

Site Development Permit – FINDINGS SDMC Section 126.0504(a)

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

The proposed Park+Market project (Project) is located at the south portion of G Street between 11th Avenue to the west, Park Boulevard to the east, and Market Street to the south. The developer, Holland Partner Group (HPG), is proposing to construct a mixed-use development with distinct, high-quality buildings and amenities that reflect the unique character of the area. The Project is comprised of a thirty-four (34) story tower containing approximately 427 residential units, eighty-six (86) of which will be restricted as affordable housing units; 51,260 square feet (SF) of office space; 22,641 SF of retail space; rehabilitation of the existing local historical resource, the Remmen House; 5,465 SF of public urban open space; a 3,198 SF amphitheater; and a 5,000 SF upper terrace overlooking the public plaza. The Project will also include a four-story subterranean parking garage with 613 parking spaces.

During construction of the Project, the Remmen House will temporarily be relocated two blocks southeast of its existing location. The Remmen House will be offsite for a period of approximately one year. The building will be mothballed per the National Parks Service Preservation Briefs 31: Mothballing Historic Buildings. Once the subterranean parking structure is completed, the Remmen House will be relocated back to the original site on a new foundation at the northeast corner of the parcel. This temporary relocation maximizes the development potential of the site and takes advantage of the opportunity to rotate the structure to create a more engaging thoroughfare and outdoor seating area for the converted historic structure that will be used as a restaurant.

The Project is located within the center of the East Village neighborhood, along Park Boulevard, one of the most important streets in downtown San Diego, as identified by the City. Park Boulevard is treated as a ceremonial street, visually and physically linking Balboa Park to the San Diego bay (Park-to-Bay Link). Trolley lines and southbound vehicular traffic traverses Park Boulevard. Park Boulevard has been lined with pedestrian-serving uses to activate the street. The East Village neighborhood has evolved dramatically within the past decade from a mixture of light industrial and warehouse buildings, artist and design studios, small residential California bungalows and social service providers, to a vibrant residential, employment and entertainment district.

Under the Downtown Community Plan (DCP), the East Village is slated to have the highest residential intensities with accompanying retail, commercial and open space amenities. This Project will meet the following DCP goals and policies:

- Provide for an overall balance of uses – employment, residential, cultural, government and destination –as well as a full compendium of amenities and services. (3.1-G-2.)
- Allow a diverse range of retail establishments that are integrated with the neighborhood centers, and maintain a pedestrian orientation and active street frontage. (3.1-P-4.)
- Maintain a range of development intensities to encourage development of public amenities, retail and other active uses, and that promote affordable housing and conservation of historical resources. (3.2-G-3.)

- Foster a rich mix of uses in all neighborhoods, while allowing differences in emphasis on uses to distinguish between them. (3.5-G-2.)
- Provide a range of housing opportunities suitable for urban environments and accommodating a diverse population. (3.3-G-1.)
- Continue to promote the production of affordable housing in all of downtown’s neighborhoods and districts. (3.4-G-1.)
- Increase the supply of rental housing affordable to low income persons. (3.4-G-3.)
- Promote adaptive reuse of historic resources as an effective means to reduce construction materials, energy and waste. (5.8-P-9.)
- Reinforce the evolving high-intensity Market Street corridor. (6.5-G-2.)
- Protect historic resources to communicate downtown’s heritage. (9.1-G-1.)
- Encourage the rehabilitation and reuse of historical resources. (9.1-G-2.)
- Encourage the retention of historical resources on-site with new development. (9.1-P-4.)
- Integrate historic resources into the downtown fabric while achieving significant development and population intensification. (9.2-G-1.)
- Promote the adaptive reuse of intact buildings as a cultural and sustainability goal. (9.2-P-4.)

As shown on the Land Use Map, Figure 3-4 in the DCP, the Project site is in the Employment/Residential Mixed-Use (ER) land use district. This designation aims to create synergies between educational institutions and residential neighborhoods, and provide a transition between the Core district and residential neighborhoods. (DCP, pg. 3-7.) A variety of uses are permitted in this district, including office, residential, hotel, research and development, educational and medical facilities. This Project includes a number of the permitted uses (residential, office and retail), as encouraged by the DCP. Therefore the Project, including the rotation, rehabilitation and reuse of the historic Remmen House is consistent with the DCP.

