

Errata
Virginia Avenue Parking Garage
ADDENDUM TO PROGRAM
ENVIRONMENTAL IMPACT REPORT (PEIR) No. 310690/SCH No. 2015111012
Project Tracking System (PTS) No. 375960

September 18, 2018 April 22, 2019

On October 25, 2018, the Planning Commission approved the Project with the applicant's revisions to the Project scope. Subsequent to the preparation of the Addendum, it was determined that the landscape deviation would not apply. The Summary of the Project has been revised. All The original revisions presented at Planning Commission are shown in a double ~~striketrough~~ and/or double underline format. The subsequent revisions were made after Planning Commission to adequately reflect the Project changes made by the applicant and accepted by the Planning Commission during their motion and final approval of the Project. These revisions are shown in single red ~~striketrough~~ and/or underline format.

I. SUMMARY OF PROPOSED PROJECT, Pages 1-3

A COASTAL DEVELOPMENT PERMIT (CDP) TO AMEND CDP No. 40-0338, PLANNED DEVELOPMENT PERMIT (PDP), AND NEIGHBORHOOD USE PERMIT (NUP),

to demolish a one-story building and associated paved parking lot, and to allow for the construction of a 5-level parking structure over 13,210 square-feet of retail space at the ground level, on the corner of Camino De La Plaza and Virginia Avenue to accommodate additional parking needs from surrounding uses, including the Las Americas Premium Outlets and the International Border. The project is requesting to amend the existing CDP No. 40-0338 to remove the project site from the permit requirements because the project site is no longer a part of the Las Americas project due to the Community Plan Update zoning change; therefore, it is not within the Coastal Overlay Zone. The proposed PDP is requested for deviations from the required rear and side yard setback requirements, building height limits, and ground floor height limits. Project deviations are described in detail in the section below. The NUP is required to allow for an off premise directional signage.

The 5-level parking structure with roof deck would include retail on the ground floor, and approximately 349 parking spaces, on a 31,450 square-foot site. Of the 349 spaces, the parking structure would include eight accessible parking spaces, two of which would be van accessible, and seven motorcycle spaces would be provided. The project would provide two parking spaces that are equipped with a cabinet, box, or enclosure that links the spaces with electrical service. One of those spaces would have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging ready for use. The project would include three short-term bicycle parking spaces and three long-term bicycle parking spaces in secure bike lockers. In addition, the project would include five spaces for low-emitting, fuel-efficient vehicles and five spaces for carpool/vanpool vehicles, for a total of 10 parking spaces. The project will include the installation and operation of Smart Parking System for the parking structure.

The project site is designated as Regional Commercial, which allows for commercial services and a density of 1.0 floor area ratio. The parking structure is excluded from the calculation of gross floor area, because it meets criteria (ii) and (iii) of San Diego Municipal Code Section 113.0234(d)(3)(B). The parking structure would be no taller than 70 feet in height and the maximum permitted height is 60 feet, however the project requests a deviation from this height limit.

The retail space on the first level of the parking structure would be covered with a colored plaster and aluminum storefront, and horizontal aluminum sun screens above the windows. The exterior of the parking levels would be screened from Camino De La Plaza and Virginia Avenue with a polyvinyl chloride (PVC) fabric mural and metal screen, and all open parking spaces on the roof deck would have horizontal PVC fabric screening on 50% of the total parking spaces and the installation of solar panels on the roof deck. Furthermore, the project would have a façade that includes a large international graphic on the west wall of the building, and a monument sign would be located northwest of the parking facility. A landscape plan has been prepared in accordance with the City's Landscape regulations that will include maintaining the continuity with existing landscaping along Camino De La Plaza.

Access to the proposed project site would be via a driveway from Camino De La Plaza. The driveway would allow left turns (westbound to southbound) into the site; however, the driveway would restrict vehicles exiting the site to right turns via a raised median. Due to the proximity of the driveway to the Virginia Avenue intersection, westbound Camino De La Plaza would be widened and re-stripped to provide "side-by-side" turn lanes for left turn stacking between the proposed driveway and the Virginia Avenue intersection.

The following deviations are proposed:

- Deviation to San Diego Municipal Code Section 131.0531 Table 131-05(D) to allow a perimeter setback of 6.5 feet on the east side and a 5-foot west side setback where 10 feet is required for side yards; and a 3-foot rear-yard setback on the south side where 10 feet is required.
- Deviation to San Diego Municipal Code Section 131.0531 Table 131-05(D) for a building height deviation to allow for a maximum building height of 70 feet where 60 feet is allowed.
- Deviation to the San Diego Municipal Code Section 131.0548 for a ground floor height deviation to allow for an average 14 feet 8 inches with a minimum of 12 feet where the average of 15 feet with a minimum of 13 feet is required.
- Deviation to San Diego Municipal Code Section 142.1225 (B) Table 142-12C to allow approximately ~~489~~ 410 square feet of combined wall sign copy area where 350 square feet is allowed along Virginia Avenue.
- Deviation to San Diego Municipal Code Section 142.1225(B) Table 142-12C to allow approximately ~~266~~ 214 square feet of combined wall sign copy area where 184.5 square feet is allowed along Camino De La Plaza.
- ~~• Deviation to San Diego Municipal Code Section 142.0404 Table 142-04C "Commercial Development" to allow the project to have 480 points from trees when 488.1 points are required.~~

Implementation of the project would result in the excavation of 30 cubic yards at a depth of cut of 2 feet, and 30 cubic yards of fill at a maximum depth of 0.3 feet.

The revision made does not affect the environmental analysis or conclusions of the Addendum.