



Utah Street

Kansas Street

University Avenue

Granada Street

29th Street

30th Street

Project Site



ATTACHMENT 1

NORTH PARK COMMUNITY PLAN

Figure 2-1: Community Plan Land Use Map

 Community Commercial : 0-109 Du/Ac

LEGEND

Residential

-  Residential - Low : 5-9 Du/Ac
-  Residential - Low Medium : 10-15 Du/Ac
-  Residential - Medium : 16-29 Du/Ac
-  Residential - Medium High : 30-44 Du/Ac *
-  Residential - High : 45-54 Du/Ac
-  Residential - Very High : 55-73 Du/Ac

Commercial, Employment, Retail, and Services

-  Community Commercial : 0-29 Du/Ac
-  Community Commercial : 0-44 Du/Ac
-  Community Commercial : 0-54 Du/Ac
-  Community Commercial : 0-73 Du/Ac**
-  Community Commercial : 0-109 Du/Ac***
-  Neighborhood Commercial : 0-29 Du/Ac
-  Neighborhood Commercial : 0-73 Du/Ac

Park, Open Space, and Recreation

-  Open Space
-  Park

Institutional, and Public/Semi-Public Facilities

-  Institutional
-  Community Village
-  Community Plan Boundary



RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
DSD-1A

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

INTERNAL ORDER NUMBER: 24009736

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT
2906 UNIVERSITY AVENUE - PROJECT NO. PRJ-1105210
PLANNING COMMISSION

This Site Development Permit No. PMT-3259834 is granted by the Planning Commission of the City of San Diego to North Park Building, LLC, a Delaware limited liability company, Owner, and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0505. The 0.34-acre site is in the Commercial Community (CC 3-9) Zone, a Sustainable Development Area, Complete Communities Housing Solutions (FAR Tier 3: 6.5 FAR), Complete Communities Mobility Choices (Mobility Zone 2), Transit Priority Area, Airport Land Use Compatibility Overlay Zone (San Diego International Airport), ALUCP Airport Influence Area (San Diego International Airport - Review Area 2), FAA Part 77 Noticing Area, a Moderate Paleontological Sensitivity Area, and is a designated historic resource (HRB #1482) within the North Park Community Plan area. The project site is legally described as:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 90 FEET OF LOTS 21, 22, 23 AND 24 INCLUSIVE IN BLOCK 206 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE AMENDED MAP THEREOF MADE BY G.A. D'HEMECOURT RECORDED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, IN BOOK 8, PAGE 36, ET SEQ. OF LIS PENDENS.

Subject to the terms and conditions set forth in this Site Development Permit, permission is granted to Owner/Permittee to allow for demolition that will substantially alter a designated historic resource, and construction of a new, seven story mixed use structure located at 2906, 2912, and 2920 University Avenue. The proposed demolition to substantially alter a designated historic resource is located at 2906 University Avenue. The historic resource is known as the Edward and Emma Newman Building, (Historic Resources Board) #1482. The substantial alterations to the designated historic resource consist of the proposed removal of the existing roof and north facade, and the addition of six stories of new construction, whose proposed massing, size, scale and proportion in relation to the historic resource is not consistent with the Secretary of the Interior's Standards. The completed 108,000 square-foot project will retain the existing west and south facades of the historic resource within a ground level, one-story mezzanine (double height)

ATTACHMENT 3

commercial space, under six-stories of new construction consisting of 92 multiple dwelling units, with 16 units designated as affordable, over a one-story subterranean parking garage. The new construction will utilize the Complete Communities Housing Solutions regulations.

The project shall include:

- a. The Project proposes to retain and rehabilitate the west and south facades of the designated historic resource, HRB #1482, and demolish the building's north façade, and roof.
- b. Construct a 7-story building with a mezzanine level consisting of 6 levels of residential above a 1-story + mezzanine (double-height) podium commercial space with 1-story subterranean parking garage utilizing the Complete Communities Housing Solutions regulations.
- c. Pursuant to San Diego Municipal Code (SDMC), section 143.1010(h)(4)(A) a project qualifying for the Complete Communities Housing Solutions Regulations is granted at least two bonus incentives. The project to utilize two bonus incentives as follows:
 - a. **INCENTIVE 1: PRIVATE EXTERIOR OPEN SPACE.** Incentive to deviate from SDMC section, 131.0455(d) requiring each dwelling unit to have at least 50 square feet of private exterior open space with a minimum dimension of 4'-0".
 - b. **INCENTIVE 2: COMMON OPEN SPACE.** Incentive to deviate from SDMC, section 131.0456(a) requiring 25 square feet per dwelling unit dedicated to common open space.
- d. Pursuant to SDMC, section 143.1010(i) a project qualifying for the Complete Communities Housing Solutions Regulations is entitled to waivers as described in section 143.1010(i) for any development for which a written agreement and a deed of trust securing the agreement is entered into by the applicant and the President and Chief Executive Officer of the San Diego Housing Commission. SDMC section 143.1010(i)(4) states that there is no limit on the number of waivers an applicant may request. The project to utilize two waivers as follows:
 - a. **WAIVER 1: TRANSPARENCY.** Waiver to deviate from SDMC, section 131.0552 requiring a minimum of 50% of street wall area between 3 and 10 feet above the sidewalk shall be transparent with clear glass visible into a commercial or residential use.
 - b. **WAIVER 2: STREET TREE COUNT.** Waiver to deviate from SDMC, section 143.1025(a)(2) that requires at least one, 24-inch box canopy tree for each 20 feet of street tree frontage.
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in

ATTACHMENT 3

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 April 2, 2029.
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 the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

ATTACHMENT 3

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" 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.

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. 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.

12. The mitigation measures specified in the MMRP and outlined in Addendum No. 1105250 to the North Park and Golden Hill Community Plan Updates Program Environmental Impact Report (PEIR) No. 380611/SCH No. 2013121076 and Complete Communities PEIR No SCH No. 2019060003 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified Addendum No. 1105250 to the North Park and Golden Hill Community Plan Updates Program Environmental Impact Report (PEIR)

ATTACHMENT 3

No. 380611/SCH No. 2013121076 and Complete Communities PEIR No SCH No. 2019060003 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: Noise, Historical Resources, and Paleontological Resources.

AFFORDABLE HOUSING REQUIREMENTS:

14. Prior to issuance of any building permit associated with this Project, the Owner/Permittee shall demonstrate compliance with the provisions of the Complete Communities Housing Solutions Regulations of San Diego Municipal Code Chapter 14, Article 3, Division 10 of the San Diego Municipal Code. 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 San Diego Municipal Code. The Agreement will specify that in exchange for the City's approval of the Project, which contains a new floor area ratio density bonus of 6.5 FAR, alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide 6 affordable units with rents of no more than 30% of 50% of AMI, 4 affordable unit with rents of no more than 30% of 60% of AMI, and 6 affordable units with rents of no more than 30% of 120% of AMI for no fewer than 55 years. The unit mix and characteristics for the affordable units – including, but not limited to: number of bedrooms, square footage, and amenities – must be comparable to the unit mix and characteristics for the unrestricted units in the project.

ENGINEERING REQUIREMENTS:

15. 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.

16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of curb ramp per current City Standard adjacent to the site on University Avenue, satisfactory to the City Engineer.

17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of pedestrian ramp per current City Standard adjacent to the site on University Avenue, satisfactory to the City Engineer.

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of curb, gutter, and sidewalk per current City Standard adjacent to the site on University Avenue, satisfactory to the City Engineer.

19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of curb, gutter, and sidewalk per current City Standard adjacent to the site on Kansas Street, satisfactory to the City Engineer.

ATTACHMENT 3

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 landscape/irrigation and curb outlets, in Kansas Street Right-of-Way.
21. Prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance Agreement (EMA), from the City Engineer, for the above-grade encroachments in Kansas Street Right-of-Way.
22. 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 landscape/irrigation in University Avenue Right-of-Way.
23. Stormwater pump operations and discharges are only allowed during rainfall events and immediately after rainfall events. No dry weather discharges are allowed from stormwater pump facilities.

LANDSCAPE REQUIREMENTS:

24. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
25. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
26. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(6).
27. In the event that a foundation only, permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

ATTACHMENT 3

28. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. 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.

29. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction Plans 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 the Development Services Department within 30 days of damage or Certificate of Occupancy.

HISTORICAL RESOURCES REQUIREMENTS:

30. Prior to the issuance of a demolition permit, the Historic American Building Survey (HABS) documentation as approved by City Historical Resources Staff shall be submitted for archival storage with the City of San Diego HRB, 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).

31. Prior to the issuance of any construction permits, the Owner/Permittee shall submit drawings that incorporate the Treatment Plan as approved by City Historical Resources Staff.

32. During construction of the Project, the Owner/Permittee shall implement the Monitoring Plan as approved by City Historical Resources staff. The Project's Principal Investigator shall send monitoring reports as described in the Monitoring Plan to the City's Mitigation Monitoring staff and Historical Resources 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.

33. Prior to the issuance of any construction permits, the Owner/Permittee shall submit drawings that specify the location of the historical marker in the sidewalk on University Avenue. The drawings will indicate that the marker will be preserved. During construction of the Project, the Owner/Permittee shall preserve the marker in its current location. The Owner/Permittee will be responsible for the long-term preservation and maintenance of the historical marker in perpetuity.

PLANNING/DESIGN REQUIREMENTS:

34. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

35. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under

ATTACHMENT 3

construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

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

37. Prior to the issue of any construction permits, the Owner/Permittee shall pay a fee to the "Neighborhood Enhancement Fund", established by City Council Resolution R-313282.

38. The dwelling units within the development shall not be used for a rental term of less than 30 consecutive days.

TRANSPORTATION REQUIREMENTS

39. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

40. The Owner/Permittee will provide the following Vehicle Miles Traveled (VMT) reduction measures:

- a. Provide one on-site bicycle repair station in the location shown in Exhibit "A".
- b. Provide one on-site multi-modal information kiosk located within the residential lobby entry in the location shown in Exhibit "A".
- c. Provide short-term bicycle parking spaces that are available to the public, at least 10% beyond minimum requirements. The project is required to provide a minimum of 2 short-term bicycle parking spaces based on the San Diego Municipal Code Section 142.0530(e)(1). Additional short-term bicycle parking spaces are being provided in excess of the minimum requirement. Four short-term bicycle parking spaces are being proposed and their locations are shown in Exhibit A.

These improvements shall be completed and operational prior to first occupancy.

41. The Owner/Permittee will provide an on-site Co-Working Space of at least 500 square feet including private or semi-private workspaces as a Transportation Amenity. This space will be located on the mezzanine level as shown in Exhibit "A".

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

42. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-

ATTACHMENT 3

of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.

43. Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

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

45. 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.

46. A water study should be provided during the ministerial review.

ENVIRONMENTAL SERVICES REQUIREMENTS/WASTE MANAGEMENT PLAN:

47. The Owner/Permittee shall comply with the Waste Management Plan dated February 2026 and shall be enforced and implemented to the satisfaction of the Environmental Services Department.

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.

APPROVED by the Planning Commission of the City of San Diego on March 19, 2026, and [Approved Resolution Number].

ATTACHMENT 3

Site Development Permit No. PMT-3259834
March 19, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Robin MacCartee
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**North Park Building, LLC, a Delaware
limited liability company**
Owner/Permittee

By _____
NAME
TITLE

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

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

ATTACHMENT 4

PLANNING COMMISSION RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. PMT-3259834
2906 UNIVERSITY AVENUE - PROJECT NO. PRJ-1105210

RECITALS

The Planning Commission of the City of San Diego adopts this Resolution based on the following:

A. North Park Building, LLC, a Delaware limited liability company, Owner/Permittee submitted an application to the City of San Diego for a Site Development Permit for demolition and construction located at 2906, 2912, and 2920 University Avenue, also known as Assessor's Parcel numbers 446-412-10, and 446-413-11-00. The project proposes demolition that will substantially alter a designated historic resource, and construction of a new, seven story mixed use structure located at 2906, 2912, and 2920 University Avenue. The proposed demolition to substantially alter a designated historic resource is located at 2906 University Avenue. The historic resource is known as the Edward and Emma Newman Building, (Historic Resources Board #1482). The substantial alterations to the designated historic resource consist of the proposed removal of the existing roof and north facade, and the addition of six stories of new construction, whose proposed massing, size, scale and proportion in relation to the historic resource is not consistent with the Secretary of the Interior's Standards. The completed 108,000 square-foot project will retain the existing west and south facades of the historic resource within a ground level, one-story mezzanine (double height) commercial space, under six-stories of new construction consisting of 92 multiple dwelling units, with 16 units designated as affordable, over a one-story subterranean parking garage. The new construction will utilize the Complete Communities Housing Solutions regulations (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 2906 University Avenue project (Project).

B. The 0.34-acre site is in the Commercial Community (CC 3-9) Zone, a Sustainable Development Area, Complete Communities Housing Solutions (FAR Tier 3: 6.5 FAR),

ATTACHMENT 4

Complete Communities Mobility Choices (Mobility Zone 2), Transit Priority Area, Airport Land Use Compatibility Overlay Zone (San Diego International Airport), ALUCP Airport Influence Area (San Diego International Airport - Review Area 2), FAA Part 77 Noticing Area, and a Moderate Paleontological Sensitivity Area, and is a designated historic resource (HRB #1482) within the North Park Community Plan area. The project site is legally described as:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 90 FEET OF LOTS 21, 22, 23 AND 24 INCLUSIVE IN BLOCK 206 OF UNIVERSITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE AMENDED MAP THEREOF MADE BY G.A. D'HEMECOURT RECORDED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, IN BOOK 8, PAGE 36, ET SEQ. OF LIS PENDENS.

C. On March 19, 2026, the Planning Commission considered Site Development Permit No. PMT-3259834 pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

Be it resolved by the Planning Commission of the City of San Diego:

1. The Planning Commission adopts the following findings with respect to Site Development Permit No. PMT-3259834.

A. SITE DEVELOPMENT PERMIT FINDINGS [SDMC Section 126.0505(a)]

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

Figure 2-1 of the North Park Community Plan (Community Plan) identifies the project site as Community Commercial within the Community Village that, "primarily includes a number of commercial and retail uses, multifamily housing within mixed-use developments..." Figure 2-2 also identifies the project site as an active street

ATTACHMENT 4

frontage that is required to, “be pedestrian-oriented, and all sites with where designations require a commercial use (Community Commercial or Neighborhood Commercial), development should provide retail, restaurants, and other similar active commercial uses at the ground level.” A Community Plan Land Use Element Goal is to have, “High-quality development with medium to high residential densities, centrally located within the community to form an attractive and vital central area focused in between El Cajon Boulevard and University Avenue.” The proposed Project implements the Community Village designation and Land Use goal by providing a mixed-use commercial and residential development with an active street frontage that incorporates a 1-story + mezzanine (double-height) pedestrian-oriented commercial space on the ground floor with six levels of residential development above it.

Section 1.3 of the Community Plan outlines the Legislative Framework of the plan. The framework states that, “The North Park Community Plan is a component of the General Plan.” Additionally, it states that “Some specific General Plan policies are referenced within the Community Plan to emphasize their significance for North Park, but all applicable General Plan policies may be cited in conjunction with the community plan whether or not they are specifically referenced.” The General Plan sets out a citywide long-range vision and policy framework to guide future development, provide public services, and maintain the qualities that define San Diego.

Two of the policies within the General Plan align the proposed development with the Community Plan, which is the intent of the legislative framework. Those strategies are the City of Villages, and the Climate Action Plan.

The City of Villages strategy focuses growth in pedestrian-friendly mixed-use activity centers that are connected to the regional transit system. This strategy makes it possible for larger numbers of people to make fewer and shorter auto trips, and improves opportunities to walk/roll, bike, and take transit.

San Diego’s 2022 Climate Action Plan (CAP) establishes a community-wide goal of net zero by 2035, committing San Diego to an accelerated trajectory for greenhouse gas reductions. In addition to reducing emissions, implementing the Climate Action Plan also results in cleaner air, directs investment into communities, and improves overall quality of life.

On March 7, 2023, the San Diego City Council passed Ordinance No. 21618 defining Sustainable Development Areas (SDA) for housing programs such as the Complete Communities Housing Solutions (CCHS) Regulations with the intent to align those programs with the City’s CAP goals to ensure the City’s home development incentive programs result in units with convenient access to high-quality transit and safe and enjoyable walking/rolling and biking options. Within the CAP, Section 3.5 outlines focused land use growth and identifies the need for mixed-use development next to transit within the SDA with a goal of reducing per-capita vehicle miles traveled for all trips. The CAP builds off the City of Villages Strategy that focuses growth into mixed-

ATTACHMENT 4

use activity centers that are pedestrian-friendly districts linked to an improved regional transit system.

The proposed project is in a SDA because it is located on the corner of University Avenue and 30th Street. University Avenue is identified in Figure 3-4 as a four-lane collector, which is the major throughfare of the Community Plan area. Both University Avenue, and 30th Street are identified in Figure 3-3 as planned transit routes for Rapid, Local and Express bus routes. Additionally, 30th Street is identified as a planned Streetcar Route. Figure 3-2 has University Avenue and 30th Street as proposed Class III bike routes and Figure 3-1 identifies University Avenue as a District pedestrian route with heavy pedestrian levels with an identifiable focus on encouraging walking within a district node. Since the project is in a SDA, it is eligible for the CCHS regulations. These regulations, as noted above, align with the legislative framework of the Community Plan.

Figure 2-1 of the Community Plan Land Use Map identifies the project location as Community Commercial, which allows for 0-109 dwelling units per acre, meaning the 0.34-acre site would be afforded 37 units. The project is proposing 92 dwelling units. The project is allowed to exceed the density ratios of the Community Plan by utilizing the density bonus incentive program within the Complete Community Housing Solutions (CCHS) regulations, pursuant to SDMC 143.1001, and described above. Please refer to the response in (A)(III), for the CCHS qualification details. Through CCHS, the project is allowed to develop the proposed 92 multiple dwelling units, because 16 of those units are designated affordable. Although outside the density ratio of the Community Plan, the project still meets the intent of the plan by utilizing the CCHS regulations, which are a component of the City of Villages strategy and the CAP regulations.

The project is deviating from the historical resources regulations by removing the existing roof and north façade, and the proposed massing, size, scale and proportion of the new development in relation to the historical resource is not in compliance with the Secretary of the Interior's standards.

The proposed project is within the guidelines of the Community Plan for both the deviations to the designated historic resource and the new construction of the seven-story mixed use structure through the following Community Plan language:

- The project site has been vacant since the start 2020 and is an underutilization of the site in a location where the North Park Community Plan encourages the addition of residential units. The North Park Community Plan Policy LU-2.7 encourages medium to high-density residential development in areas near transit and higher-volume traffic corridors. The Community Commercial land use designation states that housing may be allowed up to a high residential density within a mixed-use setting. The project proposes both residential and commercial, mixed-use, so it is in compliance with the Plan Policy. In addition, as stated above, the project is in a SDA and is in proximity to roadways with high volumes of traffic including University Avenue and Interstate 805.

ATTACHMENT 4

Furthermore, the Property is located near North Park's Community Village, centered at 30th Street stretching along University Avenue's mixed-use transit corridor. According to the City's General Plan and the North Park Community Plan, housing in close proximity to public transit is needed throughout the North Park Community. Therefore, the proposed project will meet the Land Use, Mobility and Urban Design policies promoted by the North Park Community Plan.

- A Community Plan Historic Preservation Goal is to identify and preserve significant historical resources in North Park. The Community Plan identifies the project area as, "One of North Park's earliest commercial nodes..." By restoring and renovating a portion of the designated historic resource, the project will comply with the preservation goal.
- Historic Preservation Policy HP-3.5, is to, "Promote the maintenance, restoration, rehabilitation and continued private ownership and utilization of historical resources through existing incentive programs and develop new approaches, such as architectural assistance and relief from setback requirements through a development permit process, as needed." The proposed project meets the preservation policy by restoring and renovating a portion of the designated historic resource through private ownership of a previously vacated property. The project will utilize the CCHS incentive program to develop a new approach to the structure by adding residential units to the community that encourages medium to high-density residential development in areas near transit and higher-volume traffic corridors, as noted above.

Finally, the Project was designed to incorporate several design features that either provide a distinction between the historic façade and the new construction or minimize the visual impacts of the tower. The exterior of the new construction will use a combination of stucco, glazing and fiber cement panels that reference the architectural vocabulary of the historic building while providing a juxtaposition between the Resource and the new tower above and on the adjacent parcel. The new second level will feature spandrel glass and a six-foot setback to provide a visual distinction between the old and new construction. At the corner of Kansas Street and University Ave, the historic tower will be highlighted with no new construction above. Additionally, the project will include restoration of historic features as included in the Treatment Plan to minimize impacts. Therefore, the Project is designed with the minimum necessary deviation 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 portion of the historical resource.

For these reasons, the proposed development will not adversely affect the applicable land use plan.

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

The project site is currently built out with one existing, single-story, historically designated structure. The site is currently un-occupied and vacant. The SDMC, section 54.0301 states that:

The Council of the City of San Diego finds and declares that:

- a) Vacant lots attract littering, dumping, and nuisance activity and create public nuisances in the community when these conditions exist.
- b) Vacant structures attract vagrants, gang members and other criminals as
- c) prime locations to conduct illegal criminal activities.
- d) Vacant structures are extremely vulnerable to being set on fire by unauthorized persons.
- e) Vacant structures which are boarded or are located on properties with code and public nuisance violations cause deterioration and instability in neighborhoods.

By developing the vacant structure, the proposed project will eliminate the existing conditions identified by the City Council, such as the risk of littering, dumping, and nuisance activity including the possibility of catching a structure on fire, causing deterioration and instability in the neighborhood. By developing the currently vacant structure with a mixed use commercial and residential building, the project will eliminate the risks and not be determinantal to the public health, safety, and welfare.

The project is proposing to preserve and modify a designated historic resource by demolishing the interior structure and restoring the historic facades. Project approval will require public improvements through the permit conditions, as identified below, that will contribute to the public health, safety and welfare.

- Condition 16 - Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of curb ramp per current City Standard adjacent to the site on University Avenue, satisfactory to the City Engineer.
- Condition 19 - Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of curb, gutter, and sidewalk per current City Standard adjacent to the site on University Avenue, and Kansas Street satisfactory to the City Engineer.
- Condition 22 - 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 landscape/irrigation and curb outlets, in Kansas Street, and University Avenue Right-of-Way.

ATTACHMENT 4

- Condition 40 - The Owner/Permittee will provide the following Vehicle Miles Traveled (VMT) reduction measures:
 - a) Provide one on-site bicycle repair station in the location shown in Exhibit "A".
 - b) Provide one on-site multi-modal information kiosk located within the residential lobby entry in the location shown in Exhibit "A".
 - c) Provide short-term bicycle parking spaces that are available to the public, at least 10% beyond minimum requirements. The project is required to provide a minimum of 2 short-term bicycle parking spaces based on the San Diego Municipal Code Section 142.0530(e)(1). Additional short-term bicycle parking spaces are being provided in excess of the minimum requirement. Four short-term bicycle parking spaces are being proposed and their locations are shown in Exhibit "A".

By removing the unoccupied, vacant structure and providing regulated public improvements, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

III. 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 at 2906, 2912, and 2920 University Avenue proposes substantial alterations to a designated historic resource and the construction of a new, seven-story, mixed use building. The historic resource is the Edward and Emma Newman Building (Historic Resources Board #1482). The project requires a Site Development Permit (SDP), pursuant to SDMC, section 126.0502(d)(1)(E) for projects that deviate from the Historical Resources Regulations.

The project is deviating from the Historical Resources Regulations by removing the existing roof and north façade, and the proposed massing, size, scale and proportion of the new development in relation to the historical resource. These substantial alterations to the designated historic resource are not consistent to the Secretary of the Interior's Standards.

The Historic Resource Regulations, as outlined in SDMC, section 143.0201, including the allowable deviations of a historic resource, as defined in SDMC, section 143.0210(a)(1), require a Process Four SDP pursuant to SDMC section 126.0502(d)(1)(E). In addition, the historic resource deviation approval process, pursuant to SDMC, section 111.0206(d)(2) authorizes the Historic Resources Board (HRB), "to review and make a recommendation to the appropriate decision-making authority on applications for development permits involving designated

ATTACHMENT 4

historical resources in accordance with the decision-making procedures of the Land Development Code.”

To address the deviations identified in the SDP, the project conducted an economic analysis (DPFG, LLC, February 2023) to evaluate the proposed Project and five alternatives. The variables studied in the alternative analysis were the setback of the new construction from the façade of the Resource and the height of the proposed new construction. The setback and height were studied because they have the most visual impact on the historic structure. The economic analysis concluded that the proposed Project was the only economically feasible option due to the yield of the largest quantity of residential units and largest size residential units. The economic analysis also concluded that the Project, which proposes retention of the historic west and south facades with a six-foot setback at the second level and a one-foot setback at levels three through seven, was the only economically feasible project with minimal adverse impacts to the Resource.

In addition, the Project will be required to implement the approved mitigation, monitoring and reporting program (MMRP) as a condition of project approval (Conditions 11,12,13, Project Permit). The MMRP will require the applicant to submit Historic American Building Survey (HABS) documentation, a Treatment Plan, and a Monitoring Plan. The Monitoring Plan establishes specific timeframes within the construction timeline of the Project in which a Historical Monitor will be present.

Furthermore, the Project was designed to incorporate several design features that either provide a distinction between the historic façade and the new construction or minimize the visual impacts of the tower. The exterior of the new construction will use a combination of stucco, glazing and fiber cement panels that reference the architectural vocabulary of the historic building while providing a juxtaposition between the Resource and the new tower above and on the adjacent parcel. The new second level will feature spandrel glass and a six-foot setback to provide a visual distinction between the old and new construction. At the corner of Kansas Street and University Ave, the historic tower will be highlighted with no new construction above. Additionally, the project will include restoration of historic features as included in the Treatment Plan to minimize impacts. Therefore, the Project is designed with the minimum necessary deviation 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 portion of the historical resource.

Finally, to address the Historical Resources Board and Planning Commission requirements of the Land Development Code, the project was presented to the Historical Resources Board on February 26, 2026, and received a recommendation of approval by a vote of 7-0. The project was then presented to the Planning Commission on March 19, 2026.

In addition to the deviations to the historical resource’s regulations, the project is also proposing use of the Complete Communities Housing Solutions Regulations for the new development. This development consists of a seven-story building with 6-

ATTACHMENT 4

levels of 92 multiple dwelling units, including 16 units designated affordable, above a one-story commercial space, and subterranean parking garage. The Complete Communities Housing Solutions Regulations provide a floor area ratio based incentive program for project development within Sustainable Development Areas that provide housing for very low-income, low-income, or moderate-income households. The Complete Communities Housing Solution regulations pursuant to SDMC 143.1002, is a ministerial review process, pursuant to Ordinance number O-21275, adopted in the December 2020 Housing Solutions regulations that allows development that meets certain requirements, “ministerial approval with limited exceptions.”

The CCHS Regulations are an opt-in incentive program that will help the City meet its RHNA targets for affordable housing and CAP goals by incentivizing the construction of housing in multi-family and mixed-use commercial areas served by transit. The strategy aims to increase affordable housing concentrated around mixed-use and multi-family areas served by transit, while also investing in neighborhood amenities, such as parks and urban plazas. The CCHS regulations accomplish the latter through the provisions of infrastructure amenities pursuant to SDMC Section 143.1020(a) requiring qualifying projects to pay a fee into the “Neighborhood Enhancement Fund”, as established by City Council Resolution R-313282. The CCHS Regulations follow the City of Villages Strategic Framework Element of the General Plan adopted in 2002, which is built upon close coordination of land use and transportation planning. The strategy calls for redevelopment, infill, and new growth to be targeted into compact, mixed-use, and walkable villages that are connected to a regional transit system.

To qualify for the CCHS program, any proposed development must meet the purpose, intent and definition of the program as outlined in SDMC Section 143.1001.

The Project qualifies for the CCHS program because it is in a Sustainable Development Area, and adheres to the applicable CCHS regulations pursuant to SDMC Section 143.1002(a)(1)-(3), specifically requiring:

1. The development includes dwelling units affordable to very low-income, low-income, moderate-income households, in accordance with Section 143.1015(a)(1)-(3) or 143.1015(a)(4).
 - a. The project meets the required provisions of affordable dwelling units pursuant to SDMC Sections 143.1015(a)(1)-(3) by providing a total of 16 units, broken down as:

CC 3-9 base zone	Affordable Unit Contribution is 40% or 400 SF/DU of the existing lot area.
14,591 SF (base lot area)	The Project calculates this as 14,591 SF (base lot area) ÷ 400 SF/DU = 36.47 or 37 PRE-DENSITY Dwelling Units.

ATTACHMENT 4

Pursuant to the CCHS regulations section of SDMC 143.1015 (a)(1-3) the following calculations apply for the Project to meet the 40% affordable unit designation (Project proposes 15% Very-Low, 10% Low and 15% Moderate Income = 40%):	
15% VERY-LOW INCOME	37 PRE-DENSITY DU X 15% VERY-LOW INCOME DU = 5.55 OR 6 VERY-LOW INCOME DU
10% LOW INCOME	37 PRE-DENSITY DU X 10% LOW INCOME DU = 3.7 OR 4 LOW INCOME DU
15% MODERATE INCOME	37 PRE-DENSITY DU X 15% MODERATE INCOME DU = 5.55 OR 6 MODERATE INCOME DU
<u>TOTAL AFFORDABLE HOUSING REQUIREMENT = 16 TOTAL AFFORDABLE DU</u>	

2. The development includes neighborhood-serving infrastructure Amenities.
 - a. The project meets the requirement of the infrastructure amenities, pursuant to SDMC Section 143.1020(a), by paying into the "Neighborhood Enhancement Fund", as established by City Council Resolution R-313282.
3. The dwelling units within the development shall not be used for a rental term of less than 30 consecutive days.
 - a. The project meets the requirement of the rental term regulation, pursuant to SDMC Section 143.1002(a)(1)(3), as it has been conditioned as such through permit Condition No. 38 in SDP No PMT-3259834.

Once qualified under the CCHS regulations, the Project is entitled to the floor area ratio-based density bonuses through the regulation's incentive program. The Project will be entitled to the following:

- Pursuant to SDMC section 143.1001 (b)(3), the project is allowed up to a 6.5 Floor Area Ratio (FAR), because it is within the Tier 3 zone.
 - The Project is proposing a 5.85 FAR, so it is compliant with the FAR requirements.

Pursuant to SDMC section 143.1010(h)(4)(A) the Project is granted at least Two Bonus Incentives for a development that includes at least 20 percent of the pre-density dwelling units for lower income households.

- The project is proposing 25% of the units at lower income household levels.
 - The Project is using the following two Bonus Incentives:

ATTACHMENT 4

INCENTIVE 1:	PRIVATE EXTERIOR OPEN SPACE. Incentive to deviate from SDMC section, 131.0455(d) requiring each dwelling unit to have at least 50 square feet of private exterior open space with a minimum dimension of 4'-0". The project proposes 54 dwelling units that will meet this development regulation, leaving 38 dwelling units out of compliance; or 58% of total dwelling units meeting this development regulation.
<ul style="list-style-type: none"> The proposed studio units at the eastern property line, adjacent to the public right-of-way/alley on levels 3-6 have insufficient space to provide recessed balconies, which would compromise the layout and efficiency of the units. In addition, pursuant to Information Bulletin 302, the Encroachment Requirements state that, "No above-grade building encroachments of any type are allowed to extend into the alley." This requirement would prohibit the balconies on the eastern property line. There is also insufficient space to provide recessed balconies along the northern facing levels, 3-7 as it would also compromise unit layout. Moreover, the step back from the northern property line serves as a lightwell for the studio units, and the balcony requirement would decrease the amount of natural light. 	
INCENTIVE 2:	COMMON OPEN SPACE. Incentive to deviate from SDMC, section 131.0456(a) requiring 25 square feet per dwelling unit dedicated to common open space. The project proposes 1,674 square feet of common open space on level 7; approximately 626 square feet less common open space than required.
<ul style="list-style-type: none"> To provide approximately 2,300 square feet of common space would require the removal of 3-4 dwelling units, which would drastically reduce the economic feasibility of the proposed development, and consequently preclude the construction of the bonus units on the site. The project is proposing 1,674 square feet that accounts for approximately 73% of the requirement. 	

Pursuant to SDMC section 143.1010(i) the applicant is entitled to waivers for any development for which a written agreement and a Deed of Trust securing the agreement is entered into by the applicant and the President and Chief Executive Officer of the San Diego Housing commission.

- Condition 14 in SDP No PMT-3259834, requires the Project to enter into the written agreement as outlined above.
- SDMC section 143.1010(i)(4) states that there is no limit on the number of waivers an applicant may request.
- The Project is using the following Waivers:

WAIVER 1	TRANSPARENCY. Waiver to deviate from SDMC, section 131.0552 requiring a minimum of 50% of street wall area between 3 and 10 feet above the sidewalk shall be transparent with clear glass visible into a commercial or residential use.
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<ul style="list-style-type: none"> The project proposes 40% transparency along Kansas Street as the proposed project must preserve and rehabilitate the existing historical facade and thus cannot modify the street wall area to be fully compliant. 	
WAIVER 2:	STREET TREE COUNT. Waiver to deviate from SDMC, section 143.1025(a)(2) that requires at least one, 24-inch box canopy tree for each 20 feet of street tree frontage.
<ul style="list-style-type: none"> According to this street frontage calculation, the applicant is required to provide 12 street trees. In lieu of providing the 12 required street trees, the applicant is proposing 8 street trees because the existing location of utility structures present on University Avenue near the public alley makes it infeasible to plant street trees in this location. 	

The Project qualifies for the CCHS regulations pursuant to the SDMC Section 143.1002. The proposed density bonuses and incentives, as outlined above, are part of the CCHS regulations.

By meeting the codified deviation requirements of the Historic Resource Regulations, and qualifying for the Complete Communities Housing Solutions regulations, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

B. SITE DEVELOPMENT PERMIT SUPPLEMENTAL FINDINGS [SDMC Section 126.0505(i)]

I. 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.

The Edward and Emma Newman Building, HRB #1482 (“Resource”) was designated in 2023 under Criteria A with a period of significance of 1929-1932 and Criterion C with a period of significance of 1929. The HRB designated the property under Criterion A as a special element of the historical and economic development of North Park and the City of San Diego as a whole, and under Criterion C as an example of the One-Part Commercial Block building type and the Spanish Colonial Revival style of architecture.

The proposed Project (Base Project) retains the existing west and south façades of the Resource, adds one level of subterranean parking below and an additional six stories of new construction above the Resource, with a six-foot setback at the second level and one foot setback at levels three through seven. The proposed removal of the Resource’s existing roof and north façade is not consistent with the Secretary of the Interior’s Standards (Standards). Additionally, the construction of the six stories above the Resource is not consistent with the Standards due to the proposed massing, size, scale and proportion of the new construction in relation to the Resource.

The Applicant retained DPF, LLC to conduct an economic analysis to evaluate the Base Project and five alternatives (Attachment 4). The variables studied in the alternative analysis

ATTACHMENT 4

were the setback of the new construction from the façade of the Resource and the height of the proposed new construction. The setback and height were studied because they have the most visual impact on the historic structure. Scenarios 1 through 3 maintained the existing west and south historic facades and Scenarios 4 through 6 retained the whole Resource. The DPFG analysis used the Internal Rate of Return (IRR) and Return on Cost (ROC) as measures to determine the economic feasibility of each alternative. The five alternatives that were evaluated for their respective IRR and ROC versus that of the Base Project are summarized in the table below:

Alternative	Description	Impact to Resource
BASE Scenario 1	Rehabilitate the Resource's west and south facades and build a seven-story, 92 dwelling unit tower above with a six-foot setback at the second level and a foot setback at levels three through seven, eight foot setback at corner tower, two commercial units, one level of subterranean parking, utilizes Complete Communities.	Retain historic west and south facades, demolish roof and north façade
Scenario 2	Rehabilitate the Resource's west and south facades and build a seven-story, 87 dwelling unit tower above with a six-foot setback at levels two through 7, smaller residential units due to setback, eight-foot setback at corner tower, two commercial units, one level of subterranean parking, utilizes Complete Communities.	Retain historic west and south facades, demolish roof and north façade
Scenario 3	Rehabilitate the Resource's west and south facades and build a seven-story, 70 dwelling unit tower above with a six-foot setback at levels two through 7, eight-foot setback at corner tower, two commercial units, one level of subterranean parking, utilizes State Density Bonus Law.	Retain historic west and south facades, demolish roof and north façade
Scenario 4	Rehabilitate the Resource and reuse the adjacent structure, no new construction, two commercial units, no parking.	Retain and rehabilitate historic building
Scenario 5	Rehabilitate the Resource and build an eight story, 28 dwelling unit tower on the adjacent parcel, two commercial units, no parking.	Retain and rehabilitate historic building
Scenario 6	Rehabilitate the Resource and build two additional stories setback from the west and south facades, 20 dwelling units, two commercial units, no parking.	Retain and rehabilitate historic building, new construction consistent with the Standards

As demonstrated by the DPF analysis, the Base Project was the only economically feasible option due to the yield of the largest quantity of residential units and largest size residential units. The Base Project was the only scenario that was able to achieve the market standard minimum ROC of 5%. In contrast, the DPF analysis concluded that the other scenarios were not economically feasible. The DPF analysis concluded that Scenarios 2 and 3 which also retained the historic west and south facades and constructed a seven-story residential tower above but had larger setbacks for the new construction from the historic façade, were not economically feasible due to their failure to meet the minimum IRR and ROC needed to achieve project financing (see Finding 3 below). Scenarios 2 and 3 yielded fewer and smaller residential units resulting in less rental income. The alternatives that would have the least adverse impact on the Resource, Scenarios 4 and 5, which evaluated the rehabilitation and reuse of the Resource with no new construction above, also did not meet the minimum IRR and YOC needed to achieve project financing due to the high cost of property acquisition (see Finding 3 below). Scenario 6, which proposed construction of an additional two stories above the Resource in a manner that would be consistent with the Secretary of the Interior's Standards and would not require a deviation from the City's Historical Resources Regulations also failed to achieve financing due to the low yield of residential units (see Finding 3 below). The DPF analysis concluded that the Base Project, which proposes retention of the historic west and south facades with a six-foot setback at the second level and a foot setback at levels three through seven, was the only economically feasible project with minimal adverse impacts to the Resource. Therefore, there are no other feasible measures, including a less environmentally damaging alternative, that would further minimize the potential adverse effects on the Resource.

II. 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 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 Economic Alternatives Analysis prepared by the applicant, the Base Project which proposes retention of the west and south historic facades with a seven-story residential tower above is the minimum deviation from the City's Historical Resources Regulations necessary to afford relief and accommodate the development of the site.

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 (defined below), and a Monitoring Plan (defined below). A set of HABS drawings and photos documenting the Resource will be created prior to the beginning of construction to document the historically significant building in its current condition. A copy of this documentation will be archived with the City and other depositories as outlined in the Mitigation Monitoring and Reporting Program (MMRP) (Attachment

ATTACHMENT 4

5). The Treatment Plan narrative and accompanying drawings outline how the existing historical facades will be protected during construction and modified in order to accommodate the new development. Existing character-defining features, such as the storefront windows, faux-adobe stucco exterior, pilasters and corner tower will be preserved and repaired as needed. Restoration work will include the removal of the non-historic metal marquee and the reconstruction of the arched transom windows on the Kansas Street façade. The Monitoring Plan establishes specific timeframes within the construction timeline of the Project in which a historic architect, qualified per the Standards of the National Parks Service, will be present and monitor construction activity. The historic architect will document these visits to the site and submit reports to City staff for review. A pre-construction meeting will be held on-site to clarify selective demolition methods and protection of the Resource during construction. Additionally, the applicant is proposing to retain and preserve historic signage imbedded in the sidewalk adjacent to the Resource.

The construction of a seven-story residential tower above the Resource contributes to the loss of historical context; however, the DPFG analysis concluded that the Base Project was the only economically feasible alternative and therefore the only alternative considered to be feasible to construct. The other Scenarios, which each proposed less of an impact to the Resource, were found to not be feasible. As demonstrated by Scenarios 2 and 3, construction of a seven-story residential tower with a larger setback from the historic facades did not result in an economically feasible alternatives because these Scenarios resulted in fewer and smaller residential units yielding a lower rental income. Scenarios 4 and 5 which studied retention and rehabilitation of the Resource with no new construction above were both found to be infeasible due to high cost of land acquisition and construction costs. Additionally, Scenario 5 did not produce enough residential rental units to offset development costs. Similarly, Scenario 6, which studied the addition of two stories in a manner that was consistent with the Secretary of the Interior's Standards, was not feasible because it did not produce enough residential rental units to offset the cost of development.

The Base Project incorporates several design features, discussed later in this paragraph, that either provide a distinction between the historic façade and the new construction or minimize the visual impacts of the tower. The exterior of the new construction will use a combination of stucco, glazing and fiber cement panels that reference the architectural vocabulary of the historic building while providing a juxtaposition between the Resource and the new tower above and on the adjacent parcel. The new second level will feature spandrel glass and a six-foot setback to provide a visual distinction between the old and new construction. At the corner of Kansas Street and University Ave, the historic tower will be highlighted with no new construction above. Additionally, the project will include restoration of historic features as included in the Treatment Plan to minimize impacts. Therefore, the Project is designed with the minimum necessary deviation 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 portion of the historical resource have been provided by the applicant.

III. 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 a property and it is not feasible to derive a reasonable economic return from the property.

To demonstrate the financial feasibility of the Project, the Applicant retained DPF, LLC to conduct an economic analysis of the proposed Project (“Base Project”) and five designs for potential alternative designs with less impact on the Resource. The DPF analysis used the IRR and ROC as measures to determine the economic feasibility of each alternative. As stated in the analysis, for a rental residential project to be economically feasible, it must achieve a minimum IRR of 12-18% and a ROC of 5.0% or higher. Anything below these thresholds would be unlikely to attract investors and achieve project financing in today’s market. The table below summarizes the conclusions of the DPF analysis for each alternative for these metrics.

Alternative	IRR Min: 12-18%	ROC Min: 5.0%
Base	9.7%	5.1%
2	8.2%	4.8%
3	4.8%	4.1%
4	3.2%	2.4%
5	3.8%	3.9%
6	-0.2%	3.0%

All the Scenarios studied failed to meet the minimum 12-18% IRR required to achieve project financing. Additionally, only the Base Project achieved the minimum ROC. According to the DPF Economic Alternative Analysis, “while it would be true that these returns are low, in comparison to the risk profile of this project, the ownership has remained committed to the vision for this project, to see the historic character of the building maintained while also deliver much needed housing units to the City, however, any further reduction in the returns would make the development infeasible due to the ownerships ability to secure the required debt and equity to facilitate the project.”

The Resource has been vacant since the start of the COVID-19 Pandemic and is an underutilization of the site in a location where the North Park Community Plan encourages the addition of residential units. The North Park Community Plan Policy LU-2.7 encourages medium to high-density residential development in areas near transit and higher-volume traffic corridors. The Property is in proximity to roadways with high volumes of traffic including University Avenue and Interstate 805. Additionally, the Property is located near North Park’s Community Village, centered at 30th Street stretching along University Avenue’s mixed-use transit corridor. According to the City’s General Plan and the North Park Community Plan, housing in close proximity to public transit is needed throughout the North Park Community. The

ATTACHMENT 4

proposed project will meet the Land Use, Mobility and Urban Design policies promoted by the North Park Community Plan.

The DPFG Analysis concluded that only the Base Project with a six-foot setback at the second level and a foot setback at levels three through seven is the only economically feasible project, as the five alternatives all fail to meet the minimum IRR and ROC to successfully attract investors and achieve project financing. Since all alternatives to the Base Project that were analyzed failed to meet the minimum thresholds for financial feasibility and the building's current vacancy prevents the advancement of the goals and policies of the North Park Community Plan, there is no other reasonable beneficial use of the property from which the applicant may derive a reasonable economic return besides the Base Project as demonstrated above. There are no reasonable beneficial uses of the Resource without a substantial alteration of the Resource. Therefore, it is not feasible to derive a reasonable economic return from the property without substantial alteration and the denial of this proposed development would result in economic hardship for the owner.

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

3. Based on these findings adopted by the Planning Commission, Site Development Permit, No. PMT-3259834 is granted by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Site Development Permit, No. PMT-3259834, a copy of which is attached to and made a part of this Resolution by this reference.



Robin MacCartee
Development Project Manager
Development Services

Adopted on: March 19, 2026

IO#: 24009736



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: February 13, 2026 REPORT NO. HRB-26-0XX

HEARING DATE: February 26, 2026

SUBJECT: **ITEM #2 – 2906 UNIVERSITY AVENUE SITE DEVELOPMENT PERMIT**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: Purpose Real Estate, Inc.

LOCATION: 2906-2920 University Avenue, North Park Community, Council District 3, APNs 446-412-1000 and 446-412-1100

DESCRIPTION: Consider the historical resources section, recommendations, findings, and mitigation measures of the environmental document and findings associated with the Site Development Permit (SDP) as presented and consider the inclusion of additional permit conditions related to a designated historical resource if needed.

STAFF RECOMMENDATION

Recommend to the Planning Commission approval of the historical resources section, recommendations, findings, and mitigation measures of the environmental document and findings associated with the SDP related to the designated resource located at 2906-2912 University Avenue (HRB #1482, the Edward and Emma Newman Building) as presented.

BACKGROUND

San Diego Municipal Code (SDMC) [Section 126.0504\(b\)\(2\)](#) requires a recommendation from the Historical Resources Board (HRB) prior to a Planning Commission decision on an SDP when a historical district or designated historical resource is present. The HRB has adopted the following procedure for making recommendations to decision-makers (Historical Resources Board Procedures, Section II.D):

When the HRB is taking action on a recommendation to a decision- maker, the Board shall make a recommendation on only those aspects of the matter that relate to the historical aspects of the project. The Board’s recommendation action(s) shall relate to the cultural resources section, recommendations, findings and mitigation measures of the final environmental document, the SDP findings for historical purposes, and/or the project’s

ATTACHMENT 5

compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties. If the Board desires to recommend the inclusion of additional conditions, the motion should include a request for staff to incorporate permit conditions to capture the Board's recommendations when the project moves forward to the decision maker.

The resource, the Edward and Emma Newman Building ("Resource") is a two-story, Spanish Colonial Revival style commercial structure constructed in 1929 in the North Park Community Planning Area. The Resource was designated by the HRB on January 26, 2023 as HRB #1482 under San Diego Historical Resources Board Criteria A and C (Attachment 2). Under Criterion A, the Edward and Emma Newman Building was historically designated with a period of significance of 1929-1932 as a special element of the economic and historic development of North Park and the City as a property that is representative of the early commercial development of North Park that occurred along University Avenue as a result of the expansion of streetcar lines and subsequent residential growth. Specifically, the building housed North Park's first department store, the Mudd Department store. The Resource was designated under Criterion C with a period of significance of 1929 as an example of a Spanish Colonial Revival style One-Part Commercial Block building type. A full discussion regarding the historic significance of the resource is available in the Historical Resources Technical Report (Attachment 3). The building previously contained commercial and assembly uses but is currently vacant.

PROJECT DESCRIPTION

The project utilizes the Complete Communities Housing Solutions initiative and consists of a new seven-story mixed-use multi-family residential development with 92 dwelling units (including 16 affordable), one level of subterranean parking and a rooftop amenity deck (Project). The Project proposes to retain and rehabilitate the west and south facades of the designated historic resource, HRB #1482, located at 2906-2916 University Avenue, and demolish the building's north façade, roof and the adjacent non-historic structure located at 2920 University Avenue. The historic facades will clad the exterior of the building's podium which will contain commercial space and amenities for the residential units. Rehabilitation of the historic facades will include the restoration of arched transom windows on the Kansas Street elevation, the removal of a non-original metal canopy and the restoration of the ceramic tile bulkhead. New construction will be set back six feet from the historic facades on the second level and one foot on levels three through seven. An eight-foot set back at the southwest corner of the development will highlight the corner tower at the University and Kansas intersection (Attachment 1).

ANALYSIS

The Project proposes substantial alterations to the Edward and Emma Newman Building, HRB #1482, including demolition of the north façade, roof and the construction of six residential stories above. Therefore, the proposed development is, by definition, a substantial alteration requiring an SDP, consistent with [SDMC Section 143.0251](#). Specific SDP Supplemental Findings pursuant to [SDMC Section 126.0505 \(j\)\(1-3\)](#) Supplemental Findings – Historical Resources Deviations for Substantial Alteration of a Designated Historical Resource or Within a Historical District are required for projects proposing substantial alterations to a designated historical resource or within a historical district,

including findings that require analysis of alternatives that could minimize the potential adverse effects on the Resource.

The required SDP Supplemental Findings regarding the Project’s proposed substantial alteration to the Edward and Emma Newman Building and supporting information are below.

1. 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.

The Edward and Emma Newman Building, HRB #1482 (“Resource”) was designated in 2023 under Criteria A with a period of significance of 1929-1932 and Criterion C with a period of significance of 1929. The HRB designated the property under Criterion A as a special element of the historical and economic development of North Park and the City of San Diego as a whole, and under Criterion C as an example of the One-Part Commercial Block building type and the Spanish Colonial Revival style of architecture.

The proposed Project (Base Project) retains the existing west and south façades of the Resource, adds one level of subterranean parking below and an additional six stories of new construction above the Resource, with a six-foot setback at the second level and one foot setback at levels three through seven. The proposed removal of the Resource’s existing roof and north façade is not consistent with the Secretary of the Interior’s Standards (Standards). Additionally, the construction of the six stories above the Resource is not consistent with the Standards due to the proposed massing, size, scale and proportion of the new construction in relation to the Resource.

The Applicant retained DPF, LLC to conduct an economic analysis to evaluate the Base Project and five alternatives (Attachment 4). The variables studied in the alternative analysis were the setback of the new construction from the façade of the Resource and the height of the proposed new construction. The setback and height were studied because they have the most visual impact on the historic structure. Scenarios 1 through 3 maintained the existing west and south historic facades and Scenarios 4 through 6 retained the whole Resource. The DPF analysis used the Internal Rate of Return (IRR) and Return on Cost (ROC) as measures to determine the economic feasibility of each alternative. The five alternatives that were evaluated for their respective IRR and ROC versus that of the Base Project are summarized in the table below:

Alternative	Description	Impact to Resource
BASE Scenario 1	Rehabilitate the Resource’s west and south facades and build a seven-story, 92 dwelling unit tower above with a six-foot setback at the second level and a foot setback at levels three through seven, eight-foot setback at corner tower, two commercial units, one level of subterranean parking, utilizes Complete Communities.	Retain historic west and south facades, demolish roof and north façade

ATTACHMENT 5

Scenario 2	Rehabilitate the Resource’s west and south facades and build a seven-story, 87 dwelling unit tower above with a six-foot setback at levels two through 7, smaller residential units due to setback, eight-foot setback at corner tower, two commercial units, one level of subterranean parking, utilizes Complete Communities.	Retain historic west and south facades, demolish roof and north façade
Scenario 3	Rehabilitate the Resource’s west and south facades and build a seven-story, 70 dwelling unit tower above with a six-foot setback at levels two through 7, eight-foot setback at corner tower, two commercial units, one level of subterranean parking, utilizes State Density Bonus Law.	Retain historic west and south facades, demolish roof and north façade
Scenario 4	Rehabilitate the Resource and reuse the adjacent structure, no new construction, two commercial units, no parking.	Retain and rehabilitate historic building
Scenario 5	Rehabilitate the Resource and build an eight story, 28 dwelling unit tower on the adjacent parcel, two commercial units, no parking.	Retain and rehabilitate historic building
Scenario 6	Rehabilitate the Resource and build two additional stories setback from the west and south facades, 20 dwelling units, two commercial units, no parking.	Retain and rehabilitate historic building, new construction consistent with the Standards

As demonstrated by the DPF analysis, the Base Project was the only economically feasible option due to the yield of the largest quantity of residential units and largest size residential units. The Base Project was the only scenario that was able to achieve the market standard minimum ROC of 5%. In contrast, the DPF analysis concluded that the other scenarios were not economically feasible. The DPF analysis concluded that Scenarios 2 and 3 which also retained the historic west and south facades and constructed a seven-story residential tower above but had larger setbacks for the new construction from the historic façade, were not economically feasible due to their failure to meet the minimum IRR and ROC needed to achieve project financing (see Finding 3 below). Scenarios 2 and 3 yielded fewer and smaller residential units resulting in less rental income. The alternatives that would have the least adverse impact on the Resource, Scenarios 4 and 5, which evaluated the rehabilitation and reuse of the Resource with no new construction above, also did not meet the minimum IRR and YOC needed to achieve project financing due to the high cost of property acquisition (see Finding 3 below). Scenario 6, which proposed construction of an additional two stories above the Resource in a manner that would be consistent with the Secretary of the Interior’s Standards and would not require a deviation from the City’s Historical Resources Regulations also failed to achieve financing due to the low yield of residential units (see Finding 3 below).

The DPFG analysis concluded that the Base Project, which proposes retention of the historic west and south facades with a six-foot setback at the second level and a foot setback at levels three through seven, was the only economically feasible project with minimal adverse impacts to the Resource. Therefore, there are no other feasible measures, including a less environmentally damaging alternative, that would further minimize the potential adverse effects on the Resource.

2. 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 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 Economic Alternatives Analysis prepared by the applicant, the Base Project which proposes retention of the west and south historic facades with a seven-story residential tower above is the minimum deviation from the City's Historical Resources Regulations necessary to afford relief and accommodate the development of the site.

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 (defined below), and a Monitoring Plan (defined below). A set of HABS drawings and photos documenting the Resource will be created prior to the beginning of construction to document the historically significant building in its current condition. A copy of this documentation will be archived with the City and other depositories as outlined in the Mitigation Monitoring and Reporting Program (MMRP) (Attachment 5). The Treatment Plan narrative and accompanying drawings outline how the existing historical facades will be protected during construction and modified in order to accommodate the new development. Existing character-defining features, such as the storefront windows, faux-adobe stucco exterior, pilasters and corner tower will be preserved and repaired as needed. Restoration work will include the removal of the non-historic metal marquee and the reconstruction of the arched transom windows on the Kansas Street façade. The Monitoring Plan establishes specific timeframes within the construction timeline of the Project in which a historic architect, qualified per the Standards of the National Parks Service, will be present and monitor construction activity. The historic architect will document these visits to the site and submit reports to City staff for review. A pre-construction meeting will be held on-site to clarify selective demolition methods and protection of the Resource during construction. Additionally, the applicant is proposing to retain and preserve historic signage imbedded in the sidewalk adjacent to the Resource.

The construction of a seven-story residential tower above the Resource contributes to the loss of historical context; however, the DPFG analysis concluded that the Base Project was the only economically feasible alternative and therefore the only alternative considered to be feasible to construct. The other Scenarios, which each proposed less of an impact to the Resource, were found to not be feasible. As demonstrated by Scenarios 2 and 3, construction of a seven-story residential tower with a larger setback from the historic facades did not result in an economically feasible alternatives because these Scenarios

resulted in fewer and smaller residential units yielding a lower rental income. Scenarios 4 and 5 which studied retention and rehabilitation of the Resource with no new construction above were both found to be infeasible due to high cost of land acquisition and construction costs. Additionally, Scenario 5 did not produce enough residential rental units to offset development costs. Similarly, Scenario 6, which studied the addition of two stories in a manner that was consistent with the Secretary of the Interior’s Standards, was not feasible because it did not produce enough residential rental units to offset the cost of development.

The Base Project incorporates several design features, discussed later in this paragraph, that either provide a distinction between the historic façade and the new construction or minimize the visual impacts of the tower. The exterior of the new construction will use a combination of stucco, glazing and fiber cement panels that reference the architectural vocabulary of the historic building while providing a juxtaposition between the Resource and the new tower above and on the adjacent parcel. The new second level will feature spandrel glass and a six-foot setback to provide a visual distinction between the old and new construction. At the corner of Kansas Street and University Ave, the historic tower will be highlighted with no new construction above. Additionally, the project will include restoration of historic features as included in the Treatment Plan to minimize impacts. Therefore, the Project is designed with the minimum necessary deviation 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 portion of the historical resource have been provided by the applicant.

3. 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 a property and it is not feasible to derive a reasonable economic return from the property.

To demonstrate the financial feasibility of the Project, the Applicant retained DPF, LLC to conduct an economic analysis of the proposed Project (“Base Project”) and five designs for potential alternative designs with less impact on the Resource. The DPF analysis used the IRR and ROC as measures to determine the economic feasibility of each alternative. As stated in the analysis, for a rental residential project to be economically feasible, it must achieve a minimum IRR of 12-18% and a ROC of 5.0% or higher. Anything below these thresholds would be unlikely to attract investors and achieve project financing in today’s market. The table below summarizes the conclusions of the DPF analysis for each alternative for these metrics.

Alternative	IRR Min: 12-18%	ROC Min: 5.0%
Base	9.7%	5.1%
2	8.2%	4.8%
3	4.8%	4.1%
4	3.2%	2.4%
5	3.8%	3.9%
6	-0.2%	3.0%

ATTACHMENT 5

All the Scenarios studied failed to meet the minimum 12-18% IRR required to achieve project financing. Additionally, only the Base Project achieved the minimum ROC. According to the DPFGE Economic Alternative Analysis, "while it would be true that these returns are low, in comparison to the risk profile of this project, the ownership has remained committed to the vision for this project, to see the historic character of the building maintained while also deliver much needed housing units to the City, however, any further reduction in the returns would make the development infeasible due to the ownership's ability to secure the required debt and equity to facilitate the project."

The Resource has been vacant since the start of the COVID-19 Pandemic and is an underutilization of the site in a location where the North Park Community Plan encourages the addition of residential units. The North Park Community Plan Policy LU-2.7 encourages medium to high-density residential development in areas near transit and higher-volume traffic corridors. The Property is in proximity to roadways with high volumes of traffic including University Avenue and Interstate 805. Additionally, the Property is located near North Park's Community Village, centered at 30th Street stretching along University Avenue's mixed-use transit corridor. According to the City's General Plan and the North Park Community Plan, housing in close proximity to public transit is needed throughout the North Park Community. The proposed project will meet the Land Use, Mobility and Urban Design policies promoted by the North Park Community Plan.

The DPFGE Analysis concluded that only the Base Project with a six-foot setback at the second level and a foot setback at levels three through seven is the only economically feasible project, as the five alternatives all fail to meet the minimum IRR and ROC to successfully attract investors and achieve project financing. Since all alternatives to the Base Project that were analyzed failed to meet the minimum thresholds for financial feasibility and the building's current vacancy prevents the advancement of the goals and policies of the North Park Community Plan, there is no other reasonable beneficial use of the property from which the applicant may derive a reasonable economic return besides the Base Project as demonstrated above. There are no reasonable beneficial uses of the Resource without a substantial alteration of the Resource. Therefore, it is not feasible to derive a reasonable economic return from the property without substantial alteration and the denial of this proposed development would result in economic hardship for the owner.

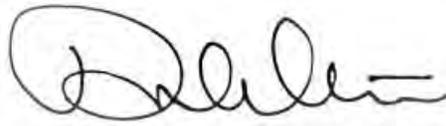
City Staff from the City Planning and Development Services Departments believes that there is sufficient evidence to support the SDP Supplemental Findings related to the designated historical resource. In addition, Staff believes that the proposed mitigation measures of the MMRP and draft permit conditions (Attachment 6) are sufficient to reduce the identified impacts to the Edward and Emma Newman Building, HRB #1482.

CONCLUSION

Staff recommends that the HRB recommend to the Planning Commission adoption of the historical resources section, recommendations findings and mitigation measures of the environmental document and findings associated with the SDP related to the designated historic resource.



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Senior Planner/ HRB Liaison
City Planning Department



Robin MacCartee
Development Project Manager
Development Services Department

Attachments:

1. Development Plans
2. Historical Resources Board Resolution #R-23012602
3. Historical Resources Technical Report
4. Economic Alternative Analysis
5. Draft Addendum to EIR No. 380611
6. Draft Permit with Conditions

NEWMAN BUILDING

**ECONOMIC ALTERNATIVE ANALYSIS
SUMMARY REPORT**

FEBRUARY 2023

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Contents

- 1. Introduction 3
- 2. Executive Summary..... 3
- 3. Summary of Developed Scenarios..... 4
 - 3.1 Scenario 1: Base – Complete Communities – Step-Out 4
 - 3.2 Scenario 2: Complete Communities – No Step-Out..... 5
 - 3.3 Scenario 3: State Density Bonus 5
 - 3.4 Scenario 4: Adaptive Re-use (No Addition to Existing Structure)..... 5
 - 3.5 Scenario 5: Tower Atop Parcel 446-412-11-00 (Swami’s)..... 5
 - 3.6 Scenario 6: Wedding Cake..... 5
- 4. Approach to Analysis 6
- 5. Summary of Scenario Analysis..... 6
 - 5.1 Scenario 1 Summary: 6
 - 5.2 Scenario 2 Summary: 7
 - 5.3 Scenario 3 Summary: 7
 - 5.4 Scenario 4 Summary: 7
 - 5.5 Scenario 5 Summary: 7
 - 5.6 Scenario 6 Summary: 8

Appendix A: Scenario Summaries and Comparisons

Appendix B: Scenario Assumptions and Returns

1. Introduction complete

North Park Building, LLC (“Developer”) is currently in the entitlement phase of redeveloping 2906-12 University Avenue (“Project”) located within the City of San Diego (“City”). The Project is located on the corner of University Avenue and Kansas Street and is of historical significance to the City and is comprised of assessor parcels 446-412-10-00 and 446-412-11-00. The site totals approximately 0.33 acres and is comprised of several retail spaces totaling 24,764 square feet. The site is currently 24% occupied, with 5,951 square feet being occupied and 18,813 square feet being vacant. On January 27, 2023, the Historical Resources Board of the City of San Diego held a noticed public hearing to consider the historical designation of the Project. At this hearing, Staff Report Number: HRB-23-002 was presented and was approved 7-0-0, designating the Project as a Historical Resource and assigning it as the Edward and Emma Newman Building - HRB Site #1482.

2. Executive Summary

DPEG has completed an economic analysis of various development alternatives proposed by the Developer. The purpose of this analysis is to analyze the multiple development alternatives and detail the differences in anticipated returns and benefits of each development scenario for the City’s assessment in determining if there is substantial evidence to support a Site Development Permit Supplemental Findings for Historical Resources Deviation for Substantial Alteration of a Designated Historical Resource pursuant to (i) Supplemental Findings – Historical Resources Deviation for Substantial Alteration of a Designated Historical Resource or Within a Historical District A Site Development Permit required in accordance with San Diego Municipal Code Section 125.0505(i), our report concludes the following:

1. 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.
2. 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.
3. 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 a property and it is not feasible to derive a reasonable economic return from the property.
 - a. *As further definition of economic hardship, the report concludes that for the 3-5 years leading up to the economic analysis contained herein, the market standard minimum Return on Cost (ROC) has been 5.0%. As interest rates have continued to rise there has been significant pressure from the capital markets for this base ROC to increase above 5.0%. Furthermore, the capital markets would expect to see an Internal Rate of Return (IRR) in the 12%-18% range.*

- b. *As shown in Appendix B: the Base project has a ROC of 5.1% and an IRR of 9.7%, while the ROC is just above the market threshold, the IRR is slightly below. While it would be true that these returns are still low, in comparison to the risk profile of this project, the ownership has remained committed to the vision for this project, to see the historic character of the building maintained while also delivery much needed housing units to our City, however, any further reduction in the returns would make the development infeasible due to the ownerships ability to secure the required debt and equity to facilitate the project.*

In addition to the above findings, our report also concludes the following:

4. All potential scenarios regarding the site have been analyzed as well as only rehabilitating the site with no alterations.
5. Scenario 1 results in the highest and best use from a development standpoint but also results in the maximum total affordable unit count and residential count for the City.
6. Several of the other proposed scenarios show very small returns for the Developer and due to the required rehabilitation and maintenance of the existing façade, any unexpected delays or increases in costs has a high probability of resulting in a net zero or negative return to the Developer.
7. The façade is deteriorating due to the structural concrete having exceeded its useful life.
8. The scenario that results in the most affordable restricted units is the base project (Scenario 1).

