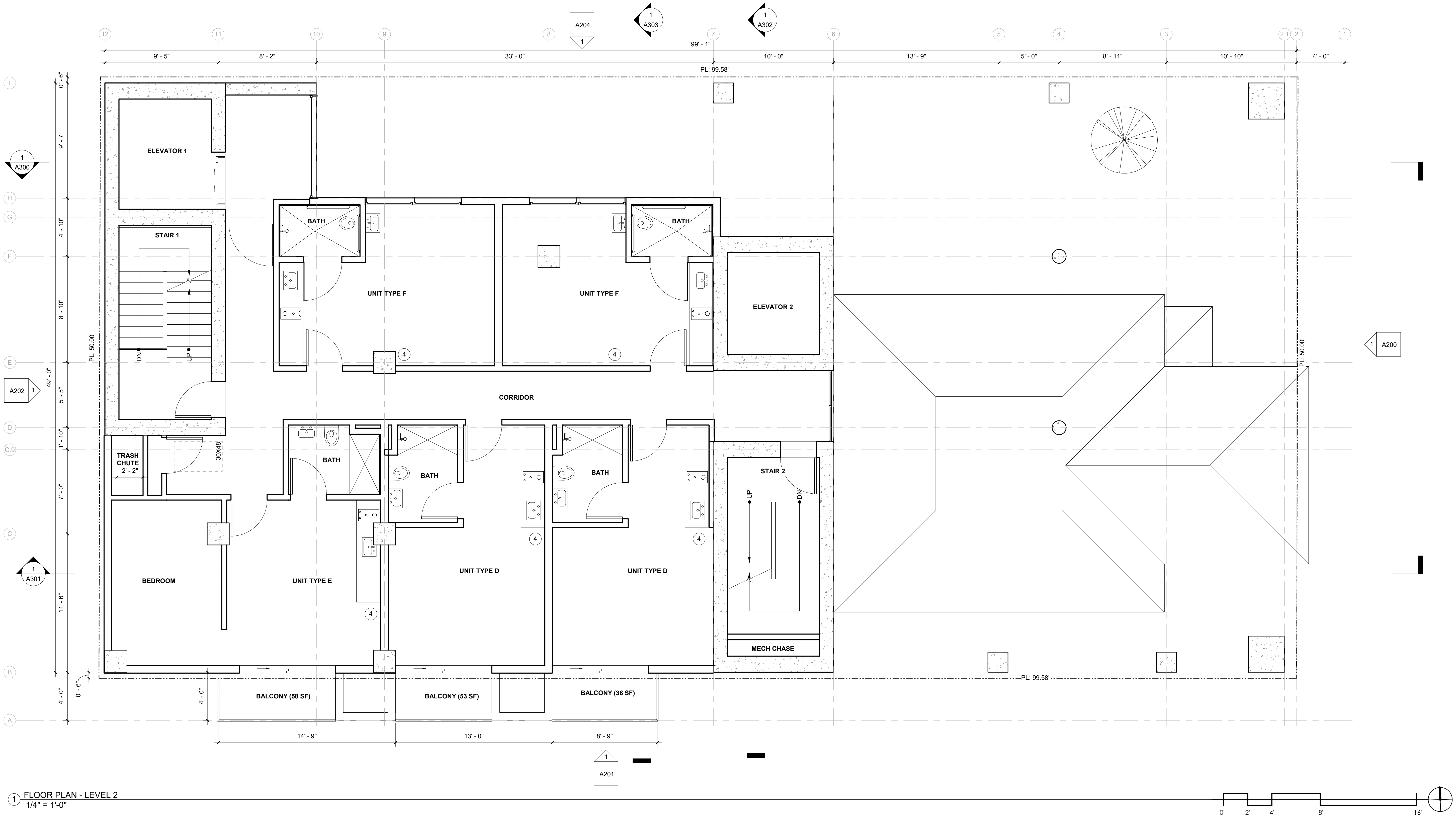
1. PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITHY CBC 903.2.11.2 IN THE TRASH CHUTE AND TRASH CHUTE DISCHARGE ROOM.
2. PROJECTIONS BEYOND THE SOUTHERN PROPERTY LINE ARE PERMISSIBLE PER AIR EASEMENT FILED W/ THE COUNTY OF SAN DIEGO, DOC # _____.

SHEETNOTES

- 1 RELOCATED HISTORIC HOUSE WALL W/ 3-HR FIRE RATED ASSEMBLY ON INTERIOR & INTUMESCENT PAINT FOR CLASS 'A' FLAME SPREAD RATING ON EXTERIOR
- 2 TRANSFORMER
- 3 DOMESTIC & FIRE WATER BACKFLOW PREVENTION DEVICES
- 4 WALL MTD BIKE STORAGE W/ E-BIKE CHARGING OUTLET
- 5 COMMON OUTDOOR OPEN SPACE
- 6 SHORT TERM BIKE PARKING W/ E-BIKE CHARGING OUTLET
- 7 LONG TERM BIKE PARKING W/ E-BIKE CHARGING OUTLET
- 8 LANDSCAPE/PLANTING AREA
- 9 COMMON INDOOR OPEN SPACE
- 10 REPLACEMENT STREET TREE: CERCIS CANADENSIS, EASTERN REDBUD

LEGEND

- ⬇ DOWNSPOUT, SEE CIVIL & PLUMBING DWGS FOR DETAILS
- 1 WALL TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS
- LANDSCAPE
- LANDING: SLOPE NOT TO EXCEED 1:48 (2%)
- ELEC SUBPANEL
- RELOCATED HISTORIC HOUSE WALL
- NEW METAL STUD WALL/PARTITION
- NEW CONCRETE WALL/PARTITION



1 FLOOR PLAN - LEVEL 2
1/4" = 1'-0"

GENERAL NOTES

1. PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH YCBC 903.2.11.2 IN THE TRASH CHUTE AND TRASH CHUTE DISCHARGE ROOM.
2. PROJECTIONS BEYOND THE SOUTHERN PROPERTY LINE ARE PERMISSIBLE PER AIR EASEMENT FILED W/ THE COUNTY OF SAN DIEGO, DOC # _____.

SHEETNOTES

- 1 RELOCATED HISTORIC HOUSE WALL W/ 3-HR FIRE RATED ASSEMBLY ON INTERIOR & INTUMESCENT PAINT FOR CLASS 'A' FLAME SPREAD RATING ON EXTERIOR
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LEGEND

- ⬇ DOWNSPOUT, SEE CIVIL & PLUMBING DWGS FOR DETAILS
- 1 WALL TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS
- LANDSCAPE
- LANDING: SLOPE NOT TO EXCEED 1:48 (2%)
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REV #	DATE	DESCRIPTION
2	06.04.25	Comment Response 2

PROJECT/CLIENT:

1620 STATE STREET
SAN DIEGO, CA 92101
APN 533-352-09-00
CELINE

SHEET TITLE:

**FLOOR PLAN -
LEVEL 2**

SHEET NO.:

A103



1 FLOOR PLAN - LEVEL 3
1/4" = 1'-0"

GENERAL NOTES

1. PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH YCBC 903.2.11.2 IN THE TRASH CHUTE AND TRASH CHUTE DISCHARGE ROOM.
2. PROJECTIONS BEYOND THE SOUTHERN PROPERTY LINE ARE PERMISSIBLE PER AIR EASEMENT FILED W/ THE COUNTY OF SAN DIEGO, DOC # _____.

SHEETNOTES

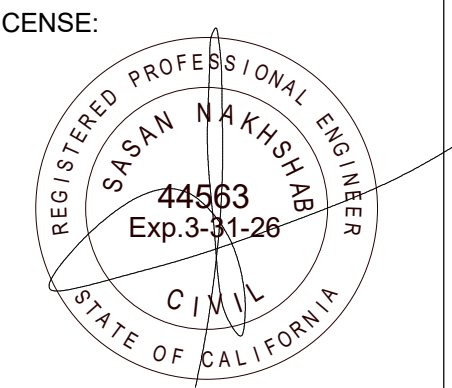
- 1 RELOCATED HISTORIC HOUSE WALL W/ 3-HR FIRE RATED ASSEMBLY ON INTERIOR & INTUMESCENT PAINT FOR CLASS 'A' FLAME SPREAD RATING ON EXTERIOR
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- 9 COMMON INDOOR OPEN SPACE
- 10 REPLACEMENT STREET TREE: CERCIS CANADENSIS, EASTERN REDBUD

LEGEND

- DOWNSPOUT, SEE CIVIL & PLUMBING DWGS FOR DETAILS
- 1 WALL TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS
- LANDSCAPE
- LANDING: SLOPE NOT TO EXCEED 1:48 (2%)
- ELEC SUBPANEL
- RELOCATED HISTORIC HOUSE WALL
- NEW METAL STUD WALL/PARTITION
- NEW CONCRETE WALL/PARTITION



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REV #	DATE	DESCRIPTION
2	06.04.25	Comment Response 2

PROJECT/CLIENT:

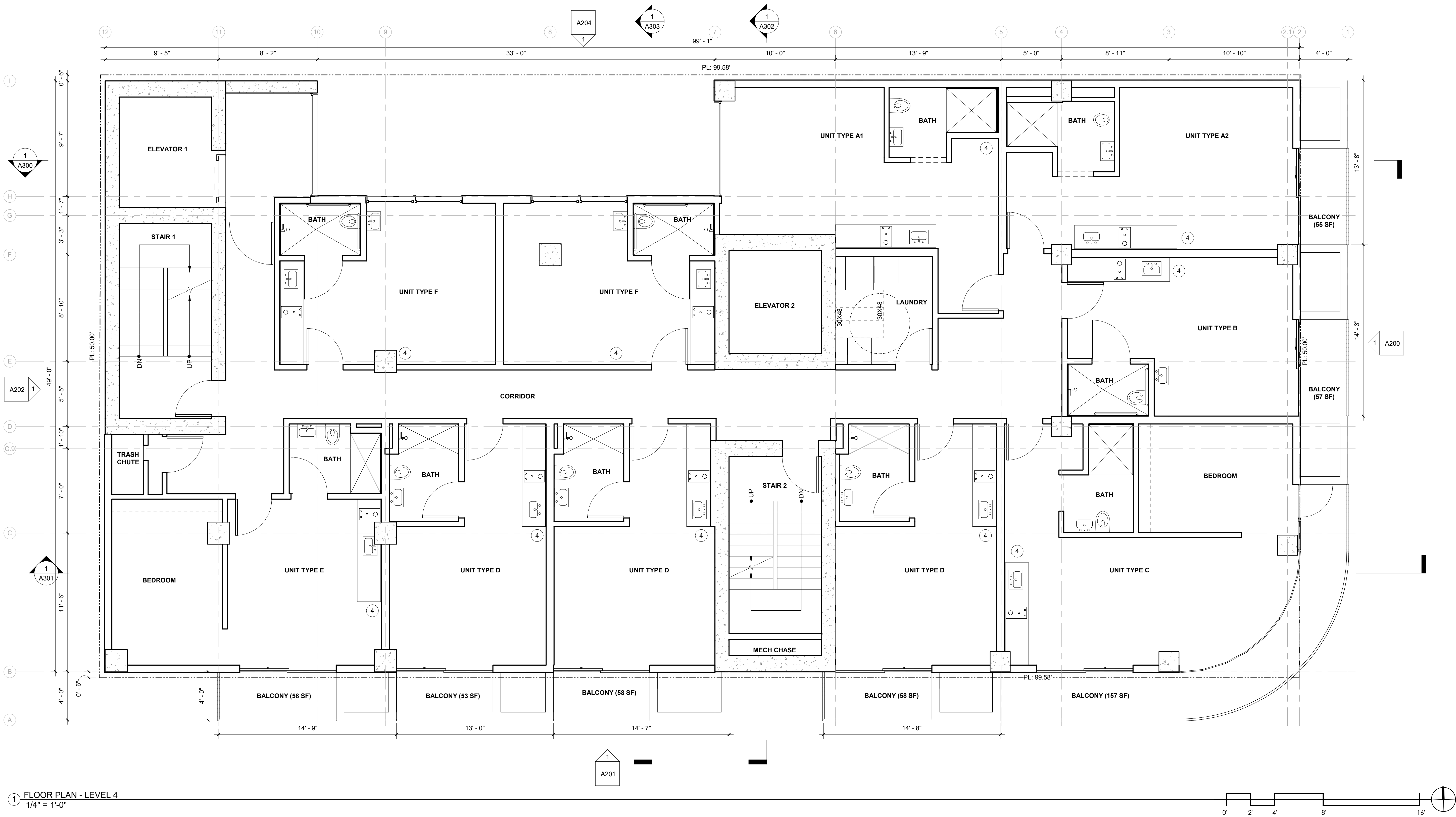
1620 STATE STREET
SAN DIEGO, CA 92101
APN 533-352-09-00
CELINE

SHEET TITLE:

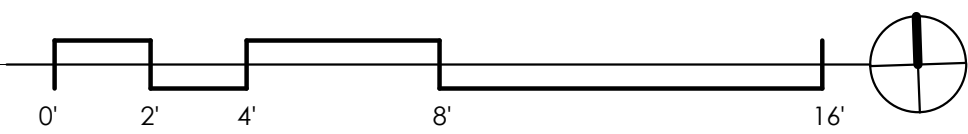
FLOOR PLAN -
LEVEL 3

SHEET NO.:

A104



1 FLOOR PLAN - LEVEL 4
1/4" = 1'-0"



GENERAL NOTES

1. PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITHY CBC 903.2.11.2 IN THE TRASH CHUTE AND TRASH CHUTE DISCHARGE ROOM.
2. PROJECTIONS BEYOND THE SOUTHERN PROPERTY LINE ARE PERMISSIBLE PER AIR EASEMENT FILED W/ THE COUNTY OF SAN DIEGO, DOC # _____.

