



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: June 10, 2020 REPORT NO. HO-20-026

HEARING DATE: June 17, 2020

SUBJECT: Hotel Point Loma. Process Three Decision

PROJECT NUMBER: [612853](#)

OWNER/APPLICANT: Vista Point Loma LLC

SUMMARY

Issue: Should the Hearing Officer approve the demolition of an existing 40-room hotel and the construction of a three-story 91-guest room hotel with a pool and underground parking located at 1325 Scott Street within the Peninsula Community Planning area?

Staff Recommendations:

1. Adopt (MND No. 612853) and Adopt the MMRP; and
2. Approve an application for Coastal Development Permit No. 2178475, Site Development Permit No. 2178476, and Neighborhood Development Permit No. 2385924.

Community Planning Group Recommendation: On October 17, 2019, the Peninsula Community Planning Board voted 12-0-0 to recommend approval of the proposed project without conditions.

Environmental Review: A Mitigated Negative Declaration with Mitigation, Monitoring and Reporting Program, No. 612853 has been prepared to mitigate potentially significant environmental impacts to Cultural Resources (Archaeology) and Tribal Cultural Resources in accordance with the State of California Environmental Quality Act (CEQA) guidelines.

BACKGROUND

The 0.62-acre project site, located at 1325 Scott Street (Attachment 1), is Commercial Visitor (CV-1-2) Zone, Coastal (Appealable), Coastal Height Limitation, First Public Roadway, Community Plan Implementation (CPIOZ-B), Airport Influence (Review Area-2), FAA Part 77 Noticing Area, Parking Impact (Beach & Coastal), and Transit Priority Area Overlay Zones within the Peninsula Community Plan and Local Coastal Program Land Use Plan (Community Plan) area. The Community Plan land use designation for the site is Commercial Recreation and is implemented through the Commercial

Visitor (CV-1-2) Zone (Attachment 2) which is designed to provide visitor serving commercial such as visitor accommodations. The 0.62-acre site would support the development of a 91-guest room hotel consistent with the land use and implementing zoning. The site is currently developed with an existing 40-room hotel with surface parking. Development in the vicinity (Attachment 3) of the site are one and two-story commercial, visitor accommodations, and residential development.

The San Diego Municipal Code (SDMC) Section 143.0212 requires City staff to review all projects impacting a parcel that contains structure(s) 45 years old or older to determine whether a potentially significant historical resource exists on site. The existing hotel was constructed in 1960. A historical assessment was performed in 2016 under project No. 410660, and City staff determined that the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

DISCUSSION

Project Description

The project proposes the demolition of an existing two-story, 40-guest room hotel and the construction of a three-story 91-guest room hotel with a pool and underground parking totaling 50,190-square feet (Attachment 9).

The project requires the processing of a Coastal Development Permit for demolition of the existing hotel and construction of the new hotel in the coastal zone per SDMC Section 126.0707; A Site Development Permit is required for development within the Community Plan Implementation Overlay Zone (CPIOZ-B) per SDMC Section 126.0502(c)(1); and Neighborhood Development Permit is required for tandem parking in a commercial zone per SDMC Section 126.0402(d).

The site is approximately 154 feet from San Diego Bay (America's Cup Harbor) and is located between the sea and first public roadway paralleling the sea. Scott Street at the north of the site and Dickens Street at the south of the site are not designated as physical accessways or view corridors and do not contain intermittent or partial vistas, nor do they contain any viewsheds or scenic overlooks as identified in the adopted Community Plan. The project site is not within or adjacent to the Multiple Species Conservation Program's Multiple Habitat Planning Area, or Environmentally Sensitive Lands as defined in SDMC Section 113.0103.

In addition to the Community Plan land use designation and implementing zoning, the site is within the Community Planning Implementation Overlay Zone, part B (CPIOZ-B) Roseville Commercial Area with additional development guidelines. The CPIOZ includes a recommendation emphasizing balance of commercial recreation and community commercial uses, with adequate support facilities for both. Additionally, the CPIOZ Architectural recommendations include the use of nautical, maritime, fishing, Portuguese heritage, or pertinent historical heritage elements. The project as proposed incorporates the CPIOZ-B recommendations in its design, including an open design and multiple balconies which are consistent with architecture designed to evoke a sunny, tropical 'south seas' climate, retention of mature trees and tropical landscaping design and signage theme.

A goal in the Urban Design element of the General Plan calls for a pattern and scale of development that provides visual diversity, choice of lifestyle, opportunities for social interaction, and that respects desirable community character and context. The proposed project would implement this

goal through a design that offers visual diversity by promoting community character through a nautically themed design in compliance with guidelines within the CPIOZ in Roseville.

Additionally, The Conservation Element of the General Plan has a goal to reduce the City's overall carbon dioxide footprint by improving energy efficiency, increasing use of alternative modes of transportation, employing sustainable planning and design techniques, and providing environmentally sound waste management. Policy CE-A.5 recommends employing sustainable or "green" building techniques for the construction and operation of buildings. The proposed project would implement this recommendation by ensuring that all hard surface building materials throughout the project have a high solar reflectance to reduce the heat island effect; and providing onsite parking underground in a tandem stacked configuration. In addition, the landscape plan proposes canopy trees along Emerson, Scott, and is retaining existing, mature trees along Dickens Streets to reduce the heat island and environmental effects associated with fossil fuel energy use for air conditioning.

The Environmental Analysis Section conducted an environmental review of this site, in accordance with State of California Environmental Quality Act (CEQA) guidelines. A Mitigated Negative Declaration with Mitigation, Monitoring and Reporting Program No. 612853, has been prepared for the project to mitigate potentially significant environmental impacts to Cultural Resources (Archaeology) and Tribal Cultural Resources which will reduce, to below a level of significance.

Conclusion:

Staff has reviewed the proposed project, and all issues identified through the review process have been resolved in conformance with adopted policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project (Attachment 4) and draft conditions of approval (Attachment 5). Staff recommends that the Hearing Officer approve Coastal Development Permit No. 2178475, Site Development Permit No. 2178476, and Neighborhood Development Permit No. 2385924 for the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2178475, Site Development Permit No. 2178476, and Neighborhood Development Permit No. 2385924, with modifications.
2. Deny Coastal Development Permit No. 2178475, Site Development Permit No. 2178476, and Neighborhood Development Permit No. 2385924, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

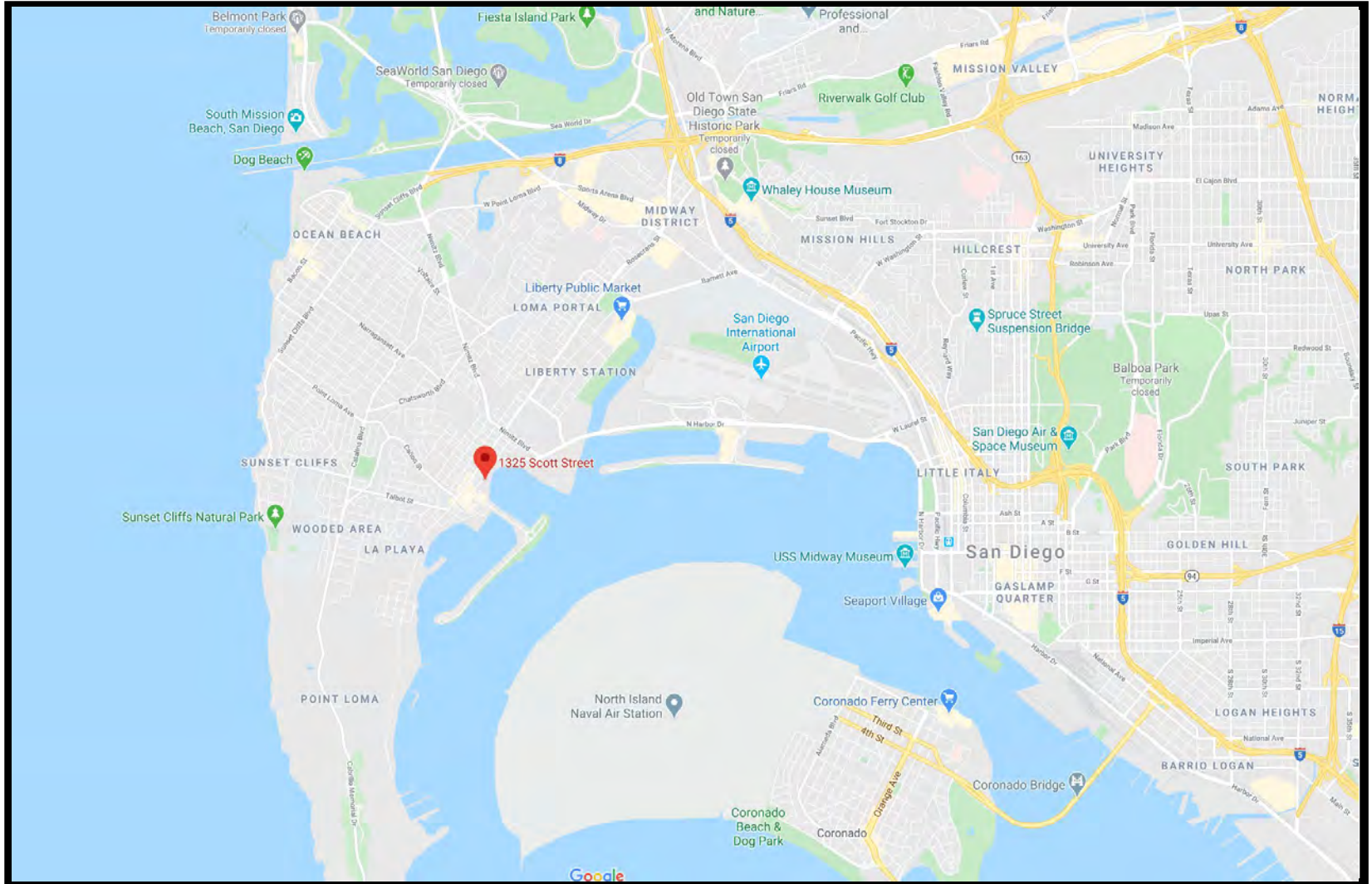


Karen Bucey, Development Project Manager

Attachments:

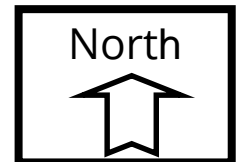
1. Project Location Map

2. Community Plan Land Use Map
3. Aerial Project Data Sheet
4. Draft Resolution
5. Draft Permit
6. Draft Environmental Resolution with MMRP
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans

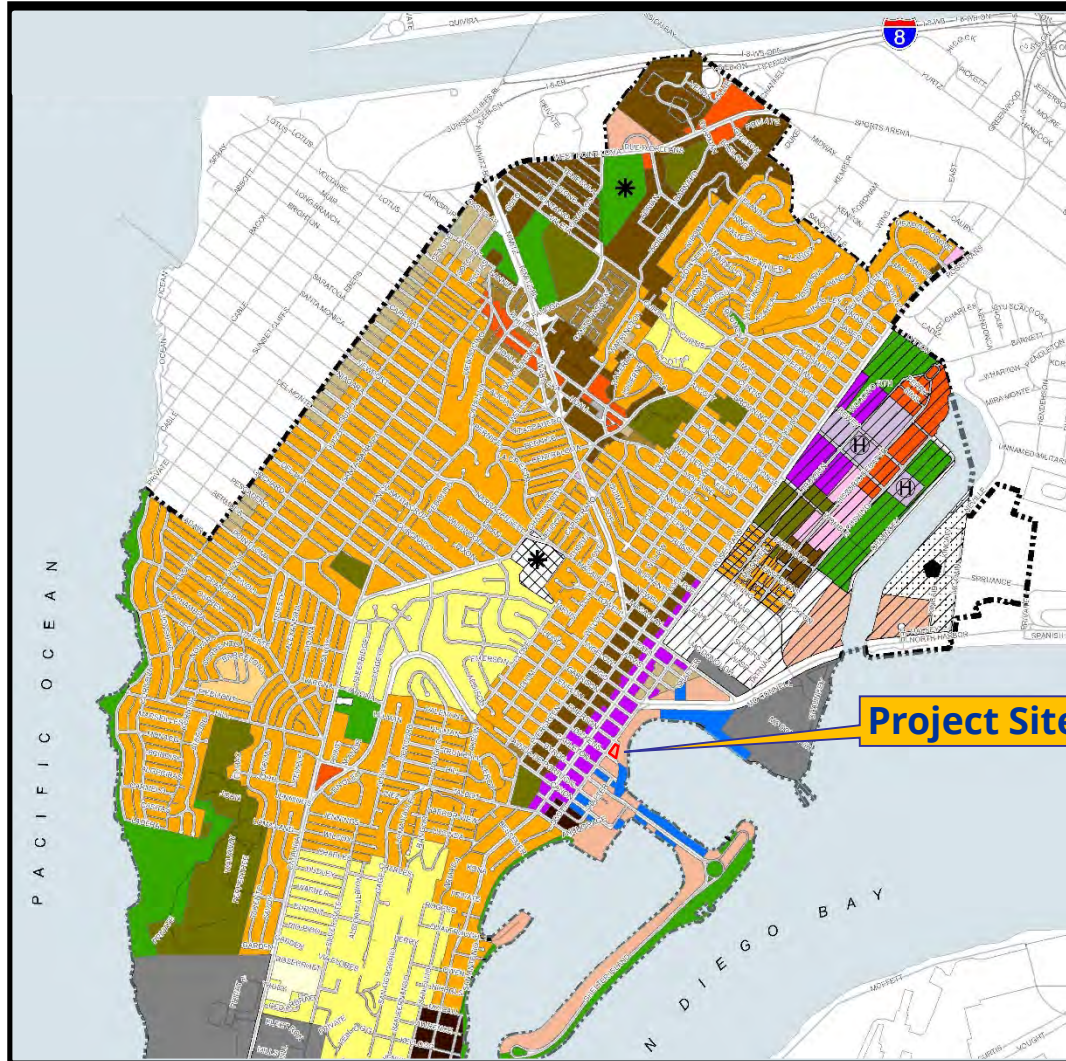
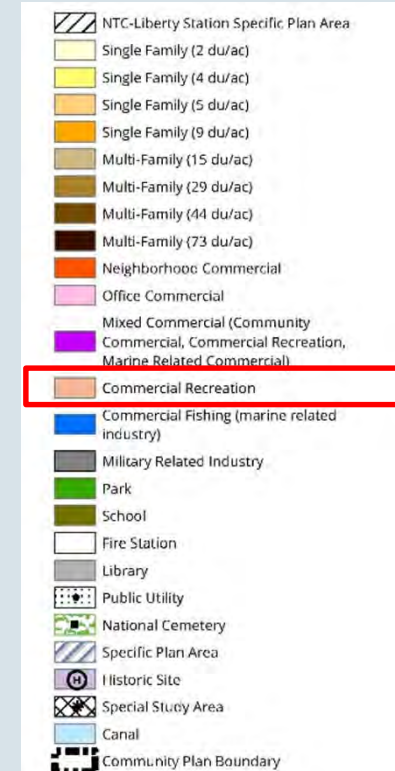


Project Location Map

Hotel Point Loma; Project No. 612853
1325 Scott Street

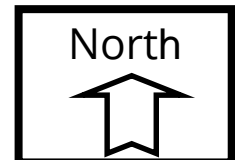


Peninsula Community Plan and Local Coastal Program Land Use Plan



Community Plan Land Use Map

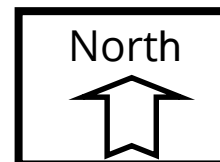
Hotel Point Loma; Project No. 612853
1325 Scott Street





Aerial Photograph

Hotel Point Loma; Project No. 612853
1325 Scott Street



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HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2178475
SITE DEVELOPMENT PERMIT NO. 2178476
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2385924
HOTEL POINT LOMA - PROJECT NO. 612853 (MMRP)

WHEREAS, VISTA POINT LOMA LLC, A California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing 40-room hotel and the construction of a three-story 91-guest room hotel with a pool and underground parking (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No's. 2178475, 2178476, and 2385924), on portions of a 0.62-acre site;

WHEREAS, the project site is located at 1325 Scott Street in the Commercial Visitor (CV-1-2) Zone, Coastal (Appealable), Coastal Height Limitation, First Public Roadway, Community Plan Implementation (CPIOZ-B), Airport Influence (Review Area-2), FAA Part 77 Noticing Area, Parking Impact (Beach & Coastal), and Transit Priority Area Overlay Zones within the Peninsula Community Plan and Local Coastal Program Land Use Plan (Community Plan) area;

WHEREAS, the project site is legally described as Lots 1, 2, 3, 4, 10, 11, and 12, all in Block 44 of Roseville, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 165, filed in the Office of the County Recorder of San Diego County. Excepting therefrom that portion, if any, lying below the mean high tide line of San Diego Bay;

WHEREAS, on June 17, 2020, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2178475, Site Development Permit No. 2178476, and Neighborhood Development Permit No. 2385924 pursuant to the Land Development Code of the City of San Diego;
NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated June 17, 2020.