3. Summary of Developed Scenarios –

As part of the Neighborhood Development Permit required by the Historical Resources Board (“HRB”), DPFG has reviewed six development scenarios proposed by the Developer for economic feasibility. The included Development Scenarios were selected through multiple meetings with City Historic Staff and then reviewed by the Design Assistance Subcommittee of the Historical Resources Board.

3.1 Scenario 1: Base – Complete Communities – Step-Out

- o The base scenario maintains the existing building façade of the historic building and includes one subterranean level of parking with a total of 18 parking spaces alongside 92 residential units totaling approximately 63,550 square feet of residential and 8,217 square feet of commercial space. The 92 residential units are broken down between 16 affordable units and 76 market rate units. The first floor will include a signature restaurant, leasing offices/lobby, and utility/core. The remaining floors will be residential with a clubhouse located on the top floor. This scenario maximizes net rentable square footage and is designed to have the upper floors project out above the second level to the façade. This scenario maintains the 8’ setback from the corner tower at University Avenue and Kansas Street.

3.2 Scenario 2: Complete Communities – No Step-Out

- Scenario 2 maintains the existing building façade of the historic building and includes one subterranean level of parking with a total of 18 parking spaces alongside 87 residential units totaling approximately 58,300 square feet and 8,217 SF of commercial. The scenario is anticipated to include 16 affordable units and 71 market rate units. The first floor will include a signature restaurant, leasing offices/lobby, and utility/core. The remaining floors will be residential with a clubhouse located on the top floor. This scenario maintains the 8’ setback from the historic façade across the entire height of the building and does not include the third to seventh floor projection over the second level.

3.3 Scenario 3: State Density Bonus

- Scenario 3 maintains the existing building façade of the historic building and includes one subterranean level of parking with a total of 18 parking spaces alongside 70 residential units totaling approximately 54,750 square feet and 8,217 square feet of commercial space. The 70 residential units are broken down between 10 affordable units and 60 market rate units. The first floor will include commercial and will include a signature restaurant, leasing offices/lobby, and utility/core. The remaining floors will be residential with a clubhouse located on the top floor. This scenario maximizes the net rentable square footage according to State Density Bonus Law (“SDBL”) by employing the City’s 75% density bonus in exchange for a 25% total affordable housing requirement which is broken down between 15% very-low income and 10% moderate income units.

3.4 Scenario 4: Adaptive Re-use (No Addition to Existing Structure)

- Scenario 4 has no additions to the existing structure and simply restores the existing building. There are no residential units planned within this scenario. The restoration would include updated commercial uses within the structure while maintaining the historical façade in its current condition. Very little restoration of the historical façade would be included in this scenario.

3.5 Scenario 5: Tower Atop Parcel 446-412-11-00 (Swami’s)

- Scenario 5 maintains the existing building façade of the historic building and redevelops the non-historical building adjacent into an eight-story residential tower. The tower is anticipated to include 28 residential units totaling approximately 27,600 square feet and 12,396 square feet of commercial space. There would be no affordable / rent restricted units in this scenario because no density bonus program would be needed. Furthermore, the façade restoration work would be limited compared to the base project.

3.6 Scenario 6: Wedding Cake

- Scenario 6 maintains the existing building façade of the historic building and is comprised of two additional new residential levels developed above the existing structure. This scenario includes 20 market rate residential units totaling approximately 15,200 square feet and 8,217 square feet of commercial space. This scenario attempts to mitigate the impact on the historic resource by conforming to the Secretary of the Interior’s Standards for Treatment of Historic Properties.

4. Approach to Analysis -

We reviewed the Project assumptions for the proposed Project and each proforma assumed the following:

- Project Schedule: Scenarios 1, 2, 3, 5, and 6 are all anticipated to be completed in 25 months. Scenario 4 is anticipated to only take 22 months to completion.
- Construction Costs: All construction costs were provided by Developer based on similar projects and construction types in the City. These were then confirmed with the collaboration of City-based general contractor, Econ Construction, by the Developer.
- Rental rates provided by Developer with multiple cross references for competitive newly constructed buildings in North Park.
- All scenarios assume a stabilized residential vacancy rate of 3.00%
- All scenarios assume a trended income and expense escalation of 3.50% per year.

5. Summary of Scenario Analysis -

We analyzed the Developers’ assumptions and anticipated Project performance for the properties under various alternatives. Scenario 1 includes the construction of one subterranean level of parking, construction of ground floor commercial and lobby space, and 6 levels of residential with residential amenities on the top floor. Based on the assumptions in Section 2, Scenario 1 is the most likely scenario to meet both the Developers and City goals. Scenario 1 is anticipated to generate a higher Internal Rate of Return (“IRR”) and a more desirable Return on Cost (“ROC”) during the lifetime of the Project. This scenarios’ projected returns are high enough to account for any market variation or unexpected delays or increases. Scenario 1 also results in the largest number of units both in the number of units built and the size of the units. The financial results of the individual scenarios are summarized in Appendix A: Scenario Summary.

5.1 Scenario 1 Summary: Base Project “Step Out – Complete Communities”

- Scenario 1 allows the Developer to attain the highest number of units while allowing a sufficient rentable square footage to be developed. This is due to floors 3-7 extending out to the façade, which helps to offset the anticipated costs of rehabilitating the façade. This scenario results in an estimated IRR of 9.7%. This

scenario is anticipated to result in a stabilized cash flow of approximately \$428,000 in year 4*, as shown and detailed in Appendix B.

5.2 Scenario 2 Summary: “No Step Out – Complete Communities”

- Scenario 2 is very similar to Scenario 1 but does not maximize the total net square footage of the site and is less economically feasible for the Developer. This reduction does not generate any benefits, as due to the similarities between the two scenarios, the reception by the public and the maintained historic façade will likely be the same regardless of which scenario is built. The revised plan breakdown lowers the total rentable square footage in comparison to Scenario 1, which in turn lowers the anticipated monthly rental income from the site. This reduction in Scenario 2 generates a lower annual IRR and ROC, as it is anticipated that Scenario 2 will result in a stabilized cash flow of approximately \$395,000 in year 4. The financial assumptions for Scenario 2 are detailed in Appendix B.

5.3 Scenario 3 Summary: “No Step Out – State Density Bonus”

- Scenario 3 maximizes net rentable square footage according to State Density Bonus Law but results in a total loss of 22 residential units, including 6 fewer affordable units. The loss of units results in an anticipated stabilized cash flow of approximately \$347,000 in year 4*. This results in a significantly lower return for the Developer compared to Scenario 1. The financial assumptions for Scenario 3 are detailed in Appendix B.

5.4 Scenario 4 Summary: “No Addition”

- Scenario 4 rehabilitates the existing structure and does not change its current use. This results in no residential being added to the site as the current historical site is only commercial. The elimination of all residential is a significant loss to the Developer, as well as the City. It is anticipated that Scenario 4 will result in a stabilized cash flow of approximately \$146,000 in year 4*. The financial assumptions for Scenario 4 are detailed in Appendix B.

5.5 Scenario 5 Summary: “Pencil Tower”

- Scenario 5 only redevelops the non-historical site while still rehabilitating a portion of the historic façade. This results in a total loss of 64 residential units, including all the anticipated affordable units. The elimination of all the affordable units is necessary as the project would not be feasible without maximizing the total potential anticipated rent from the remaining by right units. When compared to Scenario 1, this results in a drop in the IRR of 5.90%. It is anticipated that Scenario 5 will result in a stabilized cash flow of approximately \$267,000 in year 4. The financial assumptions for Scenario 5 are detailed in Appendix B.

5.6 Scenario 6 Summary: “Wedding Cake”

- Scenario 6 adds a small amount of residential to the existing building while rehabilitating a portion of the façade. This results in a total of 20 market rate units spread across two additional floors above the rehabilitated commercial buildings. The low unit count and need to rehabilitate the façade leads to a very low IRR for the Developer. It is anticipated that Scenario 6 will result in a stabilized cash flow of approximately \$170,000 in year 4*. The financial assumptions for Scenario 6 are detailed in Appendix B.

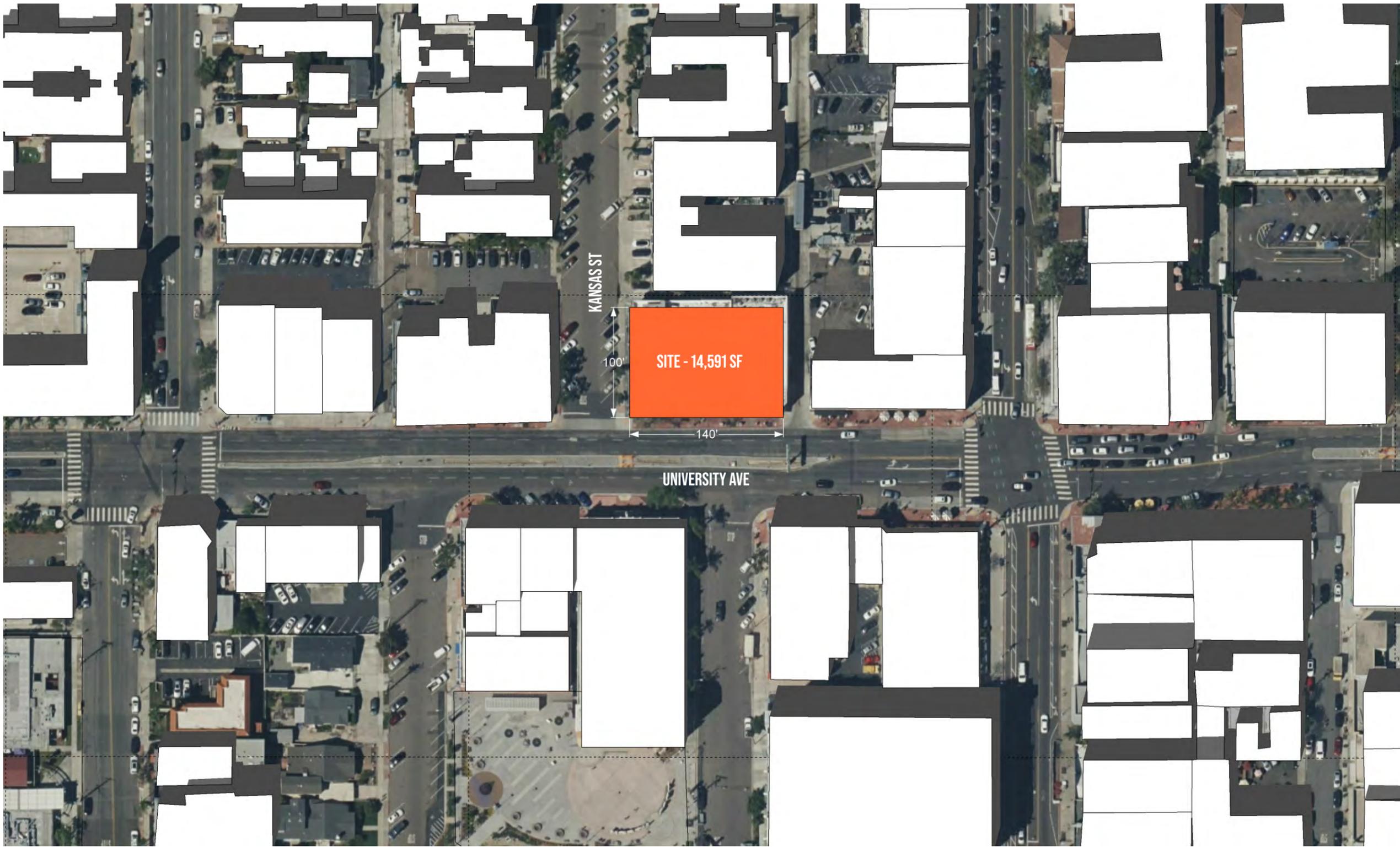
*Yr 4 is used as the stabilized cash flow metric because it is scheduled to be the first full year of stabilized operations following both the completion of construction, lease up period and pay off of the development loan with a permanent loan.

Appendix A: Scenario Summaries and Comparisons

carrierjohnson + CULTURE

THE NORTH PARK BUILDING LLC :
THE NEWMAN BUILDING

02.14.2023



SCHEME 1: BASE - COMPLETE COMMUNITIES - STEP-OUT

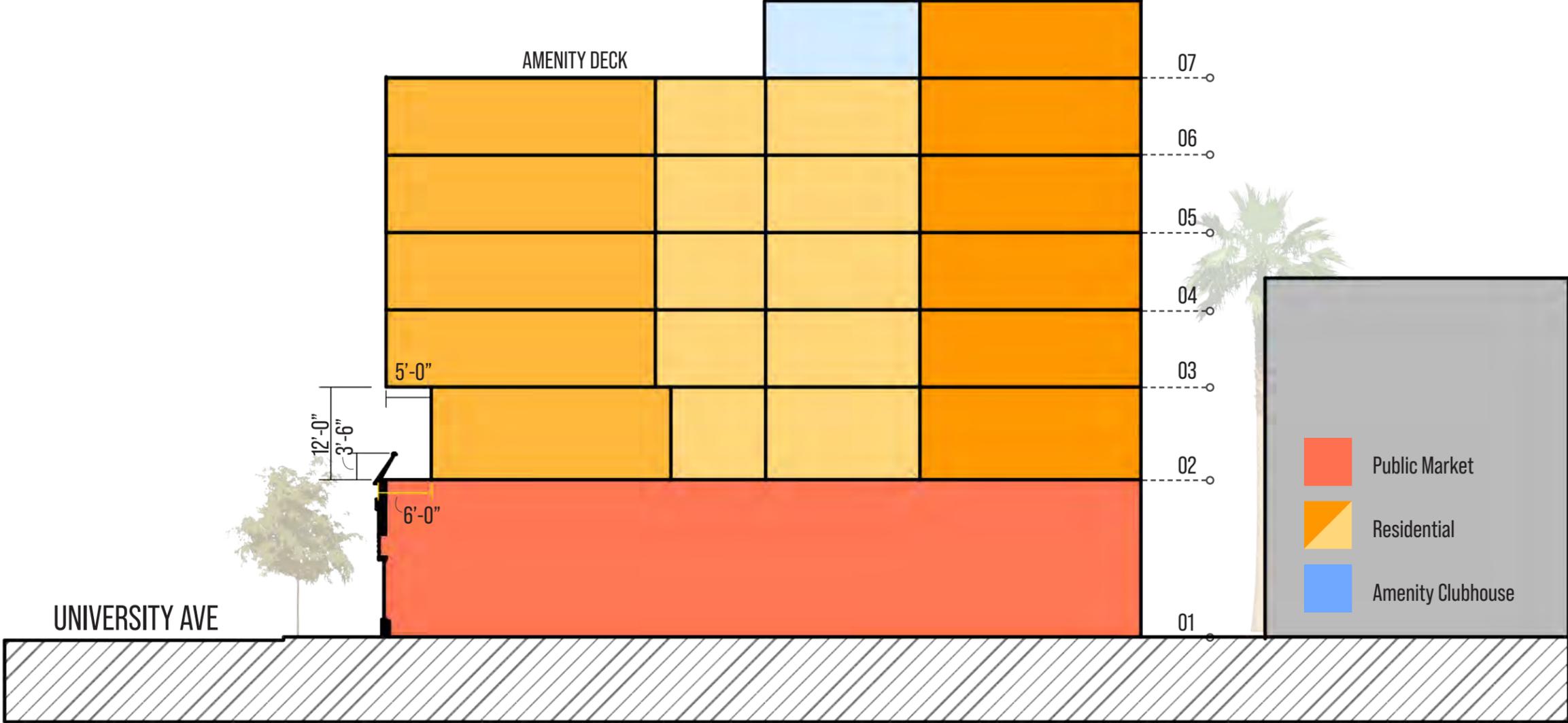
ATTACHMENT 6



- Public Market
- Residential
- Lobby; Co-working
- Amenity Clubhouse
- Amenity Deck

Maximize net rentable with projecting upper-floors above the second-level/transition level's 6'-0" stepback/relief from front (University Ave) and street side (Kansas Street) existing façades/property lines, as well as maintaining 8'-0" setback from corner tower at University Ave and Kansas Street.

SCHEME 1 (STEP-OUT): CROSS-SECTION



Levels 3-7 overhang 5' from the face of Level 2, which is set in 6' from the historical facade.

SCHEME 1 (STEP-OUT): VIEWS FROM STREET

View from the intersection of Kansas St and University Ave



View from University Ave

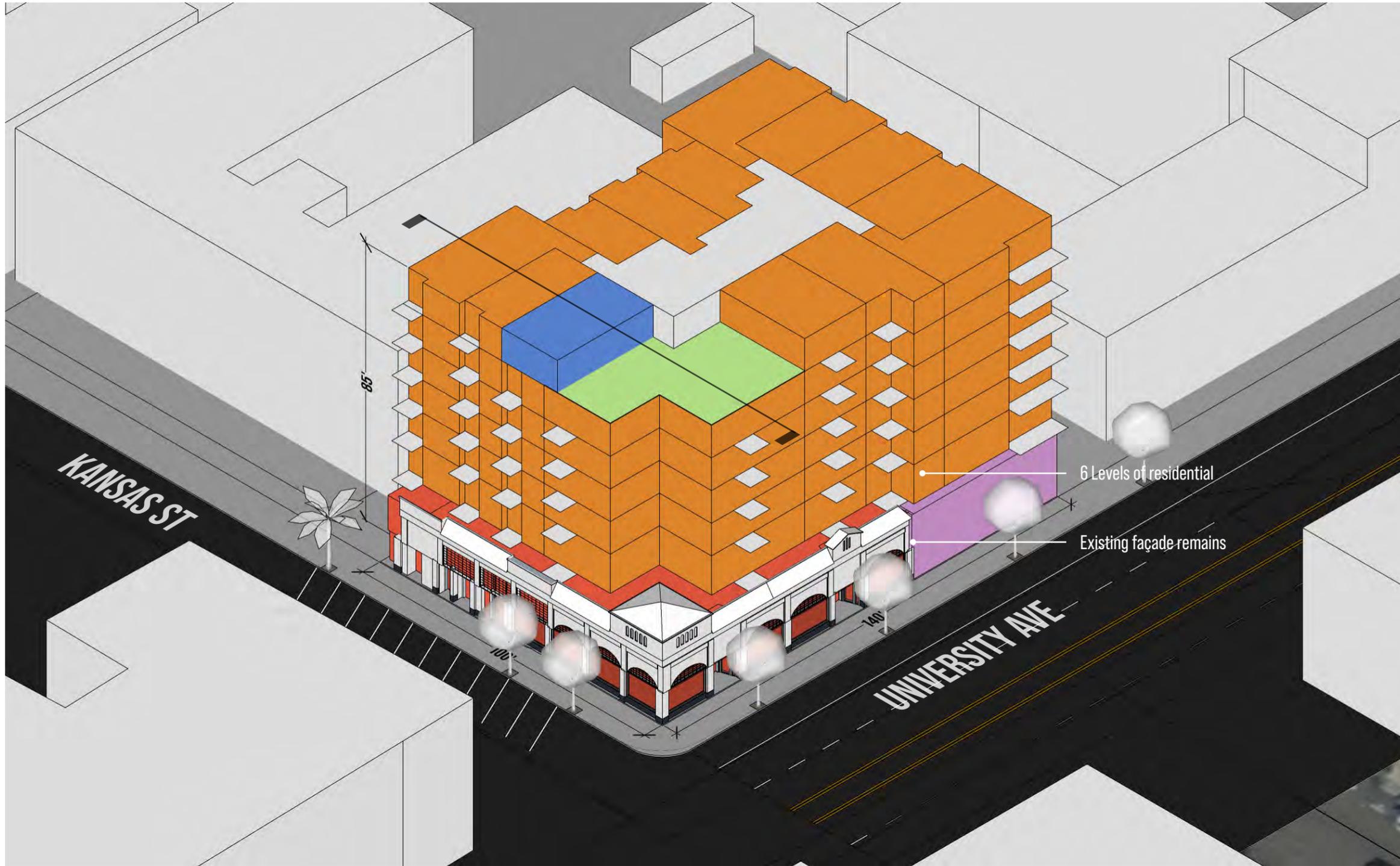


View from Kansas St



SCHEME 2: COMPLETE COMMUNITIES - NO STEP-OUT

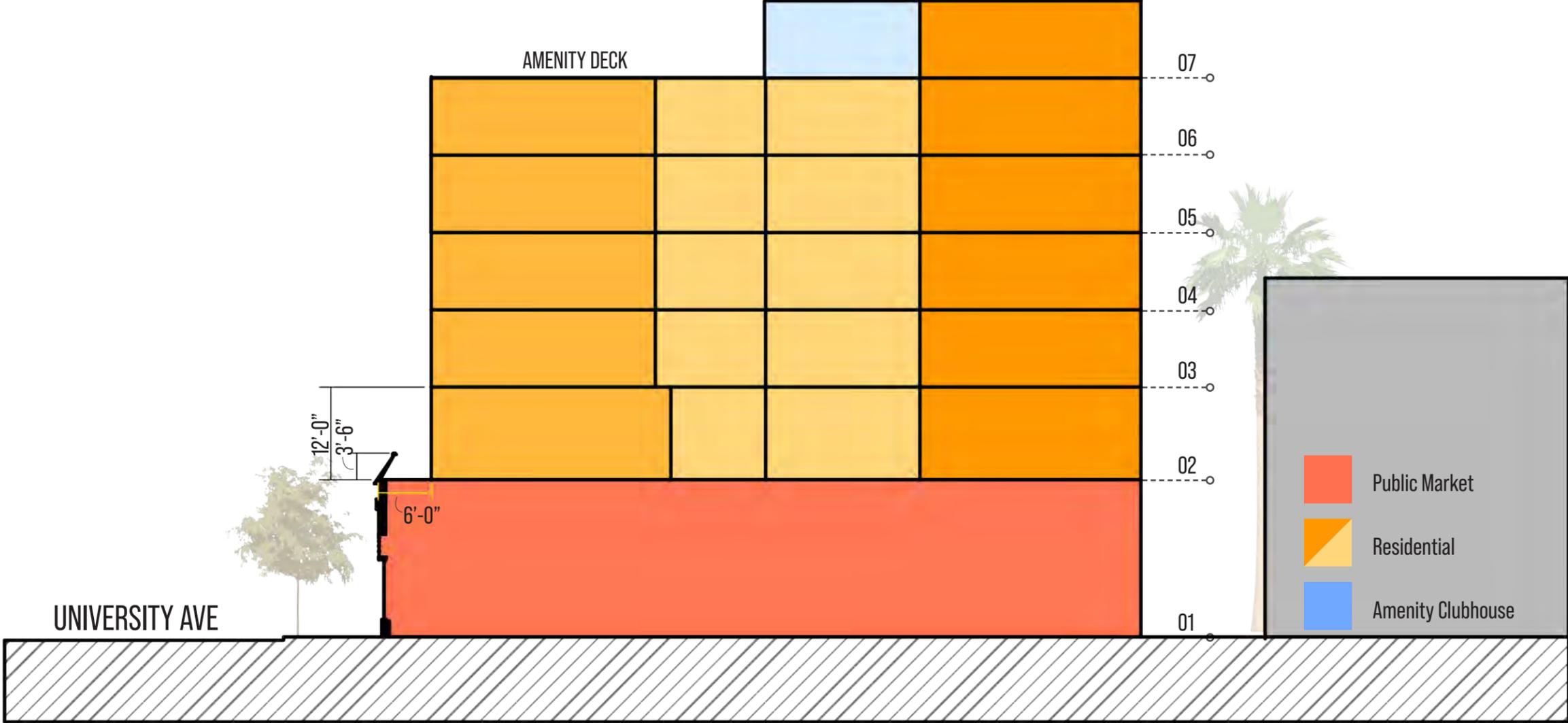
ATTACHMENT 6



- Public Market
- Residential
- Lobby; Co-working
- Amenity Clubhouse
- Amenity Deck

Maintain 8'-0" stepback/relief along front (University Ave) and street side (Kansas Street) façades/property line as well as maintaining setback from corner tower at University Ave and Kansas Street from second level/transition level up.

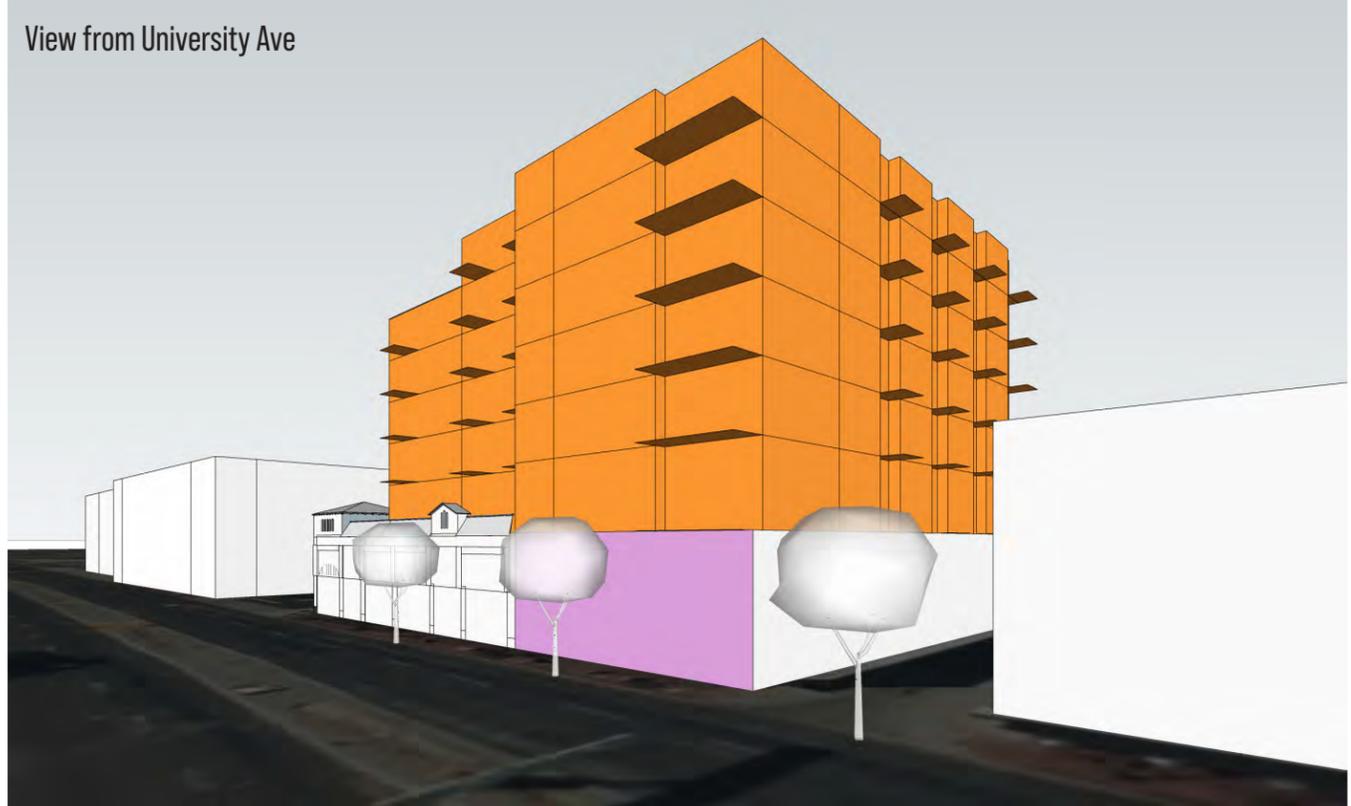
SCHEME 2 (NO STEP-OUT): CROSS-SECTION



Street wall created by Levels 2-7 set in 6' from the historical facade is maintained throughout the height of the building.

SCHEME 2 (NO STEP-OUT): VIEWS FROM STREET

ATTACHMENT 6



SCHEME 3 : STATE DENSITY BONUS

ATTACHMENT 6



- Public Market
- Residential
- Lobby; Co-working
- Amenity Clubhouse
- Amenity Deck

Maximize net rentable according to State Density Bonus Law (SDBL) option employing City of San Diego's 75% density bonus in exchange for a 25% total affordable housing requirement (15% very-low income and 10% moderate income).

SCHEME 3 : VIEWS FROM STREET

ATTACHMENT 6

View from the intersection of Kansas St and University Ave



View from University Ave

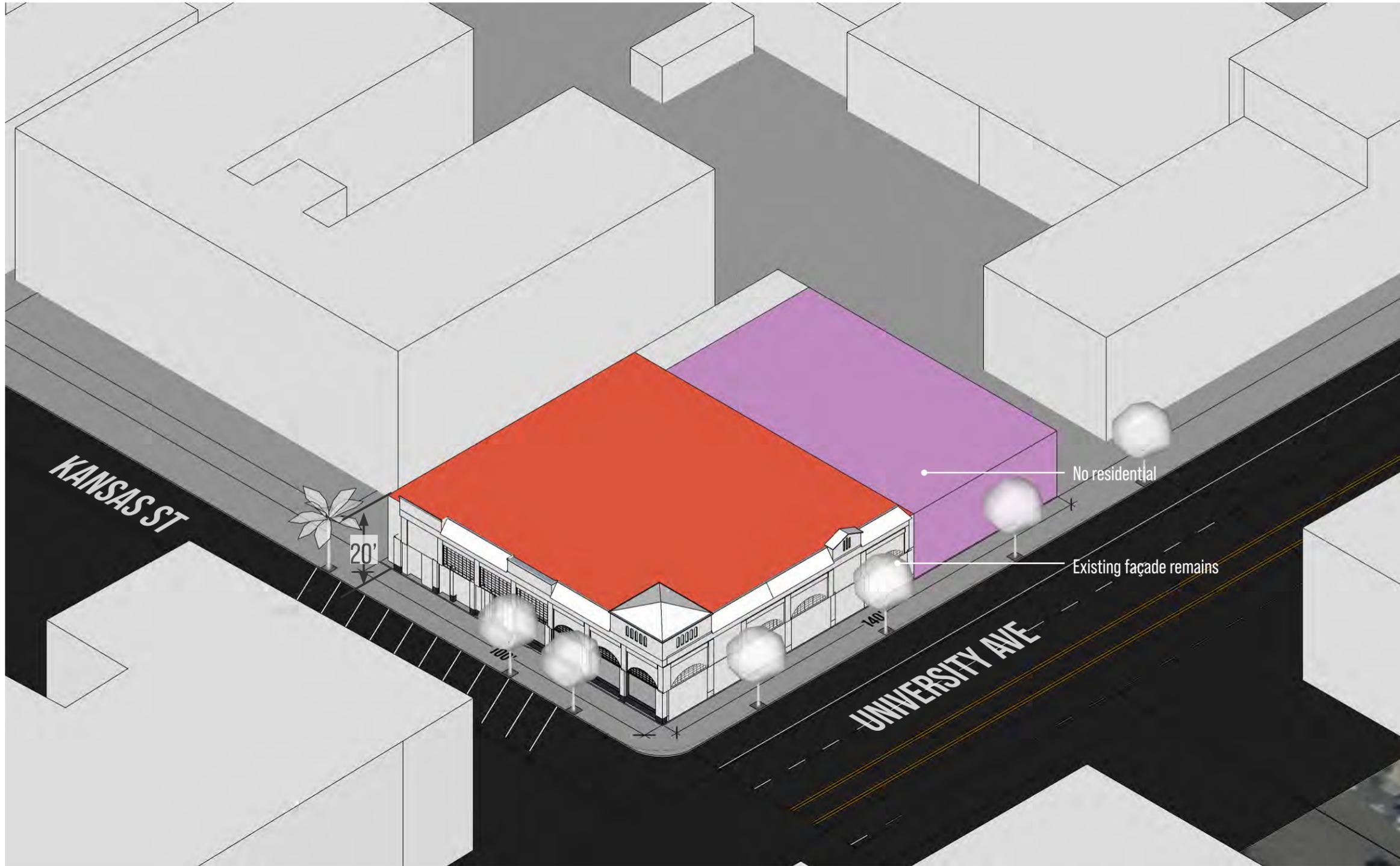


View from Kansas St



SCHEME 4 : ADAPTIVE RE-USE (NO ADDITION TO EXISTING STRUCTURE)

ATTACHMENT 6



SUNSET TEMPLE NORTH PARK
SCHEME 4 : NO ADDITION

No Parking

Level 1

Public Market	8,468 sf
Leasing/Lobby	3,328 sf
Utility/Core	600 sf
<hr/>	
Coworking Mezzanine	4,345 sf
<hr/>	
Total Gross	16,741 sf
Net Rentable	16,141 sf

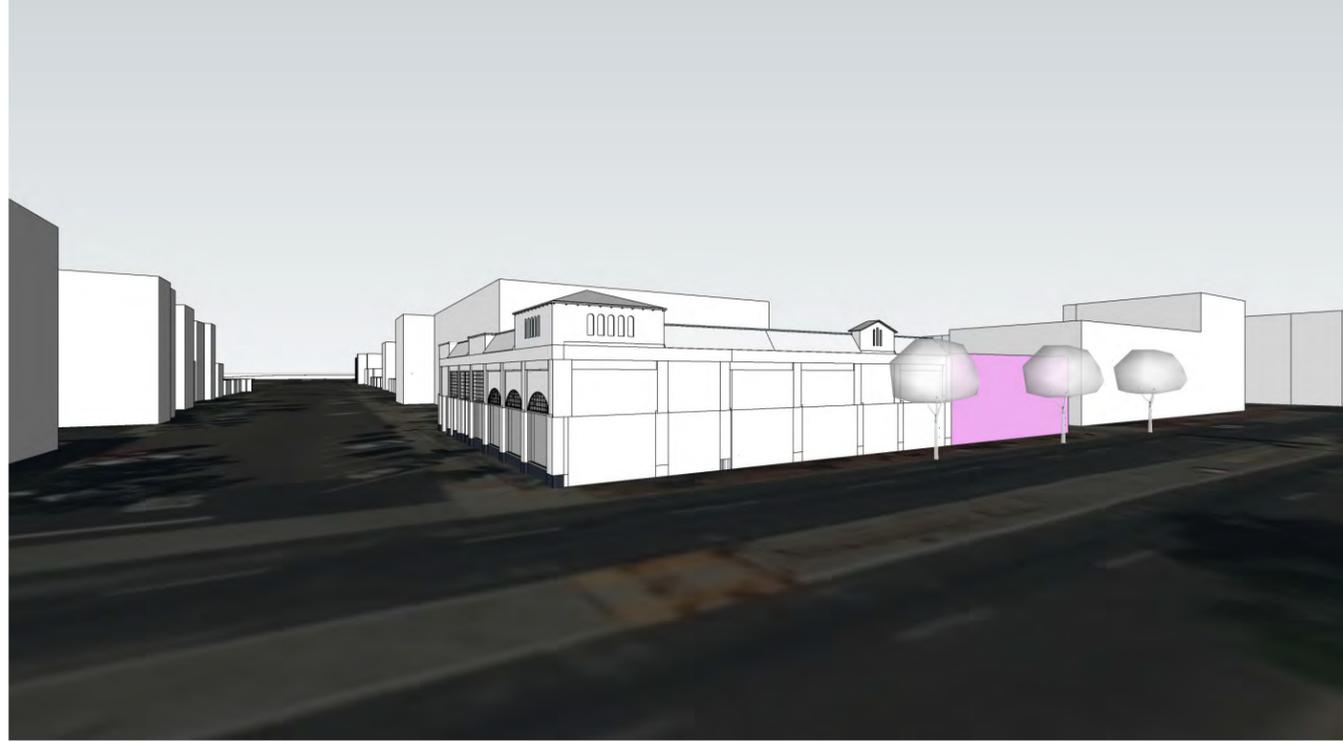
- Public Market
- Residential
- Lobby; Co-working

No addition to existing structure and simply restore existing Sunset Temple façades along University Ave and Kansas Street and re-program existing space with new uses, including former Swami's Restaurant (remodel existing building).

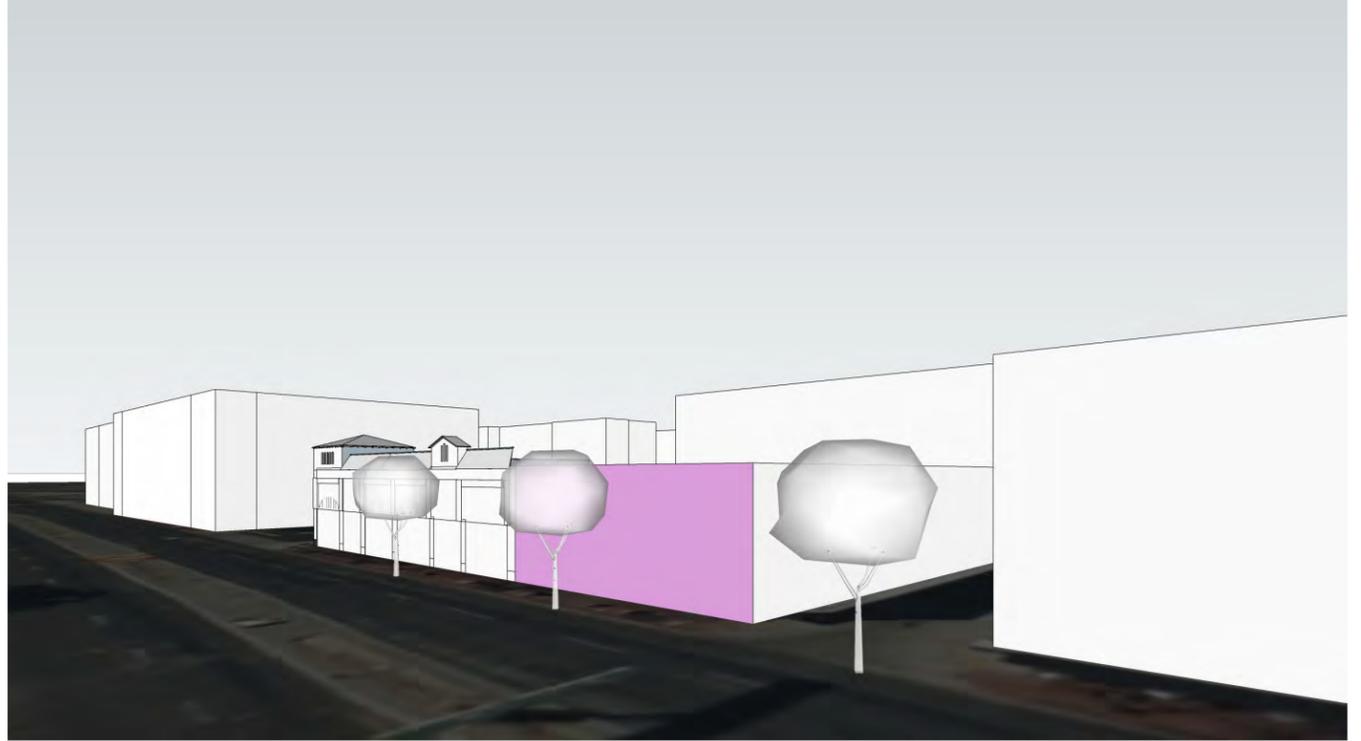
SCHEME 4 : VIEWS FROM STREET

ATTACHMENT 6

View from the intersection of Kansas St and University Ave



View from University Ave

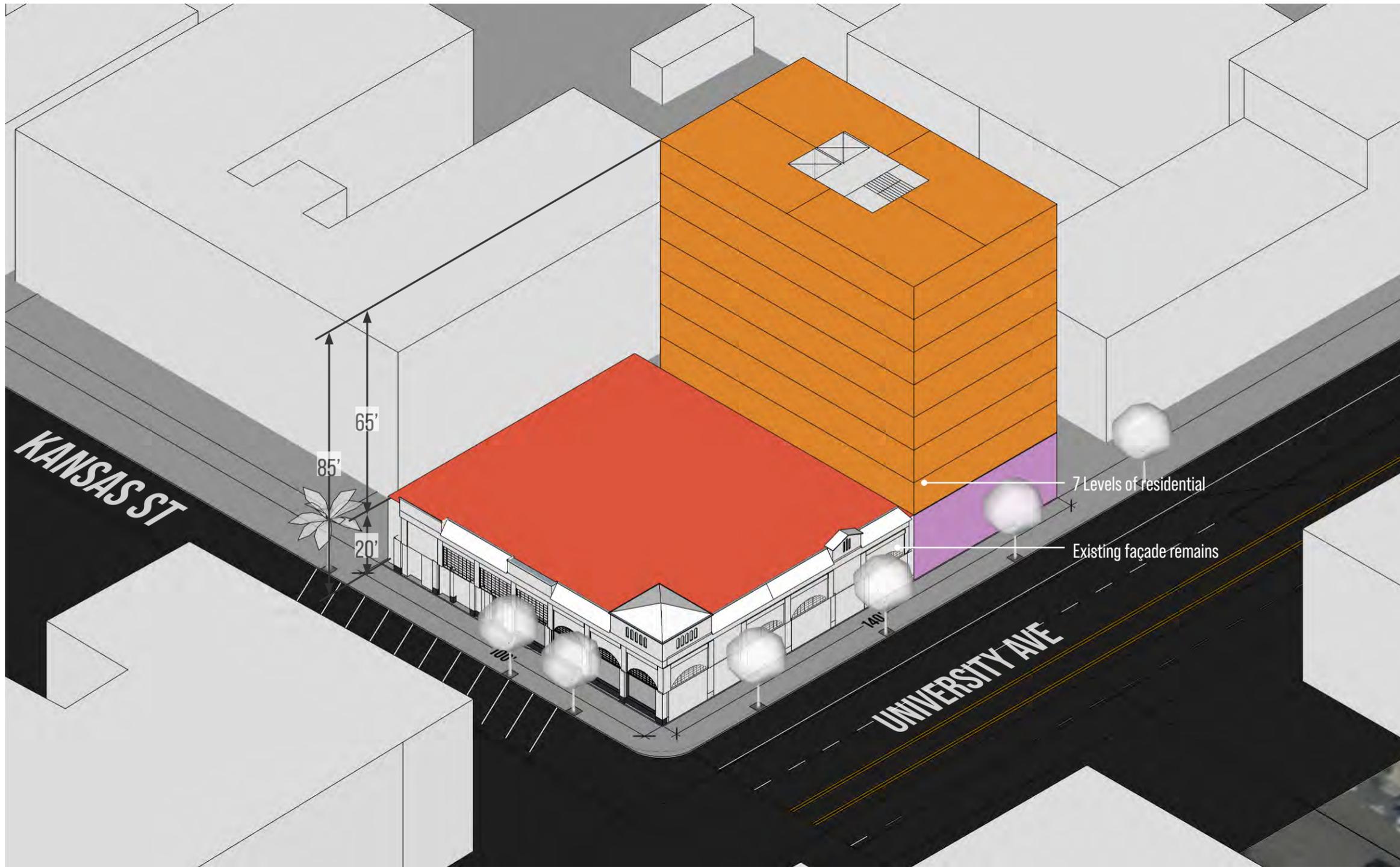


View from Kansas St



SCHEME 5 : TOWER ATOP FORMER SWAMI'S

ATTACHMENT 6



SUNSET TEMPLE NORTH PARK SCHEME 5 : PENCIL TOWER

No Parking

Level 1	
Public Market	8,468 sf
Leasing/Lobby	3,328 sf
Utility/Core	600 sf
Level 2 - 8	
Residential	3,974 sf
Core/Corridor	600 sf
Total Gross	44,414 sf
Net Rentable	39,614 sf
Units - 990 SF Avg	28 units

- Public Market
- Residential
- Lobby; Co-working

8-story tower on the former Swami's Restaurant parcel of site, whilst restoring the existing Sunset Temple façade and re-purposing the structure for new uses.

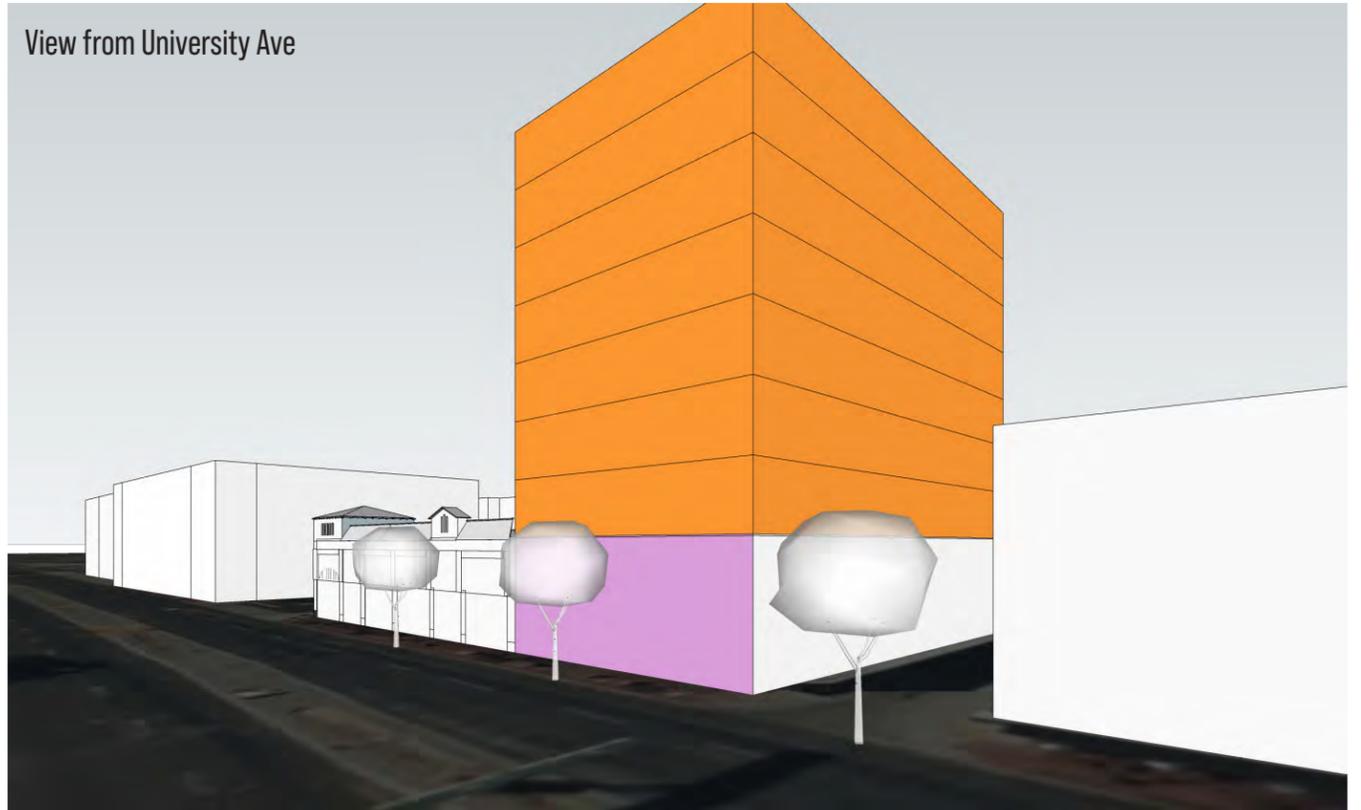
SCHEME 5 : VIEWS FROM STREET

ATTACHMENT 6

View from the intersection of Kansas St and University Ave



View from University Ave

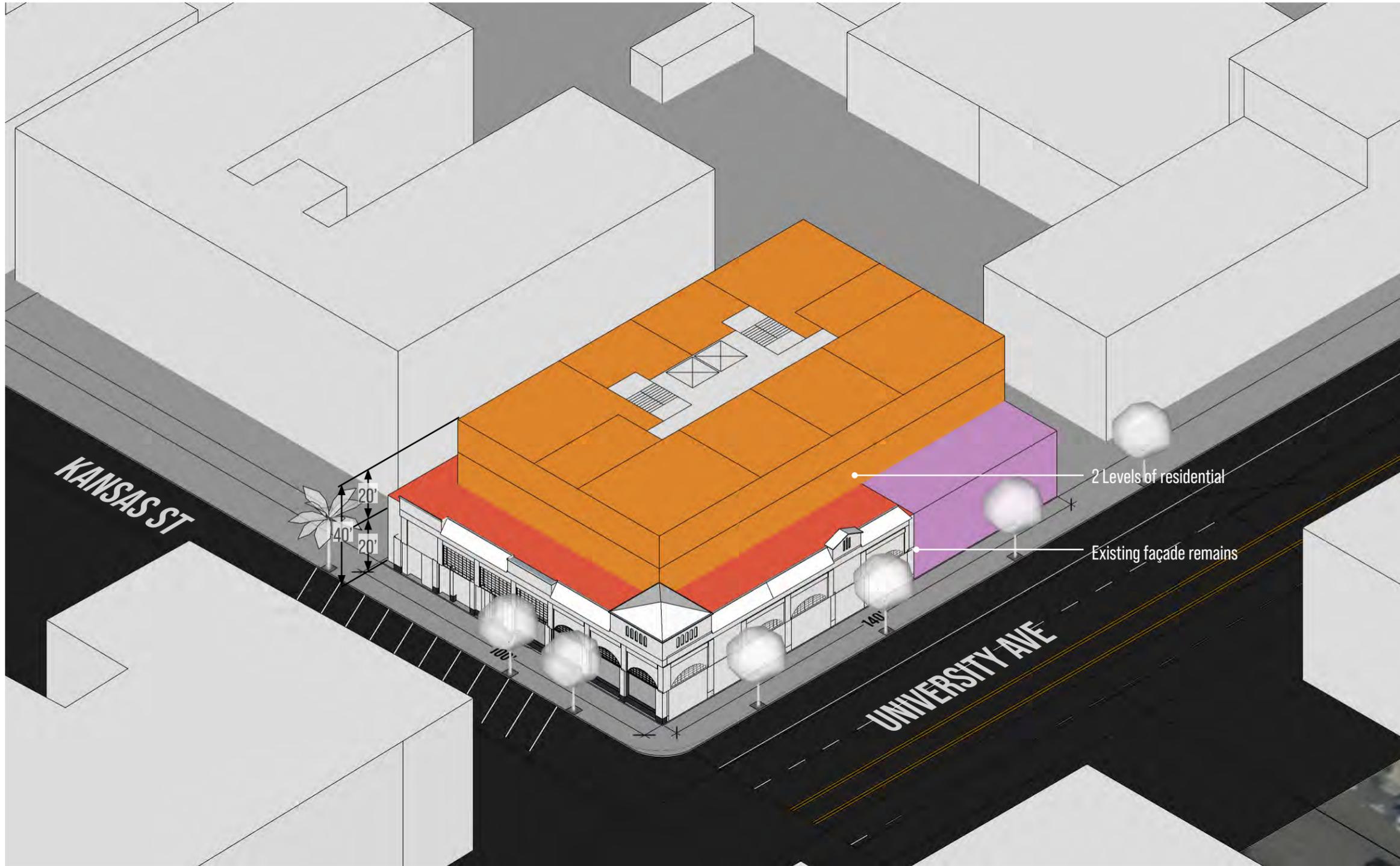


View from Kansas St



SCHEME 6 : "WEDDING CAKE"

ATTACHMENT 6



- Public Market
- Residential
- Lobby; Co-working

Two new levels atop existing structure and step them back according to San Diego Municipal Code (SDMC) and North Park Community Plan – Urban Design and Historical Guidelines

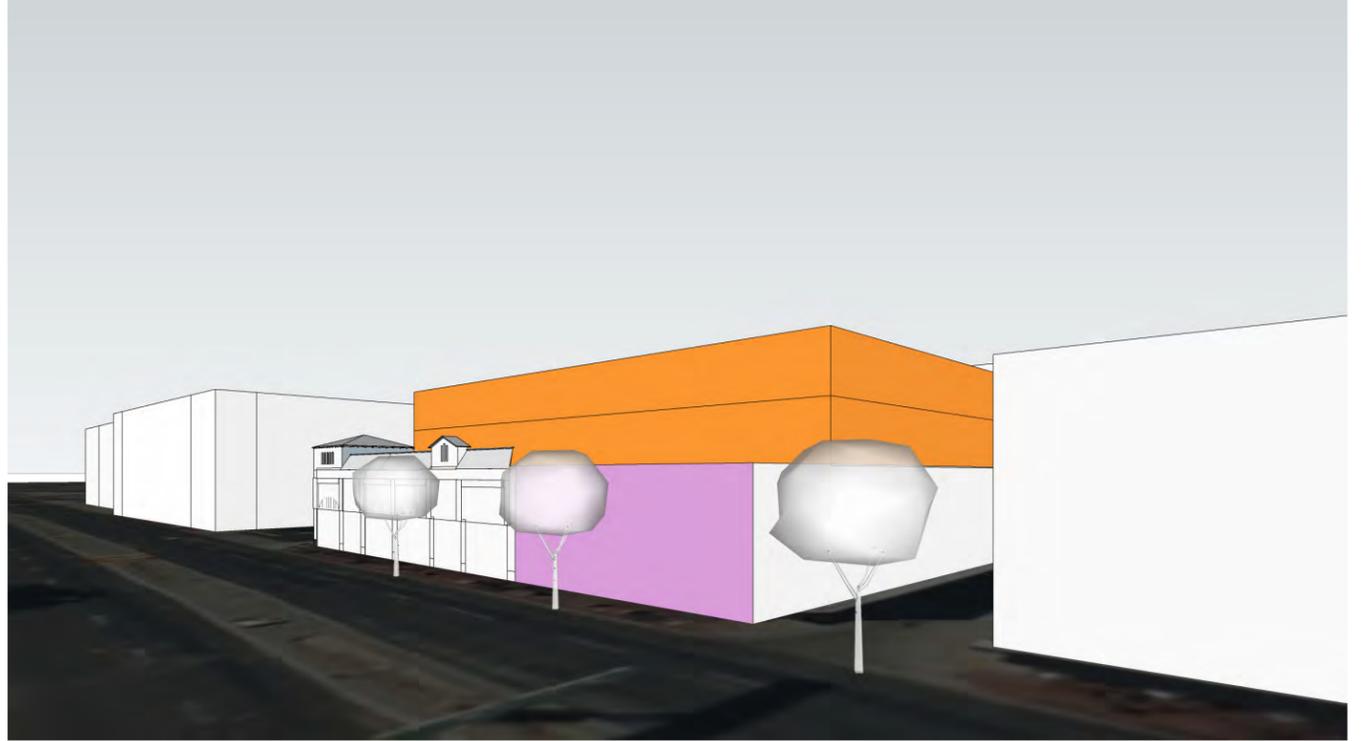
SCHEME 6 : VIEWS FROM STREET

ATTACHMENT 6

View from the intersection of Kansas St and University Ave



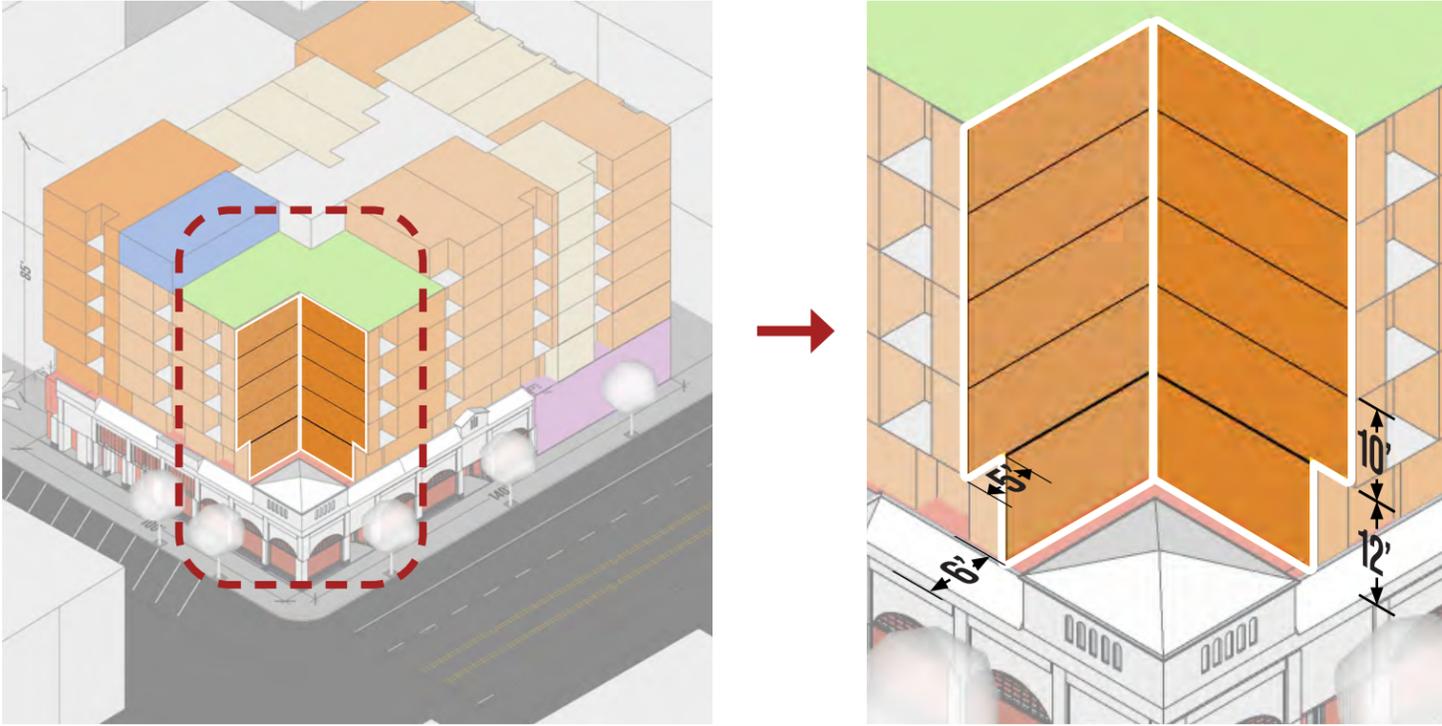
View from University Ave



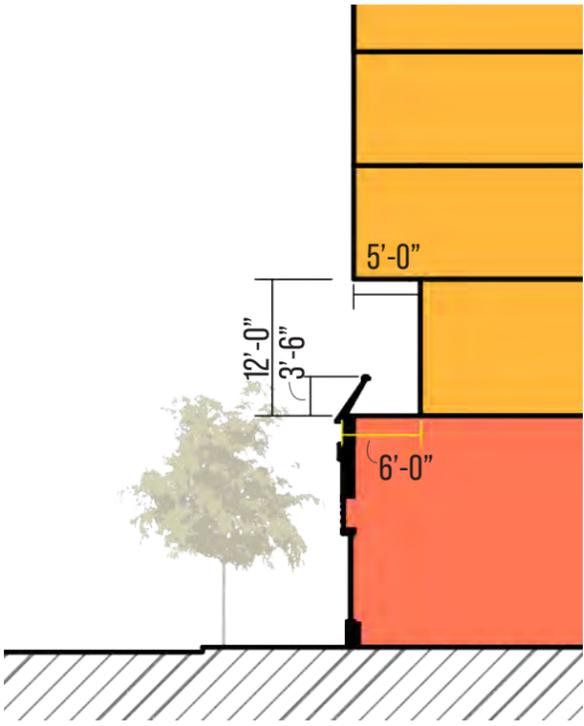
View from Kansas St



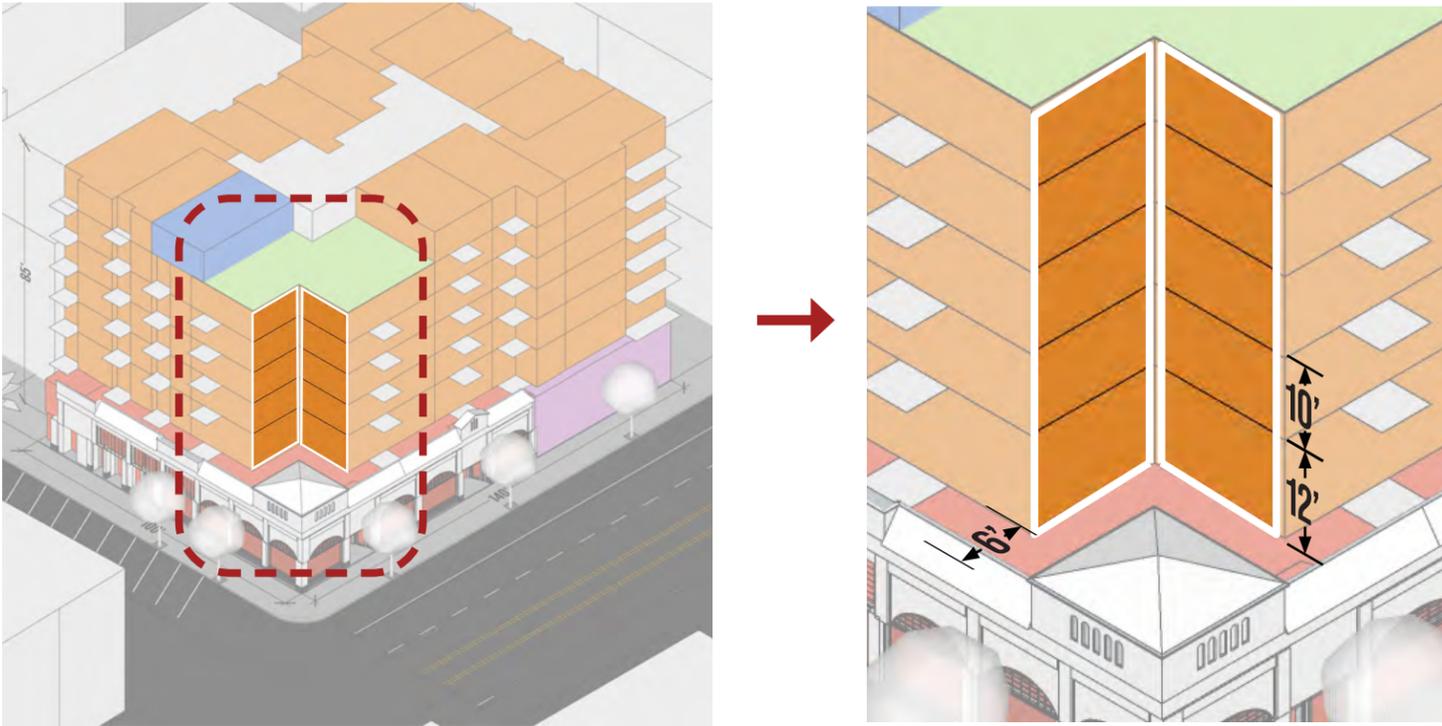
SCHEME 1: BASE - COMPLETE COMMUNITIES - STEP-OUT



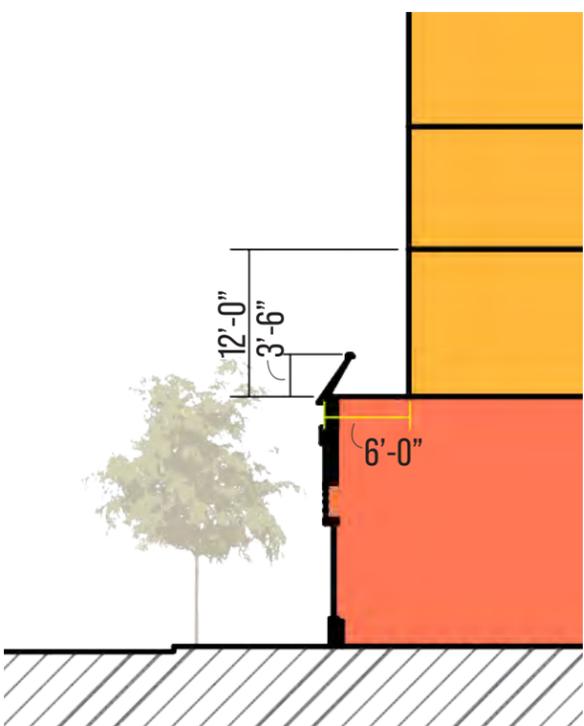
Level 2 is a 12' tall transitional level setback 6' from the face of the historical facade; Levels 3-7 overhang 5' from the face of Level 2.



