



Downtown Community Planning Council San Diego
Planning a Vibrant Downtown for All

Board of Directors Meeting Agenda
August 16th, 2023, 5:30 PM
12th Floor Committee Room, City Hall, 202 C Street, San Diego, CA, 92101
[ZOOM Online Link](#) (view only)
[Twitter](#) | [Instagram](#) | [TikTok](#)

You can email public comments to chair@downtownplanningsd.org: please write "PUBLIC COMMENT" in the subject line.

I. Call to Order - 5:30 pm

- A. Roll Call and [July Minutes](#) Approval

pp. 2 - 7

II. Non-Agenda Public Comment - 5:32 pm

Public comment will be limited to 1-minute per person if there are many speakers present. Maximum of 8 non-agenda public comment speakers at this time, additional speakers can speak after the Chair's Report.

III. Community Reports - 5:40 pm

- A. Representatives from Elected Officials and Agencies: DSD's Urban Division, Mayor's Office, Councilmember Whitburn's Office, Assemblymember Boerner's Office, Senator Atkins' Office, Supervisor Vargas' Office, Downtown Partnership.

IV. Committee Reports - 6:55 pm

- A. Pre-Design / Design Review - Chloé Lauer
 1. [4th & J Hotel](#)
- B. Communications - Brennan Doyle
 1. DCPCSD.com Website Status

Action Item pp. 8 - 55

V. Capital Improvement Project & Development Impact Fees Priorities - 7:10 pm

- A. Finalize Priorities

Action Item

Board of Directors Meeting Minutes
July 19th, 2023, 5:30 PM
12th Floor Committee Room, City Hall, 202 C Street, San Diego, CA, 92101

I. Call to Order

A. Roll Call and June Minutes Approval

1. Board members present: Manny (Chair), Chloe (Vice Chair), Bob (Secretary), Chris, Emmett, Jean, Brendan, Nancy, Gregory
 - a) Quorum established with 9/15 members present
2. Board members absent: Nima, Tyler, Terry, Edward, Dan
3. Committee members present: Brennan Doyle (Communications, managing zoon and TV screens in meeting room).
4. June minutes approved.

B. May Minutes Approval

1. Minutes approved.

Action Item

II. Non-Agenda Public Comment

Public comment will be limited to 1-minute per person if there are many speakers present. Maximum of 8 non-agenda public comment speakers at this time, additional speakers can speak after the Chair's Report.

- A. No speakers.

III. Community Reports

A. Representatives from Elected Officials and Agencies:

1. DSD's Urban Division,
 - a) Not Present
2. Mayor's Office
 - a) Not Present
3. Councilmember Whitburn's Office
 - a) Ryan Darsey provides and Malik Thornton updates on Unsafe Camping Ordinance and 20th & B
4. Assemblymember Boerner's Office
 - a) Margaret Doyle provides updates on Assembly legislation
5. Senator Atkins' Office
 - a) Andi McNew provides updates on Senate legislation
6. Supervisor Vargas' Office
 - a) Paula Aguirre shares resources for community organizations and businesses.
7. Downtown Partnership.
 - a) Not Present

B. BRIDGE Affordable Housing Kindred Project

1. BRIDGE presents the project. The presentation is available on the July Agenda packet.

IV. Public Safety

A. AB 413 “Daylighting Bill” - Endorse

Action Item

1. Board endorses the bill.
2. First: Manny
3. Second: Chloé
 - a) Yes votes:
 - (1) Manny
 - (2) Chloé
 - (3) Bob
 - (4) Emmett
 - (5) Jean Paul
 - (6) Brendan
 - b) No votes:
 - (1) Nancy
 - (2) Greg
 - (3) Chris
4. No votes expressed concerns over loss of parking
5. Public commenter Gary Smith expressed concern over parking loss

V. Permits

A. 534 5th Avenue Live Entertainment (PRJ-1051280)

Action Item

1. Board unanimously approves permit
 - a) First: Manny
 - b) Second: Emmett

B. 555 West Beech Street Live Entertainment (PRJ-1059458)

Action Item

1. Board approves permit with Bob link as the only “No’ vote.
 - a) First: Manny
 - b) Second: Emmett

VI. Committee Reports

A. Pre-Design / Design Review - Chloé Lauer

Action Item

1. 639 Kettner: Coastal Development Permit
 - a) Board Approves Permit
 - b) First:
 - c) Second:
 - (1) Yes votes:
 - (a) Manny
 - (b) Bob
 - (c) Chris
 - (d) Jean
 - (e) Nancy
 - (f) Greg
 - (2) No votes:

- (a) Chloé
- (b) Brendan
- (c) Emmett

- (3) No votes expressed concern that a site close immediately transit should be multifamily not a single family residence.
- (4) Yes votes expressed support for multifamily but believed the lot's odd (and small) shape along with second stair requirements made it impractical.

B. Public Spaces - Manny Rodriguez

- 1. Interim Alternative for Balboa Park Committee **Action Item**
 - a) Chris Eddy states he is back and will attend Balboa Park meetings
 - b) No action taken
- 2. Free Lunches at the Central Library for Kids
 - a) June 20th - August 11th, Monday through Friday, 12pm to 1pm, at the Central Library
- 3. Pinnacle management of Fault Line Park
 - a) Business owner at Faultline Park shares that flies and feces are becoming an issue that needs attention
 - b) Emailed public comments (below) also describe a dire situation at Faultline Park
 - c) Since Pinnacle by contract is obliged to maintain the Park, the board expresses interest endorsing the City to take punitive actions against Pinnacle for failing to meet their responsibilities.
 - (1) Malik Thornton of Councilmember Whitburn's Office offers to dig in deeper and have talks with Parks & Rec about this issue.
 - d) Faultline Park clean up with Parks & Rec and Downtown Partnership Clean & Safe scheduled for August 31st, 9am - 12pm
 - (1) Nancy believes we should not be spending City money to clean up what Pinnacle is legally required to do.

C. Communications - Brennan Doyle

- 1. Brennan gives monthly updates on posts and engagement.
- 2. Feedback on Little Italy Historical Designations
 - a) Vast majority of public engagement opposed historical designation of the three properties in question.

D. Chair's Report - Manny Rodriguez

- 1. Little Italy Historical Designation Applications
 - a) No update from the City
- 2. Draft Priority Capital Improvement Projects
 - a) Chair urges people to share their priorities with him

3. Downtown Parking Management Group
 - a) July meeting was canceled
4. 20th & B Safe Sleeping Site
 - a) Ryan Darsey covered updates earlier in the meeting.
5. Review status of August meeting
 - a) There will be an August meeting.
6. Vacant Seats
 - a) Marina Business
 - b) Columbia Business
 - c) Horton/Gaslamp Resident
 - d) At Large

VII. Adjournment

- A. Next Meeting: August 16th, 5:30PM, City Hall 12th Floor Committee Room

Public Comments Emailed for July Board Meeting

Cindy Cook



cindy Cook <cindyrn@me.com>

Jul 19, 2023, 5:53 PM (5 days ago)



to me ▾

Hi there,

I'm an East Village Resident who's been concerned about the decaying Faultline Park. I've been reporting concerns since 2021, and you can see by my history of Get it Done requests.

I recently reviewed the original agreement between the city and Pinnacle, and to my dismay, have found Pinnacle has been grossly negligent to the point that people can get seriously hurt. Here are some examples:

- they spray paint the grass green, and even just spray right over poop instead of cleaning it up.
- trash cans overflow with dog poop for days on end, attracting pests and diseases
- ineffective security, people smoking, fentanyl paraphernalia found in sandbox at playground
- large light fell and could have killed someone, afraid about the other lights and am certain they are not being maintained properly
- The dog run area is a joke. The rocks hurt dogs feet (would you want to run and play barefoot on gravel?) well my dogs won't even walk in it to go potty. The gravel is not ADA compliant. I've seen a woman leave her walker outside the park to come clean up after her dog. This is an injury and lawsuit waiting to happen. The fence is absolutely garbage. The irrigation is not working properly, the new line that was moved outside the dog run is leaking or on too high creating a mud pit. The entire thing is just disgusting. Not to mention I have never once seen Pinnacle do any maintenance. I have to make multiple requests just to get them to empty the trash!! They also some refill the dog bags, so people are using the city bags, which is not part of the agreement.

I have many more complaints but I know the meeting is right now.

Thank you,
Cindy Cook
619-203-1887

Sent from my iPhone

Kelli Hagan



Kelli H <hagank@sandiego.edu>

Wed, Jul 19, 4:45 PM (5 days ago)



to me ▾

Thank you for paying attention to east village. It needs a lot of work. Working on the green areas like faultline park is important to keep our area nice and livable.

—

Best,

Kelli Hagan

hagank@sandiego.edu

(858) 336-7261

Deanna Ratnikova



Deanna Ratnikova <deanna.ratnikova@gmail.com>
to me ▾

Wed, Jul 19, 4:36 PM (5 days ago) ☆ ↶ ⋮

I was told that the Downtown Community Planning Council would be discussing Faultline Park at its next meeting.

I'm an East Village resident and mom of a young child. We like the playground at Faultline Park, but we don't go often due to the uncleanliness of the park. There is usually dog poo somewhere in the play area, either fresh piles or smears of it. Dog owners also let their animals off leash outside of the designated area, and though all appear friendly, some have jumped on my daughter before the owner could intercede. I've never seen security present asking folks to leash their pets or go into the (poorly) fenced area.

I appreciate any attention the council can give to the park.

Deanna Ratnikova

Shad Stanley



shad1ku@yahoo.com
to me ▾

Wed, Jul 19, 4:18 PM (5 days ago) ☆ ↶ ⋮

Fault line Park

We need Pinnacle to hold up their end of the deal, we need an enclosed dog run that has a real fence with a gate, ground cover that is safe for pets and folks with mobility issues, we need effective security, a safe playground, enforcement of the Park rules, and regular daily care and maintenance!

Shad Stanley
1445 K St Apt 754

Sent from my iPhone

Kelsie Cajka



Kelsie Cajka <kelsie.cajka@gmail.com>
to me ▾

Wed, Jul 19, 4:07 PM (5 days ago) ☆ ↶ ⋮

Hi, I live in Pinnacle and regularly frequent Fault Line Park. The park needs an updated dog park with a safe and permanent fence, maintained for cleanliness and safety. Also if Pinnacle is responsible for this space, hold them accountable with fines and monitoring.

Thank you.
Kelsie Cajka

4th & J Hotel

(PRJ-1056049) - DOWNTOWN (Process 5) Gaslamp Quarter Development Permit for the construction of a 12-story, 125-foot tall mixed-use hotel development comprising 240 hotel guest rooms and approximately 24,000 square feet (SF) of retail space. A Site Development Permit is required for the substantial alteration of a historical resource, the Whitney Building (HRB No. 127), a Neighborhood Development Permit is required for deviations from the development regulations, and a Neighborhood Use Permit is required for sidewalk cafe space in the public right-of-way and outdoor use areas on Levels 2, 3, and 12. The Project is located on the 31,077 SF site at the southeast corner of 4th Avenue and J Street in the Gaslamp Quarter neighborhood of the Downtown Community Plan area (Council District 3).

Developer: Robert Green: RGC 4J, LLC

Architect: Gensler

The applicant presented in 2022 to DCPC but the previous chair did not take a vote on the board's recommendation.

The following pages contain the project plan and photo surveys. For high resolution formats of both, please use the links below.

High Resolution Project Plans:

https://apps.sandiego.gov/directories/development-services/docs/Site%20Development%20Plans%20PRJ-1056049_reduced.pdf

High Resolution Photo Survey:

<https://apps.sandiego.gov/directories/development-services/docs/Photographic%20Survey%20PRJ-1056049%20220328204021.pdf>

4TH & J HOTEL



ENTITLEMENT PACKAGE

FEB 18, 2022

345 4TH AVENUE,
SAN DIEGO, CA 92101
GENSLER PROJECT NUMBER: 55.7715.000












RGC 4J, LLC
OWNER/DEVELOPER
351 FORTUNA RANCH ROAD
ESCONDIDO, CA 92024
TELEPHONE: 760.834.8543

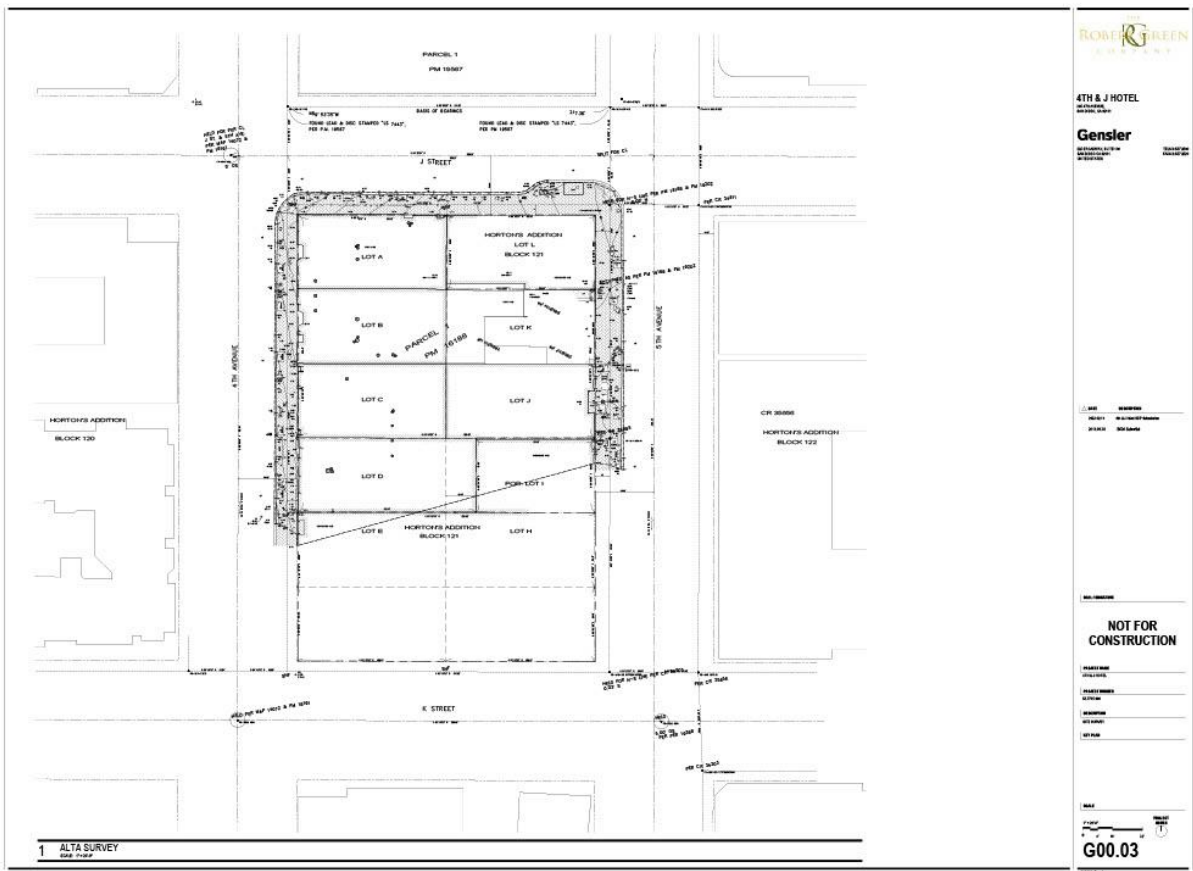
Gensler
ARCHITECT
225 BROADWAY, SUITE 190
SAN DIEGO, CA 92101
TEL 619 527 2500
FAX 619 527 2520