SHEETNOTES

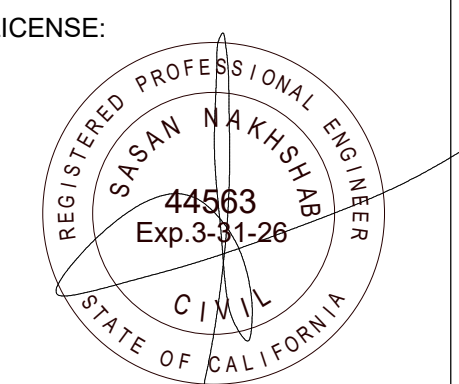
- 1 RELOCATED HISTORIC HOUSE WALL W/ 3-HR FIRE RATED ASSEMBLY ON INTERIOR & INTUMESCENT PAINT FOR CLASS 'A' FLAME SPREAD RATING ON EXTERIOR
- 2 TRANSFORMER
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- 9 COMMON INDOOR OPEN SPACE
- 10 REPLACEMENT STREET TREE: CERCIS CANADENSIS, EASTERN REDBUD

LEGEND

- ⬇ DOWNSPOUT, SEE CIVIL & PLUMBING DWGS FOR DETAILS
- 1 WALL TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS
- LANDSCAPE
- LANDING: SLOPE NOT TO EXCEED 1:48 (2%)
- ELEC SUBPANEL
- RELOCATED HISTORIC HOUSE WALL
- NEW METAL STUD WALL/PARTITION
- NEW CONCRETE WALL/PARTITION



ARCHITECTURE
ENGINEERING
BUILD
GREEN
598 W LAUREL STREET UNIT 11
SAN DIEGO CA 92101
P:619.255.7257 F:619.255.7833
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REV # DATE DESCRIPTION
2 06.04.25 Comment Response 2

PROJECT/CLIENT:

1620 STATE STREET
SAN DIEGO, CA 92101
APN 533-352-09-00
CELINE

SHEET TITLE:

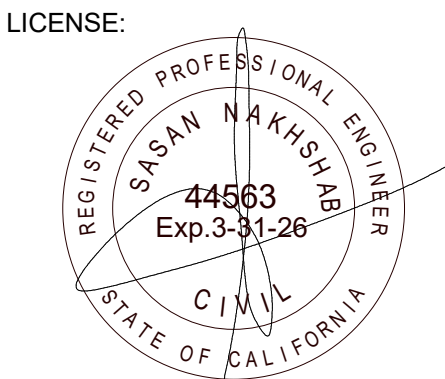
FLOOR PLAN -
LEVEL 4

SHEET NO.:

A105



ARCHITECTURE
ENGINEERING
BUILD
GREEN
598 W LAUREL STREET UNIT 11
SAN DIEGO CA 92101
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REV #	DATE	DESCRIPTION
2	06.04.25	Comment Response 2

PROJECT/CLIENT:

1620 STATE STREET
SAN DIEGO, CA 92101
APN 533-352-09-00
CELINE

SHEET TITLE:
**FLOOR PLAN -
LEVEL 5-6
(TYPICAL)**

SHEET NO.:

A106



1 FLOOR PLAN - TYP LEVELS 5-6
1/4" = 1'-0"

GENERAL NOTES

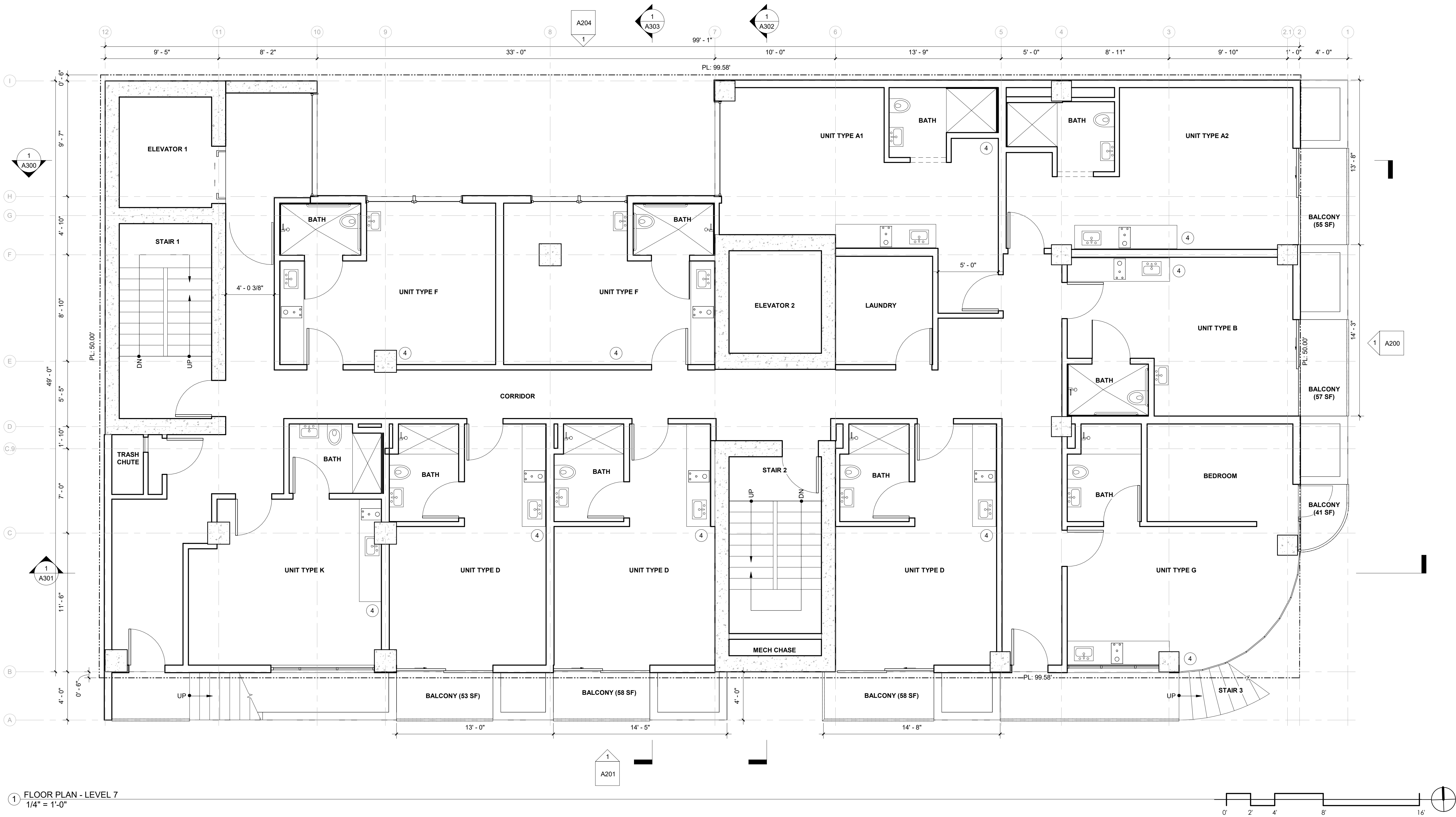
1. PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITHY CBC 903.2.11.2 IN THE TRASH CHUTE AND TRASH CHUTE DISCHARGE ROOM.
2. PROJECTIONS BEYOND THE SOUTHERN PROPERTY LINE ARE PERMISSIBLE PER AIR EASEMENT FILED W/ THE COUNTY OF SAN DIEGO, DOC # _____.

SHEETNOTES

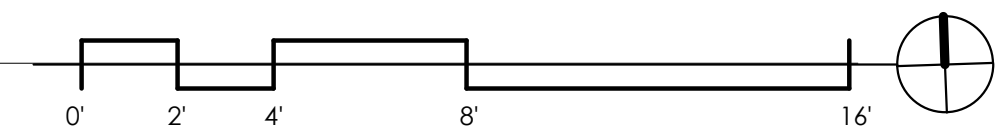
- 1 RELOCATED HISTORIC HOUSE WALL W/ 3-HR FIRE RATED ASSEMBLY ON INTERIOR & INTUMESCENT PAINT FOR CLASS 'A' FLAME SPREAD RATING ON EXTERIOR
- 2 TRANSFORMER
- 3 DOMESTIC & FIRE WATER BACKFLOW PREVENTION DEVICES
- 4 WALL MTD BIKE STORAGE W/ E-BIKE CHARGING OUTLET
- 5 COMMON OUTDOOR OPEN SPACE
- 6 SHORT TERM BIKE PARKING W/ E-BIKE CHARGING OUTLET
- 7 LONG TERM BIKE PARKING W/ E-BIKE CHARGING OUTLET
- 8 LANDSCAPE/PLANTING AREA
- 9 COMMON INDOOR OPEN SPACE
- 10 REPLACEMENT STREET TREE: CERCIS CANADENSIS, EASTERN REDBUD

LEGEND

- DOWNSPOUT, SEE CIVIL & PLUMBING DWGS FOR DETAILS
- WALL TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
- WINDOW TAG, SEE A600 FOR DETAILS
- WINDOW TAG, SEE A600 FOR DETAILS
- LANDSCAPE
- LANDING: SLOPE NOT TO EXCEED 1:48 (2%)
- ELEC SUBPANEL
- RELOCATED HISTORIC HOUSE WALL
- NEW METAL STUD WALL/PARTITION
- NEW CONCRETE WALL/PARTITION



1 FLOOR PLAN - LEVEL 7
1/4" = 1'-0"



GENERAL NOTES

1. PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITHY CBC 903.2.11.2 IN THE TRASH CHUTE AND TRASH CHUTE DISCHARGE ROOM.
2. PROJECTIONS BEYOND THE SOUTHERN PROPERTY LINE ARE PERMISSIBLE PER AIR EASEMENT FILED W/ THE COUNTY OF SAN DIEGO, DOC # _____.

SHEETNOTES

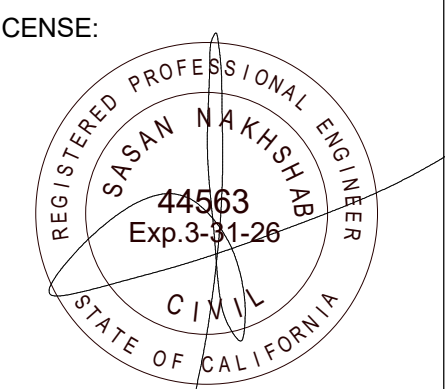
- 1 RELOCATED HISTORIC HOUSE WALL W/ 3-HR FIRE RATED ASSEMBLY ON INTERIOR & INTUMESCENT PAINT FOR CLASS 'A' FLAME SPREAD RATING ON EXTERIOR
- 2 TRANSFORMER
- 3 DOMESTIC & FIRE WATER BACKFLOW PREVENTION DEVICES
- 4 WALL MTD BIKE STORAGE W/ E-BIKE CHARGING OUTLET
- 5 COMMON OUTDOOR OPEN SPACE
- 6 SHORT TERM BIKE PARKING W/ E-BIKE CHARGING OUTLET
- 7 LONG TERM BIKE PARKING W/ E-BIKE CHARGING OUTLET
- 8 LANDSCAPE/PLANTING AREA
- 9 COMMON INDOOR OPEN SPACE
- 10 REPLACEMENT STREET TREE: CERCIS CANADENSIS, EASTERN REDBUD

LEGEND

- ⬇ DOWNSPOUT, SEE CIVIL & PLUMBING DWGS FOR DETAILS
- 1 WALL TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS
- LANDSCAPE
- LANDING: SLOPE NOT TO EXCEED 1:48 (2%)
- ELEC SUBPANEL
- RELOCATED HISTORIC HOUSE WALL
- NEW METAL STUD WALL/PARTITION
- NEW CONCRETE WALL/PARTITION



ARCHITECTURE
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GREEN
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REV # DATE DESCRIPTION
2 06.04.25 Comment Response 2

PROJECT/CLIENT:

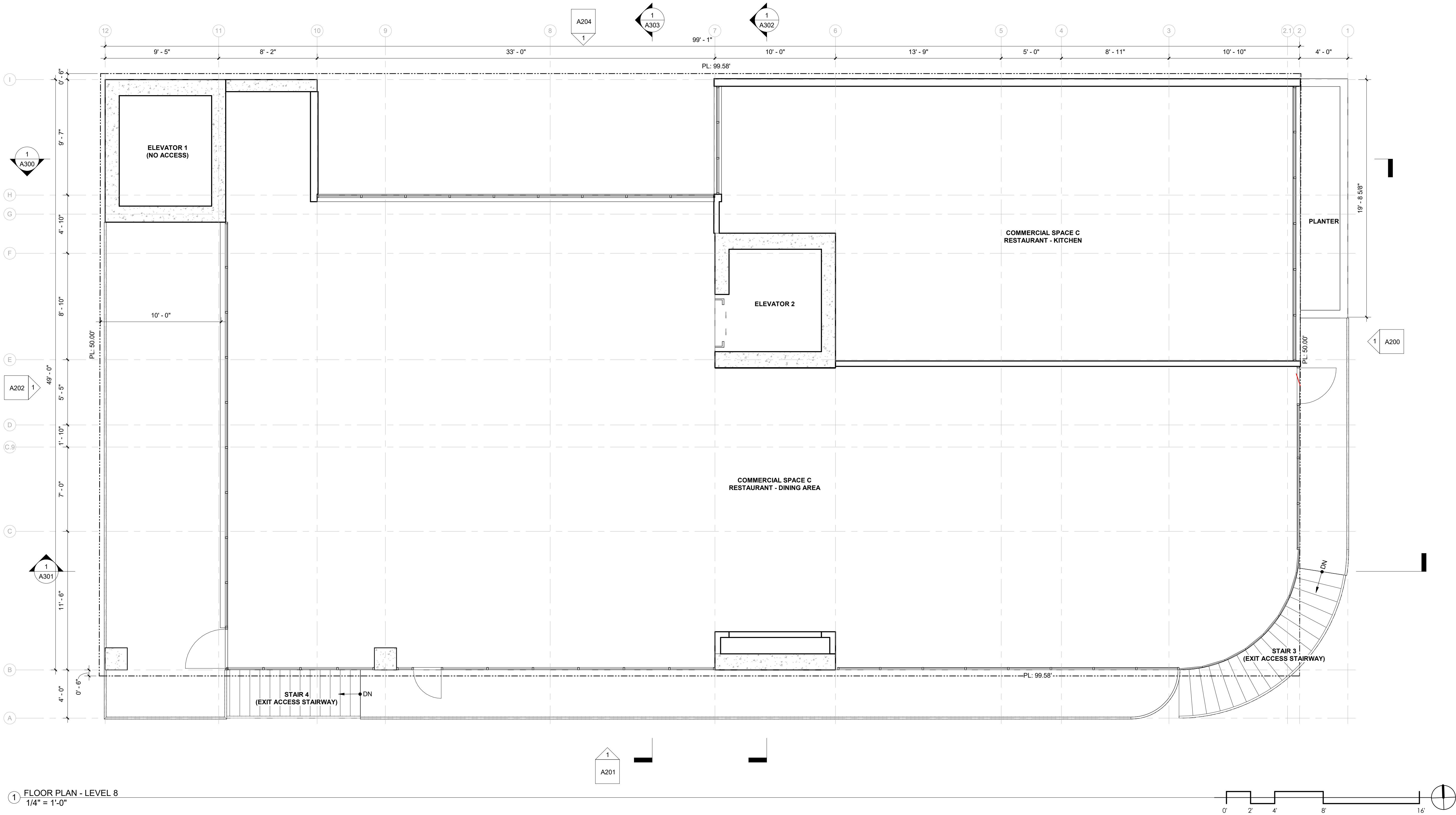
1620 STATE STREET
SAN DIEGO, CA 92101
APN 533-352-09-00
CELINE

SHEET TITLE:

FLOOR PLAN -
LEVEL 7

SHEET NO.:

A107



1 FLOOR PLAN - LEVEL 8
1/4" = 1'-0"

GENERAL NOTES

1. PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITHY CBC 903.2.11.2 IN THE TRASH CHUTE AND TRASH CHUTE DISCHARGE ROOM
2. PROJECTIONS BEYOND THE SOUTHERN PROPERTY LINE ARE PERMISSIBLE PER AIR EASEMENT FILED W/ THE COUNTY OF SAN DIEGO, DOC # _____.

