



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: February 15, 2023 REPORT NO. HO-23-009

HEARING DATE: March 8, 2023

SUBJECT: COLUMBIA & A TENTATIVE MAP WAIVER. Process Three Decision

PROJECT NUMBER: [693787](#)

OWNER/APPLICANT: Pinnacle Columbia Development US, LP, Owner/Applicant

### SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map Waiver (TMW) for the creation of 165 residential condominiums and 345 commercial condominiums for a 39-story mixed-use development ("Project") on a single parcel at 1270 Columbia Street in the Downtown Community Planning area (Council District 3)?

Staff Recommendation: **Approve** Tentative Map Waiver No. 2589930.

Community Planning Group Recommendation: On February 16, 2022, the Downtown Community Planning Council voted 10-0-5 to recommend approval of the proposed Project without conditions (Attachment 7).

### Environmental Review:

This project is a subsequent discretionary action within the scope of the development program evaluated in the Downtown FEIR and the CAP FEIR (described below) and is not a separate project for the purposes of CEQA review pursuant to CEQA Guidelines Sections 15378(c) and 15060(c)(3). Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, there is no change in circumstance, additional information, or project changes to warrant additional environmental review for this action. Therefore, no further environmental documentation is required under CEQA.

Development within the Downtown Community Planning area is covered under the following documents, referred to collectively as the "Downtown FEIR": the Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan (DCP), Centre City Planned District Ordinance, and 10th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (SCH No. 2003041001) certified by the former Redevelopment Agency ("Former Agency") and the San Diego City Council ("City Council") on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent Addenda to the FEIR adopted by the Former Agency and the City Council

on August 3, 2007 (Resolutions R-04193 and R-302931, respectively), April 23, 2010 (Resolutions R-04508 and R-305761, respectively), April 13, 2010 (Resolutions R-04510 and R-305759, respectively), and August 3, 2010 (Resolutions R-04544 and R-306014, respectively), and adopted by the City Council on February 12, 2014 (Resolution R-308724), July 14, 2014 (Resolution R-309115), and November 17, 2020 (Resolution R-313302); and the Final Supplemental Environmental Impact Report (SEIR) for the Downtown San Diego Mobility Plan (SCH No. 2014121002) certified by the City Council on July 6, 2016 (Resolution R-310561).

Development within the Downtown Community Planning area is also covered under the following documents, referred to collectively as the "CAP FEIR": the FEIR for the City of San Diego Climate Action Plan ("CAP") (Project No. 416603/SCH No. 2015021053) certified by the City Council on January 4, 2016 (Resolution R-310176); the Addendum to the CAP FEIR for the CAP Consistency Checklist (Project No. 416603/SCH No. 2015021053) adopted by the City Council on July 19, 2016 (Resolution R-310595); and the Addendum to the CAP FEIR for the City of San Diego CAP Update (Project No. 416603/SCH No. 2015021053) adopted by the City Council on August 10, 2022 (Resolution R-314298).

The Downtown FEIR and CAP FEIR are both "Program EIRs" prepared in compliance with the California Environmental Quality Act ("CEQA") Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgment of the City of San Diego as the Lead Agency. All environmental documents for the Downtown Community Plan area are available on the City of San Diego website (<https://www.sandiego.gov/ceqa/final>) and the Urban Division website (<https://www.sandiego.gov/development-services/news-programs/downtown-development/eirs>).

## BACKGROUND

The 24,979 square-foot Project site (Attachment 1) is located on the south side of West A Street between India and Columbia streets within the Core land use district of the Centre City Planned District (CCPD-Core), the Employment Overlay and Transit Priority Area Overlay, the Columbia neighborhood of the Downtown Community Plan (DCP) area ("Downtown"), and Council District 3. The site is currently developed with a surface parking lot and surrounded by a mix of uses including a surface parking lot to the north, high-rise office to the east, high-rise residential condominiums to the west, and mid- and high-rise office immediately to the south on the same block. The site is within walking distance to many Downtown amenities, attractions, and cultural, civic, and transit facilities including the Santa Fe Depot and America Plaza transit stations two blocks to the southwest, the C Street Corridor two blocks to the south, Little Italy's India Street commercial corridor two blocks to the north, the County Administration Building and Waterfront Park three blocks to the northwest, and the Civic Center four blocks to the east.