02/18/22

02/18/22

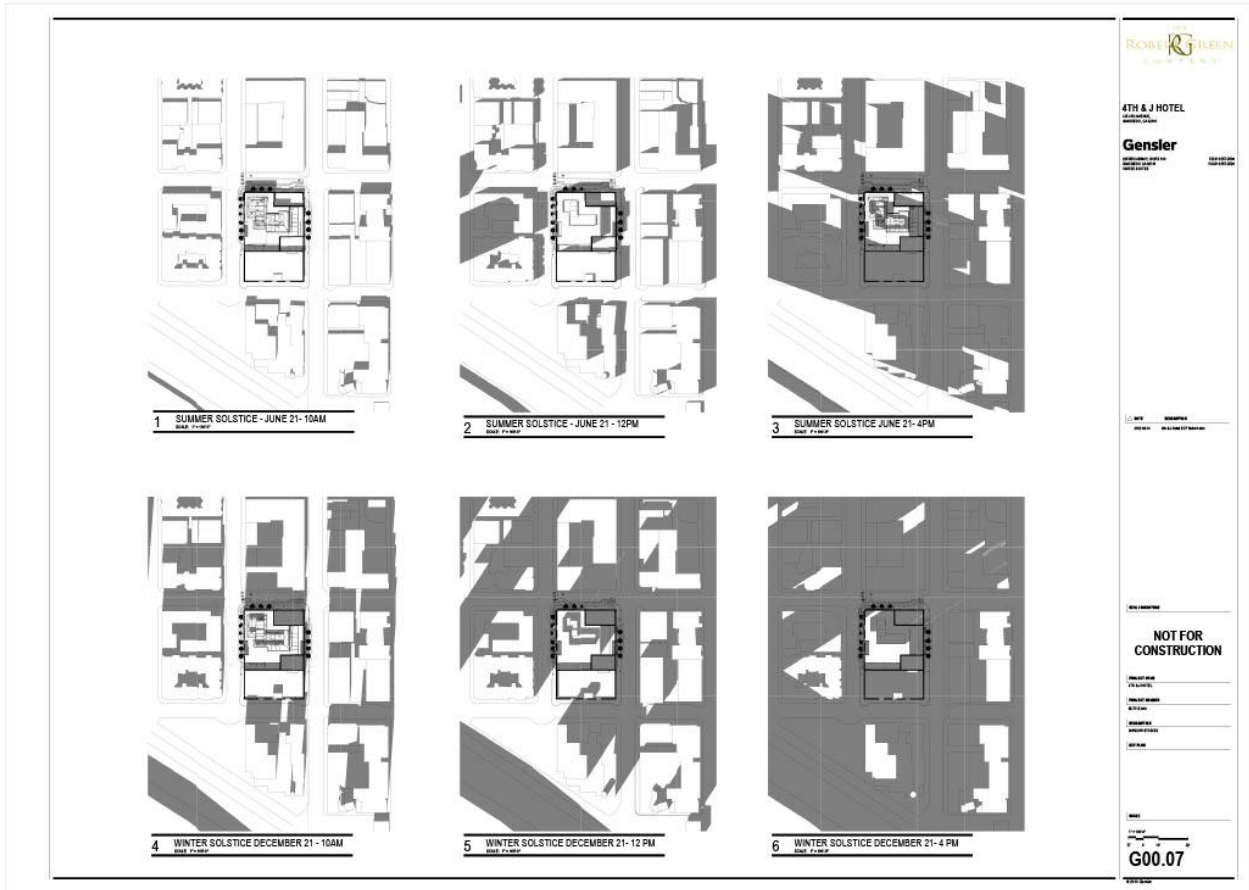
<p>DRAWING INDEX</p> <table border="1"> <thead> <tr> <th>Sheet No.</th> <th>Sheet Title</th> </tr> </thead> <tbody> <tr><td>001</td><td>COVER</td></tr> <tr><td>002</td><td>PROJECT INFORMATION</td></tr> <tr><td>003</td><td>GENERAL NOTES</td></tr> <tr><td>004</td><td>EXISTING DEVELOPMENT</td></tr> <tr><td>005</td><td>PROPOSED DEVELOPMENT</td></tr> <tr><td>006</td><td>PROPOSED DEVELOPMENT FAR TABULATION</td></tr> <tr><td>007</td><td>QUIET ROOM TABULATION</td></tr> <tr><td>008</td><td>REQUIRED PARKING</td></tr> <tr><td>009</td><td>REGULATORY</td></tr> <tr><td>010</td><td>VICINITY MAP</td></tr> <tr><td>011</td><td>PROJECT SCOPE</td></tr> </tbody> </table>	Sheet No.	Sheet Title	001	COVER	002	PROJECT INFORMATION	003	GENERAL NOTES	004	EXISTING DEVELOPMENT	005	PROPOSED DEVELOPMENT	006	PROPOSED DEVELOPMENT FAR TABULATION	007	QUIET ROOM TABULATION	008	REQUIRED PARKING	009	REGULATORY	010	VICINITY MAP	011	PROJECT SCOPE	<p>PROJECT DESCRIPTION</p> <p>The project is located on the west side of the intersection of 4th Street and J Street in the City of San Francisco. The site is currently vacant and is being developed for a new hotel project. The project consists of a 10-story building with a total floor area of approximately 150,000 square feet. The building will include guest rooms, a restaurant, a bar, and a fitness center. The project is being developed by the applicant and is subject to the approval of the City of San Francisco.</p>	<p>DEVELOPMENT SUMMARY</p> <p>EXISTING DEVELOPMENT</p> <table border="1"> <thead> <tr> <th>Lot Area</th> <th>Area</th> <th>Use</th> </tr> </thead> <tbody> <tr><td>10,000</td><td>10,000</td><td>Residential</td></tr> <tr><td>10,000</td><td>10,000</td><td>Residential</td></tr> <tr><td>10,000</td><td>10,000</td><td>Residential</td></tr> <tr><td>10,000</td><td>10,000</td><td>Residential</td></tr> <tr><td>10,000</td><td>10,000</td><td>Residential</td></tr> </tbody> </table> <p>PROPOSED DEVELOPMENT</p> <table border="1"> <thead> <tr> <th>Lot Area</th> <th>Area</th> <th>Use</th> </tr> </thead> <tbody> <tr><td>10,000</td><td>10,000</td><td>Residential</td></tr> <tr><td>10,000</td><td>10,000</td><td>Residential</td></tr> <tr><td>10,000</td><td>10,000</td><td>Residential</td></tr> <tr><td>10,000</td><td>10,000</td><td>Residential</td></tr> <tr><td>10,000</td><td>10,000</td><td>Residential</td></tr> </tbody> </table>	Lot Area	Area	Use	10,000	10,000	Residential	10,000	10,000	Residential	10,000	10,000	Residential	10,000	10,000	Residential	10,000	10,000	Residential	Lot Area	Area	Use	10,000	10,000	Residential	10,000	10,000	Residential	10,000	10,000	Residential	10,000	10,000	Residential	10,000	10,000	Residential	<p>PROJECT TEAM</p> <p>OWNER/DEVELOPER: [Name]</p> <p>ARCHITECT: [Name]</p> <p>ENGINEER: [Name]</p> <p>LANDSCAPE ARCHITECT: [Name]</p> <p>PROJECT INFORMATION</p> <p>PROJECT ADDRESS: [Address]</p> <p>PERMITS: [Status]</p> <p>LEASING: [Status]</p> <p>CONSTRUCTION: [Status]</p> <p>REGULATORY: [Status]</p>	<p>ROBERT GREEN</p> <p>4TH & HOTEL</p> <p>Genster</p> <p>NOT FOR CONSTRUCTION</p> <p>Scale: 1" = 100'</p> <p>000.01</p>
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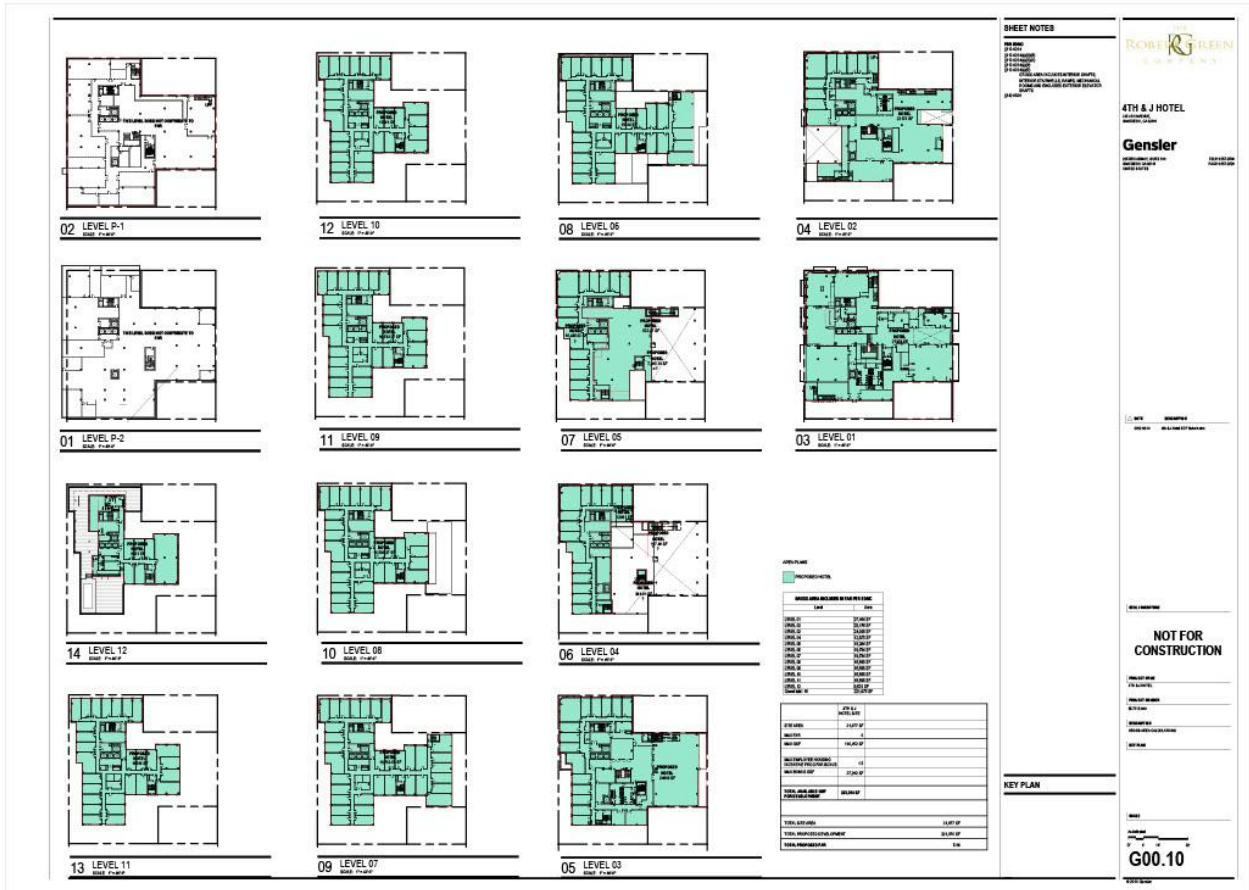
			
<p>1 WARM GREY BRICK RGB: #705042</p>	<p>2 PAINTED WHITE BRICK RGB: #F0F0F0</p>	<p>3 BLACK METAL RGB: #1A1A1A</p>	<p>EXTERIOR MATERIALS RGB: #1A1A1A</p>
			<p>EXTERIOR MATERIALS RGB: #1A1A1A</p>
<p>6 PAINTED BLACK BRICK RGB: #1A1A1A</p>	<p>8 WHITE PAINTED PLASTER RGB: #F0F0F0</p>	<p>9 GLASS RGB: #1A1A1A</p>	<p>EXTERIOR MATERIALS RGB: #1A1A1A</p>
			
<p>4 EIFS PANEL RGB: #F0F0F0</p>	<p>10 CAST IN PLACE CONCRETE RGB: #A0A0A0</p>	<p>7 WHITNEY BUILDING AWNING RGB: #800000</p>	<p>5 ALUMINUM WWOOD GRAIN FINISH RGB: #C0C0C0</p>
			<p>NOT FOR CONSTRUCTION</p> <p>G00.02</p>