A. COASTAL DEVELOPMENT PERMIT (SDMC Section 126.0708)

1. Findings for all Coastal Development Permits:

- a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The 0.62-acre project site, located at 1325 Scott Street, is proposed for the demolition of an existing two-story, 40-guest room hotel and the construction of a three-story 91-guest room hotel with a pool and underground parking totaling 50,190-square feet.

The site is approximately 154 feet from San Diego Bay (America's Cup Harbor) and is located between the sea and first public roadway paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line where there is no beach. Scott Street at the north of the site and Dickens Street at the south of the site are not designated as physical accessways or view corridors and do not contain intermittent or partial vistas, nor do they contain any viewsheds or scenic overlooks as identified in the adopted Community Plan. The nearest physical accessway and view opportunities are from the public sidewalk located at the bay edge approximately 126 feet east of the site. The proposed development is entirely within the privately owned legal lot and will observe the setbacks of the zone.

This project proposes maximum development height of thirty-feet or three stories, in conformance with the Coastal Height Limitation Overlay Zone maximum height of thirty-feet. The Community Plan identifies view corridors eastward from Rosecrans Street. Framed bay views are available along the public right-of-way on Emerson Street and Dickens street along the north and south sides of the development. The development will not encroach into the view corridor. Therefore, the development as designed will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in Community Plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

- b. The proposed coastal development will not adversely affect environmentally sensitive lands.**

The 0.62-acre project site, located at 1325 Scott Street, is proposed for the demolition of an existing two-story, 40-guest room hotel and the construction of a three-story 91-guest room hotel with a pool and underground parking totaling 50,190-square feet.

The property is not within a flood plain or adjacent to the Multiple Species Conservation Program, Multiple Habitat Planning Area, and does not contain any other type of Environmental Sensitive Lands, as defined in SDMC Section 113.0103. The project proposes no deviations or variances from the applicable environmental regulations and development standards in effect for this site.

The Environmental Analysis Section conducted an environmental review of this site, in accordance with State of California Environmental Quality Act (CEQA) guidelines. A Mitigated Negative Declaration (MND) No. 612853 was determined to be required for potential impacts to Historical (archaeology) and Tribal Cultural Resources. A Mitigation Monitoring and Reporting Program (MMRP) will be implemented with this project, which will reduce the potential impacts to below a level of significance. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The 0.62-acre project site, located at 1325 Scott Street, is proposed for the demolition of an existing two-story, 40-guest room hotel and the construction of a three-story 91-guest room hotel with a pool and underground parking totaling 50,190-square feet.

The Community Plan Land Use Designation for the project site is Commercial Recreation and is implemented through the Commercial Visitor (CV-1-2) Zone which is designed to provide visitor serving commercial such as visitor accommodations. The Community Plan Commercial Element objectives seek to ensure the availability of adequate commercial facilities within existing commercial areas to meet the needs of the existing and projected resident and visitor population of Peninsula. The development of a new hotel with a net increase of 51-guest rooms greater than the existing hotel will meet the objective of the Community Plan Commercial Element.

The site is within the Community Planning Implementation Overlay Zone, part B (CPIOZ-B) Roseville Commercial Area and is further subject to development guidelines. The CPIOZ includes a recommendation that emphasis should be placed on providing a balance of commercial recreation and community commercial uses, with adequate support facilities for both, through the rehabilitation and redevelopment of existing commercial areas. Commercial recreation uses generally provide a wide range of services and opportunities that cater to visitors and those pursuing leisure activities. It also includes a recommendation that, as the commercial areas redevelop, emphasis should be placed on improving the ambiance of such areas so that they encourage community-based and related recreation shopping and pedestrian interaction. Further, the CPIOZ Architectural recommendations include the use of nautical, maritime, fishing, Portuguese heritage, or pertinent historical heritage elements. Use of canopies, canvas elements, nautical flags, bollards, wood, and nautical sculpture is encouraged. Projects should include amenities such as

outdoor patios, street furniture (benches, kiosks, outdoor clocks, sculpture, and fountains), flags, canvas awnings and boat related features.

The proposed project incorporates several of these recommendations in its design, including an extension of the tropical landscaping themes, established on Shelter Island, along Emerson, Dickens, and Scott Streets through the use of palms and tropical groundcover. In addition, the Community Plan Roseville Commercial Area designation requires that the project utilize a 'south seas' architectural and signage theme. Accordingly, the project utilizes an open design and multiple balconies which are consistent with architecture designed to evoke a sunny, tropical 'south seas' climate.

A goal in the Urban Design element of the General Plan calls for a pattern and scale of development that provides visual diversity, choice of lifestyle, opportunities for social interaction, and that respects desirable community character and context. The proposed project would implement this goal through a design that offers visual diversity by promoting community character through a nautically themed design in compliance with guidelines within the CPIOZ in Roseville.

Additionally, The Conservation Element of the General Plan has a goal to reduce the City's overall carbon dioxide footprint by improving energy efficiency, increasing use of alternative modes of transportation, employing sustainable planning and design techniques, and providing environmentally sound waste management. Policy CE-A.5 recommends employing sustainable or "green" building techniques for the construction and operation of buildings. The proposed project would implement this recommendation by ensuring that all hard surface building materials throughout the project have a high solar reflectance to reduce the heat island effect; and onsite parking underground in a tandem stacked configuration. In addition, the landscape plan proposes canopy trees along Emerson, Scott, and is retaining existing, mature trees along Dickens Streets to reduce the heat island and environmental effects associated with fossil fuel energy use for air conditioning.

The project would redevelop the existing 40-guest room motel with a 91-guest room hotel, and cater to visitors and those pursuing leisure activities in the area. Therefore, the development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

- d. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The 0.62-acre project site, located at 1325 Scott Street, is proposed for the demolition of an existing two-story, 40-guest room hotel and the construction of a three-story 91-guest room hotel with a pool and underground parking totaling 50,190-square feet.

Scott Street along the frontage of the subject property is identified as the First Public Roadway paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line where there is no beach, as shown on Map No. C-731 filed in the office of the City Clerk. The subject property is also located within the Coastal Appealable and Coastal Height Limit Overlay Zones.

An improved public access way and view opportunities are located approximately 126 feet east of the site from the public sidewalk located at the bay edge. The proposed development will be contained within the private property and observe the setbacks of the zone. There is no existing physical access used by the public or any public access identified in the Local Coastal Program on, or through, the site. As such, the project will not encroach upon any existing or proposed physical access way legally utilized by the public. Therefore, the Coastal Development Permit for this project would be in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

B. SITE DEVELOPMENT PERMIT (SDMC Section 126.0505)

1. Findings for all Site Development Permits:

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

The 0.62-acre project site, located at 1325 Scott Street, is proposed for the demolition of an existing two-story, 40-guest room hotel and the construction of a three-story 91-guest room hotel with a pool and underground parking totaling 50,190-square feet.

The Community Plan Land Use Designation for the project site is Commercial Recreation and is implemented through the Commercial Visitor (CV-1-2) Zone which is designed to provide visitor serving commercial such as visitor accommodations. The Community Plan Commercial Element objectives seek to ensure the availability of adequate commercial facilities within existing commercial areas to meet the needs of the existing and projected resident and visitor population of Peninsula. The development of a new hotel with a net increase of 51-guest rooms greater than the existing hotel will meet the objective of the Community Plan Commercial Element.

The site is within the Community Planning Implementation Overlay Zone, part B (CPIOZ-B) Roseville Commercial Area and is further subject to development guidelines. The CPIOZ includes a recommendation that emphasis should be placed on providing a balance of commercial recreation and community commercial uses, with adequate support facilities for both, through the rehabilitation and redevelopment of existing commercial areas. Commercial recreation uses generally provide a wide range of services and opportunities that cater to visitors and those pursuing leisure activities. It also includes a recommendation that, as the commercial areas redevelop, emphasis should be placed on improving the ambiance of such areas so that they encourage community-based and related recreation shopping and

pedestrian interaction. Further, the CPIOZ Architectural recommendations include the use of nautical, maritime, fishing, Portuguese heritage, or pertinent historical heritage elements. Use of canopies, canvas elements, nautical flags, bollards, wood, and nautical sculpture is encouraged. Projects should include amenities such as outdoor patios, street furniture (benches, kiosks, outdoor clocks, sculpture, and fountains), flags, canvas awnings and boat related features.

The proposed project incorporates several of these recommendations in its design, including an extension of the tropical landscaping themes, established on Shelter Island, along Emerson, Dickens, and Scott Streets through the use of palms and tropical groundcover. In addition, the Community Plan Roseville Commercial Area designation requires that the project utilize a 'south seas' architectural and signage theme. Accordingly, the project utilizes an open design and multiple balconies which are consistent with architecture designed to evoke a sunny, tropical 'south seas' climate.

A goal in the Urban Design element of the General Plan calls for a pattern and scale of development that provides visual diversity, choice of lifestyle, opportunities for social interaction, and that respects desirable community character and context. The proposed project would implement this goal through a design that offers visual diversity by promoting community character through a nautically themed design in compliance with guidelines within the CPIOZ in Roseville.

Additionally, The Conservation Element of the General Plan has a goal to reduce the City's overall carbon dioxide footprint by improving energy efficiency, increasing use of alternative modes of transportation, employing sustainable planning and design techniques, and providing environmentally sound waste management. Policy CE-A.5 recommends employing sustainable or "green" building techniques for the construction and operation of buildings. The proposed project would implement this recommendation by ensuring that all hard surface building materials throughout the project have a high solar reflectance to reduce the heat island effect; and all parking is located underground. In addition, the landscape plan proposes canopy trees along Emerson, Scott, and is retaining existing, mature trees along Dickens Streets to reduce the heat island and environmental effects associated with fossil fuel energy use for air conditioning.

The project would redevelop the existing 40-guest room motel with a 91-guest room hotel, the project would cater to visitors and those pursuing leisure activities in the area. Therefore, the development will not adversely affect the applicable land use plan.

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

The 0.62-acre project site, located at 1325 Scott Street, is proposed for the demolition of an existing two-story, 40-guest room hotel and the construction of a three-story 91-guest room hotel with a pool and underground parking totaling 50,190-square feet.

The Environmental Analysis Section conducted an environmental review of this site, in accordance with State of California Environmental Quality Act guidelines. A Mitigated Negative Declaration No. 612853 was determined to be required for potential impacts to Historical (archaeology) and Tribal Cultural Resources. A Mitigation Monitoring and Reporting Program will be implemented with this project, which will reduce the potential impacts to below a level of significance.

The project would be required to obtain construction permits and a public improvement permit prior to the construction of the development. The construction plans and public improvement plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code requirements, and development regulations. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code in effect for this project. Such conditions include and the removal of existing driveways and the construction of one new driveway, new curb and gutters, new sidewalks, new curb ramp, storm runoff restrictions, parking, and landscaping requirements. These conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The 0.62-acre project site, located at 1325 Scott Street, is proposed for the demolition of an existing two-story, 40-guest room hotel and the construction of a three-story 91-guest room hotel with a pool and underground parking totaling 50,190-square feet.

The proposed project was reviewed for compliance with the implementing Commercial Visitor (CV-1-2) Zone implementing regulations, which include but are not limited to height, setbacks, landscape, parking, and floor area ratio.

The Commercial Visitor zone allows a height of 45 feet; however, the site is within the Coastal Height Limitation Overlay Zone with a maximum height limit of 30 feet above finished grade. The proposed project height is 30-feet in conformance with Coastal Height Limitation Overlay Zone. The project shall observe the setbacks, landscape requirements, parking ratio and allowable Floor Area ratio of the zone.

The project also complies with the CPIOZ Peninsula Community Plan requirements including an extension of the tropical landscaping themes, established on Shelter Island, along Emerson, Dickens, and Scott Streets such as the use of palms and tropical groundcover. In addition, the Community Plan Roseville Commercial Area designation requires that the project utilize a 'south seas' architectural and signage theme. Accordingly, the project utilizes an open design and multiple balconies which are consistent with architecture designed to evoke a sunny, tropical 'south seas'

climate. The project does not require any deviations or variances and therefore, the will comply with the applicable regulations of the Land Development Code.

C. NEIGHBORHOOD DEVELOPMENT PERMIT (SDMC Section 126.0404)

1. Findings for all Neighborhood Development Permits:

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

The 0.62-acre project site, located at 1325 Scott Street, is proposed for the demolition of an existing two-story, 40-guest room hotel and the construction of a three-story 91-guest room hotel with a pool and underground parking totaling 50,190-square feet.

The project proposes to site all required onsite parking underground. A minimum of 91 hotel parking spaces will be provided with 11-standard spaces and 80-tandem stacked spaces. Parking will be by valet service, 24-hours, seven-days a week. The San Diego Municipal Code Section 126.0402(d) requires commercial tandem parking to be approved through the processing of a Neighborhood Development Permit.

Underground and tandem parking will not affect the redevelopment of the site with a 91-guest room hotel or the surrounding land uses, or visitors serving leisure activities in the area. Therefore, the development will not adversely affect the applicable land use plan.

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

The 0.62-acre project site, located at 1325 Scott Street, is proposed for the demolition of an existing two-story, 40-guest room hotel and the construction of a three-story 91-guest room hotel with a pool and underground parking totaling 50,190-square feet.

The project will provide onsite parking underground. The garage is configured with 11-standard spaces and 80-tandem stacked spaces. All parking will be by valet service, 24-hours, seven-days a week, therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The 0.62-acre project site, located at 1325 Scott Street, is proposed for the demolition of an existing two-story, 40-guest room hotel and the construction of a three-story 91-guest room hotel with a pool and underground parking totaling 50,190-square feet.

The project will provide onsite parking underground. The garage is configured with 11-standard spaces and 80-tandem stacked spaces. All parking will be by valet

service, 24-hours, seven-days a week. The proposed project was reviewed for compliance with the implementing Commercial Visitor (CV-1-2) Zone implementing regulations and does not require any deviations or variances and therefore, will comply with the applicable regulations of the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2178475, Site Development Permit No. 2178476 and Neighborhood Development Permit No. 2385924 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No's. 2178475, 2178476, and 2385924 a copy of which is attached hereto and made a part hereof.