Historic Preservation is addressed in Chapter 9 of the DCP. As indicated in Table 9-1 in the DCP, locally designated resources, like the Remmen House, are to be retained on site whenever possible. “Partial retention, relocation or demolition of a resource shall only be permitted through applicable City procedures.” The applicable City procedures are established in San Diego Municipal Code (Municipal Code) Chapter 14, Article 3, Division 2, entitled “Historical Regulations.” Municipal Code section 143.0210(2)(C) requires a Site Development Permit in accordance with Process Four for any development that proposes to deviate from the development regulations for historical resources described in this division. Substantial alteration of a designated resource by relocation or other means is a deviation from the historical resource regulations and therefore a Site Development Permit, as authorized by Chapter 12, Article 6, Division 5, entitled “Site Development Permit Procedures,” is required. The decisionmaker, in this instance the Planning Commission, must make all of the Findings in Section 126.0504(a) and Section 126.0504(h) before the relocation of a locally designated historical resource can occur. Therefore, the processing of this Site Development Permit application is in compliance with the DCP and will not adversely affect this aspect of the applicable land use plan.

The Mitigation Monitoring and Reporting Program (MMRP) for the DCP requires the implementation of Mitigation Measure HIST 1.1-3 if a designated historical resource would be relocated. This Mitigation Measure requires the submission of a Documentation Program that

must include Photo Documentation and Measured Drawings of the resource to the Historical Resources Board Staff for review and approval. Implementation of this Mitigation Measure will be required as a Condition of this Permit.

Under the recently adopted Downtown Mobility Plan, Park Boulevard between E Street and K Street will be closed to vehicular traffic and single southbound lane will be converted into a two-way cycle track. This will eliminate access to the existing angled parking spaces along the Project site. To accommodate this, HPG has designed a wider public sidewalk with a double row of trees that interconnects with the public plaza to create an attractive, unique public environment on this important street. Also, in keeping with the East Village's focus on Park Boulevard as a main feature and pedestrian thoroughfare, the City has indicated the desire to rotate the Remmen House as part of the site development to further complement the Downtown Mobility Plan. The City properly believes by rotating the Remmen House to face Park Boulevard, it will further activate Park Boulevard and add an aesthetically pleasing element to the pedestrian-focused thoroughfare.

The Remmen House will be rehabilitated following the completion of its rotation in accordance with the Secretary of the Interior standards and the Centre City Planned District Ordinance (CCPDO).

As such, the proposed Project, including the rotation, rehabilitation of the Remmen House, is consistent with and will not adversely affect the applicable land use plans, including but not limited to the DCP, the Downtown Mobility Plan and the CCPDO.

2. The proposed development will not be detrimental to the public health, safety, welfare;

The proposed Project includes the rotation of a local historic resource, the Remmen House, from its orientation towards G Street, a busy auto thoroughfare, onto pedestrian-friendly Park Boulevard for rehabilitation and reuse as a restaurant with outdoor dining and seating that would further activate this area.

Once the four-story subterranean parking structure is completed, the Remmen House will be relocated back to the original site on a new foundation at the northeast corner of the parcel. The Remmen House will be rotated 90 degrees east so that the primary entry will face the Park Boulevard pedestrian thoroughfare facilitating greater public awareness and enjoyment of the Remmen House. The new location and siting will be adjacent to its original location and is compatible with the original character and use of this historical resource.

The rotation, rehabilitation and reuse of the local historic resource will also provide for the health, safety, and welfare of the residents by rotating and rehabilitating the structure in a manner that will meet all building codes in accordance with current construction standards and codes as they apply to historic structures. The proposed Project will also comply with the National Park Service Standards for Relocation – Criterion Consideration B, as required by the City's Historical Resource Guidelines and the Secretary of the Interior's Standards for Rehabilitation of

Historic Structures. The Remmen House has been vacant and inaccessible to the public for several years, and is currently surrounded by a chain link fence with plywood covering the first floor windows.