	<p>SHEET NOTES</p>	<p>ROBEY GREEN ARCHITECTS</p> <p>4TH & J HOTEL HOTEL</p> <p>Gensler ARCHITECTURE</p>
<p>01 NORTH VICINITY ELEVATION 0101 - 0102</p>	<p>GENERAL NOTES</p>	<p>NOT FOR CONSTRUCTION</p>
<p>02 EAST VICINITY ELEVATION 0201 - 0202</p>	<p>KEY PLAN</p>	<p>G00.05</p>
<p>03 SOUTH VICINITY ELEVATION 0301 - 0302</p>		
<p>04 WEST VICINITY EXTERIOR ELEVATION 0401 - 0402</p>		



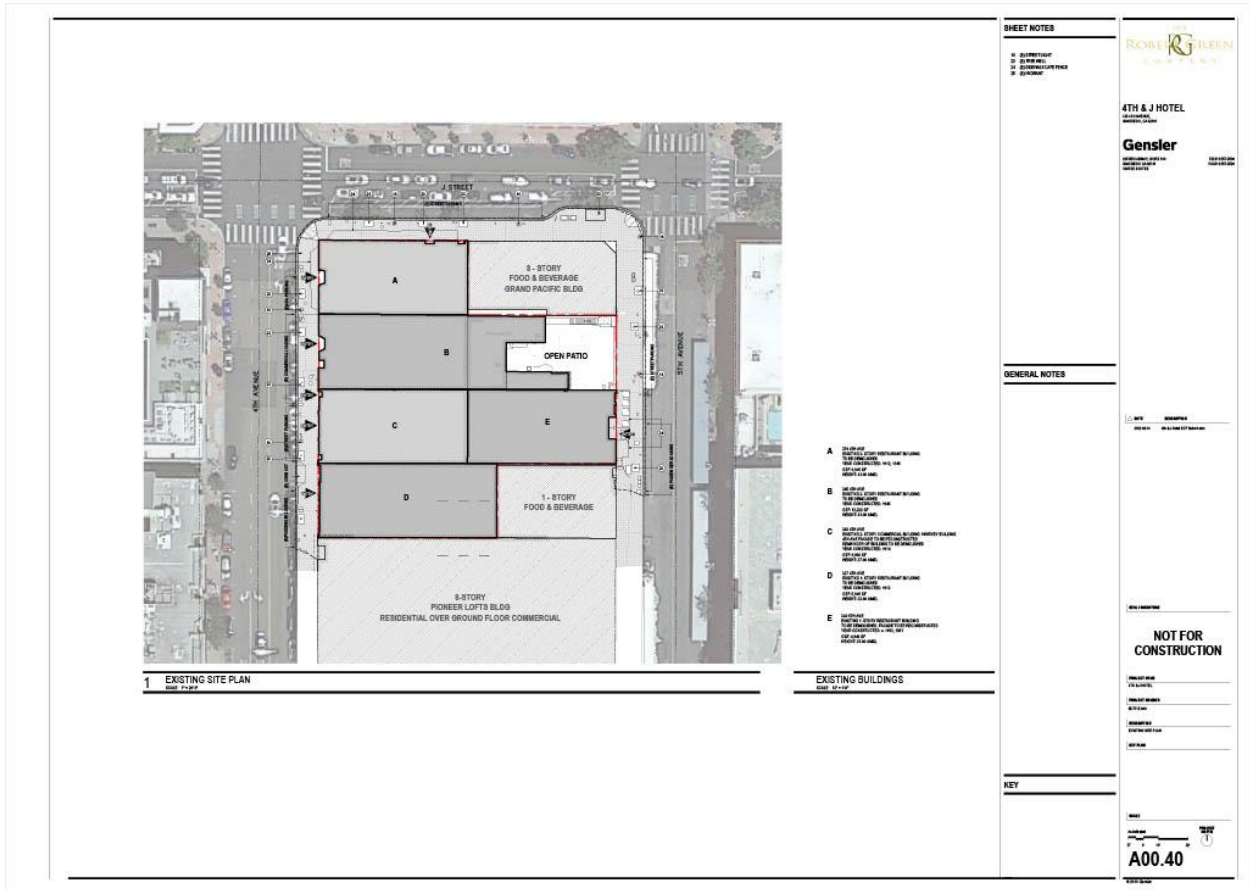


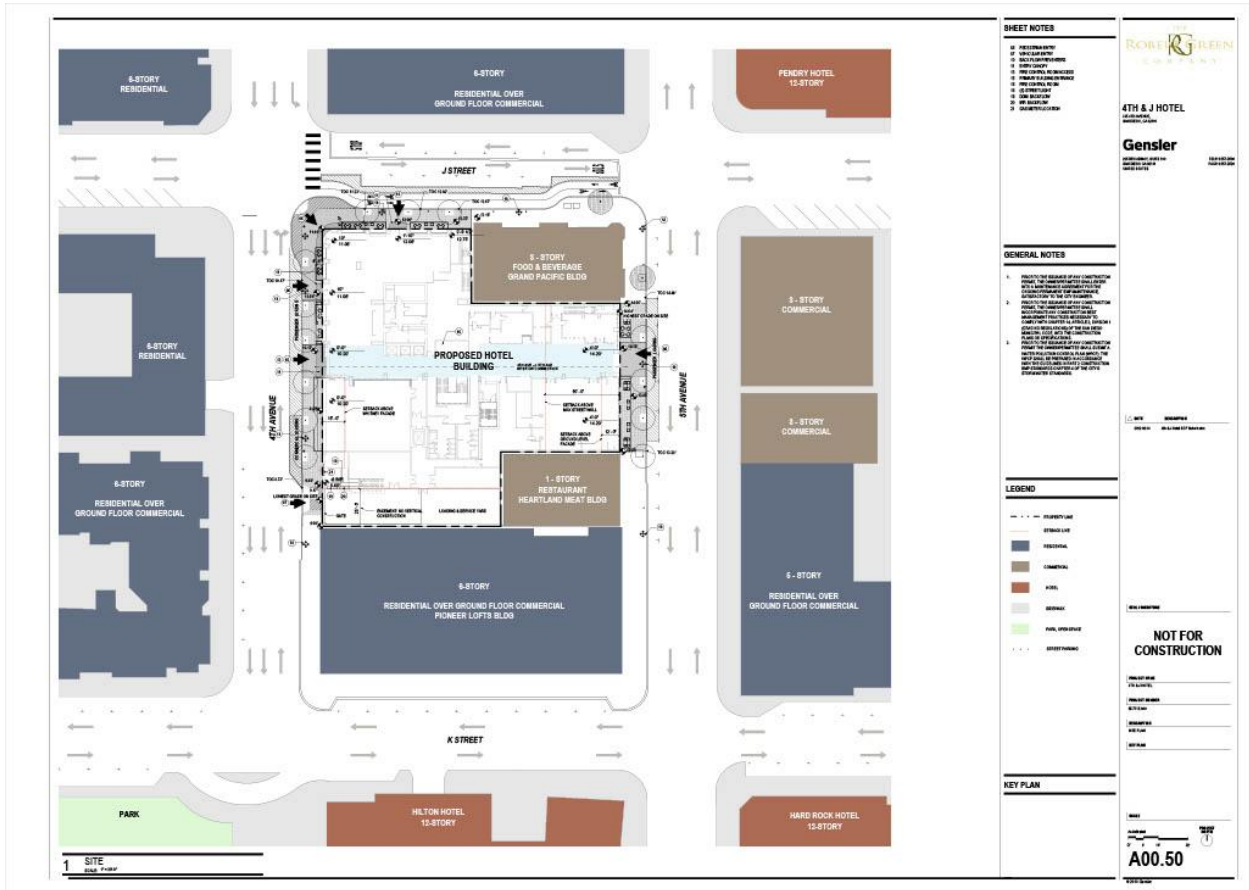
SHEET NOTES

RENDER GREEN
 4TH & J HOTEL
 Gensler
 1000 15th St, Suite 1000
 San Francisco, CA 94107

NOT FOR CONSTRUCTION

G00.10





ROBEY GREEN
ARCHITECTS

4TH & J HOTEL
HOTEL PLAN

Gensler

DATE: 08/14/18
SCALE: AS SHOWN

SHEET NOTES

1. SEE GENERAL NOTES
2. SEE ARCHITECTURAL SPECIFICATIONS
3. SEE MECHANICAL SPECIFICATIONS
4. SEE ELECTRICAL SPECIFICATIONS
5. SEE CIVIL SPECIFICATIONS
6. SEE STRUCTURAL SPECIFICATIONS
7. SEE LANDSCAPE ARCHITECTURE SPECIFICATIONS
8. SEE INTERIOR DESIGN SPECIFICATIONS

GENERAL NOTES

1. PROJECT TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF DENVER BUILDING CODE (2015 IBC) AND THE CITY OF DENVER PLANNING AND ZONING ORDINANCE (2015 ZONING CODE).
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER PLANNING AND ZONING ORDINANCE (2015 ZONING CODE) AND THE CITY OF DENVER BUILDING CODE (2015 IBC).
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4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER PLANNING AND ZONING ORDINANCE (2015 ZONING CODE) AND THE CITY OF DENVER BUILDING CODE (2015 IBC).