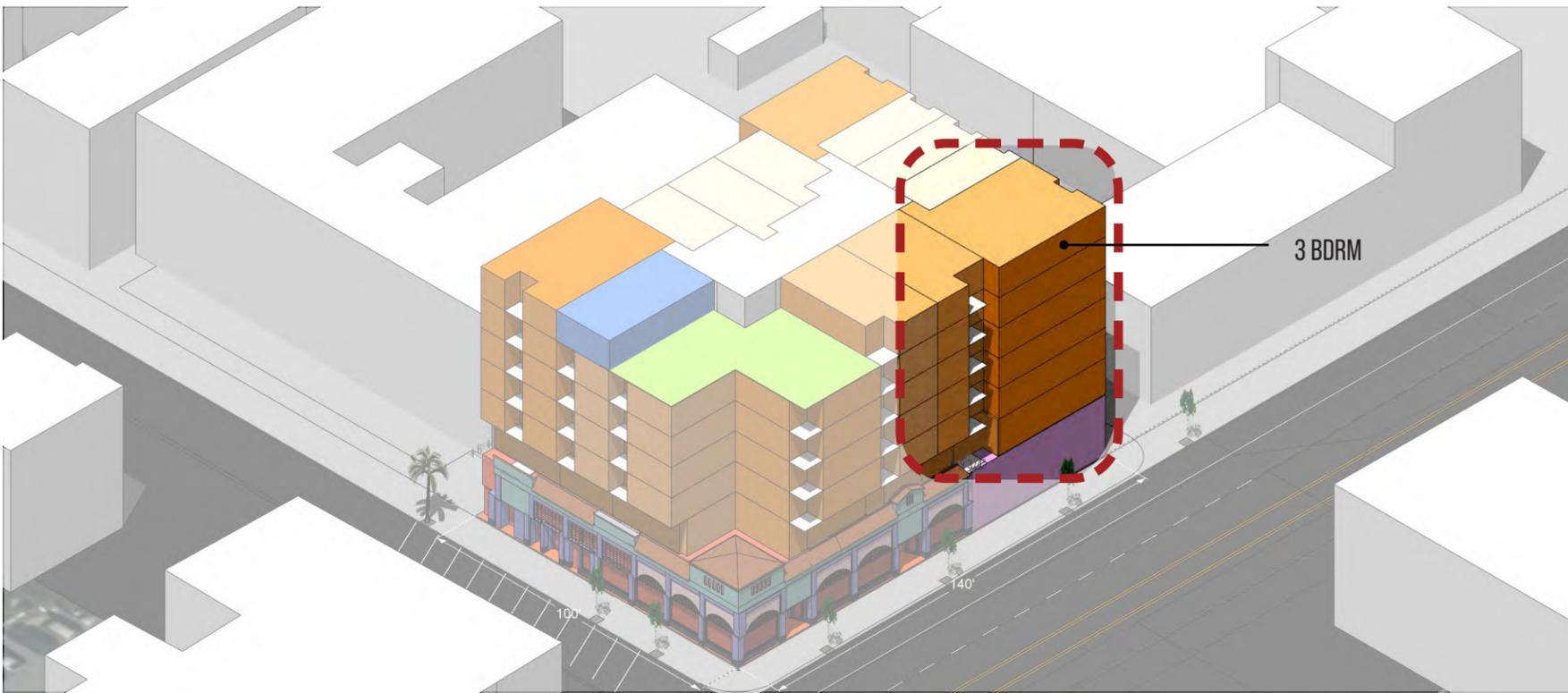
SCHEME 2: COMPLETE COMMUNITIES - NO STEP-OUT



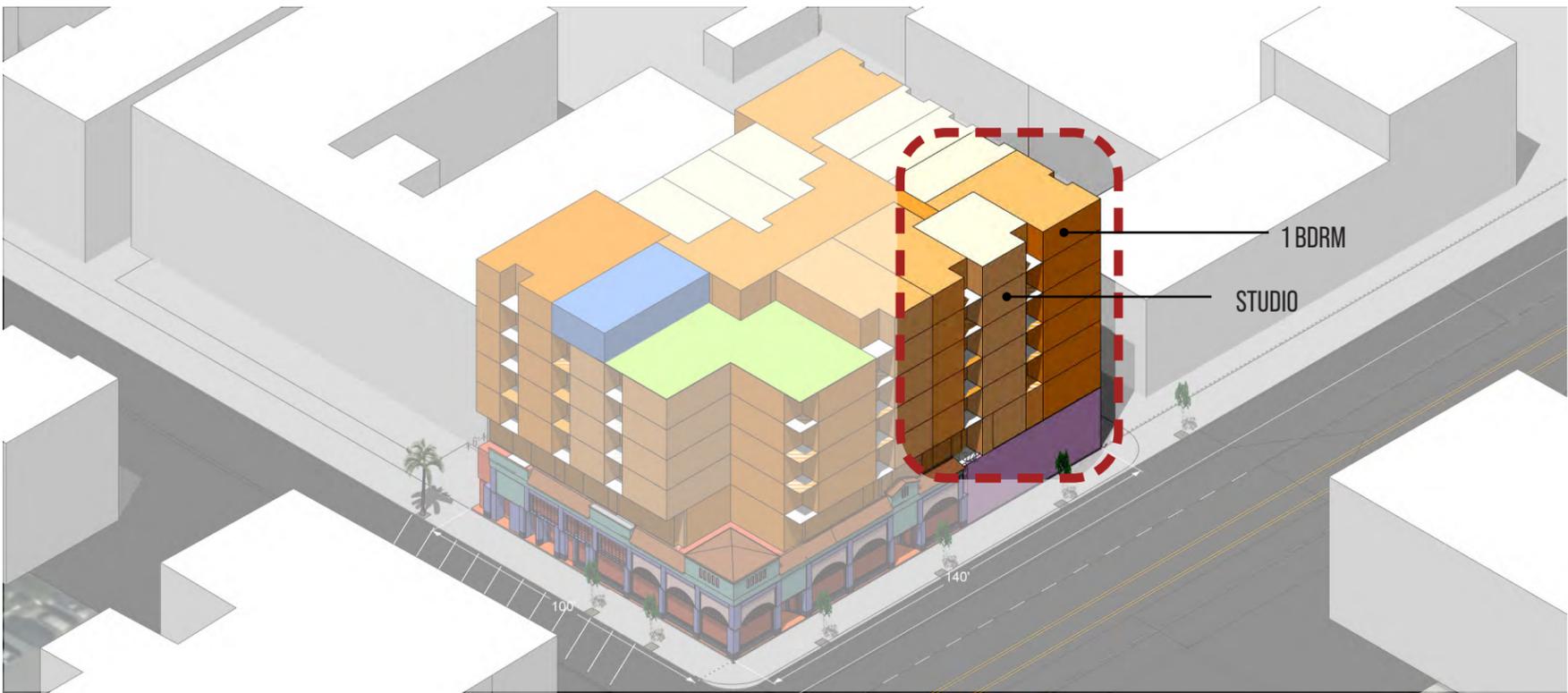
Levels 2-7 are uniformly set back 6' from the historical facade with no overhang.



SCHEME 1A



SCHEME 1B



VIEW FROM SOUTHWEST CORNER

ATTACHMENT 6



VIEW FROM SOUTHWEST CORNER

ATTACHMENT 6



WEST ELEVATION FROM KANSAS ST

ATTACHMENT 6



VIEW FROM NORTHWEST

ATTACHMENT 6



VIEW TOWARDS LOBBY AT SOUTHEAST CORNER

ATTACHMENT 6



SOUTH ELEVATION

ATTACHMENT 6



Q & A



Appendix B: Scenario Assumptions and Returns

ATTACHMENT 6

Newman Building
2912 University Ave

Scenario Summary

Base Project - Step Out - CC	Scenario 1
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No Step Out - CC	Scenario 2	Delta From Base
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No Step Out - State Density	Scenario 3	Delta From Base
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No Addition	Scenario 4	Delta From Base
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Pendel Tower	Scenario 5	Delta From Base
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Wedding Cake	Scenario 6	Delta From Base
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Project Summary	
Rentable SF	71,767 RSF
Affordable Units	16 Units
Market Rate Units	76 Units
Commercial Units	2 Units
Total Unit Count	94 Units
Parking Stalls	18 Stalls

Rentable SF	66,467 RSF	-5,300 RSF
Affordable Units	16 Units	0 Units
Market Rate Units	71 Units	-5 Units
Commercial Units	2 Units	0 Units
Total Unit Count	89 Units	-5 Units
Parking Stalls	18 Stalls	0 Stalls

Rentable SF	62,967 RSF	-8,800 RSF
Affordable Units	10 Units	-6 Units
Market Rate Units	60 Units	-16 Units
Commercial Units	2 Units	0 Units
Total Unit Count	72 Units	-22 Units
Parking Stalls	18 Stalls	0 Stalls

Rentable SF	13,647 RSF	-58,120 RSF
Affordable Units	0 Units	-16 Units
Market Rate Units	0 Units	-76 Units
Commercial Units	2 Units	0 Units
Total Unit Count	2 Units	-92 Units
Parking Stalls	0 Stalls	-18 Stalls

Rentable SF	39,996 RSF	-31,771 RSF
Affordable Units	0 Units	-16 Units
Market Rate Units	28 Units	-48 Units
Commercial Units	2 Units	0 Units
Total Unit Count	30 Units	-64 Units
Parking Stalls	18 Stalls	0 Stalls

Rentable SF	23,417 RSF	-48,350 RSF
Affordable Units	0 Units	-16 Units
Market Rate Units	20 Units	-56 Units
Commercial Units	2 Units	0 Units
Total Unit Count	22 Units	-72 Units
Parking Stalls	18 Stalls	0 Stalls

Project Costs	
Land Cost	9,924,875
Soft Cost	12,527,438
Facade Costs	1,021,270
Building Constr Cost	26,328,783
Total Hard Costs	27,350,053
Total Costs	77,152,420

Land Cost	9,924,875	-
Soft Cost	12,320,281	(207,158)
Facade Costs	1,021,270	-
Building Constr Cost	25,972,478	(356,305)
Total Hard Costs	26,993,748	(356,305)
Total Costs	76,232,652	(919,768)

Land Cost	9,924,875	-
Soft Cost	12,062,345	(465,093)
Facade Costs	1,021,270	-
Building Constr Cost	22,057,282	728,504
Total Hard Costs	28,078,557	728,504
Total Costs	78,144,334	991,914

Land Cost	9,924,875	-
Soft Cost	3,612,794	(8,914,644)
Facade Costs	-	(1,021,270)
Building Constr Cost	4,509,100	(21,819,683)
Total Hard Costs	4,509,100	(22,840,953)
Total Costs	22,555,869	(54,596,550)

Land Cost	9,924,875	-
Soft Cost	7,633,948	(4,899,491)
Facade Costs	750,000	(271,270)
Building Constr Cost	13,803,656	(12,525,127)
Total Hard Costs	14,553,656	(12,796,397)
Total Costs	46,666,135	(30,486,285)

Land Cost	9,924,875	-
Soft Cost	6,091,212	(6,436,226)
Facade Costs	900,000	(121,270)
Building Constr Cost	10,015,410	(16,313,373)
Total Hard Costs	10,915,410	(16,434,643)
Total Costs	37,846,907	(39,305,513)

Land Cost	9,924,875	-
Soft Cost	2,950,000	(6,436,226)
Facade Costs	3,600,000	(121,270)
Building Constr Cost	3,600,000	(16,313,373)
Total Hard Costs	10,150,000	(16,434,643)
Total Costs	20,100,000	(39,305,513)

Project Revenue	
Studio	2,750 / Month
1 Bedroom	2,950 / Month
2 Bedroom	3,600 / Month
3 Bedroom	4,000 / Month

Studio	2,500 / Month	-250 / Month
1 Bedroom	2,750 / Month	-200 / Month
2 Bedroom	3,300 / Month	-300 / Month
3 Bedroom	3,700 / Month	-300 / Month

Studio	2,500 / Month	-250 / Month
1 Bedroom	2,750 / Month	-200 / Month
2 Bedroom	3,300 / Month	-300 / Month
3 Bedroom	3,700 / Month	-300 / Month

Studio	-	-
1 Bedroom	-	-
2 Bedroom	-	-
3 Bedroom	-	-

Studio	-	-
1 Bedroom	-	-
2 Bedroom	-	-
3 Bedroom	-	-

Studio	00 / Month	00 / Month
1 Bedroom	00 / Month	00 / Month
2 Bedroom	00 / Month	00 / Month
3 Bedroom	00 / Month	00 / Month

Studio	2,750 / Month	00 / Month
1 Bedroom	2,950 / Month	00 / Month
2 Bedroom	3,600 / Month	00 / Month
3 Bedroom	4,000 / Month	00 / Month

Project Returns	
Return on Cost	5.1%
Internal Rate of Return	9.7%

Return on Cost	4.8%	-0.3%
Internal Rate of Return	8.2%	-1.5%

Return on Cost	4.1%	-1.0%
Internal Rate of Return	4.8%	-4.9%

Return on Cost	2.4%	-2.7%
Internal Rate of Return	3.2%	-6.5%

Return on Cost	3.9%	-1.2%
Internal Rate of Return	3.8%	-5.9%

Return on Cost	3.0%	-2.1%
Internal Rate of Return	0.2%	-9.9%

ATTACHMENT 6

Newman Building | 2912 University Ave Assumptions & Results

Scenario 1 Base Project - Complete Communities - Step-Out

GENERAL ASSUMPTIONS

Current Year	December-23
Construction Start	January-24
Construction Timeline	12.00
Op Ex / Unit	-30.2%
Op Ex Inflation	3.50%
Revenue Inflation (Market Rate)	3.50%
Revenue Inflation (Affordable)	3.50%

HOLDING & DISPOSITION

Hold Period (Years)	10.00
Cap Rate @ Refinance / Disposition	4.50%
Commissions / Closing Costs	4.50%
Value at Stabilization	\$54,920,477
Asset Value / SF	\$507 /SF

BUILDING ASSUMPTIONS

Land SF	14,023
Total # of Units	94
Rentable SF	78,208
Parking SF	25,784
Gross SF	108,379
Parking Spaces	18
Project FAR	6.07

FINANCING

<u>Construction Financing</u>	
Loan Amount	\$29,881,420
Loan to Cost	60.0%
Interest Rate	8.0%
Term (months)	33
Refinance	10/31/26
Refinance Date	October-26
Permanent Loan Amount	\$28,020,652
Less Construction Loan	(\$29,881,420)
Net Proceeds from Refinance	\$117,185

Permanent Loan Info:

Loan Amount	\$28,020,652
Loan to Value	50%
Interest Rate	6.00%
Term (Years)	15 Years
Debt Service Coverage Ratio	1.20

UNIT MIX

	# of Units	% of Mix	Unit Size	Rent / Month	Rent / SF
Studio	45	40.8%	650	\$2,750	\$4.23
1B x 1b	21	20.5%	700	\$2,950	\$4.21
2B x 1b	10	11.8%	850	\$3,600	\$4.24
3B x 1b	-	0.0%	1,260	\$4,000	\$3.17
15% Very Low - Studio 1pp	3	2.7%	650	\$1,139	\$1.75
15% Very Low - 1B 2pp	2	2.0%	700	\$1,155	\$1.65
15% Very Low - 2B 3pp	1	1.2%	850	\$1,300	\$1.53
15% Very Low - 3B 4pp	-	0.0%	1,260	\$1,501	\$1.19
10% Low - Studio 1pp	2	1.8%	650	\$1,214	\$1.87
10% Low - 1B 2pp	2	2.0%	700	\$1,386	\$1.98
10% Low - 2b 3pp	-	0.0%	850	\$1,560	\$1.84
10% Low - 3b 4pp	-	0.0%	1,260	\$1,733	\$1.38
15% Moderate - Studio 1pp	3	2.7%	650	\$2,245	\$3.45
15% Moderate - 1B 2pp	2	2.0%	700	\$2,566	\$3.67
15% Moderate - 2B 3pp	1	1.2%	850	\$2,886	\$3.40
15% Moderate - 3B 4pp	-	0.0%	1,260	\$3,208	\$2.55
Ste 101 - Commercial	1	6.8%	4,889	\$22,001	\$4.50
Lobby + Core	1	4.6%	3,328	\$0	\$0.00
Total / Ave.	94	100%	71,767	\$57,193	
Residential	92	81%	63,550	\$35,193	
Commercial	2	11%	8,217	\$22,001	

PROJECT COST SUMMARY

	Total	\$ / Unit	\$ / SF
Land Take Down/ Dev Start	\$9,924,875	\$105,584	\$92
Permits, Licenses & Fees	\$2,178,750	\$23,178	\$20
Entitlement Planning & Engineering	\$2,142,360	\$22,791	\$20
Mangement Fees	\$1,355,506	\$14,420	\$13
Façade Costs	\$1,021,270	\$10,865	\$9
Building Construction Costs	\$26,684,910	\$283,882	\$246
Total Hard Cost	\$27,706,180	\$0	\$256
Other Costs	\$947,926	\$10,084	\$9
Operating Reserves & Contingency	\$1,106,390	\$11,770	\$10
Financing Costs	\$4,440,379	\$47,238	\$41
Total	\$49,802,367	\$529,812	\$460

INVESTMENT PERFORMANCE

Stabilized Cash Flow	\$428,295	Yr 4
Return on Cost	5.1%	
Internal Rate of Return	9.7%	10 Yr

ATTACHMENT 6

Newman Building | 2912 University Ave Assumptions & Results

Scenario 5 Tower on Swamis

GENERAL ASSUMPTIONS

Current Year	December-23
Construction Start	January-24
Construction Timeline	12.00
Op Ex / Unit	-33.8%
Op Ex Inflation	3.50%
Revenue Inflation (Market Rate)	3.50%
Revenue Inflation (Affordable)	3.50%

HOLDING & DISPOSITION

Hold Period (Years)	10.00
Cap Rate @ Refinance / Disposition	4.50%
Commissions / Closing Costs	4.50%
Value at Stabilization	\$26,843,252
Asset Value / SF	\$412 /SF

BUILDING ASSUMPTIONS

Land SF	14,023
Total # of Units	30
Rentable SF	39,996
Parking SF	25,784
Gross SF	65,089
Parking Spaces	18
Project FAR	2.80

FINANCING

<u>Construction Financing</u>	
Loan Amount	\$19,267,487
Loan to Cost	60.0%
Interest Rate	8.0%
Term (months)	33
Refinance	10/31/26
Refinance Date	October-26
Permanent Loan Amount	\$13,147,715
Less Construction Loan	(\$19,267,487)
Net Proceeds from Refinance	\$0

Permanent Loan Info:

Loan Amount	\$13,147,715
Loan to Value	48%
Interest Rate	6.00%
Term (Years)	15 Years
Debt Service Coverage Ratio	1.27

UNIT MIX

	# of Units	% of Mix	Unit Size	Rent / Month	Rent / SF
Studio	10	33.3%	850	\$2,750	\$3.24
1B x 1b	10	33.3%	950	\$2,950	\$3.11
2B x 1b	8	26.7%	1,200	\$3,600	\$3.00
3B x 1b	-	0.0%	-	\$0	\$0.00
15% Very Low - Studio 1pp	-	0.0%	850	\$1,139	\$1.34
15% Very Low - 1B 2pp	-	0.0%	950	\$1,155	\$1.22
15% Very Low - 2B 3pp	-	0.0%	1,200	\$1,300	\$1.08
15% Very Low - 3B 4pp	-	0.0%	-	\$1,501	\$0.00
10% Low - Studio 1pp	-	0.0%	850	\$1,214	\$1.43
10% Low - 1B 2pp	-	0.0%	950	\$1,386	\$1.46
10% Low - 2b 3pp	-	0.0%	1,200	\$1,560	\$1.30
10% Low - 3b 4pp	-	0.0%	-	\$1,733	\$0.00
15% Moderate - Studio 1pp	-	0.0%	850	\$2,245	\$2.64
15% Moderate - 1B 2pp	-	0.0%	950	\$2,566	\$2.70
15% Moderate - 2B 3pp	-	0.0%	1,200	\$2,886	\$2.41
15% Moderate - 3B 4pp	-	0.0%	-	\$3,208	\$0.00
Ste 101 - Commercial	1	3.3%	8,468	\$38,106	\$4.50
Lobby + Core	1	3.3%	3,928	\$0	\$0.00
Total / Ave.	30	100%	39,996	\$69,299	
Residential	28	69%	27,600	\$31,193	
Commercial	2	31%	12,396	\$38,106	

PROJECT COST SUMMARY

	Total	\$ / Unit	\$ / SF
Land Take Down/ Dev Start	\$9,924,875	\$330,829	\$152
Permits, Licenses & Fees	\$666,750	\$22,225	\$10
Entitlement Planning & Engineering	\$1,617,360	\$53,912	\$25
Management Fees	\$840,266	\$28,009	\$13
Façade Costs	\$750,000	\$25,000	\$12
Building Construction Costs	\$13,050,667	\$435,022	\$201
Total Hard Cost	\$13,800,667	\$0	\$212
Other Costs	\$1,449,068	\$48,302	\$22
Operating Reserves & Contingency	\$707,475	\$23,582	\$11
Financing Costs	\$3,106,018	\$103,534	\$48
Total	\$32,112,479	\$1,070,416	\$493

\$0

INVESTMENT PERFORMANCE

Stabilized Cash Flow	\$267,672 Yr 4
Return on Cost	3.9%
Internal Rate of Return	3.8% 10 Yr

ATTACHMENT 6

Newman Building | 2912 University Ave Assumptions & Results

Scenario 3 State Density Bonus

GENERAL ASSUMPTIONS

Current Year	December-23
Construction Start	January-24
Construction Timeline	12.00
Op Ex / Unit	-29.6%
Op Ex Inflation	3.50%
Revenue Inflation (Market Rate)	3.50%
Revenue Inflation (Affordable)	3.50%

HOLDING & DISPOSITION

Hold Period (Years)	10.00
Cap Rate @ Refinance / Disposition	4.50%
Commissions / Closing Costs	4.50%
Value at Stabilization	\$44,261,050
Asset Value / SF	\$440 /SF

BUILDING ASSUMPTIONS

Land SF	14,023
Total # of Units	72
Rentable SF	62,967
Parking SF	25,784
Gross SF	100,643
Parking Spaces	18
Project FAR	5.70

FINANCING

<u>Construction Financing</u>	
Loan Amount	\$30,039,466
Loan to Cost	60.0%
Interest Rate	8.0%
Term (months)	33
Refinance	10/31/26
Refinance Date	October-26
Permanent Loan Amount	\$22,582,169
Less Construction Loan	(\$30,039,466)
Net Proceeds from Refinance	\$0

Permanent Loan Info:

Loan Amount	\$22,582,169
Loan to Value	50%
Interest Rate	6.00%
Term (Years)	15 Years
Debt Service Coverage Ratio	1.20

UNIT MIX

	# of Units	% of Mix	Unit Size	Rent / Month	Rent / SF
Studio	5	6.9%	550	\$2,500	\$4.55
1B x 1b	34	47.2%	725	\$2,750	\$3.79
2B x 1b	21	29.2%	950	\$3,300	\$3.47
3B x 1b	-	0.0%	-	\$3,700	\$0.00
15% Very Low - Studio 1pp	2	2.8%	550	\$1,139	\$2.07
15% Very Low - 1B 2pp	2	2.8%	725	\$1,155	\$1.59
15% Very Low - 2B 3pp	2	2.8%	950	\$1,300	\$1.37
15% Very Low - 3B 4pp	-	0.0%	-	\$1,501	\$0.00
10% Low - Studio 1pp	-	0.0%	550	\$1,214	\$2.21
10% Low - 1B 2pp	-	0.0%	725	\$1,386	\$1.91
10% Low - 2b 3pp	-	0.0%	950	\$1,560	\$1.64
10% Low - 3b 4pp	-	0.0%	-	\$1,733	\$0.00
15% Moderate - Studio 1pp	1	1.4%	550	\$2,245	\$4.08
15% Moderate - 1B 2pp	2	2.8%	725	\$2,566	\$3.54
15% Moderate - 2B 3pp	1	1.4%	950	\$2,886	\$3.04
15% Moderate - 3B 4pp	-	0.0%	-	\$3,208	\$0.00
Ste 101 - Commercial	1	1.4%	4,889	\$22,001	\$4.50
Lobby + Core	1	1.4%	3,328	\$0	\$0.00
Total / Ave.	72	100%	62,967	\$56,143	
Residential	70	87%	54,750	\$34,143	
Commercial	2	13%	8,217	\$22,001	

PROJECT COST SUMMARY

	Total	\$ / Unit	\$ / SF
Land Take Down/ Dev Start	\$9,924,875	\$137,845	\$99
Permits, Licenses & Fees	\$1,659,000	\$23,042	\$16
Entitlement Planning & Engineering	\$2,142,360	\$29,755	\$21
Management Fees	\$1,363,178	\$18,933	\$14
Façade Costs	\$1,021,270	\$14,184	\$10
Building Construction Costs	\$27,448,092	\$381,223	\$273
Total Hard Cost	\$28,469,362	\$0	\$283
Other Costs	\$947,926	\$13,166	\$9
Operating Reserves & Contingency	\$1,112,668	\$15,454	\$11
Financing Costs	\$4,446,409	\$61,756	\$44
Total	\$50,065,777	\$695,358	\$497

\$0

INVESTMENT PERFORMANCE

Stabilized Cash Flow	\$347,774 Yr 4
Return on Cost	4.1%
Internal Rate of Return	4.8% 10 Yr

ATTACHMENT 6

Newman Building | 2912 University Ave Assumptions & Results

Scenario 4 Adaptive Reuse / No Addition

GENERAL ASSUMPTIONS

Current Year	December-23
Construction Start	January-24
Construction Timeline	12.00
Op Ex / Unit	-33.4%
Op Ex Inflation	3.50%
Revenue Inflation (Market Rate)	3.50%
Revenue Inflation (Affordable)	3.50%

HOLDING & DISPOSITION

Hold Period (Years)	10.00
Cap Rate @ Refinance / Disposition	4.50%
Commissions / Closing Costs	4.50%
Value at Stabilization	\$14,392,361
Asset Value / SF	\$1056 /SF

BUILDING ASSUMPTIONS

Land SF	14,023
Total # of Units	2
Rentable SF	8,640
Parking SF	-
Gross SF	13,635
Parking Spaces	-
Project FAR	0.97

FINANCING

<u>Construction Financing</u>	
Loan Amount	\$10,106,191
Loan to Cost	56.0%
Interest Rate	8.0%
Term (months)	29
Refinance	6/30/26
Refinance Date	June-26
Permanent Loan Amount	\$7,343,041
Less Construction Loan	(\$10,106,191)
Net Proceeds from Refinance	\$0

Permanent Loan Info:

Loan Amount	\$7,343,041
Loan to Value	50%
Interest Rate	6.00%
Term (Years)	15 Years
Debt Service Coverage Ratio	1.27

UNIT MIX

	# of Units	% of Mix	Unit Size	Rent / Month	Rent / SF
Studio	0	0.5%	-	\$0	\$0.00
1B x 1b	-	0.0%	1	\$0	\$0.00
2B x 1b	-	0.0%	1	\$0	\$0.00
3B x 1b	-	0.0%	1	\$0	\$0.00
15% Very Low - Studio 1pp	-	0.0%	-	\$0	\$0.00
15% Very Low - 1B 2pp	-	0.0%	1	\$0	\$0.00
15% Very Low - 2B 3pp	-	0.0%	1	\$0	\$0.00
15% Very Low - 3B 4pp	-	0.0%	1	\$0	\$0.00
10% Low - Studio 1pp	-	0.0%	-	\$0	\$0.00
10% Low - 1B 2pp	-	0.0%	1	\$0	\$0.00
10% Low - 2b 3pp	-	0.0%	1	\$0	\$0.00
10% Low - 3b 4pp	-	0.0%	1	\$0	\$0.00
15% Moderate - Studio 1pp	-	0.0%	-	\$0	\$0.00
15% Moderate - 1B 2pp	-	0.0%	1	\$0	\$0.00
15% Moderate - 2B 3pp	-	0.0%	1	\$0	\$0.00
15% Moderate - 3B 4pp	-	0.0%	1	\$0	\$0.00
2906 - Newman	1	49.8%	8,640	\$38,880	\$4.50
2920 - Swamis	1	49.8%	4,995	\$0	\$4.50
Total / Ave.	2	100%	13,635	\$61,358	
Residential	0	0%	-	\$0	
Commercial	2	100%	13,635	\$38,880	

PROJECT COST SUMMARY

	Total	\$ / Unit	\$ / SF
Land Take Down/ Dev Start	\$9,924,875	\$4,937,749	\$728
Permits, Licenses & Fees	\$5,775	\$2,873	\$0
Entitlement Planning & Engineering	\$829,860	\$412,866	\$61
Management Fees	\$430,586	\$214,222	\$32
Façade Cost	\$0	\$0	\$0
Building Construction Costs	\$3,055,876	\$1,520,336	\$224
Total Hard Cost	\$3,055,876	\$0	\$224
Other Costs	\$1,669,052	\$830,374	\$122
Operating Reserves & Contingency	\$397,901	\$197,960	\$29
Financing Costs	\$1,732,845	\$862,112	\$127
Total	\$18,046,769	\$8,978,492	\$1,324

\$0

INVESTMENT PERFORMANCE

Stabilized Cash Flow	\$146,614 Yr 4
Return on Cost	2.4%
Internal Rate of Return	3.2% 10 Yr

ATTACHMENT 6

Newman Building | 2912 University Ave Assumptions & Results

Scenario 2 Complete Communities - No Step-Out

GENERAL ASSUMPTIONS

Current Year	December-23
Construction Start	January-24
Construction Timeline	12.00
Op Ex / Unit	-29.2%
Op Ex Inflation	3.50%
Revenue Inflation (Market Rate)	3.50%
Revenue Inflation (Affordable)	3.50%

HOLDING & DISPOSITION

Hold Period (Years)	10.00
Cap Rate @ Refinance / Disposition	4.50%
Commissions / Closing Costs	4.50%
Value at Stabilization	\$50,926,218
Asset Value / SF	\$475 /SF

BUILDING ASSUMPTIONS

Land SF	14,023
Total # of Units	89
Rentable SF	75,961
Parking SF	25,784
Gross SF	107,118
Parking Spaces	18
Project FAR	5.98

FINANCING

<u>Construction Financing</u>	
Loan Amount	\$29,543,342
Loan to Cost	60.0%
Interest Rate	8.0%
Term (months)	33
Refinance	10/31/26
Refinance Date	October-26
Permanent Loan Amount	\$25,982,764
Less Construction Loan	(\$29,543,342)
Net Proceeds from Refinance	\$103,605

Permanent Loan Info:

Loan Amount	\$25,982,764
Loan to Value	50%
Interest Rate	6.00%
Term (Years)	15 Years
Debt Service Coverage Ratio	1.20

UNIT MIX

	# of Units	% of Mix	Unit Size	Rent / Month	Rent / SF
Studio	30	33.7%	550	\$2,500	\$4.55
1B x 1b	27	30.3%	675	\$2,750	\$4.07
2B x 1b	9	10.1%	850	\$3,300	\$3.88
3B x 1b	5	5.6%	1,025	\$3,700	\$3.61
15% Very Low - Studio 1pp	2	2.2%	550	\$1,139	\$2.07
15% Very Low - 1B 2pp	3	3.4%	675	\$1,155	\$1.71
15% Very Low - 2B 3pp	1	1.1%	850	\$1,300	\$1.53
15% Very Low - 3B 4pp	-	0.0%	1,025	\$1,501	\$1.46
10% Low - Studio 1pp	2	2.2%	550	\$1,214	\$2.21
10% Low - 1B 2pp	2	2.2%	675	\$1,386	\$2.05
10% Low - 2b 3pp	-	0.0%	850	\$1,560	\$1.84
10% Low - 3b 4pp	-	0.0%	1,025	\$1,733	\$1.69
15% Moderate - Studio 1pp	2	2.2%	550	\$2,245	\$4.08
15% Moderate - 1B 2pp	2	2.2%	675	\$2,566	\$3.80
15% Moderate - 2B 3pp	1	1.1%	850	\$2,886	\$3.40
15% Moderate - 3B 4pp	1	1.1%	1,025	\$3,208	\$3.13
Ste 101 - Commercial	1	1.1%	4,889	\$22,001	\$4.50
Lobby + Core	1	1.1%	3,328	\$0	\$0.00
Total / Ave.	89	100%	66,467	\$56,143	
Residential	87	77%	58,250	\$34,143	
Commercial	2	11%	8,217	\$22,001	

PROJECT COST SUMMARY

	Total	\$ / Unit	\$ / SF
Land Take Down/ Dev Start	\$9,924,875	\$111,515	\$93
Permits, Licenses & Fees	\$2,060,625	\$23,153	\$19
Entitlement Planning & Engineering	\$2,142,360	\$24,071	\$20
Management Fees	\$1,339,094	\$15,046	\$13
Façade Costs	\$1,021,270	\$11,475	\$10
Building Construction Costs	\$26,311,645	\$295,636	\$246
Total Hard Cost	\$27,332,915	\$0	\$255
Other Costs	\$947,926	\$10,651	\$9
Operating Reserves & Contingency	\$1,093,695	\$12,289	\$10
Financing Costs	\$4,397,414	\$49,409	\$41
Total	\$49,238,904	\$553,246	\$460

\$0

INVESTMENT PERFORMANCE

Stabilized Cash Flow	\$395,995 Yr 4
Return on Cost	4.8%
Internal Rate of Return	8.2% 10 Yr

ATTACHMENT 6

Newman Building | 2912 University Ave Assumptions & Results

Scenario 6 Wedding Cake

GENERAL ASSUMPTIONS

Current Year	December-23
Construction Start	January-24
Construction Timeline	12.00
Op Ex / Unit	-32.9%
Op Ex Inflation	3.50%
Revenue Inflation (Market Rate)	3.50%
Revenue Inflation (Affordable)	3.50%

HOLDING & DISPOSITION

Hold Period (Years)	10.00
Cap Rate @ Refinance / Disposition	4.50%
Commissions / Closing Costs	4.50%
Value at Stabilization	\$17,389,762
Asset Value / SF	\$390 /SF

BUILDING ASSUMPTIONS

Land SF	14,023
Total # of Units	22
Rentable SF	23,417
Parking SF	12,892
Gross SF	44,644
Parking Spaces	18
Project FAR	2.63

FINANCING

<u>Construction Financing</u>	
Loan Amount	\$16,158,898
Loan to Cost	60.0%
Interest Rate	8.0%
Term (months)	33
Refinance	10/31/26
Refinance Date	October-26
Permanent Loan Amount	\$8,517,434
Less Construction Loan	(\$16,158,898)
Net Proceeds from Refinance	\$0

Permanent Loan Info:

Loan Amount	\$8,517,434
Loan to Value	48%
Interest Rate	6.00%
Term (Years)	15 Years
Debt Service Coverage Ratio	1.27

UNIT MIX

	# of Units	% of Mix	Unit Size	Rent / Month	Rent / SF
Studio	8	36.4%	650	\$2,750	\$4.23
1B x 1b	8	36.4%	775	\$2,950	\$3.81
2B x 1b	4	18.2%	950	\$3,600	\$3.79
3B x 1b	-	0.0%	-	\$0	\$0.00
15% Very Low - Studio 1pp	-	0.0%	650	\$1,139	\$1.75
15% Very Low - 1B 2pp	-	0.0%	775	\$1,155	\$1.49
15% Very Low - 2B 3pp	-	0.0%	950	\$1,300	\$1.37
15% Very Low - 3B 4pp	-	0.0%	-	\$1,501	\$0.00
10% Low - Studio 1pp	-	0.0%	650	\$1,214	\$1.87
10% Low - 1B 2pp	-	0.0%	775	\$1,386	\$1.79
10% Low - 2b 3pp	-	0.0%	950	\$1,560	\$1.64
10% Low - 3b 4pp	-	0.0%	-	\$1,733	\$0.00
15% Moderate - Studio 1pp	-	0.0%	650	\$2,245	\$3.45
15% Moderate - 1B 2pp	-	0.0%	775	\$2,566	\$3.31
15% Moderate - 2B 3pp	-	0.0%	950	\$2,886	\$3.04
15% Moderate - 3B 4pp	-	0.0%	-	\$3,208	\$0.00
Ste 101 - Commercial	1	4.5%	4,889	\$22,001	\$4.50
Lobby + Core	1	4.5%	3,328	\$0	\$0.00
Total / Ave.	22	100%	23,417	\$53,193	
Residential	20	65%	15,200	\$31,193	
Commercial	2	35%	8,217	\$22,001	

PROJECT COST SUMMARY

	Total	\$ / Unit	\$ / SF
Land Take Down/ Dev Start	\$9,924,875	\$451,131	\$222
Permits, Licenses & Fees	\$477,750	\$21,716	\$11
Entitlement Planning & Engineering	\$1,092,360	\$49,653	\$24
Management Fees	\$689,364	\$31,335	\$15
Façade Costs	\$900,000	\$40,909	\$20
Building Construction Costs	\$9,589,233	\$435,874	\$215
Total Hard Cost	\$10,489,233	\$0	\$235
Other Costs	\$947,926	\$43,088	\$21
Operating Reserves & Contingency	\$590,538	\$26,843	\$13
Financing Costs	\$2,719,451	\$123,611	\$61
Total	\$26,931,497	\$1,224,159	\$603

\$0

INVESTMENT PERFORMANCE

Stabilized Cash Flow	\$170,030 Yr 4
Return on Cost	3.0%
Internal Rate of Return	-0.2% 10 Yr

HISTORICAL RESOURCE TECHNICAL REPORT

for the

**EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING
2906-2912 UNIVERSITY AVE & 3911 KANSAS ST**



Prepared For:
PURPOSE REAL ESTATE GROUP
2829 Historic Decatur Road
San Diego, CA 92106

Prepared By:
HERITAGE ARCHITECTURE & PLANNING
832 Fifth Avenue
San Diego, CA 92101

February 24, 2025

ATTACHMENT 7

EXECUTIVE SUMMARY

The proposed Sunset Temple development project consists of the façade preservation and restoration of the Edward and Emma Newman Building, also referred to as the Sunset Temple Building, in the community of North Park. The project proposes to substantially alter the Edward and Emma Newman/Sunset Temple Building by removing most of the building, but retaining and rehabilitating its south and west façades on University Avenue and Kansas Street. Development also includes demolition of the adjacent, non-historic east building at 2920 University Avenue and construction of a new, seven-story, mixed-use multifamily residential structure with 92 dwelling units and a subterranean parking garage.

Heritage Architecture & Planning was hired to provide a Historical Resources Technical Report (HRTR) for the Edward and Emma Newman/Sunset Temple Building. The purpose of this HRTR is to evaluate the potential eligibility of resources located within the project study area for listing in the National, State, and/or Local Register of historic resources. In addition, the HRTR will address proposed project effects on identified historic resources in accordance with local, state, and national regulatory requirements.

This Historical Resources Technical Report has identified the Edward and Emma Newman/Sunset Temple Building, located at 2906-2912 University Avenue and 3911 Kansas Street in San Diego, as significant at the local level and eligible for listing in the National Register under Criterion A and California Register Criterion 1 for its association with the early commercial developments that have made significant contributions to the broad patterns of North Park community and San Diego's historical and economic heritage. The resource represents the early commercial development of North Park that occurred along University Avenue as a result of the streetcar line expansion and subsequent residential growth. The commercial center at 30th and University developed into the community's primary commercial core and the Edward and Emma Newman Building housed the community's first department store, the Mudd Department store, from 1929-1932.

The building is also significant at the local level and eligible for listing in the National Register under Criterion C and the California Register Criterion 3 for its Spanish Colonial Revival architectural style and One-Part Commercial Block building type. Specifically, the resource encompasses the entire parcel, retains a boxed form, features a large expanse of wall above the storefront intended for signage and large glass display windows to illustrate its use as a commercial space. Additionally, the building continues to convey the historic significance of the Spanish Colonial style by embodying the historic characteristics associated with the style including an undulating stucco exterior, pilasters with scroll-like capitals, Mission tile roof, decorative wrought iron, corner tower, arched transom windows, accent tiles, and clay attic vents.

The building is listed in the City of San Diego Historical Resources Register (HRB #1482) under local Criterion A and C. The Edward and Emma Newman/Sunset Temple Building appears to retain sufficient integrity to convey its historical significance. The commercial building was found to retain its integrity of location, setting, design, materials, workmanship, feeling, and association.

The proposed Sunset Temple development project would result in a significant direct impact to the historical resource due to the proposed subterranean garage that will be constructed at the project site

and the interior and rear walls of the existing building will be removed. The exterior south and west facades of the Edward and Emma Newman Building, with its recessed entries, will be retained and rehabilitated in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI Standards)*. Mitigation measures and adherence to *SOI Standards* will be followed on the exterior rehabilitation of the resource which will enable the building to continue to convey its architecture, retaining a sufficient degree of its integrity of location, setting, design, workmanship, materials, feeling, and association, for which the property received its local designation under Criterion A and C.

TITLE PAGE

EXECUTIVE SUMMARY E-i

TABLE OF CONTENTS i

SECTION I INTRODUCTION

A. REPORT ORGANIZATION 1-1

B. PROJECT STUDY AREA 1-1

C. PROJECT PERSONNEL 1-4

SECTION II PROJECT SETTING

A. PHYSICAL PROJECT SETTING 2-1

B. HISTORICAL OVERVIEW 2-1

SECTION III METHODS AND RESULTS

A. ARCHIVAL AND HISTORICAL RESEARCH 3-1

B. FIELD SURVEY 3-2

C. DESCRIPTION OF SURVEYED RESOURCE 3-3

SECTION IV SIGNIFICANCE EVALUATIONS

A. EVALUATION CRITERIA 4-1

B. RESOURCE SIGNIFICANCE 4-3

SECTION V FINDINGS AND CONCLUSIONS

A. PROPOSED PROJECT DESCRIPTION 5-1

B. IDENTIFYING HISTORICAL RESOURCES OF THE BUILT ENVIRONMENT 5-1

C. PROPOSED PROJECT IMPACTS 5-2

D. MITIGATION MEASURES 5-4

E. CONCLUSION 5-5

SECTION VI BIBLIOGRAPHY 6-1

SECTION VII APPENDICES 7-1

A. BUILDING DEVELOPMENT INFORMATION 7-2

B. OWNERSHIP AND OCCUPANT INFORMATION 7-39

C. MAPS 7-52

D. DPR FORM 7-65

E. PREPARERS QUALIFICATIONS 7-79

LIST OF FIGURES

Figure 1	Vicinity Map.....	1-2
Figure 2	Location Map.....	1-3
Figure 3	Project Study Area and Area of Potential Effect (APE).....	1-3
Figure 4	<i>Opening of the E.N. Mudd Company store, November 22, 1929.</i>	2-5
Figure 5	Opening of the E.N. Mudd Company store, November 23, 1929.....	2-6
Figure 6	News article photo looking northwest at the Norman F. May Music Company store, June 7, 1930.....	2-6
Figure 7	Looking west on University Avenue dated 1931. The Edward and Emma Newman building is located to the right.....	2-7
Figure 8	sunset Lodge of the Odd Fellows acquires the Edward W. Newman block, September 24, 1932.....	2-7
Figure 9	Looking north at Smith's Linoleum store, 2912 University Avenue, ca. 1940s.....	2-8
Figure 10	Looking northwest at storefronts from the corner of University Avenue and Kansas Street, August 24, 1948.....	2-8
Figure 11	Aerial view of North Park commercial district showing the Edward and Emma Newman building. Note the addition of the wrap-around canopy, April 5, 1958.....	2-9
Figure 12	North Park's Toyland Parade looking east along University Avenue, ca. 1960. Portion of the Edward and Emma Newman building is visible to the left.....	2-9
Figure 13	North Park's Toyland Parade looking northeast along University Avenue, ca.1960. Portion of the Edward and Emma Newman building's west and south facades are visible. Note the arched windows at the southwest corner appear to be covered. The far north windows at the west façade have been changed by this time.....	2-10
Figure 14	Looking west from the corner of University Avenue and Kansas Street, November 2000. Note the arched windows are no longer covered.....	2-10
Figure 15	Looking northeast from the corner of University Avenue and Kansas Street, July 1, 2016. Source: Ken Williams, "Ole!" San Diego Uptown News.....	2-11
Figure 16	Aerial view of the property, 2022.....	3-3
Figure 17	View looking north at the south façade from University Avenue.....	3-4
Figure 18	View looking west at the east end of the south façade from University Avenue. The metal canopy dates to 1955.....	3-4
Figure 19	Original wood panel ceiling at one of the recessed entries at University Avenue. The light fixture remnant appears to be original.....	3-5
Figure 20	One of two recessed entries on University Avenue with original mosaic tile floor.....	3-5
Figure 21	View looking northeast at the southwest corner of the building at the intersection of University Avenue and Kansas Street.....	3-6
Figure 22	Close up view of the hipped roof corner tower.....	3-6
Figure 23	A modern-style early 1950s "SUNSET TEMPLE" neon sign on the west façade above a ca. 1940s replacement steel window. The lower neon sign is dated ca. 1955.....	3-7
Figure 24	View looking northeast at the ground-level west façade and underside of the 1955 metal canopy.....	3-7

Figure 25	View looking southeast at portions of the north and west facades.....	3-8
Figure 26	West end of the north wall showing original steel windows and hollow clay tile attic vents above. The stucco texture appears to be original.....	3-8
Figure 27	Interior view of the south storefront showing the steel arched transom, storefront window display, and entry door with hardware. The pendant lights are old, but not original to the building.....	3-9
Figure 28	Corner of a first floor office with original woodwork and panel door, looking southeast.....	3-9
Figure 29	The auditorium, looking southwest. Note the second floor balcony.....	3-10
Figure 30	View of the first floor auditorium, looking east from the second floor balcony.....	3-10
Figure 31	Second floor looking northwest.....	3-11
Figure 32	Looking down the northwest stairway from the second floor.....	3-11

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SECTION I INTRODUCTION

The proposed project (Project) is located at 2906-2912 University Avenue and 3911 Kansas Street in the community of North Park, San Diego. The project site includes the Edward and Emma Newman Building, also known as the Sunset Temple Building, a City of San Diego historically designated property (HRB #1482).

The purpose of this Historical Resources Technical Report (HRTR) is to evaluate the potential eligibility of resources located within the project study area for listing in the National, State, and/or Local register of historic resources. In addition, this HRTR will address proposed project effects on identified historic resources in accordance with local, state, and national regulatory requirements.

This report contains the following information:

- Review of the existing exterior conditions of the property.
- Review of the history of the property and its physical development.
- Review of the subject property's eligibility under local, state, and national register designation criteria.
- An analysis of the effects of the proposed project on historic resources.

A. REPORT ORGANIZATION

This HRTR has been prepared in compliance with the City of San Diego Historical Resources Board Historical Resource Technical Report Guidelines and Requirements. This report is organized into seven sections. The first section is the Introduction, providing purpose and overview of the report and resource location information. The Introduction is followed by the Project Setting, which describes the current environment as well its historical development. The third section, Methods and Results, details the work that was completed, such as research and field assessments, and provides a description of all resources within the project study area. The Significance Evaluations section provides an analysis of the significance of the resource against local, state, and national designation criteria. Section five, Findings and Conclusions, summarizes the results of the study and includes a potential impact discussion on identified historic resources. Next, the Bibliography notes all citations made in the document. Lastly, the Appendices includes necessary background information regarding the resources including building development information, ownership and occupancy information, maps, DPR forms, and preparer's qualifications.

B. PROJECT STUDY AREA

The project study area and Area of Potential Effect (APE) have been limited to the existing Edward and Emma Newman/Sunset Temple Building parcel (APN 4464121000) with City of San Diego staff approval. (Figure 1) The subject property is located in the City of San Diego North Park Community Plan (NCP) area, within the City of San Diego, California.

Current Property Name:	Sunset Temple Building
Property Address:	2906-2912 University Avenue and 3911 Kansas Street
Current Assessor Parcel Number:	4464121000
Community Planning Area:	North Park Community Plan

ATTACHMENT 7

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

Section I - Introduction

April 29, 2024

Page 1-2

Legal Description:

The west 90 feet of Lots 21, 22, 23 and 24 inclusive of Block 206 of University Heights, in the City of San Diego, County of San Diego, State of California, according to the amended map thereof made by G.A. D'Hemecourt recorded in the office of the Recorder of San Diego County, in Book 8, Page 36, et. seq. of Lis Pendens.



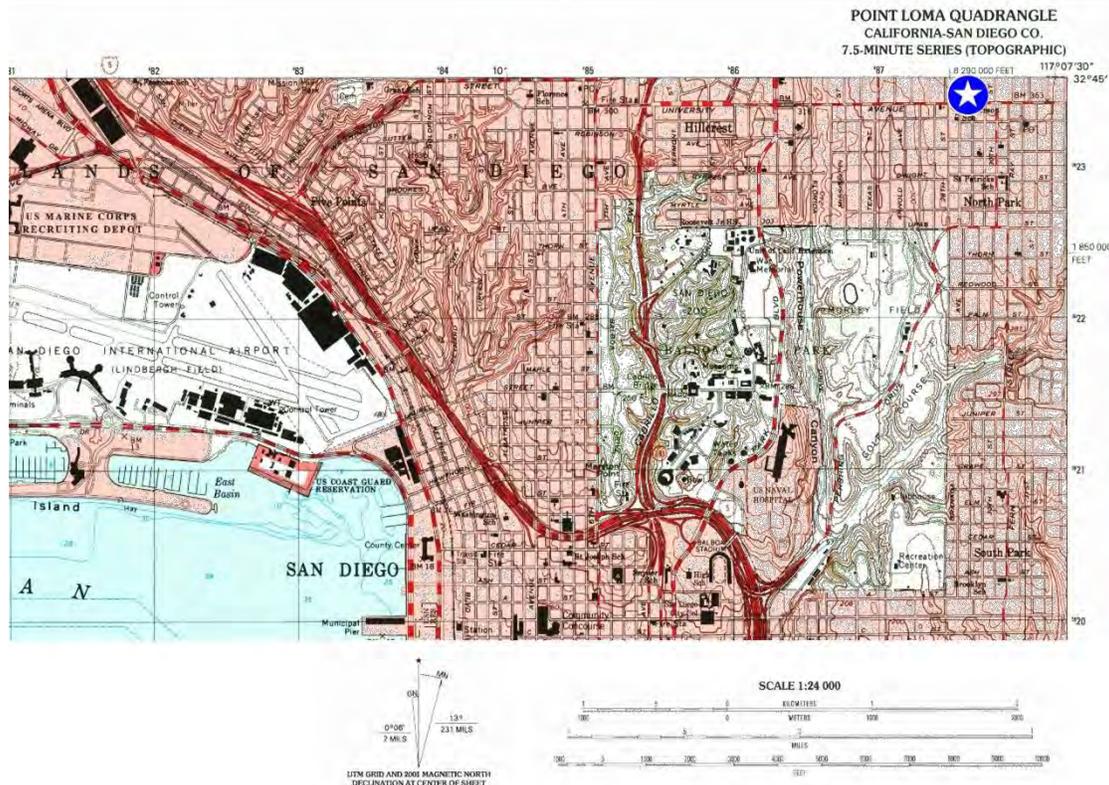


Figure 2: Location Map. Source: USGS, Point Loma, CA, 1996



Figure 3: Project Study Area and Area of Potential Effect (APE). Source: Google maps.

C. PROJECT PERSONNEL

Eileen Magno, Principal Historian/Architectural Historian, is the primary investigator for the project with assistance from Stuart Sawasaki, Project Architect, and oversight by David Marshall, AIA, NCARB, Principal. Heritage personnel qualifications meet or exceed *The Secretary of the Interior's Qualification Standards* as published in the Code of Federal Regulations, 36 CFR Part 61.

SECTION II PROJECT SETTING

A. PHYSICAL PROJECT SETTING

The Edward and Emma Newman/Sunset Temple Building (project) is located at 2906-2912 University Avenue and 3911 Kansas Street in the North Park community of San Diego. The project site consists of a 0.50-acre property on Assessor's Parcel Number 4464121000, bound by apartment building to the immediate north, Kansas Street to the east, University Avenue to the south, and 2920 University Avenue commercial building and alley to the immediate west.

The property is within the City of San Diego North Park Community Plan Area (NPCPA), which designates the project site for commercial and residential use. The site is zoned as CPLU (Community Commercial-Residential). The project site was developed as a two-story plus basement structure which is only partially occupied.

B. HISTORICAL OVERVIEW¹

Historic Commercial Development of North Park 30th and University: 1907-1929

The commercial core in North Park emerged at the beginning of 1909 after the completion of three streetcar lines in the area and a new water supply system bringing water to the neighborhood. The opening of the University Ave streetcar line brought immediate development to the surrounding area which had previously been cattle pastures and citrus groves. The San Diego Union reported that 37 homes had been built in the area since the start of construction on the line in early 1907.² Real estate firms began to see the potential for suburban development and started purchasing land around Balboa Park which they would then subdivide to create residential tracts. One of the real estate firms who was instrumental in the commercial development along University Avenue was Stevens & Hartley, run by Jack Hartley and William Stevens (Hartley's brother-in-law). The Hartley family was one of the pioneer families who purchased 40 acres of land at the end of the 19th century in North Park before its urban development.

By 1910 there were over a dozen residential tracts established in North Park, lots were sold, and residential properties were being constructed. With the boom of residential construction and expanding population, Stevens & Hartley had prophesied that the corner of 30th and University would someday become one of the busiest corners in the city.³ In 1910 Stevens & Hartley decided they would develop the family's former lemon grove into commercial and residential properties.⁴ In order to pay for future commercial development, they parceled off 20 acres of land to be subdivided for residential lots and named it Hartley's North Park Tract. Shortly after establishing the residential tract, they began clearing the rest of the land at the corner of 30th and University. The first commercial building constructed at

¹ Heritage Architecture & Planning, "Historical Resource Research Report for the Edward W. Newman/I.O.O.F. Building, 2906-2912 University Avenue & 3911 Kansas Street." December 5, 2022. The resource was officially listed in January 26, 2023 as the Edward and Emma Newman Building, HRB #1482.

² . P. Covington, *North Park: A San Diego Urban Village, 1896-1946*. (San Diego, CA: Hon Consulting for the North Park Community Association, 2007).

³ Covington, *North Park*.

⁴ Covington, *North Park*.

the junction was a small wooden building which would become Stevens & Hartley's North Park branch for their real estate firm; it was completed in 1909.

The first significant commercial development at 30th and University began in 1912 when Stevens & Hartley commissioned a three-story mixed-use building⁵ on the northwest corner of 30th and University. The building housed their new real estate office headquarters, a pharmacy, a barber shop, and on the second and third floor there were a total of six apartments containing 22 rooms. In the same year, the real estate partners built a small building on the southeast corner which would become the first grocery store in the area. On the southwest side of 30th across the street from the grocery store, four single-story buildings were constructed for a man named William Younkin. The four buildings would be occupied by businesses to support the home building industry in the area, such as two plumbing shops, a hardware store, and a furniture store.⁶ By 1917 there were more than a dozen buildings that had been constructed. Among some of the businesses that occupied the buildings were a bakery, laundry services, an auto-mechanic garage, a fire station, doctors' offices, and a lumber company.

There was an economic decline starting in 1917 when the US entered WW1 and most construction in the area came to a halt. The first signs of commercial development at the junction after WWI occurred in 1921 when the economy started to recover. Entrepreneurs who had businesses in downtown San Diego became aware of the fast-paced growth in North Park and began to open new shops at 30th and University, expanding the commercial core several blocks to the south, east, and west sides of the junction. Some of the new buildings were constructed with concrete, brick, exposed steel and adorned with tile which was considered to be modern. Stevens & Hartley commissioned seven concrete buildings and the area would be called "Hartley's Row." Hartley's Row included several grocery stores, a shoemaker, restaurant, poultry shop, billiard hall, and bakery.⁷

The commercial district continued to grow and by 1927 the dynamic growth of North Park resulted in more civic improvements in the area, the single-track streetcar lines turned into double tracks, a power substation was built, the post office constructed a branch on Ray Street, and the streetlights lined University Ave.

Towards the end of the 1920s Stevens & Hartley began to remodel the individual shops on Hartley's Row by unifying the facades integrating them into one architectural unit.⁸ This was a new architectural typology for North Park and became the precursor to the shopping center. In the following years several shopping centers began to emerge. The shopping center buildings were larger than previous commercial buildings. They were designed by renowned local architects and in the Mediterranean Revival style, which was popularized by the 1915 Panama-California Exposition buildings in Balboa Park.⁹ Notable shopping center buildings include The Hurlburt & Tidal Retail Center, University Motor In Market, and the Dixie Retail and Office Building.

⁵ Covington, *North Park*.

⁶ Covington, *North Park*.

⁷ Covington, *North Park*.

⁸ Covington, *North Park*.

⁹ Historic Resources Group & City of San Diego, "Greater North Park Community Plan Area Historic Resources Survey." 2011, Appendix A-22.

North Park offered its residents amenities beyond retail and professional services. By 1929 there were two theaters, The Romona and The North Park Theater, a mini-golf course, community meeting space in the Nordberg Building, and the Maw Music store in the [Edward W.] Newman Building created the first area for entertainment in North Park at University and 29th.¹⁰

The fast paced growth North Park had experienced during the 1920s rapidly declined when the New York stock market crashed in 1929 resulting in the Great Depression.

Edward W. Newman Era (1929-1932)

The undeveloped lot at the corner of University Avenue and Kansas Street in North Park was purchased from Jennie Albertia Wales on June 21, 1921, by Edward W. and Emma L. Newman. Edward W. Newman was an early building developer and builder by occupation. Records indicate that he arrived in San Diego as early as 1913.¹¹ During the 1920s, Edward maintained an office in the 3800 block of 30th Street and was a speculator and builder, primarily of residences, in the University Heights, Normal Heights, Kensington, as well as North Park communities.¹² By 1923, Edward and Emma lived in North Park at 3970 Kansas Street. The Newmans would witness firsthand the emerging commercial growth along University Avenue in North Park and saw this as an opportunity to venture into commercial development.

Just south of his residence at the corner of Kansas and University and across from the recently completed North Park Theater, Newman took a chance and invested.¹³ Newman engaged contractor William E. Gibbs to design-build his corner commercial structure in the Spanish Eclectic style.¹⁴ The cost of the building was \$14,000 and included a ground floor, full basement, and mezzanine.¹⁵ The original plan was to include four stories with reinforced concrete and steel foundation to compensate for the structural load. However, during construction, plans were changed with the building retaining two stories in height with the second floor planned as a mezzanine around a central open space.¹⁶

Newman also solicited two entities to occupy the building: the E.N. Mudd Department Store and the Norman F. Maw Music Company. The E.N. Mudd store would be run by E.N. Mudd and his son, Thurmond Mudd. Both were previously connected to the J.C. Penny company where they gained knowledge of the general mercantile industry. The new store, according to E.N. Mudd, “would carry a complete department store line of merchandise.”¹⁷ E.N. Mudd store officially opened for business in December 1929. Conversely, the Norman F. Maw Music Company was an established business for 19 years with a location in the downtown area. The company was looking forward to a larger facility and their occupancy began in 1930.¹⁸ Besides musical instruments, the Maw Company also stocked Frigidaire refrigerators and Brunswick radios.¹⁹ At the public opening of Norman Maw’s new store, representatives

¹⁰ Covington, *North Park*.

¹¹ City Directory 1913 notes Edward W. Newman’s occupation as “Builder” and that he resided at 3828 30th Street.

¹² Donald P. Covington, “Once Upon a Time in North Park: Newman/I.O.O.F. Building.” February 1997.

¹³ The North Park Theater was completed in January 1929 and is located directly across University Avenue from the Edward W. Newman/I.O.O.F. building.

¹⁴ “Twenty-Nineth and ‘U’ to have New Store.” *The Evening Tribune*. July 30, 1929.

¹⁵ “Twenty-Nineth and ‘U’ to have New Store.” *The Evening Tribune*. July 30, 1929. “Mudd Company to Open Store.” *The Evening Tribune*. November 22, 1929.

¹⁶ Covington, “Once Upon a Time in North Park.”

¹⁷ “Mudd Company to Have New Store.” *San Diego Evening Tribune*. August 2, 1929.

¹⁸ “Store to Hold Open House.” *The San Diego Union*. June 7, 1930.

¹⁹ Covington, “Once Upon a Time in North Park.”

of the Frigidaire Company served frozen desserts “to illustrate the advantages of electrical refrigeration in the home.” Entertainment was also offered by the thirty voices of the Treble Clef club and the San Diego State College Men’s Glee Club. Several ukuleles and banjos were also given away during the grand opening.²⁰

Unfortunately, despite all of the fanfare, the Newmans saw the decline of business due to the stock market crash and decided to sell the building in 1932. Norman F. Maw Music decided to close its doors after over 20 years while the E.N. Mudd store moved its location to 30th Street and University. On September 13, 1932, the property was sold to the Independent Order of Odd Fellows (I.O.O.F.) Sunset Lodge No. 328.

I.O.O.F. Era (1932-2003)

The Independent Order of Odd Fellows (I.O.O.F.) was a non-sectarian fraternal order of Odd Fellowship founded initially in England in 1748. The order, composed of lodges or local chapters, formed the first official lodge in the U.S. in Baltimore, Maryland by Thomas Wildey in 1819.²¹ The Order was also known as the “Triple Link Fraternity” for their interlocking symbol alluding to their motto, “Friendship, Love, and Truth.” As an organization, the I.O.O.F. aimed to provide a framework that promoted personal and social development. The goal of the order was not only to form a brotherhood in personal ways, but to embrace their faith through acts of service to others. An early charity and philanthropic organization, much like the Freemasons, the Odd Fellows sought to bring aid to the poor and the sick.²²

The Odd Fellows of San Diego had their beginnings at the New Town home of James Pasco on December 5, 1868. At this time the Odd Fellows resolved to organize and soon realized that their growth and stature within the community would necessitate a more permanent structure. It was a sentiment also shared by the Masons. This need for permanent meeting halls by both the Masons and the Odd Fellows evolved into the formation of the Masonic Building Association.²³ By 1882, their building was completed and was situated in the heart of what was then the center of business and commerce at Sixth and H (Market) Streets in downtown.²⁴ The Masons occupied the Sixth Street front and the Odd Fellows the H Street front.²⁵ Even more suggestive of the Order’s fellowships was the rapid spread of new lodges throughout the years with each new lodge initially congregating at the downtown building. By 1920, the Masons outgrew the Hall they shared with I.O.O.F. for nearly 31 years and relocated. The I.O.O.F. continued to occupy the downtown property until ca. 1972.

I.O.O.F. Sunset Building

Originally meeting at the downtown I.O.O.F. building, the Sunset Lodge No. 382 later purchased the Edward W. Newman building in North Park in 1932. According to historian Donald Covington, after I.O.O.F.’s purchase, a remodeling project began under the direction of Lee Brendt, a Marine officer and member of the fraternity. The project resulted in lodge facilities facing Kansas Street and three business

²⁰ Covington, “Once Upon a Time in North Park.”

²¹ Rose Heichelbech, “The Strange History of the Odd Fellows: Their Symbols are Still Mysterious Today.” <https://dustydthing.com/odd-fellows-history/>

²² Heichelbech, “The Strange History of the Odd Fellows.”

²³ Sarah Haugh and Charles P. Tyson, “Independent Order of Odd Fellows Building National Register of Historic Places.” 1978.

²⁴ The downtown I.O.O.F. building is currently listed in the National Register of Historic Places and is a contributing resource to the Gaslamp Quarter Historic District.

²⁵ Haugh and Tyson, “Independent Order of Odd Fellows Building.”

spaces facing University.²⁶ City Directories note the following businesses in 1934: R.M. Milam Clothes Cleaner; North Park Florists who shared their space with Lucille Suhr Sheet Music; and R.L Jarrard Cigars. Sunset Hall was recorded as occupying 3911 Kansas Street beginning in 1935. From 1938-1948, First Lutheran Church co-occupied the space with Sunset Hall. Other fraternal orders and societies also shared the space in the coming years with many of these organizations directly functioning under the I.O.O.F. The Daughters of Rebekah, the female branch of the I.O.O.F., would congregate and host larger events and meetings at the site that would include organizational state leaders and higher-ranking members of the I.O.O.F. Other non-I.O.O.F. occupants included the Decree of Pocahontas, Order of Rainbow Girls, and Bethlehem Shrine, among many others.²⁷

About the time major renovations and additions were taking place at the I.O.O.F. Sunset building in 1955, the Sunset Hall name would be replaced with Sunset Temple from 1956-1972 after which a variation of the two names, Sunset Temple Hall, would be recorded in the local directories. By the 1980s, the organization's official name, I.O.O.F., was recorded in the directory listings until 2003 when the non-profit organization sold the property to the corporate firm Sunset Temple, Inc.