Once returned to the Project site, the Remmen House will be repaired and rehabilitated in accordance with The Secretary of the Interior's Standards for Rehabilitation, which will enable the building to continue to convey its architectural significance while retaining a high degree of its integrity of design, workmanship, materials, feeling and association, for which the Remmen House received its local designation. The primary entry steps will be replicated in-kind using new concrete and salvaged elements where feasible. The square-cut ashlar masonry wall flanking the entry steps, as well as all foundational walls, will be replicated using salvaged square-cut ashlar masonry units where feasible. An elevated outdoor dining/entertainment patio will be built at the south side of the Remmen House that is level with the finished floor inside the structure. The historic foundation walls will retain their original look. Landscape adjacent to the Remmen House along G Street will consist of foundation planting so as to not obscure the north façade of the building.

Other exterior repairs include replacing the existing roofing material with composite shingles, seismically retrofitting or reconstructing original chimneys, stabilizing and/or reconstructing historic rear porches, restoring existing historic windows to working condition, restoring existing front entry doors and replacing damaged doors.

Interior rehabilitation will include the removal of some walls and finishes in order to accommodate new food and beverage use that will enhance overall public access and appreciation for this historic resource. Where feasible, character-defining interior features and finishes shall be preserved and protected in the rehabilitated building.

As the repair and rehabilitation of the Remmen House after its final relocation will be conducted in accordance with The Secretary of the Interior's Standards, and Building Code standards, the Remmen House portion of this Project will not be detrimental to the public health, safety and welfare. The other improvements to the Project site include, but are not limited to, site grading, drainage, walls, fences, lighting, an irrigation system, landscaping and ongoing maintenance of the property by HPG and its subsequent owner. As such, the proposed Project will not be detrimental to the public health, safety and welfare.

With regards to other portions of the Project, there will not be detriment to the public health, safety and welfare because mitigation measures have been included in the MMRP to mitigate Project impacts on the environment. In addition, the Site Development Permit and other permits prepared for the Project contain numerous conditions of approval that require the Project comply with applicable regulations of the San Diego Municipal Code adopted to avoid adverse impacts to the health, safety and general welfare of persons residing in and working in the surrounding area. The standard conditions of approval require Project compliance with applicable building, fire, mechanical and plumbing codes. The affordable housing units provided by the Project are consistent with the City's Affordable Housing Ordinance and contributes to promoting the general welfare of low-income residents.

With the inherent risks for potential accidental destruction of the historic resource that adjacent construction would have, maintaining the Remmen House at its current location would create unbuildable land area on this site, increase the necessary deviation from the CCPDO provision regarding the required street wall along the public right of way significantly and fail to contribute to Mobility Plan's goal for activating Park Boulevard. Moreover, maintaining the Remmen House in its current location will require HPG to create an additional subterranean level, at a substantial cost, in order to provide adequate parking. At a cost of approximately sixty thousand dollars (\$60,000) per parking stall and approximately 150 stalls in a new level of underground parking, the cost of avoiding underground parking under the Remmen House would be nearly nine million dollars (\$9,000,000). Additionally, without the relocation and rotation, the resource would create problematic adjacencies in terms of the massing and scale of the new development. The proposed temporary relocation and rotation of the Remmen House will result in a vastly improved project in terms of urban and project design.

The proposed Project complies with the Urban Design Regulations of the CCPDO (SDMC § 156.0311), the Performance Standards of the CCPDO (SDMC § 156.0312) and the Residential Off-Street Parking Space Requirements of the CCPDO (SDMC § 156.0313). The proposed Project will revitalize this East Village block and the relocated, rotated and restored Remmen House will welcome the public to an indoor-outdoor dining experience occupying the northeast corner of the block and integrate the Park Boulevard pedestrian thoroughfare.

3. 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 proposes to temporarily relocate the Remmen House two blocks southeast of its existing location while construction of a subterranean garage is being completed at the Project site. The Remmen House will be offsite for a period of approximately one year. Prior to the relocation, the ashlar stone foundation walls, concrete entry steps and remaining extant brick chimney will be documented, catalogued, salvaged and stored. The non-original exterior stairs and non-original deck at the rear of the building will be removed. The main structure will be transported in one piece to a vacant lot at 1301 Market Street. The building will be mothballed per the National Parks Service Preservation Briefs 31: Mothballing Historic Buildings.