LEGEND

- PROPOSED LOT
- PROPOSED LOT
- RESIDENTIAL
- COMMERCIAL
- HOTEL
- OFFICE
- RETAIL
- PAVILION OFFICE
- EXISTING BUILDING

KEY PLAN

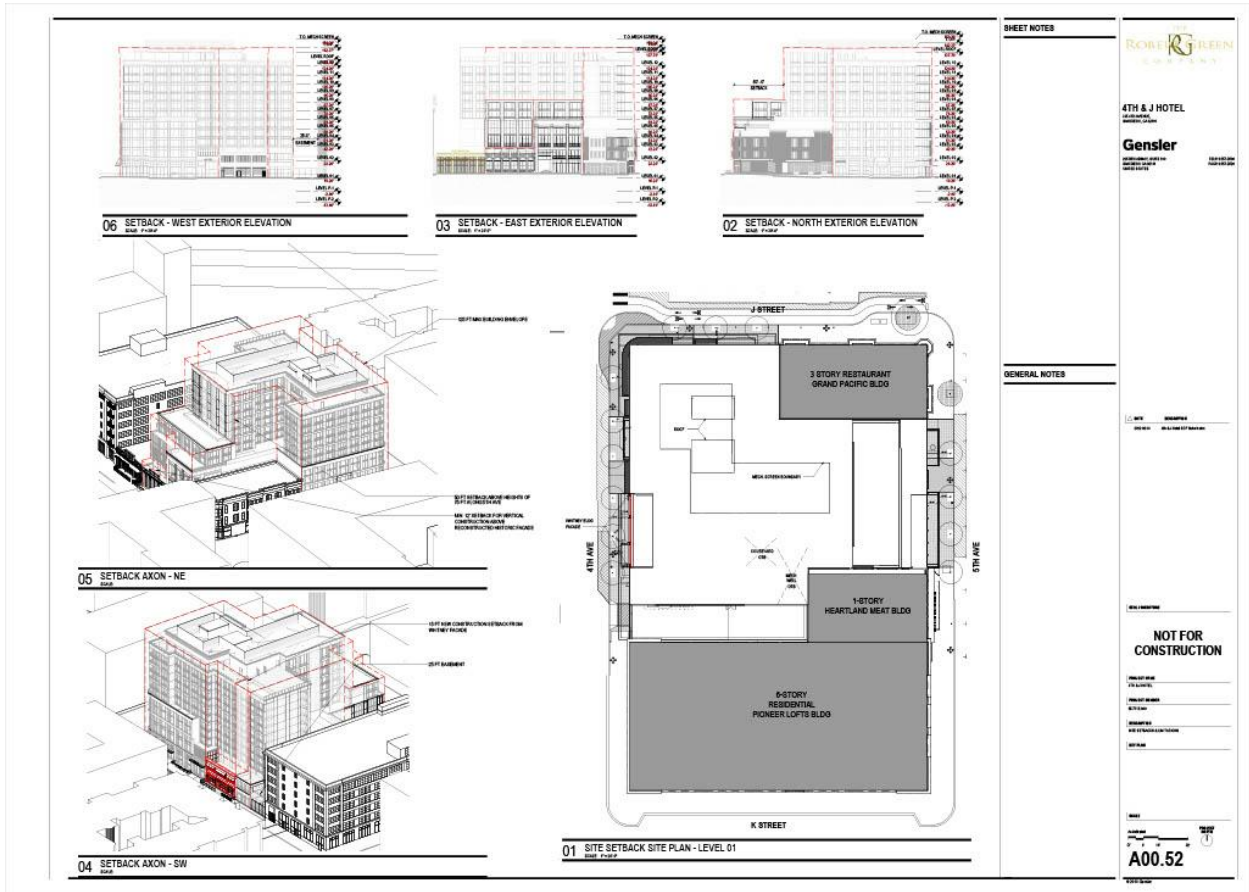
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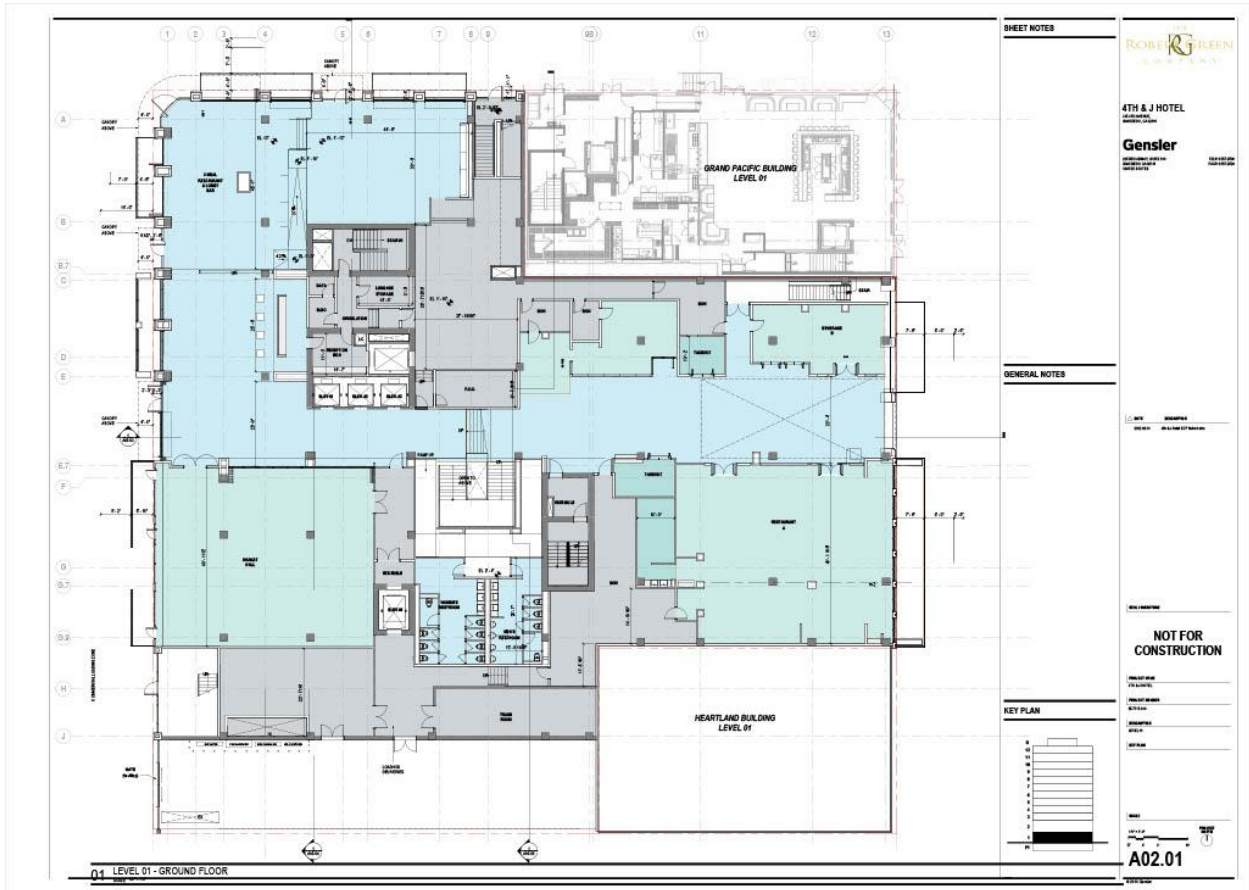
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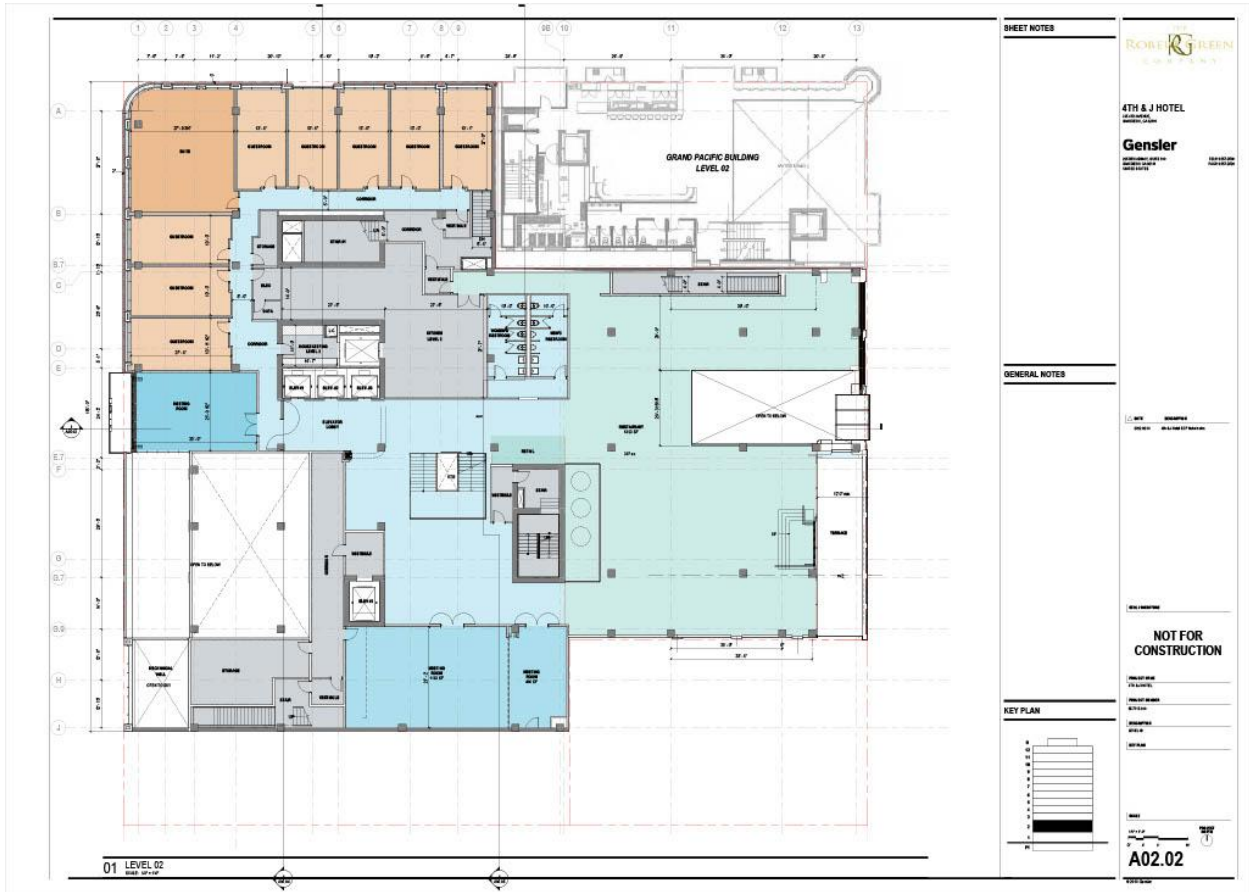
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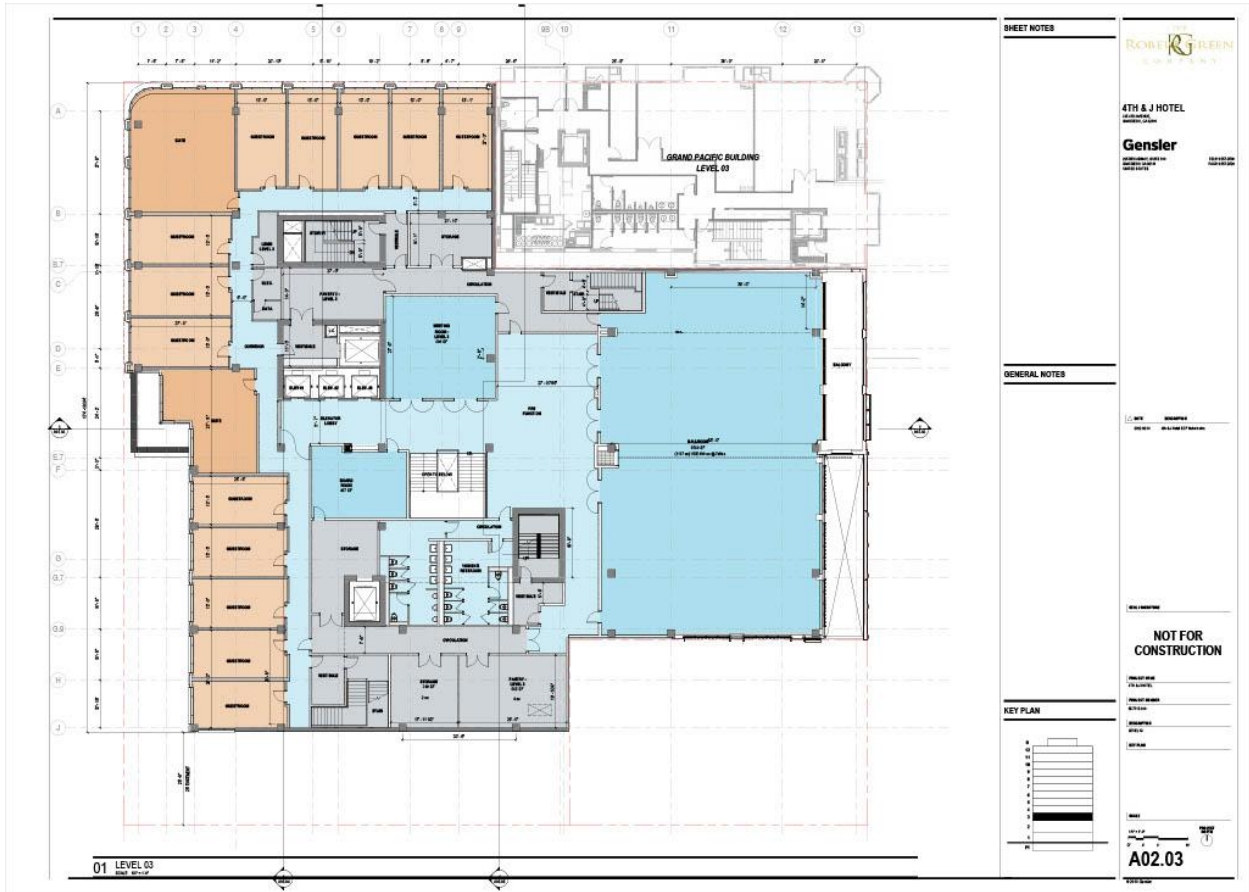
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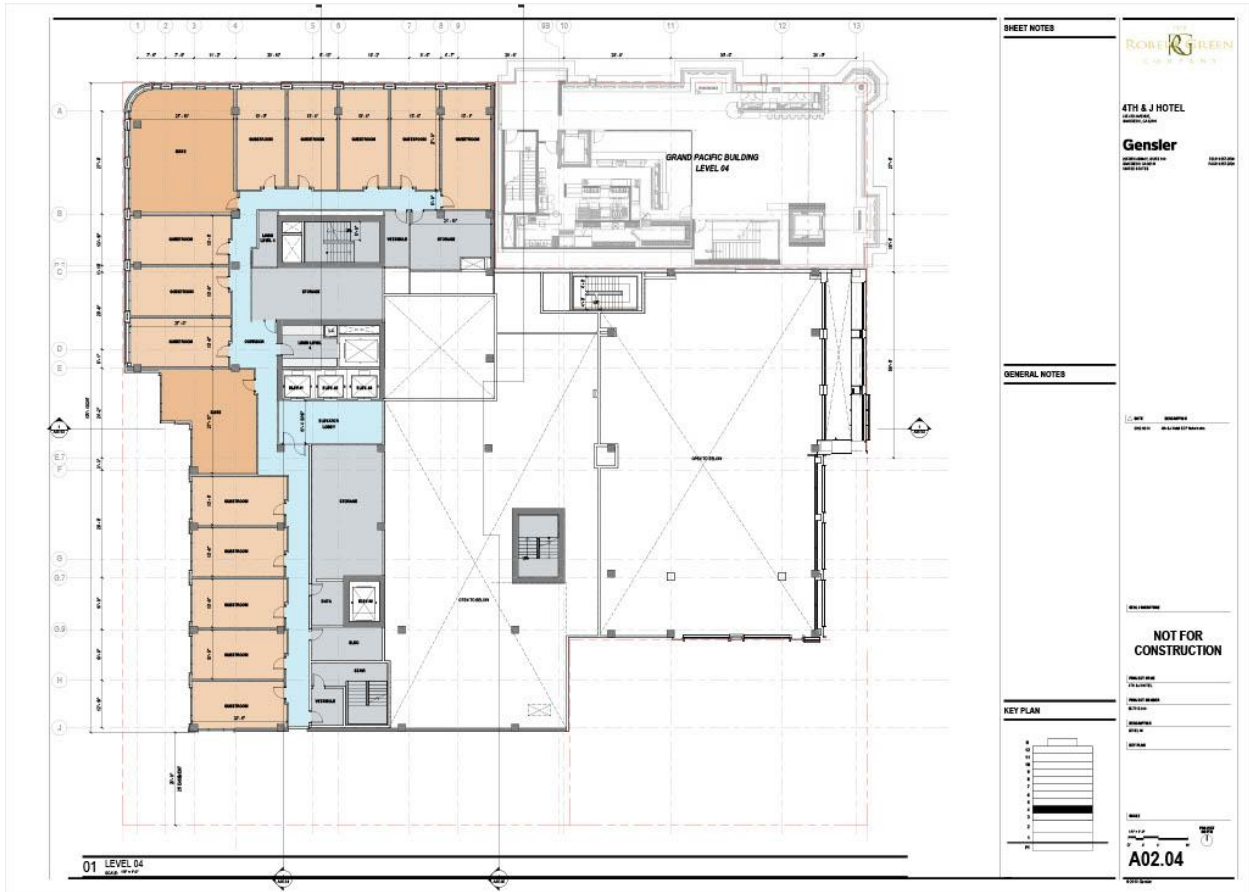
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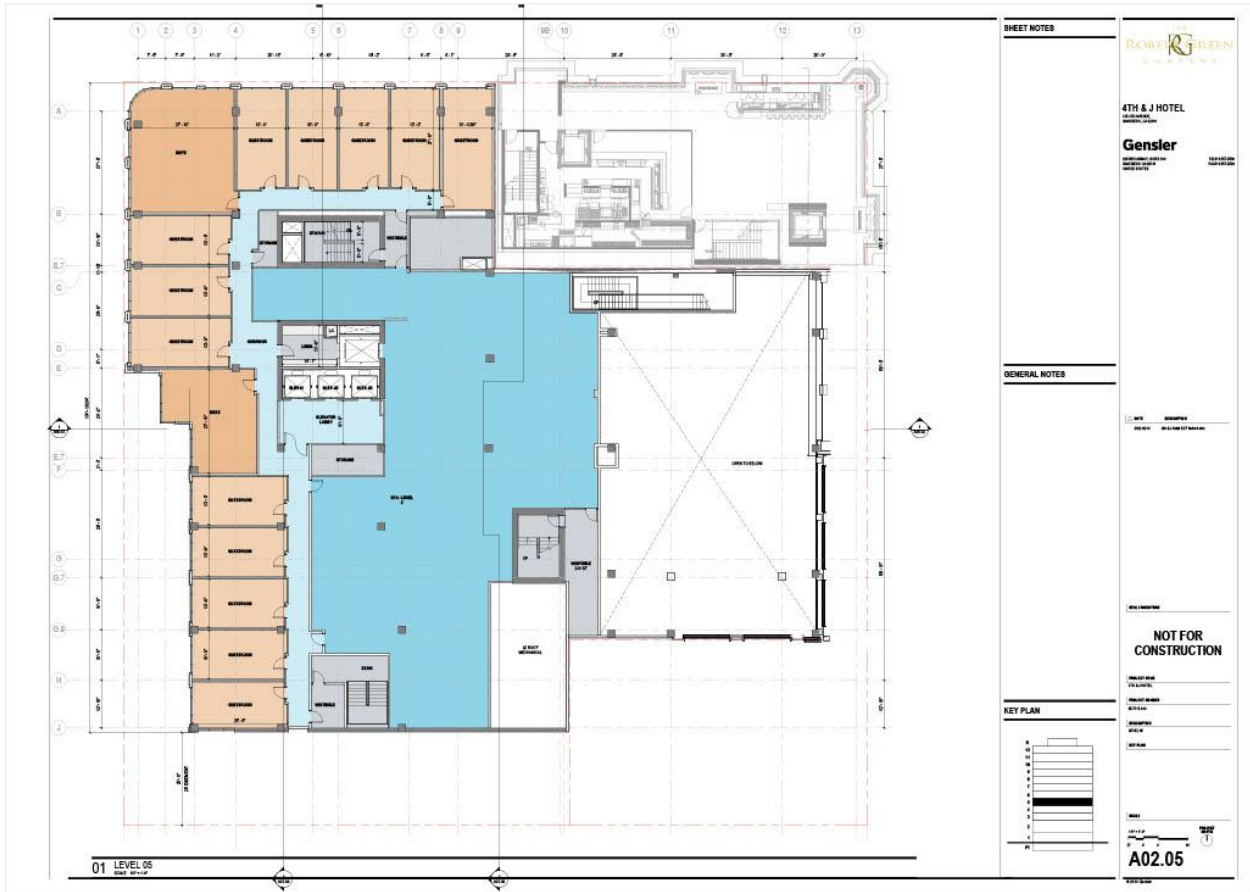