Karen Bucey
Development Project Manager
Development Services

Adopted on: June 17, 2020

IO#: 24007654

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RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24007654

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2178475, SITE DEVELOPMENT PERMIT NO. 2178476, AND
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2385924

HOTEL POINT LOMA - PROJECT NO. 612853 MMRP
HEARING OFFICER

This Coastal Development Permit No. 2178475, Site Development Permit No. 2178476, and Neighborhood Development Permit No. 2385924 is granted by the Hearing Officer of the City of San Diego to VISTA POINT LOMA LLC, A California Limited Liability Company, Owner, and Permittee, pursuant to San Diego Municipal Code (SDMC) Sections 126.0707, 126.0502(c)(1), and 126.0402(d). The 0.62-acre site is located at 1325 Scott Street in the Commercial Visitor (CV-1-2) Zone, Coastal (Appealable), Coastal Height Limitation, Community Plan Implementation (CPIOZ-B), Airport Influence (Review Area-2), FAA Part 77 Noticing Area, Parking Impact (Beach & Coastal), and Transit Priority Area Overlay Zones within the Peninsula Community Plan and Local Coastal Program Land Use Plan area. The project site is legally described as Lots 1, 2, 3, 4, 10, 11, and 12, all in Block 44 of Roseville, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 165, filed in the Office of the County Recorder of San Diego County. Excepting therefrom that portion, if any, lying below the mean high tide line of San Diego Bay.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing 40-room hotel and construct a three-story 91-guest room hotel with a pool and underground parking described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated June 17, 2020, on file in the Development Services Department.

The project shall include:

- a. Demolish the existing two-story, 40 guest room Vagabond Inn Hotel, parking, pool, and accessory improvements;
- b. Construct a three-story, 50,190-square foot, 91-guest room hotel;
- c. Off-street, subterranean parking with vehicles in stacked tandem configuration and areas for motorcycle and bicycle parking;
- d. Landscaping and hardscape improvements (planting, irrigation and landscape related improvements) as well as pool, firepit, and wheelchair lift; and

- 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 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 July 15, 2023.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. 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.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).
8. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable construction, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. 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.

10. 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.

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program (MMRP) shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration NO. 612853 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration NO. 612853, 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:

Archaeology

Tribal Cultural Resources

CLIMATE ACTION PLAN REQUIREMENTS:

15. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

16. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the curb outlet, decorative pavements, landscape and irrigation located within the City's right-of-way, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the closure of the existing non-utilized driveways, on Scott Street and Dicken Street, with City standard curb, gutter and sidewalk, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the replacement of the existing driveway with standard driveways, on Dicken Street and Emerson, satisfactory to the City Engineer.

19. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing curb ramps, at the south corner of Emerson Street, and east corner of Dickens Street and Scott Street, satisfactory to the City Engineer.

20. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the replacement of existing curb, gutter, sidewalk with of new City standards curb, gutter, and sidewalk, along the property frontage on Emerson Street, Scott Street, and Dicken Street, satisfactory to the City Engineer.

21. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the installation of asphalt pavement along Emerson Street, Scott Street, and Dicken Street, per the current City Standard, schedule J, satisfactory to the City Engineer.

22. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article Two, Division One (Grading Regulations) of the SDMC, into the construction plans or specifications.

23. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

24. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

25. 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 Two Construction BMP Standards Chapter Four of the City's Storm Water Standards.

GEOLOGICAL REQUIREMENTS:

26. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

27. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

LANDSCAPE REQUIREMENTS:

28. Prior to issuance of any grading permit, 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.

29. Prior to issuance of any public improvement permit, 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.

30. Prior to issuance of any construction permit (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)5.

31. 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.

32. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/ Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

33. Owner/Permittee shall maintain off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

34. 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 under 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.

35. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

TRANSPORTATION REQUIREMENTS:

36. A minimum of 91 hotel parking spaces (11-standard and 80-tandem stacked) will be provided on-site within a valet parking garage located below grade. Owner/Permittee shall provide Valet Service 24-hours, seven-days a week accessed from onsite valet zone and only valet staff will park the cars due to the stacked/tandem parking.

37. Prior to issuance of any construction permit, owner/permittee shall assure by permit and bond the construction of 24-foot-wide driveway along the project's frontage on Emerson Street, satisfactory to the City Engineer.

38. Prior to issuance of any construction permit, owner/permittee shall assure by permit and bond the construction of 14-foot-wide one-way out driveway along the project's frontage on Dickens Street, satisfactory to the City Engineer.

39. Prior to issuance of any construction permit, owner/permittee shall assure by permit and bond the closure of the existing non-utilized driveway and replace with standard height curb, gutter and sidewalk along the project's frontage on Dickens Street, satisfactory to the City Engineer.

40. Prior to issuance of any construction permit, owner/permittee shall assure by permit and bond the closure of the existing non-utilized driveway and replace with standard height curb, gutter and sidewalk along the project's frontage on Scott Street, satisfactory to the City Engineer.

41. Owner/permittee shall provide and maintain 10-foot x 10-foot visibility triangle area measured along the property line on both sides of the driveway on Emerson Street. No obstacles higher than 36-inches shall be located within this area e.g. shrubs, walls, columns, signs etc.

42. Owner/permittee shall provide and maintain 10-foot x 10-foot visibility triangle area measured along the property line on both sides of the driveway on Dickens Street. No obstacles higher than 36-inches shall be located within this area e.g. shrubs, walls, columns, signs etc.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

43. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond the design and construction of a 12" public water main within Pearl Street right-of-way as shown on the approved Exhibit "A", in a manner satisfactory to the Public Utilities Director and the City Engineer.

44. Prior to the issuance of any construction permits, if it is determined during the construction permit review process the existing water and sewer service will not be adequate to serve the proposed project, 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-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

45. Prior to the issuance of any construction permits, the 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 Director 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.

46. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private water or sewer facilities encroaching into the Public Right-of-Way.

CULTURAL RESOURCES (Paleontological Resources):

47. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and construction 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 in "verbatim" as referenced in the City of San Diego Land Development Manual for Paleontological Resources.

48. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC)/Environmental Designee (ED) identifying the Principal Investigator (PI), Monitors, and all persons for the project and the names of all persons involved in the paleontological monitoring program, as identified in City of San Diego Land Development Manual for Paleontological Resources.

49. MMC/ED will provide a letter to the applicant confirming the qualifications of the PI, Monitors, and all persons involved in the paleontological monitoring of the project. Professional Qualifications shall meet the following standards:

a. The Principal Investigator (PI) should have a Ph.D. or M.S. in a field related to paleontology, such as geology or biology with an emphasis in paleobiology. Four cumulative years of full-time professional field, research, and museum experience in working with the geological formations of Southern California is required. Two of the four years must be in a supervisory capacity (crew chief or above).

b. Paleontological Monitors should have a B.S. in a field related to paleontology, such as geology or biology with an emphasis in paleobiology. Two cumulative years of full-time professional field, research, and museum experience in working with the geological formations of Southern California is required.

50. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

WASTE MANAGEMENT:

51. Waste Management Plan Requirements: The Owner/Permittee shall comply with the Waste Management Plan, prepared by Helix Environmental Planning, dated July 2019.

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 Hearing Officer of the City of San Diego on June 17, 2020 and [Approved Resolution Number].

ATTACHMENT 5

Permit Type/PTS Approval No.: Coastal Development Permit No. 2178475, Site Development Permit
No. 2178476, and Neighborhood Development Permit No. 2385924
Date of Approval: June 17, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Bucey
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.

VISTA POINT LOMA LLC
Owner/Permittee

By _____
Juan Llaca
Managing Member

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

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RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, on August 10, 2018, Les Biggins, Vista Investments submitted an application to the Development Services Department for a Neighborhood Development Permit, Site Development Permit and Coastal Development Permit for the Hotel Point Loma (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the Hearing Officer of the City of San Diego; and

WHEREAS, the issue was heard by the Hearing Officer on June 17, 2020; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 612853 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that Development Services Staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By: _____
Karen Bucey, DEVELOPMENT PROJECT MANAGER

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM****NEIGHBORHOOD DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, AND COASTAL DEVELOPMENT PERMIT**

PROJECT NO. 612853

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 612853 shall be made conditions of the Site Development Permit and Coastal Development Permit as may be further described below.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:**A. GENERAL REQUIREMENTS – PART I****Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II**Post Plan Check (After permit issuance/Prior to start of construction)****1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.**

The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Qualified Archaeological Monitor, Native American Monitor

Note:

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

CONTACT INFORMATION:

a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**

b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) #612853 and /or Environmental Document # 612853, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

Note:

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

3. OTHER AGENCY REQUIREMENTS: Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

Not Applicable

4. MONITORING EXHIBITS

All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc.,

marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE:

Surety and Cost Recovery – When deemed necessary by the Development Services 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 cost 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 RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Archaeological Resources	Monitoring Report(s)	Monitoring Report Approval
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

ARCHAEOLOGICAL MONITORING PROGRAM AND TRIBAL CULTURAL RESOURCES MITIGATION

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 pre-construction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the

archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (0.25-mile radius) has been completed. Verification includes but is not limited to, a copy of a confirmation letter from South Coastal Information Center, or if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the 0.25-mile radius.

B. PI Shall Attend Pre-Construction Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Pre-Construction Meeting that shall include the PI; Native American consultant/monitor (where Native American resources may be impacted); Construction Manager (CM) and/or Grading Contractor; Resident Engineer (RE); Building Inspector (BI), if appropriate; and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Pre-Construction Meeting to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Pre-Construction Meeting, the Applicant shall schedule a focused Pre-Construction Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information, such as review of final construction

documents that indicate site conditions such as depth of excavation and/or site graded to bedrock, which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during all soil-disturbing and grading/excavation/trenching activities that could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities, such as in the case of a potential safety concern within the area being monitored. In certain circumstances, OSHA safety requirements may necessitate modification of the AME.**
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Sections III.B–C and IV.A–D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVr). The CSVrs shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered, shall evaluate the significance of the resource. If human remains are involved, the PI and Native American consultant/monitor shall follow protocol in this section.

- a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
- b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) that has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

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

- A. Notification
 1. The Archaeological Monitor shall notify the RE or BI, as appropriate, the MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate Discovery Site
 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains are determined to be Native American
 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources, and Health and Safety Codes.

4. The MLD will have 48 hours to make recommendations to the property owner or representative for the treatment or disposition with proper dignity of the human remains and associated grave goods.
5. Disposition of Native American human remains will be determined between the MLD and the PI and if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; or
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC
 - (2) Record an open space or conservation easement on the site
 - (3) Record a document with the County
 - d. Upon the discovery of multiple Native American human remains during a ground-disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5(c).
- D. If Human Remains are **NOT** Native American
 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. **Night and/or Weekend Work**

- A. If night and/or weekend work is included in the contract, the following will occur:
 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the pre-construction meeting.
 2. The following procedures shall be followed:
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8 a.m. of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III, During Construction, and IV, Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.

- c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III, During Construction, and IV, Discovery of Human Remains, shall be followed.
- d. The PI shall immediately contact MMC, or by 8 a.m. of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction:
 - 1. The Construction Manager shall notify the RE or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described previously shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) that describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 - 4. MMC shall provide written verification to the PI of the approved report.
 - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
 - 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued.
 - 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.

3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
 1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV(5), Discovery of Human Remains.
- D. Final Monitoring Report(s)
 1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC, which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

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PCPB Thursday October 17, 2019 Minutes

Peninsula Community Planning Board
Point Loma Branch Library, 3701 Voltaire Street.

Meeting Called to Order by Robert Goldyn at 6:00pm

Approval of Agenda- passed, all approved (11-0-0).

Present: Robert Goldyn, Brad Herrin, Mark Krencik, Scott Deschenes, Robert Tripp Jackson, Jim Hare, Fred Kosmo, Sarah M Alemany, Korla Eaquinta, Margaret Virissimo, Don Sevrens, Lucky Morrison, Eva Schmitt. **Absent:** David Dick, Mandy Havlik.

Non-Agenda Public Comment

Government and Community Reports

Applicant-Initiated Action Items

1. **Hotel Point Loma CDP/SDP-** (Process 3) Project No. 612853, Zone CV-1-1, 1325 Scott Street. Coastal Development Permit and Site Development Permit to demolish existing two-story, 40-room motel and construct a new three-story 87,270 SF, 91-room hotel with pool and underground parking on a 0.62 acre site. Community Plan Implementation (B), Coastal (Appealable) Overlay zones. *Amanda Mauceri*. Mark- Project Review voted 4-0 in favor of the project. Motion by Mark Krencik to approve the project. Seconded by Korla Eaquinta. Motion passed- unanimous (12-0-0).
2. **Geiger Residence NDP** – Project No. 636272, Motion to approve by Virissimo/Herrin. Vote (11-0-0).

Information Items

Board-Initiated Action Items

PCPB Reports & Parliamentary Matters

Adjourned at 7:20pm.

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**City of San Diego
Development Services**
1222 First Ave., MS 302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

**FORM
DS-318**

October 2017

Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☒ Coastal Development Permit
☐ Neighborhood Development Permit ☒ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title: Point Loma Hotel

Project No. For City Use Only: 612853

Project Address: 1325 Scott Street, San Diego CA 92105

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

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: Visla Point Loma LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
Street Address: 2225 Campus Drive
City: El Segundo State: CA Zip: 90245
Phone No.: 310-725-8200 Fax No.: _____ Email: amauceri@vistainvestments.com
Signature: [Signature] Date: 07/10/2018
Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: Visla Point Loma LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
Street Address: 2225 Campus Drive
City: El Segundo State: CA Zip: 90245
Phone No.: 310-725-8214 Fax No.: _____ Email: amauceri@vistainvestments.com Date: 07/10/2018
Signature: _____
Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

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

ADDITIONAL PAGE FOR DS-318
OWNERSHIP DISCLOSURE

The owner of Vista Point Loma, LLC is:
Mavi I, LLC, a California Limited Liability Company - 100%

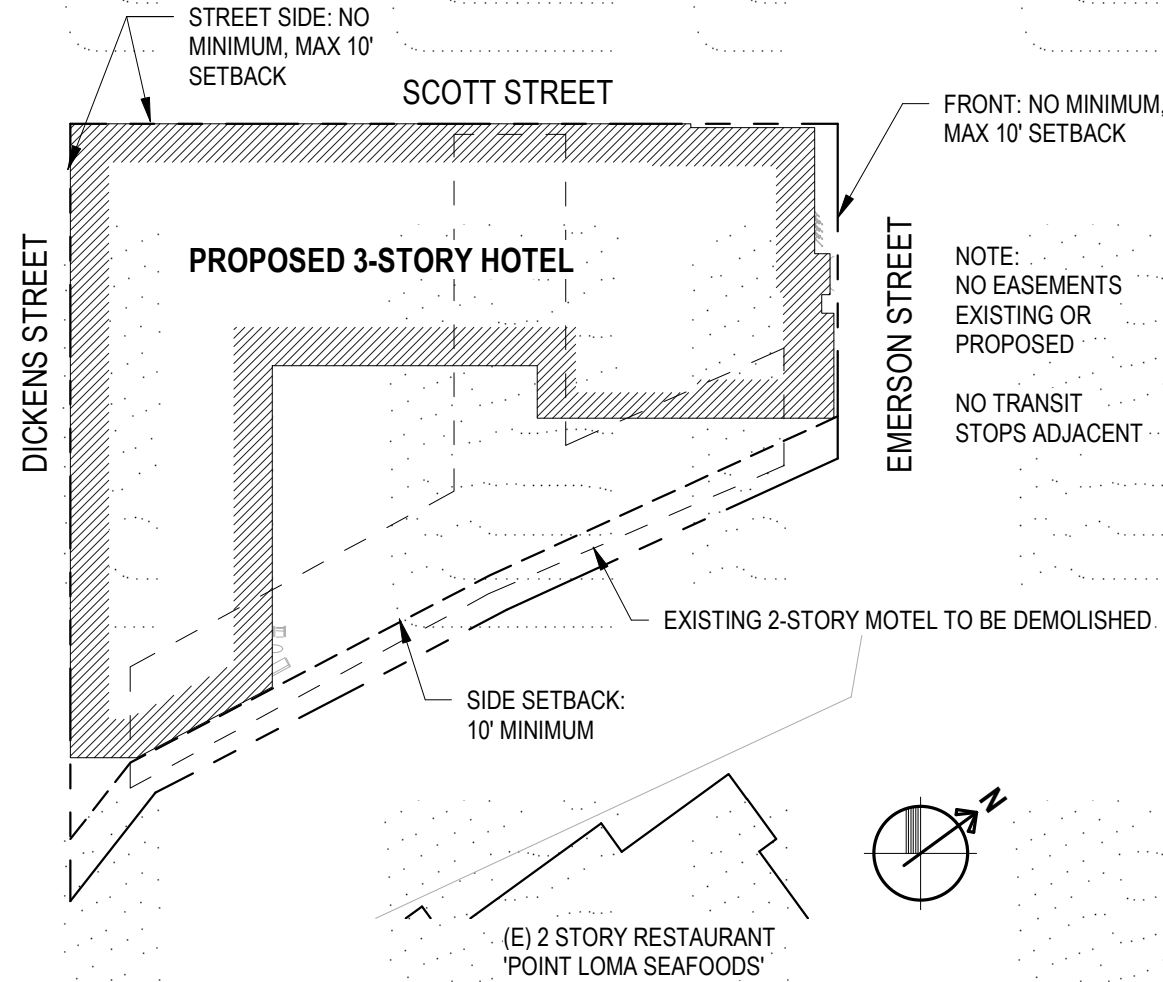
Juan Llaca, Managing Member of Mavi I, LLC
CEO Vista Investments
2225 Campus Drive
El Segundo, CA 90245
310-725-8200