Similarly, the storefronts along University were also diverse and changed often throughout the over 90 years of its existence. From florists to clothing, appliances to musical instruments, bridal shops to barber shops, and later restaurants, a variety of commercial entities at this location helped serve the needs of the community.

Just prior to the Covid pandemic in 2020, the property was deeded to its current owner, The North Park Building, LLC. Since that time, the building has mostly been vacant and boarded up for security.

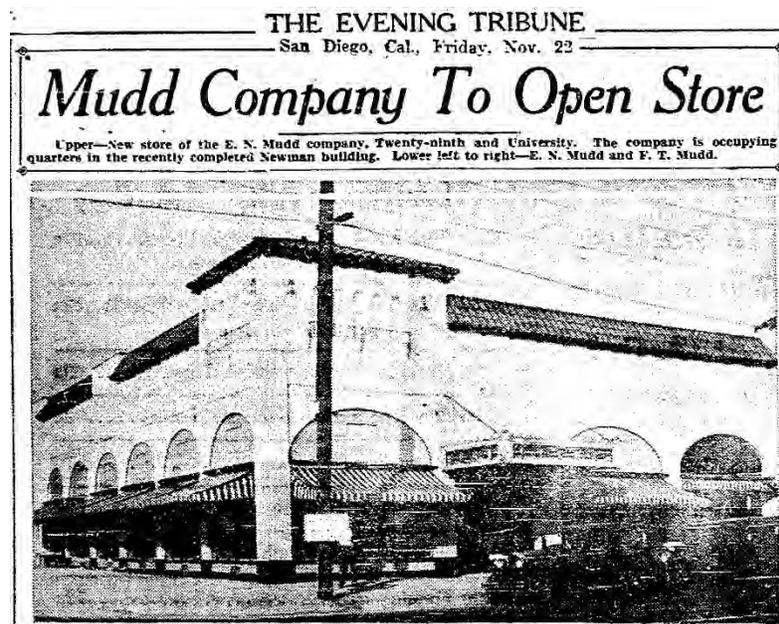


Figure 4: Opening of the E.N. Mudd Company store, November 22, 1929. Source: The Evening Tribune.

²⁶ Covington, "Once Upon a Time in North Park."

²⁷ City Directories.



Figure 5: Opening of the E.N. Mudd Company store, November 23, 1929. Source: The San Diego Union.



Figure 6: News article photo looking northwest at the Norman F. Maw Music Company store, June 7, 1930. Source: The San Diego Union.

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

Section II – Project Setting

April 29, 2024

Page 2-7



Figure 7: Looking west on University Avenue dated 1931. The Edward and Emma Newman building is located to the right. Source: San Diego History Center.



Figure 8: Sunset Lodge of the Odd Fellows acquires the Edward W. Newman block, September 24, 1932. Source: The San Diego Union.

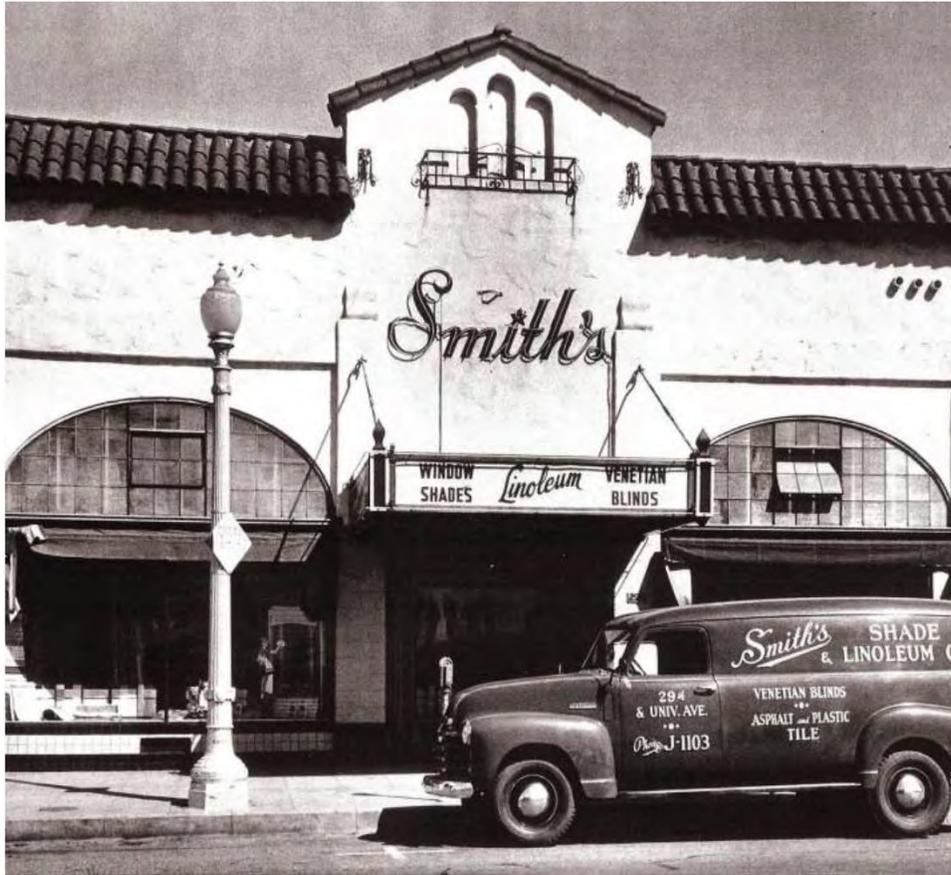


Figure 9: Looking north at Smith's Linoleum store, 2912 University Avenue, ca. 1940s. Source: San Diego History Center.



Figure 10: Looking northwest at storefronts from the corner of University Avenue and Kansas Street, August 24, 1948. Source: San Diego History Center.



Figure 11: Aerial view of North Park commercial district showing the Edward and Emma Newman building. Note the addition of the wrap-around canopy, April 5, 1958. Source: San Diego History Center.



Figure 12: North Park's Toyland Parade looking east along University Avenue, ca. 1960. Portion of the Edward and Emma Newman building is visible to the left. Source: San Diego History Center.

ATTACHMENT 7

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

Section II – Project Setting

April 29, 2024

Page 2-10



Figure 13: North Park's Toyland Parade looking northeast along University Avenue, ca.1960. Portion of the Edward and Emma Newman building's west and south facades are visible. Note the arched windows at the southwest corner appear to be covered. The far north windows at the west façade have been changed by this time. Source: San Diego History Center.

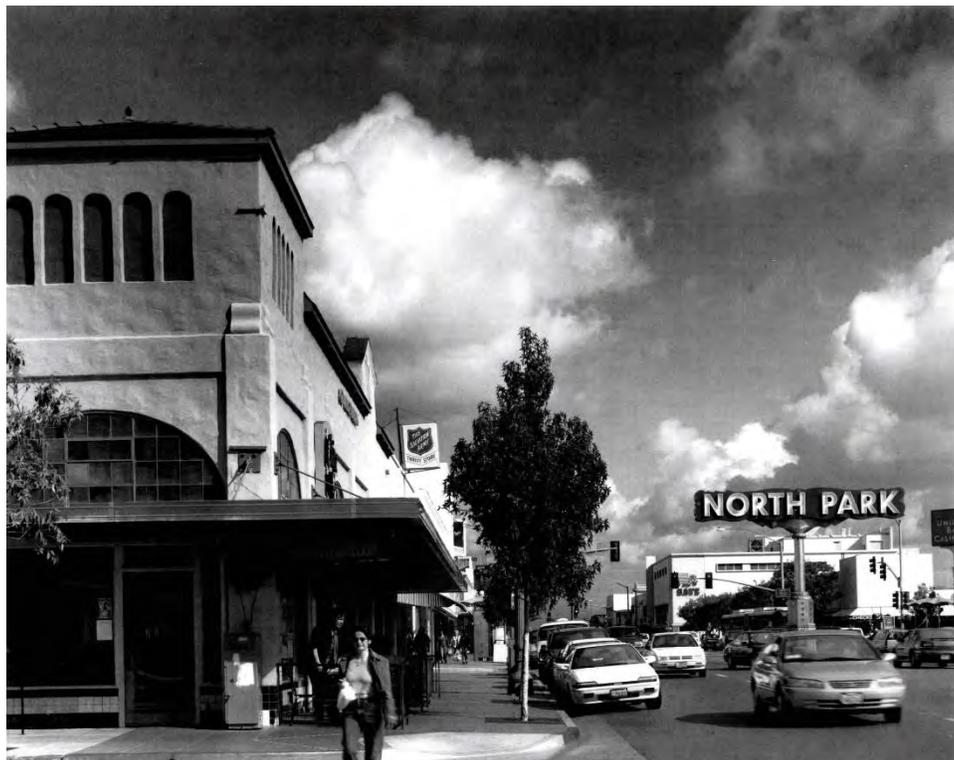


Figure 14: Looking west from the corner of University Avenue and Kansas Street, November 2000. Note the arched windows are no longer covered. Source: San Diego History Center.



*Figure 15: Looking northeast from the corner of University Avenue and Kansas Street, July 1, 2016.
Source: Ken Williams, "Ole!" San Diego Uptown News.*

ATTACHMENT 7

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

Section II – Project Setting

April 29, 2024

Page 2-12

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SECTION III METHODS AND RESULTS

A. ARCHIVAL AND HISTORICAL RESEARCH

This report was prepared using primary and secondary sources related to the resource's site development history.

Archival research has been conducted to determine the location of previously documented historic and architectural resources within the project study area and to help establish a context for resource significance. National, state, and local inventories of architectural/historic resources were examined in order to identify significant local historical events and personages, development patterns, and unique interpretations of architectural styles.

Information was solicited regarding the location of historic properties in the project area from local governments, public and private organizations, and other parties likely to have knowledge of or concerns about such resources. The following inventories, sources, and persons were consulted in the process of compiling this report:

- National Register of Historic Places
- California Historical Resources Information System (CHRIS) Information Center
- California Historical Landmarks
- California Points of Historical Interest
- California Register of Historic Resources
- California Office of Historic Preservation
- County of San Diego Assessor's Office
- City of San Diego Planning Department
- City of San Diego Historical Resources Board
- City of San Diego, Development Services Department, Records Office
- San Diego History Center
- San Diego Central Public Library, California Room
- San Diego State University, Love Library
- University of California San Diego, Library Digital Collections

Materials included documentation of previous reports, photographs, building permits, news articles, City/County directories, title information, and maps. Published sources focusing on local history were consulted, as well as material relating to federal, state, and location designation requirements. Research for the report was not intended to produce a large compendium of historical and genealogical material, but rather to provide specific information necessary to understand the evolution of the site and its significance.

B. FIELD SURVEY

A site walk-through and existing conditions survey were conducted by David Marshall, AIA, NCARB, Principal Architect. Field documentation was completed by Heritage staff, Stuart Sawasaki, Project

Architect. Photographs were taken by David Marshall, AIA, NCARB. The survey was conducted to record and understand the existing condition of the site, identify character-defining features, and assess the structure's condition and historical integrity. Analysis focused on the structure's exterior and did not include detailed assessments of the archaeological, structural, electrical, mechanical systems, or interiors. Following the fieldwork, the property was recorded on DPR 523 forms according to the *Instructions for Recording Historic Resources, Department of Parks and Recreation, Office of Historic Preservation, State of California*. The resource was photographed with a digital camera and representative photographs are included in this report and on the DPR 523 forms.

C. DESCRIPTION OF SURVEYED RESOURCE

The Edward and Emma Newman Building, commonly known as the Sunset Temple building, is located at the corner of University Avenue and Kansas Street in the North Park community of the city of San Diego, CA. The property includes the following addresses: 2906, 2908, 2910 and 2912 University Avenue and 3911 Kansas Street. Constructed in 1929 by general contractor William E. Gibbs, this Spanish Colonial Revival style commercial building consists of two stories plus a basement. Three facades are visible from the public right of way including the south, west, and north sides. The east façade abuts the neighboring building and is not visible.

The resource functions as a One-Part Commercial Block with first floor storefront and upper facades that are divided by a 1955 wrap-around metal canopy. The building's commercial storefront entries are along the south façade facing University Avenue with secondary entries along Kansas Street. The building has a boxlike form and features a composition hipped roof corner tower with terracotta along the ridge and recessed arched features at the south and west sides. The flat roof includes a stepped parapet wall with terracotta tile ridge and composition shingles with curved rafter tails. A decorative gable projects beyond the parapet wall above the southeast entrance and retains its recessed arches at the gable end, but the original roof tile, wrought-iron railing, and two light sconces as seen in historic photographs are no longer extant. Clay pipe attic vents are featured below the roof line at the corners. A series of pilasters topped with scroll-like capitals are showcased at the upper portions of the south and west facades. The walls are finished in an undulating faux-adobe stucco texture. A Moderne-style early 1950s "SUNSET TEMPLE" neon sign is installed on the west façade above the ca. 1940s steel windows. A lower 1955 neon sign is located at the canopy.

Fenestration comprises of large steel transom windows with divided lites at the south and portions of the west façade, three 1940s replacement square-topped steel windows with jalousies are at the north end of the west façade, and steel divided lite windows are at the north facade. University Avenue storefront windows at the southwest façade were replaced with garage-style windows that open to the sidewalk. Two first floor double-hung wood windows have been added ca. 1950s along with new doors at the west facade. The north façade includes original steel divided lite windows with hollow clay tile attic vents above.

There are two recessed storefront entries along University Avenue and include original wood doors with single glazing. These entrances have their original mosaic tile flooring and wood paneled ceiling. Bulkheads and columns are clad in ceramic tiles that have been set over the original tiles. Cast-iron ventilation grilles are also extant at several University Avenue storefronts. Exterior metal sidewalk café rails have been added at the southwest corner.

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

April 29, 2024

Section III – Methods and Results

Page 3-3

Overall, the historic integrity of the Edward and Emma Newman/Sunset Temple Building remains largely intact, including its boxed plan, horizontal massing, hipped roof corner tower, flat roof with parapet, undulating stucco exterior finish, metal divided lite windows and transoms, recessed storefront entries with mosaic tile floor and wood paneled ceiling. The building is mostly unoccupied, all the openings have been boarded up, and murals have recently been painted over the building.



Figure 16: Aerial view of the property, 2022. Source: Google maps.

ATTACHMENT 7

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

Section III – Methods and Results

April 29, 2024

Page 3-4



Figure 17: View looking north at the south façade from University Avenue.



Figure 18: View looking west at the east end of the south façade from University Avenue. The metal canopy dates to 1955.



Figure 19: Original wood panel ceiling at one of the recessed entries at University Avenue. The light fixture remnant appears to be original.



Figure 20: One of two recessed entries on University Avenue with original mosaic tile floor.



Figure 21: View looking northeast at the southwest corner of the building at the intersection of University Avenue and Kansas Street.



Figure 22: Close up view of the hipped roof corner tower.



Figure 23: A modern-style early 1950s "SUNSET TEMPLE" neon sign on the west façade above a ca. 1940s replacement steel window. The lower neon sign is dated ca. 1955.



Figure 24: View looking northeast at the ground-level west façade and underside of the 1955 metal canopy.

ATTACHMENT 7

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

Section III – Methods and Results

April 29, 2024

Page 3-8



Figure 25: View looking southeast at portions of the north and west facades.



Figure 26: West end of the north wall showing original steel windows and hollow clay tile attic vents above. The stucco texture appears to be original.

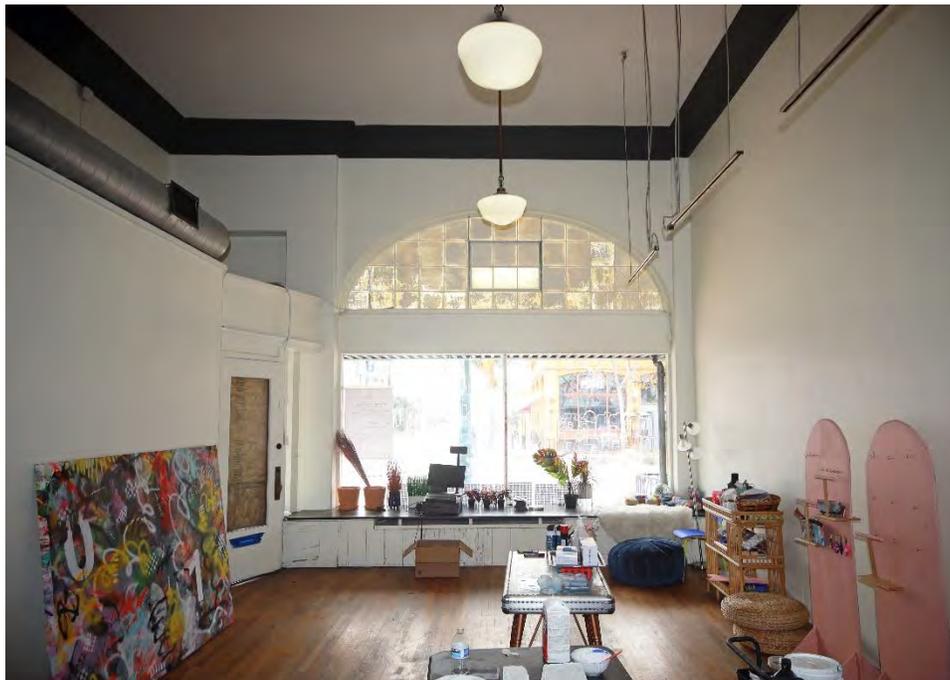


Figure 27: Interior view of the south storefront showing the steel arched transom, storefront window display, and entry door with hardware. The pendant lights are old, but not original to the building.



Figure 28: Corner of a first floor office with original woodwork and panel door, looking southeast.

ATTACHMENT 7

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

Section III – Methods and Results

April 29, 2024

Page 3-10



Figure 29: The auditorium, looking southwest. Note the second floor balcony.



Figure 30: View of the first floor auditorium, looking east from the second floor balcony.



Figure 31: Second floor looking northwest.



Figure 32: Looking down the northwest stairway from the second floor.

ATTACHMENT 7

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

Section III – Methods and Results

April 29, 2024

Page 3-12

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SECTION IV SIGNIFICANCE EVALUATION

A. EVALUATION CRITERIA

Federal, state, and local historic preservation programs provide specific criteria for evaluating the potential historic significance of a resource. Although the criteria used by the different programs (as relevant here, the National Register of Historic Places, the California Register of Historical Resources, and the City of San Diego Register of Historical Resources) vary in their specifics, they focus on many of the same general themes. In general, a resource need only meet one criterion in order to be considered historically significant.

Another area of similarity is the concept of integrity — generally defined as the survival of physical characteristics that existed during the resource’s period of significance. Federal, state, and local historic preservation programs require that resources maintain sufficient integrity in order to be identified as eligible for listing as historic.

1. National Designation: The National Register of Historic Places

The National Register of Historic Places (commonly referred to as the “National Register” or “NRHP”) is a Congressionally-authorized inventory of “districts, sites, building, structures, and objects significant in American history...” (16 U.S.C. § 470a). To be eligible for listing in the National Register, a resource must meet the following requirements.

Criterion (A): associated with events that have made a significant contribution to the broad patterns of our history

Criterion (B): associated with the lives of persons significant in our past

Criterion (C): embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual foundation

Criterion (D): has yielded or is likely to yield information important in prehistory or history.

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

Criteria Consideration A: A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

Criteria Consideration B: A building or structure removed from its original location, but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

Criteria Consideration C: A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or

Criteria Consideration D: A cemetery which derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

Criteria Consideration E: A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

Criteria Consideration F: A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

Criteria Consideration G: A property achieving significance within the past 50 years if it is of exceptional importance.

The property must also retain integrity. Integrity is “evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association” and it “must be judged with reference to the particular criteria under which a resource is proposed for eligibility.”

(36 C.F.R. § 60.4)

2. State Criteria Evaluation: California Register of Historical Resources

The California Register of Historical Resources (“California Register” or “CRHR”) identifies historical and archeological resources significant to the state. The eligibility requirements for listing in the California Register are very similar to the eligibility requirements for listing in the National Register, though they have a somewhat stronger focus on California-specific issues.

More specifically, to qualify as an historical resource for purposes of the California Register, a resource must meet at least one of four criteria:

Criterion 1: Associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage

Criterion 2: Associated with the lives of persons important to local, California, or national history

Criterion 3: Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic value

Criterion 4: Has yielded or has the potential to yield information important to the prehistory or history of the local area, California, or the nation.

(Cal. Pub. Res. Code § 5024.1).

In order to be eligible for listing in the California Register, an historical resource must have integrity. (Cal. Code Regs. tit. 14, § 4851).

3. Local Criteria Evaluation: City of San Diego Historical Resources

The Historical Resources Guidelines of the City of San Diego’s Land Development Manual (LDM) identifies the criteria under which a resource may be historically designated. It states that any improvement, building, structure, sign, interior element and fixture, site, place, district, area, or object, typically over 45 years old, regardless of whether they have been altered or continue to be used, may be designated a historical resource by the City of San Diego Historical Resources Board (HRB) if it meets one or more of the following designation criteria:

- A. Exemplifies or reflects special elements of the City’s, a community’s, or a neighborhood’s, historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development;
- B. Is identified with persons or events significant in local, state or national history;
- C. Embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;
- D. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman;
- E. Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources; or
- F. Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

B. RESOURCE SIGNIFICANCE

1. National and California Register

National Register Criterion A / California Register Criterion 1

Research disclosed the Edward and Emma Newman Building is associated with the historical and economic development of North Park. The resource represents the early commercial development of North Park that occurred along University Avenue as a result of the streetcar line expansion and subsequent residential growth. The commercial center at 30th and University development into the community’s primary commercial core and the Edward and Emma Newman Building housed the community’s first department store, the Mudd Department store, from 1929-1932.

Therefore, the Edward and Emma Newman Building is associated with the early developments that have made significant contributions to the broad patterns of North Park community’s and the city’s commercial heritage and qualifies under National Register Criterion A and California Register Criterion 1 at the local level of significance.

National Register Criterion B / California Register Criterion 2

Historical research has failed to reveal any historically significant persons or entities at the local, state, or national level that have a direct tie with this resource. Although the building is historically linked to Edward W. Newman, a speculator and builder during the 1920s, since the property is a commercial building, no evidence confirms Mr. Newman occupancy of the building in any way during his short-term ownership. Additionally, historical research has failed to identify any substantiated and or demonstrable achievements or contributions to the history of the North Park neighborhood, the city, state, or the nation that was made by Mr. Newman while he owned the property.

Furthermore, research revealed the building’s association with the Sunset Lodge No. 328 of the I.O.O.F. as owners and occupants as well as the various I.O.O.F. sects that co-occupied and utilized the meeting hall for various events. However, researched information was limited and did not disclose any pertinent data to substantiate significant events or persons of importance with a direct link to the building that

made important decisions or contributions to the local, state, or nation. Further, any building's significant association with the I.O.O.F. organization has already been established in the downtown National Registered I.O.O.F. building at Sixth Avenue and Market Street.

Therefore, the property does not qualify under National Register Criterion B and California Register Criterion 2 at the local level of significance.

National Register Criterion C / California Register 3

The Edward and Emma Newman/Sunset Temple Building, located at the corner of University Avenue and Kansas Street in the North Park community of San Diego, embodies the distinctive characteristics through the retention of character defining features of the One-Part Commercial Block type. Specifically, the resource encompasses the entire parcel, retains a boxed form, features a large expanse of wall above the storefront intended for signage and large glass display windows to illustrate its use as a commercial space. Additionally, the building continues to convey the historic significance of the Spanish Colonial style by embodying the historic characteristics associated with the style include an undulating stucco exterior, pilasters with scroll-like capitals, corner tower, arched transom windows, accent tiles, and clay attic vents.

Therefore, the resource qualifies under the National Register Criterion C and California Register Criterion 2 at the local level of significance.

National Register Criterion D / California Register Criterion 4

The commercial resource at 2906-2912 University Avenue in San Diego is not likely to yield archaeological information regarding history or prehistory. It does not appear to qualify under National Register Criterion D or California Register Criterion 4.

2. City of San Diego Register

Constructed in 1929, the Edward and Emma Newman Building is locally designated under the City of San Diego Register of Historical Resources as HRB #1482. According to the nomination, the building is a special element of the historical and economic development of North Park and the City as a whole and retains integrity to its 1929-1932 period of significance under Criterion A. Specifically, the resource is representative of the early commercial development of North Park that occurred along University Avenue as a result of the expansion of streetcar lines and subsequent residential growth. The commercial center at 30th and University Avenue developed into the community's primary commercial core and the 2906-2912 University Avenue building housed North Park's first department store, the Mudd Department store, from 1929-1932.

Further, the resource embodies the distinctive characteristics through the retention of character defining features of the One-Part Commercial Block type by embodying the historic characteristics associated with the building type specifically, the resource encompasses the entire parcel, retains a boxed form, features a large expanse of wall above the storefront intended for signage and large glass display windows to illustrate its use as a commercial space. Additionally, the building continues to convey the historic significance of the Spanish Colonial style by embodying the historic characteristics

associated with the style include an undulating stucco exterior, pilasters with scroll-like capitals, corner tower, arched transom windows, accent tiles, and clay attic vents.

3. Integrity

In addition to meeting one of the local, state, or national criteria, a property must also retain a significant amount of its historic integrity to be considered eligible for listing. Historic integrity is made up of seven aspects: location, design, setting, materials, workmanship, feeling, and association. The following is an integrity analysis of the Edward and Emma Newman Building.

Setting – The Edward and Emma Newman Building is located on a corner commercial block and retains its setting within the North Park neighborhood. The property continues to be surrounded by other commercial and residential properties constructed around the same time. Therefore, this parcel retains its setting integrity.

Location – The location of the resource has remained the same since its construction in 1929 at University Avenue and Kansas Street across from the North Park Theater. Therefore, the property has retained its location integrity.

Design – The overall design of the resource remains a good example of Spanish Eclectic style with its boxed plan, horizontal massing, hipped roof corner tower, flat roof with parapet, undulating stucco exterior finish, metal divided lite windows and transoms, storefront bulkhead and recessed storefront entry ways with mosaic tile floor and wood paneled ceiling. Therefore, the resource retains its design integrity.

Workmanship – The workmanship that has gone into the construction of the Edward and Emma Newman property is mostly original. Modifications to the building include the addition of the Moderne-style wrap-around cover, the replacement square top metal windows with jalousies, and the modifications to the west façade storefront along Kansas Street. Therefore, the building's workmanship element for integrity purposes has been mostly retained.

Materials - The resource continues to exhibit a good degree of materials integrity. The materials illustrate the choices, combinations, availability, and technologies of the time. The retention of undulating stucco exterior finish, mosaic tile floor and wood panel ceiling at the entries, bulkheads, wood entry door with single glazing, and metal divided lite windows and transoms comprise the choice and configuration of building materials which portray the Spanish Eclectic style. Thus, the resource retains its materials integrity.

Feeling – The mixed commercial and residential neighborhood feeling of the site has not drastically changed over the years. Hence, the resource's integrity of feeling has been retained.

Association – The resource continues to embody its association with the overall North Park commercial development along University Avenue. Therefore, the property retains its association integrity.

ATTACHMENT 7

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

Section IV – Significance Evaluation

April 29, 2024

Page 4-6

In summary, the Edward and Emma Newman/Sunset Temple Building appears to retain sufficient integrity to convey its historical significance. The commercial building retains its integrity of location, setting, design, materials, workmanship, feeling, and association.

SECTION V FINDINGS AND CONCLUSIONS

The purpose of the Findings and Conclusions section is to assess the impacts of the proposed Edward and Emma Newman Building project on identified historical resources of the built environment. Under CEQA, the City of San Diego has established significance determination thresholds for significant impact, in accordance with CEQA Guidelines Section 21082.2. Significant impacts include direct, indirect, and cumulative impacts to historical resources, as described in the City’s “CEQA Significance Determination Thresholds” dated January 2007.

The APE contains one historic property, the Edward and Emma Newman Building, listed in the City of San Diego Register of Historical Resources (HRB#1482). The property also appears to be eligible for listing under National Register Criterion A and B and the California Register under Criterion 1 and 3 at the local level of significance.

A. PROPOSED PROJECT DESCRIPTION

The proposed Sunset Temple development project consists of the façade preservation and restoration of the Edward and Emma Newman Building, also referred to as the Sunset Temple Building, in the community of North Park. The project proposes to substantially alter the Edward and Emma Newman Building by removing most of the building but retaining and rehabilitating its south and west façades on University Avenue and Kansas Street. Development also includes demolition of the adjacent, non-historic east building at 2920 University Avenue¹ and construction of a new, seven-story, mixed-use multifamily residential structure with 92 dwelling units and one subterranean parking garage.

B. IDENTIFYING HISTORICAL RESOURCES OF THE BUILT ENVIRONMENT

Historical resources are recognized as part of the environment under the California Environmental Quality Act (CEQA) (PRC Sections 21002(b), 21083.2, and 21084.1). According to Public Resources Code §5020.1(j), “historical resource” includes, but is not limited to, any object, building site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.” More specifically, the California Environmental Quality Act (CEQA) Guidelines (Section 15064.5(a)(1-2) state that the term “historical resources” applies to such resources listed in or determined to be eligible for listing in the California Register of Historical Resources (California Register), included in a local register of historical resources, or determined to be historically significant by the Lead Agency.

The California Register is an authoritative guide to the state’s historical resources and to which properties are considered significant for purposes of CEQA. The California Register includes resources listed in or formally determined eligible for listing in the National Register of Historic Places, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or

¹ City of San Diego Development Services Department, “Digital-Single Preliminary Historic for Project Number 695015.” September 15, 2022. The resource at 2920 University Avenue was determined and concurred by City of San Diego as not eligible for designation under any criteria. This determination is valid for five years.

that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC §5024.1, 14 CCR §4850).

Moreover, the City of San Diego's CEQA Significance Determination Thresholds (Development Services Department, January 2011) notes that if a resource is not listed in, or determined eligible for listing in, the California Register, or not deemed significant in a historical resource survey, it may nonetheless be historically significant. The significance of a historical resource is based on the potential for the resource to meet one or more of the criteria presented below, including the potential to address important research questions as documented in a site specific technical report as part of the environmental review process.

This HRTR has identified one historic resource located within the project APE, that is the Edward and Emma Newman Building.

C. PROPOSED PROJECT IMPACTS

CEQA Impacts

The proposed Sunset Temple development project would result in the removing most of the building but retaining and rehabilitating the Edward and Emma Newman Building's exterior façade along University Avenue and Kansas Street.

In determining potential impacts on historical resources under CEQA, a "project with an effect that may cause a substantial adverse change in the significance of a historical resources is a project that may have significant effect on the environment" (CEQA Guidelines §15064.5). A "substantial adverse change" means "demolition, destruction, relocation, or alteration of the resource such that the significance of a historical resource would be materially impaired" [PRC §5020.1(q)]. Material impairment occurs when a project:

- Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance that justify its inclusion in, or eligibility for, listing in the California Register of Historical Resources; or
- Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significance; or
- Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA. [State CEQA Guidelines, §15064.5(b)(2)]

Direct or indirect effects can occur to the eligible historical resources with the implementation of the project. Direct effects can include alteration, demolition, or removal of buildings, structures, and cultural

landscape elements. Direct effects can also include the addition of new buildings, structures, or infill elements which would alter the historic setting, the site lines, or view corridors from one point to another by changing spatial relationships of buildings to each other along with landscape elements.

Implementation of the proposed project would result in significant impacts to an on-site historical resource due to the interior demolition of the Edward and Emma Newman Building and grading activities for the subterranean garage. Compliance with recommended mitigation measures would reduce the significance of impacts but not to a level that is less than significant.

City of San Diego's Significance Thresholds

The City of San Diego's Significance document has identified various activities that will cause damage or have an adverse effect on the resource.

1. Direct Impacts

Demolition, Grading, and Excavation Activities

A proposed subterranean garage will be constructed at the project site and the interior of the existing building will be cleared. The proposed demolition and grading activities will be a direct impact on the Edward and Emma Newman Building since it will constitute a loss of the interior of the historical resource.

Alteration or Repair of a Historic Structure

The exterior rehabilitation of the Edward and Emma Newman Building will be completed in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI Standards)*, and, therefore, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

2. Indirect Impacts

Indirect impacts were considered to determine if the project would cause the introduction of visual, audible, or atmospheric effects that are out of character with a historic resource or alter its setting.

The proposed project is expected to have a significant indirect or cumulative impact on the Edward and Emma Newman Building. Historically this subdivision block has not been previously built-up. The proposed project will introduce a high rise to an area that has not obscured previously exposed facades.

3. Mandatory Findings Significance

CEQA sets forth mandatory findings of significance addressed below.

Does the project have the potential to substantially 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 an endangered, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory?

The Edward and Emma Newman Building's role in the commercial and historical development trends of North Park's commercial core is important and will continue to convey its One-Part Commercial building type and Spanish Colonial Revival architectural style retaining its integrity of location, setting, design, workmanship, materials, feeling, and association, for which the property received its designation.

The rehabilitation of the exterior façade will be conducted in accordance with the *SOI Standards* under the supervision of HRB staff. Therefore, the proposed Sunset Temple development project would not eliminate the resource from its historical, economic, and architectural association as an important example of a commercial building significant to the early economic development in North Park's commercial core and San Diego's history and would not, therefore, result in a mandatory finding of significance.

D. MITIGATION MEASURES

Per the City of San Diego's Land Development Manual – Historical Resources Guidelines, preferred mitigation is to avoid impacts to the resource through project redesign. If impacts to the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm to the resource shall be taken.

Treatment Plan

An appropriate historical Treatment Plan, based upon *SOI Standards*, shall be completed to minimize adverse effects to the identified historical building. Such documentation, including rehabilitation recommendations, has already been prepared by a qualified historic architect to The Standards of the National Park Service.

Monitoring Plan

A historical resource construction Monitoring Plan outlines procedures to identify and protect historically significant resources and their significant character-defining features during a construction project. The Monitoring Plan has already been prepared by a qualified historic architect per The Standards of the National Park Service. During the construction period the qualified historic architect will observe and verify that the construction complies with the Treatment Plan.

Existing Sidewalk Sign

The existing sidewalk sign on University Avenue includes information about the history of the building and its uses and shall be retained and restored in lieu of creating a new interpretive sign. The proposed interpretive signage must be approved by the City's Historical Resources staff.

Recordation

If the resource cannot be accommodated through project redesign, it shall be documented according to HABS/HAER/HALS standards prior to interior demolition. Such documentation, including a written report, photographs, and in some cases, measured drawings and videotape, has already been prepared by a qualified professional to the standards determined by the National Park Service.

E. CONCLUSION

The proposed Sunset Temple project would result in a significant direct impact to the historical resource due to the proposed subterranean garage and central residential tower that will be constructed at the project site resulting in the interior of the existing building being removed. The exterior of the Edward and Emma Newman Building will be retained and rehabilitated in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Mitigation measures and adherence to the *SOI Standards* will be conducted on the exterior rehabilitation of the resource which will enable the building to continue to convey its One-Part Commercial building type and Spanish Colonial Revival architecture, retaining a sufficient degree of its integrity of location, setting, design, workmanship, materials, feeling, and association, for which the property received its designation.

ATTACHMENT 7

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

April 29, 2024 (Rev. 2-19-25)

Page 5-6

Historical Resources Technical Report

Section V – Findings and Conclusions

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removed to another location on site as provided in the *SoI Standards*. If reuse onsite is not feasible, opportunities shall be made for the features to be donated to various interested historical or archival depositories.

E. CONCLUSION

The proposed Sunset Temple project would result in a significant direct impact to the historical resource due to the proposed subterranean garage and central residential tower that will be constructed at the project site resulting in the interior of the existing building being removed. The exterior of the Edward and Emma Newman Building will be retained and rehabilitated in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Mitigation measures and adherence to the *SOI Standards* will be conducted on the exterior rehabilitation of the resource which will enable the building to continue to convey its One-Part Commercial building type and Spanish Colonial Revival architecture, retaining a sufficient degree of its integrity of location, setting, design, workmanship, materials, feeling, and association, for which the property received its designation.

ATTACHMENT 7

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

Section V – Findings and Conclusions

April 29, 2024

Page 5-6

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Advertisement. "E.N. Mudd Co. New Location: 3916 30th Street." *San Diego Union*. June 7, 1931.

Advertisement. "E.N. Mudd Co. North Park." *The San Diego Union*. November 24, 1929.

Advertisement. "Joseph E. Shreve & Co., 2906 University Avenue." *The Evening Tribune*. August 3, 1935.

Advertisement. "Maw Music Co. 2912 University Ave." *The Evening Tribune*. June 17, 1930.

Advertisement. "Maw Music Co., Inc. Quits." *San Diego Union*. May 18, 1932.

Advertisement. "Open House Reception: Norman F. Maw Music Co." *San Diego Union*. June 6, 1930.

"Business Block Becomes Property of Lodge." *San Diego Union*. September 25, 1932.

"Councilmen Invited to Opening of Hall." *San Diego Union*. January 1, 1934.

"Employment for Women." *San Diego Union*. January 27, 1946.

“Fraternal News.” *San Diego Union*. May 29, 1960.

“Half-Minute Interviews.” *San Diego Union*. January 3, 1929.

“Mehl Memorial Rites Set; IOOF To Officiate.” *San Diego Union*. December 13, 1953.

“Mudd Company to Have New Store.” *The Evening Tribune*. August 2, 1929.

“Mudd Company To Open Store.” *The Evening Tribune*. November 22, 1929.

“Music Concern in New Quarters.” *San Diego Union*. June 1, 1930.

“New Lodge Home to be Dedicated by Odd Fellows.” *San Diego Union*. February 9, 1934.

“New Store Marks Business Expansion.” *The San Diego Union*. November 23, 1929.

“News of Fraternal Organizations Culver Camp.” *San Diego Union*. February 23, 1947.

“Notice E.N. Mudd Co. Quits Business.” *The Evening Tribune*. April 4, 1931.

“Odd Fellows’ Hall Damaged by Blaze.” *San Diego Union*. November 6, 1935.

“Plan ‘Open House’ at Maw Company.” *The Evening Tribune*. June 6, 1930.

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“San Diego Obituaries.” *San Diego Union*. February 23, 1954.

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ATTACHMENT 7

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

Section VI –Bibliography

April 29, 2024

Page 6-4

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SECTION VII APPENDICES

- A. BUILDING DEVELOPMENT INFORMATION**
- B. OWNERSHIP AND OCCUPANT INFORMATION**
- C. MAPS**
- D. DPR FORM**
- E. PREPARERS QUALIFICATIONS**

A. BUILDING DEVELOPMENT INFORMATION

1. County Assessor's Building Record
2. Notice of Completion
3. Water/Sewer Connection Records
4. Construction Permits
5. Previous Historical Resources Survey Forms

Information not available.

A.2 - Notice of Completion.

Form 8

OPERATING DEPT. SEWER CONNECTION ORDER

Location 2906 University No. 31429

Between Kansas & 3rd Date 4/26/29

Lot 21-24 Block 206 Amt. Pd. 60.00

Addition UH

Owner Newman

SEWER INSPECTOR. You will make set

sewer connection at above location--Page 784

Remarks: SEWER RELOCATION
9-27-29

6-13-75
E.E.A.

PERMIT CLERK.

Service Taps

Main 15' 425 #1-D ft. E from E line of Kansas St.

Service Enters

Property 3 1/2 ft ft. from line of 6' St.

Goodspeed Chg. W. O.

FOREMAN St. Opening

A.3 - Water/Sewer Connection Records.

MATERIAL			LABOR		
40' 4" Pipe					
1-4" Band					
12 ft Concrete					
Thomas	3	days			
2859	3	"			
4462			Labor		3252
15					
22310			Material		1210
4462			Total Labor & Mat.		4462
66930			Overhead		669
			Grand Total		5131

OPERATING DEPARTMENT CITY OF SAN DIEGO

GENERAL FOREMAN: Please install 574 service and 478 meter at above location.

REMARKS:

Service CID: 9

Address: 11171

Meter size and make: 478

No. of meter: 2070994 Reading: 0

Date: 1/4/22

Completed JAN 1 5 1922

CHECKED BY	STATUS	INVEST	COAT	METER
BY	TICIAN	GAYDA	CLERK	CLERK

STATISTICIAN: [Signature]

Order No. 5661

JAN 1 5 1922

MATERIAL		LABOR				
		NO. OF MEN	DAYS OR HRS. EACH	TOTAL TIME	RATE	AMOUNT
48' 3/4" pipe	3.36	1	30	30	15.00	15.00
1 3/4 cap	1.25	1	3	3	135	1.12
1 - lead	1.10					
1 - L	.05					
1 - L	.10					
1 - L	1.00					
1 - L	1.00					
1 - L	1.75					
30' hanning	13.50					
		Total Labor				16.12
		Total Material				33.11
		Total Labor and Material				49.23
		Overhead				7.38
	33.11	Grand Total				56.61

PIPE FITTER C. H. [Signature]

GENERAL FOREMAN G. [Signature]

BUILDING PERMIT RECORDS SEARCH

Unless otherwise noted, info obtained at the City of San Diego Development Services Department, Records Section

Material:	Date:	Architect/G.C.	Description:	P/F No.:	Notes:
	7/15/1929	W. E. Gibb	Concrete and steel store building		Evening Tribune
	7/30/1929		Concrete and steel store building		SD Union
	7/28/1933		Roof		SD Union
	11/14/1933		Plumbing		SD Union
	3/11/1954		Alteration - basement	7427	
	9/1955		Marquee (Cover)	D9080	Building Record
	9/22/1955	A.F. Anderson	Commercial Addition	6204	
	12/10/1958	Cass Plumbing & Heating	Gas service extension	A09601	
	7/1961		Alteration	A42703	Building Record
	6/29/1963	JF Zwignel Elect Co.	Electrical	A65784	2906 University Ave
	10/1965		Reroof	A1661	Building Record
	11/7/1967	Price & Horton	HVAC	A88536	2912 University Ave
	12/6/1967		Electric	A91370	
	11/1970		Ceiling	G22233	Building Record
	7/18/2016	Stanford Sign & Awning	Sign Permit for a new wall sign- Illuminated channel letter for "HOLSEM COFFEE" to a new coffee place---Zone MCCPD-CN-1--HRB#239	413394	Holsem Coffee - Wall Sign
	11/2/2016		Signage (Cancelled)	517679	2906 University Ave
	11/17/2016		Add structural supports for beam at basement level in kitchen, update AC roof unit; relocate grease trap to basement	520813	
	1/31/2017	Miramar Signs Works	Sign Permit	531760	Rae Boutique
	2/17/2017		Revision to single line diagram	538124	
	4/20/2017	Ray Development	Deferred submittal for operable windows to proj #506777	543531	
	8/17/2017	Beach City Builders; Ray Development	Building, Electrical, Mechanical and Plumbing permit for addition and remodel of an (E) restaurant. Work to include, structural, mechanical, plumbing and electrical work. To include new bar area, new non bearing walls, and bearing interior structural walls to support mezzanine extension. Demolition of walls and windows. Remodel of kitchen bathrooms and bar area. new addition to the exiting mezzanine. Geo Haz:52, MCCPD-CN-1	506777	North Park MX Improvement Moose Restaurant, Tenant
	11/4/2017		Building permit for sidewalk cafe at existing restaurant, split into 2 areas with a portion on Kansas St and a portion on University Ave. MCCPD-CN-1 geohaz 52	521224	
	5/23/2017		Remodel and addition to (E) restaurant.	506777	
	1/14/2019		Building, mechanical, Electrical and Plumbing permit. Tenant Improvement. ADA upgrade to include a new elevator, HVAC, remodel the restroom, bars and interior ramp at the entrance and stage. CC-3-9, Transit Priority Areas and GEO 52.	626886	3911 Kansas St Add/Alt Tenant Improvements Administrative Hold

CSD:

Records from 1955; Online Records from 2003-current

<https://d.docs.live.net/946d87757458b/Document/11/13/2022/05/01 - Sunset Temple HRRR/Docs/Research/Permit Records Search Form>

Building Permits

A. J. Williams, repairs, 4731 Niagara street: \$100.
 Whiting-Mead, wreck building, 1541 India: \$100.
 J. W. Walker, La Jolla, per Victor Maler, stucco cottage and garage, 6652 Tyrian: \$3500.
 William Schneider, garage, 4021 Eighth: \$100.
 George Alman, 4221 C, stucco cottage and garage, 1046 Forty-third: \$1600.
 A. I. Comstock, per Max Fitzmeyer, stucco cottage, 4135 Mississippi: \$3900.
 Dr. T. A. Parker, La Jolla, stucco cottage and garage, 704 Fern Glen: \$6900.
 R. O. Young, 1148 Seventh, stucco cottage and garage, 3734 Ridgewood: \$6000.
 W. L. Yates, per Stanley Nash, repairs, 3496 El Cajon: \$50.
 M. Morris, addition to residence, 3765 Forty-second: \$320.
 C. J. Mead, alter two cottages, 529-40 South Gregory: \$150 each.
 J. M. Crownover, garage, 3909 Gamma: \$100.
 J. B. Stainaker, 3063 Union, 15 stucco cottages, 2803-31 San Diego Ave.: \$1000 each.
 Milton P. Sessions, 2635 San Diego Ave., per F. E. Young Co., frame store, 2647 San Diego Ave.: \$6000.
 Walter M. Casey, street clock, 1531 Broadway: \$500.
 Foster & Kleiser, repairs, 1495 Fifth: \$25.
 Griffith Co., shed, 2104 Main: \$1000.

E. W. Newman, 3970 Kansas, per W. E. Gibb, concrete and steel store building, 2906 University avenue: \$14,000.

New Southern hotel, use of street for 30 days, 1169 Sixth street.
 J. G. Shrock, addition, 2643 C: \$50.
 San Diego Consolidated Gas & Electric Co., steel frame and foundation, 3177 El Cajon: \$6000.
 Same, steel frame and foundation, 707 W. Broadway: \$4000.
 H. A. Cook, 1519 Guy, stucco cottage and garage, 1512 W. Walnut: \$3500.

East San Diego

Olof Norstven, 4603 Louisiana, stucco residence and garage, 4858 Sussex: \$8000.
 G. F. Samuel, 4370 Central, stucco residence and garage, 432 Central: \$4500. Same, new foundation, 4370 Central: \$50.
 Total to date—\$5,832,490.

Figure 1: Building permit for the E.W. Newman building. Source: *San Diego Evening Tribune*, July 15, 1929.

**THE SAN DIEGO UNION:
 JULY 30, 1929**

**BUILDING PERMITS
 BOOSTED \$81,000;
 TOTAL \$6,406,175**

Construction records for the year were given impetus yesterday when permits aggregating \$81,000 were issued by the city building department. The total for the year to date reached \$6,406,175.

The more important permits were to E. W. Newman, for construction of a concrete and steel store building at 2906 University avenue at a cost of \$14,000; A. W. Blanchard, stucco cottage at 3420 Younge street, \$10,000; V. Fakao, cottage at 3245 Garrison avenue, \$7000, and Thomas A. Crawford, frame cottage at 3345 Gregory street, \$5000.

More than a score of permits were issued for homes costing less than \$3000 and there were also a large number of permits for minor alterations to homes and business houses.

Figure 2: Building permit for the E.W. Newman building. Source: *San Diego Union*, July 30, 1929.

Permits

PLUMBING
 City

Mrs. Alice A. Mansus, per W. H. Murray, 2220 S. 32nd st. (2 fix, 1 gas).
 Frank Mason, per J. Mason, 4115 Park Blvd. (2 fix).
 Mrs. B. Anderson, per self, 1712 Linwood (2 gas).
 I. O. O. F. Sunset Lodge, D. C. Deacon, 2906 University (8 fix).
 J. O. Gustin, per same, 3829 Newton (11 gas).

Figure 3: Plumbing permit for the IOOF Sunset Lodge building. Source: *San Diego Union*, November 14, 1933.

Permits

I. O. O. F. Lodge, per same, 2906 University ave. (14 gas).

Figure 4: Roof permit. Source: *San Diego Union*, July 28, 1933.

ATTACHMENT 7

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

Section VII – Appendix

April 29, 2024

Page 7-12

7427

JOB ADDRESS		PLAN FILE NO.
HOUSE NO.	STREET	NO PLAN FILE NO. <input checked="" type="checkbox"/>
2912	University Ave	
APPLICATION FOR BUILDING PERMIT BUILDING INSPECTION DEPARTMENT - CITY OF SAN DIEGO		
APPLICANT: PRINT WITHIN HEAVY LINES ONLY		
COMPLETE LEGAL DESCRIPTION OF PROPERTY		
LOT	BLOCK	ADDITION OR SUBDIVISION
Part of lot 21624	906	University Ato
TYPE OF BUILDING TO BE CONSTRUCTED		
OVERLIND <input type="checkbox"/>	OTHER <input checked="" type="checkbox"/> <i>all</i>	
GARAGE <input type="checkbox"/>	<i>Believe there for storage</i>	
NUMBER OF FAMILIES	IS THERE AN EXISTING BUILDING NOW ON THIS SITE? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
NUMBER OF STORIES <i>One</i>	IF "YES" IS IT RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> OTHER <input type="checkbox"/>	
CLASS OF WORK		VALUATION OF BUILDING
NEW <input type="checkbox"/>	REPAIR <input type="checkbox"/>	500 ⁰⁰
ADDITION <input type="checkbox"/>	MOVE <input type="checkbox"/>	
ALTERATION <input checked="" type="checkbox"/>	DEMOLISH <input type="checkbox"/>	
OWNER	NAME AND MAILING ADDRESS	
	<i>Sunset Temple Association</i> 3911 Rowland	
CONTRACTOR	NAME AND ADDRESS	
	<i>N. Royce</i>	
	STATE LICENSE NO.	TEL. NO.
		<i>AT 1-6693</i>
I HEREBY CERTIFY THAT THE ABOVE APPLICATION IS CORRECT, THAT CONSTRUCTION WILL COMPLY WITH ALL LAWS, AND I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE STATE OF CALIFORNIA LABOR CODE RELATING TO WORKMAN'S COMPENSATION INSURANCE.		
SIGNATURE OF APPLICANT		DATE
<i>N. Royce</i>		<i>March 11-54</i>
FOR PLANNING COMMISSION USE ONLY		
BIB. CODE	CENSTRACT	USE ZONE R C M P
27	C-13	1 2 4 a b c
BY	DATE	
<i>B</i>	<i>3/11/54</i>	
FOR BUILDING INSPECTION DEPARTMENT USE ONLY		
TYPE OF CONSTRUCTION		VALUATION OF BUILDING
I II III IV V		500 ⁰⁰
FIRE RESISTANCE 1-NH N		
OCCUPANCY GROUP		
A B C D E F G H I J		
DIVISION 1 2 3 4		
FIRE EDGE	DATE	BY
1 2 3	<i>3/11/54</i>	<i>G. P. Litch</i>

4080

JOB ADDRESS		PLAN FILE NO.
HOUSE NO. 2912	STREET UNIVERSITY & KANSAS ST. (COR)	6204
APPLICATION FOR BUILDING PERMIT		NO PLAN FILE NO. <input type="checkbox"/>
BUILDING INSPECTION DEPARTMENT - CITY OF SAN DIEGO		
APPLICANT: PRINT WITHIN HEAVY LINES ONLY		
COMPLETE LEGAL DESCRIPTION OF PROPERTY		
EAST HALF OF WEST 80' OF LOTS 21-22-23-24 - BLK 206 UNIVERSITY HTS.		
TYPE OF BUILDING TO BE CONSTRUCTED		
DWELLING <input type="checkbox"/>	OTHER	
BARRAGE <input type="checkbox"/>	COMMERCIAL	
	ADDITION	
NUMBER OF FAMILIES	IS THERE AN EXISTING BUILDING FOR SALES?	
	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
NUMBER OF STORIES	RESIDENTIAL <input type="checkbox"/>	
	COMMERCIAL <input type="checkbox"/>	
	OTHER <input type="checkbox"/>	
CLASS OF WORK		FLOOR SPACE IN SQ. FT.
NEW <input type="checkbox"/>	REPAIR <input type="checkbox"/>	
ADDITION <input checked="" type="checkbox"/>	MOVE <input type="checkbox"/>	\$7000 ⁰⁰
ALTERATION <input type="checkbox"/>	DEMOLITION <input type="checkbox"/>	
OWNER	NAME AND MAILING ADDRESS	
	SUNSET TEMPLE ASSN	
CONTRACTOR	NAME AND ADDRESS	
	A. F. ANDERSEN 1794 HANCOCK - S.D. 1	
	STATE LICENSE NO.	
	80350	CVS 8824
I HEREBY CERTIFY THAT THE ABOVE APPLICATION IS CORRECT THAT CONSTRUCTION WILL COMPLY WITH ALL LAWS, AND I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE STATUTE OF CALIFORNIA LABOR CODE RELATING TO WORKMAN'S COMPENSATION INSURANCE		
SIGNATURE OF APPLICANT		DATE
<i>A. F. Andersen</i>		
FOR PLANNING COMMISSION USE ONLY		
BIS CODE	CONTRACT	USE ZONE
27	C-10	1 2 4 A B C
FOR BUILDING INSPECTION DEPARTMENT USE ONLY		DATE
TYPE OF CONSTRUCTION		VALUATION OF JOB
I II III IV V		\$7000 ⁰⁰
FIRE RESISTANCE I II N		
OCCUPANCY GROUP		
A B C D E F G H I J		
DIVISION 1 2 3 4		
FIRE ZONE	RATE	
1 2 3	7/22	<i>Miller</i> <i>by 1254</i>

ATTACHMENT 7

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

Section VII – Appendix

April 29, 2024

Page 7-14

Plumbing & Gas		PERMIT APPLICATION	APPLICANT FILL INSIDE HEAVY LINES		PERMIT NO. 103601																				
OWNER'S NAME Independent Order Of Odd Fellows Sunset Lodge No. 328		JOB ADDRESS 2906 University Ave. 2910 University Ave 2912 University Ave. 3911 Kansas St.																							
MAIL ADDRESS 3911 Kansas St.		INSPECTION APPROVALS																							
CITY San Diego	TELE NO. 619-2603	INSPECTION	DATE	INSPECTOR																					
PLUMBING CONTRACTOR Casa Plumbing & Heating		<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>PLUMBING —</td><td></td><td></td></tr> <tr><td>1. GROUND WORK</td><td></td><td rowspan="8" style="text-align: center; vertical-align: middle; font-size: 4em;">X</td></tr> <tr><td>2. VENTS</td><td></td></tr> <tr><td>3. BATH W & O</td><td></td></tr> <tr><td>4. CLOSET RING</td><td></td></tr> <tr><td>5. HOUSE SEWER</td><td></td></tr> <tr><td>6. PROPERTY LINE CLEAN OUT</td><td></td></tr> <tr><td>7. ROUGH COMPLETE</td><td></td></tr> <tr><td>8. FINAL</td><td></td></tr> </table>				PLUMBING —			1. GROUND WORK		X	2. VENTS		3. BATH W & O		4. CLOSET RING		5. HOUSE SEWER		6. PROPERTY LINE CLEAN OUT		7. ROUGH COMPLETE		8. FINAL	
PLUMBING —																									
1. GROUND WORK						X																			
2. VENTS																									
3. BATH W & O																									
4. CLOSET RING																									
5. HOUSE SEWER																									
6. PROPERTY LINE CLEAN OUT																									
7. ROUGH COMPLETE																									
8. FINAL																									
ADDRESS 4561 - 30th Street																									
CITY San Diego	TELE NO. 619-43252																								
STATE LICENSE NO. 10160																									
NEW SEWER <input type="checkbox"/>	EXISTING SEWER <input type="checkbox"/>	SEPTIC TANK <input type="checkbox"/>																							
USE OF BLDG.	RES. COMM'L. <input checked="" type="checkbox"/>	NO. OF FAMILIES																							
PERMIT FEES																									
TYPE	NO.	FEE	TYPE	NO.	FEE																				
BATHUBS			SHOWER DRAINS																						
DENTAL CUSPIDORS			SINKS - KITCHEN																						
DISHWASHERS			SINKS - OTHER																						
DRINK FOUNTAINS			URINALS																						
FLOOR DRAIN			WASH BASINS																						
GARBAGE GRINDER			WASH MACH. DRAIN																						
HOUSE SEWERS			WATER CLOSETS																						
INTERCEPTORS			WATER HEATERS																						
LAUNDRY TUBS			WATER SOFTENERS																						
RECEPTORS			PERMIT, GAS Gas Service Extension																						
GAS OUTLET (T/R/L/R)			PERMIT, PLUMB.																						
GAS OUTLET (H/S)			TOTAL FEE		\$2.50																				

I hereby acknowledge that I have read this application; that the information is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Signature of PERMITTEE Shelton W. Case

CONTRACTOR Casa Plumbing & Heating

ATTENTION

THIS PERMIT AUTHORIZES ONLY THE WORK LISTED

INSPECTION DEPARTMENT

CITY OF SAN DIEGO

APPLICATION APPROVAL

THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY DIRECTOR OF INSPECTION DEPARTMENT OR HIS DEPUTY; AND FEES ARE PAID AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.

By: S.B.

Date: 12/10/58

INSPECTOR

ELECTRICAL PERMIT APPLICATION		APPLICANT FILL INSIDE HEAVY LINES		PERMIT NO. 065784
OWNER'S NAME HOME APPLIANCES Co		JOB ADDRESS 2906 UNIVERSITY		
MAIL ADDRESS 2906 UNIVERSITY		ELECTRICAL CONTRACTOR J.F. ZWISLER ELECT Co		
CITY	TELE. NO.	ADDRESS 1242 - 1st AVE		
MOTORS, TRANSFORMERS, ETC. NO. HP or KV-A	HEATERS, ETC. NO. KW	CITY SD	TELE. NO. 233-7763	
		STATE LICENSE NUMBER 10377 2613	CLASSIFICATION C-10	

INSPECTION	DATE	INSPECTOR
1. SERVICE EQUIPMENT		
UNDERGROUND SERVICE		
WEATHER HEAD		
SERVICE CONDUIT OR CABLE		
WEATHERPROOF		
BONDING		
GROUND		
SWITCHES		
PANEL COVER		
2. STRIP, ATTIC		
3. STRIP, UNDER BUILDING		
4. SLAB		
5. ROOM WIRING		
6. RADIANT TYPE HEAT CABLE		
7. FIXTURES		
8. FINAL		

PERMIT FEES					
TYPE	NO.	FEE	TYPE	NO.	FEE
OUTLETS			DRYER		
LAMP HOLDERS			BUSWAYS		
FESTOON LTS.			HEATERS		
NEON TRANS.			TEMP. SERV.		
RANGE			TEMP. POLE		
MOTORS ETC.			WETENS REQ'D.		
REINSPECTION			NEW SERVICE		
RECESSED OVEN			PENALTY		
CHANGE OF ADDRESS			ELECTRONIC EQUIP.		
FEEDERS			SWITCHBOARDS		
FLOOR DUCTS			MISCELLANEOUS		2.00
LAMP SIGNS					
TOTAL FEE					76.00
(MINIMUM PERMIT FEE \$1.50)					

BUILDING AREA	SQ. FT.	SERVICE WIRE SIZE	
INSPECTION REQUEST (CHECK TWO SQUARES)			
ROUGH	<input type="checkbox"/>	READY	<input type="checkbox"/>
FINAL	<input checked="" type="checkbox"/>	NOTIFY	<input checked="" type="checkbox"/>

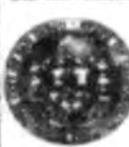
I hereby acknowledge that I have read this application; that the information is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

SIGNATURE OF PERMITTEE *J.F. Zwislner*

ATTENTION

THIS PERMIT AUTHORIZES ONLY THE WORK LISTED ABOVE

INSPECTION DEPARTMENT



CITY OF SAN DIEGO

APPLICATION APPROVAL

THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY DIRECTOR OF INSPECTION DEPARTMENT OR HIS DEPUTY; AND FEES ARE PAID AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.