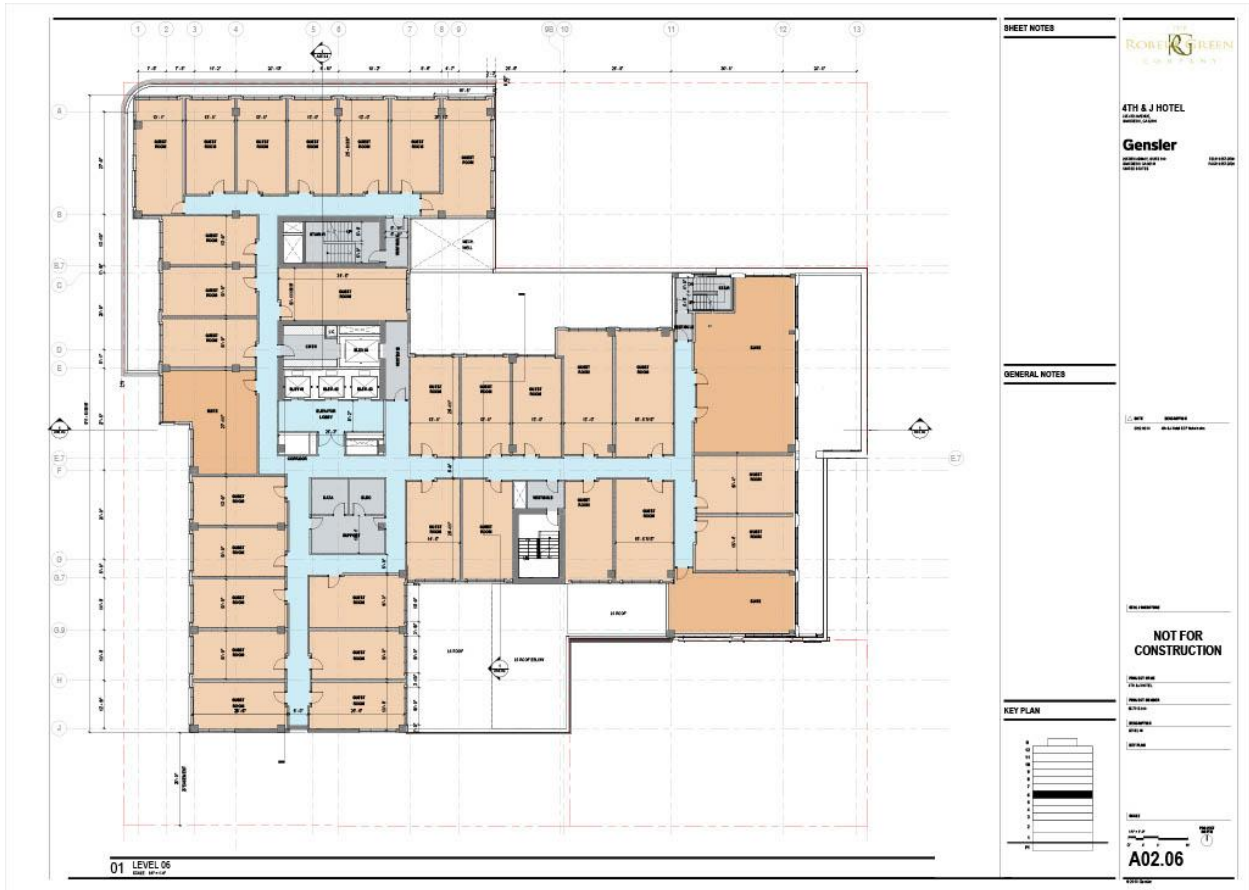












SHEET NOTES

ROBEY GREEN
ARCHITECTS

4TH & J HOTEL
HOTEL

Gensler
ARCHITECTURE

GENERAL NOTES

NOT FOR CONSTRUCTION

KEY PLAN

A02.06





SHEET NOTES

ROBERT GREEN
ARCHITECTS

4TH & J HOTEL
HOTEL

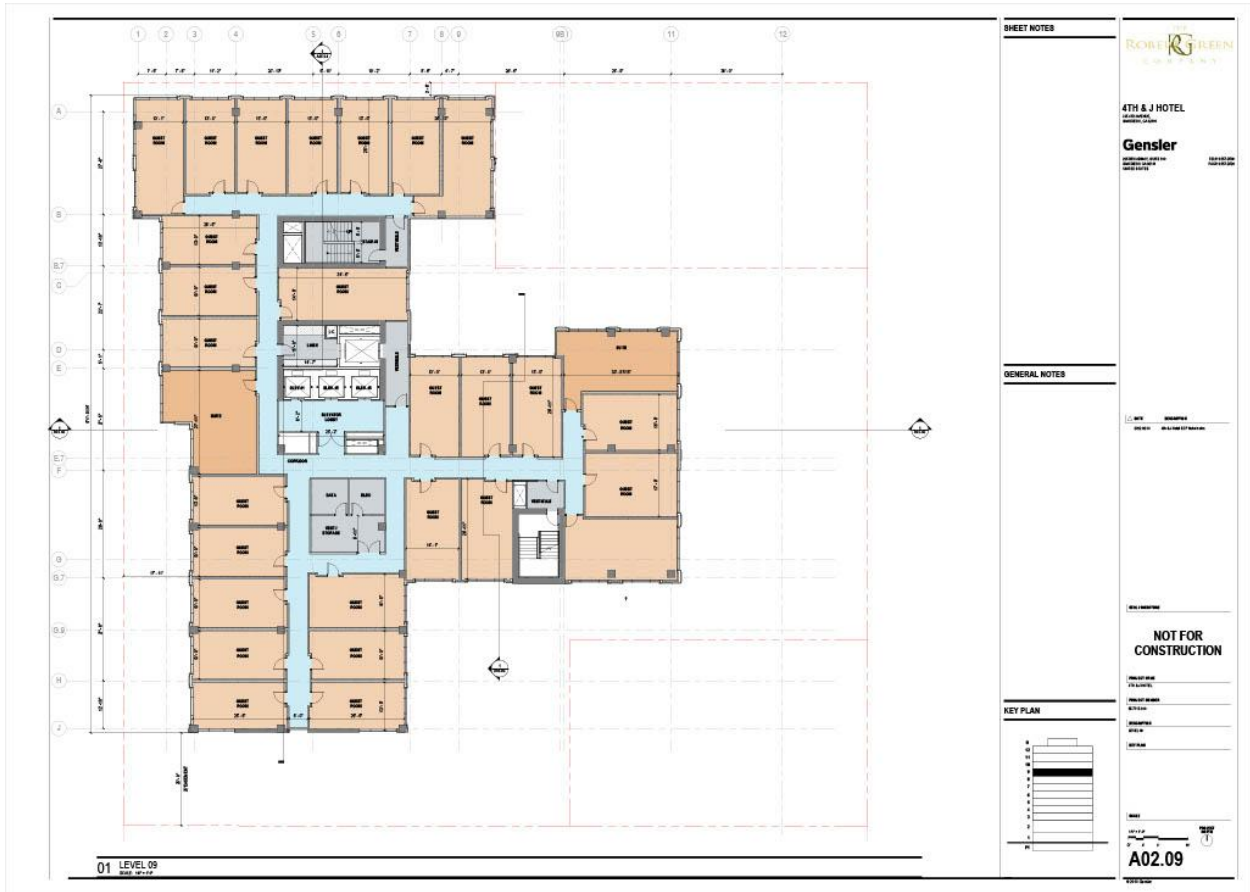
Gensler