POINT LOMA HOTEL

DEVELOPMENT APPLICATION

1325 SCOTT STREET
SAN DIEGO, CA 92106

PROJECT KEYPLAN



PARKING COUNTS

*REFER TO PLANS FOR LOCATION AND SIZES

AUTOMOBILE: 91 ROOMS X 1 SPACE/ROOM = 91 SPACES
80 TANDEM (AS STACKERS) AND 11 SINGLE PARKING

ACC SPACES: 4 SPACES INCLUDING 1 VAN
ZERO EMISSION CARPOOL : 8 PARKING SPACES
ELECTRIC VEHICLE: 5 SPACES
LOADING ZONE: 1 SPACE
MOTORCYCLE: 2 SPACES
SHORT TERM BIKES: 5 SPACES (AT GROUND LEVEL OFF EMERSON)
LONG TERM BIKE: 5 SPACES

REQUIRED ACCESSIBLE PARKING
(CBC TABLE 11B-208.2)

TOTAL SPACES 76 TO 100
MIN REQ ACCESSIBLE 4 SPACES (1 VAN)

PROVIDED 91 SPACES
3 + 1 VAN

PROPERTY INFO

LEGAL DESCRIPTION
REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 10, 11, AND 12, ALL IN BLOCK 44 OF ROSEVILLE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 185, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE OF SAN DIEGO BAY.

EXCEPT THEREFROM ALL OIL, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY.

APN: 531-345-01

GENERAL BUILDING INFO

OWNER
VISTA POINT LOMA
2225 CAMPUS DRIVE
EL SEGUNDO, CA 90245
CONTACT: LES BIGGINS
LBIGGINS@VISTAINVESTMENTS.COM

TYPE OF CONSTRUCTION: V-A
OCCUPANCY CLASSIFICATION: R-1
GROSS SITE AREA: 27,199 SF (0.624 ACRES)
GROSS FLOOR AREA: 50,190 SF
FAR PROPOSED: 1.85
EXISTING USE: 40 UNIT MOTEL
PROPOSED USE: 91 UNIT HOTEL
EXISTING BUILDING: CONSTRUCTED 1960, TYPE V-B, 14,500SF
GEOLOGIC HAZARD CATEGORY: 31, HIGH POTENTIAL
EXISTING EASEMENTS: NONE

DEVELOPMENT SUMMARY

AREA SUMMARY

TOTAL SQUARE FOOTAGE:
UNDERGROUND PARKING 26,330 SF
FIRST FLOOR POOL 5,200 SF
FIRST FLOOR HOTEL 17,010 SF
SECOND FLOOR 16,590 SF
THIRD FLOOR 16,590 SF
TOTAL 87,270 SF

FAR QUALIFYING SQUARE FOOTAGE:
FIRST FLOOR HOTEL 17,010 SF
SECOND FLOOR 16,590 SF
THIRD FLOOR 16,590 SF
TOTAL 50,190 SF

FAR CALCULATION:
PROPOSED SQUARE FOOTAGE / SITE AREA = 50,190 SF / 27,199 SF = 1.85 FAR (MAX 2 ALLOWABLE)

HEIGHT:
30'-0" MAX TO TOP OF ROOF

ZONING REQUIREMENTS

ZONE CV-1-2
ZONING DESIGNATION & OVERLAY ZONES
- COMMERCIAL VISITOR (CV-1-2) ZONE
- FIRST PUBLIC ROADWAY
- COASTAL OVERLAY ZONE (APPEALABLE)
- COASTAL HEIGHT LIMITATION OVERLAY ZONE
- COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIOZ- AREA B, ROSEVILLE COMMERCIAL AREA)
- PARKING IMPACT OVERLAY ZONE (BEACH & COASTAL)
- TRANSIT PRIORITY AREA, FAA PART 77 NOTICING AREA (LINDBERGH & NORTH ISLAND)
- AIRPORT INFLUENCE AREA (REVIEW AREA 2)
- THE PENINSULA COMMUNITY PLAN AREA

REQUIRED SETBACKS:
FRONT YARD (MINIMUM) NONE
FRONT YARD (MAXIMUM) 10 FEET
SIDE YARD (MINIMUM) 10 FEET
STREET SIDE YARD (MAXIMUM) 20 FEET
REAR YARD (MINIMUM) 10 FEET

MAXIMUM FAR 2.0 UNDER THE GENERAL CV-1-2 ZONE REQUIREMENTS
MINIMUM LOT COVERAGE 35%
HEIGHT LIMITS 45 SO. FEET UNDER THE GENERAL CV-1-2 ZONE REQUIREMENTS, BUT THE PROPERTY IS SUBJECT TO THE 30-FOOT COASTAL HEIGHT LIMIT AND FAA AIRSPACE PROTECTION CRITERIA.

PARKING REQUIRED: 1 SPACE PER 1 GUESTROOM

LANDSCAPE AREA SF (FOR WATER CONSERVATION):
REFER TO LANDSCAPE DRAWINGS

ROOM MIX

ROOM TYPE	QTY	% OF TOTAL
CLASSIC KING	22	27%
DECONSTRUCTED KING	29	36%
DOUBLE QUEEN	30	25%
KING SUITE	10	12%
Grand total:	91	

ROOM COUNTS PER FLOOR

ROOM TYPE	QTY
FIRST FLOOR	
DECONSTRUCTED KING	14
SECOND FLOOR	
CLASSIC KING	11
DECONSTRUCTED KING	7
DOUBLE QUEEN	14
KING SUITE	5
THIRD FLOOR	
CLASSIC KING	11
DECONSTRUCTED KING	8
DOUBLE QUEEN	16
KING SUITE	5
Grand total:	91

BMP DESIGN NOTE:

THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.

SHEET INDEX

NO.	NAME
GENERAL	
A0-00	DEVELOPMENT PERMIT COVER SHEET
A0-02	VICINITY MAP & ACCESSIBILITY PLAN
SURVEY	
ALTA-1	ALTA SURVEY COVER
ALTA-2	ALTA SURVEY PLAN (TOPO)
CIVIL	
C-1	SITE PLAN
C-2	GRADING PLAN
C-3	CROSS SECTIONS
LANDSCAPE	
PL-1	PRELIMINARY LANDSCAPE PLAN
PL-2	PRELIMINARY LANDSCAPE CALCULATIONS
ARCHITECTURAL	
A1-01	DEMO PLAN
A2-00	SITE PLAN
A2-01	SITE SECTIONS
A3-00	UNDERGROUND PARKING
A3-01	GROUND FLOOR PLAN
A3-02	2ND FLOOR PLAN
A3-03	3RD FLOOR PLAN
A3-04	ROOF PLAN
A4-01	ELEVATIONS
A4-02	EXTERIOR MATERIALS
A9-01	PRELIMINARY RENDERINGS

PROJECT INFORMATION

PROJECT SCOPE OF WORK
DEMOLISH EXISTING 2 STORY, 40 ROOM MOTEL AND REPLACE WITH A 91 ROOM HOTEL WITH LOBBY/LOUNGE INCLUDING A HOTEL BAR SERVING FOOD, 91 PARKING SPACES, A POOL AND POOL DECK AND FITNESS ROOM.

REQUIRED DISCRETIONARY PERMITS/APPROVALS
COASTAL DEVELOPMENT PERMIT (PROCESS 3)
PURSUANT TO SDMC 126.0707(B)

AND A SITE DEVELOPMENT PERMIT (PROCESS 3)
DEVELOPED IN THE CPIOZ-B AREA (SDMC TABLE 132-14B)

PROJECT TEAM

ARCHITECT
VISTA DESIGN BUILD
2225 CAMPUS DRIVE
EL SEGUNDO, CA 90245
TEL 310.725.8214
CONTACT: AMANDA MAUCERI
AMAUCER@VISTAINVESTMENTS.COM

TRAFFIC CONSULTANT
FEHR & PEERS
555 W. BEECH STREET SUITE 302
SAN DIEGO, CA 92101
TEL 619.758.3006
CONTACT: CECILY TAYLOR, PH.D.
C.TAYLOR@FEHRANDPEERS.COM

LANDSCAPE ARCHITECT
ERIN CARROLL
105-J WEST DE LA GUERRA
SANTA BARBARA, CA 93101
ERINOCARROLL@GMAIL.COM
805.364.5075

ENVIRONMENTAL CONSULTANT
HELIIX ENVIRONMENTAL PLANNING, INC.
7578 EL CAJON BOULEVARD
LA MESA, CA 91942
CONTACT: JOANNE DRAMKO
TEL 619.462.1515
JOANNE@HELIIXEPI.COM

CIVIL ENGINEER
CORE STATES GROUP
4240 E JURUPA ST, SUITE 402
ONTARIO, CA 91761
CONTACT: TRAVIS VINCENT
TVINCENT@CORE-ENG.COM
949.432.6860

NOT FOR CONSTRUCTION

POINT LOMA HOTEL

1325 SCOTT STREET
SAN DIEGO, CA 92106

DEVELOPMENT PERMIT COVER SHEET

SHEET 1 OF 20
SCALE: As indicated

ARCHITECT:
VISTA DESIGN BUILD
2225 CAMPUS DRIVE
EL SEGUNDO, CA 90245
T 310.725.8214



REV. #	DATE	DESCRIPTION
1	07.16.18	COMPLETENESS REVIEW
2	08.01.18	DEVELOPMENT PERMIT SUBMITTAL
3	05.13.19	DEVELOPMENT PERMIT RESUBMITTAL #1
4	08.01.19	DEVELOPMENT PERMIT RESUBMITTAL #2
5	10.17.19	DEVELOPMENT PERMIT RESUBMITTAL #3
6	11.25.19	DEVELOPMENT PERMIT RESUBMITTAL #4
7	03.10.20	ENGINEERING COMMENTS

A0-00

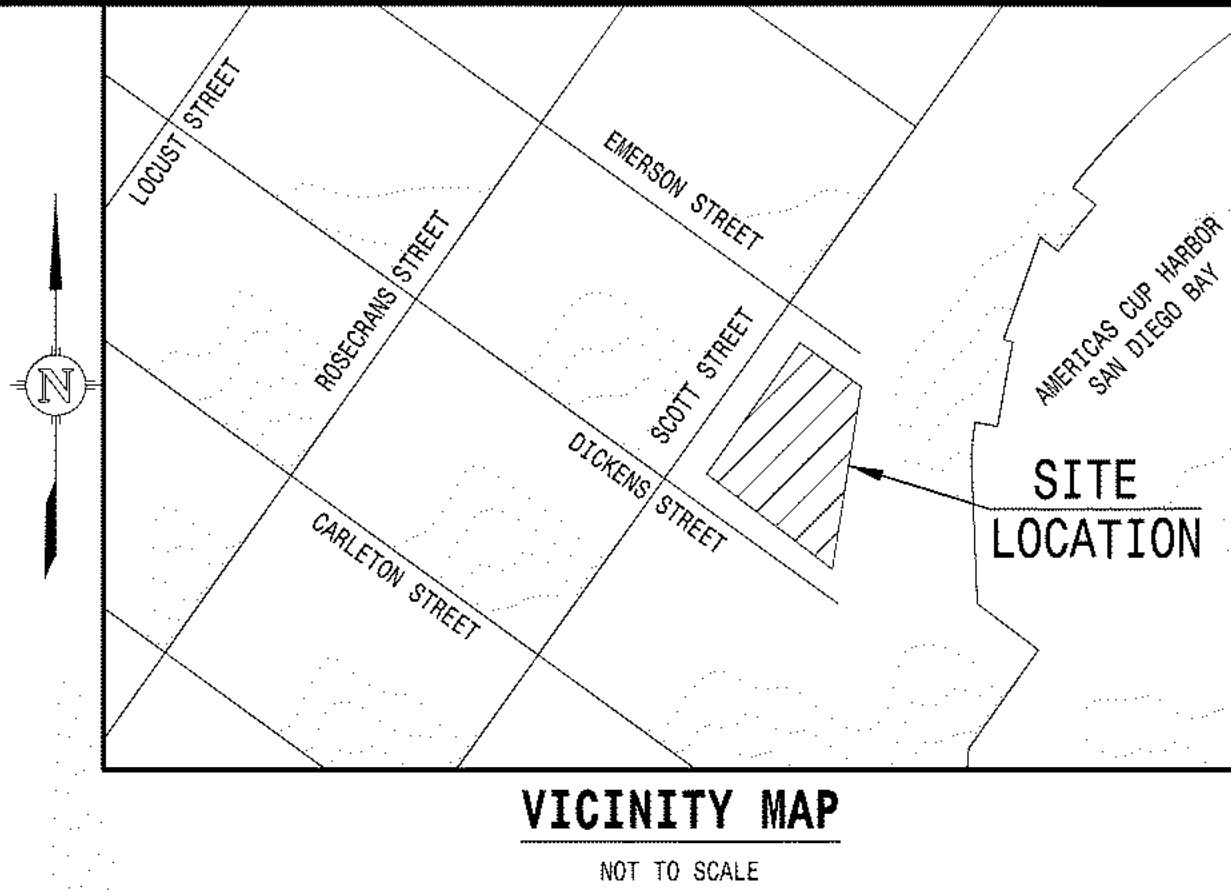
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[illegible]

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ALTA/NSPS LAND TITLE SURVEY

1325 SCOTT STREET, SAN DIEGO, CALIFORNIA 92106



OWNERSHIP:

REFERENCE IS MADE TO THE OWNER'S POLICY OF TITLE INSURANCE ORDER NO. NCS-898045-LA2 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED AS OF MARCH 20, 2018 AT 7:30 A.M.

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS:

TO BE DETERMINED

A SPECIFIC REQUEST SHOULD BE MADE IF ANOTHER FORM OR ADDITIONAL COVERAGE IS DESIRED.