By: *J. Newman*

Date: **6-29-63**

INSPECTOR

FORM NO. 239

ATTACHMENT 7

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

Section VII – Appendix

April 29, 2024

Page 7-16

HEATING, AIR-CONDITIONING, VENTILATION AND REFRIGERATION PERMIT APPLICATION				PARCEL NUMBER	PERMIT NUMBER
OWNER	NAME (IF NOT CONTRACTOR, SEE REVERSE SIDE) RALPH SMITH SHADE & LINCOLN			JOB ADDRESS 2912 UNIVERSITY AVE	
	MAILING ADDRESS (NUMBER) (STREET) 2912 UNIVERSITY AVE				
CONTRACTOR	NAME (IF NOT CONTRACTOR, SEE REVERSE SIDE) PRKE & HORTON			TYPE	
	ADDRESS (NUMBER) (STREET) 3430 HANCOCK ST			NO.	
BUILDING	CITY SAN DIEGO			WALL MTR. or FLOOR FURNACE	
	TELEPHONE NUMBER			FORCED AIR, DUCT or GRAVITY FURN.	
PROPOSED WORK	STATE LICENSE NO. 201-891			SWIMMING POOL HEATER	
	CLASS. NO. C-3-C-20			SPACE HT'G WATER HEATERS or BOILERS, etc.	
BUILDING	CITY LICENSE NUMBER 560			DOM'L COOKING, or INDUST. HTG. EQUIP.	
	NEW <input checked="" type="checkbox"/> EXISTING <input type="checkbox"/>			DIRECT RADIATION SPACE HEATERS	
PRESENT OCCUPANCY STORE			COMB. PRODUCTS VENTILATOR		1
PROPOSED OCCUPANCY			EVAP. COOLER FOR A DUCT SYSTEM		1
OTHERS IN BUILDING			BASIC AIR SUPPLY or EXHAUST SYSTEM		
DESCRIPTION:			ADDITIONAL OUTLETS		
<input type="checkbox"/> NEW <input type="checkbox"/> ALTER <input type="checkbox"/> REPLACE <input type="checkbox"/> REPAIR			BASIC PLENUM SYSTEM		
<input type="checkbox"/> AIR CONDITIONING <input checked="" type="checkbox"/> HEATING AND VENTILATION			ADDITIONAL OUTLETS		
<input type="checkbox"/> EXHAUST <input type="checkbox"/> REFRIGERATION			BASIC GAS PERMITS		
TYPE OF REFRIGERATION SYSTEM:			ADDITIONAL OUTLETS		
<input type="checkbox"/> DIRECT <input type="checkbox"/> OTHER			GAS ALTERATIONS		
REFRIGERANT CLASSIFICATION QUANTITY			COMPRESSORS -- UP TO 1/2 H.P.		
CONDENSER			1 TO 2 1/2 H.P.		
<input type="checkbox"/> AIR COOLED <input type="checkbox"/> WATER COOLED			3 TO 5 H.P.		
WATER DISPOSAL			6 TO 10 H.P.		
<input type="checkbox"/> NEW RECEPTOR <input type="checkbox"/> EXISTING RECEPTOR			11 TO 25 H.P.		
<input type="checkbox"/> NONE REQUIRED			OVER 25 H.P.		
I hereby acknowledge that I have read this application, that the information given is correct, and that I am the owner, or the duly authorized agent of the owner, I agree to comply with city and state laws relating to construction; and in doing the work authorized thereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.			FEATURE W/ EVAPORATOR		
SIGNATURE (OWNER OR AGENT) <i>Fred E. Horton</i>			COOLING TOWERS		
AGENT FOR			WALK IN BOXES		
DATE SIGNED 11/7-67			REMOTE CONDENSER		
ADDRESS 3430 HANCOCK ST			VALUE OF REPAIRS 5		
NOTE: CONTRACTORS ARE AUTHORIZED TO CONSTRUCT ONLY WORK RECOGNIZED BY THE STATE CONTRACTORS LICENSE BOARD AS BEING WITHIN THEIR CLASSIFICATION.			ISSUING PERMIT (NOT REFUNDABLE) 1.00		
INSPECTOR			SUB-TOTAL (SINGLE UNIT) 4.00		
			NO. OF UNITS SINGLE UNIT FEE		
			TOTAL FEE DUE		
			APPLICATION APPROVAL		
			THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.		
			SIGNATURE OF DEPT. OF INSP. DEPUTY <i>[Signature]</i>		
			DATE 11-8-67		

11/28/22, 11:49 AM

Project Details | Open DSD

Development Services Department

Project 413394 - Holsem Coffee--Wall Sign

Project Information	
Scope	GREATER NORTH PARK - Sign Permit for a new wall sign- Illuminated channel letter for "HOLSEM COFFEE" to a new coffee place---Zone MCCPD-CN-1--HRB#239
Administrative Hold	
DSD Contact	Sanchez Jr, Ruben (619)446--5000 dsdprojectinfo@sandiego.gov (mailto:dsdprojectinfo@sandiego.gov)
Application	08/31/2016
Expiration	Expired

Customer Information		
Customer	Firm	Role
Stephen Atteberry	Stanford Sign & Awning	Agent
Stephen Atteberry	Stanford Sign & Awning	Applicant
Stephen Atteberry	Stanford Sign & Awning	Point of Contact

Review Cycles ➤

Jobs			
2911 UNIVERSITY AV ▼			
Address	2911 UNIVERSITY AV		
Assessors	453-122-01-00 [XXXX-XX]		
Parcel Number			
Approvals			
Approval ID	Type	Status	Issue Date
1446586 (/Web/Approvals/Details/1446586)	Sign Permit	Issued	07/18/2016
Sign Offs			
Discipline	Sign Off Date		
LDR-Zoning	07/18/2016		
Plan-Historic	07/14/2016		

Fees ➤

Invoices ➤

Data TimeStamp: 11/28/2022 11:47:45

11/24/22, 2:44 PM

Project Details | Open DSD

Development Services Department

Project 517679 - Tamarindo Wall Signage

Project Information	
Scope	GREATER NORTH PARK: Sign permit, to install (3) three wall signs. Work to include south elevation sign (A) 38' sq. ft. wall sign "Tamarindo Latin Kitchen & Bar", sign (B) 25' sq. ft. wall logo illuminated open face, sign (D) 20' sq. ft. blade sign on the south west corner over the public right-of-way and the west elevation sign ((C) 23.32 sq. ft. wall sign "Tamarindo North Park Latin Kitchen & Bar W/logo" to an (E) restaurant. Zone: MCCPD-CN-1
Administrative Hold	
DSD Contact	Prather, Anthony (619)446--5000 dsdprojectinfo@sandiego.gov (mailto:dsdprojectinfo@sandiego.gov)
Application	10/14/2017
Expiration	Expired

Customer Information		
Customer	Firm	Role
Carol Sedensky	Urban Sign Works	Agent
Carol Sedensky	Urban Sign Works	Applicant
Carol Sedensky	Urban Sign Works	Contractor - Gen
Carol Sedensky	Urban Sign Works	Inspection Contact
Carol Sedensky	Urban Sign Works	Point of Contact

Review Cycles	
[Cycle #1] - Closed	➔
[Cycle #2] - Closed	➔
[Cycle #3] - Closed	➔
[Cycle #4] - Closed	➔
[Cycle #5] - Closed	➔

Jobs	
2906 UNIVERSITY AV	
Address	2906 UNIVERSITY AV
Assessors	446-412-10-00 [XXXX-XX]
Parcel Number	
Approvals	
Approval ID	Type Status Issue Date
1815099 (/Web/Approvals/Details/1815099)	Sign Permit Cancelled - Expired 11/02/2016
Sign Offs	
Discipline	Sign Off Date
LDR-Zoning	11/02/2016

<https://opensds.sandiego.gov/Web/Projects/Details/517679>

1/2

10/25/22, 2:43 PM

Approval Details | Open DSD

Development Services Department

Approval #1838056 - Sidewalk Cafe Agreement

Application 11/04/2016 > Issuance > Inspection > Completion

Approval Information	
Status	Created
Issued	
Issued by	
Permit Holder	
Net Change DU	0
Valuation	\$2,000.00
Sq. Footage	0
First Inspection Complete Date	
Scope	Sidewalk cafe with 3' high wrought iron railing.
Job	
Map	
Address	2906 UNIVERSITY AV
APN	446-412-10-00
BC Codes	
Project	
Project ID	521224 (/Web/Projects/Details/521224)
Account	
Admin Hold	No
Project Name	Tamarindo Sidewalk Cafe
Project Contact	Gallegos, Marilyn (619)446-5000 dsdprojectinfo@sandiego.gov
Project Scope	GREATER NORTH PARK Building permit for sidewalk cafe at existing restaurant, split into 2 areas with a portion on Kansas St and a portion on University Ave. MCCPD-CN-1 geohaz 52

Fees	>
------	---

Exceptions	>
------------	---

Inspections	▼
-------------	---

ID	Tier	InspType	Status	Inspector	Scheduled	Performed	Result	Discipline
There are no Inspections associated with this approval								

Issues	▼
--------	---

Approval	 THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154	9/30/21 11:02 am Page 1 of 1
<u>L64A-005</u>		

Project Information		
Project Nbr: 506777	Title: North Park MX Improvement	
Project Mgr: Reis, Angela	(619)446-5124	Areis@sandiego.gov

Approval Information		
Approval Nbr: 17 75085	Type: Building Permit	Status: Completed
Issued: 10/03/2016 11:28 am	Issued By: Reis, Angela	Permit Holder: Blasingham, Steve
Completed: 05/23/2017 6:27 am	Completed By: Reynolds, Jim	Owner Occupied: <input type="checkbox"/>
Extension Qty: 0	Extended By:	Cancel Reason: <input type="checkbox"/>
Scope: For a remodel and addition to an (E) restaurant. Work to include, structural, mechanical, plumbing and electrical work. To include new bar area, new non bearing walls, and bearing interior structural walls to support mezzanine extension. Demolition of walls and windows. Remodel of kitchen bathrooms and bar area. new addition to the exiting mezzanine.		Recorded Map No.: Recorded Date:

Job Location (2906 UNIVERSITY AV)	
<u>Address</u> 2906 UNIVERSITY AV	<u>Assessor Parcel</u> 446-412-1000

Bureau of Census (BC) Codes
<u>BC Code</u> Add/Aft NonRes Bldg or Struct

Fee Type Units	
<u>Fee Type</u>	<u>Amount</u>
Valuation -CBC	169,707.00
DwellingUnit NetChange(+,-,0)	0.00
School ChrgSqFt-SF/Dup/MF	100.00

Fee Worksheet		
<u>Fee</u>	<u>Quantity Unit</u>	<u>Category</u>
BuildgStand Surcharge SB1473	169,707.00 Valuation -CBC	Issuance Fees
C&D Deposit-NonRes Alteration	2,368.00 Square Feet	Issuance Fees
Issuance-With Plans	1.00 Each	Issuance Fees
LeadHaz Prevention & Control	1.00 Each	Issuance Fees
Records-Cor/MDU(Calcs&Std)	1.00 Each	Issuance Fees
Restaurant-Complete (FR) PC	0.00 Square Feet	Submittal Fees
Restaurant-Complete (NR) BP	100.00 Square Feet	Issuance Fees
Restaurant-Complete (NR) PC	100.00 Square Feet	Submittal Fees
Restaurant-Tenant Improv BP	2,268.00 Square Feet (New)	Issuance Fees
Restaurant-Tenant Improv PC	2,268.00 Square Feet (New)	Submittal Fees
SAP IOS Fees	1.00 Payment	Misc. Fees
Seismic Fee (Bldg Permit)	169,707.00 Valuation -CBC	Issuance Fees
Water/Sewer PC No Meter Change	1.00 Each	Issuance Fees

Approval



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

9/30/21 11:02 am
Page 1 of 1

L64A-005

Project Information

Project Nbr: **506777** Title: North Park MX Improvement 
 Project Mgr: Reis, Angela (619)446-5124 Areis@sandiego.gov

Approval Information

Approval Nbr: **17 75087** Type: Mechanical Permit Status: Completed 

Issued: 10/03/2016 11:28 am Issued By: Reis, Angela Permit Holder: Blasingham, Steve
 Completed: 03/15/2017 7:19 am Completed By: Gibbard, Jack Owner Occupied: Overridden:
 Extension Qty: 0 Extended By: Cancel Reason:
 Scope: Mechanical work associated with a tenant improvement of an (E) restaurant Precancel Status:
 Land Doc Type:
 Recorded Map No.:
 Recorded Date:

Job Location (2906 UNIVERSITY AV)

Address	Assessor Parcel
2906 UNIVERSITY AV	446-412-1000

Bureau of Census (BC) Codes

BC Code
Add/Alt NonRes Bldg or Struct

Fee Worksheet

Fee	Quantity	Unit	Category
Condenser/Other ThanHVAC/Comp	1.00	Each	Issuance Fees
Exhaust Fan	2.00	Each	Issuance Fees
Exhaust Hood-Type II & Duct	1.00	Each	Issuance Fees
Grease Hood Type I	2.00	Each	Issuance Fees
Heat Pump-Package Unit	2.00	Each	Issuance Fees
Issuance NoPlans/Other	0.00	Each	Issuance Fees
Make-Up Air System	1.00	Each	Issuance Fees
Records-No Plan Permits/Other	0.00	Each	Issuance Fees
Travel-Doc-Replac/Remod/Add	1.00	Floors	Issuance Fees
Walk-In Box/Refrig Coil	1.00	Each	Issuance Fees

		9/30/21 11:03 am
Approval		Page 1 of 1
THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154		
L64A-005		
Project Information		
Project Nbr: 506777	Title: North Park MX Improvement	
Project Mgr: Reis, Angela	(619)446-5124	Areis@sandiego.gov
Approval Information		
Approval Nbr: 17 75094	Type: Electrical Permit	Status: Completed
Issued: 10/03/2016 11:28 am	Issued By: Reis, Angela	Permit Holder: Blasingham, Steve
Completed: 05/15/2017 1:21 pm	Completed By: Miller, Pam	Owner Occupied: <input type="checkbox"/>
Extension Qty: 0	Extended By:	Cancel Reason:
Scope: Electrical work associated with a tenant improvement of an (E) restaurant		Precancel Status:
		Land Doc Type:
		Recorded Map No.:
		Recorded Date:
Job Location (2906 UNIVERSITY AV)		
<u>Address</u>	<u>Assessor Parcel</u>	
2906 UNIVERSITY AV	446-412-1000	
Bureau of Census (BC) Codes		
<u>BC Code</u>		
Add/Alt NonRes Bldg or Struct		
Fee Worksheet		
<u>Fee</u>	<u>Quantity</u> <u>Unit</u>	<u>Category</u>
Circuits 15-45 Amps	58.00 Each	Issuance Fees
Circuits 50-200 Amps	8.00 Each	Issuance Fees
Issuance NoPlans/Other	0.00 Each	Issuance Fees
Records-No Plan Permits/Other	0.00 Each	Issuance Fees
Travel-Doc-Replac/Remod/Add	1.00 Floors	Issuance Fees



Approval	 THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154	9/30/21 11:03 am Page 1 of 1
L64A-005		

Project Information			
Project Nbr: 506777	Title: North Park MX Improvement		
Project Mgr: Reis, Angela	(619)446-5124	Areis@sandiego.gov	

Approval Information			
Approval Nbr: 17 75096	Type: Plumbing Permit	Status: Completed	
Issued: 10/03/2016 11:28 am	Issued By: Reis, Angela	Permit Holder: Blasingham, Steve	
Completed: 03/15/2017 7:20 am	Completed By: Gibbard, Jack	Owner Occupied: <input type="checkbox"/>	Overridden: <input type="checkbox"/>
Extension Qty: 0	Extended By:	Cancel Reason:	
Scope: Plumbing work associated with a tenant improvement of an (E) restaurant.		Precancel Status:	
		Land Doc Type:	
		Recorded Map No.:	
		Recorded Date:	

Job Location (2906 UNIVERSITY AV)	
<u>Address</u> 2906 UNIVERSITY AV	<u>Assessor Parcel</u> 446-412-1000

Bureau of Census (BC) Codes
<u>BC Code</u> Add/Alt NonRes Bldg or Struct

<u>Fee</u>	<u>Quantity</u>	<u>Unit</u>	<u>Category</u>
Floor Drain	5.00	Each	Issuance Fees
Gas Outlets	3.00	Each	Issuance Fees
Gas Sys/Mtr (Inc 5 Out)	1.00	Each	Issuance Fees
Hose Bib	3.00	Each	Issuance Fees
Interceptor-Grease/ >50 Gal	1.00	Each	Issuance Fees
Issuance NoPlans/Other	0.00	Each	Issuance Fees
Lavatory	1.00	Each	Issuance Fees
Receptor-Floor, Sink, Cup Sink	10.00	Each	Issuance Fees
Records-No Plan Permits/Other	0.00	Each	Issuance Fees
Sink	5.00	Each	Issuance Fees
Travel-Doc-Replac/Remod/Add	1.00	Floors	Issuance Fees
Urinal	1.00	Each	Issuance Fees
Water Closet	1.00	Each	Issuance Fees
Water Heater	1.00	Each	Issuance Fees

11/24/22, 2:55 PM

Project Details | Open DSD

Development Services Department

Project 521224 - Tamarindo Sidewalk Cafe

Project Information

Scope GREATER NORTH PARK Building permit for sidewalk cafe at existing restaurant, split into 2 areas with a portion on Kansas St and a portion on University Ave. MCCPD-CN-1 geohaz 52

Administrative Hold

DSD Contact Gallegos, Marilyn
 (619)446--5000
 dsdprojectinfo@sandiego.gov (mailto:dsdprojectinfo@sandiego.gov)

Application 11/04/2017
Expiration Expired

Customer Information ➤

Review Cycles ➤

Jobs ▼

2906 UNIVERSITY AV ▼

Address 2906 UNIVERSITY AV
Assessors 446-412-10-00 [XXXX-XX]
Parcel Number

Approvals			
Approval ID	Type	Status	Issue Date
1828660 (/Web/Approvals/Details/1828660)	Building Permit	Cancelled - Rescinded (Customer Request)	

Sign Offs	
Discipline	Sign Off Date
BDR-Structural	Not Signed-Off
Plan-Historic	Not Signed-Off
LDR-Eng Building Review	Not Signed-Off
BDR-Planning	11/09/2016

Sidewalk Cafe Agreement ➤

Fees ➤

Invoices ➤

Data TimeStamp: 11/24/2022 14:53:53

11/24/22, 2:46 PM

Project Details | Open DSD

Development Services Department

Project 520813 - Const Chg to 506777

Project Information

Scope Construction change to project 506777, approval 1775085, 1775087, 1775094 & 1775096. Changes include relocation of grease trap to basement level, adding new structural supports for beam at basement level in kitchen area, updating AC roof unit schedule and adding new exterior lighting and electrical panel, as shown per revised sheets: A2.4 Delta 1, S1 & SD1 Delta 2, M4, P1, P2, P4, E1, E2, E3, T24-1, T24-2 & T24-3 Delta 3, and new sheets P2.1, E4 & T24-4.

Administrative Hold

DSD Contact Messina, Ana
(619)446--5000
dsdprojectinfo@sandiego.gov (mailto:dsdprojectinfo@sandiego.gov)

Application Expiration

Customer Information ➤

Review Cycles ➤

Jobs ▼

2906 UNIVERSITY AV ▼

Address 2906 UNIVERSITY AV
Assessors Parcel Number 446-412-10-00 [XXXX-XX]

Approvals			
Approval ID	Type	Status	Issue Date
1826999 (/Web/Approvals/Details/1826999)	Construction Change - Building	Issued	11/17/2016

Sign Offs	
Discipline	Sign Off Date
BDR-Electrical	11/17/2016
BDR-Mechanical	11/10/2016
BDR-Structural	11/01/2016
Plan-Historic	11/03/2016

Fees ➤

Invoices ➤

Data TimeStamp: 11/24/2022 14:45:35

11/28/22, 1:05 PM

Project Details | Open DSD

Development Services Department

Project 531760 - Rae boutique

Project Information

Scope GREATER NORTH PARK: Sign permit, to install 1 illuminated wall sign for "Rae Boutique" approx. 12 sf. Zone: MCCPD-CN-1

Administrative Hold

DSD Contact Grajales, Silvia
 (619)446--5000
 dsdprojectinfo@sandiego.gov (mailto:dsdprojectinfo@sandiego.gov)

Application Expiration 01/10/2018
Expired

Customer Information ▼

Customer	Firm	Role
Michael Carini	Miramar Signs Works	Contractor - Gen
Chris Jones	Miramar Sign Works	Contractor - Gen
Michael Carini	Miramar Signs Works	Inspection Contact
Chris Jones	Miramar Sign Works	Point of Contact

Review Cycles ➤

Jobs ▼

2912 UNIVERSITY AV ▼

Address 2912 UNIVERSITY AV
Assessors 446-412-10-00 [XXXX-XX]
Parcel Number

Approvals			
Approval ID	Type	Status	Issue Date
1869602 (/Web/Approvals/Details/1869602)	Sign Permit	Issued	01/31/2017

Sign Offs	
Discipline	Sign Off Date
LDR-Zoning	01/10/2017
Plan-Historic	01/24/2017

Fees ➤

Invoices ➤

Data TimeStamp: 11/28/2022 12:36:05

11/24/22, 2:52 PM

Project Details | Open DSD

Development Services Department

Project 538124 - Const chg to project 506777

Project Information

Scope Construction change to project 506777, approvals 1775085 and 1775094. Delta 1 scope to include revision to single line diagram. Revised sheet E4.

Administrative Hold

DSD Contact Valenzuela, Lauren
(619)446-5000
dsdprojectinfo@sandiego.gov (mailto:dsdprojectinfo@sandiego.gov)

Application Expiration

Customer Information

Customer	Firm	Role
Stephen Ray		Agent
Steve Blasingham		Inspection Contact
Stephen Ray	Ray Development	Point of Contact

Review Cycles

- [Cycle #1] - Closed
- [Cycle #2] - Closed
- [Cycle #3] - Closed

Jobs

2906 UNIVERSITY AV

Address 2906 UNIVERSITY AV
Assessors 446-412-10-00 [XXXX-XX]
Parcel Number

Approvals			
Approval ID	Type	Status	Issue Date
1892455 (/Web/Approvals/Details/1892455)	Construction Change - Building	Issued	02/17/2017

Sign Offs	
Discipline	Sign Off Date
BDR-Electrical	02/17/2017
Plan-Historic	02/17/2017

Fees

Invoices

11/28/22, 11:46 AM

Project Details | Open DSD

Development Services Department

Project 543531 - Deferred Operable Wndws 506777

Project Information

Scope Deferred submittal for operable windows to project #506777, Approval #1775085.

Administrative Hold

DSD Contact Romero, Alberto
 (619)446--5000
 dsdprojectinfo@sandiego.gov (mailto:dsdprojectinfo@sandiego.gov)

Application Expiration

Customer Information

Customer	Firm	Role
Stephen Ray	Stephen Ray Development	Agent
Stephen Ray	Ray Development	Applicant
Stephen Ray	Ray Development	Point of Contact

Review Cycles

- [Cycle #1] - Closed
- [Cycle #2] - Closed
- [Cycle #3] - Closed

Jobs

2906 UNIVERSITY AV

Address 2906 UNIVERSITY AV
Assessors 446-412-10-00 [XXXX-XX]
Parcel Number

Approvals			
Approval ID	Type	Status	Issue Date
1911489 (/Web/Approvals/Details/1911489)	Deferred Document Review	Issued	04/20/2017

Sign Offs	
Discipline	Sign Off Date
BDR-Structural	04/20/2017

Fees

Fee	Category	Quantity	Units	Status
Deferred Submittal Processing	Submittal Fees	1	Each	1 Paid on 768597 (/Web/Invoices/Details/768597)

11/28/22, 11:36 AM

Project Details | Open DSD

Development Services Department

Project 521224 - Tamarindo Sidewalk Cafe

Project Information

Scope GREATER NORTH PARK Building permit for sidewalk cafe at existing restaurant, split into 2 areas with a portion on Kansas St and a portion on University Ave. MCCPD-CN-1 geohaz 52

Administrative Hold

DSD Contact Gallegos, Marilyn
(619)446-5000
dsdprojectinfo@sanidiego.gov (mailto:dsdprojectinfo@sanidiego.gov)

Application 11/04/2017

Expiration Expired

Customer Information

Customer	Firm	Role
Stephen Ray	Stephen Ray Development	Agent
Stephen Ray	Steven Ray Development	Agent
Stephen Ray	Ray Development	Applicant
Steve Blasingham		Owner
Stephen Ray	Ray Development	Point of Contact

Review Cycles

[Cycle #1] - Closed	➔
[Cycle #3] - Closed	➔
[Cycle #4] - Closed	➔
[Cycle #5] - Closed	➔
[Cycle #6] - Closed	➔
[Cycle #9] - Closed	➔

Jobs

2906 UNIVERSITY AV ➔

Sidewalk Cafe Agreement ▼

Address 2906 UNIVERSITY AV
Assessors 446-412-10-00 [XXXX-XX]
Parcel Number

Approvals			
Approval ID	Type	Status	Issue Date
1838056 (/Web/Approvals/Details/1838056)	Sidewalk Cafe Agreement	Created	

Sign Offs

11/28/22, 1:21 PM

Project Details | Open DSD

Development Services Department

Project 626886 - Sunset Temple Cup TI

Project Information

Scope NORTH PARK; Building, Mechanical, Electrical and Plumbing permit.Tenant Improvement. ADA upgrade to include a new elevator, HVAC, remodel the restroom, bars and interior ramp at the entrance and stage. CC-3-9,Transit Priority Areas and GEO 52.

Administrative Hold

DSD Contact Parks, Emanuel
 (619)446--5000
 dsdprojectinfo@sandiego.gov (mailto:dsdprojectinfo@sandiego.gov)

Application 02/13/2020
Expiration Expired

Customer Information

Customer	Firm	Role
Keoni Rosa	Keoni Rosa, Inc.	Agent
Claire Magner	Sunset Temple	Applicant
Claire Magner	Sunset Temple	Owner
Keoni Rosa	Keoni Rosa, Inc.	Point of Contact

Review Cycles

Jobs

3911 KANSAS ST

Address 3911 KANSAS ST
Assessors 446-412-10-00 [XXXX-XX]
Parcel Number

Approvals			
Approval ID	Type	Status	Issue Date
2242306 (Web/Approvals/Details/2242306)	Plumbing Permit	Created	
2242305 (Web/Approvals/Details/2242305)	Electrical Permit	Created	
2242304 (Web/Approvals/Details/2242304)	Mechanical Permit	Created	
2242302 (Web/Approvals/Details/2242302)	Building Permit	Created	

Sign Offs	
Discipline	Sign Off Date
BDR-Electrical	Not Signed-Off
BDR-Mechanical	Not Signed-Off
IAS-Combined Review	Not Signed-Off
BDR-Structural	Not Signed-Off
LDR-Zoning	Not Signed-Off
Plan-Historic	Not Signed-Off

Fees

ATTACHMENT 7

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

Section VII – Appendix

April 29, 2024

Page 7-32



A.5 - Site plan with building footprint. Source: Google maps, 2022.

168 Index to Property in University Heights		168 University Heights	
THIS LAST NAME GIVEN IS THE ONE WHO OWNS PROPERTY IN ASSESSED	THIS LAST NAME GIVEN IS THE ASSESSED VALUE FOR THE PRESENT YEAR	UNIVERSITY HEIGHTS	UNIVERSITY HEIGHTS
AS SHOWN ON MAPS, 1923	AS SHOWN ON MAPS, 1923	UNIVERSITY HEIGHTS	UNIVERSITY HEIGHTS
AS SHOWN ON MAPS, 1923	AS SHOWN ON MAPS, 1923	UNIVERSITY HEIGHTS	UNIVERSITY HEIGHTS
Richard B. White	R. B. White	1	1
Henry F. White	H. F. White	2	2
"	"	3	3
"	"	4	4
"	"	5	5
"	"	6	6
"	"	7	7
"	"	8	8
"	"	9	9
"	"	10	10
"	"	11	11
"	"	12	12
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"	"	38	38
"	"	39	39
"	"	40	40
"	"	41	41
"	"	42	42
"	"	43	43
"	"	44	44
"	"	45	45
"	"	46	46
"	"	47	47
"	"	48	48

A.6 - County Lot Block Book page indicates 1923 as the first year with assessed improvements. Source: San Diego City Records.

Commercial District

30th Street/University Avenue Commercial Historic District

The 30th Street/University Avenue Commercial Historic District is an intact grouping of about 130 commercial properties. Commercial development began here in 1912, when the 30th Street Streetcar Line was extended northward to intersect with the University Avenue Line. During this period, businesses primarily catered to the needs of local residents. In the 1920s and 1930s, the area experienced a major expansion, making 30th and University the city's largest commercial center outside of downtown. In the 1950s, many of the storefronts were modernized, often with large display windows, a trend that occurred along commercial corridors throughout California.²⁴ The potential district is eligible under San Diego criterion A, with a period of significance of 1912 to 1959. It is significant under the *Early Commercial Development* theme within the *Development of North Park: 1907-1929* context; the *Commercial Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context; and the *Post-World War II Commercial Development* theme within the *Post-World War II Development in North Park: 1946-1970* context. The district includes two designated local landmarks: the North Park Theater at 2893-2899 University Avenue, and the storefronts at 2911-2917 University Avenue. It also includes three potential landmarks: the Newman Building at 2900-2912 University Avenue; the J.C. Penney Building at 3029 University Avenue; and the commercial building at 3937-3939 Iowa Street.

Representative district contributors:



Dixie Lumber & Supply Co., 3925 Ohio Street.



Newman Building, 2900-2912 University Avenue.



J.C. Penney, 3029 University Avenue.

A.7.1 - Excerpts from the City of San Diego's Greater North Park Community Plan Area Historic Resources Survey, 2011.

A.7 - Previous Historical Resource Survey Forms.

- 4237-4251 Park Boulevard, former Piggly Wiggly building, 1926. Good example of Art Deco commercial architecture; good example of early-20th century commercial development in North Park; significant under the *Commercial Development* theme within the *Development of North Park: 1907-1929* context.
- 2505 University Avenue, San Diego Collision Center, 1922. Good example of early auto-related development in North Park; significant under the *Commercial Development* theme within the *Development of North Park: 1907-1929* context.
- 2525-2543 University Avenue, circa 1925. Good example of an early-20th century brick commercial block in North Park; significant under the *Commercial Development* theme within the *Development of North Park: 1907-1929* context.
- 2900-2912 University Avenue, Newman Building, 1929. Good example of Spanish Colonial Revival commercial architecture; good example of early-20th century commercial development in North Park; significant under the *Commercial Development* theme within the *Development of North Park: 1907-1929* context.
- 3029 University Avenue, J.C. Penney Building, 1942. Good example of Late Moderne commercial architecture; good example of mid-20th century commercial development in North Park; significant under the *Commercial Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.
- 3036 Upas Street, West Coast Auto Body & Paint, circa 1930. Good example of early auto-related commercial development in North Park; significant under the *Commercial Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.
- 3040 Upas Street, Skelley's Garage, circa 1930. Good example of early auto-related commercial development in North Park; significant under the *Commercial Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.



2361-2367 30th Street.



4237-4251 Park Boulevard.

down from the Stevens & Hartley block on University Avenue. The Ramona Theater was the first neighborhood movie house in North Park, built in 1922 at 3012 University Avenue.⁵⁷

The multi-use commercial structure, a precursor to the modern-day office building, was developed as a solution to the shortage of professional offices in North Park by 1926. A premier example of this type was the Nordberg Building, constructed in 1926 and located at 3043-3049 University Avenue.⁵⁸ The Nordberg Building housed offices and a second floor ballroom. The ballroom quickly became a significant community center, was used by business and citizens groups for meetings, celebrations, dances, and banquets.⁵⁹

Many of the commercial structures along University Avenue were designed by renowned local architects and are prominent examples of the architectural styles of the period. The First National Trust & Savings Bank was constructed in 1928 at University Avenue and 30th Street. Designed by Richard Requa, one of San Diego's leading architects, it was considered the most elegant building in the commercial district. It combined Spanish and Moorish architectural details with richly decorative features not commonly seen in North Park.⁶⁰

The Newman Building, built in 1929 at University Avenue and Kansas Street, housed two large retail spaces. Designed in the Spanish Colonial Revival style, it features a series of arched windows with corner towers and a red tile roof. The Mudd Department store, North Park's first department store, and the Maw Music Company shared the building.⁶¹



Newman Building.

During this period many existing commercial buildings were remodeled and modernized. A popular form of modernization was organizing individual shops into one integrated unit with a cohesive architectural design.⁶² This concept was applied to new buildings as well. An example is the six-unit Annex to the 1913 Stevens & Hartley Block, which was one of the earliest

⁵⁷ Covington, North Park. (104-108). The Ramona Theater has been substantially altered.

⁵⁸ The Nordberg building has been substantially altered.

⁵⁹ Covington, North Park. (147)

⁶⁰ The original First National Trust and Savings Bank does not appear to be extant.

⁶¹ The building was sold to the Independent Order of Odd Fellows in 1932.

⁶² Covington, North Park. (136)

APPENDIX E: Properties in Potential Historic Districts*30th Street/University Avenue Commercial Historic District*

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
2849-2859	UNIVERSITY	AV	4531121300	1930		Contributing
2852-2866	UNIVERSITY	AV	4464113400	1930		Contributing
2861	UNIVERSITY	AV	4531121300	1930		Non-Contributing
2867-2875	UNIVERSITY	AV	4531210100	1921	Granada Building	Contributing
2877-2879	UNIVERSITY	AV	4531210200	1931	Pekin Café	Contributing
2884	UNIVERSITY	AV	4464111900	1930		Contributing
2888-2894	UNIVERSITY	AV	4464112000	1930		Contributing
2893-2899	UNIVERSITY	AV	4531210500	1928	North Park Theater, HRB #245	Designated
2900-2912	UNIVERSITY	AV	4464121000	1929	Newman Building	Individually Significant
2911-2917	UNIVERSITY	AV	4531220100	1928		Designated
2920-2922	UNIVERSITY	AV	4464121100	1929		Contributing
2927	UNIVERSITY	AV	4531221000	1970		Non-Contributing
2930-2948	UNIVERSITY	AV	4464121200	1912		Contributing
3001-3009	UNIVERSITY	AV	4531230100	1990		Non-Contributing
3002-3018	UNIVERSITY	AV	4464130600	1928		Contributing
3005-3027	UNIVERSITY	AV	4531231100	1990		Non-Contributing
3016-3020	UNIVERSITY	AV	4464130700	1922		Contributing
3026-3036	UNIVERSITY	AV	4464130800	1955		Contributing
3029	UNIVERSITY	AV	4531510300	1942	J. C. Penney Building	Individually Significant
3038	UNIVERSITY	AV	4464130900	1950		Contributing
3039-3041	UNIVERSITY	AV	4531510200	1935		Contributing
3043-3049	UNIVERSITY	AV	4531510100	1926		Non-Contributing
3054	UNIVERSITY	AV	4464140900	1929		Contributing
3055	UNIVERSITY	AV	4531520100	1956		Contributing
3060-3064	UNIVERSITY	AV	4464141000	1930		Contributing
3063-3065	UNIVERSITY	AV	4531520200	1930		Contributing
3067	UNIVERSITY	AV	4531520300	1949		Contributing
3068-3070	UNIVERSITY	AV	4464141100	1960		Contributing
3074-3080	UNIVERSITY	AV	4464141200	1930		Contributing
3081-3083	UNIVERSITY	AV	4531520400	1950		Contributing
3085-3089	UNIVERSITY	AV	4531520500	1940		Contributing
3090-3092	UNIVERSITY	AV	4464141300	1955		Contributing
3101	UNIVERSITY	AV	4531611500	1975		Non-Contributing
3102-3104	UNIVERSITY	AV	4464311500	1955		Contributing
3108-3112	UNIVERSITY	AV	4464311600	1955		Non-Contributing
3117-3119	UNIVERSITY	AV	4531611400	1955		Contributing
3118-3120	UNIVERSITY	AV	4464311700	1940		Contributing
3124-3130	UNIVERSITY	AV	4464311800	1950		Contributing
3131	UNIVERSITY	AV	4531610200	1950		Contributing

APPENDIX G: Potential Individual Resources

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME
3076-3090	POLK	AV	4463213200	1930	Korean Church of Seventh Day Adventists
2860	REDWOOD	ST	4535320200	1900	
1910	ROBINSON	AV	4530111100	1937	
3030	THORN	ST	4534912600	1924	Trinity United Methodist Church
2505	UNIVERSITY	AV	4530710100	1922	San Diego Collision Center
2525-2543	UNIVERSITY	AV	4530711000	1925	
2900-2912	UNIVERSITY	AV	4464121000	1929	Newman Building
3029	UNIVERSITY	AV	4531510300	1942	J. C. Penney Building
3036	UPAS	ST	4534410700	1930	West Coast Auto Body and Paint
3040	UPAS	ST	4534411600	1930	Skelley's Garage
3795	UTAH	ST	4531020100	1931	Masonic Temple/Silver Gate Lodge

B. OWNER AND OCCUPANT INFORMATION

1. Chain of Title
2. City Directory
3. Copy of Deed from Date of Construction

California Lot Book, Inc., dba California Title Search Co.
CTS Reference No.: 1122042

Chain of Title
(June 21, 1921 through October 19, 2022)

1. Grant Deed

Grantor: Jennie Albertia Wales
Grantee: Edward W. Newman and Emma L. Newman
Recorded: June 21, 1921, No. 16537, Deed Book 852, Page 418

2. The San Diego County Assessor Lot Block Book Page shows the first year with assessed improvements as being 1923.

3. Grant Deed

Grantor: Edward W. Newman and Emma L. Newman
Grantee: Sunset Lodge No. 328
Recorded: September 13, 1932, No. 43202, Official Records Book 145, Page 445

4. Deed of Trust

Trustor: Sunset Temple Association
Recorded: September 21, 1955, No. 123919, Official Records Book 5800, Page 592
Note: This document was included to show the owner's name at the time of recording. A Deed to this Trustor could not be located

5. Grant Deed

Grantor: Sunset Temple Association
Grantee: Sunset Temple, Inc.
Recorded: March 28, 2003, Recorders File No. 2003-0352801

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

6. Grant Deed

Grantor: Sunset Temple, Inc.
Grantee: The North Park Building, LLC
Recorded: January 7, 2020, Recorders File No. 2020-0007984

– End of Report –

Note: We find no recorded evidence of a Notice of Completion.

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10. Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

DIRECTORY SEARCH

San Diego Directory Co's, San Diego (California) City Directory; San Diego Directory Co. Publishers

Directory Year:	Address:	Directory Listing:	Notes: (Occupation & Firm, Spouse, etc.)
1929		NO LISTING	
1930	3901, 3911 KANSAS	N/A	
	2906 UNIVERSITY	MUDD EN DEPT	DEPT STORE
	2912 UNIVERSITY	MAW N F	MUSIC CO
1931	3901, 3911 KANSAS	N/A	
	2906 UNIVERSITY	MUDD EN DEPT	DEPT STORE
	2912 UNIVERSITY	MAW N F	MUSIC CO
1932	3901, 3911 KANSAS	N/A	
	2906 UNIVERSITY	VACANT	
	2912 UNIVERSITY	FRESH AIR TRANSFER CO	
		NORMAN F MAW MUSIC CO INC	
1933	3901, 3911 KANSAS	N/A	
	2906 UNIVERSITY	VACANT	
	2912 UNIVERSITY	VACANT	
1934	3901, 3911 KANSAS	N/A	
	2906 UNIVERSITY	MILAM R M	CLO CLNR
	2908 UNIVERSITY	VACANT	
	2910 UNIVERSITY	NORTH PARK FLORISTS	
		SUHR LUCILLE	SHEET MUSIC
	2912 UNIVERSITY	JARRARD R L	CIGARS
1935	3901 KANSAS	N/A	
	3911 KANSAS	SUNSET HALL	
	2906 UNIVERSITY	MILAM R M	CLO CLNR
	2908 UNIVERSITY	N/A	
	2910 UNIVERSITY	FLAGG MARTHA	FLORIST
	2912 UNIVERSITY	HUGHETT & SMITH	
1936	3901 KANSAS	N/A	
	3911 KANSAS	SUNSET HALL	
	2906 UNIVERSITY	SHREVE J E	SHOES
	2908 UNIVERSITY	COLE FRANCES M	WOMEN'S CLO
	2910 UNIVERSITY	MILAM R M	CLO CLNR
	2912 UNIVERSITY	HUGHETT & SMITH	
1937	3901 KANSAS	N/A	
	3911 KANSAS	SUNSET HALL	
	2906 UNIVERSITY	GOOD HOUSEKEEPING SHOP	ELEC APPLIANCES
	2908 UNIVERSITY	COLE F M MRS	WOMEN'S CLO
	2910 UNIVERSITY	MILAM R M	CLO CLNR
	2912 UNIVERSITY	HUGHETT & SMITH	LINOLEUM

B.2 - City Directory Listing of Occupants.

Directory Year:	Address:	Directory Listing:	Notes: (Occupation & Firm, Spouse, etc.)
1938	3901 KANSAS	N/A	
	3911 KANSAS	SUNSET HALL	
		FIRST LUTHERAN CHURCH	NORTH PARK BRANCH
	2906 UNIVERSITY	SAN DIEGO AUTO ELECTRIC CORP	
	2908 UNIVERSITY	COLE F M MRS	WOMEN'S CLO
	2910 UNIVERSITY	GLASER MAX	SHOES
1939	2912 UNIVERSITY	HUGHETT & SMITH	LINOLEUM
	3911 KANSAS	FIRST LUTHERAN CHURCH	NORTH PARK BRANCH
		SUNSET HALL	
	2906 UNIVERSITY	DAVEY O B CO	ELEC APPL
	2908 UNIVERSITY	COLE F M MRS	WOMEN'S CLO
	2910 UNIVERSITY	GLASER MAX	SHOES
2912 UNIVERSITY	HUGHETT & SMITH	LINOLEUM	
1940	3911 KANSAS	FIRST LUTHERAN CHURCH	NORTH PARK BRANCH
		SUNSET HALL	
	2906 UNIVERSITY	DAVEY O B CO	ELEC APPL
	2908 UNIVERSITY	COLE F M MRS	WOMEN'S CLO
	2910 UNIVERSITY	ZAHM & BOOHER	PHOTOG
	2912 UNIVERSITY	HUGHETT & SMITH	LINOLEUM
1941	3911 KANSAS	FIRST LUTERAN CHURCH	NORTH PARK BRANCH
		SUNSET HALL	
	2906 UNIVERSITY	DAVEY O B CO	ELEC APPL
	2908 UNIVERSITY	COLE M H	WOMEN'S CLO
	2910 UNIVERSITY	ZAHM & BOOHER	PHOTOG
	2912 UNIVERSITY	HUGHETT & SMITH	LINOLEUM
1942	3911 KANSAS	FIRST LUTERAN CHURCH	NORTH PARK BRANCH
		SUNSET HALL	
	2906 UNIVERSITY	MACLEAN B M	ELEC APPL
	2908 UNIVERSITY	COLE F M MRS	WOMEN'S CLO
	2910 UNIVERSITY	ZAHM & BOOHER	PHOTOG
	2912 UNIVERSITY	HUGHETT & SMITH	LINOLEUM
1943	3911 KANSAS	FIRST LUTERAN CHURCH	NORTH PARK BRANCH
		SUNSET HALL	
	2906 UNIVERSITY	MACLEAN B M	ELEC APPL
	2908 UNIVERSITY	COLE F M MRS	WOMEN'S CLO
	2910 UNIVERSITY	ZAHN E E	PHOTOG
	2912 UNIVERSITY	HUGHETT & SMITH	LINOLEUMS
1944-45	3911 KANSAS	RAYVIEW CAMP NO 7255 MWA	
	2906 UNIVERSITY	NO LISTING	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	NO LISTING	
	2912 UNIVERSITY	NO LISTING	

ATTACHMENT 7

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

Section VII – Appendix

April 29, 2024

Page 7-44

Year:	Address:	Directory Listing:	Notes: (Occupation & Firm, Spouse, etc.)
1947-1948	3911 KANSAS	FIRST LUTERAN CHURCH	NORTH PARK BRANCH
		SUNSET HALL	
	2906 UNIVERSITY	MACLEAN B M	ELEC APPL
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	ZAHM E E	PHOTOG
1950	3911 KANSAS	Sunset Hall	
		Sunset Lodge No 328	IOOF
	2906 UNIVERSITY	MACLEAN B M	ELEC APPL
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	NO LISTING	
1952	3911 KANSAS	ANNA REBEKAH LODGE NO 137	
		BETHLEHEM SHRINE NO 4 OWSJ	
		CULVER POST NO 118 UNITED SPANISH WAR VETS	
		LOMA COUNCIL NO 274	
		SILVER-GATE REBEKAH LODGE NO 141	
		SUNSET HALL	
		SUNSET LODGE NO 328 IOOF	
	2906 UNIVERSITY	MCLEAN'S NORTH PARK APPLICATION J 3454	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	NO LISTING	
1953-1954	3911 KANSAS	ANNA REBEKAH LODGE NO 137	
		BETHLEHEM SHRINE NO 4 OWSJ	
		CLAN CAMERON NO 309	DAUGHTERS OF SCOTIA
		CULVER POST NO 118 UNITED SPANISH WAR VETS	
		LOMA COUNCIL NO 274	
		S D ASSEMBLY ORDER OF RAINBOW FOR GIRLS	
		SILVER-GATE REBEKAH LODGE NO 141	
		SUNSET HALL	
		SUNSET LODGE NO 328 IOOF	
	2906 UNIVERSITY	MCLEAN'S NORTH PARK APPLIANCE	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	NO LISTING	
	2912 UNIVERSITY	SMITH SHADE & LINOLEUM CO	
3911 KANSAS	SUNSET TEMPLE		
	SUNSET LODGE NO 328 IOOF		
	UNIVERSAL SCIENCE CH		

Directory Year:	Address:	Directory Listing:	Notes: (Occupation & Firm, Spouse, etc.)
1956	2906 UNIVERSITY	MCLEAN'S NORTH PARK APPLIANCE	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	MALLORY & WOOD BARBER SHOP	
	2912 UNIVERSITY	SMITH SHADE & LINOLEUM CO	
1957	3911 KANSAS	SUNSET TEMPLE	
		SUNSET LODGE NO 328 (IOOF)	
		UNIVERSAL SCIENCE CHURCH	
	2906 UNIVERSITY	MACLEAN'S NORTH PARK APPLIANCE	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	MALLORY & WOOD BARBER SHOP	
	2912 UNIVERSITY	SMITH SHADE & LINOLEUM CO	
1959	3911 KANSAS	SUNSET TEMPLE	
		ANNA REBEKAH LODGE NO 137	
		BETHLEHEM SHRINE	
		DAUGHTERS OF SCOTIA	
		DELTA THETA RHO GIRLS CLLUB	
		LADIES PATRIARCHY AUXILIARY	
		MERCURY JR LODGE NO 24	
		ROYAL NEIGHBORS OF AM	
		SD CANTON NO 22 IOOF	
		SD PYRAMID NO 32	
		SILVER-GATE REBEKAH LODGE NO 141	
	SUNSET LODGE NO 328	IOOF	
	2906 UNIVERSITY	MACLEAN'S NORTH PARK APPLIANCE	
	2908 UNIVERSITY	NO LISTING	
2910 UNIVERSITY	MALLORY & WOOD BARBER SHOP		
2912 UNIVERSITY	SMITH SHADE & LINOLEUM CO		
1961	3911 KANSAS	SUNSET TEMPLE	
		BETHLEHEM SHRINE	
		ANNA REBEKAH LODGE NO 137	
		SILVER-GATE REBEKAH LODGE NO 141	
		DAUGHTERS OF SCOTIA LODGE NO 191	
		DELTA THETA RHO GIRLS CLUB	
		LODGE NO 58	IOOF
		LADIES PATRIARCHY AUXILIARY	
		MYRTLE ASSEMBLY	ORDER OF RAINBOW GIRLS
		ROYAL NEIGHBORS OF AM	
		SD CANTON NO 22 IOOF	
	SD PYRAMID NO 32		
	SUNSET LODGE NO 328		
	2906 UNIVERSITY	MACLEAN'S NORTH PARK APPLIANCE	
2908 UNIVERSITY	NO LISTING		
2910 UNIVERSITY	MALLORY & WOOD BARBER SHOP		
2912 UNIVERSITY	SMITH SHADE & LINOLEUM CO		

ATTACHMENT 7

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

Section VII – Appendix

April 29, 2024

Page 7-46

Directory Year:	Address:	Directory Listing:	Notes: (Occupation & Firm, Spouse, etc.)	
1962	3911 KANSAS	SUNSET TEMPLE		
		ANNA REBEKAH LODGE NO 137		
		SILVER-GATE REBEKAH LODGE NO 141		
		DAUGHTERS OF SCOTIA LODGE NO 191		
		DELTA THETA RHO GIRLS CLUB		
		LODGE NO 58	IOOF	
		LADIES PATRIARCHY AUXILIARY		
		MERCURY JR LODGE NO 24		
		MYRTLE ASSEMBLY	ORDER OF RAINBOW GIRLS	
		ROYAL NEIGHBORS OF AM		
		SD CANTON NO 22 IOOF		
		SUNSET LODGE NO 328	IOOF	
		2906 UNIVERSITY	MACLEAN'S NORTH PARK APPL	
		2908 UNIVERSITY	NO LISTING	
2910 UNIVERSITY	MALLORY & WOOD BARBER SHOP			
2912 UNIVERSITY	SMITH SHADE & LINOLEUM CO			
1963	3911 KANSAS	SUNSET TEMPLE		
		ANNA REBEKAH LODGE NO 137		
		BETHLEHEM SHRINE		
		SILVER-GATE REBEKAH LODGE NO 141		
		DAUGHTERS OF SCOTIA LODGE NO 191		
		DELTA THETA RHO GIRLS CLUB		
		LODGE NO 58	IOOF	
		LADIES PATRIARCHY AUXILIARY		
		MERCURY JR LODGE NO 24		
		MYRTLE ASSEMBLY	ORDER OF RAINBOW GIRLS	
		ROYAL NEIGHBORS OF AM		
		SD CANTON NO 22 IOOF		
		SUNSET LODGE NO 328	IOOF	
		2906 UNIVERSITY	HOME APPL CO DLRS	
2908 UNIVERSITY	NO LISTING			
2910 UNIVERSITY	MALLORY'S BARBER SHOP			
2912 UNIVERSITY	SMITH SHADE & LINOLEUM CO			

Directory Year:	Address:	Directory Listing:	Notes: (Occupation & Firm, Spouse, etc.)
1967	3911 KANSAS	SUNSET TEMPLE	
		ANNA REBEKAH LODGE NO 137	
		BETHLEHEM SHRINE	
		DAUGHTERS OF SCOTIA LODGE NO 191	
		DECREE OF POCAHONTAS LODGE NO 274	
		DELTA THETA RHO GIRLS CLUB	
		INDEPENDENT ORDER ODDFELLOWS	ENCAMPMENT NO 58
		LADIES PATRIARCHY AUXILIARY	NO 58
		MERCURY JR LODGE NO 24	
		MYRTLE ASSEMBLY	ORDER OF RAINBOW GIRLS
		ROYAL NEIGHBORS OF AM	
		SD CANTON NO 22 IOOF	
		SILVER-GATE REBEKAH LODGE NO 141	D OF R
		SUNSET LODGE NO 328	IOOF
	2906 UNIVERSITY	HOME APPLIANCE CO STORE NO 1	
2908 UNIVERSITY	NO LISTING		
2910 UNIVERSITY	MALLORY'S BARBER SHOP		
2912 UNIVERSITY	SMITH SHADE & LINOLEUM CO		
1968	3911 KANSAS	SUNSET TEMPLE HALL	
		ANNA REBEKAH LODGE NO 137	
		SUNSET TEMPLE ASSN INC HALL RENTALS	
		BETHLEHEM SHRINE	
		DAUGHTERS OF SCOTIA LODGE NO 191	
		DECREE OF POCAHONTAS LODGE NO 274	
		DELTA THETA RHO GIRLS CLUB	
		ENCAMPMENT NO 58	IOOF
		LADIES PATRIARCHY AUXILIARY	NO 58
		MERCURY JR LODGE NO 24	
		MYRTLE ASSEMBLY	ORDER OF RAINBOW GIRLS
		SD CANTON NO 22 IOOF	
		SILVERGATE LODGE NO 141	D OF R
		SUNSET LODGE NO 328	IOOF
	2906 UNIVERSITY	BAB'S BRIDALS	
2908 UNIVERSITY	NO LISTING		
2910 UNIVERSITY	MALLORY'S BARBER SHOP		
2912 UNIVERSITY	SMITH SHADE & LINOLEUM CO		

ATTACHMENT 7

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

Section VII – Appendix

April 29, 2024

Page 7-48

Directory Year:	Address:	Directory Listing:	Notes: (Occupation & Firm, Spouse, etc.)
1969-70	3911 KANSAS	SUNSET TEMPLE HALL	
		ANNA REBEKAH LODGE NO 137	
		SUNSET TEMPLE ASSN INC HALL RENTALS	
		BETHLEHEM SHRINE	
		DAUGHTERS OF SCOTIA LODGE NO 191	
		DECREE OF POCAHONTAS LODGE NO 274	
		DELTA THETA RHO GIRLS CLUB	
		ENCAMPMENT NO 58	IOOF
		LADIES PATRIARCHY AUXILIARY	NO 58
		MERCURY JR LODGE NO 24	
		MYRTLE ASSEMBLY	ORDER OF RAINBOW GIRLS
		SD CANTON NO 22 IOOF	
		SILVERGATE LODGE NO 141	D OF R
	SUNSET LODGE NO 328	IOOF	
	2906 UNIVERSITY	BAB'S BRIDALS	
2908 UNIVERSITY	NO LISTING		
2910 UNIVERSITY	MALLORY'S BARBER SHOP		
2912 UNIVERSITY	SMITH SHADE & LINOLEUM CO		
1971	3911 KANSAS	SUNSET TEMPLE HALL	
		ANNA REBEKAH LODGE NO 137	
		SUNSET TEMPLE ASSN INC HALL RENTALS	
		BETHLEHEM SHRINE	
		DAUGHTERS OF SCOTIA LODGE NO 191	
		DECREE OF POCAHONTAS LODGE NO 274	
		DELTA THETA RHO GIRLS CLUB	
		ENCAMPMENT NO 58	IOOF
		LADIES PATRIARCHY AUXILIARY	NO 58
		PYTHIAN SUNSHINE GIRLS	
		SD CANTON NO 22 IOOF	
		SILVERGATE LODGE NO 141	D OF R
		SUNSET LODGE NO 328	IOOF
	2906 UNIVERSITY	BAB'S BRIDALS	
	2908 UNIVERSITY	NO LISTING	
2910 UNIVERSITY	MALLORY'S BARBER SHOP		
2912 UNIVERSITY	SMITH SHADE & LINOLEUM CO		

Directory Year:	Address:	Directory Listing:	Notes: (Occupation & Firm, Spouse, etc.)
1972	3911 KANSAS	SUNSET TEMPLE HALL	
		ANNA REBEKAH LODGE NO 137	
		SUNSET TEMPLE ASSN INC HALL RENTALS	
		BETHLEHEM SHRINE	
		DAUGHTERS OF SCOTIA LODGE NO 191	
		DECREE OF POCAHONTAS LODGE NO 274	
		DELTA THETA RHO GIRLS CLUB	
		ENCAMPMENT NO 58	IOOF
		LADIES PATRIARCHY AUXILIARY	NO 58
		PYTHIAN SUNSHINE GIRLS	
		SD CANTON NO 22 IOOF	
		SILVERGATE LODGE NO 141	D OF R
		SUNSET LODGE NO 328	IOOF
		2906 UNIVERSITY	BAB'S BRIDALS
2908 UNIVERSITY	NO LISTING		
2910 UNIVERSITY	MALLORY'S BARBER SHOP		
2912 UNIVERSITY	SMITH SHADE & LINOLEUM CO		
1977	3911 KANSAS	SUNSET TEMPLE HALL	
		SUNSET TEMPLE ASSN INC HALL RENTALS	
		ACACIA LODGE NO 532	
		BETHLEHEM SHRINE	
		CENTENNIAL ENCAMPMENT NO 58	IOOF
		DECREE OF POCAHONTAS LODGE NO 274	
		LADIES PATRIARCHY AUXILIARY	NO 58
		SD CANTON NO 22 IOOF	
		SAN DIEGO LODGE NO 153	IOOF
		SIGMA DELTA THETA RHO GIRLS CLUB	
		SILVER GATE LODGE NO 141	D OF R
		ALTA VISTA REBEKAH LODGE NO 387	
		ANNA REBEKAH LODGE NO 137	D OF R
		ASA ZUANA LODGE NO 81	LOTO
2906 UNIVERSITY	BAB'S BRIDALS		
2908 UNIVERSITY	NO LISTING		
2910 UNIVERSITY	MARK * AL'S HAIR STYLISTS		
2912 UNIVERSITY	JOY BRA SALON CUSTOM FITTED BRAS		
1982	3911 KANSAS	INDPNDNT ODDFLLW	
	2906 UNIVERSITY	BAB'S BRIDALS	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	DAWNS HAIR STYL	
	2912 UNIVERSITY	KRUELL GUS	
		MAICO HEARING SERV	

ATTACHMENT 7

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

Section VII – Appendix

April 29, 2024

Page 7-50

Directory Year:	Address:	Directory Listing:	Notes: (Occupation & Firm, Spouse, etc.)
1987	3911 KANSAS	INDEP ORDER LDG 328	
	2906 UNIVERSITY	BAB'S BRIDALS	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	EMILYS HAIR SALON	
	2912 UNIVERSITY	KRUJELL GUS	
		MAICO HEARING SERV	
HEARING AID CENTER			
1992/93	3911 KANSAS	INDEP OD FLWS 328	
	2906 UNIVERSITY	BAB'S BRIDALS	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	EMILIES HAIR SALON	
	2912 UNIVERSITY	ANN MARIES FASHIONS	
1997-98	3911 KANSAS	INDEP ORDER FLLW 328	
	2906 UNIVERSITY	XXXX	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	EMILIES HAIR SALON	
	2912 UNIVERSITY	APRIL'S ATTIC	
2002	3911 KANSAS	INDEP ORDER FLLW 328	
	2906 UNIVERSITY	CLAIRE DELUNE	
	2908 UNIVERSITY	MP ;OSTOMG	
	2910 UNIVERSITY	EMILIES HAIR SALON	
	2912 UNIVERSITY	FULL CIRCLE	
2007	3911 KANSAS	SUNSET TEMPLE	
	2906 UNIVERSITY	CLAIR DE LUNA LOUNGE	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	MATERIAL	
	2912 UNIVERSITY	OFF THE RECORD	
2012	3911 KANSAS	NO LISTING	
	2906 UNIVERSITY	CLAIR DE LUNA LOUNGE	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	XXXX	
	2912 UNIVERSITY	OFF THE RECORD	
2017	3911 KANSAS	NO LISTING	
	2906 UNIVERSITY	XXXX	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	XXXX	
	2912 UNIVERSITY	XXXX	
2021	3911 KANSAS	NO LISTING	
	2906 UNIVERSITY	NO LISTING	
	2908 UNIVERSITY	NO LISTING	
	2910 UNIVERSITY	NO LISTING	
	2912 UNIVERSITY	FULL CIRCLE	

OFFICIAL RECORDS BOOK 145

445

PHOTOGRAPHED BY R. MC KINNON DEPUTY RECORDER

We, Edward W. Newman and Emma L. Newman, husband and wife, for and in consideration of the sum of Ten and no/100 Dollars, do hereby Grant to Sunset Lodge No. 328, I.O.O.F., a corporation, All That Real Property situated in the city of San Diego, County of San Diego, State of California, bounded and described as follows:

The west (90') Ninety feet of Lots (21) Twenty one (22) Twenty two (23) Twenty three and (24) Twenty four in Block (202) Two Hundred Six of University Heights, according to the amended map thereof made by G.A.D. Henscourt, recorded in the office of the Recorder of said San Diego County, in Book 9, at page 36, et seq. Lis Pendens.

Subject to a First Trust Deed of (\$25000.00) Twenty five thousand dollars payable to Prudential Insurance Co. which grantee hereby assumes as part consideration for this conveyance.

To Have and To Hold the above granted and described premises unto the said Grantee, its successors and assigns forever.

WITNESS our hands and seals this first day of September, 1932.

DOCUMENTARY \$ Dollars	DOCUMENTARY \$ Dollars	DOCUMENTARY \$ Dollars	DOCUMENTARY \$ Dollars
EDWARD W. NEWMAN (SEAL)	EMMA L. NEWMAN (SEAL)		

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO ss.

On this first day of September, 1932, before me, Katherine R. Titus, a Notary Public in and for said County and State, personally appeared Edward W. Newman and Emma L. Newman, his wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal the day and year in this Certificate first above written.

KATHERINE R. TITUS
Notary Public in and for said County and State
My commission expires Oct. 27, 1935

Recorded at request of Southern Title & Trust Co. Sep 15 1932 at 9 A.M.

Fee \$1.00 / 5
43202

O.M. STOFF, COUNTY RECORDER
By Deputy D. Cole

Cora Johnson
DEPUTY COUNTY RECORDER

Sunset Lodge No. 328, I.O.O.F., a Corporation, having its principal place of business in City of San Diego, County of San Diego, California, by virtue of a resolution authorizing the same, passed at a meeting of its Directors, for and in consideration of the sum of Ten and no/100 Dollars, does hereby Grant to EDWARD W. NEWMAN and EMMA L. NEWMAN, husband and wife, as joint tenants, All that Real property situated in City of San Diego, County of San Diego, State of California, bounded and described as follows: Lots "21" and "22", and the West Twenty-five feet of Lots "23" and "24" in Block Fifty of Horton's Addition, according to the Map thereof made by L.L. Leaking in the office of the Recorder of said San Diego County.

DOCUMENTARY \$ Dollars	DOCUMENTARY \$ Dollars	DOCUMENTARY \$ Dollars	DOCUMENTARY \$ Dollars

IF WITNESSES HERETO, said Corporation has caused this deed to be signed by its President and Secretary and its Corporate Seal to be affixed thereto, this 1st day of August, 1932.

Sunset Lodge No. 328 I.O.O.F. Incorporated Jan. 31, 1900 San Diego Calif.	SUNSET LODGE No. 328, I.O.O.F. Herman V. Gillens President D.S. Nesbit Secretary
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B.3 - Copy of Deed from the Date of Construction.

C. BUILDING DEVELOPMENT INFORMATION

1. City of San Diego 800 Scale Engineering Map
2. USGS Map
3. Original Subdivision Map
4. Sanborn Fire Insurance Maps

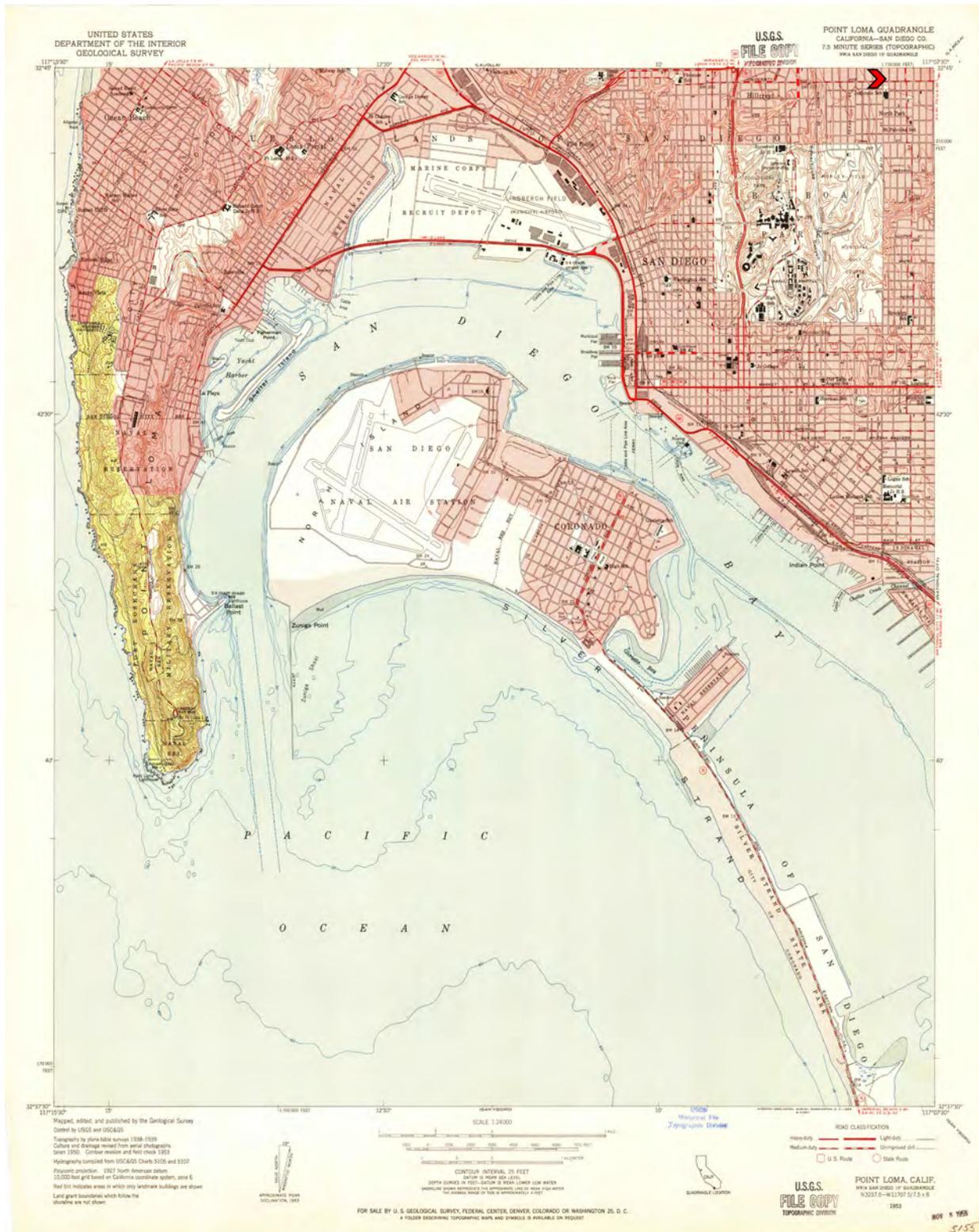


C.1 - City of San Diego 800 Scale Engineering Map.



C.2-1: 1942 Point Loma, California USGS Map.