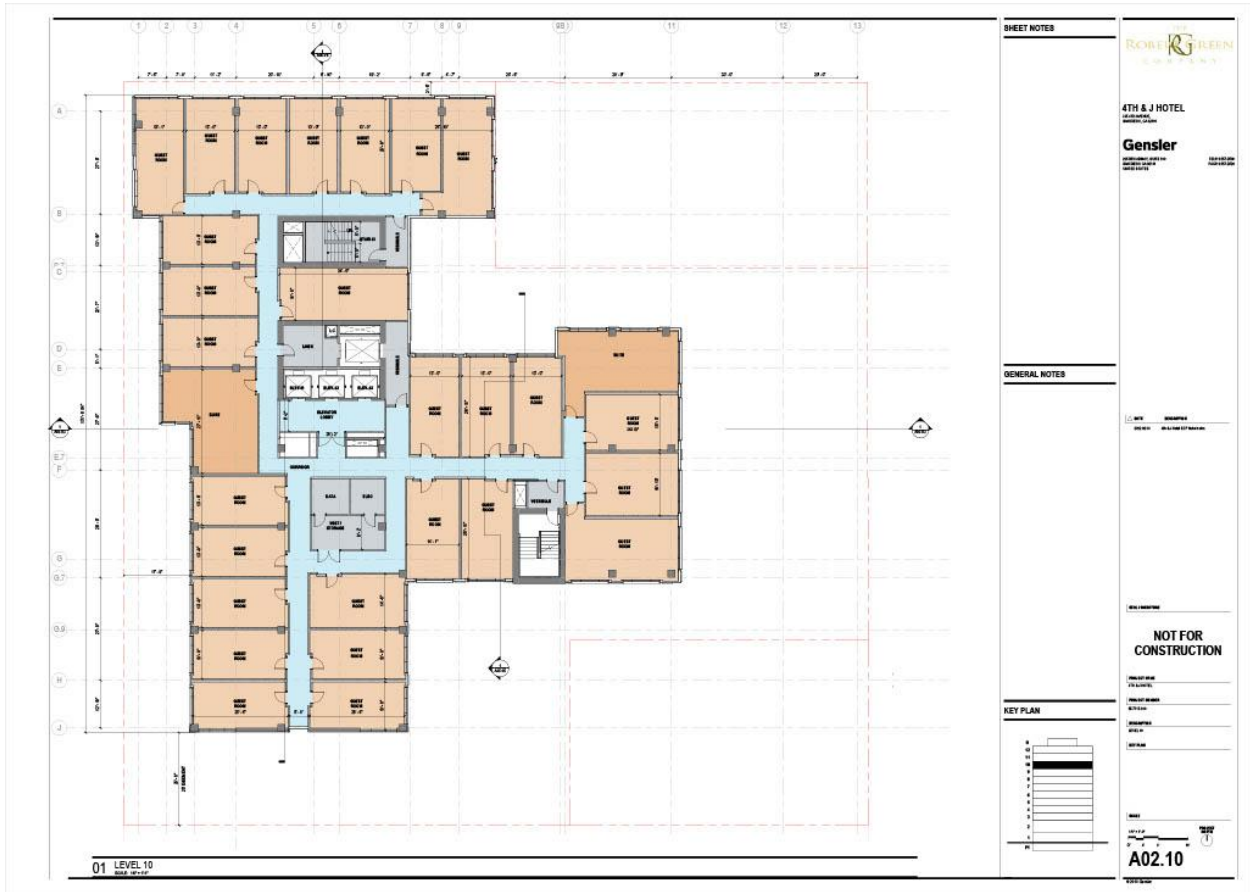
GENERAL NOTES

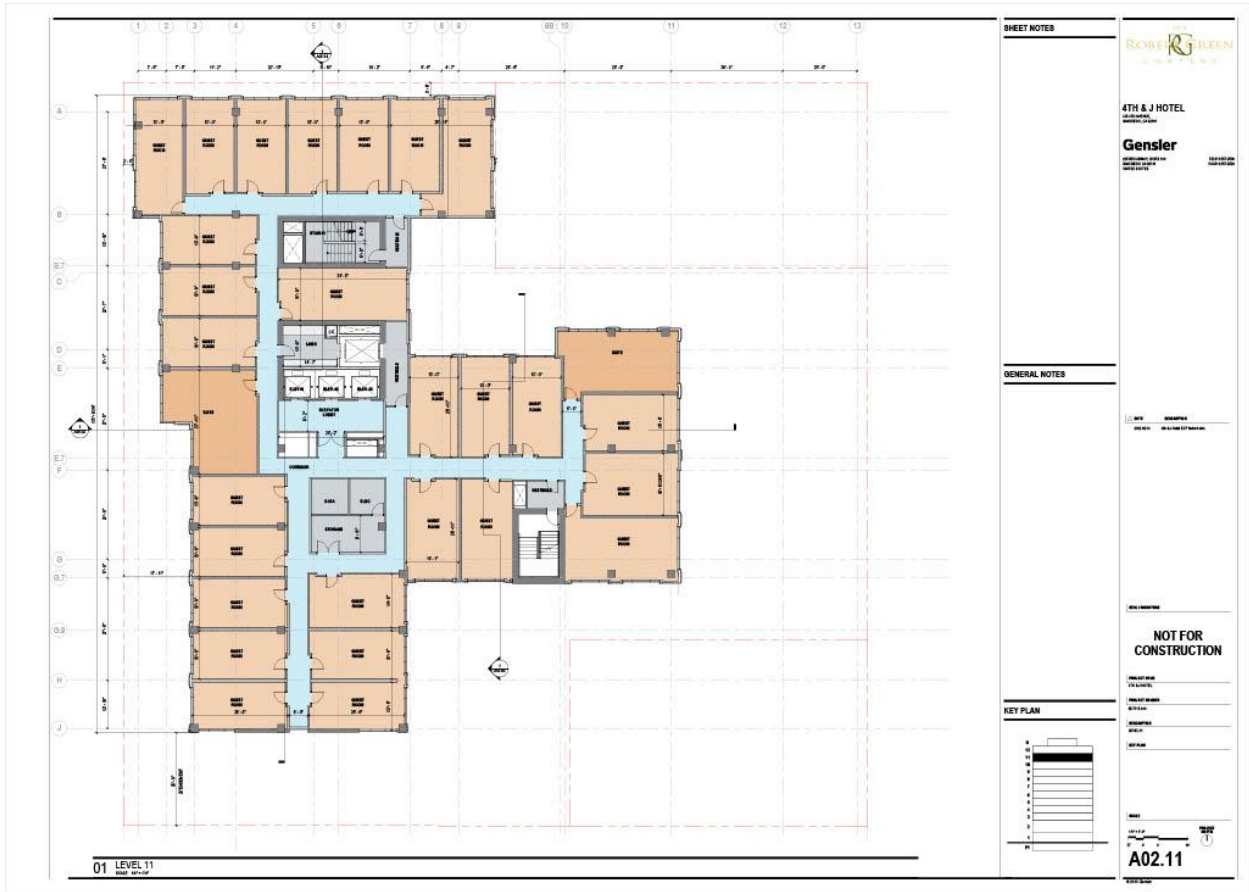
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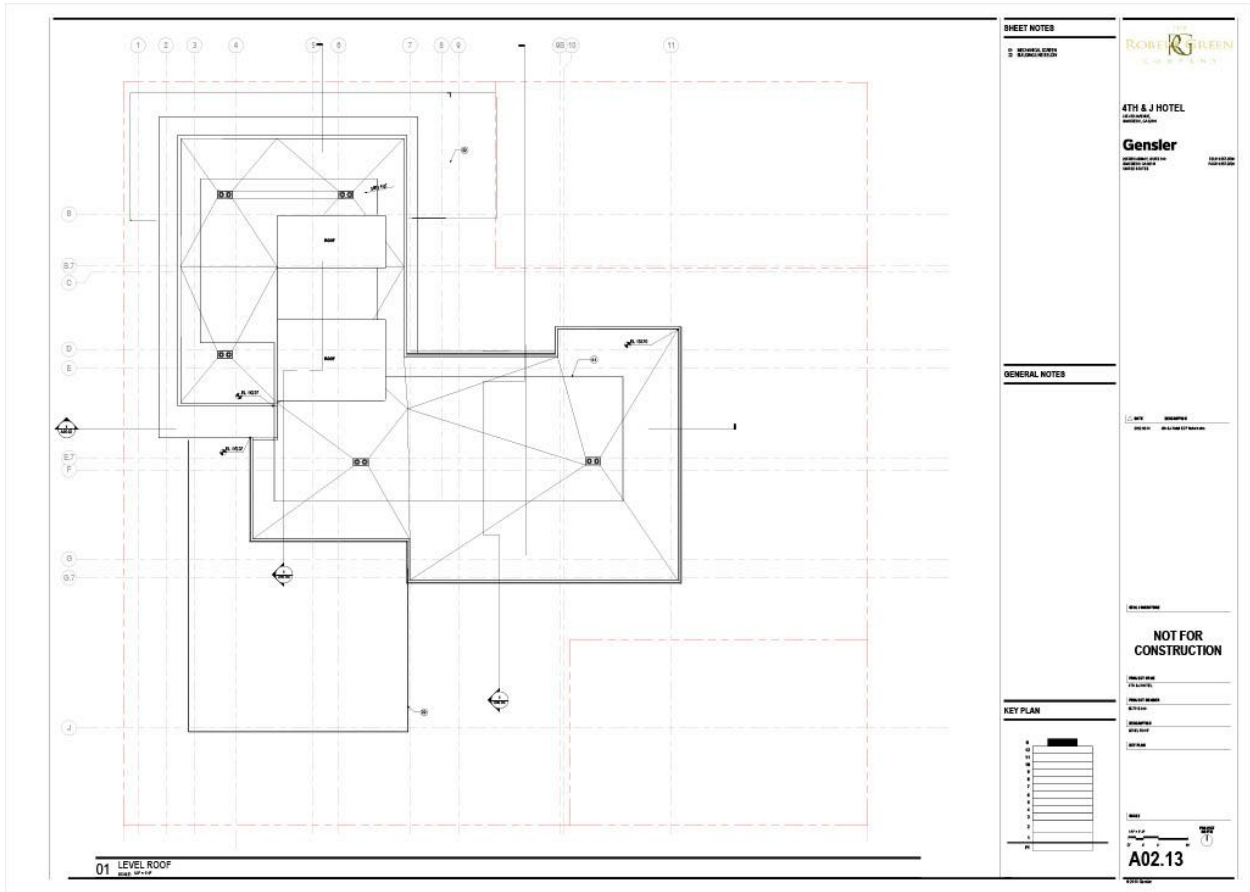
KEY PLAN

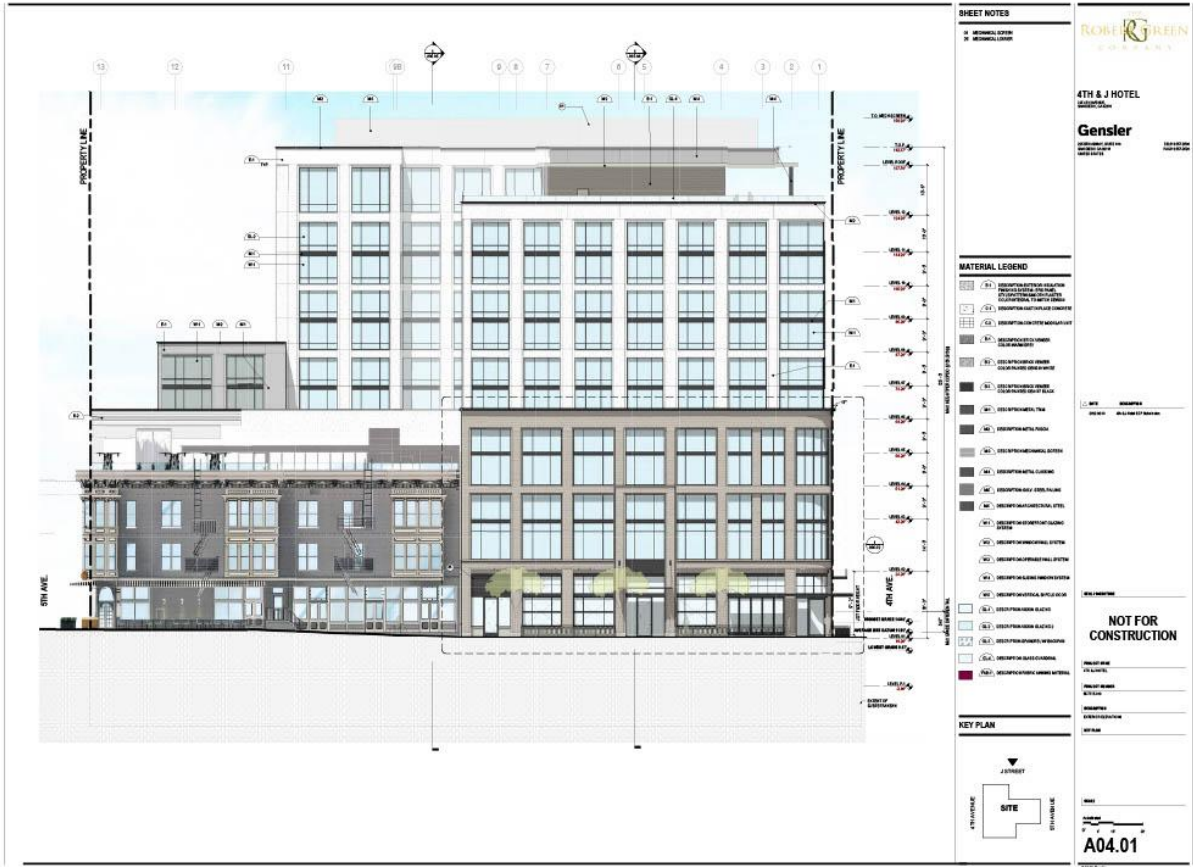
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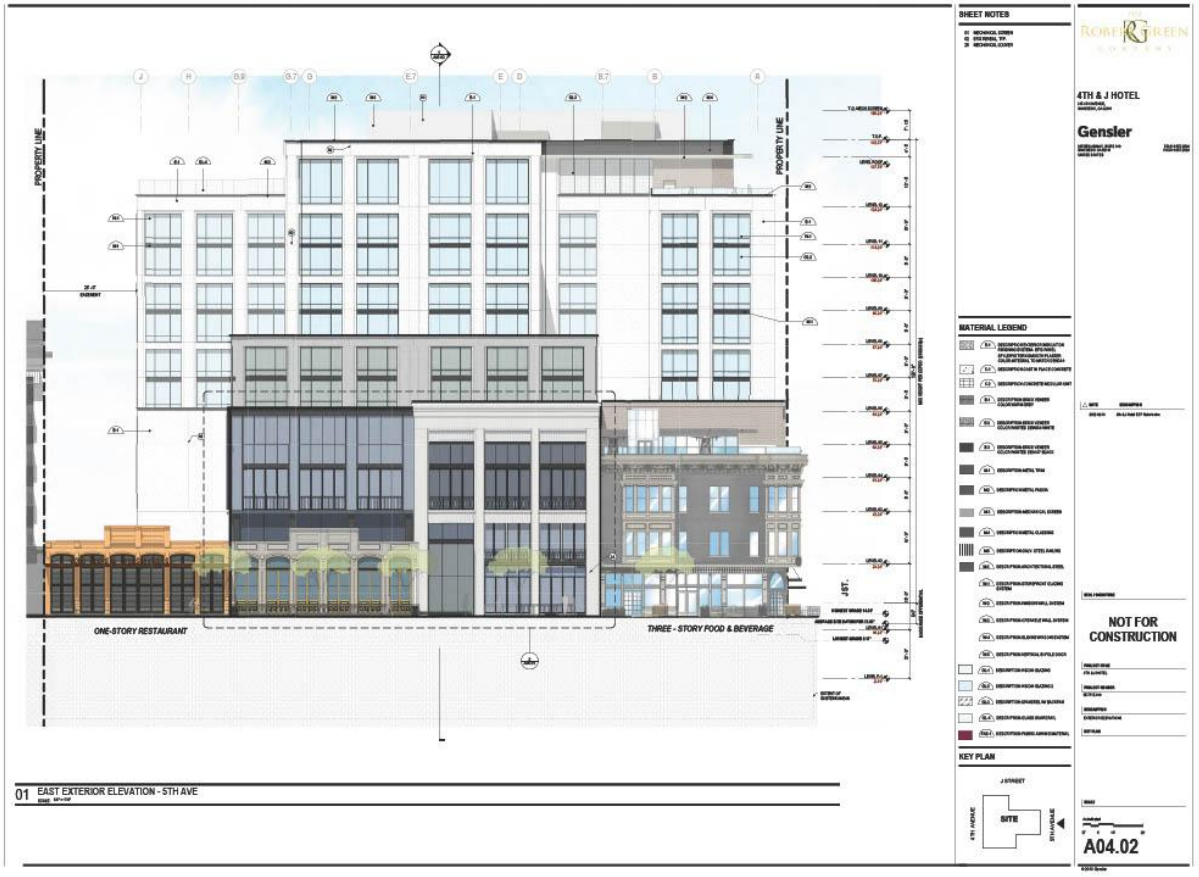