SHEETNOTES

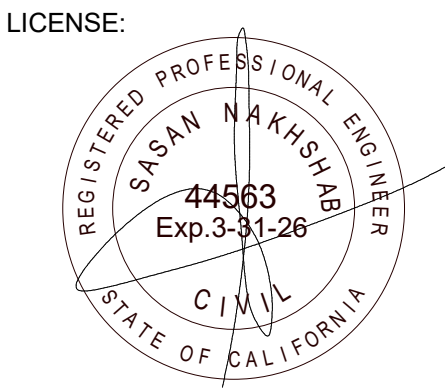
- | | | | |
|---|---|----|--|
| 1 | RELOCATED HISTORIC HOUSE WALL W/ 3-HR FIRE RATED ASSEMBLY ON INTERIOR & INTUMESCENT PAINT FOR CLASS 'A' FLAME SPREAD RATING ON EXTERIOR | 10 | REPLACEMENT STREET TREE: CERCIS CANADENSIS, EASTERN REDBUD |
| 2 | TRANSFORMER | | |
| 3 | DOMESTIC & FIRE WATER BACKFLOW PREVENTION DEVICES | | |
| 4 | WALL MTD BIKE STORAGE W/ E-BIKE CHARGING OUTLET | | |
| 5 | COMMON OUTDOOR OPEN SPACE | | |
| 6 | SHORT TERM BIKE PARKING W/ E-BIKE CHARGING OUTLET | | |
| 7 | LONG TERM BIKE PARKING W/ E-BIKE CHARGING OUTLET | | |
| 8 | LANDSCAPE/PLANTING AREA | | |
| 9 | COMMON INDOOR OPEN SPACE | | |

LEGEND

- ⬇○ DOWNSPOUT, SEE CIVIL & PLUMBING DWGS FOR DETAILS
- 1 WALL TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS
- LANDSCAPE
- LANDING: SLOPE NOT TO EXCEED 1:48 (2%)
- ELEC SUBPANEL
- RELOCATED HISTORIC HOUSE WALL
- NEW METAL STUD WALL/PARTITION
- NEW CONCRETE WALL/PARTITION



ARCHITECTURE
ENGINEERING
BUILD
GREEN
598 W LAUREL STREET UNIT 11
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REV #	DATE	DESCRIPTION
2	06.04.25	Comment Response 2

PROJECT/CLIENT:

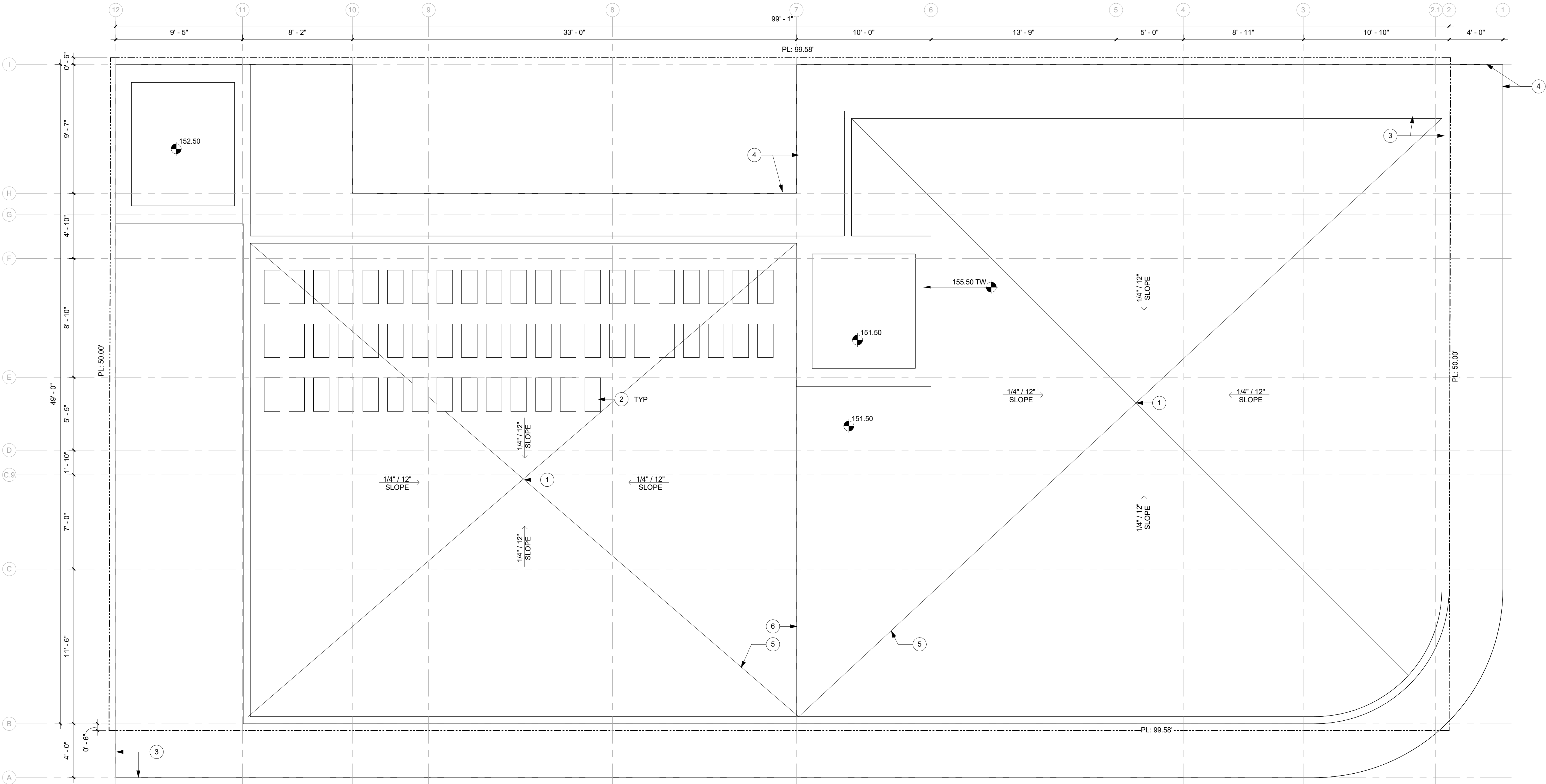
1620 STATE STREET
SAN DIEGO, CA 92101
APN 533-352-09-00
CELINE

SHEET TITLE:

ROOF PLAN

SHEET NO.:

A109



1 ROOF PLAN
1/4" = 1'-0"

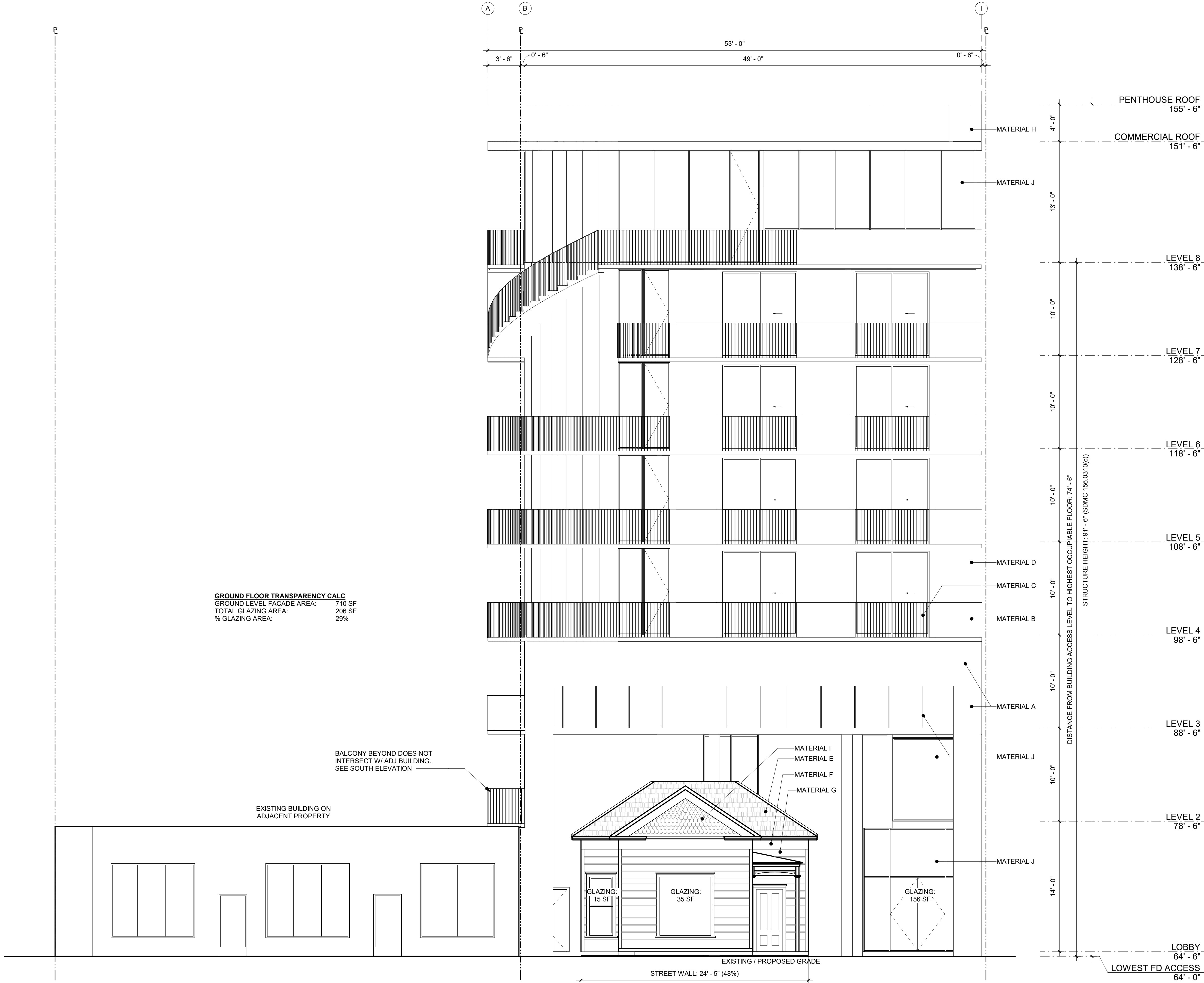
GENERAL NOTES

- PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITHY CBC 903.2.11.2 IN THE TRASH CHUTE AND TRASH CHUTE DISCHARGE ROOM.
- PROJECTIONS BEYOND THE SOUTHERN PROPERTY LINE ARE PERMISSIBLE PER AIR EASEMENT FILED W/ THE COUNTY OF SAN DIEGO, DOC #_____.

SHEETNOTES

- ROOF DRAIN
- MINISPLIT CONDENSING UNIT
- 42" PARAPET
- EDGE OF ROOF
- ROOF SLOPE VALLEY
- ROOF SLOPE RIDGE

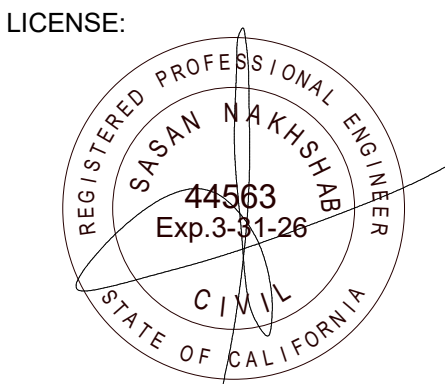
- DOWNSPOUT, SEE CIVIL & PLUMBING DWGS FOR DETAILS
- WALL TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
- WINDOW TAG, SEE A600 FOR DETAILS
- WINDOW TAG, SEE A600 FOR DETAILS
- LANDSCAPE
- LANDING: SLOPE NOT TO EXCEED 1:48 (2%)
- ELEC SUBPANEL
- RELOCATED HISTORIC HOUSE WALL
- NEW METAL STUD WALL/PARTITION
- NEW CONCRETE WALL/PARTITION



GENERAL NOTES



ARCHITECTURE
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BUILD
GREEN
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REV #	DATE	DESCRIPTION
2	06.04.25	Comment Response 2

MATERIALS

- A CAST-IN-PLACE CONCRETE TO MATCH STUCCO COLOR ABOVE
- B CAST IN PLACE CONCRETE TO MATCH STUCCO COLOR ABOVE
- C PTD STL GUARDRAIL
- D ACRYLIC STUCCO
- E ROOF SHINGLE
- F PTD WD FASCIA BD
- G PTD WD SIDING
- H ACRYLIC STUCCO
- I PTD WD SHINGLE
- J STOREFRONT GLAZING SYSTEM

PROJECT/CLIENT:

1620 STATE STREET
SAN DIEGO, CA 92101
APN 533-352-09-00
CELINE

LEGEND

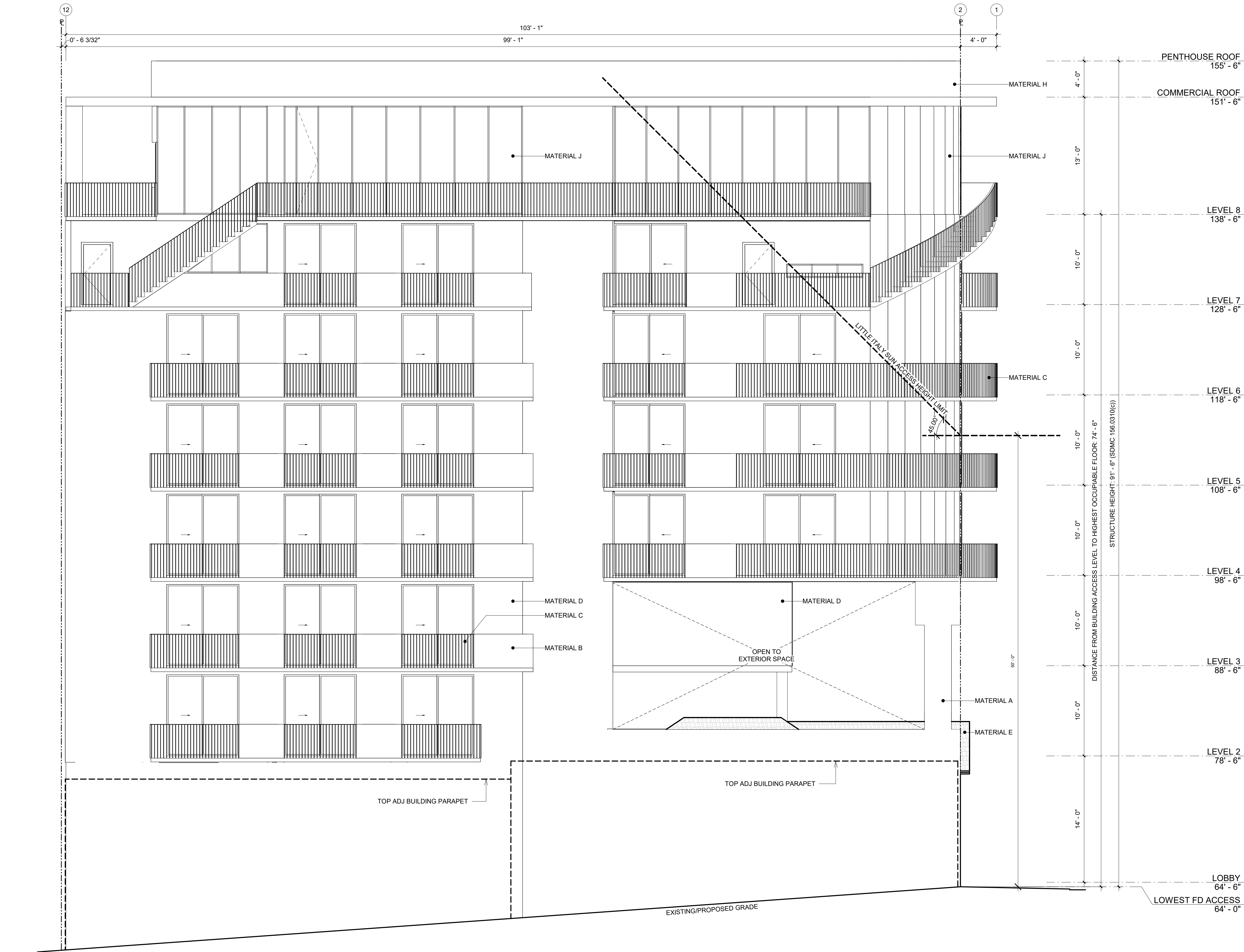
- 1 WALL/FLOOR TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
- R# ROOF TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS

SHEET TITLE:

ELEVATION - EAST

SHEET NO.:

A200



1 ELEVATION - SOUTH
3/16" = 1'-0"

GENERAL NOTES



ARCHITECTURE
ENGINEERING
BUILD
GREEN
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WWW.NDDINC.NET

LICENSE:



REV #	DATE	DESCRIPTION
2	06.04.25	Comment Response 2

MATERIALS

- A CAST-IN-PLACE CONCRETE TO MATCH STUCCO COLOR ABOVE
- B CAST IN PLACE CONCRETE TO MATCH STUCCO COLOR ABOVE
- C PTD STL GUARDRAIL
- D ACRYLIC STUCCO
- E ROOF SHINGLE
- F PTD WD FASCIA BD
- G PTD WD SIDING
- H ACRYLIC STUCCO
- I PTD WD SHINGLE
- J STOREFRONT GLAZING SYSTEM

PROJECT/CLIENT:

1620 STATE STREET
SAN DIEGO, CA 92101
APN 533-352-09-00
CELINE

LEGEND

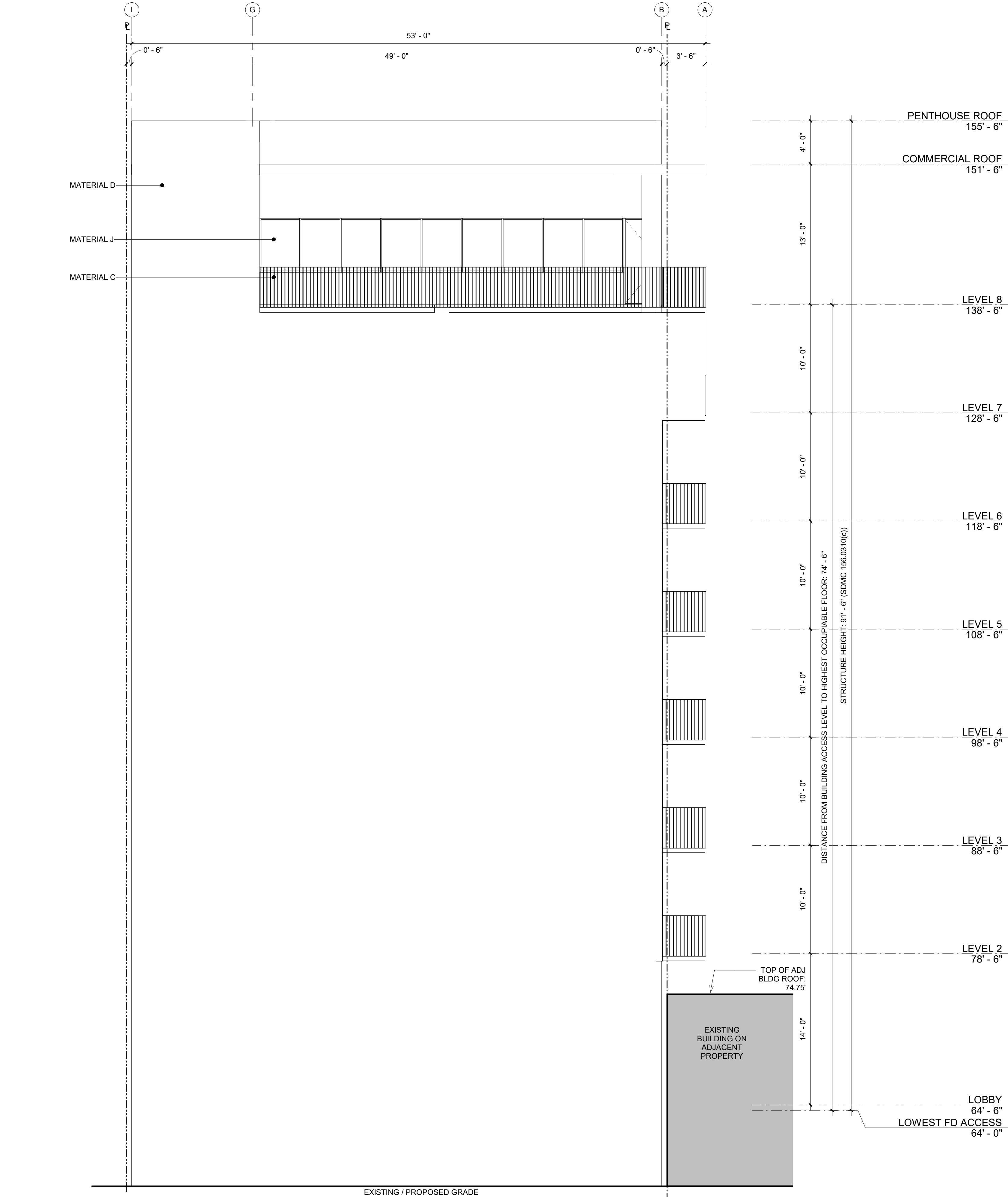
- 1i WALL/FLOOR TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
- R# ROOF TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS

SHEET TITLE:

ELEVATION -
SOUTH

SHEET NO.:

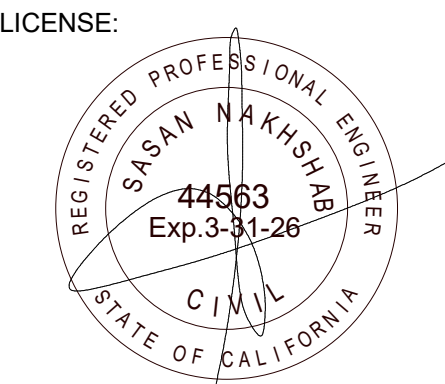
A201



GENERAL NOTES



ARCHITECTURE
ENGINEERING
BUILD
GREEN
598 W LAUREL STREET UNIT 11
SAN DIEGO CA 92101
P:619.255.7257 F:619.255.7833
WWW.NDDINC.NET



REV #	DATE	DESCRIPTION
2	06.04.25	Comment Response 2

MATERIALS

- A CAST-IN-PLACE CONCRETE TO MATCH STUCCO COLOR ABOVE
- B CAST IN PLACE CONCRETE TO MATCH STUCCO COLOR ABOVE
- C PTD STL GUARDRAIL
- D ACRYLIC STUCCO
- E ROOF SHINGLE
- F PTD WD FASCIA BD
- G PTD WD SIDING
- H ACRYLIC STUCCO
- I PTD WD SHINGLE
- J STOREFRONT GLAZING SYSTEM

PROJECT/CLIENT:

1620 STATE STREET
SAN DIEGO, CA 92101
APN 533-352-09-00
CELINE

LEGEND

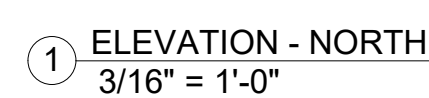
- 1i WALL/FLOOR TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
- R# ROOF TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS

SHEET TITLE:

ELEVATION -
WEST

SHEET NO.:

A202



LICENSE:



REGISTERED PROFESSIONAL ENGINEER
SASAN NAKHSHAB
44563
Exp. 3-31-26
CIVIL
STATE OF CALIFORNIA

MATERIALS

- PROJECT/CLIENT:

1620 STATE STREET
SAN DIEGO, CA 92101
APN 533-352-09-00
CELINE

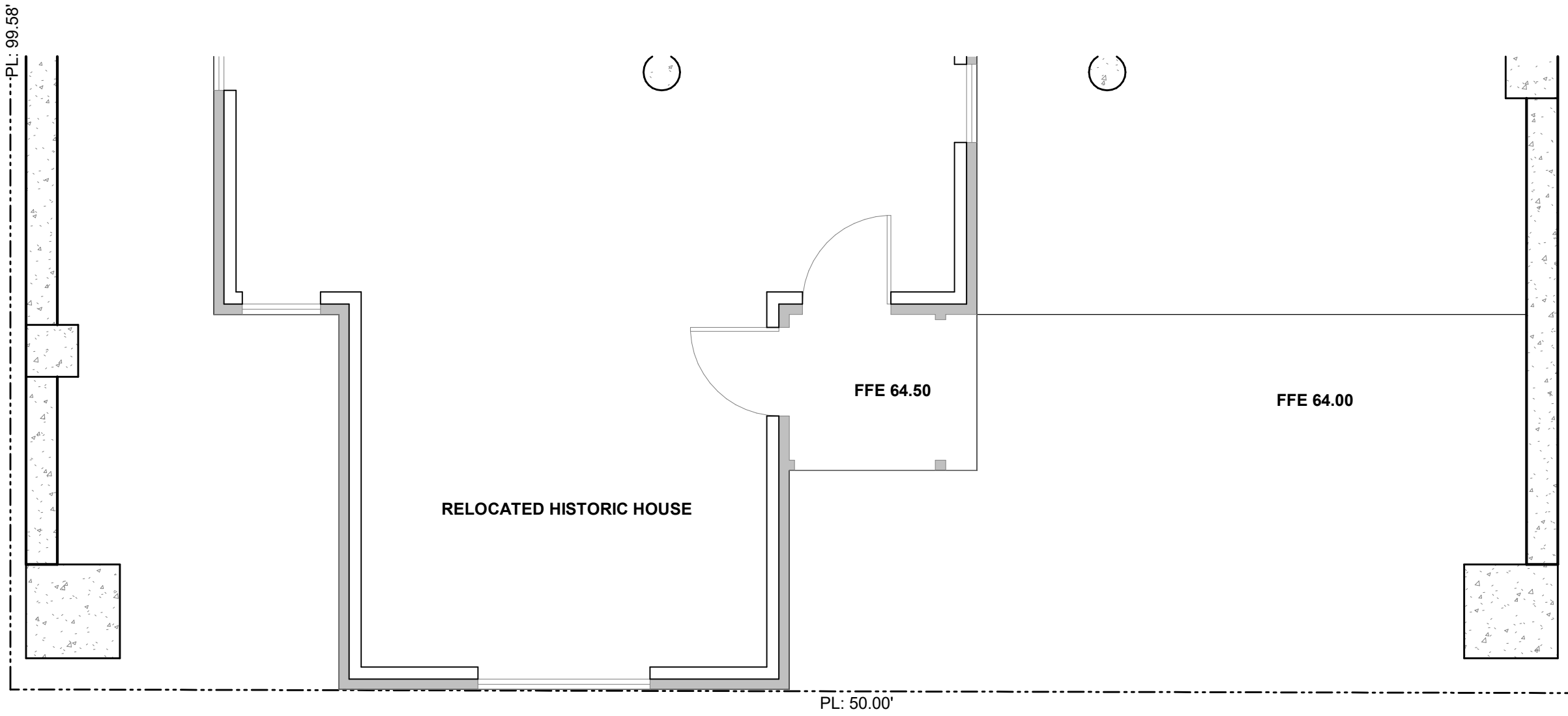
	11 WALL/FLOOR TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
	R# ROOF TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
	11 WINDOW TAG, SEE A600 FOR DETAILS
	11 WINDOW TAG, SEE A600 FOR DETAILS