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

VISTA POINT LOMA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

FEE

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 10, 11, AND 12, ALL IN BLOCK 44 OF ROSEVILLE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, SATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 165, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE OF SAN DIEGO BAY.

EXCEPT THEREFROM ALL OIL, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY.

APN: 531-345-01

TITLE POLICY EXCEPTIONS:

REFERENCE IS MADE TO THE OWNER'S POLICY OF TITLE INSURANCE ORDER NO. NCS-898045-LA2 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED AS OF MARCH 20, 2018 AT 7:30 A.M.

*NO PLOTTABLE EASEMENTS

- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2018-2019, A LIEN NOT YET DUE OR PAYABLE.
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018.
TAX RATE AREA: 08001
A.P.No.: 531-354-01
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- THE FACT THAT SAID LAND LIES WITHIN THE SCOTT STREET UNDERGROUND UTILITY DISTRICT, AS DISCLOSED BY INSTRUMENT RECORDED FEBRUARY 10, 1972 AS FILE NO. 33199 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION NO. 206707" RECORDED DECEMBER 21, 1972 AS INSTRUMENT NO. 340244 OF OFFICIAL RECORDS.
- A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS RECORDED AUGUST 08, 2013 AS INSTRUMENT NO. 2013-0497980 OF OFFICIAL RECORDS.
DATED: AUGUST 01, 2013
TRUSTOR: VISTA POINT LOMA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: PREFERRED BANK
BENEFICIARY: PREFERRED BANK

A DOCUMENT ENTITLED "ASSIGNMENT OF RENTS" RECORDED AUGUST 08, 2013 AS INSTRUMENT NO. 2013-0497981 OF OFFICIAL RECORDS, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY DEED OF TRUST.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT" RECORDED AUGUST 08, 2013 AS INSTRUMENT NO. 2013-0497982 OF OFFICIAL RECORDS.

A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS RECORDED AUGUST 12, 2013 AS INSTRUMENT NO. 2013-0504042 OF OFFICIAL RECORDS.
DATED: AUGUST 08, 2013
TRUSTOR: VISTA POINT LOMA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: TITLE 365 COMPANY
BENEFICIARY: SPOLIN SILVERMAN & COHEN PROFIT SHARING PLAN, UTA DATED 3/1/87, FOR THE BENEFIT OF THEODORE J. COHEN OR HIS ASSIGNS

A DOCUMENT RECORDED JULY 27, 2017 AS INSTRUMENT NO. 2017-0337763 OF OFFICIAL RECORDS PROVIDES THAT THEODORE J. COHEN WAS SUBSTITUTED AS TRUSTEE UNDER THE DEED OF TRUST.

THE EFFECT OF A DOCUMENT ENTITLED "SUBSTITUTION OF TRUSTEE AND DEED OF FULL RECONVEYANCE", RECORDED JULY 27, 2017 AS INSTRUMENT NO. 2017-0337763 OF OFFICIAL RECORDS.

NOTE: THE COMPANY WILL REQUIRE SATISFACTORY PROOF OF FULL PAYMENT OF THE DEBT SECURED BY SAID MORTGAGE OR DEED OF TRUST PRIOR TO REMOVING THIS EXCEPTION OR INSURING THE CONTEMPLATED TRANSACTION.
- ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499a, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR LAWS.
- ADDITIONAL MATTERS, IF ANY, FOLLOWING REVIEW BY THE COMPANY'S WATERWAYS AND BOUNDARIES UNDERWRITERS.
- RIGHTS OF PARTIES IN POSSESSION.

GENERAL NOTES:

ASSESSOR'S PARCEL NUMBER: 531-345-01

GROSS LAND AREA: 27,199 SQ.FT. (0.624 AC.)

HIGHEST BUILDING ELEVATION OBSERVED: 28.25'

UNAUTHORIZED REUSE OF THIS ALTA SURVEY OR THE INFORMATION CONTAINED HEREON IS PROHIBITED WITHOUT THE WRITTEN AUTHORIZATION OF PLUMP ENGINEERING, INC.

NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE POLICY OF TITLE INSURANCE USED FOR THIS SURVEY ARE ASSUMED BY THIS MAP OR THE SURVEYOR.

THE SITE IS CURRENTLY A VAGABOND INN HOTEL.

THIS MAP WAS COMPILED FROM A GROUND SURVEY COMPLETED ON MARCH 31, 2018.

LOCATIONS OF THE UTILITIES SHOWN ON THIS MAP ARE BASED ON VISIBLE ABOVE GROUND EVIDENCE.

THERE IS NO VISIBLE EVIDENCE THAT THE SITE HAS BEEN USED FOR A DUMP, LANDFILL OR SUMP.

THERE IS EVIDENCE OF RECENT AND ON-GOING EARTH MOVING, STREET AND SIDEWALK REPAIR AND BUILDING DEMOLITION WITHIN THE LAST YEAR.

THERE IS NO EVIDENCE THAT THE SITE IS LOCATED WITHIN A WETLANDS CONDITION.

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:
(A) VISTA POINT LOMA, LLC
(B) VISTA INVESTMENTS, LLC
(C) FIRST AMERICAN TITLE INSURANCE COMPANY

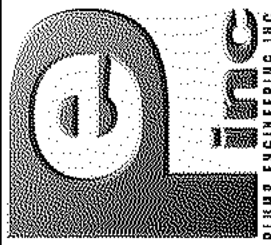
THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 7, 11, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 31, 2018.



REVISIONS:

PLUMP ENGINEERING, INC.

CONSULTING ENGINEERS IN CIVIL,
SURVEYING, ARCHITECTURAL AND
STRUCTURAL ENGINEERING
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835 FAX (714) 385-1834



ALTA/NSPS LAND TITLE SURVEY

1325 SCOTT STREET
SAN DIEGO, CALIFORNIA 92106

PREPARED FOR: VISTA INVESTMENTS, LLC

SCALE: N/A

DATE: 07/03/2018

DRAWN BY: GSM

CHKD. BY: EZR

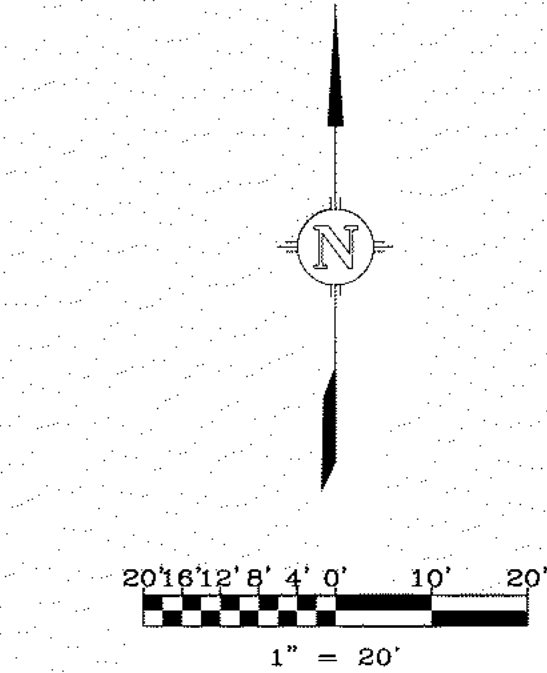
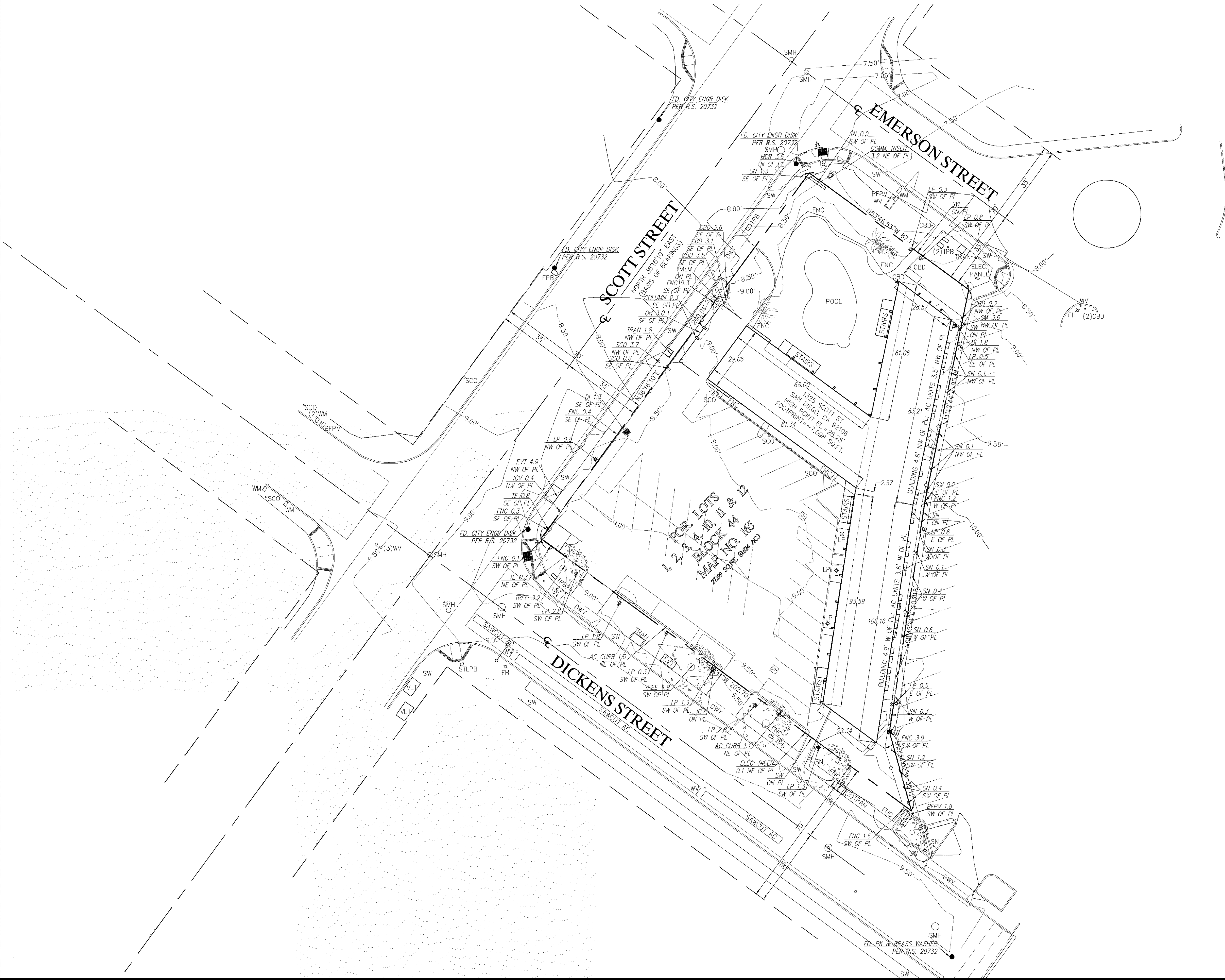
SHEET OF

FILE NO.

1803068

ALTA/NSPS LAND TITLE SURVEY

1325 SCOTT STREET, SAN DIEGO, CALIFORNIA 92106



- ABBREVIATIONS:**
- | | |
|-------|--------------------------|
| AC | ASPHALT PAVEMENT |
| BFPV | BACK FLOW PREVENT VALVE |
| CBD | CONCRETE BOLLARD |
| DI | DROP INLET |
| DWY | DRIVEWAY |
| EPB | ELECTRIC PULLBOX |
| FNC | FENCE |
| EVT | ELECTRIC VAULT |
| ICV | IRRIGATION CONTROL VALVE |
| LP | LIGHT POLE |
| OH | OVERHANG |
| SCO | SEWER CLEANOUT |
| SMH | SEWER MANHOLE |
| SN | SIGN |
| STLPB | STREET LIGHT PULL BOX |
| SW | SIDEWALK |
| TE | TRASH ENCLOSURE |
| TPB | TELECOM PULLBOX |
| TRAN | TRANSFORMER |
| VLT | WATER METER |
| WM | WATER VAULT |
| WVT | WATER VAULT |

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF SCOTT STREET, AS SHOWN ON THE RECORD OF SURVEY MAP NO. 20732, BEING:

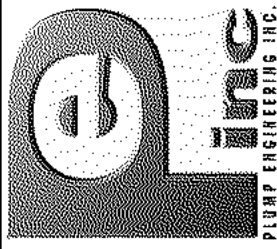
NORTH 01°29'30" WEST

BENCHMARK:
CITY OF SAN DIEGO BENCHMARK BRASS PLUG
ELEVATION: 7.348'
DATUM: NGVD 29
DESCRIPTION:
BRASS PLUG AT THE SOUTH CORNER OF THE INTERSECTION OF SCOTT STREET AND EMERSON STREET.

MONUMENTS:
● - INDICATES FOUND MONUMENT AS NOTED

REVISIONS:

PLUMP ENGINEERING, INC.
CONSULTING ENGINEERS IN CIVIL,
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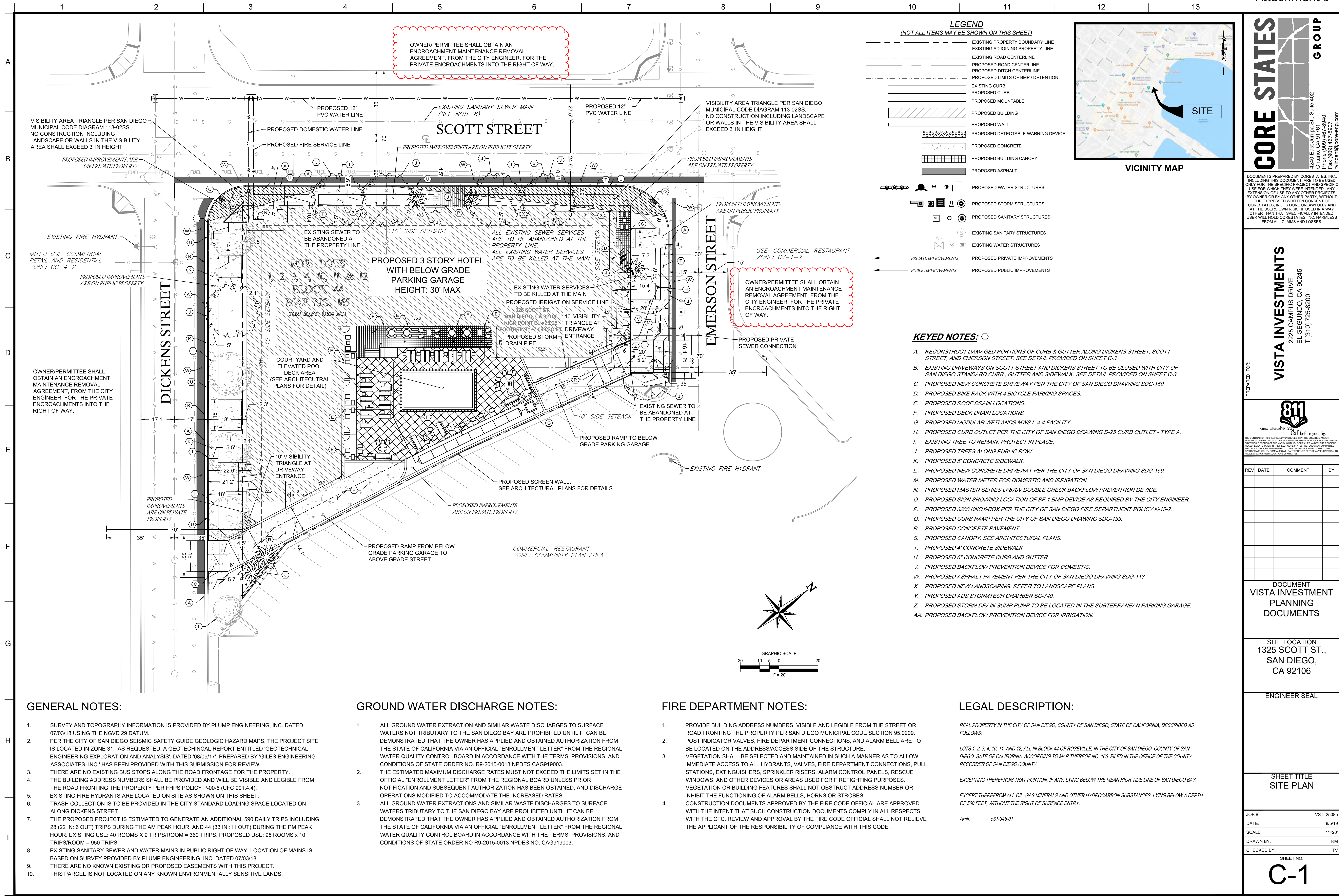


ALTA/NSPS LAND TITLE SURVEY

1325 SCOTT STREET
SAN DIEGO, CALIFORNIA 92106

PREPARED FOR: VISTA INVESTMENTS, LLC

SHEET OF	2	SCALE:	1" = 20'
	2	DATE:	07/03/2018
FILE NO.	1803068	DRAWN BY:	GSM
		CHKD. BY:	EZR



1. SURVEY AND TOPOGRAPHIC INFORMATION IS PROVIDED BY PLUMP ENGINEERING, INC. DATED 07/03/18 USING THE NGVD 29 DATUM.
2. SIDEWALKS WITHIN PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED TO MEET ADA REQUIREMENTS AS WELL AS CURRENT CITY OF SAN DIEGO STANDARDS.
3. THE PROPOSED DRAINAGE SYSTEM AS SHOWN ON THIS PLAN CONNECTS ALL OF THE ROOF DRAINS AND DECK DRAIN TOGETHER AND FLOWS THROUGH THE PROPOSED MODULAR WETLANDS UNIT. THE FLOW THEN PROCEEDS TO OUTFALL ONTO AN ENGINEERED CONCRETE GUTTER IN THE RIGHT OF WAY ALONG DICKENS STREET.