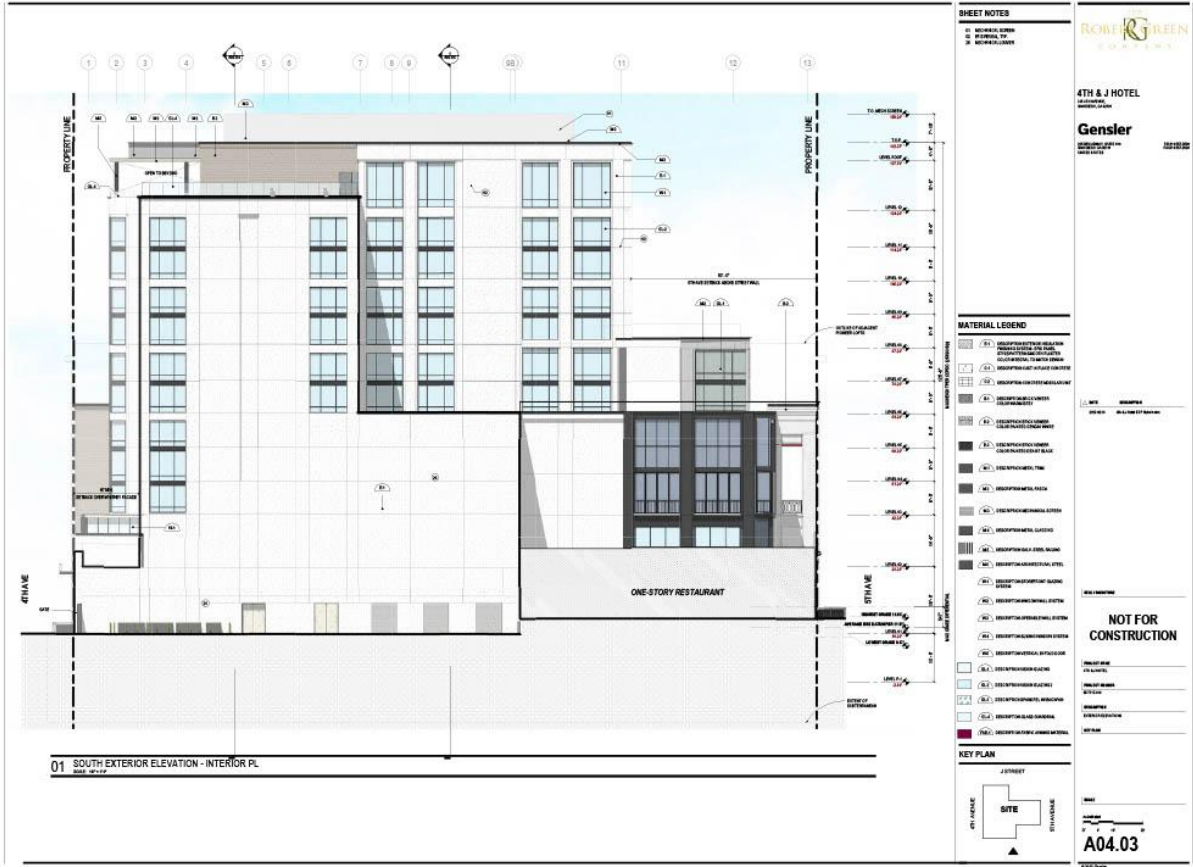


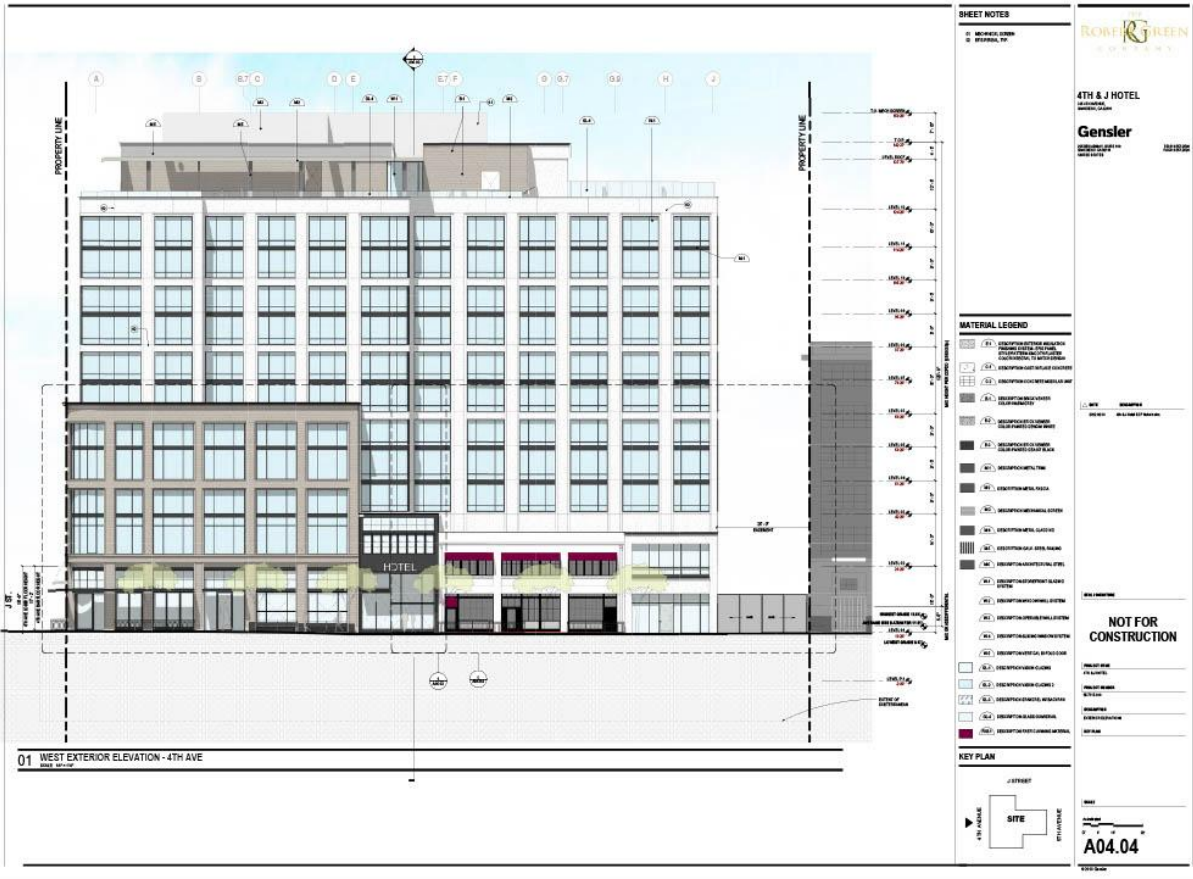


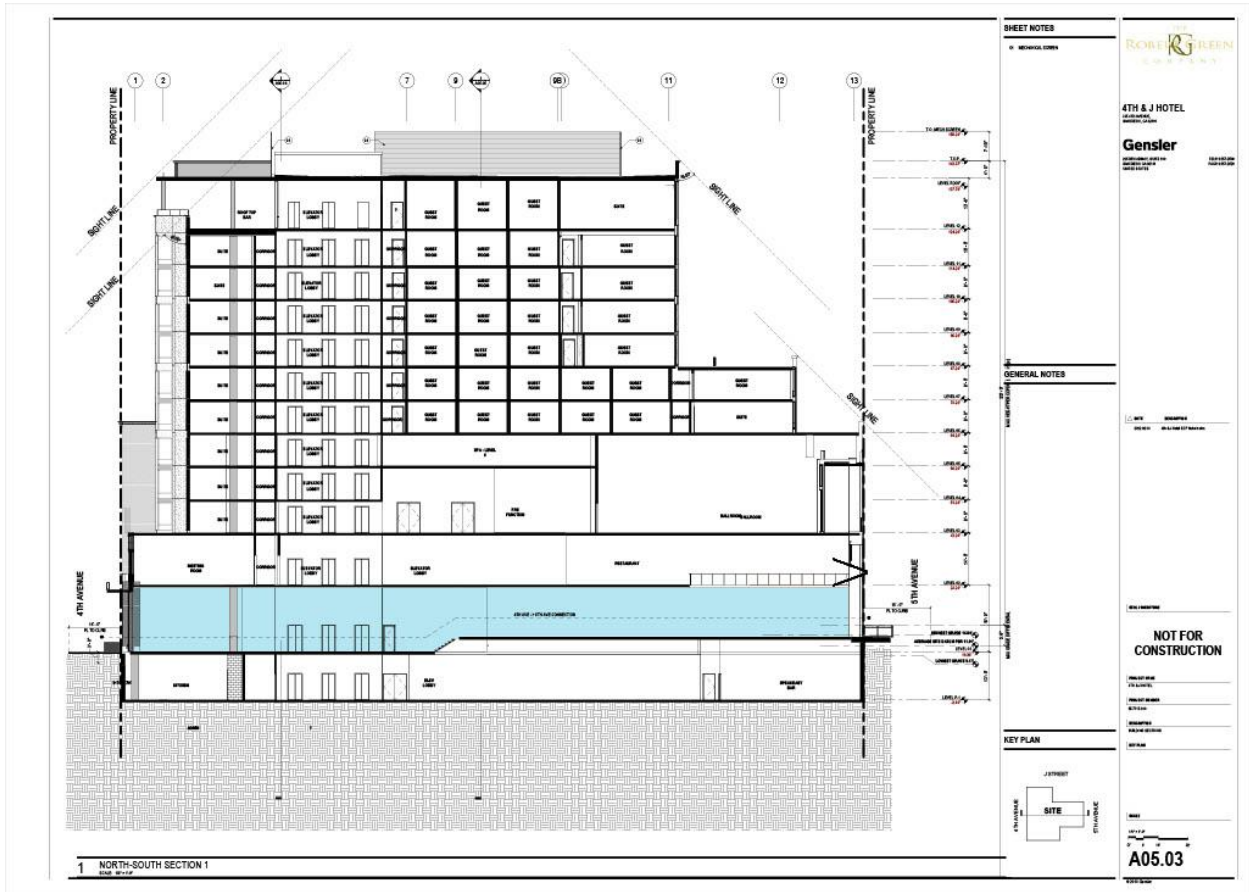


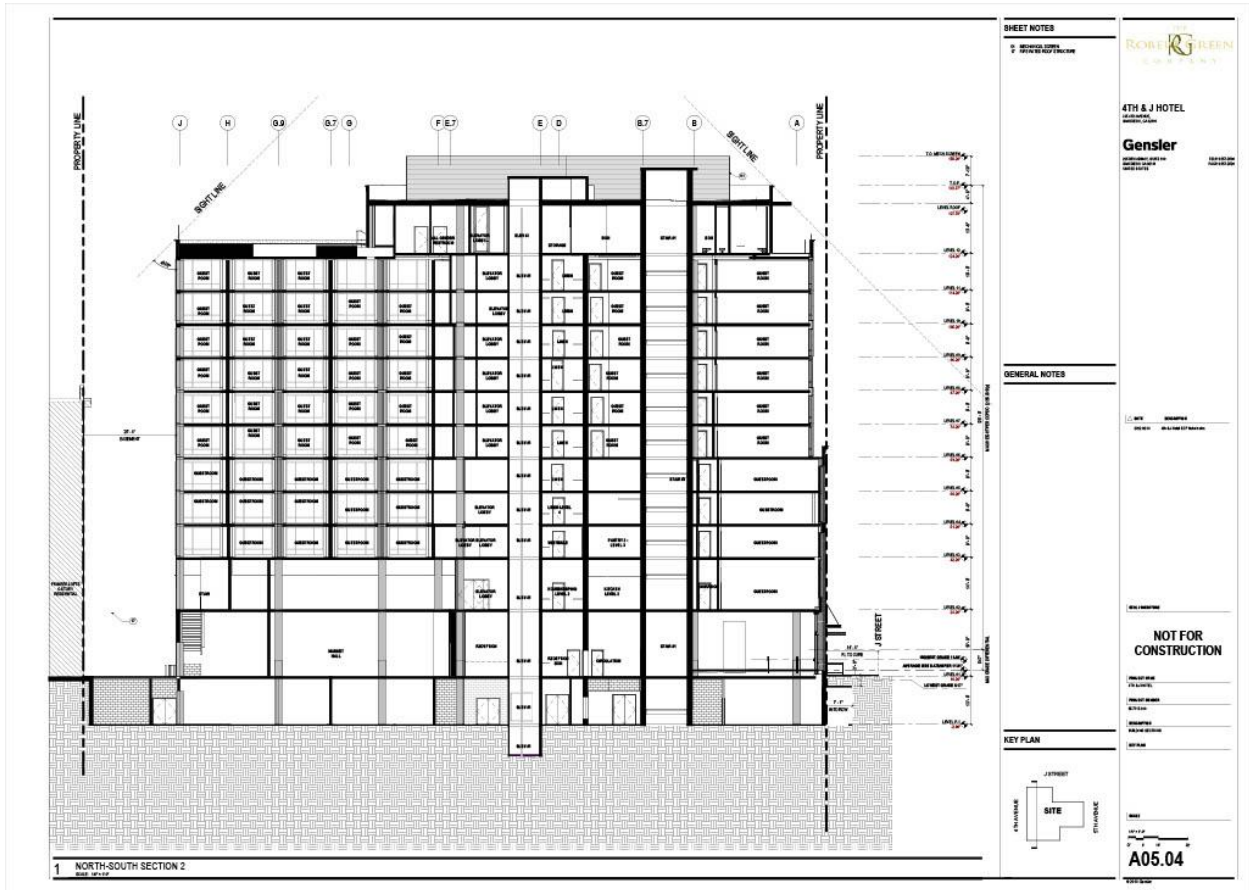












SHEET NOTES

- 1. GENERAL NOTES
- 2. SECTION NOTES



4TH & J HOTEL

Gensler

ARCHITECTS

1000 15th St, Suite 200, Denver, CO 80202

PH: 303.499.1200

GENERAL NOTES

- 1. SEE GENERAL NOTES
- 2. SEE GENERAL NOTES

NOT FOR CONSTRUCTION

KEY PLAN

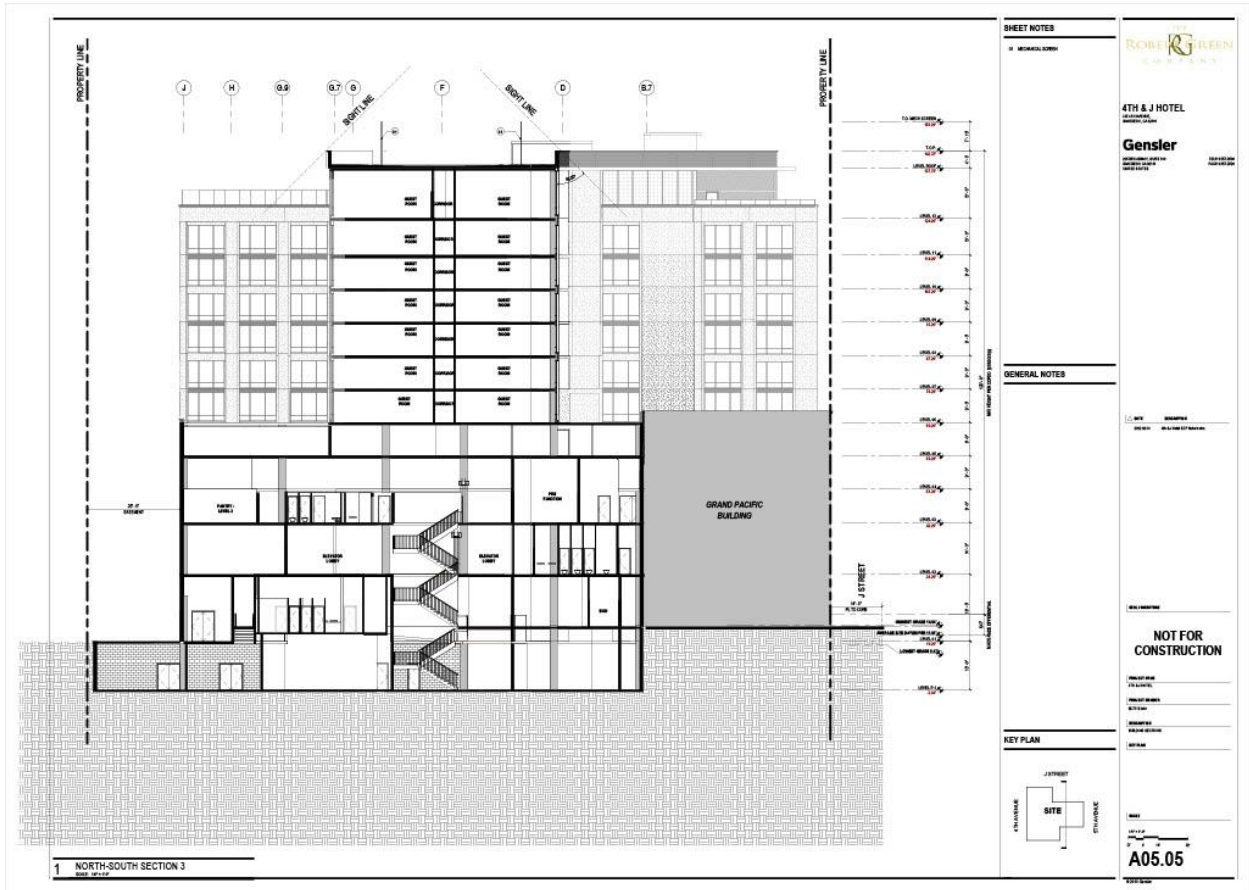


DATE: 11/17/17

PROJECT NO: 17-0001

DATE: 11/17/17

A05.04



SHEET NOTES

1. REFER TO SHEET A05.04

RCHE & GREEN ARCHITECTS

4TH & J HOTEL

Gensler

DESIGNED BY GENSLER
ARCHITECT OF RECORD
2010-2011

GENERAL NOTES

1. SEE SHEET A05.04 FOR NOTES

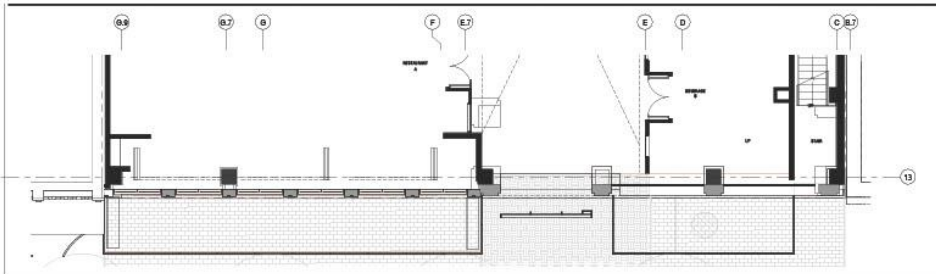
NOT FOR CONSTRUCTION

KEY PLAN

PROPERTY LINE
STREET
SITE
STREET
STREET

Scale:
1" = 10'-0"

A05.05



1 FIRST FLOOR FIFTH AVENUE FRONTAGE - ENLARGED PLAN
SIBB 07-14-17



2 5TH AVE - EAST ENLARGED ELEVATION
SIBB 07-14-17

ROBEY GREEN
ARCHITECTS

4TH & J HOTEL
4TH & J HOTEL
1000 4TH AVENUE
NEW YORK, NY 10017

Gensler

MATERIAL LEGEND

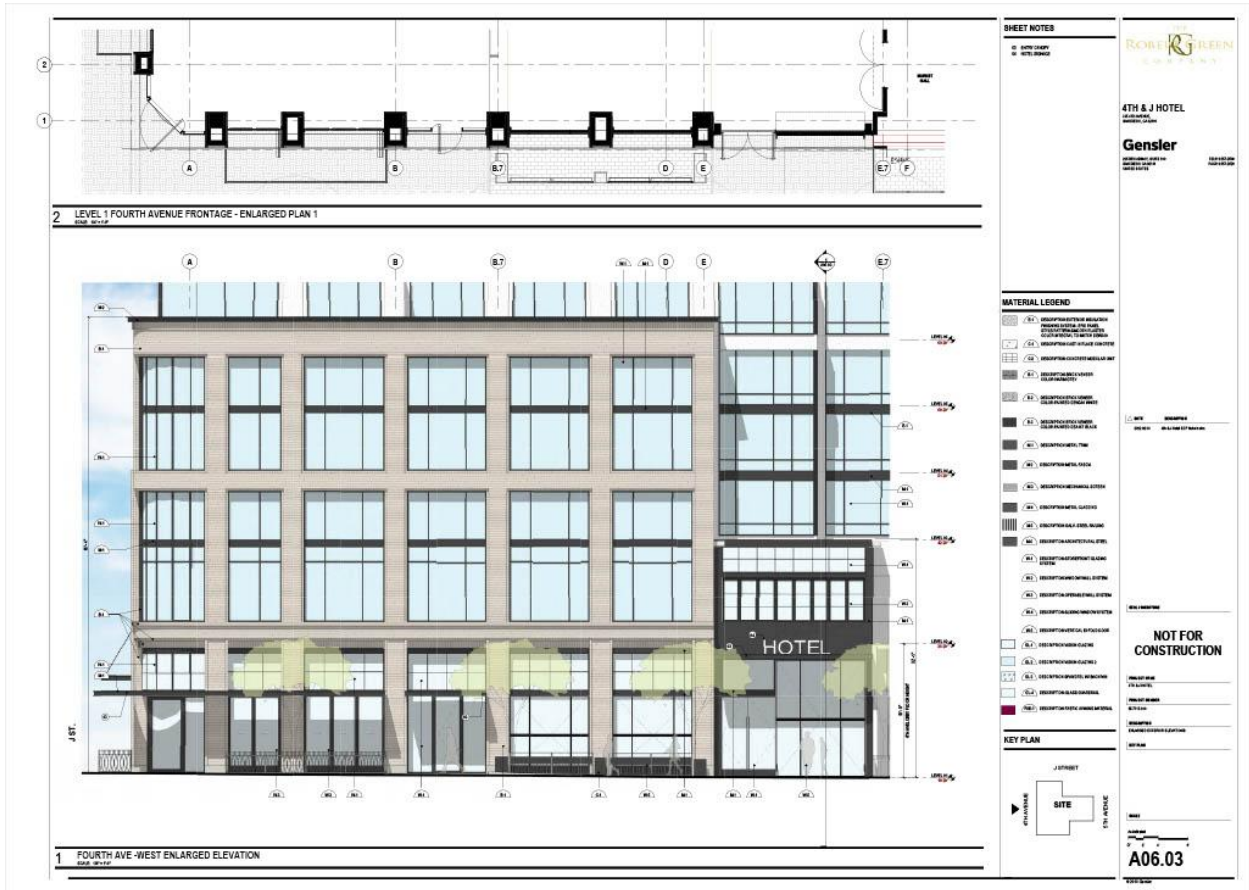
- 01 LIGHT POLYETHYLENE GLASS
- 02 MEDIUM POLYETHYLENE GLASS
- 03 DARK POLYETHYLENE GLASS
- 04 MEDIUM POLYETHYLENE GLASS WITH GLAZING SYSTEM
- 05 MEDIUM POLYETHYLENE GLASS WITH GLAZING SYSTEM AND WINDOW SILL
- 06 MEDIUM POLYETHYLENE GLASS WITH GLAZING SYSTEM AND WINDOW SILL AND BALCONY RAILING
- 07 MEDIUM POLYETHYLENE GLASS WITH GLAZING SYSTEM AND WINDOW SILL AND BALCONY RAILING AND WINDOW SILL
- 08 MEDIUM POLYETHYLENE GLASS WITH GLAZING SYSTEM AND WINDOW SILL AND BALCONY RAILING AND WINDOW SILL AND WINDOW SILL
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KEY PLAN

SITE

NOT FOR CONSTRUCTION

A06.01





1 VIEW FROM 5TH AVENUE
BASE RENDER

SHEET NOTES



4TH & J HOTEL

Gensler

ARCHITECT

DATE: 08/14/18

SCALE: 1/8" = 1'-0"

PROJECT NO: 18-001

SHEET NO: A10.01

DATE: 08/14/18

SCALE: 1/8" = 1'-0"

PROJECT NO: 18-001

SHEET NO: A10.01

DATE: 08/14/18

SCALE: 1/8" = 1'-0"

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PROJECT NO: 18-001

SHEET NO: A10.01

DATE: 08/14/18

SCALE: 1/8" = 1'-0"