SHEET TITLE:

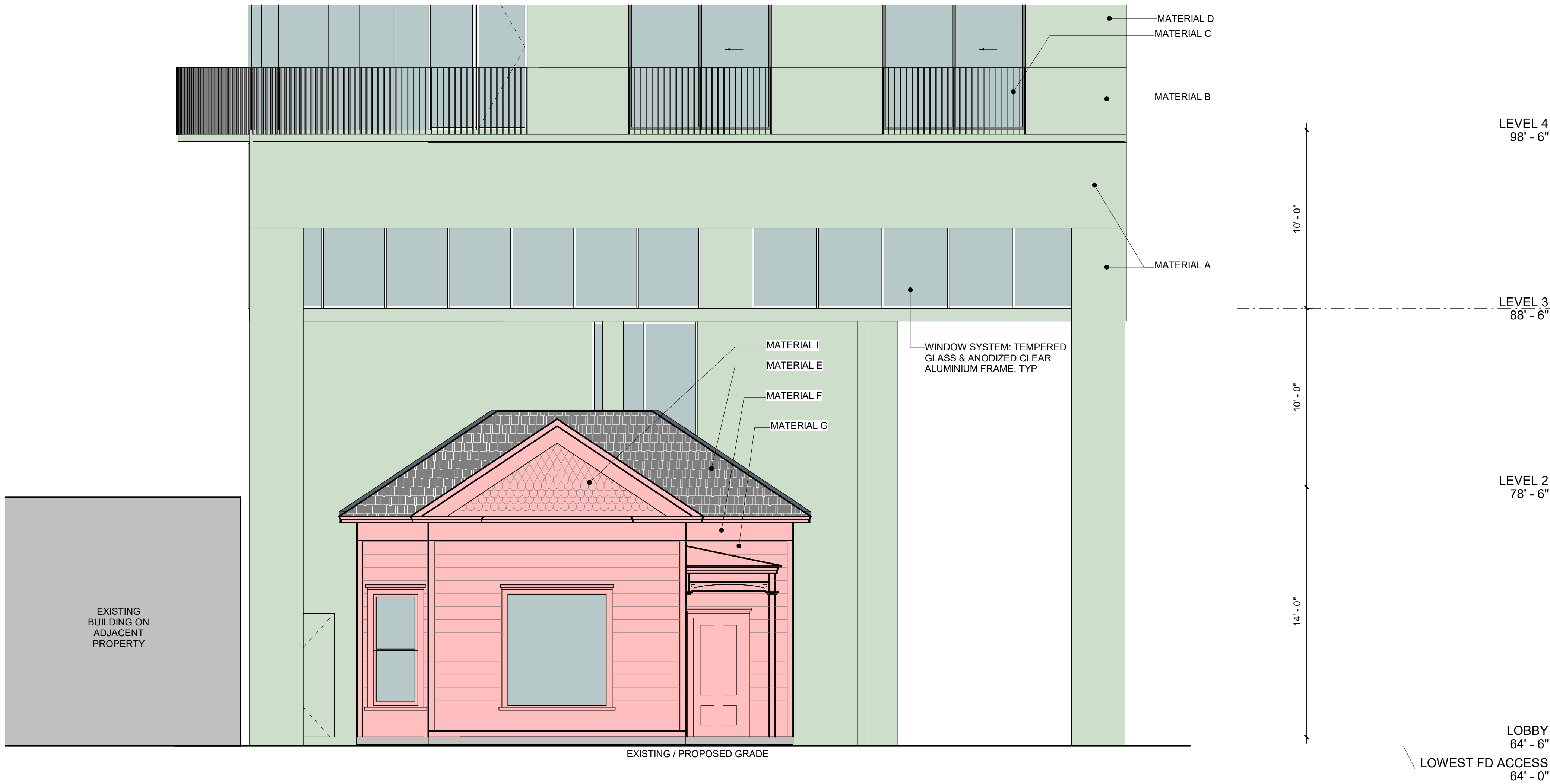
ELEVATION -
NORTH

SHEET NO.:

A204



② ENLARGED PLAN
1/4" = 1'-0"



① ENLARGED ELEVATION - EAST
1/4" = 1'-0"

GENERAL NOTES



ARCHITECTURE
ENGINEERING
BUILD
GREEN
598 W LAUREL STREET UNIT 11
SAN DIEGO CA 92101
P:619.255.7257 F:619.255.7833
WWW.NDDINC.NET

LICENSE:



REV #	DATE	DESCRIPTION
2	06.04.25	Comment Response 2

MATERIALS

- A CAST-IN-PLACE CONCRETE TO MATCH STUCCO COLOR ABOVE
- B CAST IN PLACE CONCRETE TO MATCH STUCCO COLOR ABOVE
- C PTD STL GUARDRAIL
- D ACRYLIC STUCCO
- E ROOF SHINGLE
- F PTD WD FASCIA BD
- G PTD WD SIDING
- H ACRYLIC STUCCO
- I PTD WD SHINGLE
- J STOREFRONT GLAZING SYSTEM

PROJECT/CLIENT:

1620 STATE STREET
SAN DIEGO, CA 92101
APN 533-352-09-00
CELINE

LEGEND

SHEET TITLE:

ENLARGED
ELEVATION

SHEET NO.:

A205



1 BUILDING SECTION B
3/16" = 1'-0"

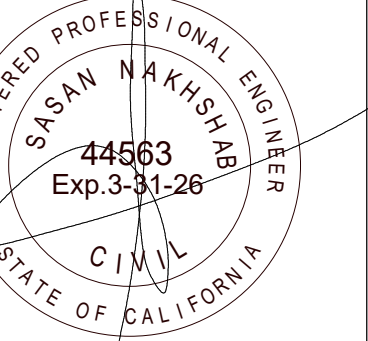
GENERAL NOTES

- 'LOWEST FD ACCESS' IS LOWEST LEVEL OF FIRE DEPARTMENT ACCESS.
- ELEVATIONS ARE RELATIVE SEA LEVEL & INDICATE FINISH FLOOR ELEVATION



ARCHITECTURE
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BUILD
GREEN
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LICENSE:



REV #	DATE	DESCRIPTION
2	06.04.25	Comment Response 2

SHEET NOTES

PROJECT/CLIENT:

1620 STATE STREET
SAN DIEGO, CA 92101
APN 533-352-09-00

CELINE

LEGEND

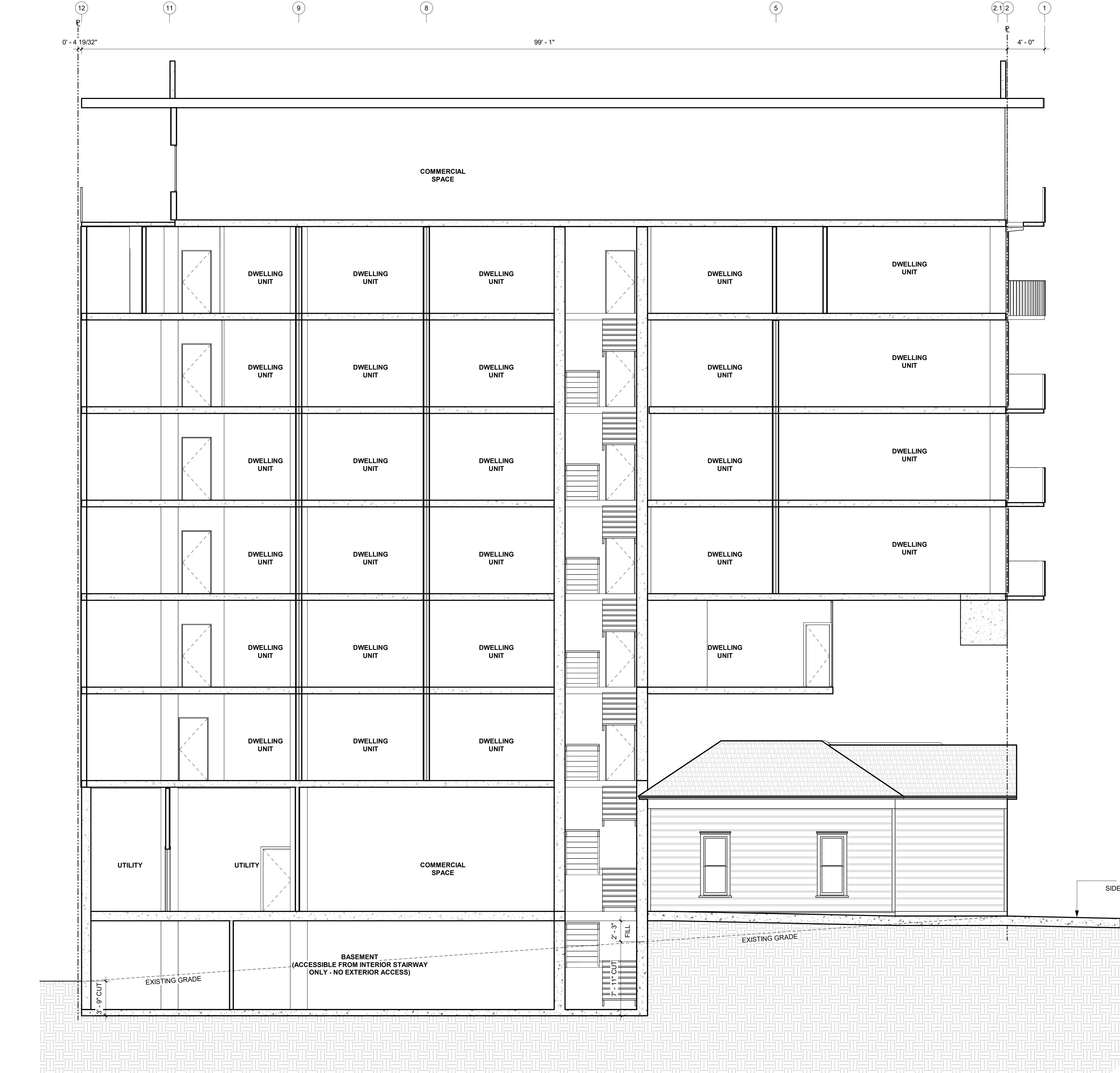
- 1i WALL/FLOOR TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
- R# ROOF TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS

SHEET TITLE:

BUILDING
SECTION

SHEET NO.:

A300



1 BUILDING SECTION A
3/16" = 1'-0"

GENERAL NOTES

- 'LOWEST FD ACCESS' IS LOWEST LEVEL OF FIRE DEPARTMENT ACCESS.
- ELEVATIONS ARE RELATIVE SEA LEVEL & INDICATE FINISH FLOOR ELEVATION



ARCHITECTURE
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LICENSE:



REV #	DATE	DESCRIPTION
2	06.04.25	Comment Response 2

SHEET NOTES

PROJECT/CLIENT:

1620 STATE STREET
SAN DIEGO, CA 92101
APN 533-352-09-00
CELINE

SHEET TITLE:

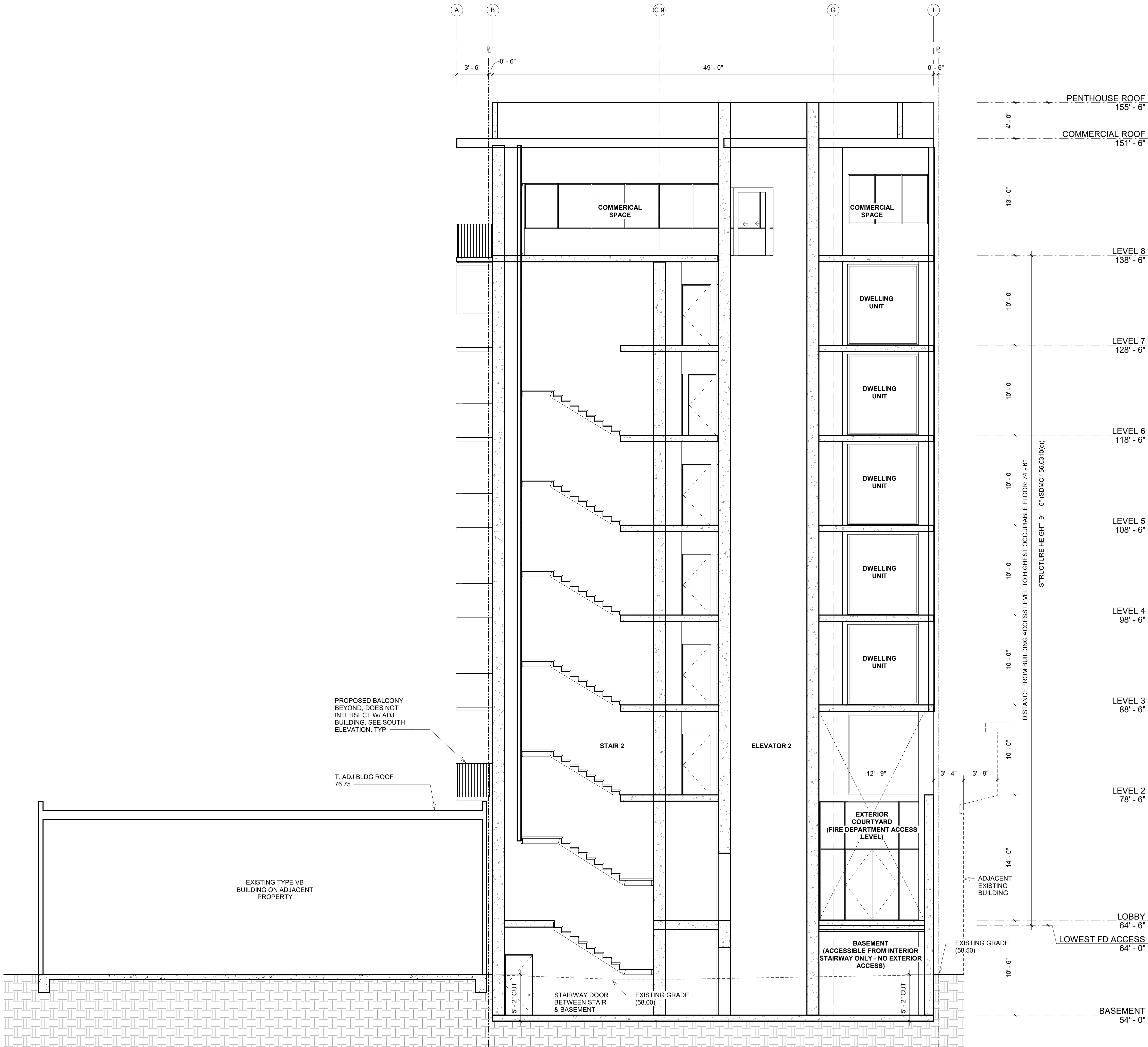
**BUILDING
SECTION**

SHEET NO.:

A301

LEGEND

- 1 WALL/FLOOR TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
- R# ROOF TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS



1 BUILDING SECTION C
3/16" = 1'-0"

GENERAL NOTES

- 'LOWEST FD ACCESS' IS LOWEST LEVEL OF FIRE DEPARTMENT ACCESS.
- ELEVATIONS ARE RELATIVE SEA LEVEL & INDICATE FINISH FLOOR ELEVATION



ARCHITECTURE
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LICENSE:



REV #	DATE	DESCRIPTION
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SHEET NOTES

PROJECT/CLIENT:

1620 STATE STREET
SAN DIEGO, CA 92101
APN 533-352-09-00
CELINE

LEGEND

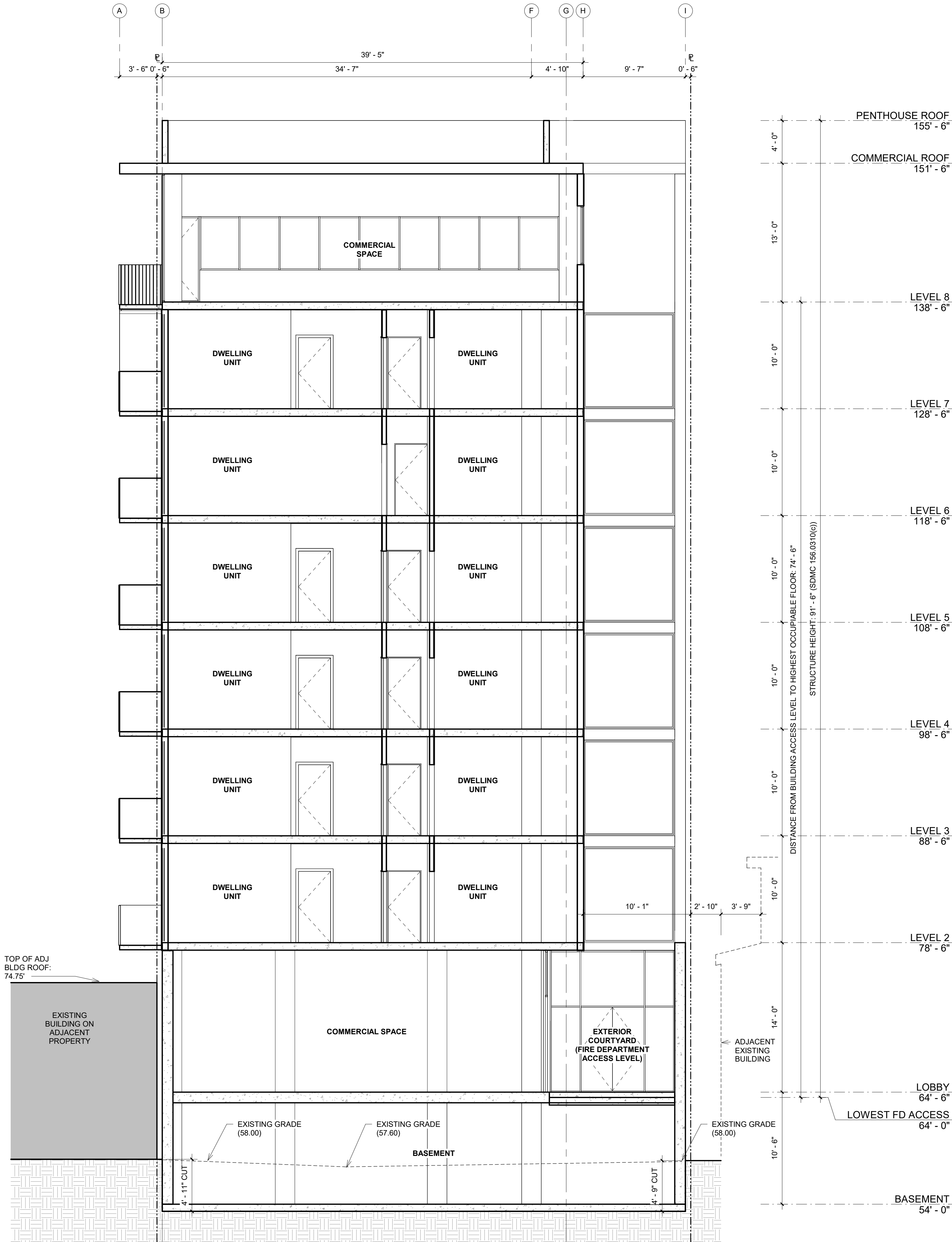
- 1i WALL/FLOOR TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
- R# ROOF TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS

SHEET TITLE:

**BUILDING
SECTION**

SHEET NO.:

A302



1 BUILDING SECTION D
3/16" = 1'-0"

GENERAL NOTES

1. 'LOWEST FD ACCESS' IS LOWEST LEVEL OF FIRE DEPARTMENT ACCESS.
2. ELEVATIONS ARE RELATIVE SEA LEVEL & INDICATE FINISH FLOOR ELEVATION



ARCHITECTURE
ENGINEERING
BUILD
GREEN
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SAN DIEGO CA 92101
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LICENSE:



REV #	DATE	DESCRIPTION
2	06.04.25	Comment Response 2

SHEET NOTES

PROJECT/CLIENT:

1620 STATE STREET
SAN DIEGO, CA 92101
APN 533-352-09-00
CELINE

LEGEND

- 1i WALL/FLOOR TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
- R# ROOF TAG, SEE ASSEMBLIES SHEETS FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS
- 1t WINDOW TAG, SEE A600 FOR DETAILS

SHEET TITLE:

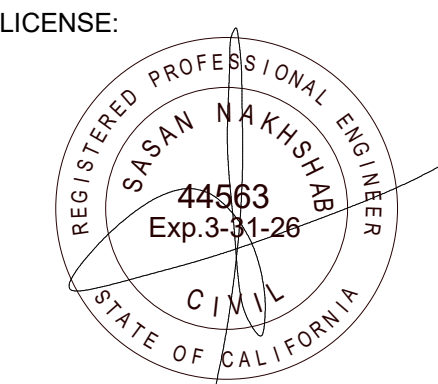
BUILDING
SECTION

SHEET NO.:

A303



ARCHITECTURE
ENGINEERING
BUILD
GREEN
598 W LAUREL STREET UNIT 11
SAN DIEGO CA 92101
P:619.255.7257 F:619.255.7833
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REV #	DATE	DESCRIPTION
2	06.04.25	Comment Response 2

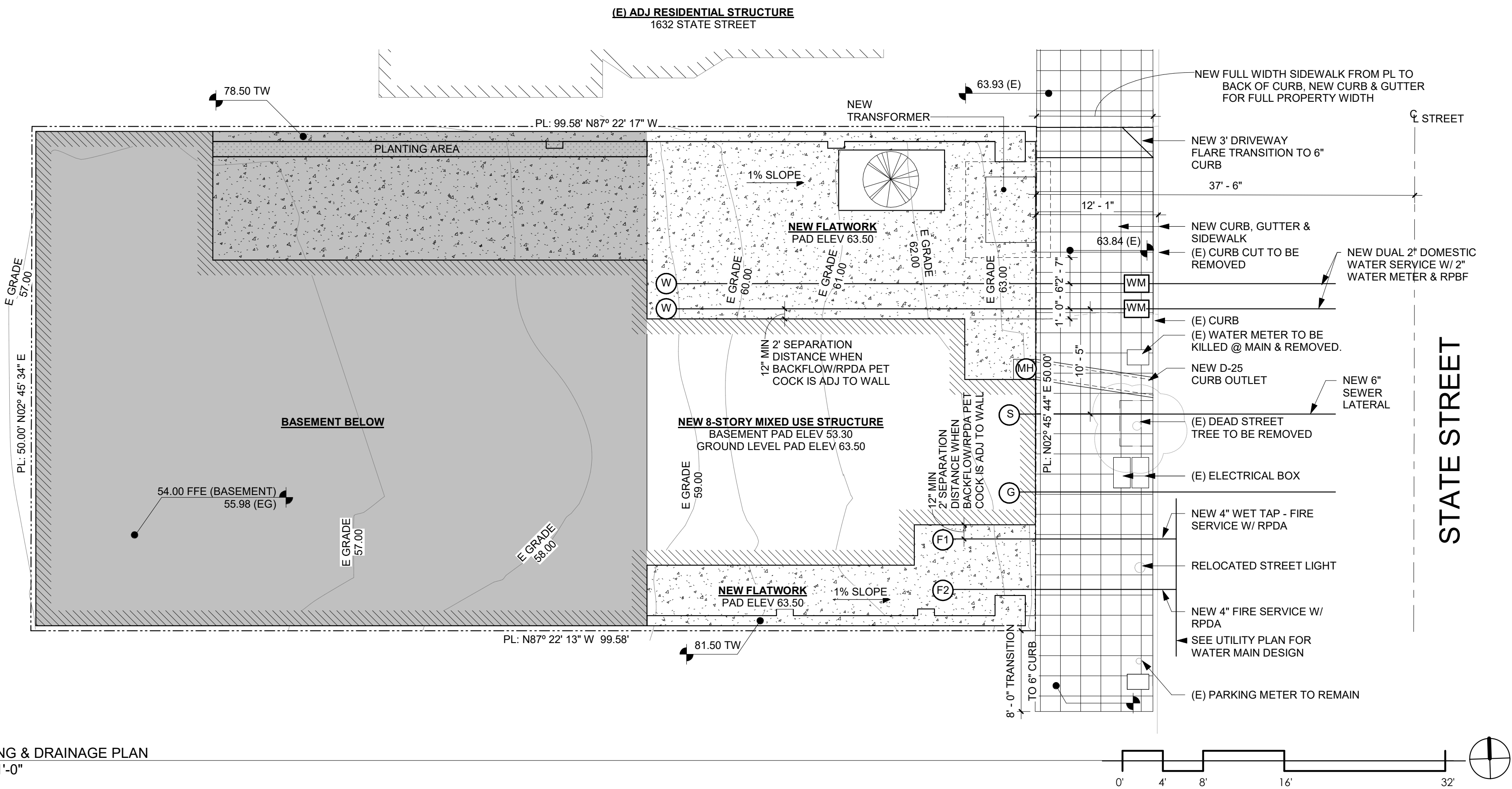
PROJECT/CLIENT:

1620 STATE STREET
SAN DIEGO, CA 92101
APN 533-352-09-00
CELINE

SHEET TITLE:
**GRADING &
DRAINAGE PLAN**

SHEET NO.:

C.1

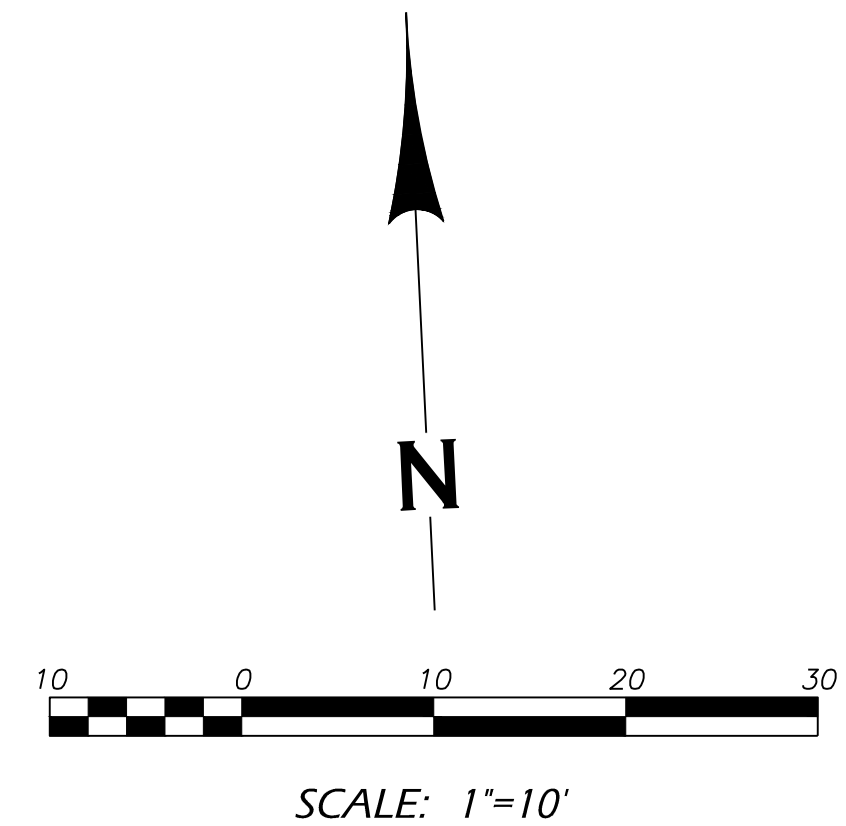
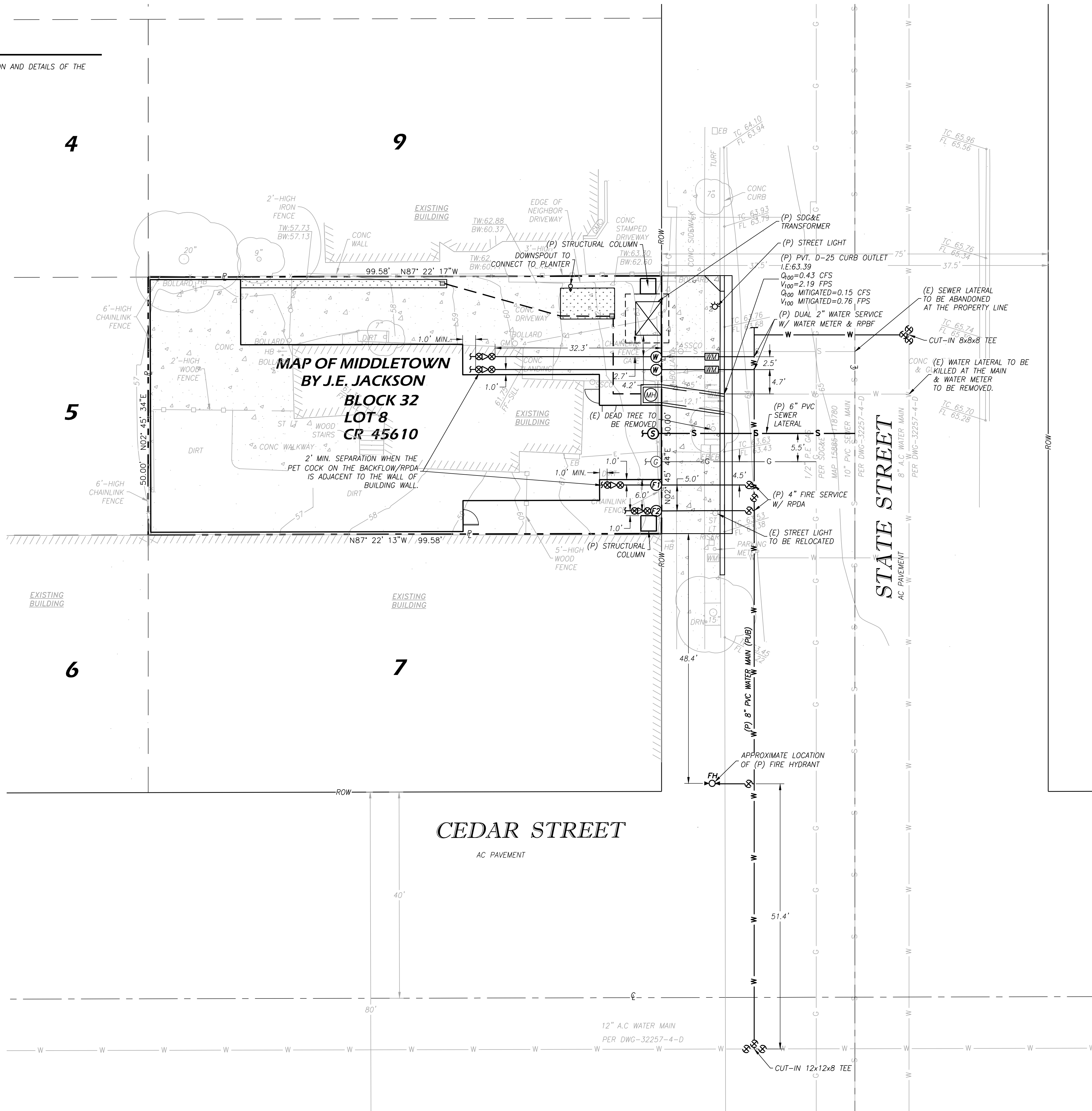