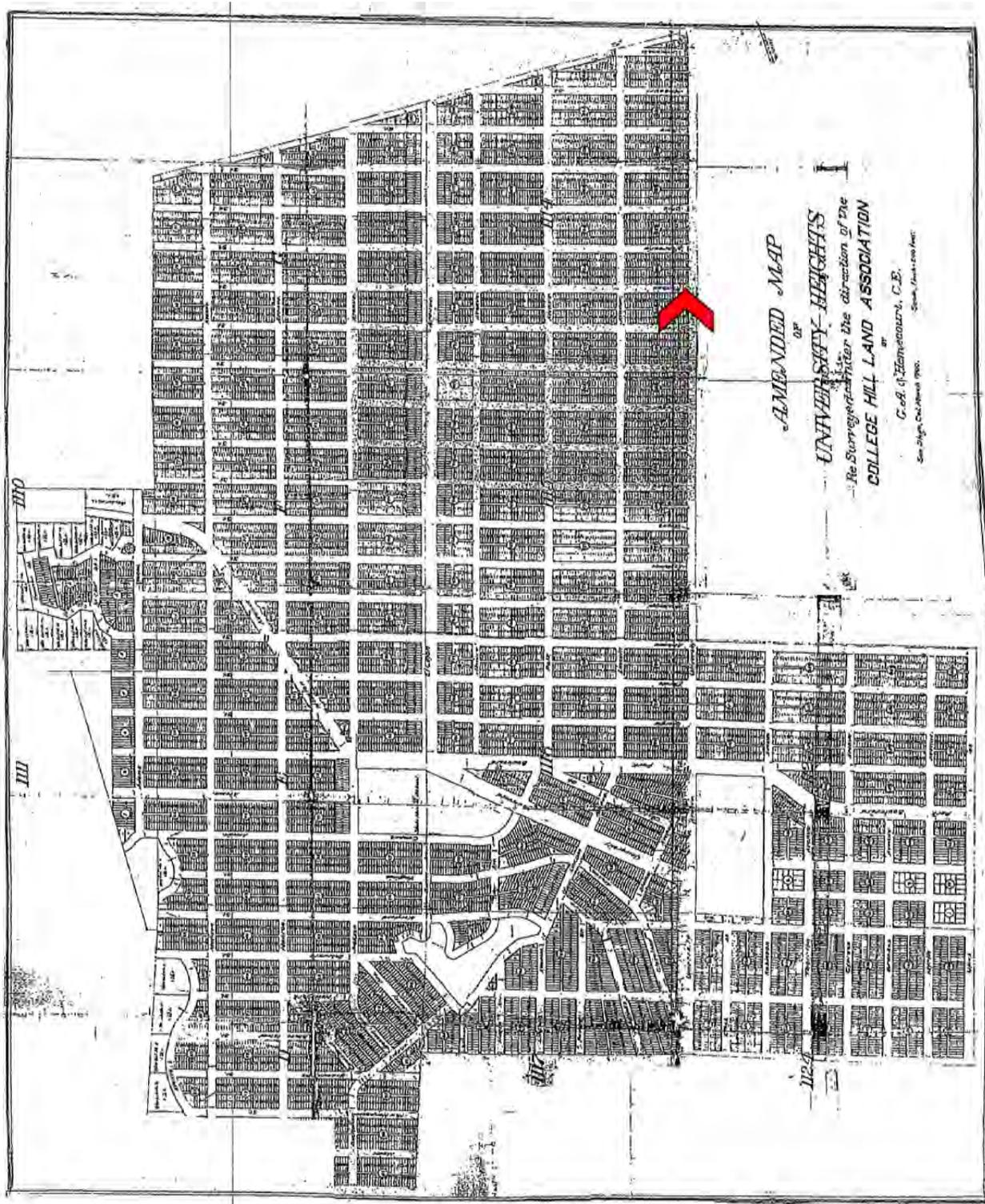
C.2 - USGS Map.



C.2-2: 1953 Point Loma, California USGS Map.



C.2-4: 1996 Point Loma, California USGS Map.



C.3 - Original Subdivision Map: University Heights Amended Map, March 1900.

Information not available.

C.4.1: 1886/1887 Sanborn Map.

C.4 - Sanborn Maps.

ATTACHMENT 7

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

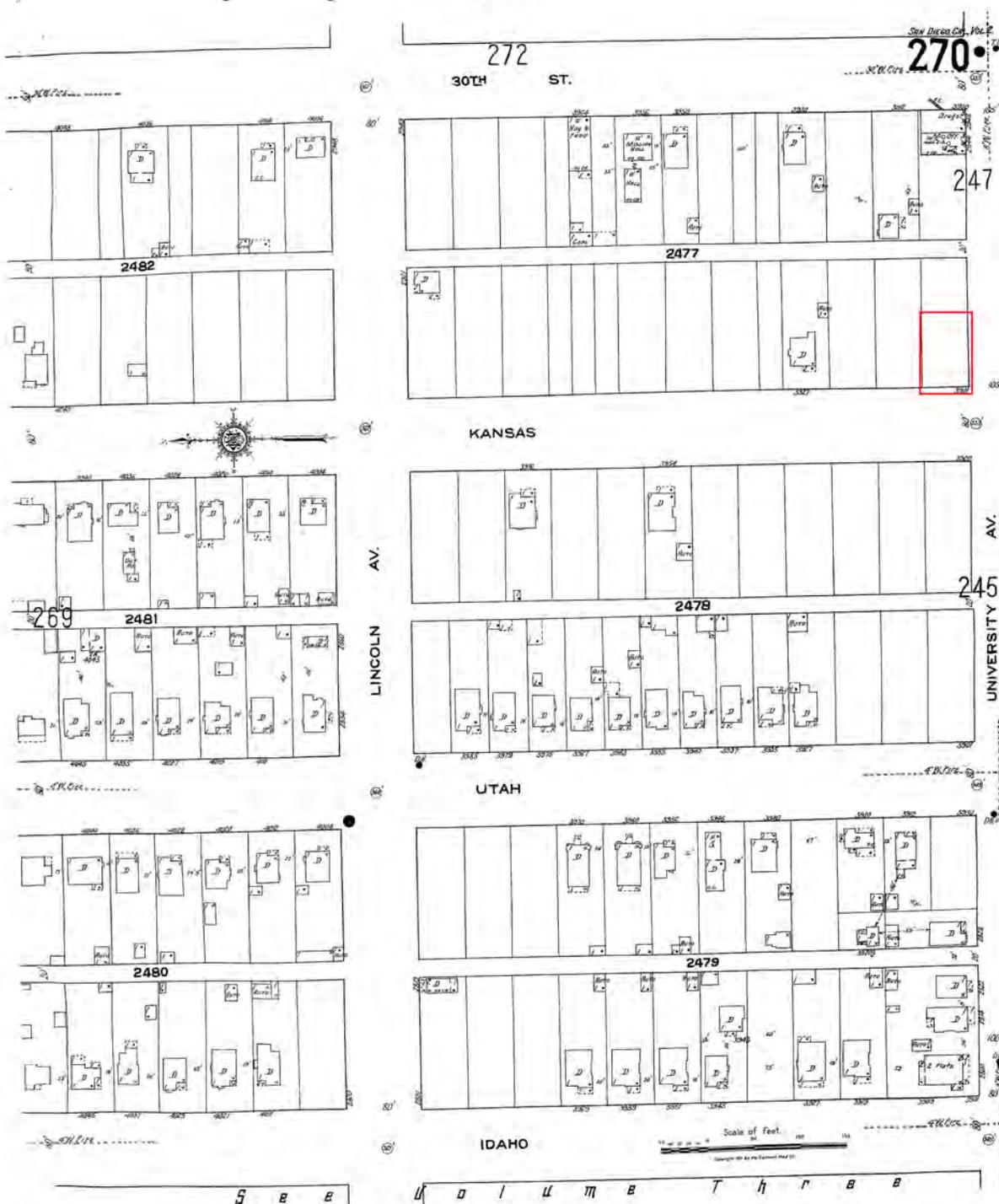
Section VII – Appendix

April 29, 2024

Page 7-60

Information not available.

C.4.2: 1906 Sanborn Map.



C.4-3: 1921 Sanborn Map.

ATTACHMENT 7

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

Section VII – Appendix

April 29, 2024

Page 7-62

Information not available.

C.4-4: 1940 Sanborn Map.



C.4-5: 1950 Sanborn Map.

ATTACHMENT 7

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

Section VII – Appendix

April 29, 2024

Page 7-64



C.4-6: 1956 Sanborn Map.

D. DPR

ATTACHMENT 7

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

Section VII - Appendix

April 29, 2024

Page 7-66

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ATTACHMENT 7

**State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD**

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 11 *Resource Name or #: (Assigned by recorder) Edward and Emma Newman Building (HRB #1482)

P1. Other Identifier: Sunset Temple; 2906, 2908, 2910 and 2912 University Avenue & 3911 Kansas Street

***P2. Location:** Not for Publication Unrestricted *a. County San Diego

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Point Loma **Date:** 1996 **T ; R ; 1/4 of ; 1/4 of Sec ; M.D. B.M.**

c. Address: 2906, 2910, 2912 University Ave & 3911 Kansas St City: San Diego Zip: 92104

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 4464121000

The west 90 feet of Lots 21, 22, 23, and 24 inclusive of Block 206 of University Heights, in the City of San Diego, County of San Diego, State of California, according to the amended map thereof made by G.A. D'Hemecourt recorded in the office of the Recorder of San Diego County, in Book 8, Page 36, et.seq. of Lis Pendens.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Edward and Emma Newman Building, commonly known as the Sunset Temple building, is located at the corner of University Avenue and Kansas Street in the North Park community of the city of San Diego, CA. The property includes the following addresses: 2906, 2908, 2910 and 2912 University Avenue and 3911 Kansas Street. Constructed in 1929 by general contractor William E. Gibbs, this Spanish Colonial Revival style commercial building consists of two stories plus a basement. Three facades are visible from the public right of way including the south, west, and north sides. The east façade abuts the neighboring building and is not visible.

(Refer to Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP6 1-3 story Commercial Building

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for building, structures, and objects.)



P5b. Description of Photo: (view, date, accession #)

Looking northwest at portions of the primary south façade and secondary west façade.

***P6. Date Constructed/Age and Sources:** 1929

Historic Both

Prehistoric

***P7. Owner and Address:**

Nate Cadieux, Owner's Representative
2829 Historic Decatur Road
San Diego CA 92106

***P8. Recorded by:** (Name, affiliation, and address)

Heritage Architecture & Planning
832 Fifth Avenue
San Diego, CA 92101

***P9. Date Recorded:**

***P10. Survey Type:** (Describe)
Intensive.

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Historical Resource Technical Report for the Edward and Emma Newman Building

***Attachments:** NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):

State of California — The Resources Agency Primary#
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 11

*NRHP Status Code

*Resource Name or # (Assigned by recorder) Edward and Emma Newman Building (HRB #1482)

B1. Historic Name: Edward and Emma Newman Building

B2. Common Name: Sunset Temple

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: Spanish Colonial Revival; One-Part Commercial Block type

*B6. Construction History: (Construction date, alterations, and date of alterations)

(Refer to Continuation Sheet)

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features:

*B10. Significance: Theme: Commercial Development

Area: North Park

B9a. Architect: Unknown

b. Builder: William E. Gibbs

Period of Significance: Crit A: 1929-1932 Property Type: Commercial Applicable Criteria: A
 Crit C: 1929 C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Edward and Emma Newman at 2906-2912 University Avenue and 3911 Kansas Street, San Diego, California, is significant under Criteria Criterion A/1 of the National Register, California Register, and local register, at the local level of significance, as a special element of the historical and economic development of North Park and the City as a whole and retains integrity to its 1929-1932 period of significance under Criterion A. Specifically, the resource is representative of the early commercial development of North Park that occurred along University Avenue as a result of the expansion of streetcar lines and subsequent residential growth. The commercial center at 30th and University Avenue developed into the community's primary commercial core and the 2906-2912 University Avenue building housed North Park's first department store, the Mudd Department store, from 1929-1932.

Further, it is noteworthy at the local level of significance for Criterion C/3 of the National Register, California Register, and local register, as a good example of a Spanish Colonial Revival style One-Part Commercial Block type building in North Park. It retains many of the character-defining features of the style including its undulating stucco exterior cladding, composition hipped roof corner tower with tiled ridge and recessed arched features at its south and west sides; a flat roof with stepped parapet wall and terracotta tile ridge and shed elements with curved rafters. The decorative gable projection above the southeast entry retains its original arched features. The original metal divided lite windows at the north façade are present as well as the majority of the arched metal framed divided lite transoms. The recessed storefront entries at University Avenue with their wood doors with single glazing, original mosaic tile flooring, and wood paneled ceiling are present. Storefront bulkheads and columns are extant although the bulkheads and columns' original tiles have been covered by contemporary ceramic tiles.

(Refer to Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*B12. References:

(Refer to Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Heritage Architecture & Planning

*Date of Evaluation: 04/01/2024



(This space reserved for official comments.)

State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 11 *Resource Name or # (Assigned by recorder) Edward and Emma Newman Building (HRB #1482)
*Recorded by: Heritage Architecture & Planning *Date 04/01/2024 Continuation Update

***P3a. Description:** (Continuation)

The resource functions as a One-Part Commercial Block with first floor storefront and upper facades that are divided by a 1955 wrap-around metal canopy. The building's commercial storefront entries are along the south façade facing University Avenue with secondary entries along Kansas Street. The building has a boxlike form and features a composition hipped roof corner tower with terracotta along the ridge and recessed arched features at the south and west sides. The flat roof includes a stepped parapet wall with terracotta tile ridge and composition shingles with curved rafter tails. A decorative gable projects beyond the parapet wall above the southeast entrance and retains its recessed arches at the gable end, but the original roof tile, wrought-iron railing, and two light sconces as seen in historic photographs are no longer extant. Clay pipe attic vents are featured below the roof line at the corners. A series of pilasters topped with scroll-like capitals are showcased at the upper portions of the south and west facades. The walls are finished in an undulating faux-adobe stucco texture. A Moderne-style early 1950s "SUNSET TEMPLE" neon sign is installed on the west façade above the ca. 1940s steel windows. A lower 1955 neon sign is located at the canopy.

Fenestration comprises of large steel transom windows with divided lites at the south and portions of the west façade, three 1940s replacement square-topped steel windows with shutters are at the north end of the west façade, and steel divided lite windows are at the north facade. University Avenue storefront windows at the southwest façade were replaced with garage-style windows that open to the sidewalk. Two first floor double-hung wood windows have been added ca. 1950s along with new doors at the west facade. The north façade includes original steel divided lite windows with hollow clay tile attic vents above.

There are two recessed storefront entries along University Avenue and include original wood doors with single glazing. These entrances have their original mosaic tile flooring and wood paneled ceiling. Bulkheads and columns are clad in ceramic tiles that have been set over the original tiles. Cast-iron ventilation grilles are also extant at several University Avenue storefronts. Exterior metal sidewalk café rails have been added at the southwest corner.

Currently, the building is partially occupied, all the openings have been boarded up, and murals have been painted over the building.

***B6. Construction History:** (Continuation)

- 1929 Construction
- 1933 Roof and plumbing
- ca. 1933 West façade storefronts stuccoed-over. New doors and a pair of double-hung wood windows were added to the west façade at the first floor level. Date per historian Donald Covington.
- ca. 1940s Upper window replacement at the north side of the west façade with square-topped steel divided lite windows.
- 1954 Basement alteration.
- 1955 "Marquee" (canopy cover) and commercial addition per Building Record. A wrap around metal canopy was added above the storefronts on both street facades. Earlier fabric and fixed canopies were removed. Fire escape addition at the west façade and replaced some glazing with shutters at the square-topped steel windows.
- 1958 Gas service extension
- 1961 Alteration per Building Record
- 1963 Electrical
- 1965 Reroof
- 1967 Mechanical/Electrical
- Pre-2000 Mission-style clay tile roofing was replaced with asphalt shingles and new clay tile on the ridges and parapets.
- Pre-2009 Sidewalk café railings were added along both street frontages.
- Post-2015 Ceramic tile bulkheads below the storefronts on both street facades were covered with new black ceramic tile.
- 2016 Signage, structural support beams at the basement level.
- 2017 Operable windows. Storefront display windows at the former Tamiarindo Restaurant were replaced with inward-opening awning windows on University Ave.
- 2017 TI remodel; sidewalk café; addition to existing restaurant.
- 2019 MPE; ADA upgrade to include new elevator, HVAC, remodel the restrooms, bars and interior ramp at the entrance and stage.
- 2020 Storefronts and transoms covered.
- 2021 Graffiti murals added.

State of California --- The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
 HRI #
 Trinomial

Page 4 of 11 *Resource Name or # (Assigned by recorder) Edward and Emma Newman Building (HRB #1482)
 *Recorded by: Heritage Architecture & Planning *Date 04/01/2024 Continuation Update

***B10. Significance:** (Continuation)

HISTORICAL OVERVIEW

Historic Commercial Development of North Park 30th and University: 1907-1929

The commercial core in North Park emerged at the beginning of 1909 after the completion of three streetcar lines in the area and a new water supply system bringing water to the neighborhood. The opening of the University Ave streetcar line brought immediate development to the surrounding area which had previously been cattle pastures and citrus groves. The San Diego Union reported that 37 homes had been built in the area since the start of construction on the line in early 1907.¹ Real estate firms began to see the potential for suburban development and started purchasing land around Balboa Park which they would then subdivide to create residential tracts. One of the real estate firms who was instrumental in the commercial development along University Avenue was Stevens & Hartley, run by Jack Hartley and William Stevens (Hartley's brother-in-law). The Hartley family was one of the pioneer families who purchased 40 acres of land at the end of the 19th century in North Park before its urban development.

By 1910 there were over a dozen residential tracts established in North Park, lots were sold, and residential properties were being constructed. With the boom of residential construction and expanding population, Stevens & Hartley had prophesied that the corner of 30th and University would someday become one of the busiest corners in the city.² In 1910 Stevens & Hartley decided they would develop the family's former lemon grove into commercial and residential properties.³ In order to pay for future commercial development, they parceled off 20 acres of land to be subdivided for residential lots and named it Hartley's North Park Tract. Shortly after establishing the residential tract, they began clearing the rest of the land at the corner of 30th and University. The first commercial building constructed at the junction was a small wooden building which would become Stevens & Hartley's North Park branch for their real estate firm; it was completed in 1909.

The first significant commercial development at 30th and University began in 1912 when Stevens & Hartley commissioned a three-story mixed-use building⁴ on the northwest corner of 30th and University. The building housed their new real estate office headquarters, a pharmacy, a barber shop, and on the second and third floor there were a total of six apartments containing 22 rooms. In the same year, the real estate partners built a small building on the southeast corner which would become the first grocery store in the area. On the southwest side of 30th across the street from the grocery store, four single-story buildings were constructed for a man named William Younkin. The four buildings would be occupied by businesses to support the home building industry in the area, such as two plumbing shops, a hardware store, and a furniture store.⁵ By 1917 there were more than a dozen buildings that had been constructed. Among some of the businesses that occupied the buildings were a bakery, laundry services, an auto-mechanic garage, a fire station, doctors' offices, and a lumber company.

There was an economic decline starting in 1917 when the US entered WW1 and most construction in the area came to a halt. The first signs of commercial development at the junction after WWI occurred in 1921 when the economy started to recover. Entrepreneurs who had businesses in downtown San Diego became aware of the fast-paced growth in North Park and began to open new shops at 30th and University, expanding the commercial core several blocks to the south, east, and west sides of the junction. Some of the new buildings were constructed with concrete, brick, exposed steel and adorned with tile which was considered to be modern. Stevens & Hartley commissioned seven concrete buildings and the area would be called "Hartley's Row."⁶ Hartley's Row included several grocery stores, a shoemaker, restaurant, poultry shop, billiard hall, and bakery.⁷

The commercial district continued to grow and by 1927 the dynamic growth of North Park resulted in more civic improvements in the area, the single-track streetcar lines turned into double tracks, a power substation was built, the post office constructed a branch on Ray Street, and the streetlights lined University Ave.

¹ D. P. Covington, *North Park: A San Diego Urban Village, 1896-1946*. San Diego, CA: Hon Consulting for the North Park Community Association, 2007.

² Covington, *North Park*.

³ Covington, *North Park*.

⁴ Covington, *North Park*.

⁵ Covington, *North Park*.

⁶ Covington, *North Park*.

⁷ Covington, *North Park*.

State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 5 of 11 *Resource Name or # (Assigned by recorder) Edward and Emma Newman Building (HRB #1482)
*Recorded by: Heritage Architecture & Planning *Date 04/01/2024 Continuation Update

Towards the end of the 1920s Stevens & Hartley began to remodel the individual shops on Hartley's Row by unifying the facades integrating them into one architectural unit.⁸ This was a new architectural typology for North Park and became the precursor to the shopping center. In the following years several shopping centers began to emerge. The shopping center buildings were larger than previous commercial buildings. They were designed by renowned local architects and in the Mediterranean Revival style, which was popularized by the 1915 Panama-California Exposition buildings in Balboa Park.⁹ Notable shopping center buildings include The Hurlburt & Tidal Retail Center, University Motor In Market, and the Dixie Retail and Office Building.

North Park offered its residents amenities beyond retail and professional services. By 1929 there were two theaters, The Romona and The North Park Theater, a mini-golf course, community meeting space in the Nordberg Building, and the Maw Music store in the [Edward W.] Newman Building created the first area for entertainment in North Park at University and 29th.¹⁰

The fast paced growth North Park had experienced during the 1920s rapidly declined when the New York stock market crashed in 1929 resulting in the Great Depression.

Edward W. Newman Era (1929-1932)

The undeveloped lot at the corner of University Avenue and Kansas Street in North Park was purchased from Jennie Albertia Wales on June 21, 1921, by Edward W. and Emma L. Newman. Edward W. Newman was an early building developer and builder by occupation. Records indicate that he arrived in San Diego as early as 1913.¹¹ During the 1920s, Edward maintained an office in the 3800 block of 30th Street and was a speculator and builder, primarily of residences, in the University Heights, Normal Heights, Kensington, as well as North Park communities.¹² By 1923, Edward and Emma lived in North Park at 3970 Kansas Street. The Newmans would witness firsthand the emerging commercial growth along University Avenue in North Park and saw this as an opportunity to venture into commercial development.

Just south of his residence at the corner of Kansas and University and across from the recently completed North Park Theater, Newman took a chance and invested.¹³ Newman engaged contractor William E. Gibbs to design-build his corner commercial structure in the Spanish Colonial Revival style.¹⁴ The cost of the building was \$14,000 and included a ground floor, full basement, and mezzanine.¹⁵ The original plan was to include four stories with reinforced concrete and steel foundation to compensate for the structural load. However, during construction, plans were changed with the building retaining two stories in height with the second floor planned as a mezzanine around a central open space.¹⁶

Newman also solicited two entities to occupy the building: the E.N. Mudd Department Store and the Norman F. Maw Music Company. The E.N. Mudd store would be run by E.N. Mudd and his son, Thurmond Mudd. Both were previously connected to the J.C. Penny company where they gained knowledge of the general mercantile industry. The new store, according to E.N. Mudd, "would carry a complete department store line of merchandise."¹⁷ E.N. Mudd store officially opened for business in December 1929. Conversely, the Norman F. Maw Music Company was an established business for 19 years with a location in the downtown area. The company was looking forward to a larger facility and their occupancy began in 1930.¹⁸ Besides musical instruments, the Maw Company also stocked Frigidaire refrigerators and Brunswick radios.¹⁹ At the public opening of Norman Maw's new store, representatives of the Frigidaire Company served frozen desserts "to illustrate the advantages of electrical refrigeration in the home." Entertainment was also offered by the thirty voices of the Treble Clef club and the San Diego State College Men's Glee Club. Several ukuleles and banjos were also given away during the grand opening.²⁰

⁸ Covington, *North Park*.

⁹ Historic Resources Group & City of San Diego, "Greater North Park Community Plan Area Historic Resources Survey." 2011, Appendix A-22.

¹⁰ Covington, *North Park*.

¹¹ City Directory 1913 notes Edward W. Newman's occupation as "Builder" and that he resided at 3828 30th Street.

¹² Donald P. Covington, "Once Upon a Time in North Park: Newman/I.O.O.F. Building." February 1997.

¹³ The North Park Theater was completed in January 1929 and is located directly across University Avenue from the Edward W. Newman/I.O.O.F. building.

¹⁴ "Twenty-Nineth and 'U' to have New Store." *The Evening Tribune*. July 30, 1929.

¹⁵ "Twenty-Nineth and 'U' to have New Store." *The Evening Tribune*. July 30, 1929. "Mudd Company to Open Store." *The Evening Tribune*. November 22, 1929.

¹⁶ Covington, "Once Upon a Time in North Park."

¹⁷ "Mudd Company to Have New Store." *San Diego Evening Tribune*. August 2, 1929.

¹⁸ "Store to Hold Open House." *The San Diego Union*. June 7, 1930.

¹⁹ Covington, "Once Upon a Time in North Park."

²⁰ Covington, "Once Upon a Time in North Park."

State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 6 of 11 *Resource Name or # (Assigned by recorder) Edward and Emma Newman Building (HRB #1482)
*Recorded by: Heritage Architecture & Planning *Date 04/01/2024 Continuation Update

Unfortunately, despite all of the fanfare, the Newmans saw the decline of business due to the stock market crash and decided to sell the building in 1932. Norman F. Maw Music decided to close its doors after over 20 years while the E.N. Mudd store moved its location to 30th Street and University. On September 13, 1932, the property was sold to the Independent Order of Odd Fellows (I.O.O.F.) Sunset Lodge No. 328.

I.O.O.F. Era (1932-2003)

The Independent Order of Odd Fellows (I.O.O.F.) was a non-sectarian fraternal order of Odd Fellowship founded initially in England in 1748. The order, composed of lodges or local chapters, formed the first official lodge in the U.S. in Baltimore, Maryland by Thomas Wildey in 1819.²¹ The Order was also known as the "Triple Link Fraternity" for their interlocking symbol alluding to their motto, "Friendship, Love, and Truth." As an organization, the I.O.O.F. aimed to provide a framework that promoted personal and social development. The goal of the order was not only to form a brotherhood in personal ways, but to embrace their faith through acts of service to others. An early charity and philanthropic organization, much like the Freemasons, the Odd Fellows sought to bring aid to the poor and the sick.²²

The Odd Fellows of San Diego had their beginnings at the New Town home of James Pasco on December 5, 1868. At this time the Odd Fellows resolved to organize and soon realized that their growth and stature within the community would necessitate a more permanent structure. It was a sentiment also shared by the Masons. This need for permanent meeting halls by both the Masons and the Odd Fellows evolved into the formation of the Masonic Building Association.²³ By 1882, their building was completed and was situated in the heart of what was then the center of business and commerce at Sixth and H (Market) Streets in downtown.²⁴ The Masons occupied the Sixth Street front and the Odd Fellows the H Street front.²⁵ Even more suggestive of the Order's fellowships was the rapid spread of new lodges throughout the years with each new lodge initially congregating at the downtown building. By 1920, the Masons outgrew the Hall they shared with I.O.O.F. for nearly 31 years and relocated. The I.O.O.F. continued to occupy the downtown property until ca. 1972.

IOOF Sunset Building

Originally meeting at the downtown I.O.O.F. building, the Sunset Lodge No. 382 later purchased the Edward W. Newman building in North Park in 1932. According to historian Donald Covington, after I.O.O.F.'s purchase, a remodeling project began under the direction of Lee Brendt, a Marine officer and member of the fraternity. The project resulted in lodge facilities facing Kansas Street and three business spaces facing University.²⁶ City Directories note the following businesses in 1934: R.M. Milam Clothes Cleaner; North Park Florists who shared their space with Lucille Suhr Sheet Music; and R.L. Jarrard Cigars. Sunset Hall was recorded as occupying 3911 Kansas Street beginning in 1935. From 1938-1948, First Lutheran Church co-occupied the space with Sunset Hall. Other fraternal orders and societies also shared the space in the coming years with many of these organizations directly functioning under the I.O.O.F. The Daughters of Rebekah, the female branch of the I.O.O.F., would congregate and host larger events and meetings at the site that would include organizational state leaders and higher-ranking members of the I.O.O.F. Other non-I.O.O.F. occupants included the Decree of Pocahontas, Order of Rainbow Girls, and Bethlehem Shrine, among many others.²⁷

About the time major renovations and additions were taking place at the I.O.O.F. Sunset building in 1955, the Sunset Hall name would be replaced with Sunset Temple from 1956-1972 after which a variation of the two names, Sunset Temple Hall, would be recorded in the local directories. By the 1980s, the organization's official name, I.O.O.F., was recorded in the directory listings until 2003 when the non-profit organization sold the property to the corporate firm Sunset Temple, Inc.

Similarly, the storefronts along University were also diverse and changed often throughout the over 90 years of its existence. From florists to clothing, appliances to musical instruments, bridal shops to barber shops, and later restaurants, a variety of commercial entities at this location helped serve the needs of the community.

Just prior to the Covid pandemic in 2020, the property was deeded to its current owner, The North Park Building, LLC. Since that time, the building has mostly been vacant and boarded for security.

²¹ Rose Heichelbech, "The Strange History of the Odd Fellows: Their Symbols are Still Mysterious Today." <https://dustyoldthing.com/odd-fellows-history/>

²² Heichelbech, "The Strange History of the Odd Fellows."

²³ Sarah Haugh and Charles P. Tyson, "Independent Order of Odd Fellows Building National Register of Historic Places." 1978.

²⁴ The downtown I.O.O.F. building is currently listed in the National Register of Historic Places and is a contributing resource to the Gaslamp Quarter Historic District.

²⁵ Haugh and Tyson, "Independent Order of Odd Fellows Building."

²⁶ Covington, "Once Upon a Time in North Park."

²⁷ City Directories.

State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 7 of 11 *Resource Name or # (Assigned by recorder) Edward and Emma Newman Building (HRB #1482)
*Recorded by: Heritage Architecture & Planning *Date 04/01/2024 Continuation Update

RESORE SIGNIFICANCE

1. National Register and California Register

National Register Criterion A / California Register Criterion 1

Research disclosed the Edward and Emma Newman Building is associated with the historical and economic development of North Park. The resource represents the early commercial development of North Park that occurred along University Avenue as a result of the streetcar line expansion and subsequent residential growth. The commercial center at 30th and University development into the community's primary commercial core and the Edward and Emma Newman Building housed the community's first department store, the Mudd Department store, from 1929-1932.

Therefore, the Edward and Emma Newman Building is associated with the early developments that have made significant contributions to the broad patterns of the North Park community's and the city's commercial heritage and qualifies under National Register Criterion A and California Register Criterion 1 at the local level of significance.

National Register Criterion B / California Register Criterion 2

Historical research has failed to reveal any historically significant persons or entities at the local, state, or national level that have a direct tie with this resource. Although the building is historically linked to Edward W. Newman, a speculator and builder during the 1920s, since the property is a commercial building, no evidence confirms Mr. Newman occupancy of the building in any way during his short-term ownership. Additionally, historical research has failed to identify any substantiated and or demonstrable achievements or contributions to the history of the North Park neighborhood, the city, state, or the nation that was made by Mr. Newman while he owned the property.

Furthermore, research revealed the building's association with the Sunset Lodge No. 328 of the I.O.O.F. as owners and occupants as well as the various I.O.O.F. sects that co-occupied and utilized the meeting hall for various events. However, researched information was limited and did not disclose any pertinent data to substantiate significant events or persons of importance with a direct link to the building that made important decisions or contributions to the local, state, or nation. Further, any building's significant association with the I.O.O.F. organization has already been established in the downtown National Registered I.O.O.F. building at Sixth Avenue and Market Street.

Therefore, the property does not qualify under National Register Criterion B and California Register Criterion 2 at the local level of significance.

National Register Criterion C / California Register 3

The Edward and Emma Newman/Sunset Temple Building, located at the corner of University Avenue and Kansas Street in the North Park community of San Diego, embodies the distinctive characteristics through the retention of character defining features of the One-Part Commercial Block type. Specifically, the resource encompasses the entire parcel, retains a boxed form, features a large expanse of wall above the storefront intended for signage and large glass display windows to illustrate its use as a commercial space. Additionally, the building continues to convey the historic significance of the Spanish Colonial Revival style by embodying the historic characteristics associated with the style include an undulating stucco exterior, pilasters with scroll-like capitals, corner tower, arched transom windows, accent tiles, and clay attic vents.

Therefore, the resource qualifies under the National Register Criterion C and California Register Criterion 2 at the local level of significance.

National Register Criterion D / California Register Criterion 4

The commercial resource at 2906-2912 University Avenue in San Diego is not likely to yield archaeological information regarding history or prehistory. It does not appear to qualify under National Register Criterion D or California Register Criterion 4.

2. City of San Diego Historical Register

Criterion A

No historical evidence was identified which would support the determination that the Edward and Emma Newman property exemplifies or reflects special elements of North Park's commercial core including historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development. Although it was an early part of the commercial development of the neighborhood, there were other businesses and buildings that were considered catalysts in commercial core's growth including the locally designated North Park Theatre.

State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 8 of 11 *Resource Name or # (Assigned by recorder) Edward and Emma Newman Building (HRB #1482)
*Recorded by: Heritage Architecture & Planning *Date 04/01/2024 Continuation Update

Therefore, the property does not qualify under HRB Criterion A.

Criterion B

Historical research has failed to reveal any historically significant events at the local, state, or national level that have a direct tie with this resource. Although the building is historically linked to Edward W. Newman, a speculator and builder during the 1920s, since the property is a commercial building, no evidence confirms Mr. Newman occupancy of the building in any way during his short-term ownership. Additionally, historical research has failed to identify any substantiated and or demonstrable achievements or contributions to the history of the North Park neighborhood, the city, state, or the nation that was made by Mr. Newman while he owned the property.

Furthermore, research revealed the building's association with the Sunset Lodge No. 328 of the I.O.O.F. as owners and occupants as well as the various I.O.O.F. sects that co-occupied and utilized the meeting hall for various events. However, researched information was limited and did not disclose any pertinent data to substantiate significant events or persons of importance with a direct link to the building that made important decisions or contributions to the local, state, or nation. Further, any building's significant association with the I.O.O.F. organization has already been established in the downtown National Registered I.O.O.F. building at Sixth Avenue and Market Street.

Therefore, the property does not qualify under HRB Criterion B.

Criterion C

Based on the historical and architectural findings and analysis, the Edward and Emma Newman building meets the standards as set forth by the Historical Resources Board for historical designation under Criterion C as a good example of Spanish Colonial Revival style of architecture as applied to a One-Part Commercial Block building. The commercial resource continues to embody many of the distinctive characteristics of a type, period, and method of construction, and it retains a good degree of its architectural integrity.

The Spanish Colonial Revival style of architecture is identified by Virginia McAlester as most commonly occurring in the southwestern United States. The flat roof substyle occurs in about 10 percent of the Spanish Colonial Revival buildings and include parapet walls. These typically show combinations of one- and two-story units. Narrow, tile-covered shed roofs are typically added above entryways or projecting windows. This subtype, loosely based on flat-roofed Spanish prototypes, resembles the Pueblo Revival house.

In San Diego County, the style was inspired by Bertram Goodhue's architectural designs for buildings at the 1915 Panama-California Exposition. The Spanish style is most common in the American Southwest, particularly California, Arizona, and Texas, areas where the Spanish first colonized in the 1600s. Spanish Colonial Revival architecture as a design vocabulary continued well into the 19th century. As a building style, the Spanish Colonial Revival style was very popular during the 1920s and many communities were designed utilizing this style. Older cities, such as Santa Barbara and Los Angeles deliberately created areas within their communities that emphasized the Spanish heritage. In San Diego County, the communities of Kensington and Talmadge primarily used this building style as their design of choice.

The more typical features of Spanish Colonial Revival design include low-pitched roof with little or no eave overhang, a red tile roof, arches above central doors and windows, stucco exteriors, and an asymmetrical facade. Buildings can be one or two stories with side-gabled, cross-gabled, hipped, or flat roofs.

Different sized and shaped windows are used on the facades of the structure, but many times a large picture window serves as a focal point on the main facade. These large windows often feature triple arches or parabolic shapes and may also be filled with stained glass designs. Balconies open or roofed with wood or iron railings are a prominent feature. Stucco or tile decorative vents are commonly used to add detail to the exterior. One or two covered porches usually located on the rear facade sometimes function as exterior halls in the temperate climates of the Southwest. Arcaded wing walls are often used as entrances to garden areas.

The Edward and Emma Newman building demonstrates simplistic features and characteristics associated with the Spanish Colonial Revival style including its undulating stucco exterior cladding, composition hipped roof corner tower with tiled ridge and recessed arched features at its south and west sides; a flat roof with stepped parapet wall and terracotta tile ridge and shed elements with curved rafters. The decorative gable projection above the southeast entry retains its original arched features. The majority of the arched divided lite transoms are extant along with the recessed storefront entries at University Avenue including their wood doors with single glazing, original mosaic tile flooring, and wood paneled ceiling. Storefront bulkheads and columns are extant although the bulkheads and columns' original tiles have been covered by contemporary

State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 9 of 11 *Resource Name or # (Assigned by recorder) Edward and Emma Newman Building (HRB #1482)
*Recorded by: Heritage Architecture & Planning *Date 04/01/2024 Continuation Update

ceramic tiles.

Therefore, the resource remains a good example of the Spanish Colonial Revival style of architecture having retained the majority of its noted features.

Resource Integrity

Setting – The Edward and Emma Newman building is located on a corner commercial block and retains its setting within the North Park neighborhood. The property continues to be surrounded by other commercial and residential properties constructed around the same time. Therefore, this parcel retains its setting integrity.

Location – The location of the resource has remained the same since its construction in 1929 at University Avenue and Kansas Street across from the North Park Theater. Therefore, the property has retained its location integrity.

Design – The overall design of the resource remains a good example of Spanish Colonial Revival style with its boxed plan, horizontal massing, hipped roof corner tower, flat roof with parapet, undulating stucco exterior finish, metal divided lite windows and transoms, storefront bulkhead and recessed storefront entry ways with mosaic tile floor and wood paneled ceiling. Therefore, the resource retains its design integrity.

Workmanship – The workmanship that has gone into the construction of the Edward and Emma Newman property is mostly original. Modifications to the building include the addition of the Moderne-style wrap-around cover, the replacement square top metal windows with jalousies, and the modifications to the west façade storefront along Kansas Street. Therefore, the building's workmanship element for integrity purposes has been mostly retained.

Materials - The resource continues to exhibit a good degree of materials integrity. The materials illustrate the choices, combinations, availability, and technologies of the time. The retention of undulating stucco exterior finish, mosaic tile floor and wood panel ceiling at the entries, bulkheads, wood entry door with single glazing, and metal divided lite windows and transoms comprise the choice and configuration of building materials which portray the Spanish Colonial Revival style. Thus, the resource retains its materials integrity.

Feeling – The mixed commercial and residential neighborhood feeling of the site has not drastically changed over the years. Hence, the resource's integrity of feeling has been retained.

Association – The resource continues to embody its association with the overall North Park commercial development along University Avenue. Therefore, the property retains its association integrity.

For these reasons, the Edward and Emma Newman building qualifies under the City of San Diego Historical Resources for Criterion C as a good and intact example of One-Part Commercial Block type, Spanish Colonial Revival style architecture.

CRITERION D

Historical evidence reveals that the Edward and Emma Newman building is historically associated with general contractor William E. Gibbs. However, the little information that was found did not provide any substantiated results that would raise William E. Gibbs to a level of master builder per the City's Guidelines. Therefore, the property does not qualify under Criterion D.

CRITERION E

The property is not listed in the National Register of Historic Places nor the California Register of Historical Resources. Neither has the property been deemed eligible for listing in the National nor the California Registers. Therefore, the resource does not qualify for historical designation under Criterion E.

CRITERION F

The resource has not been identified as a contributing resource to a currently listed Historic District. Therefore, the resource does not qualify for historical designation under Criterion F.

State of California --- The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
 HRI #
 Trinomial

Page 10 of 11 *Resource Name or # (Assigned by recorder) Edward and Emma Newman Building (HRB #1482)
 *Recorded by: Heritage Architecture & Planning *Date 04/01/2024 Continuation Update

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State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 11 of 11 *Resource Name or # (Assigned by recorder) Edward and Emma Newman Building (HRB #1482)
*Recorded by: Heritage Architecture & Planning *Date 04/01/2024 Continuation Update

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E. PREPARERS QUALIFICATIONS

Eileen Magno, MA, is a Principal with Heritage Architecture & Planning. Eileen's role is primary investigator and writer. She is a qualified Historian and Architectural Historian under the *Secretary of the Interior's Qualifications Standards*. Ms. Magno has been involved with research and documentation of historical resources throughout Southern California and parts of Arizona, Nevada, and Washington. Her experience covers a wide venue of historic preservation and planning reports including, but not limited to, historic structure reports, Historic American Building Survey documentation, Determination of Eligibility evaluations, preservation plans, feasibility studies, historic surveys, context statements, design guidelines, architectural conservation assessments, adaptive reuse studies, and master plans. Technical reports for the built environment have been completed in compliance with Section 106/110 of the National Historic Preservation Act and CEQA/NEPA. In addition, she has successfully prepared local, state, and national register nominations. Ms. Magno holds a Master of Arts degree in History with an emphasis in Public History and Teaching. She is a past member of the Mira Mesa Community Planning Group for the City of San Diego.

Stuart Sawasaki, is a Principal and licensed Architect with Heritage Architecture & Planning. Mr. Sawasaki has over forty years of experience in preservation architecture and has been involved with all phases of work including investigation, recordation, design, construction documentation, construction observation and monitoring of existing buildings. The majority of the existing buildings were resources listed in or determined eligible for listing in the National, State, or Local Registers. Under the *Secretary of the Interior's Qualification Standards*, Mr. Sawasaki meets the qualifications for both Architect and Historic Architect. Historical recordation projects include Historic American Building Survey (HABS), Historic Structure Reports (HSR), Treatment Plans, and Condition Assessment Reports.

David Marshall, AIA, NCARB is a Senior Principal Architect with Heritage Architecture & Planning. David's role included investigator and overall quality assurance and control over the project. Mr. Marshall holds a Bachelor of Architecture degree from Cal Poly Pomona. As an architect, he has been involved in the restoration and reconstruction of many of Balboa Park's exposition buildings, including the House of Hospitality, Spreckels Organ Pavilion, and Museum of Man. David is a past member of the San Diego Historical Resources Board and served as Chair of the Design Assistance Subcommittee. He chairs the Preservation Committee of the American Institute of Architects San Diego Chapter and is also a board member of Forever Balboa Park. He previously served as the President and Board Member of the California Preservation Foundation and president of the Save Our Heritage Organisation (SOHO).

ATTACHMENT 7

EDWARD AND EMMA NEWMAN / SUNSET TEMPLE BUILDING

Historical Resources Technical Report

Section VII. E – Preparers Qualifications

April 29, 2024

Page 7-80

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ADDENDUM

Project No. 1105210
Addendum to EIR No. 380611/SCH No. 2013121076
and EIR SCH No. 2019060003

SUBJECT: NEWMAN BUILDING: A SITE DEVELOPMENT PERMIT (SDP) to substantially alter a designated historic resource, known as the Edward and Emma Newman Building (Historic Resources Board Site #1482), located at 2906 and 2912 University Avenue. The project would retain and rehabilitate the designated historical resource building's west and south façades, demolish the remainder of the existing historic building and the adjacent building at 2920 University Avenue (which is not a designated historic resource), and construct a 7-story, 108,000 square-foot, mixed-use project. The mixed-use project would include 92-units (including 16 affordable units), approximately 4,900 square-foot of ground-floor commercial, and a 1-level subterranean parking garage with 23 parking spaces. The 0.34-acre project site is located at 2906, 2912, and 2920 University Avenue (Assessor Parcel Number (APNs): 446-412-00-00 and 446-413-11-00). The project site is zoned Community-Commercial (CC-3-9) and designated as Community Commercial (0-109 dwelling units/acre) and Community Village in the North Park Community Plan. Additionally, the project site is located within the following overlay and planning areas: Airport Land Use Compatibility Overlay Zone (San Diego International Airport (SDIA), Airport Influence Area (SDIA - Review Area 2); Federal Aviation Authority Part 77 Noticing Area; Complete Communities Housing Solutions Floor Area Ratio (FAR) Tier 3: 6.5 Floor Area Ratio; Complete Communities Mobilities Choices - Mobility Zone 2; Transit Area Overlay Zone; Parking Standards Transit Priority Area; Transit Priority Area; Medium Affordable Housing Parking Demand; Sustainable Development Area; and North Park Business Improvement District. (LEGAL DESCRIPTION: Lots 21, 22, 23, and 24 inclusive, excepting the east 50 feet and the west 90 feet thereof in block 206 of University Heights, in the City of San Diego, County of San Diego, State of California according to the amended map thereof made by G.A. D'Hemecourt recorded in the office of the Recorder of San Diego County, in Book 8, Page 36, et seq. of Lis Pendens).

APPLICANT: North Park Building, LLC.

I. SUMMARY OF ORIGINAL PROJECT

As outlined herein, DSD has determined that the proposed project is consistent with the following environmental documents and their appendices, which are hereby incorporated by reference:

- Final Program Environmental Impact Report (PEIR) (SCH No. 2013121076) for the North Park and Golden Hill Community Plan Updates (CPUs; Project No. 380611) certified by the City Council on November 7, 2016, per City Council Resolution No. R-310757.
- Final Environmental Impact Report (FEIR; SCH No. 2019060003) for Complete Communities: Housing Solutions and Mobility Choices (Complete Communities) certified by the City Council on November 17, 2020, per City Council Resolution No. R-313279.

As used herein, the term “North Park CPU PEIR” refers to the 2016 North Park and Golden Hill CPUs PEIR; and the term “Complete Communities FEIR” refers to the 2020 FEIR. The term “Complete Communities Program” refers to the Complete Communities: Housing Solutions (CCHS) and Complete Communities: Mobility Choices (CCMC) elements evaluated in the FEIR.

North Park CPU PEIR

The North Park and Golden Hill Community Plan Updates (CPUs) FEIR assesses the environmental impacts of implementing the plan updates. The North Park and Golden Hill Community Plans were last updated in 1986 and 1988, respectively. The proposed updates ensure consistency of the CPUs and incorporate relevant policies from the City of San Diego General Plan (General Plan), as well as provide a long-range, comprehensive policy framework and vision for growth and development in the two communities through 2035.

Included in each CPU are village districts; amendments to the General Plan to incorporate the updated community plans as components of the General Plan’s Land Use Element; amendments to the Land Development Code (LDC) and maps; and comprehensive update to the existing Impact Fee Studies (formerly known as Public Facilities Financing Plans) resulting in a new impact fee study for each CPU. The CPUs and associated regulatory documents form the “project” for this PEIR.

Taken together, the North Park and Golden Hill Community Plans aim to guide future development over the next 20 to 30 years, which is transit supportive per the General Plan and also protective of desired community character and resources. The proposed land use plans locate the highest-intensity land uses within each community along transit corridors where existing and future commercial, residential and mixed-use development can support existing and planned transit investments. Residential density is proposed to be increased from the adopted plans in some areas and, within Golden Hill, reduced in some areas to help achieve these objectives.

The Land Use Elements define Village Districts and key corridors where future growth is targeted within both communities to fulfill the General Plan’s City of Villages strategy. While the proposed CPUs set forth procedures for implementation, they do not, on their own, establish regulations or legislation, nor do they, on their own, rezone property. Controls on development and use of public and private property, including zoning, development regulations, and implementation of transportation improvements, are included in the CPUs.

The CPUs are also intended to ensure consistency with the overall guiding principles, land use policies, and other goals found in the City's General Plan. The CPUs' process requires amendments to the General Plan to incorporate the updated community plans as components of the General Plan's Land Use Element; adoption of a LDC ordinance that would repeal the Golden Hill Planned District Ordinance (GHPDO) zoning; amend the Mid-City Planned District Ordinance (MCPDO) to remove North Park from the regulations; and replace rezone areas within the CPUs with Citywide zones contained within the LDC; adopt land development code amendments to allow for conformance with the community plan policies; and a comprehensive update to the existing Impact Fee Studies (formerly known as Public Facilities Financing Plans) resulting in a new impact fee study for each community.

The summary of the original project (North Park and Golden Hill CPUs Final PEIR) in this addendum focuses on the North Park portion of the document, as the proposed project is located within the North Park Community Plan area and the environmental analysis contained in the Final PEIR is divided into two parts—an analysis for the North Park CPU and an analysis for the Golden Hill CPU.

The North Park Community Plan area (North Park community or North Park) comprises approximately 2,300 acres (approximately 3.6 square miles) and is located in the central portion of the City of San Diego and is in close proximity to Downtown San Diego. North Park abuts the community planning areas of Uptown on the west, Mission Valley on the north, Mid-City on the east, and Golden Hill and Balboa Park on the south. North Park is topographically defined by its mesa tops with canyon and hillside areas. The majority of North Park is relatively flat or gently sloping, with pronounced hillside areas along the northern boundary of the community, adjacent to Mission Valley and the southeastern portion of the community, adjacent to Golden Hill. North Park contains the neighborhoods of Altadena, Burlingame, Montclair, North Park, and University Heights.

The North Park Community Plan contains ten elements and an Introduction and Implementation chapter. The following elements are contained in the plan: Land Use; Mobility; Urban Design; Economic Prosperity; Public Facilities, Services and Safety; Recreation; Conservation and Sustainability; Noise; Historic Preservation; and Arts and Culture.

Complete Communities FEIR

Complete Communities is a program established by the City with a focus on four key areas: housing, mobility, parks, and infrastructure. Complete Communities includes planning strategies that work together to create incentives to build homes near transit, expand mobility choices and enhance opportunities for places to walk, bike, relax and play. These efforts ensure that all residents have access to the resources and opportunities necessary to improve the quality of their lives. The Complete Communities Program FEIR evaluates the potential environmental effects of the two programs: Complete Communities: Housing Solutions (CCHS) and Complete Communities: Mobility Choices (CCMC).

CCHS allows additional square footage and building height, which would allow for additional units beyond what is otherwise allowed in the respective base zone, Planned District Ordinance (PDO), or Community Plan, for development projects that provide affordable housing and contribute toward neighborhood-serving improvements. Existing height restrictions in the Coastal Zone in addition to height restrictions in proximity to airports would continue to apply. Additionally, projects that qualify

for participation in the CCHS program could be approved through a ministerial process, with certain exceptions unless site-specific conditions warrant a discretionary approval. In exchange for additional density, building square footage and height, CCHS requires all projects to provide new community-serving infrastructure improvements through either payment into a Neighborhood Enhancement Fund or by accommodating a public promenade that meets specified standards including minimum street frontage requirements.

The purpose of CCMC is to implement Senate Bill (SB) 743 by ensuring that new development mitigates transportation impacts based on vehicle miles traveled (VMT) to the extent feasible, while incentivizing development within the City's transit priority areas (TPAs) and urban areas. CCMC creates Mobility Zones (Mobility Zones 1, 2, 3, and 4), with Mobility Zones 1, 2, and 3 applying to the urban areas and Mobility Zone 4 applying to more suburban areas outside of the urban core. The CCMC program supports investments in active transportation and transit infrastructure—in the areas where that infrastructure is needed most—where the most reductions in overall vehicle miles traveled and greenhouse gas emissions reductions can be realized. The CCMC program applies citywide to any new development for which a building permit is issued.

For development within Mobility Zone 4, payment of an Active Transportation In-Lieu Fee is required by the Mobility Choices ordinance. This fee would be used to fund active transportation and VMT reducing infrastructure projects in Mobility Zones 1, 2, and 3. Consistent with SB 743's mandate to reduce VMT, the Active Transportation In-Lieu Fee would be used in areas that have the greatest capacity to realize VMT reductions within the City. Deed restricted affordable housing within Mobility Zone 4 that meets specified criteria would be exempt from payment of the Active Transportation In-Lieu Fee. Some industrial uses are exempt from paying the fee if they are located in a Prime Industrial Area, as designated by the City's General Plan.

The Complete Communities Program FEIR analyzes the impact of implementing the CCHS and CCMC programs. The impacts of both components, are analyzed in the FEIR.

II. SUMMARY OF PROPOSED PROJECT

The project is located at 2906–2920 University Avenue, within the North Park Community Plan area of the City of San Diego (City) in southwestern San Diego County (Figure 1, *Regional Location*, and Figure 2, *Aerial Photograph*). A Site Development Permit (SDP) would be required to allow the substantial alteration of a designated historic resource, known as the Edward and Emma Newman Building (Historic Resources Board Site #1482), and request a deviation from the Historical Resources Regulations. The project would retain and rehabilitate the designated historical resource building's west and south façades along University Avenue and Kansas Street, as well as the corner roof tower located at the northeast corner of University Avenue and Kansas Street. The remainder of the existing historic building and the adjacent building at 2920 University Avenue (which is not a designated historic resource) would be demolished to construct a 7-story, 108,000 SF, mixed-use project consisting of 92 multi-family residential dwelling units (including 16 affordable units), 4,900 SF of commercial space, and a subterranean parking garage containing 23 parking spaces. (Figure 3, *Site Plan*).

The project utilizes the CCHS Regulations and is subject to the applicable development standards of the existing CC-3-9 zone, with identified incentives and waivers in exchange for providing 16

affordable housing units. The project is within a Sustainable Development Area (SDA) and is zoned to allow for 29 dwelling units per acre. The project site is also located in a Transit Priority Area and CCMC – Mobility Zone 2.

Proposed incentives and waivers would allow the project to avoid the strict application of building articulation standards in the SDMC, along with other development regulations. The following entitled incentives and waivers, pursuant to the CCHS Regulations, would be applied to the project design:

- Within FAR Tier 3, the new maximum FAR shall be 6.5 (SDMC Section 143.1010(a)(3))
- Waiver of the maximum residential density (SDMC Section 143.1010(b) and 143.1010(d))
- Waiver of maximum structure height (SDMC Section 143.1010(c)(1))
- Waiver of maximum lot area (SDMC Section 143.1010(c)(2))
- Waiver of street frontage requirements (SDMC Section 143.1010(c)(3))
- Waiver of maximum lot coverage (SDMC Section 143.1010(c)(4))

In addition to the entitled waivers listed above, the project would also receive two bonus incentives pursuant to the CCHS Program SDMC Section 143.1010(h)(4)(A) as the project proposes 27 percent of pre-density dwelling units for lower income households. The two bonus incentives would allow for a deviation from SDMC Section 131.0455(d) requirements for private exterior open space, requiring each unit to contain at least 50 SF of private open space and a deviation from SDMC Section 131.0456(a) requirements for common open space which requires 2,300 SF total of space landscaped or improved with outdoor facilities. The project proposes 57 percent of units with the private open space instead of the 100 percent required and the project includes 1,674 SF of common open space when 2,300 SF is required.

Pursuant to SDMC Section 143.1010(i), the project also proposes two waivers in addition to the entitled waivers listed above. The applicant requests a waiver to deviate from SDMC Section 131.0522, *Transparency*, requiring a minimum of 50 percent of street wall area between 2 and 10 feet above the sidewalk be transparent with clear glass visible into a commercial or residential use. The project proposes 40 percent transparency along Kansas Street. The second waiver proposed is a deviation from SDMC Section 143.1025(a)(2), which requires at least one- 24-inch box canopy tree for each 20 feet of street frontage. The project proposes to provide 8 street trees in lieu of the 12 required.

Construction

Construction associated with the project would include partial demolition of the existing structures, asphalt, and concrete; site preparation work; excavation of subgrade parking; foundation work; and building construction. Grading for the 0.34-acre (14,591 square-foot) site would include approximately 6,254 cubic yards (CY) of cut and no fill, resulting in 6,254 CY of export. The maximum cut depth would be approximately 12 feet. Construction is expected to occur over an approximately 22-month period.

III. ENVIRONMENTAL SETTING

The project site is located at 2906–2920 University Avenue in the North Park community of San Diego and consists of a 0.34-acre property on Assessor’s Parcel Number (APNs 446-412-10-00 and 446-413-11-00). The project site is developed and occupied by two, two-story (plus basement) structures, which are vacant. The structure located at 2906 and 2912 University Avenue is listed on the City’s Register of Historical Resources (HRB #1482). Adjacent land uses include an apartment building to the north, Kansas Street to the west, University Avenue to the south, and an alley to the immediate east. The project site is located in a developed area served by existing public services and utilities.

The site is zoned Community-Commercial (CC-3-9) and designated as Community Commercial (0–109 dwelling units) and Community Village in the North Park Community Plan. The project site is located approximately 2.8 miles northeast of the San Diego International Airport (SDIA). The project site is within the Airport Influence Area (AIA) for the SDIA, Review Area 2, and is subject to the requirements of SDMC Section 132.1501, et. seq., and applicable adopted Airport Land Use Compatibility Plan. Additionally, the project site is located within the following overlay and planning areas: Federal Aviation Authority Part 77 Noticing Area; Complete Communities Housing Solutions FAR Tier 3; 6.5 Floor Area Ratio; Complete Communities Mobilities Choices – Mobility Zone 2; Transit Area Overlay Zone; Parking Standards Transit Priority Area; Transit Priority Area; Medium Affordable Housing Parking Demand; Sustainable Development Area; and North Park Business Improvement District.

IV. ENVIRONMENTAL DETERMINATION

The City previously prepared and certified the North Park and Golden Hill CPUs Final PEIR Environmental Impact Report (EIR) No. 380611/SCH No. 2013121076 and the Complete Communities Program FEIR SCH No. 2019060003. Based on all available information in light of the entire record, the analysis in this Addendum, and pursuant to Section 15162 of the State California Environmental Quality Act (CEQA) Guidelines, the City has determined the following:

- There are no substantial changes proposed in the project that will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes have not occurred with respect to the circumstances under which the project is undertaken that will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental document was certified as complete or was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous environmental document;

- b. Significant effects previously examined will be substantially more severe than shown in the previous environmental document;
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous environmental would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Based upon a review of the current project, none of the situations described in CEQA Guidelines Sections 15162 and 15164 apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. Therefore, this Addendum has been prepared in accordance with CEQA Guidelines Section 15164. Public review of this Addendum is not required per CEQA.

V. IMPACT ANALYSIS

The following includes the project-specific environmental review pursuant to the CEQA. The analysis in this document evaluates the adequacy of the EIRs relative to the project.

Land Use

North Park CPU PEIR

The North Park CPU PEIR concluded that implementing the North Park CPU would not result in impacts related to conflicts with applicable local and regional land use plans, including the City's General Plan, City of Villages strategy, San Diego Forward- the Regional Plan, or the City's Environmentally Sensitive Lands (ESL) Regulations and LDC. Therefore, impacts were identified as less than significant.

The North Park CPU PEIR identified less than significant land use impacts associated with the development or conversion of open space or physical division of an established community. Community connectivity would be enhanced by provisions in the proposed North Park CPU that improve pedestrian and transit amenities. Impacts are identified in the PEIR as less than significant.

The North Park CPU PEIR identifies less than significant land use impacts associated with the provisions of the City's Multiple Species Conservation Program (MSCP) Subarea Plan or other approved habitat conservation plans because ESL Regulations would limit development encroachment into sensitive biological resources.

The North Park community is within the SDIA AIA; however, the North Park CPU PEIR identifies less than significant impacts associated with compatibility with the adopted Airport Land Use Compatibility Plan (ALUCP). Future projects would be required to obtain Airport Land Use

Commission consistency determinations, as necessary, which would ensure future projects are reviewed for consistency with the SDIA ALUCP.

Complete Communities FEIR

CCHS and CCMC Regulations are consistent with the City's overarching policy and regulatory documents, including the General Plan and SDMC. The Complete Communities FEIR analyzed compliance with San Diego Forward: The Regional Plan and determined that the CCHS and CCMC Regulations facilitate the implementation of existing land use plans across multiple planning areas throughout the City, consistent with the goals of the Regional Plan. Therefore, the adoption and implementation of the Complete Communities Program would not generate any conflict with smart growth strategies. The Complete Communities FEIR also analyzed compliance with the City's General Plan and found that the Complete Communities Program would allow multifamily development with an affordable component to occur within TPAs at densities and heights beyond what is specifically identified in the applicable community plan. Thus, the Complete Communities Program implements the General Plan City of Villages strategy, by allowing increased densities for multifamily residential development to occur in TPAs. Therefore, the Complete Communities FEIR identifies less than significant impacts associated with applicable goals objectives, or guidelines of the General Plan and other applicable plans and regulations.

The Complete Communities FEIR concluded that the project areas do not contain land designated as Prime Farmland. The Complete Communities Program does not include the development or redesignation of open space; therefore, there would be no impacts associated with the development or conversion of General Plan- or community plan-designated Open Space or Prime Farmland, and the impacts would, therefore, be less than significant.

The Complete Communities FEIR concluded that areas within or adjacent to the Multi-Habitat Planning Area (MHPA) and Vernal Pool Habitat Conservation Plan (VPHCP) preserve lands would be subject to the ESL Regulations, which would ensure no conflicts would occur in relation to the MSCP Subarea Plan or VPHCP. Additionally, development adjacent to MHPA and VPHCP preserve lands would be subject to the Land Use Adjacency Guidelines in MSCP Subarea Plan Section 1.4.3 and Avoidance and Minimization Measures VPHCP Section 5.2.1. Thus, impacts related to conflicts with the MSCP Subarea Plan and VPHCP would be less than significant.

The Complete Communities FEIR determined that the implementation of the Complete Communities Program would not result in impacts associated with existing ALUCPs, because future development would continue to be limited by airport land use compatibility policies and regulations. Until the policies of the SDIA and Naval Outlying Landing Field (NOLF) Imperial Beach ALUCPs are incorporated into the City's Airport Land Use Compatibility Zone (ALUCOZ), future multifamily development within TPAs located within SDIA or Naval Outlying Field (NOLF) Imperial Beach AIA Review Area 1 would be subject to ALUC review of the development's consistency with ALUCP policies for all compatibility factors; projects within AIA Review Area 2 for these airports will be subject to review against overflight and airspace protection policies and may require Federal Aviation Administration (FAA) notification (if the proposed development project's maximum height exceeds the FAA's Part 77 Notification Surface) and/or recordation of an aviation easement and/or overflight notification; and projects within AIA Review Area 1 for SDIA will also be subject to the City's Airport Approach Overlay Zone and Airport Environs Overlay Zone, which provides supplemental

regulations for property surrounding SDIA. After incorporation of the policies of the SDIA and NOLF Imperial Beach ALUCPs into the ALUCOZ, development allowed by the Complete Communities Program would be subject to the requirements of the ALUCOZ. The Complete Communities FEIR identifies less than significant impacts.

Project

The project would be consistent with the General Plan and City of Villages Strategy by providing a variety of multifamily housing unit configurations, including 16 affordable units, within a Parking Standard Transit Priority Area (PSTPA) and in a TPA within walking distance to multiple transit stops.

The project site is zoned Commercial (CC-3-9) and is designated Community Commercial (0-109 du/ac) and Community Village by the North Park Community Plan. The purpose of the Community Commercial designation is to provide high residential densities within a mixed-use setting. The Community Commercial (0-109 du/ac) North Park Community Plan designation allows for up to 109 du/ac, within a FAR of 3.0, when residential is contained within the mixed-use development. The project is located within a Sustainable Development Area (SDA).

The project utilizes the City's CCHS Program and would be processed in accordance with the CCHS Regulations and under the applicable development standards of the underlying CC-3-9 zone. This program grants the applicant within a FAR Tier 3 a new maximum 6.5 FAR-based density in exchange for 40 percent affordable housing, a list of entitled waivers to specific development regulations, two bonus incentives, and unlimited waivers. As outlined in the Project Description, the project is utilizing two incentives to deviate from SDMC Section 131.0455(d) requirements for private exterior open space requiring each unit to contain at least 50 SF of private open space and a deviation from SDMC Section 131.0456(a) requirements for common open space which requires 2,300 SF total of space landscaped or improved with outdoor facilities. The project proposes 57 percent of units with the private open space instead of the 100 percent required and the project includes 1,674 SF of common open space when 2,300 SF is required. The project site's small lot size and infill nature limits the availability of space to provide recessed balconies for some units. Additionally, there is insufficient space to provide the required common open space. To compensate, the project would provide a common open space and an interior clubhouse on level 7 of the proposed structure for tenants and guests.

The applicant requests a waiver to deviate from SDMC Section 131.0522, *Transparency*, requiring a minimum of 50 percent of street wall area between 2 and 10 feet above the sidewalk be transparent with clear glass visible into a commercial or residential use. The project proposes 40 percent transparency along Kansas Street as the project must preserve and rehabilitate the existing historical façade and cannot modify the street wall area to be more transparent. The second waiver proposed is a deviation from SDMC Section 143.1025(a)(2), which requires at least one- 24-inch box canopy tree for each 20 feet of street frontage. The project proposes to provide 8 street trees in lieu of the 12 required street trees due to the existing location of utility structures present on University Avenue and the need to retain three existing street trees.

The project is designed to meet the North Park CPU Land Use Element's goals of "high-quality development with medium to high residential density, centrally located within the community to form an attractive and vital central area." The project site's underlying base zone, CC-3-9, is a high-

density designation allowing one dwelling unit per 400 square feet per lot area, yielding a pre-density base of 37 units. The proposed development of 92 dwelling units would meet the Land Use Element's goal for high-density development on the project site.