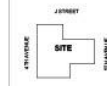
PROJECT NO: 18-001

SHEET NO: A10.01

DATE: 08/14/18

SCALE: 1/8" = 1'-0"

KEY PLAN



DATE: 08/14/18
SCALE: 1/8" = 1'-0"
PROJECT NO: 18-001
SHEET NO: A10.01



1 VIEW FROM CORNER OF 5TH AVENUE AND J STREET
2022 02 14

SHEET NOTES



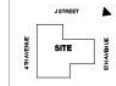
4TH & J HOTEL

Gensler

ARCHITECTURAL RENDERING
DATE: 02/14/2022

NOT FOR CONSTRUCTION

KEY PLAN

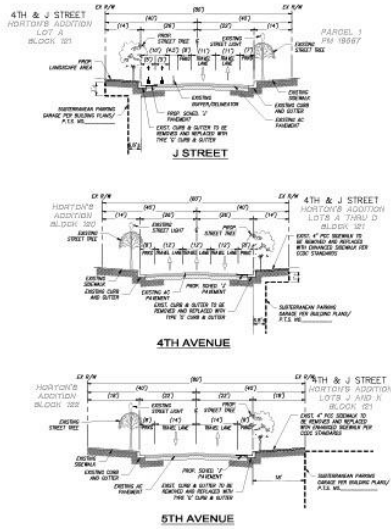


A10.03

PRELIMINARY ENGINEERING PLANS

NOTES

1. SHEETS:
 - 1. SHEET: CITY OF SAN DIEGO
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 - 100. SHEET: CITY OF SAN DIEGO



OWNER/DEVELOPER

HORTON COMPANY
 10000 LA JOLLA VILLAGE DRIVE
 SAN DIEGO, CA 92161
 619.451.1000

EXISTING LEGAL DESCRIPTION
 THE PROPERTY IS LOCATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: [Detailed legal description text]

TOPOGRAPHY SOURCE
 THE TOPOGRAPHY FOR THIS SITE IS FROM THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: [Detailed topography source text]

EARTHWORK QUANTITIES
 EXISTING GRADE: 100.00
 PROPOSED GRADE: 100.00
 CUT: 0.00
 FILL: 0.00
 TOTAL: 0.00

SHEET INDEX
 THIS SHEET IS PART OF A SET OF SHEETS.
 SHEET NO. 49 OF 100 SHEETS.
 SHEET NO. 48 OF 100 SHEETS.
 SHEET NO. 50 OF 100 SHEETS.

LEGEND

- EXISTING IMPROVEMENTS
- PROPOSED IMPROVEMENTS
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPOSED STREET LIGHT
- PROPOSED WATER MAIN
- PROPOSED SANITARY MAIN
- PROPOSED GAS MAIN
- PROPOSED FIRE MAIN
- PROPOSED POWER MAIN
- PROPOSED TELEPHONE MAIN
- PROPOSED CABLE TV MAIN
- PROPOSED FUTURE MAIN
- PROPOSED FUTURE LOT
- PROPOSED FUTURE STREET
- PROPOSED FUTURE SIDEWALK
- PROPOSED FUTURE CURB
- PROPOSED FUTURE STREET LIGHT
- PROPOSED FUTURE WATER MAIN
- PROPOSED FUTURE SANITARY MAIN
- PROPOSED FUTURE GAS MAIN
- PROPOSED FUTURE FIRE MAIN
- PROPOSED FUTURE POWER MAIN
- PROPOSED FUTURE TELEPHONE MAIN
- PROPOSED FUTURE CABLE TV MAIN
- PROPOSED FUTURE FUTURE MAIN



NO.	DESCRIPTION	DATE
1	DESIGN	08/15/18
2	REVISED	08/15/18
3	REVISED	08/15/18
4	REVISED	08/15/18
5	REVISED	08/15/18
6	REVISED	08/15/18
7	REVISED	08/15/18
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9	REVISED	08/15/18
10	REVISED	08/15/18