Once the four-story subterranean parking structure is completed, the Remmen House will be relocated back to the original site on a new foundation at the northeast corner of the parcel. The Remmen House will be rotated 90 degrees east so that the primary entry will face the Park Boulevard pedestrian thoroughfare facilitating greater public awareness and enjoyment of the Remmen House. The new location and siting will be adjacent to its original location and is compatible with the original character and use of this historical resource. Accordingly, the temporary relocation of the house is part of a definitive series of action that will assure its preservation once returned to the property.

This is particularly true compared to the current condition of the home. The Remmen House has been vacant and inaccessible to the public for several years, and is currently surrounded by a chain link fence with plywood covering the first floor windows. Inspection of the building

disclosed a dirty interior and a few broken windows and a broken interior door. However, the exterior and interior of the building remain in good overall condition. Once returned to the Project site, the Remmen House will be repaired and rehabilitated in accordance with The Secretary of the Interior's Standards for Rehabilitation, which will enable the building to continue to convey its architectural significance while retaining a high degree of its integrity of design, workmanship, materials, feeling and association, for which the Remmen House received its local designation.

The Project will comply with CCPDO in the following ways:

- The Project is located within the ER land use district that is intended incorporate a mix of residential, office and commercial uses.
- The Project will comply with the established minimum floor area ratio of 10.0 for this land use district, as required by the Request for Proposals (RFP) solicited by the City of San Diego for the property.
- The Project will comply with CCPDO's Development Regulations pertaining to lot size, minimum building setbacks, building heights, building bulk, building base, ground floor heights and residential development regulations, with the deviations properly authorized through a Centre City Planned Development Permit.
- The Project will comply with the CCPDO's Urban Design Regulations pertaining to building orientation, façade articulation, street level design, glass and glazing, exterior projection balconies, rooftops, building identification, regulations pertaining to historical resources requiring a Site Development Permit, additional standards for residential development, additional standards for main streets, and urban open space design guidelines.
- The Project will comply with the CCPDO's Off Street Parking and Loading Standards

The proposed Project complies with all relevant regulations of the Land Development Code for the rotation, rehabilitation and reuse of historic resources. With regard to non-Remmen House portions of the Project, specific conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and have been written as such into this Site Development Permit and the Project's Centre City Development Permit. The relevant Land Development Code's Planning and Development Regulations for topics not addressed in the CCPDO are contained in Chapter 14 of the Land Development Code, and include: grading, draining, landscape, parking, refuse and recyclable materials storage, mechanical and utility equipment storage, loading, building, electrical and plumbing. Development of the Project will comply with all requirements of these regulations. The Project's allowable deviations are permitted with the adoption of the Project's Centre City Planned Development Permit findings, which are incorporated by reference herein. Concept plans for the Project identify all other development criteria in effect for the site. Finally, the Staff Report for the Design Review Committee meeting on July 13, 2016 for the Project, incorporated by reference herein, includes a chart that identifies the Project's compliance with applicable density regulations, affordable housing regulations, parking regulations and parking regulations. In these ways the proposed Project will comply with the applicable and relevant regulations of the Land Development Code, as allowed through the approval of a Site Development Permit.

Supplemental Findings – Historical Resource Deviation for Relocation of a Designated Historical Resource
SDMC Section 126.0504(h)

- 1. There are no feasible measures, including maintaining the resource on site, that can further minimize the potential adverse effects on historical resources;**