GRADING TABULATIONS		
ITEM	AMOUNT	UNIT
AMOUNT OF SITE TO BE GRADED		
TOTAL SITE AREA:	27500'	AC (SF)'
% OF TOTAL SITE:	100%	N/A
TOTAL SITE AREA INCLUDES OFF-SITE AS WELL AS ON-SITE AREAS.		
TOTAL DISTURBANCE AREA:	~34,700	AC (SF)'
AMOUNT OF CUT:	~13,250	CY
MAXIMUM DEPTH OF CUT:	~12.00	LF
AMOUNT OF FILL:	~825	CY
MAXIMUM DEPTH OF FILL:	~1.00	LF
AMOUNT OF IMPORT/EXPORT SOIL:	~12,425	CY OF FILL
TOTAL EXISTING IMPERVIOUS AREA:	~28,600	SF
TOTAL NEW IMPERVIOUS AREA:	~29,650	SF
TOTAL EXISTING PERVIOUS AREA:	~6,100	SF
TOTAL NEW PERVIOUS AREA:	~5,050	SF
RETAINING WALLS		
LENGTH:	N/A	N/A
MAXIMUM HEIGHT	N/A	N/A

- A. PROPOSED ROOF DRAIN LOCATIONS.
- B. PROPOSED DECK DRAIN LOCATIONS.
- C. PROPOSED CURB OUTLET PER THE CITY OF SAN DIEGO DRAWING D-25 CURB OUTLET - TYPE A
- D. PROPOSED BURP OUT BASIN.
- E. PROPOSED MODULAR WETLANDS FACILITY.

FG	FINISH GRADE
FL	FLOWLINE
TC	TOP OF CURB
TP	TOP OF PAVEMENT
FS	FINISH SURFACE
RM	TOP OF RIM
TW	TOP OF WALL
LP	LOW POINT
GB	GRADE BREAK
TG	TOP OF GRATE
TOP	TOP OF PIPE

(TP XXX.XX) EXISTING SPOT GRADE
 TP XXX.XX PROPOSED SPOT GRADE

* CONTRACTOR TO FIELD VERIFY
LOCATION AND ELEVATION PRIOR TO
CONSTRUCTION AND NOTIFY DESIGN
ENGINEER OF ANY DISCREPANCY.

EXISTING PROPERTY BOUNDARY LINE
EXISTING ADJOINING PROPERTY LINE
EXISTING ROAD CENTERLINE
PROPOSED ROAD CENTERLINE
PROPOSED DITCH CENTERLINE
PROPOSED LIMITS OF BMP / DETENTION
EXISTING CURB
PROPOSED CURB
PROPOSED MOUNTABLE
EXISTING 5' INTERVAL CONTOUR LINE
EXISTING 1' INTERVAL CONTOUR LINE
PROPOSED 5' INTERVAL CONTOUR LINE
PROPOSED 1' INTERVAL CONTOUR LINE
PROPOSED SPOT SHOTS
PROPOSED BUILDING
PROPOSED WALL
PROPOSED DETECTABLE WARNING DEVICE
PROPOSED CONCRETE
PROPOSED BUILDING CANOPY
PROPOSED ASPHALT
PROPOSED WATER STRUCTURES
PROPOSED STORM STRUCTURES
PROPOSED SANITARY STRUCTURES
EXISTING SANITARY STRUCTURES
EXISTING WATER STRUCTURES

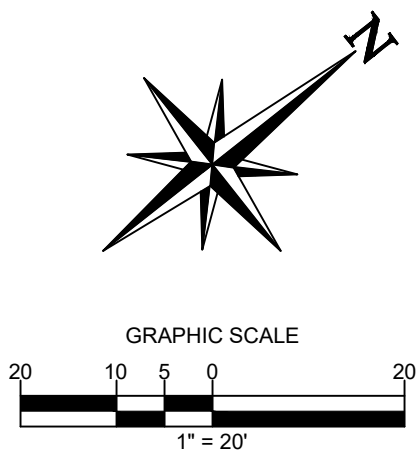
REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

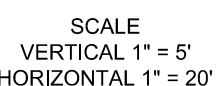
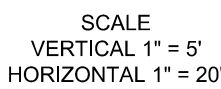
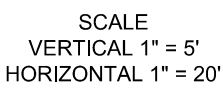
LOTS 1, 2, 3, 4, 10, 11, and 12, ALL IN BLOCK 44 OF ROSEVILLE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 165, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE OF SAN DIEGO BAY

EXCEPT THEREFROM ALL OIL, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY.

APN: 531-345-01





105 West De La Guerra Street Unit J
Santa Barbara CA 93101
805.364.5075 www.erinocarroll.com

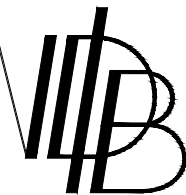


STATE OF CALIFORNIA
PRELIMINARY
NOT FOR
CONSTRUCTION

NT LOMA HOTEL
1325 Scott Streer
San Diego, CA 92106

PRELIMINARY LANDSCAPE PLAN

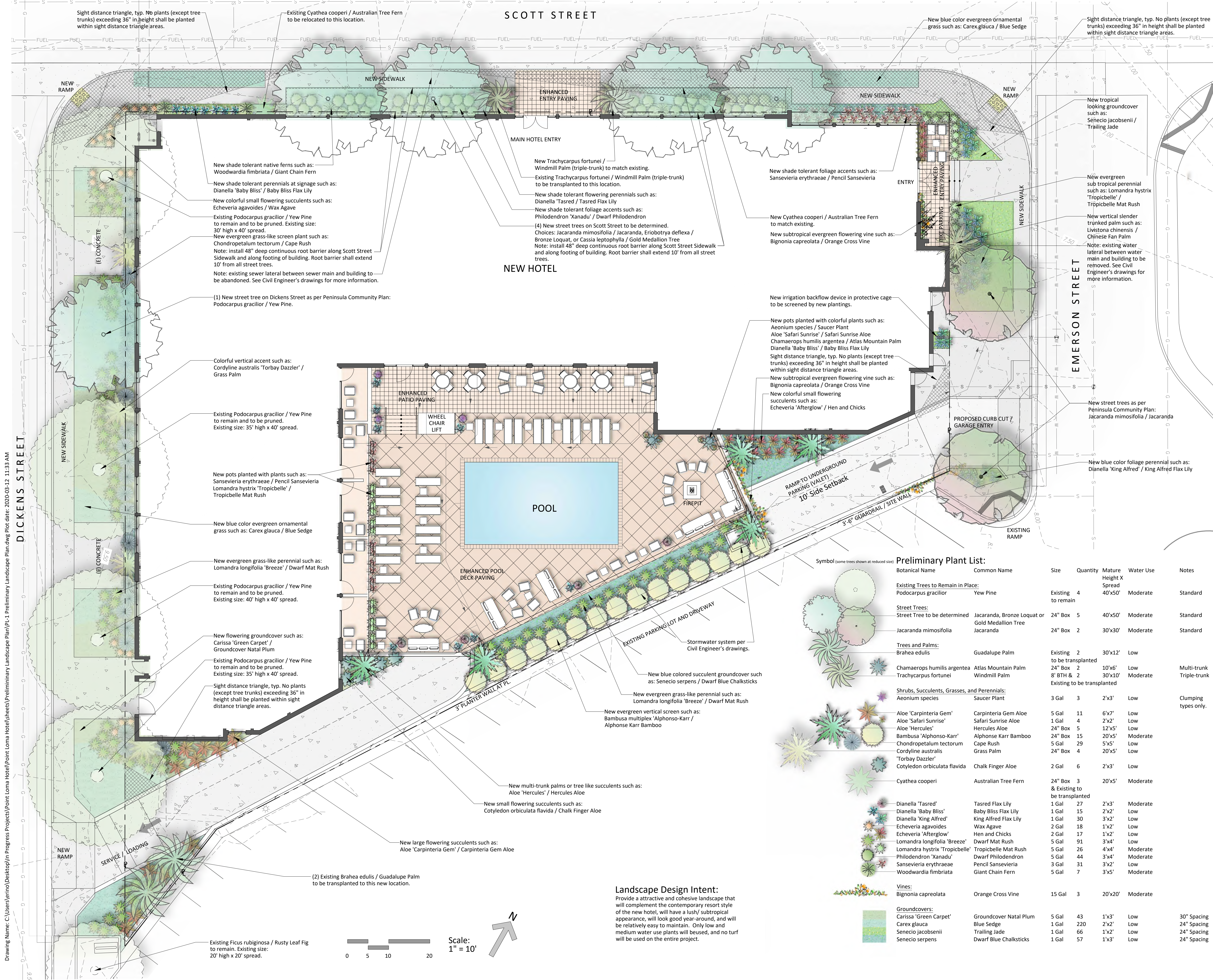
VISTA DESIGN BUILD
2225 CAMPUS DRIVE
EL SEGUNDO, CA 90245
T 310.725.8214



REV. #	DATE	DESCRIPTION
03.12.2020		

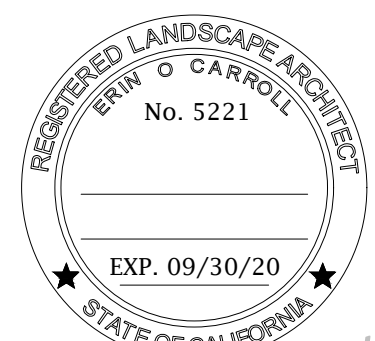
PL-1

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erin o carroll
landscape architect
105 West De La Guerra Street Unit J
Santa Barbara CA 93101
805.364.5075 www.erinocarrall.com



PRELIMINARY
NOT FOR
CONSTRUCTION

POINT LOMA HOTEL
1325 Scott Street
San Diego, CA 92106

NOT FOR CONSTRUCTION

PRELIMINARY LANDSCAPE NOTES AND CALCULATIONS

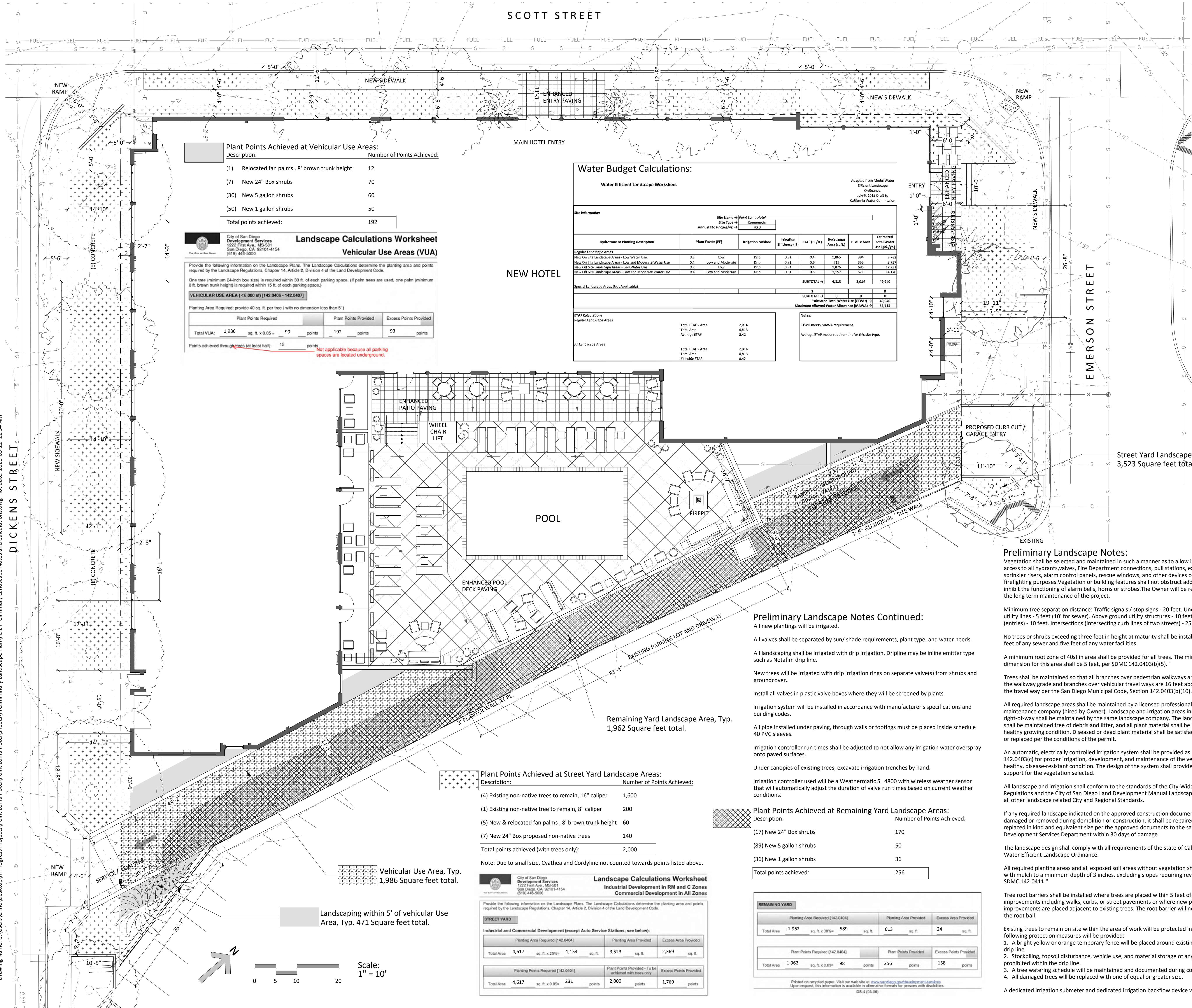
ARCHITECT:
VISTA DESIGN BUILD
2225 CAMPUS DRIVE
EL SEGUNDO, CA 92425
T 310.725.8214



REV. # DATE DESCRIPTION
03.12.2020

PL-2

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Plant Points Achieved at Vehicular Use Areas:

Description:	Number of Points Achieved:
(1) Relocated fan palms , 8' brown trunk height	12
(7) New 24" Box shrubs	70
(30) New 5 gallon shrubs	60
(50) New 1 gallon shrubs	50
Total points achieved:	192



Landscape Calculations Worksheet Vehicular Use Areas (VUA)

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

One tree (minimum 24-inch box size) is required within 30 ft. of each parking space. (If palm trees are used, one palm (minimum 8 ft. brown trunk height) is required within 15 ft. of each parking space.)