The project would not adversely affect North Park's land use, and would reinforce and implement North Park urban design guidelines, including:

- new publicly accessible paseos and enhancing public walkways (UD-2.1);
- articulated facades, providing Mixed-Use corridors, emphasizing pedestrian orientation and ground floor entrance to ground floor storefront (UD-3.2, and UD-3.4 through UD-3.10);
- distinct building forms and the corner development encourages pedestrian activity and accentuates the intersection, as well as including underground parking (UD-3.15 and UD-3.16);
- walkable mixed-use center with dense residential use, continuance of walkways and incorporation of street trees, no office use, and including ground floor commercial use (UD-3.23 through UD-3.27); and
- adaptive reuse to reinforce history of area and incorporating the existing historical element (UD-3.74 and UD-3.75).

The project would support North Park's revitalization goals for its business districts while respecting potential impacts to adjacent neighborhoods through adaptive re-use of a vacant historic resource. The project would be consistent with North Park's historic preservation goals by retaining and rehabilitating the historical resource's street-facing façades while adding needed housing, bringing future residents closer to employment opportunities and neighborhood amenities. The project implements the land use plan's goals through buttressing the western edge of North Park's Community Village, centered at 30th Street and stretching along University Avenue's mixed-use transit corridor, with additional residential units, enhancing the area's livability and walkability. The project supports North Park's Smart Growth vision by offering new in-fill housing opportunities for future residents and employment options with the first-floor commercial space. The project balances Smart Growth goals within the historic preservation goals of the community plan by providing a compact, higher-density development that provides new housing in a mixed-use development within walkable areas near existing transit, while maintaining the historic façade of the building. The project would not conflict with the environmental goals, objectives, or guidelines of the Community Plan and as a result, cause an indirect or secondary environmental impact.

The project site is fully developed, in an urbanized community, and does not contain designated open space or prime farmland. Thus, the project would not have an impact on designated open space or prime farmland. The site does not contain environmentally sensitive lands and therefore not subject to the ESL Regulations. The project site is outside of and not adjacent to the MHPA and would not have impacts on the MHPA. This site is developed and urbanized, and no vernal pools are mapped within or adjacent to the project site. Therefore, the project would be consistent with the MSCP and VPHCP. The project site is in the AIA Review Area 2 for the SDIA, where only airspace protection and overflight policies and standards apply. The FAA has issued a determination of no

hazard to air navigation for the project (FAA 2023a, 2023b, 2023c, 2023d); thus, the project would not result in uses that are incompatible with the adopted airport land use plan.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the conclusions identified in the North Park CPU PEIR or the Complete Communities FEIR. The project would not result in any new significant impacts, nor a substantial increase in the severity of impacts from those described in the North Park CPU PEIR or the Complete Communities FEIR.

Visual Effects and Neighborhood Character

North Park CPU PEIR

The analysis in the North Park CPU PEIR identifies less than significant impacts on scenic views and scenic vistas with the implementation of applicable policies that would protect public views. The PEIR identifies future development as largely in-fill development that would fit into the existing urban developed setting and would not result in new obstructions to view corridors.

The North Park CPU PEIR identifies less than significant impacts associated with neighborhood character. While implementation of the proposed North Park CPU and associated discretionary actions would result in intensification of the CPU area, the proposed North Park CPU includes a number of policies that would ensure development is context-sensitive and enhances the character of the surrounding area. Where there are transitions between residential and mixed-use or commercial areas, specific transition standards would be applied to minimize adverse impacts.

Impacts associated with the loss of landmark or mature trees, significant landform alteration, and light and glare are identified as less than significant in the North Park CPU PEIR.

Complete Communities FEIR

The Complete Communities FEIR states that the Complete Communities Program would apply citywide within TPAs in zones that allow for multifamily housing. In exchange for new development that provides affordable housing units and neighborhood-serving infrastructure improvements, the Complete Communities Program would allow additional building square footage and height beyond what is otherwise allowed in the base zone, PDO, or applicable Community Plan. Height incentives would only apply outside the City's Coastal Zone. Within the Coastal Zone, the existing 30-foot height limit would continue to apply, which would limit the maximum densities that could be accommodated in coastal areas and reduce the potential for adverse impacts to neighborhood character that could result from structure heights that are greater than what currently exists. Within the Coastal Zone, FAR incentives would still apply; however, the ability to achieve the highest FAR would be limited by the 30-foot height limit. While the 30-foot height limit would restrict building square footage, the FAR incentives within the Coastal Zone could result in development that is inconsistent with the existing neighborhood character. Outside of the Coastal Zone, height restrictions related to development in proximity to airports would continue to apply, which could limit the height and intensity of development that could occur within areas proximate to airports. Furthermore, market and construction factors could contribute to height limitations.

Transportation infrastructure improvements associated with the CCMC Regulations would have a less than significant impact related to scenic vistas or views. Development associated with the CCHS Regulations located outside of the Coastal Zone could adversely impact public scenic vistas or views due to height incentives that would allow for structure height in excess of existing base zone, PDO, or applicable Community Plan. Thus, at this programmatic level of review, and without project-specific development plans, impacts associated with scenic vistas and viewsheds would be significant and unavoidable.

Under the Complete Communities Program, development of a certain size would be required to provide public amenities. Future development would also be required to incorporate design features that enhance neighborhood character and minimize adverse impacts associated with increased bulk, scale, and height. Building materials, style, and architectural features would be reviewed to ensure the character of development meets required development standards.

Development would also be required to adhere to the City's landscape regulations, which would support neighborhood compatibility. Nevertheless, implementation of the Complete Communities Program could result in development at densities and heights that could substantially alter the existing neighborhood character. While the Complete Communities Program is intended to create a more vibrant, pedestrian-oriented community with transit supportive development, implementation of the proposed ordinance could result in a substantial change to the existing character within the project areas. Thus, at this programmatic level of review, impacts associated with neighborhood character would be significant and unavoidable.

While the City has policies related to tree preservation in place that are intended to preserve distinctive, landmark, and mature trees to the extent practicable, it is possible that future development could nonetheless adversely impact such trees. At the programmatic level of review conducted for the Complete Communities FEIR and without project-specific development plans, impacts associated with the loss of any distinctive or landmark trees or any stand of mature trees would be significant and unavoidable.

The Complete Communities FEIR concluded that development associated with CCHS could result in changes to existing landforms depending on the constraints and slope associated with a particular project site. While existing canyons and slopes throughout the project areas are largely protected from development due to their status as MHPA, the project sites could contain steep slopes or other topographical features that could be impacted by development. The ESL Regulations would protect steep hillsides (defined as hillsides at least 50 feet deep with a slope of 25 percent or greater).

Should a proposed project include impacts to steep hillsides, the project would require a Site Development Permit, which would trigger subsequent environmental review, in order to address potential impacts to ESL protected slopes. Transportation infrastructure resulting from implementation of the CCMC Regulations is not anticipated to result in changes to the existing landform because improvements are anticipated to occur within public rights-of-way, and/or along existing developed streets. Given the developed nature of such areas, landform alteration is not anticipated.

While existing protections are in place to preserve the City's canyons and steep slopes, specific development proposals and grading quantities were not known at the time of analysis of impacts

associated with the Complete Communities was conducted. It is possible that future development under the Complete Communities Program could result in substantial landform alteration. Even with future discretionary reviews for projects that impact ESL-defined steep slopes, impacts could be significant. Therefore, the Complete Communities FEIR determined the program would result in significant and unavoidable landform alteration impacts.

Sources of light within the project areas where the Complete Communities Program would be applied include those typical of an urban community, such as building lighting for residential and commercial land uses, roadway infrastructure lighting, and signage. Future development associated with the Complete Communities Program would introduce new residential interior and exterior lighting, parking lot lighting, commercial signage lighting, and lamps for streetscape and public recreational areas. Transportation infrastructure associated with the CCMC Regulations could also include additional roadway lighting within or along public rights-of-way. Future development would be required to comply with the applicable outdoor lighting regulations of SDMC Section 142.0740 et seq., which would require development to minimize negative impacts from light pollution including light trespass, glare, and urban sky glow. Compliance with these regulations would preserve enjoyment of the night sky and minimize conflict caused by unnecessary illumination. New outdoor lighting fixtures must minimize light trespass in accordance with the California Green Building Standards Code (CAL Green), where applicable, or otherwise shall direct, shield, and control light to keep it from falling onto surrounding properties.

Future development associated with the Complete Communities Program would also be required to comply with SDMC Section 142.0730 to limit the amount of reflective material on the exterior of a building that has a light reflectivity factor greater than 30 percent to a maximum of 50 percent.

Additionally, per SDMC Section 142.0730(b), reflective building materials are not permitted where it is determined that their use would contribute to potential traffic hazards, diminish the quality of riparian habitat, or reduce the enjoyment of public open space. Therefore, through regulatory compliance, the proposed project would not create substantial light or glare that would adversely affect daytime or nighttime views in the area, and impacts would be less than significant.

Project

Pursuant to Public Resources Code (PRC) Section 21099(d)(1), "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." These provisions apply to projects located on a "... lot within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from parcels that are developed with qualified urban uses ... and it is located within 0.5 miles of a major transit stop." Based on the provisions of the state law, the project is proposed on an urban infill site located in a transit priority area and is exempt from findings of significance related to aesthetic effects, including views, visual quality, neighborhood character, and light and glare. The discussion below further outlines the project's consistency with the conclusions in both the North Park CPU PEIR and Complete Communities FEIR.

The project site is not located within or adjacent to a designated scenic vista or a view corridor that is identified in the North Park Community Plan. Since none exist and the site is not located within

the Coastal Overlay Zone, the project would not adversely impact public scenic vistas or views due to height incentives that would allow for structure height in excess of existing base zone, PDO, or applicable Community Plan pursuant to the Complete Communities Program. Therefore, the project would not result in a substantial adverse effect on a scenic vista or public view corridor as described in the North Park CPU PEIR and Complete Communities FEIR.

The project would be consistent with the University Avenue specific North Park Urban Design policies encouraging high-density mixed-use development; consistent with UD-3.23 pedestrian oriented street improvements; consistent with UD-3.25 and UD-3.26 by providing ground floor University Avenue adjacent commercial space; and consistent with UD-3.28 and UD-3.29 by providing no office space. The site is not surrounded by any parcels zoned for residential development, thus the bulk and scale transition plane per North Park Urban Design policies of UD-3.39 and UD-3.40 are not applicable and the project site plan is consistent with UD-3.41 which dictates that higher scale structures should be oriented toward University Avenue.

Additionally, the project design incorporates modulation, façade articulation, and offsetting planes to help reduce visual bulk and provide visual interest, consistent with North Park Urban Design policy UD-3.1; avoids uninterrupted blank walls along building façades consistent with North Park Urban Design policy UD-3.2; provides a building with pedestrian oriented ground floor entrances, consistent with North Park Urban Design policy UD-3.8; provides a building that address corners as focal points with features that encourage pedestrian activity and accentuate the community's major intersections, consistent with North Park Urban Design policy UD-3.15. Along University Avenue, in the blocks immediately adjacent to the project, uses are primarily commercial with some mixed-use buildings, with structures ranging in stature from single story to five stories, with the majority of the structures being single- and two-story. Residential areas surround the University Avenue corridor in the project vicinity, with adjacent uses to the north of the project site consisting of single-story and multi-story, multifamily residential uses, ranging up to 5 stories. Buildings in North Park include a range of architectural styles, and infill development has introduced new architectural forms and styles with no specific theme. The project site is currently developed with two existing two-story buildings. The surrounding neighborhood consists of a variety of commercial, residential, and mixed-use buildings. The building adjacent to the north of the project site is three stories, while the buildings directly west and east of the project site, which front University Avenue, are of similar height to the existing on-site building, with two stories. To the south of the project site, across University Avenue, buildings are generally one to two stories. Therefore, the project's building height would be greater than the immediate adjacent urban development; however, the structure would not be out of character with the multifamily residential and mixed-use buildings in the surrounding areas and the North Park community as a whole.

Despite the intensification of the on-site urban form, the project would preserve the historical façade of the building facing Kansas Street and University Avenue, maintaining the aesthetics of the structure on the ground floor level and part of the second floor facing both streets. The retained façade would be painted white and would maintain the historic clay roof tile. In addition to maintaining the historic façade, the upper elevations of the building façade fronting the public rights-of-way would be composed of offsetting planes that would provide visual relief by inseting or projecting surfaces (planes). Stories 2 through 7 of the building façade facing both streets would

have a 6-foot setback away from the ground floor historic building façade (refer to Figure 4, *Renderings*).

With regard to zoning compliance, the project would develop 92 multifamily units and approximately 4,900 SF of commercial uses, in a 7-story, 108,000 SF building. The project would be processed in accordance with the CCHS Regulations and under the applicable development standards of the existing CC-3-9 zone, with identified incentives and waivers incorporated. Proposed incentives and waivers would allow the project to avoid the strict application of building articulation standards in the SDMC, along with other development regulations unrelated to visual character. Incentives and waivers applied to the project under CCHS that are applicable to visual resources include the waiver of maximum structure height, maximum lot area, street frontage requirements, maximum lot coverage, and waivers to deviate from SDMC Section 131.0522 for transparency of street wall requirements and street frontage tree requirements. The project proposes a waiver related to SDMC Section 131.0522, which requires a minimum of 50 percent wall area between 2 and 10 feet above the sidewalk to be transparent. The retention of the historic façade limits the ability to provide 50 percent transparency, with 40 percent transparency proposed. The project would conform to building articulation regulations of the Commercial zone per SDMC 131.0554. Another waiver is to deviate from SDMC requirements for at least one 24-inch box canopy tree for each 20 feet of street frontage. The project proposes to provide 8 trees in lieu of the 12 required street trees due to the existing utility structures on University Avenue and the need to retain 3 existing street trees.

The project includes a Landscape Plan that follows the guidelines and design recommendations of the North Park Community Plan, City Landscape Guidelines, and SDMC requirements, with the exception of one proposed waiver. The Landscape Plan utilizes ground level street trees such as Brisbane Box and Chinese Pistache trees, relating to and enhancing the architecture. A deviation from SDMC Section 143.1025(a)(2) is requested, which requires at least one 24-inch box canopy tree for each 20 feet of street frontage. The project proposes to provide 8 street trees in lieu of the 12 required due to the existing location of utility structures present on University Avenue and the need to retain three existing street trees. The amenity spaces are designed with simple modern forms and quality materials. The project would not result in a negative effect on the visual quality of the streetscape area and be consistent with the North Park CPU PEIR and Complete Communities FEIR.

The City Arborist requires the project to maintain three existing trees, including one Brisbane Box street tree on Kansas Street, and one American Sweet Gum street tree and one Chinese Pistache street tree on University Avenue. The project would not result in the loss of any distinctive or landmark trees, or any stand of mature trees. No impact to landmark or mature trees would occur as described in the North Park CPU PEIR and Complete Communities FEIR.

The project site is in an infill location with level terrain and existing structures. The site is not located in a canyon or within steep slopes where ESL Regulations would apply. No modifications to natural topography or steep slopes governed by the ESL Regulations would be required to implement the project. No impact on landforms or steep slopes would occur as analyzed in the North Park CPU PEIR and Complete Communities FEIR.

The proposed project is located in an urbanized area, with existing on-site structures and surrounding uses containing lighting; however, the project would introduce additional light fixtures

and may contribute to increases in light in the project area. Additional glare would be minimized by the variety of materials and limited glazing being used on the façade of the structure. The project would comply with the applicable outdoor lighting regulations of SDMC, CAL Green requirements, or otherwise shall direct, shield, and control light to keep it from falling onto surrounding properties. Therefore, project impacts associated with light and glare would be less than significant consistent with the North Park CPU PEIR and Complete Communities FEIR.

Furthermore, while the Complete Communities Program is intended to create a more vibrant, pedestrian-oriented community with transit supportive development, implementation of the Complete Communities regulations could result in a substantial change to the existing character within the project area. The project would provide residential units at higher densities which may contribute to the significant and unavoidable impact associated with the substantial alteration to the existing or planned character of the area as identified in the Complete Communities FEIR.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the conclusions identified in the North Park CPU PEIR or the Complete Communities FEIR. The project would not result in any new significant impacts, nor a substantial increase in the severity of impacts from those described in the North Park CPU PEIR or the Complete Communities FEIR.

Transportation/Circulation

North Park CPU PEIR

Significant cumulative impacts on 8 intersections, 43 roadway segments, 18 freeway segments, and 3 ramp meters are identified in the North Park CPU PEIR using Level of Service (LOS) thresholds for assessing impacts under CEQA. Mitigation measures were identified to reduce impacts; however, not all identified measures were feasible, and the impact is identified in the PEIR as a significant and unavoidable impact. The improvements that are ultimately recommended as part of the North Park CPU are included in the Impact Fee Study (IFS). However, in most cases, the improvements that would mitigate or reduce vehicular impacts were not recommended as part of the North Park CPU in order to maintain consistency with the overall mobility vision and other policies of the North Park CPU. Mitigation measures TRANS 6.3-5, TRANS 6.3-7, TRANS 6.3-13, TRANS 6.3-18 are included in the North Park IFS and remaining measures would not be implemented. The North Park CPU PEIR indicates that is not likely that mitigation measures not included in the IFS would be implemented based on the lack of a funding mechanism and in some cases due to inconsistency of the recommended measure with the mobility goals of the proposed North Park CPU. Further, mitigation included in the IFS cannot be guaranteed because the IFS funding would not be adequate to fully fund the necessary improvements, and there is no guarantee that they would be constructed prior to an impact occurring. Impacts to Caltrans facilities (freeway segments and ramps) would remain significant and unmitigated because the City cannot ensure that the mitigation necessary to avoid or reduce the impacts to a level below significance would occur. Cumulative transportation impacts remain significant and unavoidable.

The North Park CPU PEIR identified less-than-significant impacts associated with consistency with adopted policies, plans, or programs supporting alternative transportation. The North Park CPU and

associated discretionary actions would provide policies that support improvements to pedestrian, bicycle, and transit facilities.

Complete Communities FEIR

California implemented SB 743 to modernize transportation analysis and transition lead agencies from analyzing traffic impacts under CEQA from a congestion-based LOS threshold to a VMT threshold designed to assist the state in meeting its greenhouse gas emissions targets. SB 743, as codified in Public Resources Code Section 21099(b), provides that, automobile delay, as described *solely* by LOS or similar measures of vehicular capacity or traffic congestion, shall not be considered a significant impact on the environment, except for transportation projects.

The Complete Communities FEIR adopted new VMT CEQA significance thresholds for transportation that implemented SB 743. The Complete Communities FEIR concludes that residential or commercial employment development in areas with VMT efficiency at or below 85 percent of the base year regional average would be presumed to have a less than significant impact. Future development of similar types would be expected to have VMT levels similar to those of existing development in that area. Impacts in less efficient VMT per capita areas (greater than 85 percent of the regional average) would remain significant and unavoidable. Although development under the CCHS Regulations combined with improvements resulting from the CCMC Regulations are anticipated to result in the implementation of infrastructure improvements that could result in reductions in per capita VMT, at a program level, it could not be determined whether those improvements would sufficiently reduce potentially significant VMT impacts to below the threshold of significance. Thus, the PEIR concluded that VMT impacts associated with development under the Housing Solutions Program located in less VMT efficient areas would be significant and unavoidable.

The Complete Communities FEIR concluded that, overall, the Complete Communities Program would support improved pedestrian, bicycle, and transit facilities and foster increased safety for all alternative modes by facilitating the development of high-density multifamily residential land uses close to existing transit areas. Additionally, the CCMC Regulations would further support multi-modal opportunities within Mobility Zones 1, 2, and 3 consistent with City policies. Thus, impacts related to conflicts with adopted policies, plans, or programs supporting transportation are identified in the Complete Communities FEIR as less than significant.

Project

At the time of the adoption of the North Park CPU PEIR, CEQA required a transportation analysis to evaluate impacts based on traffic load and capacity of the street system using a LOS standard. Subsequently, CEQA was revised to prohibit use of LOS as the measure of the significance of transportation/circulation impacts. CEQA now requires the evaluation of transportation/circulation impacts using the metric of VMT, with the intent to better align CEQA practices with statewide sustainability goals related to efficient land use, greater multi-modal choices, and GHG reductions and updated how transportation impacts are evaluated under CEQA. Currently, the City's CEQA Guidelines require examination of whether a project would result in VMT exceeding thresholds identified in the City's Transportation Study Manual (TSM; City of San Diego 2022). The project is located in a Transit Priority Area and CCMC – Mobility Zone 2. The Complete Communities FEIR used VMT to analyze transportation impacts and that analysis is applied to the project below.

VMT Assessment

The project was evaluated under the City's TSM VMT Screening Criteria for land use development projects and a VMT Assessment (LLG 2025a; Appendix A) was prepared to assess potential transportation VMT impacts. As a mixed-use project, the project is required to evaluate VMT for each land use within the project and, therefore, the project-specific transportation review addresses the project's VMT impact using the SANDAG Series 14 (ABM 2+, Base Year 2016) screening map for the residential land use as well as the screening criteria based on the proposed land use and expected trip generation for the commercial land use per the TSM.

Specifically, the screening criteria for determining if a project would result in a significant VMT impact require residential projects to be located in a census tract that has a VMT/capita of below 85 percent of the regional average. For the commercial component of the project, the screening criteria for locally serving retail is a project having 100,000 SF gross floor area or less and, demonstrates through a market area study that the market capture area is approximately 3 miles or less and serves a population of roughly 25,000 people or less.

The project proposes 92 multi-family dwelling units at a weekday trip generation rate of 6 trips / dwelling unit and approximately 4,900 SF of ground-floor commercial, assumed to be high-turnover sit-down restaurant at a rate of 130 trips per thousand square feet. Therefore, the project would be expected to generate approximately 1,189 average daily traffic (ADT), with 95 AM peak hour trips (35 inbound and 60 outbound) and 101 PM peak hour trips (66 inbound and 35 outbound).

As detailed in the project's VMT Assessment, the project is located in Census Tract 13 and would be expected to generate 13.8 VMT per capita, which is 73.3 percent of the regional average VMT per capita of 18.9. Therefore, the residential component of the project is screened out from a full VMT analysis as it is below the significance threshold of 85 percent of the regional average. For the commercial component, a map displaying restaurant locations along with population data within a 3-mile radius was examined. It was determined that 614 restaurants serve a population of 297,830 persons, resulting in a population per restaurant of 485 people. As the proposed commercial uses are anticipated to serve 485 people, it is below the threshold of 25,000 people. Thus, the entire project would be screened out from having to conduct a detailed VMT analysis and is presumed to have a less than significant transportation VMT impact per City thresholds.

Local Mobility Analysis

A Local Mobility Analysis (LMA; LLG 2025b; Appendix B) was prepared to evaluate the operational effects of the development project on mobility, access, circulation, and related safety elements in the project study area consistent with the City's TSM. Under Opening Year 2028 with project scenario, the project is not anticipated to result in transportation effects requiring improvements at any of the study intersections or street segments analyzed in the LMA and would not cause any study area intersection turning movements to exceed the storage capacity.

The project would implement transportation amenities required per Section 142.0538 of the SDMC and included as conditions of project approval. A minimum of two points worth of transportation amenities per SDMC 142.0528(c) is required to use the zero minimum parking requirement per SDMC 142.0528(a). To meet this requirement, the project would provide co-working space available

for residents of at least 500 SF and provide private or semi-private workspaces. The project would also provide a bicycle repair station located along University Avenue in lieu of a sidewalk widening pursuant to SDMC 143.1025(A)(1). Further, the project is located in a TPA and is required to provide five points worth of VMT reduction measures for each non-residential land use consistent with CCMC Regulations (SDMC Section 143.1103(b)). The project would provide the following VMT reduction measures:

- One on-site bicycle repair station
- One on-site multi-modal information kiosk located within the residential lobby entry; and
- Short-term bicycle parking spaces that are available to the public, at least 10 percent beyond minimum requirements. The project is required to provide a minimum of two short-term bicycle parking spaces based on the SDMC Section 142.0530(e)(1). Additional short-term bicycle parking spaces are being provided in excess of the minimum requirement with four spaces provided.

Completion of the LMA and associated improvements ensures project consistency with City operational standards for surrounding roadways and implements roadway and intersection improvements as required by the TSM (City of San Diego 2022). Impacts associated with VMT would be less than significant.

The project is in a TPA and Transit Area Overlay Zone in the CC-3-9 zone. Bus routes in the vicinity of the project site include routes 2, 6, and 7. The nearest bus stop to the project site for Route 2 is located at a walking distance of approximately 200 feet from the project, while the nearest stop for Routes 6 and 7 is located approximately 90 feet from the project. As such, the project is proposed in a transit-rich area near high-quality bus service. As noted above, the project design would implement several alternative transportation features that would encourage residents and users to walk, bike, or use transit to and from the project site. In addition to the transportation amenities and VMT Reduction Measures, the project would implement a formal ride-sharing program that matches individuals and encourages carpooling and display bus schedules and maps prominently in the building lobby to inform residents and employees of the available transit routes, transit schedules, and the nearest transit stop. Therefore, the project would be consistent with the City's adopted policies, plans, or programs supporting alternative transportation.

Project access to the site would be located at the parking entrance on the alleyway along the eastern boundary of the project site. There are no design features proposed that could increase hazards in the vicinity of the project site. Additionally, the project would not result in inadequate emergency access as the project meets requirements for fire and emergency access, and the project is served by existing major roadways that have access to major freeways. Therefore, the project would not substantially increase hazards due to a design feature or result in inadequate emergency access.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the conclusions identified in the North Park CPU PEIR or the Complete Communities FEIR. The project would not result in any new significant impacts, nor a substantial increase in the severity of impacts from those described in the North Park CPU PEIR or the Complete Communities FEIR.

Air Quality/Odor

North Park CPU PEIR

The North Park CPU PEIR identifies significant and unavoidable air quality impacts associated with the implementation of the applicable air quality plan. Future operational emissions associated with the North Park CPU would be greater than anticipated for future operational emissions under the adopted Community Plan, and emissions of ozone precursors (reactive organic gases (ROG) and nitrogen oxides (NO_x)) would be greater than what is accounted for in the Regional Air Quality Standards (RAQS). Thus, the PEIR identifies a conflict between the North Park CPU and implementation of the RAQS. Because the significant air quality impact stems from an inconsistency between the proposed North Park CPU and the adopted land use plans upon which the RAQS was based, the only measure that can lessen this effect is the revision of the RAQS and State Implementation Plan (SIP) based on the revised proposed North Park CPU (Mitigation Measure AQ 6.4-1). The impact remains significant and unavoidable.

Operational emissions associated with the North Park CPU are identified as greater for all pollutants when compared to the adopted Community Plan. Additionally, the North Park CPU PEIR identifies emissions in excess of project-level thresholds as a result of North Park CPU implementation. Thus, the North Park CPU PEIR identifies a potentially significant impact on regional air quality. Mitigation Measure AQ 6.4-2 requires development within the North Park CPU that would significantly impact air quality (individually or cumulatively) to be conditioned with all reasonable mitigation to avoid, minimize, or offset the impact; however, because project-level emissions from future developments is not available and emissions from future developments cannot be guaranteed to be below a level of significance, impacts remain significant and unavoidable, as identified in the North Park CPU PEIR.

Air quality impacts associated with the exposure of sensitive receptors to substantial pollutant concentrations and objectionable odors were identified as less than significant impacts in the North Park CPU PEIR.

Complete Communities FEIR

The Complete Communities FEIR states that the California Clean Air Act (CCAA) requires air basins that are designated nonattainment of the California Ambient Air Quality Standards (CAAQs) for criteria pollutants to prepare and implement plans to attain the standards by the earliest practicable dates. The two pollutants addressed in the SIP and RAQs are ROG and NO_x, which are precursors to the formation of ozone (O₃). The SIP and the RAQS, which in conjunction with the transportation control measures (TCMs), serve as the air quality plans of the San Diego Air Basin (SDAB). The basis for the SIP and RAQS is the distribution of population in the region as projected by SANDAG. The San Diego Air Pollution Control District (SDAPCD) refers to approved general plans to forecast, inventory, and allocate regional emissions from land use and development-related sources. These emissions budgets are used in statewide air quality attainment planning efforts. As such, proposed development at an intensity equal to or less than the population growth projections and land use intensity described in their located land use plans are inherently consistent.

The Complete Communities Program is intended to incentivize high-density multifamily residential development where affordable housing and community-serving amenities are provided within TPAs.

The Complete Communities Program could result in a redistribution of the density that was evaluated within recent community plan update EIRs. Densities could shift to focus more within TPAs, but this shift is not anticipated to exceed the overall community plan densities that were evaluated in the respective community plan update EIRs. However, in project areas within communities that have not undergone a recent comprehensive community plan update, it is possible that the Complete Communities Program could result in additional new development.

Recent community plan update EIRs recognized that as the community plans were updated, newly designated land uses would be forwarded to SANDAG for inclusion in future updates to the air quality plans for the SDAB. At the time of preparation of the Complete Communities FEIR, the most recent SIP and RAQs were updated in 2016, with new updates occurring on a three-year cycle. Therefore, densities with community plans adopted after 2016 would be reflected in the current air quality plans. Additional density allowed with communities without a recent comprehensive community plan update would also not be reflected in the air quality plans. Thus, the implementation of the Complete Communities Program could result in a significant impact due to conflicts with the land use assumptions used to develop current RAQs and SIP. Impacts are identified in the FEIR as significant and unavoidable.

Future construction activities associated with development under the Complete Communities Program are anticipated to occur sporadically over approximately 30 years, consistent with build-out assumption in recent community plan updates. Build-out would be comprised of multiple projects undertaken by individual developers/project applicants, each having project-specific construction timelines and activities. Construction activities associated with the CCHS Regulations would also occur sporadically over time, including both transportation infrastructure improvements and development incentivized by the CCHS Regulations. As the exact number and timing of individual development projects and infrastructure improvements that could occur as a result of implementation of specific proposed projects are unknown at this time, it is possible that multiple projects could be constructed simultaneously and future development could exceed emissions thresholds. Therefore, construction-related air quality impacts resulting from the Complete Communities Program and specifically the CCHS Regulations are identified in the FEIR as significant.

Operational emissions are long-term and include mobile and area sources. The CCMC Program would not be directly associated with operational emissions as the program would result in the installation of transportation infrastructure and amenities that would facilitate active transportation modes and are anticipated to support a decrease in vehicular mode share. For purposes of analyzing potential operational emissions, the Complete Communities FEIR assumed that development under the CCHS could exceed emissions levels compared to existing plans, as the CCHS could increase multifamily residential densities within the CCHS project areas. While the CCMC Program would incentivize development, it would not authorize any increase in residential densities beyond existing allowances.

The primary source of operational emissions resulting from residential development is vehicle emissions. While the CCHS Regulations could increase multifamily residential densities within Complete Communities Program project areas, the redistribution of density to focus within TPAs would provide a more efficient land use pattern that would support a reduction in VMT and

associated operational air emissions. Additionally, high density residential development generally would result in less area source emissions associated with fireplaces and landscape equipment.

The Complete Communities Program spans multiple community planning areas, including areas without recently adopted community plans. As the Complete Communities Program could increase operational emissions within communities without recently adopted community plan updates and redistribute density within communities with recently adopted community plan updates, it is possible that operational air emissions could be in excess of what was evaluated in the community plan EIRs completed for all of the project areas. Thus, at the programmatic level of review conducted for the Complete Communities FEIR and without project-specific development plans, operational emissions impacts resulting from development under the Complete Communities Program were determined to be significant and unavoidable.

Recent community plan update EIRs have included analysis of intersection volumes to determine the potential for a carbon monoxide (CO) hot spot occurrence with build-out of the proposed community plan updates. As the CCHS would allow for increased height and square footage, and thus increased density, within TPAs for multifamily residential projects that meet all of the requirements of the ordinance, these projects could increase intersection volumes beyond what was evaluated in recent community plan updates. While it is not reasonably foreseeable that the potential increase in intersection volumes could exceed the 31,600 vehicle-screening threshold based on the fact that projected volumes from the recent community plan update EIRs have not exceeded the threshold, other communities, including communities within the project areas without a recent community plan update, could have intersections with volumes approaching the screening threshold. As the CCHS would allow for ministerial approval of multifamily residential developments, future projects would not be required to perform dispersion modeling to determine the potential for CO hot spots. It is possible that increased congestion within TPAs resulting from development under the CCHS of the Complete Communities Program could increase volumes and delays at intersections, and could experience 31,600 vehicles per hour or more, resulting in a potentially significant impact related to localized CO hot spots.

Improvements under the CCMC Regulations would not generate increased volumes at intersections; however, over time, mobility improvements favoring non-vehicular transportation could result in additional vehicular delay; housing incentivized by the CCHS Regulations would contribute to trips to local roadways. The CCMC Regulations would result in the installation of transportation infrastructure and amenities that are anticipated to support a decrease in vehicular mode share.

However, at the program-level of analysis conducted for the Complete Communities FEIR, it could not be determined how the CCMC Program would affect vehicular mode share or roadway/intersection operations. Therefore, localized CO emissions associated with the CCMC Regulations are identified in the FEIR as potentially significant.

Relative to toxic air emissions, construction of future projects and associated infrastructure implemented under the Complete Communities Program would result in short-term diesel exhaust emissions from the use of on- and off-site heavy-duty equipment. Construction would result in the generation of diesel particulate matter (DPM) emissions from the use of off-road diesel equipment required for site grading and excavation, paving, and other construction activities as well as on-road diesel equipment used to bring materials to and from project sites. Based on the highly dispersive

nature of DPM, required compliance with SDAPCD air quality rules, and the fact that construction activities would occur intermittently and at various locations throughout the Complete Communities' project areas, DPM generated by construction is not expected to create conditions where the probability is greater than 10 in one million of developing cancer for the Maximally Exposed Individual or to generate ground-level concentrations of non-carcinogenic toxic air contaminants that exceed a Hazard Index greater than one for the Maximally Exposed Individual. Additionally, with ongoing implementation of Environmental Protection Agency (EPA) and California Air Resources Board (CARB) requirements for cleaner fuels, off-road diesel engine retrofits, and new low-emission diesel engine types, the DPM emissions of individual equipment would be substantially reduced over the years as build-out continues. Therefore, impacts related to exposure of sensitive receptors to construction toxic air emissions were determined to be less than significant with the implementation of the Complete Communities Program.

Relative to stationary sources that emit toxic air emissions, such as gasoline stations, power plants, dry cleaners, and other commercial and industrial uses, the Complete Communities Program would facilitate the development of high density multifamily development with neighborhood-serving infrastructure within TPAs and the development of active transportation infrastructure within TPAs and Mobility Zones 1, 2, and 3, and would not facilitate land uses that would serve as a source of stationary air emissions. Therefore, the Complete Communities Program would not result in toxic air emissions that could result in public health risks. Impacts related to the exposure of sensitive receptors to stationary source toxic air emissions would be less than significant.

Consistent with recent community plan update EIRs analyses related to mobility source emissions, the Complete Communities Program would require future projects within 500 feet of a freeway to provide land use buffers, such as providing off-street parking and landscaping between freeways and the proposed use and orienting usable open space areas and balconies away from the freeway. Improvements would result in the installation of transportation infrastructure and amenities that are anticipated to support a decrease in vehicular mode share. Consistent with the goals of CARB's handbook, Complete Communities Program requirements and design guidelines support infill, high-density multifamily residential development and transit-oriented development that would benefit regional air quality. Given the lack of project-specific information associated with Complete Communities, impacts related to the goals of CARB and exposure of sensitive receptors to substantial pollutant concentrations could not be determined. Therefore, impacts related to the exposure of sensitive receptors to mobile source emissions were identified as significant and unavoidable.

Facilities that generate objectionable odors typically include wastewater treatment plants, landfills, and paint/coating operations (e.g., auto body shops), among others. The ordinances of the Complete Communities Program would facilitate the development of high-density multifamily residential development with associated infrastructure improvements within TPAs (for the CCHS Regulations), and Mobility Zones 1, 2, and 3 (for the CCMC Regulations) would support the development of active transportation infrastructure within these areas. These uses are not expected to result in objectionable odors. Impacts would be less than significant.

Project

The project would implement the mixed-use development anticipated in the North Park CPU land use plan. The North Park CPU PEIR identifies greater operational air quality emissions than those identified under the adopted Community Plan due to the increase in residential uses when compared to the previously adopted Community Plan. Thus, the project would contribute to the significant and unavoidable impact associated with the RAQS identified in the North Park CPU PEIR; however, Mitigation Measure AQ 6.4-1 would not be required by the project, as it requires the City to submit a revised land use plan to SANDAG for updating growth projections.

Implementation of the project would produce temporary air emissions during construction as a result of demolition, soil grading, heavy equipment operations, worker trips, deliveries/material hauling trips, and temporary power production. The Complete Communities FEIR analyzed hypothetical construction scenarios, including a 5-acre mixed-use development consisting of the demolition of an existing 20,000 SF structure and the construction of 300 multifamily residential units and 10,000 SF of retail uses. The resultant air emissions modeling showed that criteria pollutants, including ROG, NOx, CO, sulfur dioxides (SO₂), and particulate matter, were all well below established significance thresholds, and for each pollutant, were less than 30 percent of the threshold. Because the project is smaller in size, and less of multifamily units and commercial square footage than analyzed in the Complete Communities FEIR hypothetical project, project construction would not be expected to exceed applicable thresholds for criteria pollutants. Impacts would be less than significant. The project would not be required to implement North Park CPU PEIR Mitigation Measure AQ 6.4-2.

Sources of operational emissions associated with the project include traffic generated by the project, and area source emissions from the use of natural gas, fireplaces, and consumer products. Emissions modeling was conducted for the PEIR and determined that build-out of the entire CPU area would exceed the City's project-level thresholds and would be greater than levels anticipated in the prior community plan. Thus, the project would contribute to the significant and unavoidable air quality impact associated with the operational emissions identified in the North Park CPU PEIR and Complete Communities FEIR. The project would comply with the Complete Communities program and the CCHS Regulations, which would minimize the project's contributions to air emissions via compliance with CAL Green code and required transportation improvements that would reduce the project's VMT as outlined under the Transportation analysis above. Specifically, the proposed VMT reduction measures include an on-site bicycle repair station, an on-site multi-modal information kiosk located within the residential lobby entry, and short-term bicycle parking spaces that are available to the public.

The project site is located approximately 0.4 miles from the nearest intersection in the North Park CPU area that was evaluated for potential CO hotspots. The analysis determined that none of the intersections identified in the North Park CPU FEIR would result in significant impacts associated with CO hotspots. Thus, the project would not result in impacts associated with sensitive receptors and CO hotspots. The incremental increase in cancer risks and chronic health risks to sensitive receivers associated with build-out of the proposed North Park CPU and associated discretionary actions are identified in the North Park CPU PEIR as less than significant. As the proposed project is

consistent with the North Park CPU, impacts to sensitive receptors associated with the project would also be less than significant, and no mitigation is required.

Construction of the project at the site would involve the use of diesel-powered construction equipment. Diesel exhaust odors may be noticeable temporarily at adjacent properties during the construction period; however, construction activities would be temporary and are not considered significant. The proposed development of the site would not include industrial or agricultural uses that are typically associated with objectionable odors. Therefore, impacts associated with objectionable odors would be less than significant, and no mitigation is required.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the conclusions identified in the North Park CPU PEIR or the Complete Communities FEIR. The project would not result in any new significant impacts, nor a substantial increase in the severity of impacts from those described in the North Park CPU PEIR or the Complete Communities FEIR.

Greenhouse Gas Emissions

North Park CPU PEIR

The North Park CPU and associated discretionary actions would increase GHG emissions over those of the adopted Community Plan; however, this increase in GHG is a direct result of the implementation of Climate Action Plan (CAP) Strategies and the General Plan's City of Villages Strategy. Increasing residential and commercial density in transit corridors and Community Villages within a TPA would support the City in achieving the GHG emissions reduction targets of the CAP, and thus, the North Park CPU PEIR identifies less than significant impacts associated with GHG emissions.

The North Park CPU and associated discretionary actions would implement the General Plan's City of Villages Strategy and include policies for the promotion of walkability and bicycle use, policies promoting transit-supportive development, and would be consistent with the CAP and the General Plan. Impacts associated with conflicts with applicable plans, policies, or regulations adopted for the purposes of reducing GHGs are identified in the North Park CPU PEIR as less than significant.

Complete Communities FEIR

The Complete Communities FEIR concluded that the Complete Communities Program would be consistent with the General Plan's City of Villages strategy and the City's CAP by incentivizing the development of multifamily residential as well as other land uses to support increased multifamily residential densities within TPAs and Mobility Zones 1, 2, and 3. The Complete Communities Program will reduce GHG emissions, primarily through reductions in VMT. Thus, the Complete Communities Program would support the City in obtaining citywide GHG emissions reduction targets under the CAP. Impacts related to GHG emissions would be less than significant.

The Complete Communities FEIR determined that future development under the Complete Communities Program would be consistent with State plans, SANDAG's Regional Plan, the City's General Plan, and the City's CAP. Future housing development implemented under the Complete Communities Program would require compliance with the California Building Code (CBC) energy

efficiency and applicable CAL Green building standards and therefore would be compliant with State plans. The Complete Communities Program would require provision of infrastructure amenities such as bicycle lanes, transit amenities, or public open spaces and would implement SANDAG's Regional Plan goals and land use strategies. Regarding compliance with the City's General Plan, by allowing qualifying multifamily housing to proceed with a ministerial approval process under the Complete Communities Program and allowing for increased height and square footage for projects processed under the proposed ordinances, the Complete Communities Program would support and incentivize future development envisioned by the City of Villages strategy. Based upon this analysis, impacts associated with applicable GHG emission reduction plans were determined to be less than significant.

Project

The project is consistent with the existing General Plan and North Park Community Plan land use designations and zoning on the site with implementation of the CCHS Program. As a mixed-use development with multifamily residential housing within a TPA and in Mobility Zone 2, the project would comply with the City of Villages strategy and policies for the promotion of walkability and bicycle use and polices promoting transit-supportive development as envisioned in the North Park CPU and CCHS Program; thus, reducing its GHG emissions by implementing VMT reductions as part of the project design. The proposed VMT reduction measures include an on-site bicycle repair station, an on-site multi-modal information kiosk located within the residential lobby entry, and short-term bicycle parking spaces that are available to the public. As the project would be required to implement CCHS Regulations, it would minimize the project's contributions to GHG emissions via the required design features and transportation improvements. The project would also be consistent with the strategies and actions of the CAP to reduce citywide GHG by incorporating energy and water efficient building features, electric vehicle charging, bicycle parking, and street tree plantings. These project features would be assured as conditions of project approval. Thus, the project is consistent with the GHG reduction strategies in the CAP. No mitigation is required.

The project's contribution of GHGs to cumulative Statewide emissions would be less than cumulatively considerable based on the project's consistency with the City's CAP and the General Plan. Therefore, the project's GHG emissions would have a less than significant impact on the environment. No mitigation is required.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the conclusions identified in the North Park CPU PEIR or the Complete Communities FEIR. The project would not result in any new significant impacts, nor a substantial increase in the severity of impacts from those described in the North Park CPU PEIR or the Complete Communities FEIR.

Noise

North Park CPU PEIR

The North Park CPU PEIR identifies a significant and unavoidable impact associated with increases in ambient noise levels. An increase in ambient vehicular traffic noise in the North Park CPU area would result from continued build-out of the North Park CPU and increases in traffic due to regional

growth. A significant increase would occur adjacent to several street segments in the North Park CPU area, which could result in the exposure of existing noise sensitive land uses to noise levels in excess of the compatibility levels established in the General Plan, resulting in a significant impact. For new discretionary development, there is an existing regulatory framework in place that would ensure future projects implemented in accordance with the proposed North Park CPU and associated discretionary actions would not be exposed to ambient noise levels in excess of the compatibility levels in the General Plan. Thus, noise impacts associated with new discretionary projects would be less than significant. However, in the case of ministerial projects, there is no procedure to ensure that exterior noise is adequately attenuated. Therefore, exterior noise impacts for ministerial projects located in areas that exceed the applicable land use and noise compatibility level would be significant and unavoidable. No feasible mitigation has been identified at the program level to reduce impacts to less than significant.

In the North Park CPU area, noise levels for all land uses would be incompatible (i.e., greater than 75 dB(A) CNEL) closest to the freeways. The North Park CPU PEIR indicates that these areas are developed, and the proposed North Park CPU and associated discretionary actions would not change the land use in these areas. Thus, while land uses in these areas would be exposed to noise levels that exceed General Plan standards, this noise exposure would not be a significant noise impact resulting from implementation of the proposed North Park CPU and associated discretionary actions. No mitigation is required at the program level.

A regulatory framework and review process exists for new discretionary development in areas exposed to high levels of vehicle traffic noise. Individual projects would be required to demonstrate that exterior and interior noise levels would be compatible with City standards. Noise compatibility impacts associated with the proposed North Park CPU and associated discretionary actions would be less than significant with the implementation of existing regulations and noise standards. However, in the case of ministerial projects, there is no procedure to ensure that exterior noise is adequately attenuated. Therefore, exterior noise impacts for ministerial projects located in areas that exceed the applicable land use and noise compatibility level is identified in the North Park CPU PEIR as significant and unavoidable.

Regarding compatibility with aircraft noise levels, the SDIA is located approximately 2 miles west of the North Park planning area and is entirely outside of the 60 dB(A) CNEL noise contour identified in the Airport Land Use Compatibility Plan. Thus, no impact would occur related to aircraft noise is identified in the North Park CPU FEIR.

Mixed-use sites and areas where residential uses are located in proximity to commercial sites would expose sensitive receptors to noise, which would be controlled by City policies and regulations to reduce noise impacts between various land uses. In addition, enforcement of federal, state, and local noise regulations would control impacts. With implementation of these policies and enforcement of the Noise Abatement and Control Ordinance of the Municipal Code, impacts associated with noise ordinance compliance are identified in the North Park CPU PEIR as less than significant and no mitigation is required at the program level.

Construction activities related to implementation of the proposed North Park CPU and associated discretionary actions would potentially generate short-term noise levels in excess of 75 dB(A) L_{eq} at adjacent properties. While the City regulates noise associated with construction equipment and

activities through enforcement of noise ordinance standards (e.g., days of the week and hours of operation) and imposition of conditions of approval for building or grading permits, there is a procedure in place that allows for a permit to deviate from the noise ordinance. Due to the highly developed nature of the North Park CPU area with sensitive receivers potentially located in proximity to construction sites, there is a potential for future projects to expose existing sensitive land use to significant noise levels. While future development projects will be required to incorporate feasible mitigation measures, due to the close proximity of sensitive receivers to potential construction sites, the program-level impact related to construction noise is identified in the North Park CPU PEIR as potentially significant. Mitigation Framework NOISE 6.6-1 is identified in the PEIR to reduce impacts to a less than significant level.

The North Park CPU PEIR identifies significant and unavoidable noise impacts associated with vibration during construction. By use of administrative controls, such as scheduling construction activities with the highest potential to produce perceptible vibration to hours with least potential to affect nearby properties, perceptible vibration can be kept to a minimum and as such would result in a less than significant impact with respect to perception. However, pile driving within 95 feet of existing structures has the potential to exceed 0.20 inch per second and is identified in the North Park CPU PEIR as potentially significant. Mitigation Framework Noise 6.6-2 is identified to reduce construction-related vibration impacts; however, at the program-level it cannot be known whether the measures would be adequate to minimize vibration levels to less than significant. Thus, even with implementation of NOISE 6.6-2, the North Park CPU PEIR identifies construction-related vibration impacts as significant and unavoidable.

Complete Communities FEIR

The Complete Communities FEIR determined that ambient noise levels in the project areas would increase as a result of implementation of the Complete Communities Program. The increase in ambient noise levels associated with additional potential density within the project areas could expose existing and future noise-sensitive receptors to a significant noise impact. The CCHS Regulations include design requirements to attenuate noise levels in outdoor usable open space areas through project design. While compliance with design requirements would reduce potential impacts to existing and future noise sensitive land uses, future ambient noise levels could nevertheless exceed the City's significance threshold. Therefore, impacts would be significant and avoidable.

The Complete Communities FEIR found that with implementation of the Complete Communities Program, interior noise standards of 45 dBA CNEL for residential uses and 50 dBA for nonresidential uses would be achieved through compliance with Title 24 requirements during the building permit review. However, future development within the project areas where Complete Communities can be applied could result in the exposure of residents to exterior noise levels that exceed the City's significance thresholds. Recent community plan update EIR analysis shows noise levels in the project areas are dominated by vehicle traffic exceeding allowable levels. While design requirements associated with the Complete Communities Program would reduce potential impacts to existing and future noise sensitive land uses, future ambient noise levels could nevertheless exceed the City's significance threshold. Therefore, impacts would be significant and unavoidable.

Areas where Complete Communities can be applied are located within AIAs of the following five airports: Brown Field, Montgomery Field, Marine Corps Air Station Miramar, NOLF Imperial Beach, and SDIA. Each applicable ALUCP identifies noise contours within which land uses may be exposed to airport noise. Approximately 762 acres within the Complete Communities' project areas are located within a 65 to 70 CNEL ALUCP noise contour, approximately 495 acres are located within a 70 to 75 CNEL ALUCP noise contour, and approximately 138 acres are located within a 75 CNEL ALUCP noise contour or higher. However, the Complete Communities Program does not propose a change to any existing land use designation; future multifamily residential development allowed under the proposed ordinance would be consistent with existing Community Plan allowed land uses and associated ALUC consistency determinations. Any future development within the project areas would be subject to applicable overflight notification policies in the respective ALUCP that would be enforced during the building permit phase. Therefore, impacts would be less than significant.

The Complete Communities FEIR concluded that the Complete Communities Program project areas would contain mixed-use areas where residential uses are located in proximity to commercial sites, which could expose sensitive receptors to noise above allowable levels. It is not anticipated that stationary sources associated with multifamily residential land uses located within TPAs would result in noise exceeding property line limits; however, at the programmatic level of review that was conducted for the FEIR, location of stationary sources and impacts to sensitive receptors could not be verified. The City's Noise Ordinance property line standards would apply to any future development processed under the proposed ordinance. Although enforcement mechanisms for the violation of noise regulations in the Noise Abatement and Control Ordinance would provide for the correction of potential noise exceedances, the Complete Communities FEIR determined that impacts would remain potentially significant and unavoidable.

The Complete Communities FEIR found that construction activities related to implementation of the Complete Communities Program would potentially generate short-term noise levels in excess of 75 dBA L_{eq} at adjacent properties. While the City regulates noise associated with construction equipment and activities through enforcement of its Noise Abatement and Control Ordinance, impacts associated with construction noise would remain potentially significant and unavoidable.

Project

Sources of ambient noise in the project area consist of vehicle traffic and stationary noise associated with nearby commercial and residential uses. Vehicular traffic along University Avenue and 30th Street are the dominant sources affecting ambient noise levels in the project vicinity. The project is consistent with the uses envisioned for the property in the North Park CPU, and thus, is included in the ambient noise projections contained in the PEIR. According to Table 6.6-2 of the North Park CPU PEIR, increases in ambient noise along 30th Street between Lincoln Avenue and University Avenue are projected to increase 0.7 dBA from 66.4 dBA to 65.1 by 2035. Noise levels along University Avenue between Utah Street and 30th Street are projected to increase by 0.8 dBA from 66.2 dBA to 67 dBA by 2035. Changes in ambient noise levels of 3 dB or greater are perceptible to the human ear. The projected 0.7 to 0.8 dB increase in ambient noise predicted in the project vicinity would not be perceptible and would not result in significant noise exposure to existing and future noise-sensitive land uses (NSLUs). Therefore, the project would not expose NSLUs to ambient noise that exceeds the City's noise standards, and impacts would be less than significant.

The project site is not located within areas identified by the North Park CPU PEIR as having incompatible noise levels (i.e., greater than 75 dB(A) CNEL). The two closest sources of vehicle noise to the project site are 30th Street and University Avenue. According to Table 6.6-3 of the North Park CPU PEIR, future vehicle traffic contour distances along 30th street between Lincoln Avenue and University Avenue, would be 75 CNEL at 5 feet from the roadway centerline, 70 CNEL at 16 feet, 65 CNEL at 51 feet, and 60 CNEL at 162 feet. Along University Avenue, between Utah Street and 30th Street, vehicular noise would be 75 CNEL at 8 feet from the roadway centerline, 70 CNEL at 25 feet, 65 CNEL at 79 feet, and 60 CNEL at 251 feet. The project site is over 200 feet from the centerline of 30th Street and approximately 30 feet from the centerline of University Avenue. Based on these distances from the roadway centerlines, the proposed building exterior would be exposed to noise levels between 65 and 70 CNEL due to future vehicular traffic noise in the project area. Therefore, the project would be a compatible use with the future noise environment described in the PEIR.

As stated above, the project's traffic would contribute to these future noise levels but would not be a significant source of vehicular noise due to the low volume of traffic it would produce (i.e., 1,189 net new ADT; LLG 2025a) relative to the existing and future traffic volumes anticipated in the Community Plan area. The existing regulatory framework and review process for new development in areas exposed to high levels of vehicle traffic noise, in combination with compliance with policies in the North Park CPU and General Plan, would ensure that the project would not be exposed to incompatible exterior noise levels. Impacts would be less than significant.

The project site is not located within the SDIA noise contours, as identified in the SDIA ALCUP (San Diego County Regional Airport Authority Airport Land Use Commission 2014; Exhibit 2-1). As such, the project site would not be exposed to airport-associated noise in excess of 60 dB CNEL.

The project features residential and commercial uses that would produce new stationary noise sources, such as heating/ventilation/air conditioning (HVAC) units in the project area. City policies and regulations would control these noise sources and reduce potential impacts between the project and the nearby land uses. The project would comply with the existing regulatory framework and the City's development review process, which would ensure compliance with applicable noise standards and protect NSLUs in the project area from noise in excess of the required standards.

Construction associated with the project would include partial demolition of the existing structures, asphalt, and concrete; site preparation work; excavation of subgrade parking; foundation work; and building construction. These activities would generate temporary construction noise. As discussed in the North Park CPU PEIR, construction equipment would generate maximum noise levels between 85 to 90 dB at 50 feet from the source when in operation. Hourly average noise levels would be 82 dB(A) at 50 feet from the center of construction activity when assessing the loudest pieces of equipment working simultaneously. Noise levels would vary depending on the nature of the construction including the duration of specific activities, nature of the equipment involved, location of the particular receiver, and nature of intervening barriers. Construction noise levels of 82 dB(A) L_{eq} at 50 feet would attenuate to 75 dB(A) L_{eq} at 110 feet. Therefore, based on this analysis of typical construction noise levels, significant impacts would occur if noise sensitive land uses are located closer than 110 feet from construction activities. The nearest sensitive receptor to the project site would be the residential uses located directly adjacent to the northern boundary of the project site. Construction noise impacts for the project would be potentially significant, consistent with the

construction noise impacts identified for the North Park CPU PEIR. The project would implement North Park CPU PEIR Mitigation Measure NOISE 6.6-1, as outlined in MM-NOI-1 in the Mitigation, Monitoring and Report Program (MMRP) in Section VII of this Addendum, to reduce construction noise impacts to a less than significant level.

Construction activities associated with the project would have the potential to generate construction vibration, particularly associated with demolition and excavation. The project would not require pile driving to construct the proposed structure; therefore, impacts from construction vibration would be less than significant. In addition, the proposed mixed-use project does not include components that would generate vibration during long-term operation. Impacts associated with vibration would be less than significant. The project would not be required to implement North Park CPU PEIR Mitigation Measure 4.6-2.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the conclusions identified in the North Park CPU PEIR or the Complete Communities FEIR. The project would not result in any new significant impacts, nor a substantial increase in the severity of impacts from those described in the North Park CPU PEIR or the Complete Communities FEIR.

Historical Resources

North Park CPU PEIR

Implementation of the North Park CPU and associated discretionary actions could result in an alteration of a historic building, structure, object, or site. Mitigation Measure HIST 6.7-1 is identified in the PEIR, which requires an evaluation of historic architectural resources prior to the issuance of any permit for a development project and requires mitigation to be implemented based on impacts identified during project-specific evaluation. However, even with implementation of the mitigation framework identified in the North Park CPU PEIR, the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at the program level of analysis; thus, the North Park CPU PEIR identifies significant and unavoidable impacts to historic buildings, structures, and objects.

Development implemented in accordance with the North Park CPU and associated discretionary actions would potentially result in impacts to significant archaeological and tribal cultural resources and would be required to implement mitigation measure HIST 6.7-2, which addresses measures to minimize impacts to archaeological and tribal cultural resources. Mitigation, combined with the policies of the General Plan and North Park CPU, in addition to compliance with CEQA and Public Resources Code Section 21080.3.1 requiring tribal consultation, and the City's Historic Resources Regulations (SDMC Section 143.0212) which requires review of ministerial and discretionary permit applications for any parcel identified as sensitive on the Historical Resources Sensitivity Maps would reduce the program-level impact related to prehistoric or historical archaeological resources and tribal cultural resources. However, even with the application of the existing regulatory framework and mitigation framework, the feasibility and efficacy of mitigation measures cannot be determined at the program level of analysis. Thus, impacts to prehistoric resources, sacred sites, and human remains would be minimized, but not to below a level of significance. Impacts to archaeological and tribal cultural resources are identified in the North Park CPU PEIR as significant and unavoidable.

Complete Communities FEIR

The Complete Communities FEIR anticipated that development under the proposed ordinances may result in the demolition or alteration of a structure older than 45 years old. Development on parcels containing individually significant historical resources would need to comply with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI Standards) or obtain a Site Development Permit with deviation findings and site-specific mitigation would be required. The Complete Communities FEIR determined the project could result in direct impacts, including the substantial alteration, relocation, or demolition of historic buildings or structures. Impacts were determined to be significant and unavoidable.

The Complete Communities FEIR acknowledges that while existing regulations and the LDC would provide for the regulation and protection of archaeological resources and human remains, it is impossible to ensure the successful preservation of all archaeological resources. Therefore, potential impacts to archaeological resources and human remains are considered significant and unavoidable.

Project

The project site contains a locally designated historic resource, the Edward and Emma Newman Building. The Edward and Emma Newman Building is listed on the City's Register of Historical Resources (HRB #1482). The project would substantially alter the Edward and Emma Newman Building by removing the north facade and roof as well as adding new construction above. The south and west façades on University Avenue and Kansas Street will be retained and rehabilitated to mitigate impacts to the historic building. The project also includes demolition of the structure at 2920 University Avenue, which was evaluated and determined to not be historically significant.

The Historical Resources Technical Report (HRTR) prepared for the project (Heritage Architecture & Planning 2025; Appendix C) has identified the Edward and Emma Newman, located at 2906-2912 University Avenue, as significant at the local level under local Criterion A and C (refer to discussion below for additional details), and eligible for listing on the National Register under Criterion A and California Register Criterion 1 for its association with the early commercial developments that have made significant contributions to the broad patterns of North Park community and San Diego's historical and economic heritage. The building is also identified as significant at the local level under Criterion A, as being representative of the early commercial development of North Park that occurred along University Avenue as a result of the streetcar line expansion and subsequent residential growth. The commercial center at 30th and University developed into the community's primary commercial core, and the Edward and Emma Newman Building housed the community's first department store, the Mudd Department store, from 1929 to 1932. The building retains historic integrity as it relates to this significance.

The building is also identified as significant at the local level and eligible for listing in the National Register under Criterion C, the California Register Criterion 3, and the San Diego Register Criterion C for its Spanish Colonial Revival architectural style and One-Part Commercial Block building type. Specifically, the resource encompasses the entire parcel, retains a boxed form, features a large expanse of wall above the storefront intended for signage and large glass display windows to illustrate its use as a commercial space. Additionally, the building continues to convey the historic

significance of the Spanish Colonial style by embodying the historic characteristics associated with the style including an undulating stucco exterior, pilasters with scroll-like capitals, Mission tile roof, decorative wrought iron, corner tower, arched transom windows, accent tiles, and clay attic vents. The building retains historic integrity as it relates to this significance.

The Edward and Emma Newman Building was designated as a historical resource (resource) on the San Diego Register on January 26, 2023 under HRB Criterion A and C, as described above. The City's Historical Resources Regulations requires that all designated historical resources be maintained consistent with the Secretary of the Interior's Standards (Standards) or a deviation is required through a Site Development Permit (SDMC Section 143.0220). The current project is not consistent with the Standards and requires a deviation from the City's Historical Resources Regulations. The proposed removal of the building's existing roof and north façade is not consistent with the Standards due to the removal of a substantial amount of historic material. Additionally, the construction of the six stories above the resource is not consistent with the Standards due to the proposed massing, size, scale and proportion of the new construction in relation to the resource. Therefore, the proposed development is, by definition, a substantial alteration requiring a Site Development Permit (SDP), consistent with SDMC Section 143.0251.

The project has complied with North Park CPU PEIR Mitigation Measure HIST 6.7-1, which requires an evaluation of historic architectural resources. The HRTR evaluation identified project-specific significant impacts, requiring the need for project-specific mitigation. Implementation of project-specific mitigation, identified as MM-HIST-1, MM-HIST-2, MM-HIST-3, and MM-HIST-4 in the MMRP in Section VII of this Addendum, would be required for the exterior façade rehabilitation. The Edward and Emma Newman Building would be documented to Historic American Building Survey (HABS) standards prior to the north exterior wall and roof demolition (MM-HIST-1). Additionally, a Treatment Plan would be prepared and approved by Heritage Preservation staff (HRB; MM-HIST-2). The Treatment Plan would outline how the existing historical facades will be protected during construction and modified in order to accommodate the new development while maintaining the building's historic integrity. The Treatment Plan will also require certain elements of the facade to be restored to the building's historic period of significance. A Monitoring Plan (MM-HIST-3) would be prepared prior to the issuance of any construction permits and would be implemented during construction activities (including demolition work). An existing marker detailing the building's historical significance is present in front of the existing entrance to the building. Project construction could impact the existing marker; however, MM-HIST-4 requires restoration, preservation, and long-term maintenance of the existing sidewalk marker. Therefore, with implementation of mitigation, the direct impact associated with the alteration or repair of a historic structure would be mitigated to the extent feasible. The direct impact associated with the demolition and grading activities would remain a significant, unavoidable impact since it would constitute a loss of a significant portion of the resource's historic materials. This significant and unavoidable project-level impact is consistent with the analyses and conclusions reached at a program-level in the North Park CPU PEIR and the Complete Communities FEIR regarding historic structures.

Most of the North Park community, including the project site and surrounding areas, is developed and is designated for low cultural sensitivity (Figure 6.7-3 of the North Park CPU PEIR). Based on the low cultural sensitivity in the project area and the previous disturbance of the project site, no impacts to prehistoric resources, sacred sites, and human remains are expected. Impacts would be

less than significant, and the project would not be required to implement North Park CPU PEIR Mitigation Measure HIST 6.7-2.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the conclusions identified in the North Park CPU PEIR or the Complete Communities FEIR. The project would not result in any new significant impacts, nor a substantial increase in the severity of impacts from those described in the North Park CPU PEIR or the Complete Communities FEIR.

Biological Resources

North Park CPU PEIR

All impacts associated with biological resources are identified as less than significant in the North Park CPU PEIR. According to the PEIR, implementation of the North Park CPU and associated discretionary actions would primarily affect developed areas within the CPU and would be subject to the City's ESL regulations. Thus, impacts to sensitive species and sensitive habitat are identified as less than significant. The North Park CPU PEIR indicates that no wetland habitat is present within the CPU area, and no impacts to wetlands would occur. No impact to wildlife corridors would occur, and compliance with the Migratory Bird Treaty Act (MBTA) would ensure impacts to wildlife nursery sites remain less than significant. Additionally, the North Park CPU PEIR identifies no conflicts with the City's MSCP, resulting in a less than significant impact.