The proposed Project is located at the south portion of G Street between 11th Avenue to the west, Park Boulevard to the east, and Market Street to the south. The developer, HPG, is proposing to construct a mixed-use development with distinct, high-quality buildings and amenities that reflect the unique character of the area. The Project includes the rehabilitation of the existing local historical resource, the Remmen House. A subterranean parking garage as well as new buildings will be introduced on site for residential, office and retail spaces, in conjunction with public open space. The alternative of maintaining the Remmen House in its current location is not feasible and would be more environmentally damaging than temporarily relocating it offsite. With the subterranean garage and related construction, it is not feasible to maintain the Remmen House on site during construction because the risk of a construction-related accident and loss of subterranean support damaging this historic resource is too high. Even if it were economically feasible to spend at least an additional nine million dollars (\$9,000,000) to construct an additional subterranean parking level to avoid any subterranean construction under the Remmen House, while the risk of damage to the Remmen Housing during construction of the Project is a potential factor as well. For example, while the site around the Remmen House is under construction, there is a possibility the structure could be damaged due to the significant activity with heavy equipment traffic and materials being installed directly adjacent and overhead of the house. Accordingly, it is not technically feasible, economically feasible, or desirable to leave the Remmen House on-site during Project construction. Maintaining the resource “as is” would preclude new above ground construction in the surrounding areas as well subterranean development. This alteration would impact the overall development potential of the Project site, making development consistent with the DCP and the City’s RFP infeasible. However, as discussed below, the relocation is only temporary and will be accomplished in a manner that minimizes the potential adverse effects on this historic resource.

The Project proposes to temporarily relocate the Remmen House two blocks southeast of its existing location while construction of a subterranean garage is being completed at the Project site. The Remmen House will be offsite for a period of approximately one year. Prior to the relocation, the ashlar stone foundation walls, concrete entry steps and remaining extant brick chimney will be documented, catalogued, salvaged and stored. The non-original exterior stairs and non-original deck at the rear of the building will be removed. The main structure will be transported in one piece to a vacant lot at 1301 Market Street. The building will be mothballed per the National Parks Service Preservation Briefs 31: Mothballing Historic Buildings.

Once the four-story subterranean parking structure is completed, the Remmen House will be relocated back to the original site on a new foundation at the northeast corner of the parcel. The Remmen House will be rotated 90 degrees east so that the primary entry will face the Park Boulevard pedestrian thoroughfare facilitating greater public awareness and enjoyment of the

Remmen House. The new location and siting will be adjacent to its original location and is compatible with the original character and use of this historical resource.

Implementation of a Site Development Permit for relocation requires the development of detailed, step-by-step Treatment Plan that will govern what happens to the resource from start to finish. A Treatment Plan will need to be approved by the Historical Resources staff, City Development Services Department and Civic San Diego staff. The Treatment Plan must describe in detail how the resource will be prepared for its removal from the current site, how it will be transported to the temporary site, how the ultimate receiving site will be prepared to receive and incorporate the rehabilitated resource into the new development on that site, and how the relocated resource will be ultimately finished on the interior and exterior to serve as a component of the proposed new development or not. The proposed Treatment Plan for the Remmen House is on file with the Development Services Department.

The Remmen House has been vacant for several years, and is currently surrounded by a chain link fence with plywood covering the first floor windows. Inspection of the building disclosed a dirty interior and a few broken windows and a broken interior door. However, the exterior and interior of the building remain in good overall condition. Once returned to the Project site, the Remmen House will be repaired and rehabilitated in accordance with The Secretary of the Interior's Standards for Rehabilitation, which will enable the building to continue to convey its architectural significance while retaining a high degree of its integrity of design, workmanship, materials, feeling and association, for which the Remmen House received its local designation. The primary entry steps will be replicated in-kind using new concrete and salvaged elements where feasible. The square-cut ashlar masonry wall flanking the entry steps, as well as all foundational walls, will be replicated using salvaged square-cut ashlar masonry units where feasible. An elevated outdoor dining/entertainment patio will be built at the south side of the Remmen House that is level with the finished floor inside the structure. The south historic foundation walls will retain their historic look. Landscape adjacent to the Remmen House along G Street will consist of foundation planting so as to not obscure the north façade of the building.

Other exterior repairs include replacing the existing roofing material with composite shingles, seismically retrofitting or reconstructing original chimneys, stabilizing and/or reconstructing historic rear porches, replacing any broken glass windows, restoring existing historic windows to working condition, restoring existing front entry doors and replicating damaged and missing rear porch doors.