VEHICULAR USE AREA (<6,000 sq ft) [142.0406 - 142.0407]

Planting Area Required: provide 40 sq. ft. per tree (with no dimension less than 9')

Plant Points Required	Plant Points Provided	Excess Points Provided
Total VUA: 1,986 sq. ft. x 0.05 = 99 points	192 points	93 points

Points achieved through trees (at least half): 12 points
Not applicable because all parking spaces are located underground.

Water Budget Calculations:

Water Efficient Landscape Worksheet										Adapted from Model Water Efficient Landscape Ordinance, July 9, 2015 Draft to California Water Commission	
Site Information											
Site Name -> Point Loma Hotel											
Site Type -> Commercial											
Annual Eto (inches/yr) -> 40.0											
Hydrozone or Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sq ft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)				
Regular Landscape Areas											
New On Site Landscape Areas - Low Water Use	0.3	Low	Drip	0.81	0.4	1,065	394	5,762			
New On Site Landscape Areas - Low and Moderate Water Use	0.4	Low and Moderate	Drip	0.81	0.5	715	353	8,757			
New Off Site Landscape Areas - Low Water Use	0.3	Low	Drip	0.81	0.4	1,076	695	17,251			
New Off Site Landscape Areas - Low and Moderate Water Use	0.4	Low and Moderate	Drip	0.81	0.5	1,157	571	14,170			
SUBTOTAL ->						4,813	2,014	49,940			
Special Landscape Areas (Not Applicable)											
						3	0	0			
						SUBTOTAL ->	0	0			
						Estimated Total Water Use (ETWU) ->		49,940			
						Maximum Allowed Water Allowance (MAWA) ->		53,733			
ETAF Calculations											
Regular Landscape Areas											
Total ETAF x Area		2,014									
Total Area		4,813									
Average ETAF		0.42									
All Landscape Areas											
Total ETAF x Area		2,014									
Total Area		4,813									
Sitewide ETAF		0.42									
Notes:											
ETWU meets MAWA requirement.											
Average ETAF meets requirement for this site type.											

Plant Points Achieved at Street Yard Landscape Areas:

Description:	Number of Points Achieved:
(4) Existing non-native trees to remain, 16" caliper	1,600
(1) Existing non-native tree to remain, 8" caliper	200
(5) New & relocated fan palms , 8' brown trunk height	60
(7) New 24" Box proposed non-native trees	140
Total points achieved (with trees only):	2,000

Note: Due to small size, Cyathea and Cordyline not counted towards points listed above.



Landscape Calculations Worksheet Industrial Development in RM and C Zones Commercial Development in All Zones

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

STREET YARD

Industrial and Commercial Development (except Auto Service Stations; see below):

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area 1,962 sq. ft. x 25% = 1,154 sq. ft.	3,523 sq. ft.	2,369 sq. ft.

Planting Points Required [142.0404]	Plant Points Provided - To be achieved with trees only	Excess Points Provided
Total Area 1,962 sq. ft. x 0.05 = 231 points	2,000 points	1,769 points

Preliminary Landscape Notes Continued:

All new plantings will be irrigated.

All valves shall be separated by sun/ shade requirements, plant type, and water needs.

All landscaping shall be irrigated with drip irrigation. Dripline may be inline emitter type such as Netafim drip line.

New trees will be irrigated with drip irrigation rings on separate valve(s) from shrubs and groundcover.

Install all valves in plastic valve boxes where they will be screened by plants.

Irrigation system will be installed in accordance with manufacturer's specifications and building codes.

All pipe installed under paving, through walls or footings must be placed inside schedule 40 PVC sleeves.

Irrigation controller run times shall be adjusted to not allow any irrigation water overspray onto paved surfaces.

Under canopies of existing trees, excavate irrigation trenches by hand.

Irrigation controller used will be a Weathermatic SL 4800 with wireless weather sensor that will automatically adjust the duration of valve run times based on current weather conditions.

Plant Points Achieved at Remaining Yard Landscape Areas:

Description:	Number of Points Achieved:
(17) New 24" Box shrubs	170
(89) New 5 gallon shrubs	50
(36) New 1 gallon shrubs	36
Total points achieved:	256

REMAINING YARD					
Planting Area Required [142.0404]			Planting Area Provided		
Total Area	1,962	sq. ft. x 30% =	589	sq. ft.	613
Plant Points Required [142.0404]			Plant Points Provided		
Total Area	1,962	sq. ft. x 0.05 =	98	points	256
			Excess Points Provided		
			158		

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

DS-4 (03-06)

Preliminary Landscape Notes:

Vegetation shall be selected and maintained in such a manner as to allow immediate access to all hydrants, valves, Fire Department connections, pull stations, extinguishers, sprinkler risers, alarm control panels, rescue windows, and other devices or areas used for firefighting purposes. Vegetation or building features shall not obstruct address numbers or inhibit the functioning of alarm bells, horns or strobes. The Owner will be responsible for the long term maintenance of the project.

Minimum tree separation distance: Traffic signals / stop signs - 20 feet. Underground utility lines - 5 feet (10' for sewer). Above ground utility structures - 10 feet. Driveway (entries) - 10 feet. Intersections (intersecting curb lines of two streets) - 25 feet.

No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities.

A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403(b)(5)."

Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of the travel way per the San Diego Municipal Code, Section 142.0403(b)(10).

All required landscape areas shall be maintained by a licensed professional landscape maintenance company (hired by Owner). Landscape and irrigation areas in the public right-of-way shall be maintained by the same landscape company. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.

An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.

All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.

If any required landscape indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

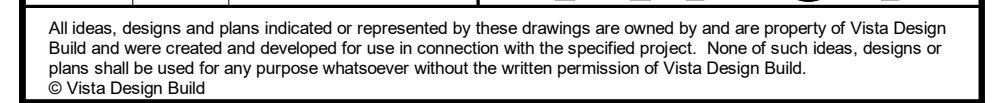
The landscape design shall comply with all requirements of the state of California Model Water Efficient Landscape Ordinance.

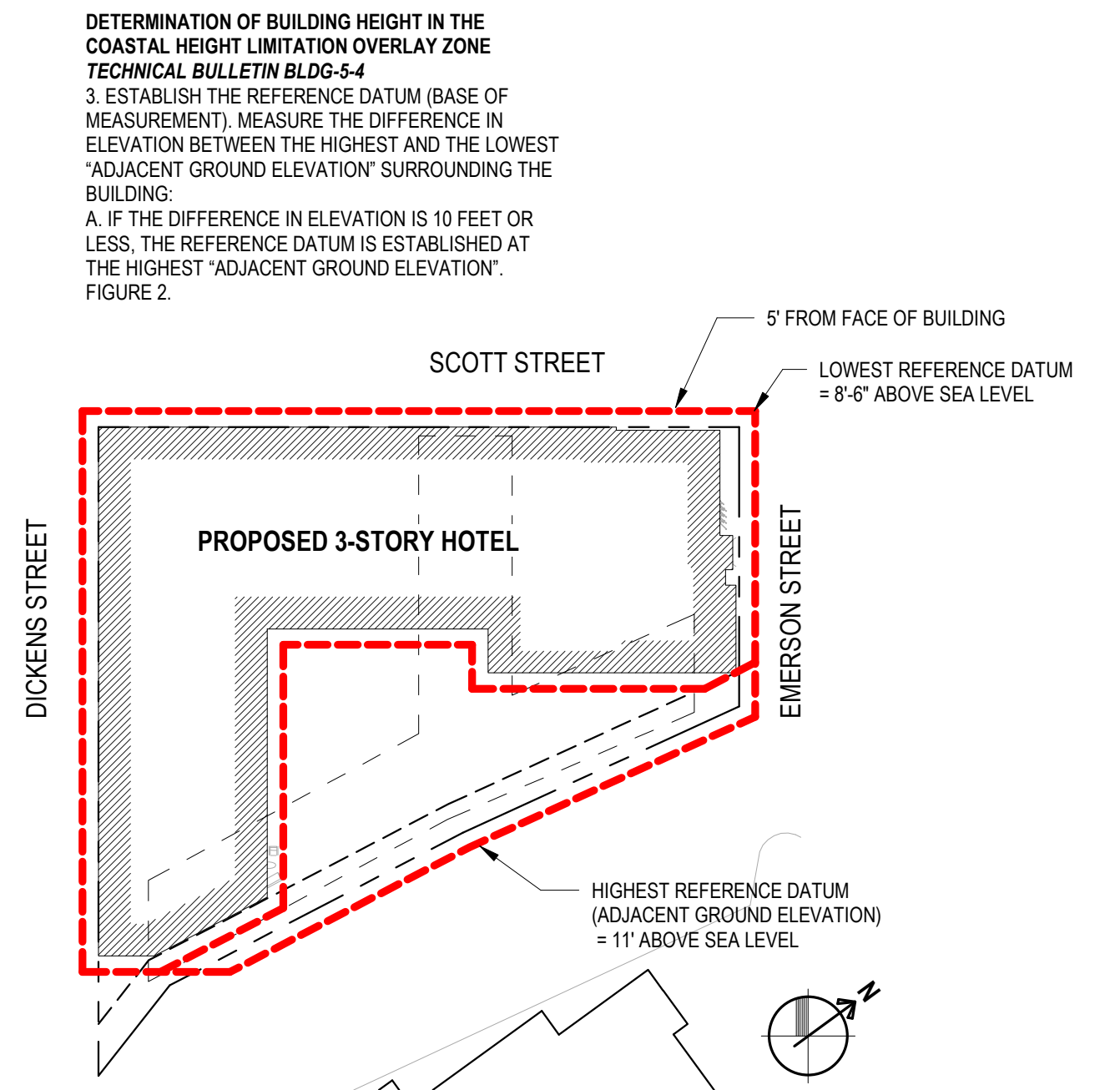
All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring revegetation per SDMC 142.0411."

Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball.