GRADING & DRAINAGE PLAN
1/8" = 1'-0"

GENERAL NOTES	GRADING TABULATIONS	IMPERVIOUS SURFACES	BENCHMARK
	TOTAL GRADING AREA: 4,979 SF 100 % SITE AMOUNT OF CUT: 460 CY 0 FT MAX DEPTH (OUTSIDE BLDG FOOTPRINT) 9.1 FT MAX DEPTH (INSIDE BLDG FOOTPRINT) AMOUNT OF FILL: 180 CY 4.9 FT MAX DEPTH (OUTSIDE BLDG FOOTPRINT) FILL SLOPES: 2.5 FT MAX HEIGHT 0 SLOPE RATIO CUT SLOPES: N/A FT MAX HEIGHT 0 SLOPE RATIO IMPORT: 0 CY EXPORT: 280 CY RETAINING WALLS: 78 LF 4.6 FT MAX HEIGHT	TOTAL LOT AREA: 4,979 SF EXISTING IMPERVIOUS AREA: 3,220 SF NEW IMPERVIOUS AREA: 1,587 SF REPLACED IMPERVIOUS AREA: 3,220 SF TOTAL NEW/REPLACED IMPERVIOUS AREA: 4,807 SF	FOUND SWBP @ STATE ST & DATE ST ELEV: 65.12 DATUM: NGVD 29 SOURCE: CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK

NOTES

1. PUD APPROVAL IS REQUIRED DURING MINISTERIAL REVIEW FOR THE LOCATION AND DETAILS OF THE PROPOSED WATER AND FIRE BACKFLOWS.



COFFEY ENGINEERING, INC.
9446 BUSINESSPARK AVE. SUITE 210
SAN DIEGO, CA 92131
PH (858)831-0111 FAX (858)831-0179



LICENSE:



REV #	DATE	DESCRIPTION
1	8/20/25	

PROJECT/CLIENT:

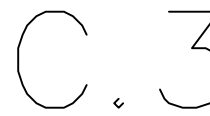
1620 STATE STREET
SAN DIEGO, CA 92101
APN 533-352-09-00
CELINE

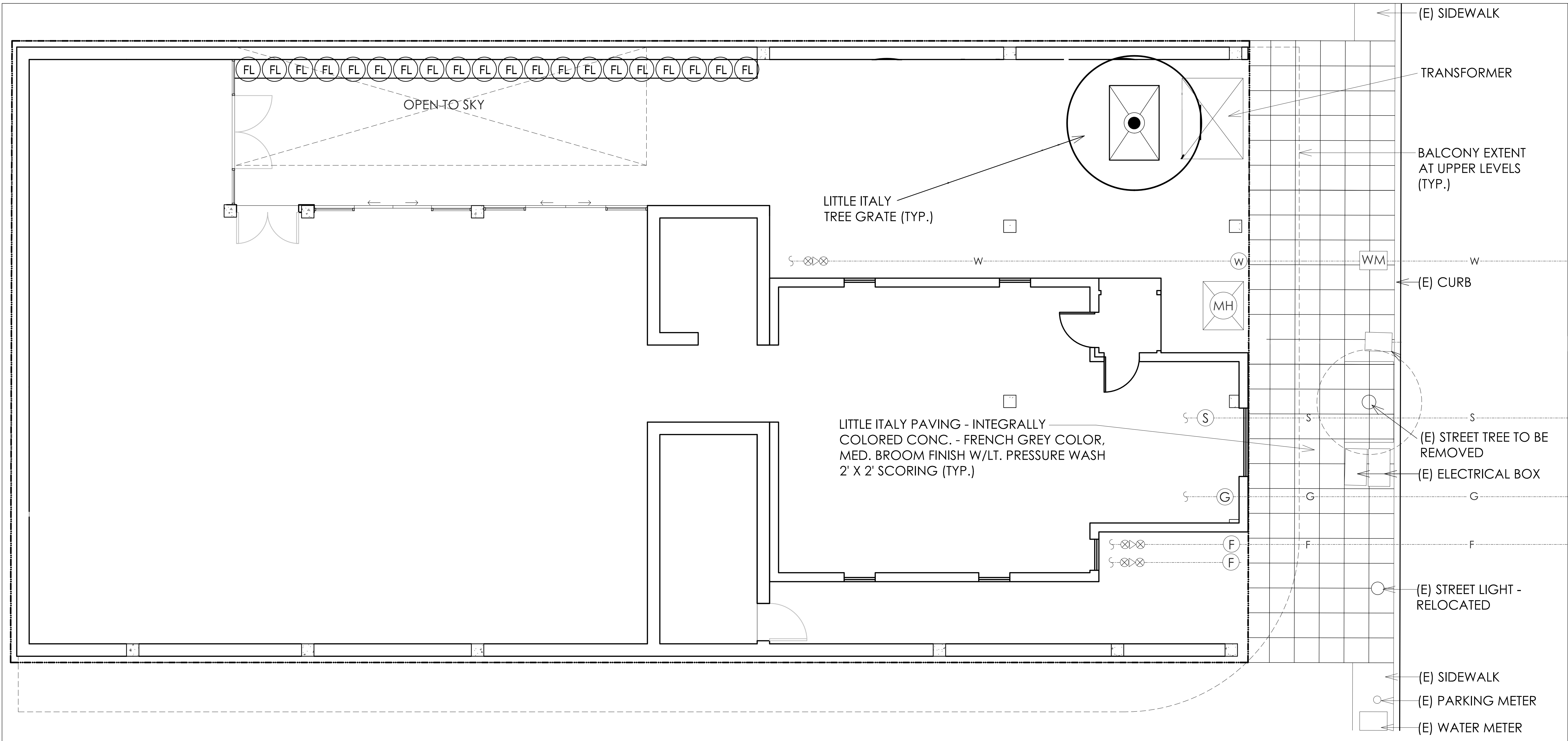
SHEET
TITLE:

UTILITIES PLAN

SHEET
NO.:

C.2





LANDSCAPE CONCEPT PLAN - GROUND LEVEL

1/4" = 1'-0"

PLANTING LEGEND FOR GROUND LEVEL

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / %	FORM & FUNCTION/ HT. X SPR./LEVEL
SHRUBS				
	CERCIS CANADENSIS	EASTERN REDBUD	15 GALLON/100%	DECIDUOUS ACCENT TREE, STANDARD TRUNK
	DIANELLA T. 'SILVER STREAK' LOMANDRA 'BREEZE'	SILVER STREAK FLAX LILY BREEZE MAT GRASS	5 GALLON/100% 5 GALLON/100%	UNDERSTORY ORNAMENTAL GRASS/30" X 2' / GROUND, 50% UNDERSTORY ORNAMENTAL GRASS/30" X 2' / GROUND, 50%
PLANTING NOTES: 1. NO INVASIVE PLANTS ARE PROPOSED FOR THIS PROJECT.				

IRRIGATION & MAINTENANCE NOTES:
1. IRRIGATION WILL BE BY A FULLY AUTOMATIC DRIP DISTRIBUTION SYSTEM STAKED ON GRADE. RAIN SENSORS AND WEATHER BASED CONTROLLER WILL BE USED FOR EFFICIENT USE OF WATER.

NAK H S H A B
DEVELOPMENT.DESIGN
ARCHITECTURE
ENGINEERING
BUILD
GREEN
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LICENSE:

DATE DESCRIPTION MARK

PROJECT/CLIENT:

1620 STATE STREET
SAN DIEGO, CA 92101
APN 533-352-09-00

CELINE

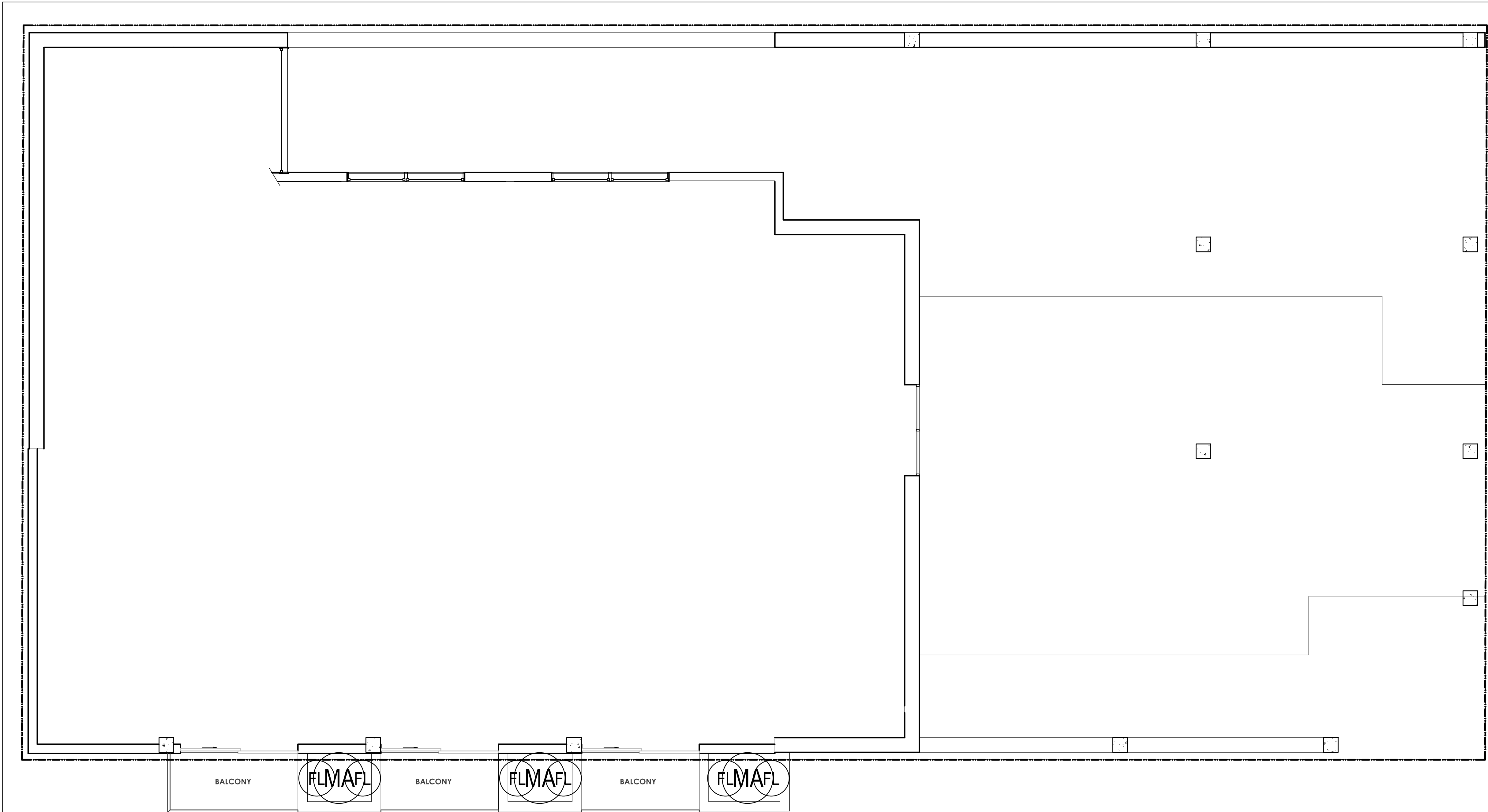
SHEET TITLE:

LANDSCAPE
CONCEPT PLAN -
GROUND LEVEL

SHEET NO.:

L101

MAK
DESIGN
LANDSCAPE
ARCHITECTURE
1537 BIRCH BRIAR LN.
ESCONDIDO, CA 92027
PHONE (760) 715-0732



LANDSCAPE CONCEPT PLAN - LEVELS 2 & 3

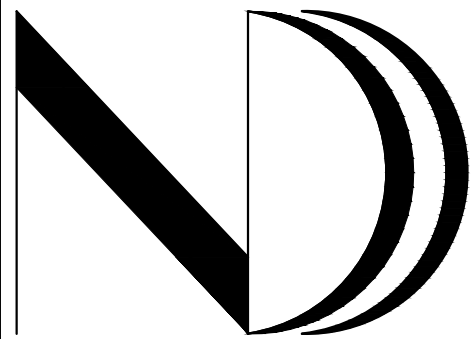
1/4" = 1'-0"

PLANTING LEGEND FOR LEVELS 2 - 8

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / %	FORM & FUNCTION/ HT. X SPR./LEVEL
SHRUBS				
FL	DIANELLA T. 'SILVER STREAK' BULBINE FRUTESCENS	SILVER STREAK FLAX LILY ORANGE STALKED BULBINE	5 GALLON/100% 1 GALLON/100%	UNDERSTORY ORNAMENTAL GRASS/30" X 2' / LEVEL 2 UNDERSTORY ACCENT SUCCULENT/2" X 2'/LEVEL 3
CT	CHODROPETALUM TECTORUM	CAPE RUSH	5 GALLON/100%	ORNAMENTAL GRASS/4' X 3'
MA	ALOE MARLOTHII	MOUNTAIN ALOE	5 GALLON/100%	SPECIMEN SUCCULENT/3' X 3', LEVEL 2
	FURCRAEA FOETIDA	MAURITIUS HEMP	5 GALLON/100%	SPECIMEN SUCCULENT/4' X 3', LEVEL 3
PLANTING NOTES: 1. NO INVASIVE PLANTS ARE PROPOSED FOR THIS PROJECT. 2. UNDERPLANT ALL BALCONY PLANTERS WITH CONVOLULUS MAURITANICA (GROUND MORNING GLORY), 2 PER PLANTER, 100% 1 GALLON.				

IRRIGATION & MAINTENANCE NOTES:

1. IRRIGATION WILL BE BY A FULLY AUTOMATIC DRIP DISTRIBUTION SYSTEM STAKED ON GRADE. RAIN SENSORS AND WEATHER BASED CONTROLLER WILL BE USED FOR EFFICIENT USE OF WATER.
2. MAINTENANCE OF BALCONY PLANTERS SHALL BE BY UNIT OWNER.



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CELINE

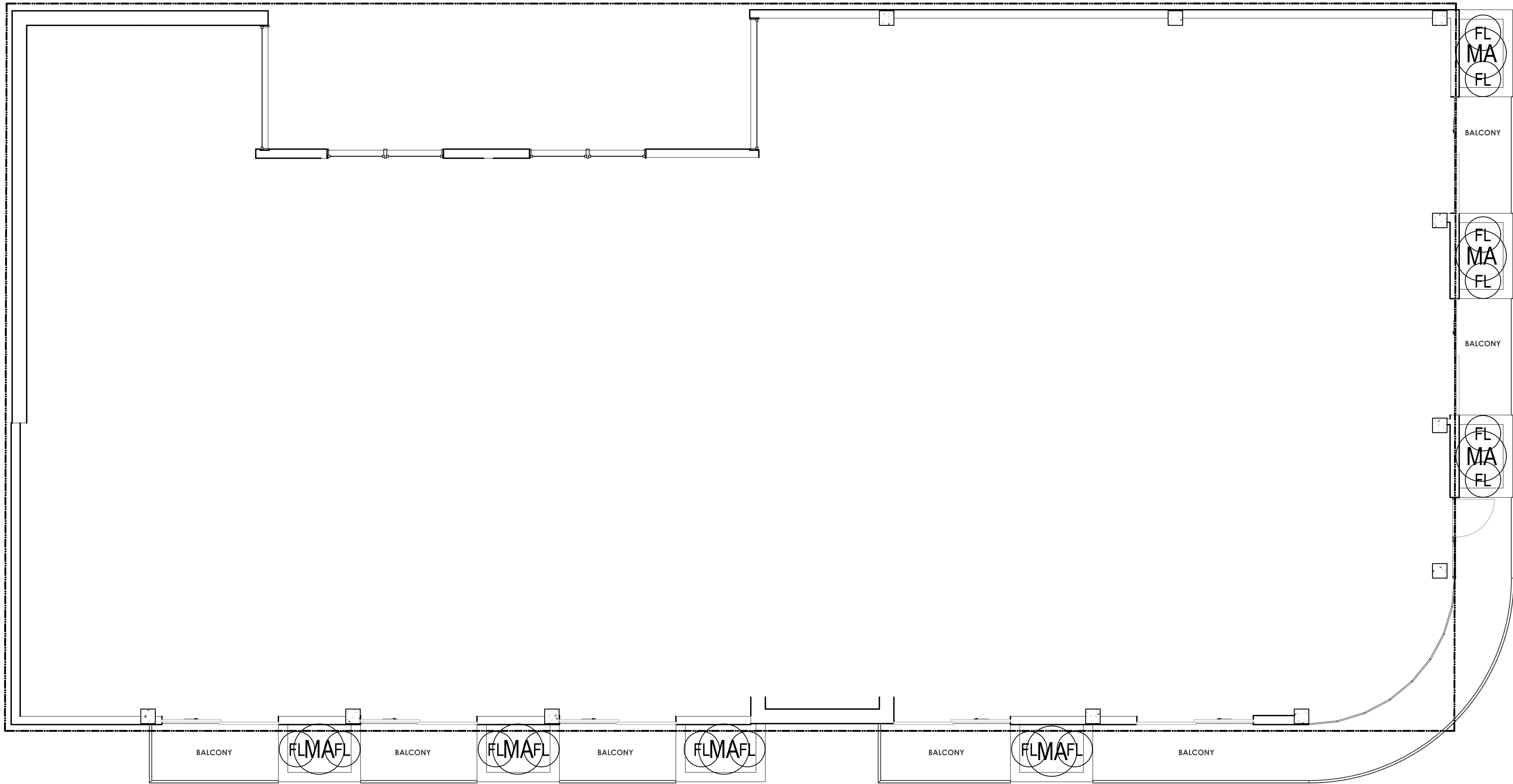
SHEET TITLE:

LANDSCAPE
CONCEPT PLAN -
LEVELS 2 & 3

SHEET NO.:

L102

MAK
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ESCONDIDO, CA 92027
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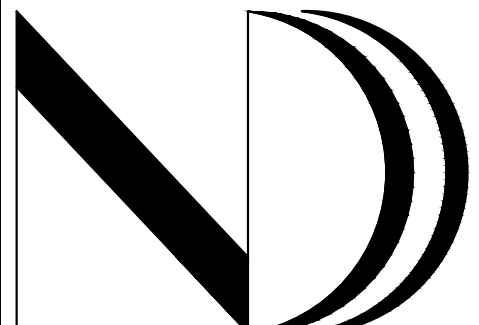
LANDSCAPE CONCEPT PLAN - LEVELS 4-7

1/4" = 1'-0"

PLANTING LEGEND FOR LEVELS 4-7

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / %	FORM & FUNCTION/ HT. X SPR./LEVEL
SHRUBS				
FL	DIANELLA T. 'SILVER STREAK' BULBINE FRUTESCENS	SILVER STREAK FLAX LILY ORANGE STALKED BULBINE	5 GALLON/100% 1 GALLON/100%	UNDERSTORY ORNAMENTAL GRASS/30" X 2' / LEVELS 4, 6 UNDERSTORY ACCENT SUCCULENT/2" X 2'/LEVELS 5, 7
MA	ALOE MARLOTHII FURCRAEA FOETIDA	MOUNTAIN ALOE MAURITIUS HEMP	5 GALLON/100% 5 GALLON/100%	SPECIMEN SUCCULENT/3' X 3', LEVELS 4, 6 SPECIMEN SUCCULENT/4' X 3', LEVELS 5, 7
PLANTING NOTES: 1. NO INVASIVE PLANTS ARE PROPOSED FOR THIS PROJECT. 2. UNDERPLANT ALL BALCONY PLANTERS WITH CONVOLULUS MAURITANICA (GROUND MORNING GLORY). 2 PER PLANTER, 100% 1 GALLON.				

IRRIGATION & MAINTENANCE NOTES:
1. IRRIGATION WILL BE BY A FULLY AUTOMATIC DRIP DISTRIBUTION SYSTEM STAKED ON GRADE. RAIN SENSORS AND WEATHER BASED CONTROLLER WILL BE USED FOR EFFICIENT USE OF WATER.
2. MAINTENANCE OF BALCONY PLANTERS SHALL BE BY UNIT OWNER.



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DATE	DESCRIPTION	MARK

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APN 533-352-09-00

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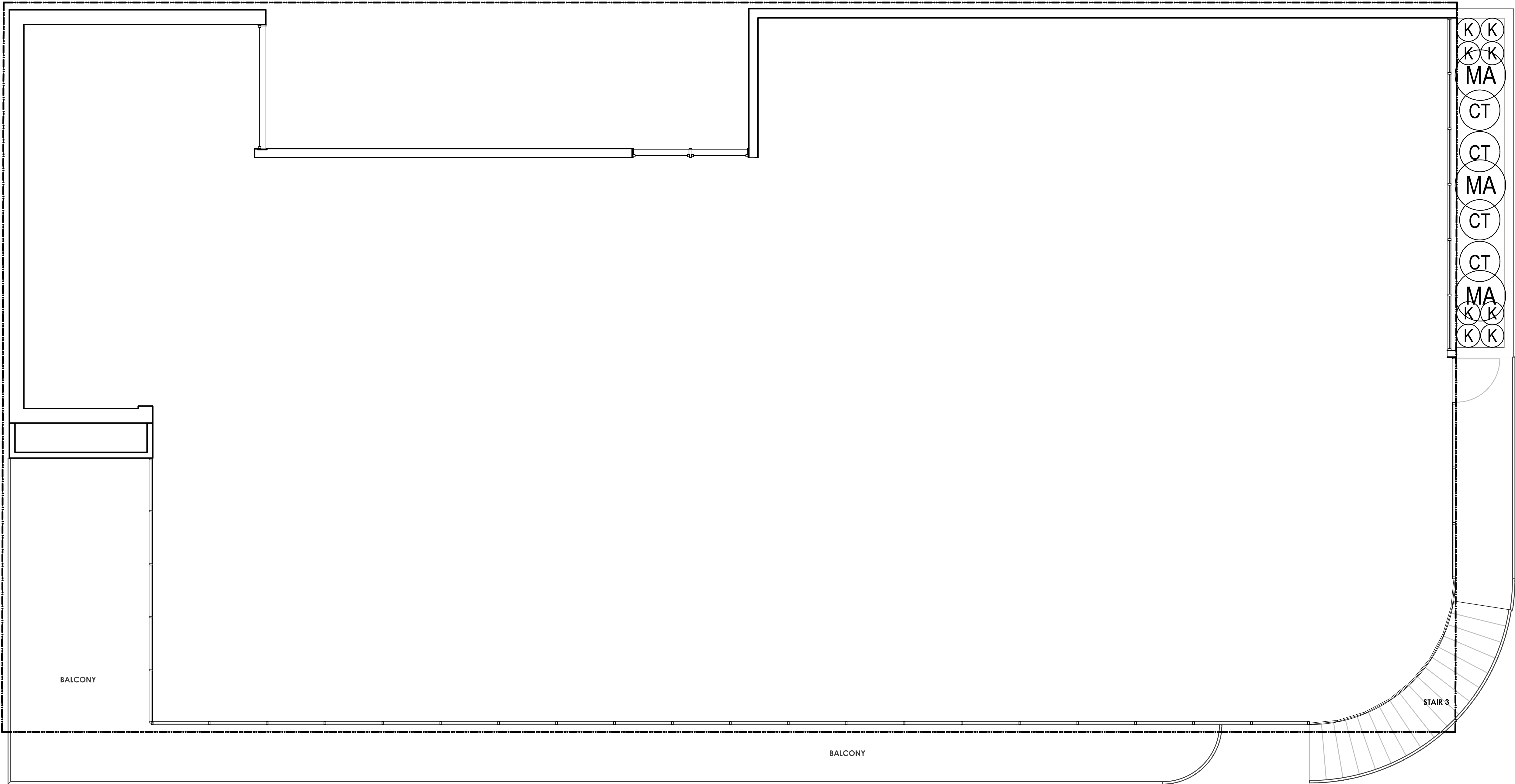
SHEET TITLE:

LANDSCAPE
CONCEPT PLAN -
LEVELS 4-7

SHEET NO.:

L103

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LANDSCAPE CONCEPT PLAN - LEVEL 8

1/4" = 1'-0"

PLANTING LEGEND FOR LEVEL 8

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / %	FORM & FUNCTION/ HT. X SPR./LEVEL
SHRUBS				
CT	CHODROPETALUM TECTORUM	CAPE RUSH	5 GALLON/100%	ORNAMENTAL GRASS/4' X 3'
MA	ALOE MARLOTHII	MOUNTAIN ALOE	5 GALLON/100%	SPECIMEN SUCCULENT/3' X 3', LEVEL 8
K	AEONIUM H. 'KIWI'	NCN	5 GALLON/100%	UNDERSTORY SUCCULENT/2' X 2'
PLANTING NOTES: 1. NO INVASIVE PLANTS ARE PROPOSED FOR THIS PROJECT. 2. UNDERPLANT ALL BALCONY PLANTERS WITH CONVOLULUS MAURITANICA (GROUND MORNING GLORY), 2 PER PLANTER, 100% 1 GALLON.				

IRRIGATION & MAINTENANCE NOTES:

1. IRRIGATION WILL BE BY A FULLY AUTOMATIC DRIP DISTRIBUTION SYSTEM STAKED ON GRADE. RAIN SENSORS AND WEATHER BASED CONTROLLER WILL BE USED FOR EFFICIENT USE OF WATER.

2. MAINTENANCE OF BALCONY PLANTERS SHALL BE BY UNIT OWNER.