Complete Communities FEIR

The CCHS Regulations of the Complete Communities Program are intended to facilitate and streamline multifamily development within the project areas by allowing such development to occur ministerially, subject to the requirements of the proposed ordinance and other applicable regulatory requirements. While the Complete Communities Program would allow ministerial multifamily development within TPAs and incentivize housing within existing Mobility Zones 1, 2, and 3, some areas where Complete Communities would be applied may support sensitive species. Of the approximately 10,148 acres of sensitive habitats within the Complete Communities Program area, approximately 605 acres (or 6 percent) are located within lands designated as ESL, including lands within the MHPA.

Future ministerial development within where Complete Communities would be applied would be reviewed by City staff as part of the intake process to determine the presence of ESL, which would include sensitive habitats that may support sensitive species (Land Development Manual (LDM), Project Submittal Requirements, Section 1). If the presence of ESL is unclear, City staff would request evidence to confirm the presence or absence of ESL. If ESL is present and would be impacted by the proposed project, the project would no longer be processed ministerially and would be required to obtain a discretionary permit as detailed in SDMC Table 143-01A, *Applicability of ESL Regulations*. This process would ensure that potentially sensitive habitats would be reviewed in accordance with ESL Regulations, the City's Biology Guidelines, the provisions of the MSCP and VPHCP. Development under Complete Communities program on sites with ESL that are processed with an SDP or Neighborhood Development Permit (NDP) could result in significant impacts to sensitive species. Thus, with implementation of existing regulatory protections for biological resources, impacts to sensitive habitats resulting from future ministerial development within the project areas would be

less than significant. However, at the program level of review conducted as part of the Complete Communities FEIR, impacts associated with potential future discretionary development were unknown and therefore impacts were considered to be significant and unavoidable.

The Complete Communities FEIR determined that impacts to wetlands would not likely occur, as areas where this habitat occurs would remain within open space and/or the MHPA. However, like other ESL, should wetland habitat be identified through project intake screening, the project would undergo a discretionary permit process in accordance with City and wildlife agency regulatory requirements. Thus, with implementation of existing regulatory protections for biological resources, impacts to wetlands resulting from future ministerial development within the Complete Communities' project areas would be less than significant. However, where a discretionary review process is required consistent with the ESL Regulations, it cannot be ensured that all impacts can be fully mitigated at the program level of analysis conducted for the Complete Communities FEIR. Therefore, impacts associated with potential future discretionary development are identified in the FEIR as significant and unavoidable.

The Complete Communities FEIR determined that impacts to wildlife corridors and nursery sites would be avoided through compliance with the MSCP and compliance with protections afforded to MHPA and MHPA-adjacent lands. Thus, through adherence to the existing regulatory framework in place, potential impacts to wildlife corridors and nursery sites would be less than significant.

The Complete Communities FEIR determined that project areas located within MHPA and VPHCP preserve lands would be subject to the ESL Regulations, which would ensure no conflicts would occur in relation to the MSCP Subarea Plan or VPHCP. Additionally, development adjacent to MHPA and VPHCP preserve lands would be subject to the Land Use Adjacency Guidelines in MSCP Subarea Plan Section 1.4.3 and Avoidance and Minimization Measures VPHCP Section 5.2.1. Thus, impacts related to conflicts with the MSCP Subarea Plan and VPHCP are identified as less than significant in the Complete Communities FEIR.

Project

The project site is fully developed in an urbanized community. The site does not contain any ESL (sensitive biological resources) and therefore is not subject to the ESL Regulations. The project site is located outside of and not adjacent to the MHPA and would not have impacts on the MHPA. No wildlife corridors, wetlands or vernal pools are mapped within or adjacent to the project site. The project would not result in impacts to sensitive species, sensitive habitat, wetlands, wildlife corridors, wildlife nursery sites, or conflicts with the City's MSCP, MHPA and VPHCP, consistent with the North Park CPU FEIR. No impact on biological resources would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the conclusions identified in the North Park CPU PEIR or the Complete Communities FEIR. The project would not result in any new significant impacts, nor a substantial increase in the severity of impacts from those described in the North Park CPU PEIR or the Complete Communities FEIR.

Geologic Conditions

North Park CPU PEIR

All impacts associated with geological conditions are identified in the North Park CPU PEIR as less than significant. Future development within the North Park CPU would be required to comply with the SDMC and CBC, including a requirement for site-specific geologic investigations to identify potential geologic hazards or concerns that would need to be addressed during grading and/or construction of specific development projects.

Complete Communities FEIR

The Complete Communities FEIR determined that implementation of the Complete Communities Program would not have direct or indirect significant environmental impacts in regard to seismic hazards, because future development would be required to comply with the SDMC and CBC. This regulatory framework includes a requirement for site-specific geotechnical investigations to identify potential geologic hazards or concerns that would need to be addressed during grading and/or construction of a specific development project. Adherence to the SDMC grading regulations and construction requirements and implementation of recommendations contained within required site-specific geotechnical studies would preclude significant impacts related to seismic hazards. Thus, implementation of Complete Communities would result in less than significant impacts on geologic conditions.

The Complete Communities FEIR determined that implementation of the Complete Communities Program would result in less than significant impacts related to erosion and loss of topsoil. SDMC regulations prohibit sediment and pollutants from leaving the worksite and require the property owner to implement and maintain temporary and permanent erosion, sedimentation, and water pollution control measures. Conformance with mandated City grading requirements would ensure that proposed grading and construction operations would avoid significant soil erosion impacts. Thus, impacts were determined to be less than significant.

The Complete Communities FEIR determined that implementation of the Complete Communities Program would not result in impacts from landslides, lateral spreading, subsidence, liquefaction, or collapse. Future development within the project areas would be required to be constructed in accordance with the SDMC and CBC, and would be required to prepare a site-specific geotechnical report and implement any recommendations within the report. Thus, impacts would be less than significant.

The Complete Communities FEIR states that the SDMC requires a geotechnical investigation prior to issuance of a building permit. If expansive soils are found at a particular project site within the project areas, that project site would need to comply with both the CBC and SDMC requirements. Compliance with existing regulations would ensure that impacts associated with expansive soils are reduced to less than significant.

Project

The project site is located within seismically active Southern California, and the area is prone to ground shaking. A project-specific geotechnical study was prepared for the project (Geocon 2023,

Geocon 2024; Appendices D and E, respectively) to address geologic conditions of the site. The Texas Street Fault and the Florida Canyon Fault are mapped approximately 1,500 and 3,500 feet west of the project site, respectively. The potential for ground rupture at the project site is considered low due to the absence of active faults at the project site.

The project site is underlain by Very Old Paralic Deposits, consisting of an upper clay layer called the Normal Heights Mudstone, ranging from 8.5 to 10.5 feet thick across the site. A sandy and conglomerate portion of the Very Old Paralic Deposits lies below the mudstone layer. The project site is located within the City's Geologic Hazard Category 52, which is considered low risk and includes level areas, gently sloping to steep terrain, and favorable geologic structure. Due to the lack of a permanent, near-surface groundwater table and the very dense nature of the underlying Very Old Paralic Deposits, liquefaction potential for the site is considered very low. No evidence of landsliding or slope instability was observed across the relatively flat, developed site. Published geologic mapping indicates landslides are not present on or adjacent to the site. As discussed in the North Park CPU FEIR and Complete Communities FEIR, new projects, such as the proposed project, would be required to comply with the CBC and SDMC. Compliance with the CBC, the SDMC, and the site-specific geotechnical investigation would ensure the project design would reduce potentially significant impacts associated with ground shaking and seismic hazards to a less than significant level.

The project would require the partial removal of existing buildings (preserving the historical façade of one of the buildings), asphalt, and concrete at the project site and the removal of soil for subgrade parking. The project would implement an erosion control plan that conforms to City-mandated grading requirements and standards in the Land Development Manual, which would ensure that proposed grading and construction operations would avoid significant soil erosion impacts. Soil disturbance would be required during construction, and compliance with the project-specific erosion control plan and local and state regulations related to erosion control would ensure there would not be a substantial loss of topsoil or erosion.

The project geotechnical report addendum states that the project would be adequately stable following project completion. Thus, no impacts associated with geological instability would occur.

The mudstone layer within the Very Old Paralic Deposits possesses a medium to very high expansion potential, while the sandy portion of the Very Old Paralic Deposits unit generally possesses a very low to low expansive potential. The mudstone layer on site is not considered suitable to support the project; however, the mudstone may be completely removed during construction, depending on the finish grade elevation of the subterranean garage. The project geotechnical report contains recommendations to be implemented during project design development, grading, and construction. The project would comply with the SDMC, CBC, and site-specific geotechnical investigation recommendations that would reduce impacts on people or structures to an acceptable level of risk associated with expansive soils. Therefore, impacts are less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the conclusions identified in the North Park CPU PEIR or the Complete Communities FEIR. The project would not result in any new significant impacts, nor a substantial

increase in the severity of impacts from those described in the North Park CPU PEIR or the Complete Communities FEIR.

Paleontological Resources

North Park CPU PEIR

Because of high sensitivity for paleontological resources within the San Diego and Mission Valley Formations, grading into these formations could potentially destroy fossil resources. Therefore, implementation of future discretionary and ministerial projects within the North Park CPU area within these formations has the potential to result in significant impacts to paleontological resources. Mitigation measure PALEO 6.10, which would apply to any discretionary project that proposes subsurface disturbance within a high sensitivity formation, would reduce the significant impacts to a less than significant level; however, since ministerial projects are not subject to a discretionary review process, there would be no mechanism to screen for grading quantities and geologic formation sensitivity and apply appropriate requirements for paleontological monitoring. Thus, impacts related to future ministerial development that would occur with build-out of the North Park CPU and associated discretionary actions. The North Park CPU PEIR identifies significant and unavoidable paleontological impacts for ministerial projects.

Complete Communities FEIR

The Complete Communities FEIR concluded that Implementation of the General Grading Guidelines for Paleontological Resources, as required by the SDMC and applicable to all new development, would require paleontological monitoring in areas underlain by formations where sensitive paleontological resources could occur. This would ensure that potential paleontological resources' impacts resulting from future grading activities would be less than significant.

Project

The project site is underlain by Very Old Paralic Deposits (Geocon 2023a) and has moderate paleontological sensitivity (City 2025). Based on the proposed Preliminary Grading Plan prepared for the project, the project's earthwork would result in 6,254 cubic yards of cut at a maximum depth of 12 feet, and no fill would be required. These grading quantities exceed the threshold of 1,000 cubic yards and 10 feet of excavation for moderate sensitivity ratings. Therefore, the project would be required to implement paleontological mitigation consistent with the North Park CPU PEIR Mitigation Measure PALEO 6.10. Project-specific mitigation is outlined in the MMRP in Section VII of this Addendum. Potential impacts on paleontological resources would be reduced to below a level of significance.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the conclusions identified in the North Park CPU PEIR or the Complete Communities FEIR. The project would not result in any new significant impacts, nor a substantial increase in the severity of impacts from those described in the North Park CPU PEIR or the Complete Communities FEIR.

Hydrology/Water Quality

North Park CPU PEIR

All development is subject to drainage and floodplain regulations in the SDMC and would be required to adhere to the City's Drainage Design Manual and Storm Water Standards Manual. Therefore, with future development, the volume and rate of overall surface runoff within the proposed North Park CPU and associated discretionary actions would either remain the same as the existing condition or would be reduced when compared to the existing condition. The North Park CPU PEIR identifies less than significant impacts associated with flooding due to an increase in impervious surfaces, changes in absorption rates, drainage patterns, or the rate of surface runoff. Less than significant impacts are also identified for pollutant discharge to receiving waters and increase of discharge to an already impaired water body. Further, the North Park CPU PEIR identifies less than significant impacts associated with groundwater supplies, groundwater quality, and groundwater recharge.

Complete Communities FEIR

The Complete Communities FEIR determined all development occurring within the project areas would be subject to the drainage and floodplain regulations in the SDMC and would be required to adhere to the City's Drainage Design Manual, ESL Regulations protecting floodplains, Federal Emergency Management Agency (FEMA) standards, and the City's Storm Water Standards Manual. Thus, impacts related to changes in runoff patterns associated with future development would be less than significant.

Potential riverine flooding impacts would largely be avoided through compliance with ESL Regulations; however, at a program level of analysis, the Complete Communities FEIR indicates that it cannot be ensured that every future project would fully mitigate potential flooding impacts, resulting in a significant and unavoidable impact. Additionally, for project areas protected by the Provisionally Accredited Levy (PAL) in Mission Valley, impacts would be significant and unavoidable.

Impacts associated with flooding due to a seiche or dam inundation are identified in the FEIR as less than significant, due to lack of seiche hazards within the project areas and based on applicable regulatory requirements and protections associated with development downstream of dams. Impacts related to tsunami inundation would be significant and unavoidable due to the potential for increased development densities occurring within areas subject to tsunami inundation. Future development is anticipated to incorporate adequate design measures to protect development areas from potential mudflow and debris that could follow a fire event; however, areas with potential risk of mudflow cannot be determined at this programmatic level of review and impacts would be significant and unavoidable.

The Complete Communities FEIR determined that new development occurring within the project areas would be required to implement Low Impact Development (LID) standards and storm water BMPs into the design of future projects within the project areas to address the potential for transport of pollutants of concern through either retention or filtration, consistent with the requirements of the MS4 Permit for the San Diego region and the City's Storm Water Standards Manual. Implementation of LID design and storm water Best Management Practices (BMPs) would

reduce the amount of pollutants transported from the project areas to receiving waters. Thus, through compliance with the existing regulatory framework addressing protection of water quality, impacts would be less than significant.

The Complete Communities FEIR determined that storm water regulations that encourage infiltration of storm water runoff and protection of water quality would protect the quality of groundwater resources and support infiltration where appropriate. Impacts are identified as less than significant.

Project

Project-specific studies were prepared for the project, including a Preliminary Drainage Letter and a Preliminary Stormwater Quality Management Plan Letter Report (Kettler Leweck 2025a and 2025b, Appendices F and G, respectively). The project site is located in Flood Zone X, which is not a FEMA-designated floodway (FEMA 2023), and is not located within a 100-year flood hazard area or other known flood area. Runoff from the project site drains towards one location, to the University Avenue gutter near the southwest corner of the project site. Runoff from the existing building is discharged to the gutter of Kansas Street to the west, the alley to the east, and the gutter of University Avenue to the south, with all site runoff converging to the southwest corner of the project site (Kettler Leweck 2025a). This runoff is eventually collected by an existing type B curb inlet located west of the project, on the north side of University Avenue, just before the Utah Street intersection. This curb inlet is connected to the existing public storm drain in University Avenue that turns south onto Arnold Avenue. This storm drain runs south on Arnold Avenue until it is discharged into Balboa Park. Runoff eventually gets collected in a storm drain that continues southeast under Harbor Drive, eventually turning south and discharging into the San Diego Bay. Proposed runoff would follow the existing drainage condition. The project proposes a curb outlet at the southwest corner of the site on Kansas Street and would be directed towards the curb inlet in University Avenue and ultimately discharge into the San Diego Bay. The project site drainage has been designed to handle required flows. The project has been reviewed by the City's engineering staff and would be conditioned to follow building construction guidelines to avoid flooding.

The site is located over 7 miles from the Pacific Ocean and is at an elevation of about 360 feet or greater above mean sea level. The potential for the site to be affected by a tsunami is negligible due to the distance from the Pacific Ocean and the site elevation. The site is not located in the vicinity of or downstream from enclosed bodies of water; therefore, the risk of seiches affecting the site is identified as negligible. Flooding hazards associated with tsunamis or seiches would not occur.

The project is a Priority Development Project (PDP) and would incorporate appropriate LID Practices, Site Design BMPs, Source Control BMP's, and Treatment Control BMPs (Kettler Leweck 2025b). The project is subject to hydromodification requirements that would be satisfied using a biofiltration planter that is sized for treatment. Additionally, the project would be required to implement a Stormwater Quality Management Plan (SWQMP) addressing the project's stormwater approach and compliance with the stormwater permit requirements. The project would be conditioned to comply with the City's Storm Water Regulations during and after construction, and appropriate BMPs would be utilized. Implementation of project specific BMPs would preclude violations of any existing water quality standards or discharge requirements.

The project would be serviced by the public water supply using existing private connections with no need for groundwater resources. The project site is fully developed and would continue to be fully developed following completion of the project. While the project would demolish the majority of the existing buildings on site (retaining the historical façade of one of the on-site buildings) and construct new buildings at the site, it would not substantially alter the amount of impervious groundcover or substantially alter the rate of groundwater recharge at the project site. Proper surface and subsurface drainage would be required of the project. The project would not rely on groundwater in the area and would not significantly deplete any groundwater resources.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the conclusions identified in the North Park CPU PEIR or the Complete Communities FEIR. The project would not result in any new significant impacts, nor a substantial increase in the severity of impacts from those described in the North Park CPU PEIR or the Complete Communities FEIR.

Public Services and Facilities

North Park CPU PEIR

The North Park CPU PEIR identified less than significant impacts to police protection, park and recreation, fire/life safety protection, libraries, and schools. Police, fire/life safety protection, and libraries would be subject to separate environmental review at the time design plans for new facilities are available. There is an existing and projected deficit in population-based parks, which is an adverse impact, but not considered a significant impact at the program level. Implementation of the proposed North Park CPU and associated Impacts to schools would be less than significant with the payment of school development fees as outlined in Government Code Section 65995, Education Code Section 53080, and Senate Bill 50.

Complete Communities FEIR

The Complete Communities FEIR found that implementation of the Complete Communities project could result in construction of schools and the addition of fire and police facilities, as well as libraries. Additionally, transportation infrastructure and amenities constructed under the CCMC Regulations could result in environmental impacts. Specific impacts may occur associated with the construction and operation of future facilities. However, because the analysis conducted for the Complete Communities FEIR was at the program level, the location and need for potential future facilities could not be determined. As it could not be ensured all impacts associated with the construction and operation of potential future facilities would be mitigated to less than significant, the Complete Communities FEIR concluded that impacts would be significant and unavoidable.

Project

The project site is in an area served by the Mid-City Neighborhood Division of the San Diego Police Department. The nearest police station to the project site is the Mid-City Division station, located at 4310 Landis Street, approximately 1.7 miles east of the project site. The proposed project would increase demand for police services through the intensification of on-site uses but would implement the planned land use for the property, consistent with the General Plan and CCHS. As discussed in the PEIR, individual projects within the North Park CPU would be subject to applicable Development

Impact Fees (DIF) for public facilities financing in accordance with SDMC Section 142.0640 to offset demands for new police facilities identified in the community.

The project would generate new park users where there is an existing deficiency of population-based parks. The project site is located in proximity to a number of park and recreation facilities, including North Park Mini Park (located less than 0.1 mile south of the project site), North Park Community Park (located approximately 0.3 mile northwest of the project site), and Jefferson Elementary School joint-use area (located approximately 0.2 mile southwest of the project site). Additionally, Balboa Park is located approximately 0.6 mile southwest of the project site, additional pocket parks, joint use areas, and a number of canyon public and private open spaces located east of Balboa Park are present within the North Park area. The proposed development would be consistent with the planned land use and, therefore, population projections and park demands contained within the North Park CPU PEIR. New development would be subject to payment of DIF to offset demands for new parks.

The project site is in an area served by San Diego Fire-Rescue Department, with the nearest station being San Diego Fire Station 14, located approximately 0.4 mile northeast of the project site. Residential population associated with buildout of the project would be consistent with the population projections in the North Park CPU PEIR; therefore, population-based fire service impacts associated with the implementation of the project would be consistent with those analyzed in the PEIR. The project would be subject to payment of DIF to offset demand for new fire protection facilities.

North Park is served by two library facilities: the North Park Branch and the University Heights Libraries. The North Park Branch is located approximately 0.2 mile southeast of the project site, while the University Heights Library is located approximately 0.9 mile northwest of the project site. As discussed in the PEIR, construction of additional library facilities to meet library service requirements of the North Park community is not required. As the project is consistent with the planned land uses of the North Park CPU and was considered in the overall needs analysis, the project would not result in impacts associated with need for library facilities.

The project is consistent with the planned land uses for the project site, the development of which was included in population and growth projections analyzed in the North Park CPU PEIR. Therefore, the number of students generated by the project would be consistent with those envisioned in the PEIR. The project would be required to pay mitigation fees to the applicable school district, consistent with the requirements of Senate Bill 50.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the conclusions identified in the North Park CPU PEIR or the Complete Communities FEIR. The project would not result in any new significant impacts, nor a substantial increase in the severity of impacts from those described in the North Park CPU PEIR or the Complete Communities FEIR.

Public Utilities

North Park CPU PEIR

Impacts on public utilities are identified as less than significant in the North Park CPU PEIR. The North Park CPU PEIR indicates that there is sufficient water supply to serve existing and projected demands of the CPU area, based on a Water Supply Assessment (WSA) prepared for the CPU. The build-out projections for the proposed North Park CPU and associated discretionary actions are consistent with the water demand assumptions included in the regional water resource planning documents of the San Diego County Water Authority and Metropolitan Water District. Future projects would be required to exercise strict adherence to existing storm water regulations and conformance with General Plan and proposed North Park CPU policies. The necessary infrastructure improvements to storm water, wastewater, and water infrastructure would be standard practice for new development to maintain or improve the existing system in adherence to sewer and water regulations and conformance with General Plan and proposed North Park CPU policies.

Regarding solid waste impacts, the PEIR identifies the preparation of Waste Management Plan (WMP) for any discretionary proposed under the North Park CPU that exceeds the threshold of 40,000 SF to ensure waste diversion and recycling efforts during construction and post-construction future land use occupancy and operation. Nondiscretionary projects proposed under the North Park CPU, and discretionary projects that fall below the 60-ton threshold, would be required to comply with applicable SDMC sections addressing construction and demolition (C&D) debris, solid waste and recyclable materials storage, and recyclable materials collection. The North Park CPU PEIR identifies General Plan policies specific to waste management (Policies PF-I.1 through PF-I.5, focusing on waste diversion in PF-I.2), as well as the City's Zero Waste Plan, which targets 75 percent waste diversion by 2020, 90 percent waste diversion by 2035 and 100 percent diversion by 2040. The North Park CPU PEIR states that although compliance with existing ordinances is not sufficient to achieve these targets, and existing recycling infrastructure is not sufficient to accommodate future increases in organics diversion, the development of WMP allows flexibility to require site-specific measures to reduce waste. Thus, the North Park CPU PEIR identifies less than significant impacts associated with solid waste management.

Complete Communities FEIR

The Complete Communities FEIR found that, according to Water Supply Assessments (WSAs) prepared for recent CPUs, water demand would not increase within project areas located in communities with a recent community plan update. Within project areas that do not have recent comprehensive community plan updates, it is possible that densities could be authorized in excess of what would have been considered in the latest water supply planning document. While existing building code regulations would serve to ensure water-efficient fixtures are installed with new development and CAL Green requires 20 percent reduction in indoor water use relative to specified baseline levels, at this programmatic level of review, direct and cumulative impacts related to the availability of water supplies based on existing projections could be significant due to the potential for increased density not considered in water supply planning documents. Impacts would be significant and unavoidable.

The Complete Communities FEIR concluded that mandatory compliance with City standards for the design, construction, and operation of storm water, water distribution, wastewater, and communications systems infrastructure would likely minimize significant environmental impacts associated with the future construction of and/or improvements to utility infrastructure. However, at the programmatic level of review that was conducted for the Complete Communities FEIR and without the benefit of project-specific development plans, both direct and cumulative impacts associated with the construction of stormwater, water distribution, wastewater, and communication systems could be significant. Impacts would be significant and unavoidable.

The Complete Communities FEIR determined that future development within the project areas where Complete Communities could be applied would generate solid waste through demolition/construction and ongoing operations, which would increase the amount of solid waste generated within the region. However, future projects would be required to comply with City regulations regarding solid waste that are intended to divert solid waste from the Miramar Landfill to preserve capacity. Compliance with existing regulations requiring waste diversion would help preserve solid waste capacity. Therefore, impacts associated with solid waste would be less than significant.

Project

Water service is provided to the project site by the City's Public Utilities Department. The project would be serviced by the public water supply using existing private connections. The project would implement a 108,000 SF residential (92 units) and commercial/retail (including 4,900 SF in the 108,000 SF total) building in a mixed-use configuration, consistent with the land use designation applied to the site in the North Park CPU. The structure would not exceed the criteria to be considered a project by the State Water Code and thus does not need a project-specific WSA. As discussed above, the WSA for the North Park CPU determined that there is sufficient water supply to serve existing and projected demands of the North Park community, and future water demands within the PUD's service area in normal and dry year forecasts during a 20-year projection. In addition, the project is not a "project" subject to the WSA requirements defined in Water Code Section 10912. Therefore, the project would not use excessive amounts of water beyond projected available supplies. Impacts would be less than significant consistent with the North Park CPU PEIR.

The project would not significantly alter the drainage pattern of the project site or area (refer to Hydrology discussion). The project would connect with the existing storm drain system, with runoff following the same flow directions as the existing condition. The project would construct a curb outlet at the southwest corner of the site on Kansas Street, and runoff would be directed to towards the curb inlet in University Avenue and ultimately discharge to the San Diego Bay. The project would be conditioned to comply with the City's Storm Water Regulations during and after construction. The project would not require new or expanded off-site facilities. Impacts would be less than significant consistent with the North Park CPU PEIR.

Regarding water and wastewater infrastructure, the project site is located in an urbanized area where water and wastewater service is provided. The necessary infrastructure improvements to wastewater and water infrastructure are required as part of the project approval process and would occur within developed areas with no potential for significant environmental impacts associated with the construction of and/or improvements to utility infrastructure. The project would maintain

or improve the existing system in adherence with sewer and water regulations and conformance with the General Plan and proposed North Park CPU policies. Impacts would be less than significant consistent with the North Park CPU PEIR.

Given the developed nature of the project site and surrounding area and the number of private communication systems providers available to serve the North Park area, there is capacity to provide communications systems services to the project site. The project would not require new or expanded off-site facilities that would result in potentially significant environmental impacts. Impacts would be less than significant consistent with the North Park CPU PEIR.

The project would generate solid waste during construction and operation. Given that the project involves the construction, demolition and/or renovation of 40,000 SF or more of building space, a project-specific WMP was prepared to estimate how much solid waste would be generated during construction and operation (Baranek Consulting Group 2026; Appendix H). Based on that analysis, the project would produce 137.4 tons of waste generation during project construction. The project's construction phase disposal rate would fall below the threshold for having direct impacts on solid waste services (i.e., 1,500 tons of waste or more). The project would achieve both 75 percent diversion of construction waste, as well as its targeted 98 percent diversion rate for waste generated during preconstruction activities. The project's estimated operational solid waste generation of 78.7 tons during project occupancy would remain above the 60 tons per year threshold established for cumulative solid waste impacts. Project diversion activities during occupancy would achieve a 61 percent diversion rate and the project applicant would implement an operational waste reduction program outlined in the WMP which would increase diversion and minimize the project's contribution to cumulative solid waste disposal. The project would also recycle and/or salvage construction waste consistent with City C&D Ordinance. As a condition of approval, the applicant would be required to implement the construction-related and operational waste reduction measures outlined in the WMP. Therefore, the project would comply with the City's ordinances related to the storage, diversion and recycling of waste and would not affect the City's ability to achieve its waste reduction goals and help preserve solid waste capacity. Direct and cumulative project impacts on solid waste management would be less than significant consistent with the North Park CPU PEIR and Complete Communities FEIR.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the conclusions identified in the North Park CPU PEIR or the Complete Communities FEIR. The project would not result in any new significant impacts, nor a substantial increase in the severity of impacts from those described in the North Park CPU PEIR or the Complete Communities FEIR.

Health and Safety

North Park CPU PEIR

Existing policies and regulations would help reduce the potential risks of wildland fires. The General Plan and North Park CPU contain goals and policies to be implemented by the City's Fire-Rescue Department, and through land use compatibility, training, sustainable development, and other measures, these goals and policies are aimed at reducing the risk of wildland fires. Additionally, future development would be subject to conditions of approval that require adherence to the City's

Brush Management Regulations and requirements of the California Fire Code. As such, impacts relative to wildland fire hazards are identified as less than significant in the North Park CPU PEIR.

The proposed North Park CPU and associated discretionary actions would not result in hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school. The North Park CPU PEIR identifies less than significant impacts.

The North Park CPU PEIR identifies less than significant impacts associated with adopted emergency response or emergency evacuation plans.

Although there are hazardous materials sites (consisting of closed leaking underground storage tank (LUST) and Cleanup Program sites and open Cleanup Program sites) within the North Park community, there are local, State, and Federal regulations and programs in place that minimize the risk to sensitive receptors on or adjacent to hazardous materials sites. Adherence to these regulations would result in less than significant impacts relative to hazardous materials sites.

Impacts relative to safety hazards related to being located within an airport influence area are identified as less than significant in the North Park CPU PEIR.

Complete Communities FEIR

The Complete Communities FEIR found that the Complete Communities Program would not expand the locations where multifamily residential development could occur and thus would not result in new residential areas being exposed to potential wildfire risk. However, due to the allowance for additional height and FAR, development under the Complete Communities Program could result in additional residents in certain locations compared to what would be allowed without the Complete Communities Program. Future development under the Complete Communities Program would be required to comply with the City's Fire Code, Building Regulations, and Brush Management Regulations, which would ensure that people and structures are protected from potential wildland fire hazards. While implementation of and adherence to this regulatory framework would reduce potential wildfire impacts, the increase in the number of residents located within areas at risk of wildland fires could increase the exposure of people and structures to wildfires and impacts would be significant and unavoidable.

The Complete Communities FEIR determined that the land uses that would be developed per the Complete Communities Program are not anticipated to result in hazardous emissions or exposure to acutely hazardous materials. In accordance with City, State, and Federal requirements, any new development that involves contaminated property would necessitate the clean-up and/or remediation of the property in accordance with applicable requirements and regulations. No construction would be permitted to occur at a contaminated site until a "no further action" clearance letter from the County's Department of Environmental Health (DEH), or a similar determination is issued by the SDFD, California Department of Toxic Substances Control (DTSC), Regional Water Quality Control Board (RWQCB), or other responsible agency. Therefore, impacts on schools associated with hazardous emissions or hazardous substances are identified in the FEIR as less than significant.

The Complete Communities FEIR determined that implementation of the Complete Communities Program would be in accordance with City, County, State, and Federal requirements, and any new development that involves contaminated property would necessitate the clean-up and/or remediation of the property in accordance with applicable requirements and regulations. No construction would be permitted at such locations until a “no further action” clearance letter from the County’s DEH, or a similar determination is issued by the SDFD, DTSC, RWQCB, or other responsible agency. Therefore, impacts related to hazardous materials sites and health hazards were determined to be less than significant.

The Complete Communities FEIR concluded that implementation of the Complete Communities Program would not substantially impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. The San Diego County Emergency Operations Plan identifies a broad range of potential hazards and a response plan for public protection and identifies major interstates and highways within San Diego County that could be used as primary routes for evacuation. Additionally, the County of San Diego Multi-Jurisdiction Hazard Mitigation Plan (MJHMP) provides methods to help minimize damage caused by natural and man-made disasters. The City and the Office of Emergency Services (OES) of San Diego County continue to coordinate to update the MJHMP as hazards, threats, population, and land use, or other factors change to ensure that impacts on emergency response plans are less than significant. Therefore, impacts related to emergency evacuation and response plans associated with Complete Communities are identified in the FEIR as less than significant.

The Complete Communities FEIR determined that implementation would be consistent with adopted ALUCPs as future development would be required to show compatibility with the requirements of the ALUCPs, the SDMC, and associated FAA requirements. Impacts related to aircraft-related hazards are identified in the FEIR as less than significant.

Project

The project is in a heavily urbanized area, surrounded by development, and has no interface with wildlands. According to the City of San Diego Official Very High Fire Hazard Severity Zone (VHFHSZ) Map No. 20, the project site is not located within a VHFHSZ (City of San Diego 2025). As part of standard development procedures, the project plans would be submitted to the City for review and approval to ensure that adequate emergency access is provided to and from the project site. The project would be constructed to comply with the California Fire Code and SDMC requirements, and as such, would not expose people or structures to a significant risk of loss, injury, or death involving wildfire hazards.

There are several schools located within 0.25 miles of the project site, including The Charter School of San Diego, North Park Christian School, Jefferson Elementary School, Alba Community Day School, and the French Montessori School of San Diego. The project consists of a multifamily residential use with commercial space on the bottom floor. These types of uses would not generate hazardous emissions, or the handling of hazardous or acutely hazardous materials, substances, or waste. Thus, the project would not result in hazardous emissions or the handling of hazardous materials, substances, or waste within 0.25 miles of a school.

Pertinent information regarding emergency response in the project area vicinity is provided in the County MJHMP and related documents. The plan is a comprehensive resource document that serves many purposes such as enhancing public awareness, creating a decision tool for management, promoting compliance with state and federal program requirements, enhancing local policies for hazard mitigation capability, and providing inter-jurisdictional coordination. Developed with input from a number of County organizations, local cities and other entities, the Board of Supervisors for the County adopted the revised 2023 MJHMP on February 7, 2023 (County of San Diego 2023). The County General Plan includes information on emergency evacuation in the Mobility and Safety elements, with reference to the Office of Emergency Services Unified San Diego County Emergency Services Organization Operational Area Emergency Plan (County of San Diego 2022). Specifically, Annex Q (Evacuation) of the plan notes that: "Primary evacuation routes consist of major interstates, highways and prime arterials within San Diego County ...," with I-805 and I-15 identified in the project vicinity. The project is also located within 2 miles of other major interstates and highways, including Interstate 8 and State Route 163, which are also identified as primary evacuation routes. The County plan also notes that "Local jurisdictions will work with ... applicable agencies/departments to identify evacuation points and transportation routes." The project is located on a developed parcel in a community that is largely built out with existing major roads that provide a means for emergency evacuation. The project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan; therefore, impacts are less than significant, and no mitigation would be required.

The project site is not included on a list of hazardous materials sites identified by the California DTSC or the State Water Resources Control Board (SWRCB). No hazardous materials sites are identified by the DTSC within 1,000 feet of the project site (DTSC 2025). There are ten sites identified in the SWRCB GeoTracker within 1,000 feet of the project site, including Leaking Underground Storage Tank (LUST) Cleanup Sites and Cleanup Program Sites; however, all sites within 1,000 feet of the project site are identified as completed, with cases closed. As such, the project would not result in impacts associated with hazardous materials sites.

Implementation of the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction of the project would involve the transport, use, and disposal of hazardous materials such as fuel, solvents, chemicals, and oils associated with operating construction equipment. Although small amounts of fuel, solvents, chemicals, and oils would be transported, used, and disposed of during the construction phase, these materials are typically used in construction projects and would not represent the transport, use, and disposal of actively hazardous materials. In addition, the transport of the aforementioned materials would comply with all applicable regulations and requirements and therefore, would not create a significant hazard to public health.

The project site is located in the ALUCOZ, AIA Review Area 2, and the FAA Part 77 Notification Area for SDIA. In Review Area 2, only airspace protection and overflight policies and standards apply. The FAA has issued a determination of no hazard to air navigation for the project; thus, the proposed structure would not adversely affect safety in air navigation (FAA 2023a, 2023b, 2023c, 2023d).

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the conclusions identified in the North Park CPU PEIR or the Complete

Communities FEIR. The project would not result in any new significant impacts, nor a substantial increase in the severity of impacts from those described in the North Park CPU PEIR or the Complete Communities FEIR.

Energy

North Park CPU PEIR

The North Park CPU PEIR does not contain an analysis of energy impacts.

Complete Communities FEIR

The Complete Communities FEIR found that the Complete Communities Program would not create a land use pattern that would result in a wasteful, inefficient, or unnecessary use of energy. Additionally, future projects would be subject to existing building and energy codes regulations in place at the time that they are implemented. Thus, the Complete Communities Program would not conflict with any state or local plan for renewable energy or energy efficiency. The Complete Communities FEIR identifies less than significant impacts associated with energy.

Project

The project would be required to comply with CBC energy efficiency requirements and applicable CAL Green building standards. Compliance with existing regulatory standards would ensure that the project would not result in wasteful, inefficient, or unnecessary use of energy and would be compliant with State plans. Impacts would be less than significant consistent with the Complete Communities FEIR.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the conclusions identified in the Complete Communities FEIR. The project would not result in any new significant impacts, nor a substantial increase in the severity of impacts from those described in the Complete Communities FEIR.

Wildfire

North Park CPU PEIR

The North Park CPU PEIR does not contain an analysis of wildfire impacts beyond that contained in the Health and Safety subsection and described under the Health and Safety heading above.

Complete Communities FEIR

The Complete Communities DEIR determined that the Complete Communities Program would result in significant and unavoidable wildfire impacts, including impacts associated with the exposure of people or structures to a significant risk involving wildfire; exacerbation of wildfire risks and exposure of people to pollutant concentrations from a wildfire; the installation or maintenance of infrastructure that may exacerbate fire risks; and the exposure of people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes.

The allowance for additional height and floor area ratio could result in additional residents in certain locations. Adherence to the City's Fire Code, Building Regulations, and Brush Management Regulations would ensure that people and structures are protected from potential wildland fire hazards; however, an increase in the number of residents located within areas at risk of wildland fires could increase exposure of people and structures to wildfire risks and could allow additional residents to be exposed to pollutants associated with wildfire.

Given the program level of the FEIR and that future specific development projects were unknown at the time of FEIR preparation, the Complete Communities FEIR concludes that the physical impacts associated with installation of and/or improvements to utilities infrastructure would result in significant wildfire risks. Further, the FEIR identifies significant flooding risk related to development downstream of the provisionally accredited levy in Mission Valley, resulting in a potentially significant impact associated with flooding as a result of runoff, post-fire slope instability, or drainage changes.

All wildfire impacts are identified in the Complete Communities FEIR as significant and unavoidable. There is no feasible mitigation to reduce wildfire impacts to below a level of significance.

Project

The project site is not located within a VHFHSZ (City 2025). The project site is located within an urbanized area and is surrounded by urban development. The project would not exacerbate wildfire risks or expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The project would not require the installation of or maintenance of infrastructure such as roads, fuel breaks, emergency water sources, power lines, or other utilities that may exacerbate fire risk. The project area is fully urbanized with existing infrastructure in place. Further, the project site is located on a relatively flat, built-out site, surrounded by development. The project would not expose people or structures to significant risks as a result of runoff, post-fire instability, or drainage changes. The project would be required to comply with City's Fire Code and Building Regulations. Wildfire impacts of the project would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the conclusions identified in the Complete Communities FEIR. The project would not result in any new significant impacts, nor a substantial increase in the severity of impacts from those described in the Complete Communities FEIR.

VI. SIGNIFICANT UNMITIGATED IMPACTS

The North Park CPU PEIR EIR No. 380611/SCH No. 2013121076 indicated that direct significant impacts to the following issues would be substantially lessened or avoided if all the proposed mitigation measures recommended in the PEIR were implemented: noise (construction noise) and paleontological resources (for discretionary projects). The PEIR concluded that significant impacts related to air quality, noise (ambient noise levels and transportation noise levels for ministerial projects and construction vibration), historical resources, and paleontological resources (for ministerial projects) would not be fully mitigated to below a level of significance. With respect to cumulative impacts, implementation of the North Park CPU would result in significant impacts related to transportation/circulation, air quality, noise (ambient noise levels and transportation

noise levels for ministerial projects and construction vibration), historical resources, and paleontological resources (for ministerial projects) which would remain significant and unmitigated.

Mitigation measures were proposed in the PEIR to reduce direct and/or cumulative project impacts to less than significant; however, impacts to Transportation/Circulation, Air Quality, Noise, Historical Resources, and Paleontological Resources (for ministerial projects) were determined to be significant and unavoidable, as described below:

Significant but Mitigated Impacts

- Noise: Construction Noise (NOISE 6.6-1) [Direct (D)]
- Paleontological Resources: Discretionary Projects (PALEO 6.10) (D)

Significant and Unavoidable Impacts

- Transportation/Circulation: Intersections (TRANS 6.3-1–TRANS 6.3-8) [Cumulative (C)]
- Transportation/Circulation: Roadway Segments (TRANS 6.3-9–6.3-26) (C)
- Transportation/Circulation: Freeway Segments (TRANS 6.3-27–TRANS 6.3-32) (C)
- Transportation/Circulation: Ramp Meters (TRANS 6.3-33) (C)
- Air Quality: Conflicts with Air Quality Plan (AQ 6.41) (D/C)
- Air Quality: Air Quality Standards (AQ 6.42) (D/C)
- Noise: Ambient Noise Levels, Ministerial Projects (D/C)
- Noise: Transportation Noise Levels, Ministerial Projects (NOISE 6.6-1) (D/C)
- Noise: Vibration-Construction (NOISE 6.6-2) (D/C)
- Historical Resources: Historic Buildings, Structures, and Objects (HIST 6.71) (D/C)
- Historical Resources: Archaeological and Tribal Cultural Resources (HIST 6.72) (D/C)
- Paleontological Resources: Ministerial Projects (D/C)

Additionally, the Complete Communities FEIR (SCH. 2019060003) would result in significant and unavoidable direct impacts to air quality, biological resources, historical resources, hydrology and water quality, noise, public services and facilities, transportation, public utilities and infrastructure, wildfire, and visual effects and neighborhood character. Significant and unavoidable cumulative impacts are also identified in the Complete Communities FEIR for air quality, biological resources, historical resources, hydrology and water quality, noise, public services and facilities, transportation, public utilities and infrastructure, wildfire, and visual effects and neighborhood character. The Complete Communities FEIR concluded that development as a result of CCHS and CCMC could result in significant impacts related to the following issues (type of impact shown in parentheses):

Significant and Unavoidable Impacts

- Air Quality: Conflicts with Air Quality Plans (D)
- Air Quality: Air Quality Standards (D/C)
- Air Quality: Sensitive Receptors (D)
- Biological Resources: Sensitive Species (Discretionary Projects) (D/C)
- Biological Resources: Sensitive Habitats (Discretionary Projects) (D/C)
- Biological Resources: Wetlands (Discretionary Projects) (D/C)
- Historical Resources: Built Environment (D/C)
- Historical Resources: Prehistoric Archaeological Resources (D/C)
- Historical Resources: Tribal Cultural Resources (D/C)
- Hydrology and Water Quality: Flooding and Drainage Patterns (D/C)

VII. Mitigation, Monitoring, and Reporting Program (MMRP) Incorporated into the Project

- Noise: Ambient Noise Levels (D/C)
- Noise: Groundborne Vibrations (D/C)
- Public Services and Facilities: Public Facilities (D/C)
- Public Services and Facilities: Public Parks (D/C)
- Public Services and Facilities: Recreational Facilities (D/C)
- Transportation: VMT (D/C)
- Public Utilities and Infrastructure: Water Supply (D/C)
- Public Utilities and Infrastructure: Utility Infrastructure (D/C)
- Wildfire: Wildland Fires (D/C)
- Wildfire: Pollutant Concentrations from Wildfire: (D/C)
- Wildfire: Infrastructure: (D/C)
- Wildfire: Flooding or Landslides: (D)
- Visual Effects and Neighborhood Character: Scenic Vistas/Viewsheds (D)
- Visual Effects and Neighborhood Character: Neighborhood Character (D/C)
- Visual Effects and Neighborhood Character: Landmark Trees (D/C)
- Visual Effects and Neighborhood Character: Landform Alteration (D)

Because there were significant unmitigated impacts associated with the original project approvals, the decision makers were required to make specific and substantiated “CEQA Findings,” which stated: (a) specific economic, social, or other considerations that make infeasible the mitigation measures or project alternatives identified in the FEIR, and (b) the impacts have been found acceptable because of specific overriding considerations. Given that there are no new or more severe significant impacts that were not already addressed in the previously certified EIRs, new CEQA Findings and/or Statement of Overriding Considerations are not required.

The proposed project would not result in any additional significant impacts, nor would it result in an increase in the severity of impacts from that described in the previously certified EIR.

VII. MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP) INCORPORATED INTO THE PROJECT

The project shall be required to comply with the applicable mitigation measures outlined within the MMRP of the previously certified North Park and Golden Hill CPUs Final PEIR, EIR No. 380611/SCH No. 2013121076 and the Complete Communities FEIR SCH No. 2019060003, which have been revised to current City standard mitigation measures, and those identified in the project-specific analyses herein. The following MMRP identifies the measures that specifically apply to this project.

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) Environmental Designee 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.

VII. Mitigation, Monitoring, and Reporting Program (MMRP) Incorporated into the Project

2. In addition, the Environmental Designee 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 of San Diego (City) website:
<https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates>
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 costs 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 for arranging and performing this meeting by contacting the CITY RESIDENT ENGINEER 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:

Qualified paleontological monitor

Note: If all responsible Permit Holders' representatives and consultants fail to attend, an additional meeting with all party's present will be required.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division** and can be reached at **(858) 627-3200**
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, contact **RE** and **MMC** at **(858) 627-3360.**
2. **MMRP COMPLIANCE:** This Project, PRJ-1055210 and/or Environmental Document PRJ-1055210 shall conform to the mitigation requirements contained in the associated Environmental Document and be implemented to the satisfaction of the DSD Environmental Designee (MMC) and the City Resident Engineer. The requirements may not be reduced or changed, but may be annotated (i.e., to explain when and how compliance is being met and the location of verifying proof, etc.).

Additional clarifying information may also be added to other relevant plan sheets and/or specifications as needed (e.g., specific locations, monitoring times, methodologies, etc.).

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

- 3. OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the Resident Engineer 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

- 4. MONITORING EXHIBITS:** All consultants are required to submit to Resident Engineer and MMC, a monitoring exhibit on an 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.

Note: Surety and Cost Recovery: When deemed necessary by the DSD Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its costs to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

- 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 Resident Engineer and MMC for approval per the following schedule:

VII. Mitigation, Monitoring, and Reporting Program (MMRP) Incorporated into the Project

Document Submittal/Inspection Checklist		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to the Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at the Preconstruction Meeting
Noise	Construction Drawings	Prior to grading permit, Noise Mitigation Features Inspection
Historical Resources	HABS Documentation	Prior to issuance of demolition permit for the Edward and Emma Newman Building
Historical Resources	Treatment Plan, Monitoring Plan	Prior to issuance of construction permit
Historical Resources	Monitoring Reports	Monitoring Plan milestones
Historical Resources	Construction Drawings for sidewalk marker	Prior to issuance of construction permit
Paleontology	Paleontology Reports	Paleontology Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

NOISE

MM-NOI-1

1. Prior to the issuance of a grading permit, the Owner/Permittee shall submit grading plans that demonstrate that project construction shall achieve a 12-hour average sound level of less than 75 A-weighted decibel (dB(A)), satisfactory to the Chief Building Official.

Best management practices shall be detail on all Project construction plans and shall include but are not limited to the following:

- A. Construction activities shall be limited to the hours between 7:00 a.m. and 7:00 p.m. Construction is not allowed on legal holidays as specified in SDMC Section 21.04, with exception of Columbus Day and Washington’s Birthday, or on Sundays. (Consistent with SDMC Section 59.5.0404).
- B. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- C. Locate stationary noise-generating equipment (e.g., compressors) as far as possible from adjacent residential receivers.
- D. Acoustically shield stationary equipment located near residential receivers with temporary noise barriers.
- E. Utilize "quiet" air compressors and other stationary noise sources where technology exists.
- F. The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.

- G. Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem.

HISTORICAL RESOURCES

MM-HIST-1:

1. **HABS Documentation**

Prior to the issuance of a demolition permit for the Edward and Emma Newman Building, the Owner/Permittee shall submit the Historic American Building Survey (HABS) documentation as approved by City Heritage Preservation Staff for archival storage with the City of San Diego Historic Resource Board, 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) to the satisfaction of the City of San Diego City Planning Department's Heritage Preservation staff. The building shall be documented according to Historic American Buildings Survey standards prior to interior, north exterior wall and roof demolition. Such documentation, including a written report, photographs, measured drawings and in some cases videotape, shall be prepared by a qualified professional to the standards determined by the National Park Service.

MM-HIST-2:

2. **Treatment Plan**

Prior to the issuance of any construction permits, the Owner/Permittee shall submit drawings that incorporate the Treatment Plan as approved by the Historical Resources Board (HRB) and/or City Heritage Preservation Staff to the satisfaction of the City of San Diego City Planning Department's Heritage Preservation staff. The Treatment Plan shall be prepared by a qualified historic architect to the Standards of the National Park service. The Treatment Plan shall include rehabilitation and restoration recommendations to minimize adverse impacts to the historical resource.

MM-HIST-3:

3. **Monitoring Plan**

- a. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Monitoring Plan for review and approval by the City of San Diego City Planning Department's Heritage Preservation staff. During construction of the Project, the Owner/Permittee shall implement the Monitoring Plan as approved by City Heritage Preservation staff. The Monitoring Plan outlines procedures to identify and protect the historic building's significant character-defining features during project construction. The Project's Principal Investigator shall send monitoring reports at significant milestones as described in the Monitoring Plan to the City's Mitigation Monitoring staff and Heritage Preservation staff. The Principal Investigator shall 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.

MM-HIST-4:

4. Sidewalk Marker

Prior to the issuance of any construction permits, the Owner/Permittee shall submit drawings to the City of San Diego City Planning Department's Heritage Preservation staff for review and approval that specify the location of the existing historical marker in the sidewalk on University Avenue. The drawings shall indicate that the marker will be restored and shall be responsible for the long-term preservation and maintenance of the historical marker in perpetuity.

PALEONTOLOGICAL RESOURCES

MM-PALEO-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 Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

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

VII. Mitigation, Monitoring, and Reporting Program (MMRP) Incorporated into the Project

- a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities 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 PME.**
 2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
 3. 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 MMC.
- B. Discovery Notification Process
 1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

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

V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the

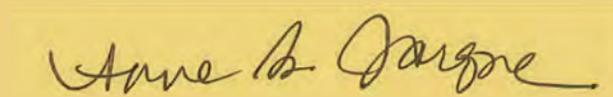
VII. Mitigation, Monitoring, and Reporting Program (MMRP) Incorporated into the Project

results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,

- a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

VIII. CERTIFICATION

Copies of the addendum, certified PEIRs, Mitigation Monitoring and Reporting Programs, and associated project-specific technical appendices, if any, may be accessed on the City's CEQA webpage at <https://www.sandiego.gov/ceqa/final>.



Anne B. Jarque, Senior Planner
Development Services Department

March 4, 2026
Date of Final Report

Analyst: Anne B. Jarque

Attachments:

- Figure 1: Regional Location
- Figure 2: Aerial Photograph
- Figure 3: Site Plan
- Figure 4: Renderings

Prior Environmental Documents and Appendices (Under Separate Cover)

- Environmental Impact Report No. No. 380611/SCH No. 2013121076
- Environmental Impact Report Complete Communities Program/SCH No. 2019060003
- Appendix A - Vehicle Miles Traveled Assessment
- Appendix B - Local Mobility Analysis
- Appendix C - Historical Resources Technical Report
- Appendix D - Update Geotechnical Investigation
- Appendix E - Response to City Review Comments on the Update Geotechnical Investigation
- Appendix F - Preliminary Drainage Letter
- Appendix G - Preliminary Stormwater Quality Management Plan
- Appendix H - Waste Management Plan

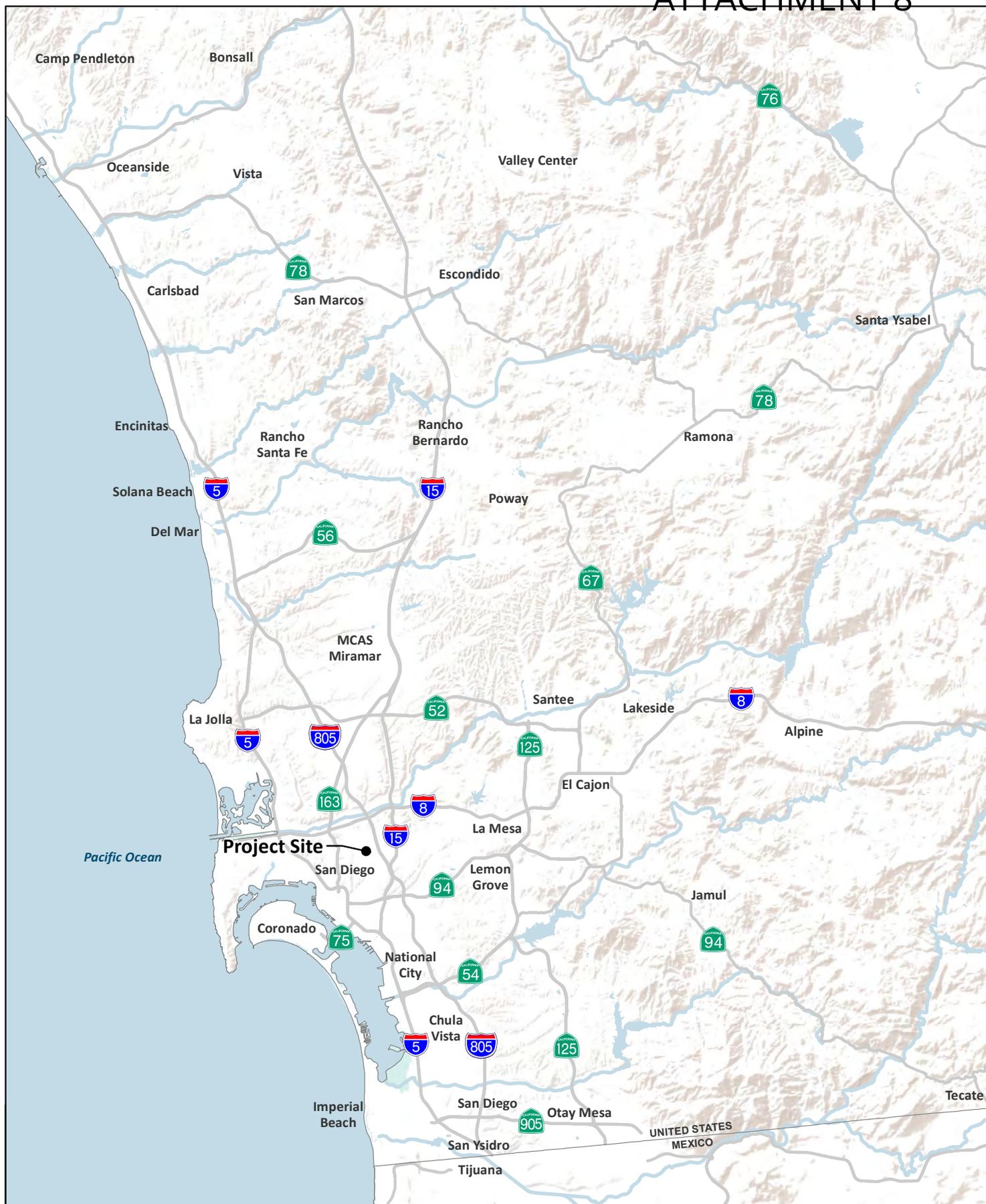
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Source: SANDAG, Esri

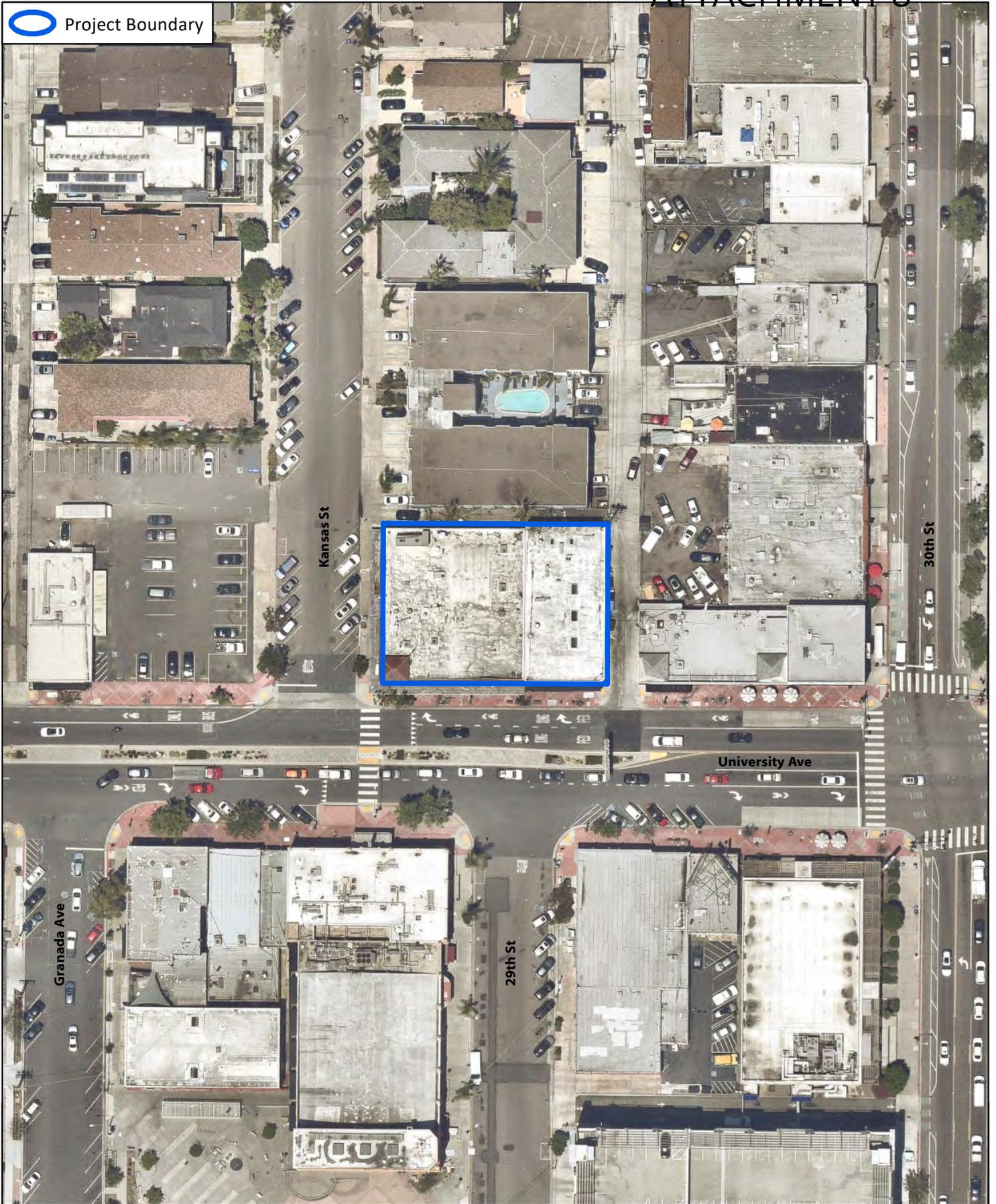


Figure 1

Regional Location

NEWMAN BUILDING

 Project Boundary



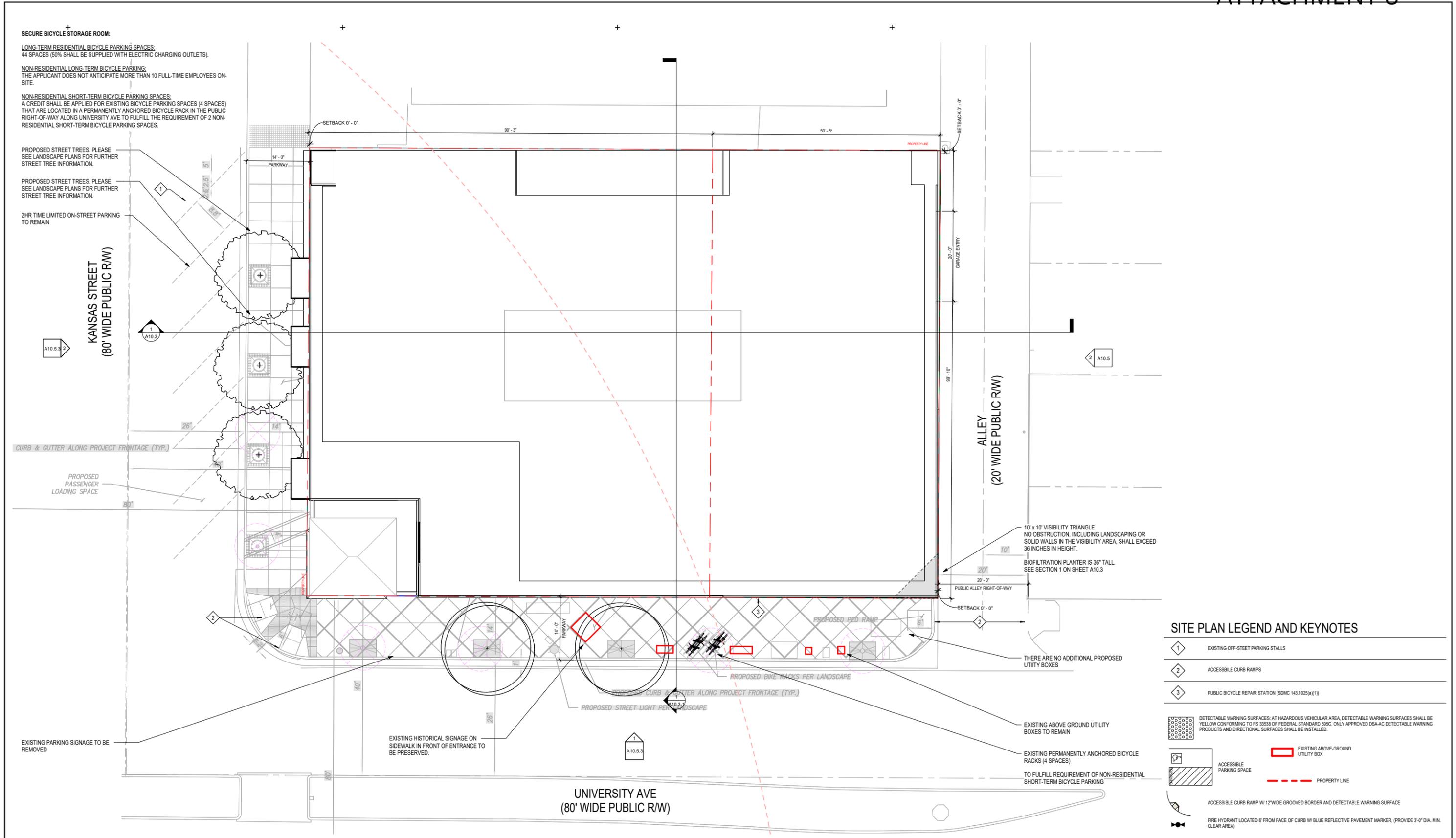
Aerial Photo: Nearmap 2025

Figure 2

Aerial Photograph

NEWMAN BUILDING





Source: carrierjohnson + CULTURE 2025

Figure 3

Site Plan

NEWMAN BUILDING

HISTORIC RESOURCE:
CLAY ROOF TILE

HISTORIC RESOURCE
PAINT: ANTIQUE WHITE



NEW CONSTRUCTION
PAINT: WHITE

CHARCOAL GRAY PANEL

NEW CONSTRUCTION:
TERRACOTTA PANEL

GLASS RAILING

GLASS/SPANDREL

NEW CONSTRUCTION:
TERRACOTTA PANEL

1 RENDERING - SOUTH VIEW



2 RENDERING - SOUTHWEST VIEW

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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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** Site Development Permit _____

Project Title: The Newman Building **Project No. For City Use Only:** _____

Project Address: 2906 University Ave. San Diego, CA 92104

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

Corporation Limited Liability -or- General – What State? Delaware Corporate Identification No. 84-4031212
 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.

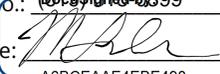
Property Owner

Name of Individual: The North Park Building, LLC / Michael Larkins Owner Tenant/Lessee Successor Agency

Street Address: 1001 Page Mill Road, Bldg one, Ste 200

City: Palo Alto State: CA Zip: 94304

Phone No.: (619) 916-0399 Fax No.: _____ Email: nate@havepurpose.co

Signature:  Date: 9/12/2023

Additional pages Attached: Yes No

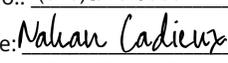
Applicant

Name of Individual: Purpose Real Estate / Nathan Cadieux Owner Tenant/Lessee Successor Agency

Street Address: 2829 Historic Decatur Rd.

City: San Diego State: CA Zip: 92106

Phone No.: (619) 916-0399 Fax No.: _____ Email: nate@havepurpose.co

Signature:  Date: 9/12/2023

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