Interior rehabilitation will include the removal of some walls and finishes in order to accommodate new food and beverage use that will enhance overall public access and appreciation for this historic resource. Where feasible, character-defining interior features and finishes shall be preserved and protected in the rehabilitated building.

As the repair and rehabilitation of the Remmen House after its final relocation will be conducted in accordance with The Secretary of the Interior's Standards, the Project would not eliminate the resource from its architectural association as an important example of this period of San Diego history (early 1900s). With the mitigation measures identified herein and in the Historical Resources Technical Report prepared by Heritage Architecture & Planning, the temporary

relocation and rotating will result in impacts to the historical resource below a level of significance. Accordingly, there are not feasible measures that can further minimize the potential adverse effects on the local historic resource.

The Remmen House is envisioned to be rehabilitated for retail food and beverage use with open seating areas within the Project's plaza. The seating area will be raised above the sidewalk, similar to the raised foundation of the historic house. This will create a distinct area for the guests with an overview of the pedestrian activities. The open storefront design, rehabilitation of the Remmen House and public plaza will highlight Park Boulevard and create a significant mid-point on the Park Boulevard.

Section 143.0201 of the Land Development Code states the purpose of the Historical Resources Regulations "is to protect, preserve and, where damaged, restore the *historical resources* of San Diego, which include *historical buildings, historical structures or historical objects, important archaeological sites, historical districts, historical landscapes, and traditional cultural properties*. These regulations are intended to assure that *development* occurs in a manner that protects the overall quality of *historical resources*. It is further the intent of these regulations to protect the educational, cultural, economic, and general welfare of the public, while employing regulations that are consistent with sound historical preservation principles and the rights of private property owners." The educational needs of the public and also therefore the cultural, economic and general welfare of the public will be served by the rotation of the local historic resource, as part of the proposed Project, for rehabilitation and reuse of the Remmen House as required by the Historical Resources Regulations as stated in the Land Development Code section 143.0201 and a Site Development Permit to permit this work is warranted.

Leaving the Remmen House in its current position and "building around it" would fail to meet the objectives of Section 143.0201 as described above. With the subterranean garage and related construction, it is not feasible to maintain the Remmen House on site during construction because the risk of a construction-related accident and loss of subterranean support damaging this historic resource is too high. Additionally, maintaining the resource "as is" would preclude new above ground construction in the surrounding areas as well subterranean development. This alternative would impact the overall development potential of the Project site, making development with the DCP and the City's RFP infeasible. Moreover, maintaining the Remmen House in its current location would cause HPG to add an additional subterranean floor in order to provide adequate parking. This additional parking level would include 150 parking stalls, which cost approximately sixty thousand dollars (\$60,000) each. The total cost for this additional subterranean floor would be at least nine million dollars (\$9,000,000), making it an economically infeasible alternative. Moreover, even if it were feasible or desirable to spend nine million dollars (\$9,000,000) to avoid any subterranean construction under the Remmen House, the risk of a construction accident damaging the Remmen House is another factor. For example, while the site around the Remmen House is under construction, there is a possibility the structure could be damaged due to the significant activity with heavy equipment traffic and materials being installed directly adjacent and overhead of the house. Accordingly, it is also technically infeasible to leave the Remmen House on the Project site during construction.

2. The proposed relocation will not destroy the historical, cultural, or architectural values of the historical resource, and the relocation is part of a definitive series of actions that will assure the preservation of the designated historical resource;

The proposed Project is located at the south portion of G Street between 11th Avenue to the west, Park Boulevard to the east, and Market Street to the south. The developer, HPG, is proposing to construct a mixed-use development with distinct, high-quality buildings and amenities that reflect the unique character of the area. The Project includes the rehabilitation of the existing local historical resource, the Remmen House. A subterranean parking garage as well as new buildings will be introduced on site for residential, office and retail spaces.

As such, this deviation from the standard protective historical resource regulations is the minimum necessary to afford relief and accommodate the development of the Project site in accordance with the density and other provisions of the CCPDO. Feasible mitigation measures to mitigate for the Project's proposed short distance, temporary relocation of the Remmen House will be implemented pursuant to the MMRP, which requires the preparation of a Documentation Program consisting of a Historic American Buildings Survey (HABS) for the property prior to the start of construction. The HABS is no file with the Development Services Department.