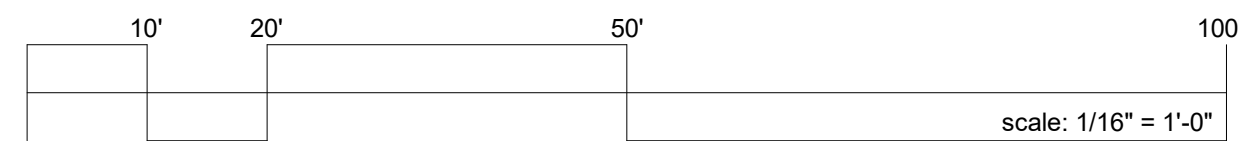
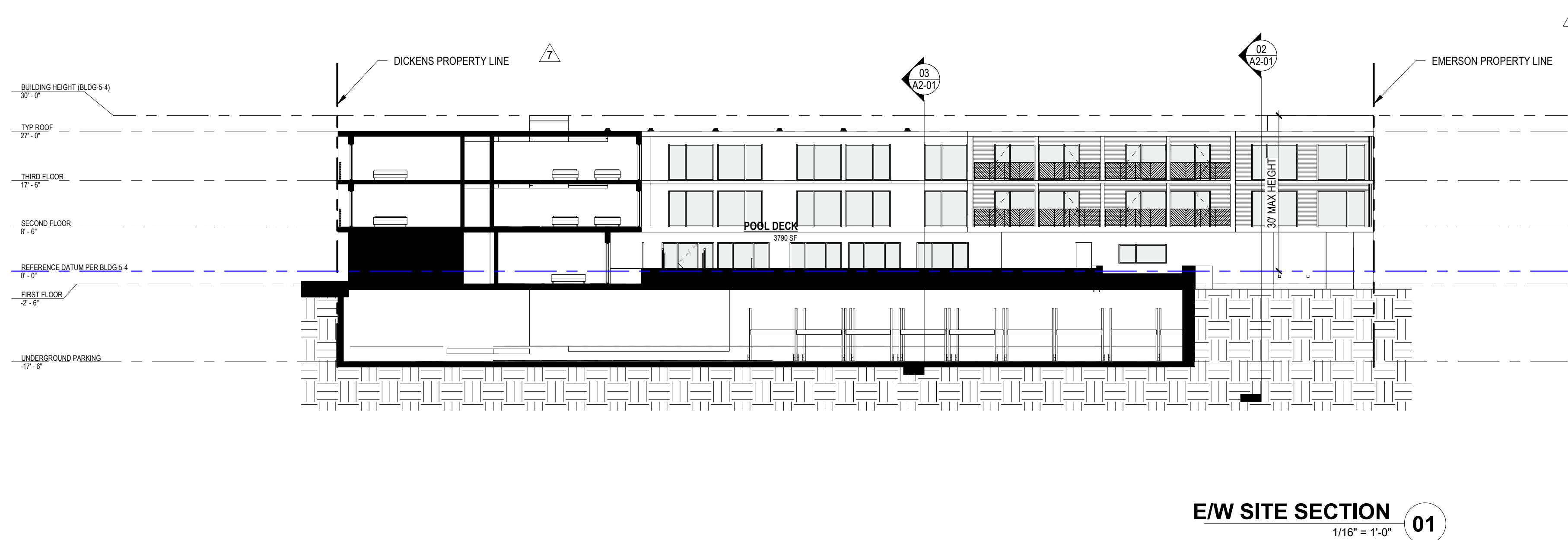
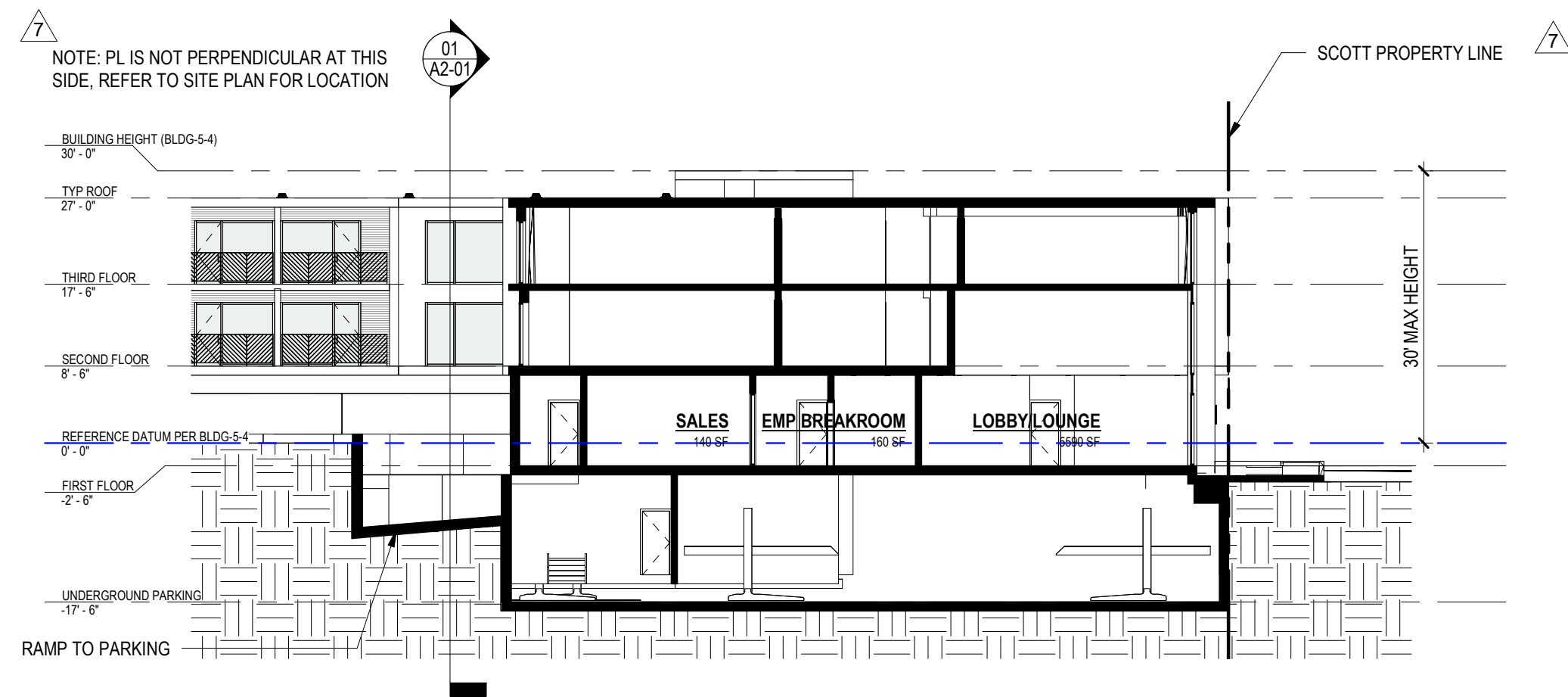
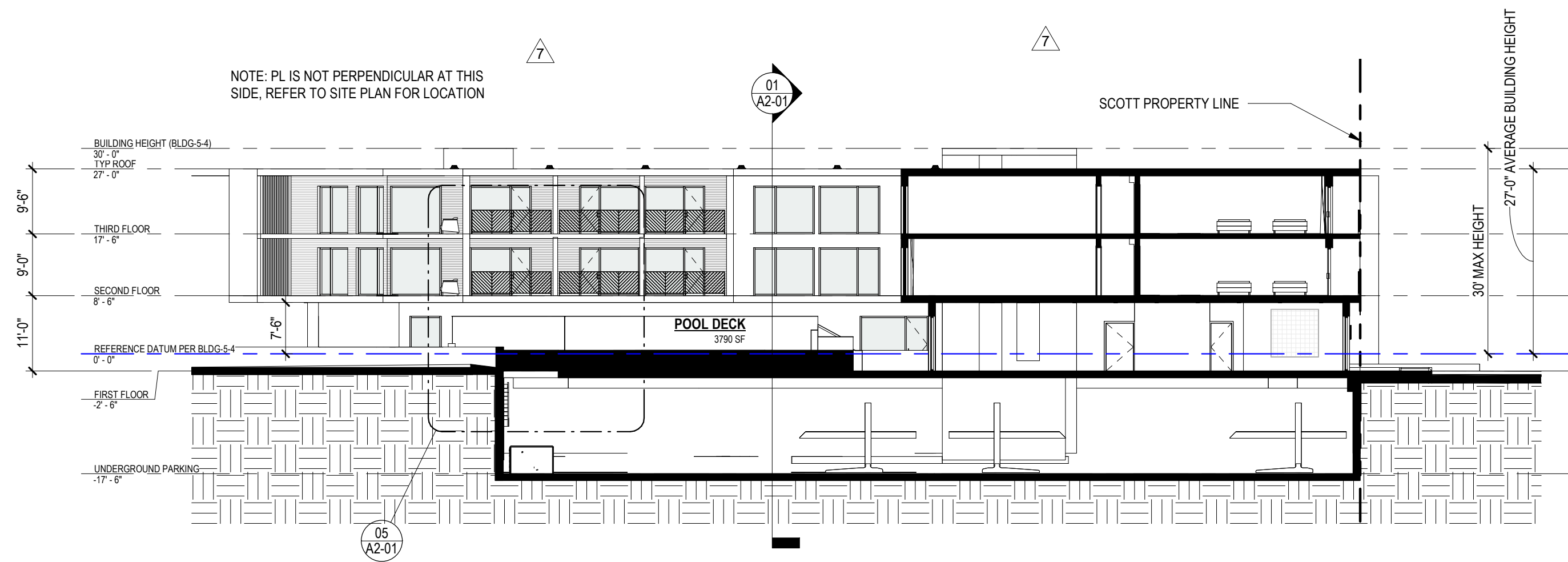
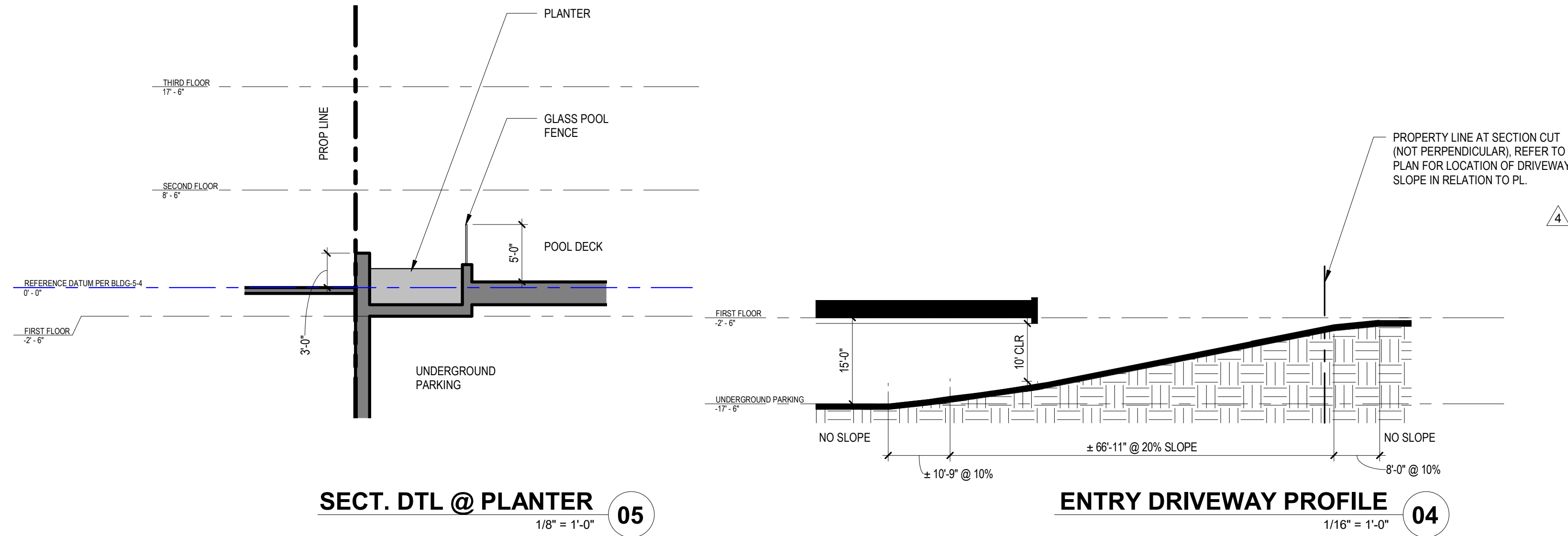
- Existing trees to remain on site within the area of work will be protected in place. The following protection measures will be provided:
1. A bright yellow or orange temporary fence will be placed around existing trees at the drip line.
 2. Stockpiling, topsoil disturbance, vehicle use, and material storage of any kind is prohibited within the drip line.
 3. A tree watering schedule will be maintained and documented during construction.
 4. All damaged trees will be replaced with one of equal or greater size.

A dedicated irrigation submeter and dedicated irrigation backflow device will be installed.





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NOT FOR CONSTRUCTION

POINT LOMA HOTEL

1325 SCOTT STREET
SAN DIEGO, CA 92106

SITE SECTIONS

SHEET 12 OF 20
SCALE: As indicated

ARCHITECT:

VISTA DESIGN BUILD
2225 CAMPUS DRIVE
EL SEGUNDO, CA 90245
T 310.725.8214



03.10.20

DRAWN BY: MC

DEVELOPMENT
SUBMITTAL

REV. #	DATE	DESCRIPTION
4	08.01.19	DEVELOPMENT PERMIT RESUBMITTAL #2
7	03.10.20	ENGINEERING COMMENTS

A2-01

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3/17/2020 12:34:16 PM



*REFER TO PLANS FOR LOCATION AND SIZES

REQUIRED ACCESSIBLE PARKING
(CBC TABLE 11B-208.2)

3 + 1 VAN

1325 SCOTT STREET
SAN DIEGO, CA 92106

SHEET 13 OF 20
SCALE: As indicated

ARCHITECT:

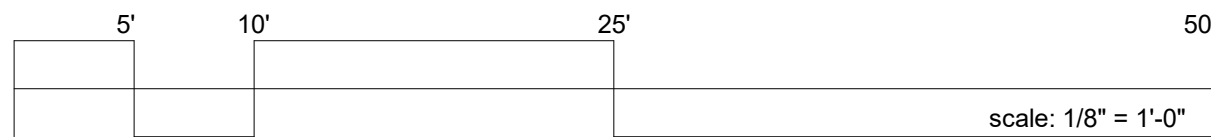
VISTA DESIGN BUILD
2225 CAMPUS DRIVE
EL SEGUNDO, CA 90245
T 310.725.8214



08.15.19 DRAWN BY: MC	DEVELOPMENT RESUBMITTAL
--------------------------	----------------------------

REV. #	DATE	DESCRIPTION
4	08.01.19	DEVELOPMENT PERMIT RESUBMITTAL #2
5	10.17.19	DEVELOPMENT PERMIT RESUBMITTAL #3
6	11.25.19	DEVELOPMENT PERMIT RESUBMITTAL #4

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SHEET 14 OF 20

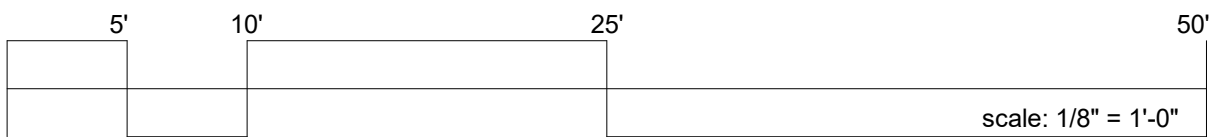
SCALE: 1/8" = 1'-0"

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EL SEGUNDO, CA 90245
T 310.725.8214



REV. #	DATE	DESCRIPTION
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SHEET 15 OF 20
SCALE: 1/8" = 1'-0"

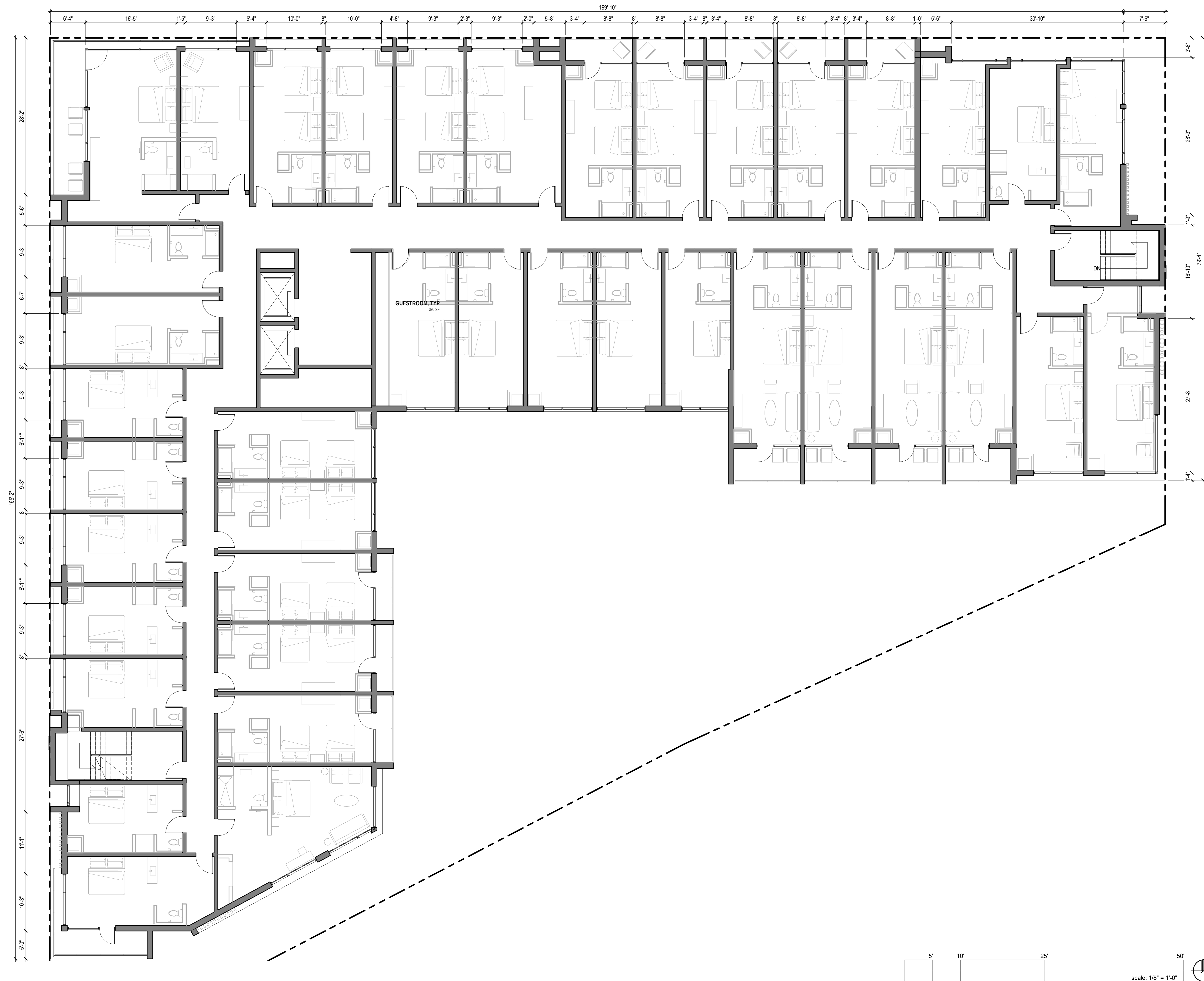
ARCHITECT:
VISTA DESIGN
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08.15.19
DRAWN BY: MC

A3-02

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ROOM COUNTS PER FLOOR	
ROOM TYPE	QTY
FIRST FLOOR	
DECONSTRUCTED KING	14
SECOND FLOOR	
CLASSIC KING	11
DECONSTRUCTED KING	7
DOUBLE QUEEN	14
KING SUITE	5
THIRD FLOOR	
CLASSIC KING	11
DECONSTRUCTED KING	8
DOUBLE QUEEN	16
KING SUITE	5
Grand total: 91	

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POINT LOMA HOTEL

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3RD FLOOR PLAN

SHEET 16 OF 20
SCALE: 1/8" = 1'-0"

ARCHITECT:

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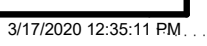
[illegible]

A3-03

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A 3D architectural rendering of a modern residential building. The building features a two-story design with a light-colored, textured facade and large windows. A carport is integrated into the ground floor, with a dark-colored car parked inside. A person is riding a bicycle on a path adjacent to the carport. The scene is set during sunset or sunrise, with warm lighting and long shadows. A large tree with purple blossoms is on the left, and a swimming pool is visible in the background. The word "PARKING" is written on the wall of the carport.

16/2019 11:23:45 AM