The relocation of a designated historical resource is permitted in the pursuant to Municipal Code section 126.0504(h), which requires a discretionary Site Development Permit for that exact purpose. Such permit also requires that the relocated resource be subsequently rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation as part of an approved Treatment plan under the supervision of appropriate City staff. Since 1972, at least fifteen (15) designated San Diego historical resources have been relocated pursuant to this Municipal Code section or its predecessors and three other resources have recently been approved for relocation within Centre City.

The Project proposes to temporarily relocate the Remmen House two blocks southeast of its existing location while construction of a subterranean garage is being completed at the Project site. The Remmen House will be offsite for a period of approximately one year. Prior to the relocation, the ashlar stone foundation walls, concrete entry steps and remaining extant brick chimney will be documented, catalogued, salvaged and stored. The non-original exterior stairs and non-original deck at the rear of the building will be removed. The main structure will be transported in one piece to a vacant lot at 1301 Market Street. The building will be mothballed per the National Parks Service Preservation Briefs 31: Mothballing Historic Buildings.

Once the subterranean parking structure is completed, the Remmen House will be relocated back to the original site on a new foundation at the northeast corner of the parcel. The Remmen House will be rotated 90 degrees east so that the primary entry will face the Park Boulevard pedestrian thoroughfare facilitating greater public awareness and enjoyment of the Remmen House. The new location and siting will be adjacent to its original location and is compatible with the original character and use of this historical resource. Accordingly, the temporary relocation of the house is part of a definitive series of action that will assure its preservation once returned to the property.

This is particularly true compared to the current condition of the home. The Remmen House has been vacant for several years, and is currently surrounded by a chain link fence with plywood covering the first floor windows. However, the exterior and interior of the building remain in good overall condition. Once returned to the Project site, the Remmen House will be repaired and rehabilitated in accordance with The Secretary of the Interior's Standards for Rehabilitation, which will enable the building to continue to convey its architectural significance while retaining a high degree of its integrity of design, workmanship, materials, feeling and association, for which the Remmen House received its local designation. The primary entry steps will be replicated in-kind using new concrete and salvaged elements where feasible. The square-cut ashlar masonry wall flanking the entry steps, as well as all foundational walls, will be replicated using salvaged square-cut ashlar masonry units where feasible. An elevated outdoor dining/entertainment patio will be built at the south side of the Remmen House that is level with the finished floor inside the structure. The south historic foundation walls will retain their historic look. Landscape adjacent to the Remmen House along G Street will consist of foundation planting so as to not obscure the north façade of the building. Accordingly, the proposed relocation will not destroy the historical, cultural, or architectural values of the historical resource.

Other exterior repairs include replacing the existing roofing material with composite shingles, seismically retrofitting or reconstructing original chimneys, stabilizing and/or reconstructing historic rear porches, replacing any broken glass, restoring existing historic windows to working condition, and restoring existing front entry doors.

Interior rehabilitation will include the removal of some walls and finishes in order to accommodate new food and beverage use that will enhance overall public access and appreciation for this historic resource. Where feasible, character-defining interior features and finishes shall be preserved and protected in the rehabilitated building.

As the repair and rehabilitation of the Remmen House after its final relocation will be conducted in accordance with The Secretary of the Interior's Standards, the Project would not eliminate the resource from its architectural association as an important example of this period of San Diego history (early 1900s). With the mitigation measures identified herein and in the Historical Resources Technical Report prepared by Heritage Architecture & Planning, the temporary relocation and rotating will result in impacts to the historical resource below a level of significance. Accordingly, the proposed relocation will not destroy the historical, cultural, or architectural values of the historical resource, and the relocation is part of a definitive series of actions that will assure the preservation of the designated historical resource.

The Remmen House is envisioned to be rehabilitated for retail food and beverage use with open seating areas within the Project's plaza. The seating area will be raised above the sidewalk, similar to the raised foundation of the historic house. This will create a distinct area for the guests with an overview of the pedestrian activities. The open storefront design, rehabilitation of the Remmen House and public plaza will highlight Park Boulevard and create a significant mid-point on the Park Boulevard.

Consequently, the Proposed relocation of the Remmen House will not destroy the historical, cultural or architectural values of the historical resource and the relocation is a part of a definitive series of actions that will assure the preservation of the resource.

- 3. There are special circumstances or conditions apart from the existence of historical resources, applying to the land that are peculiar to the land and are not of the applicant's making, whereby the strict application of the provisions of the historical resources regulations would deprive the property owner of reasonable use of the land.**

Municipal Code section 156.0311(j) of the CCPDO provides that historical resources should be retained and integrated into large development projects, with adaptive reuse, where feasible. If a proposed development may have a significant impact on a historical resource and the City determines that no feasible alternative exists that would preserve the historical resource on its existing site, the City will determine if the relocation of the historical resource to a site within the CCPDO is feasible. In this instance, it is feasible to temporarily relocate the Remmen House two blocks southeast of its existing location and then return it to the original site on a new foundation at the northeast corner of the Project site once construction of the required subterranean parking and site development is completed.

The MMRP for the DCP acknowledges that local historical resources should be retained on-site whenever possible and that partial retention, relocation or demolition of a resource shall only be permitted according to Chapter 14, Article 3, Division 2 of the Historical Resources Regulations of the Land Development Code. The instant proceedings are in accordance with those Land Development Code Regulations.

The Project is located within the center of the East Village neighborhood, along Park Boulevard, one of the most important streets in downtown San Diego, as identified by the City. Park Boulevard is treated as a ceremonial street, visually and physically linking Balboa Park to the San Diego bay (Park-to-Bay Link). Trolley lines and southbound vehicular traffic traverses Park Boulevard. Park Boulevard has been lined with pedestrian-serving uses to activate the street. The area has evolved dramatically within the past decade from a mixture of light industrial and warehouse buildings, artist and design studios, small residential California bungalows and social service providers, to a vibrant residential, employment and entertainment district.

In keeping with the East Village's focus on Park Boulevard as a main feature and pedestrian thoroughfare, the City has indicated the desire to rotate the Remmen House as part of the site development to further complement the Downtown Mobility Plan. The City properly believes by rotating the Remmen House to face Park Boulevard, it will further activate Park Boulevard and add an aesthetically pleasing element to the pedestrian-focused thoroughfare.

The Remmen House is envisioned to be rehabilitated for retail food and beverage use with open seating areas within the Project's plaza. The seating area will be raised above the sidewalk, similar to the raised foundation of the historic house. This will create a distinct area for the guests with an overview of the pedestrian activities. The open storefront design, rehabilitation of

the Remmen House and public plaza will highlight Park Boulevard and create a significant mid-point on the Park-to-Bay Link.

The City's RFP required the provision of below-grade parking spaces to provide parking spaces. In order to accommodate the total 613 parking spaces proposed, of which only 478 spaces are required by the San Diego Municipal Code, HPG was required to include a four-story subterranean parking structure in the Project design. In order to avoid potential harm or destruction to the historical resource, the Remmen House will need to be relocated during the construction period of the subterranean structure. HPG cannot proceed with development without committing to providing the parking spaces underground, which, in turn, requires the temporary relocation of the Remmen House or the inclusion of a fifth subterranean level at a cost of at least nine million dollars (\$9,000,000). Without relocating the Remmen House, it is vulnerable to accidental damage during construction of the rest of the Project, including the thirty-four (34) story tower overhead.

Finally, particular to the land and apart from the existence of the historic resource, prior to the HPG's involvement in the property, the City dedicated the easternmost 28 feet of the City block for right-of-way purposes in order to facilitate its vision for an activated Park-to-Bay Link. The Project site is one of only two City blocks along Park Boulevard to dedicate this wider strip of land to right-of-way uses. Accordingly, the development requirements of the RFP must be satisfied on a smaller developable City block than would normally be the case making it infeasible for the applicant to construct the project within that smaller area and completely avoid impacts to the Remmen House if it were left on site during construction.