The Project site is entitled for development pursuant to Centre City Development Permit (CCDP) No. 2019-07, granted by the City of San Diego ("City") on July 1, 2021, for a 39-story mixed-use development consisting of approximately 3,520 square feet of ground floor retail space, 159 residential dwelling units, 340 hotel guest rooms, and five levels of subterranean parking. The development was approved with a 15.01 Floor Area Ratio (FAR). The City approved a grading permit on August 24, 2022 as part of Project No. 687928 pursuant to CCDP No. 2019-07. Upon approval of the grading permit, CCDP No. 2019-07 was utilized per Section [126.0108](#) of the San Diego Municipal Code (SDMC). Subsequently, the Owner requested an increase in the number of residential units

within the previously approved building envelope (no additional gross floor area) from 159 to 165 dwelling units pursuant to a Process 1 approval under SDMC Section [126.0113](#), which is reflected in the proposed TMW. A copy of CCDP No. 2019-07 is included as Attachment 6.

Pursuant to SDMC Section [125.0122](#), the Project as proposed requires a Process Three, Hearing Officer decision with appeal rights to the Planning Commission. According to SDMC Section [125.0123](#), Findings for Map Waivers, the decision maker may approve a TMW if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the SDMC Land Development Code.

## DISCUSSION

### Project Description

The Project requires a TMW pursuant to SDMC Section [125.0120](#) to create 165 residential condominiums and 345 commercial condominiums in a 39-story mixed-use development approved under CCDP 2019-07 on a single parcel that was previously mapped and monumented in accordance with the Subdivision Map Act Section 66428(b). All development will be contained on one existing parcel.

The Project site is in an urbanized area and will be served by all necessary public utilities. Public improvements, including street trees, streetlights, and sidewalk paving will also be provided in accordance with the conditions of CCDP 2019-07. The proposed Draft Conditions (Attachment 5) would require filing of a Certificate of Compliance prior to the expiration of the proposed TMW. A grading permit was already approved by the City under Project No. 687928. This proposed mapping action is a subdivision only and does not propose any additional development beyond that which was previously contemplated and approved under the development permit.

### Project Analysis

The DCP envisions a Downtown that serves as a multi-use regional center with strong employment and residential components. The Project is within the Columbia neighborhood of the DCP area, which is projected to contain 7,000 residents and 45,000 employees at full buildout. Mixed-use development has been identified as a key component of the DCP vision for the Columbia neighborhood. Columbia is made up of two distinct yet interrelated areas: the high-intensity area inland of Pacific Highway, and the waterfront-oriented area between Pacific Highway and the San Diego Bay. The Project site is located within the high-intensity area, which the DCP envisions as a high-rise environment comprised of office, residential, hotel, and cultural activity. By developing both areas, the DCP seeks to reinvigorate and connect the waterfront, and to increase connections to nearby Downtown neighborhoods and amenities such as Civic/Core, Little Italy, the C Street Corridor, and the Santa Fe Depot transit station.

By providing a balance of commercial and residential uses, including affordable to low-income housing at an off-site location, the Project is consistent with the following Downtown Community Plan Goals and Policies:

- Goal 3.1-G-2: Provide for an overall balance of uses—employment, residential, cultural, government, and destination—as well as a full compendium of amenities and services.

- Policy 3.1-P-1: Foster development of the Core into a compact but high intensity office and employment hub of downtown, with a strong government, financial, commercial, and visitor-serving orientation, while permitting residential development to provide vitality during non-work hours.
- Goal 3.2-G-1: Target a residential population of approximately 90,000, and downtown employment of over 165,000 by 2030, to create vitality, a market for a broad array of supporting stores and services, opportunities for living close to jobs and transit, and support regional growth strategies.
- Goal 3.3-G-2: Ensure supplies of housing for downtown employees commensurate with their means to reduce automobile trips and achieve related air quality benefits.
- Goal 3.4-G-1: Continue to promote the production of affordable housing in all of Downtown's neighborhoods and districts.
- Goal 6.2-G-1: Develop Columbia as a mixed-use district, with an energetic waterfront that serves local needs and has a regional draw, relating to both the San Diego Bay and the Civic/Core district.
- Policy 7.4-P-1: Locate the highest intensity developments in or near trolley corridors to maximize the level of activity with strong transit accessibility.

### CONCLUSION

Staff has reviewed the Project and all issues identified through the review process have been resolved in conformance with the regulations of the SDMC and the Subdivision Map Act. Staff has provided a draft resolution with findings (Attachment 4) and draft conditions (Attachment 5) and recommends the Hearing Officer APPROVE Tentative Map Waiver No. 2589930.

### ALTERNATIVES

1. Approve Tentative Map Waiver No. 2589930, with modifications.
2. Deny Tentative Map Waiver No. 2589930, if the findings required to approve the Project cannot be affirmed.

Respectfully submitted,

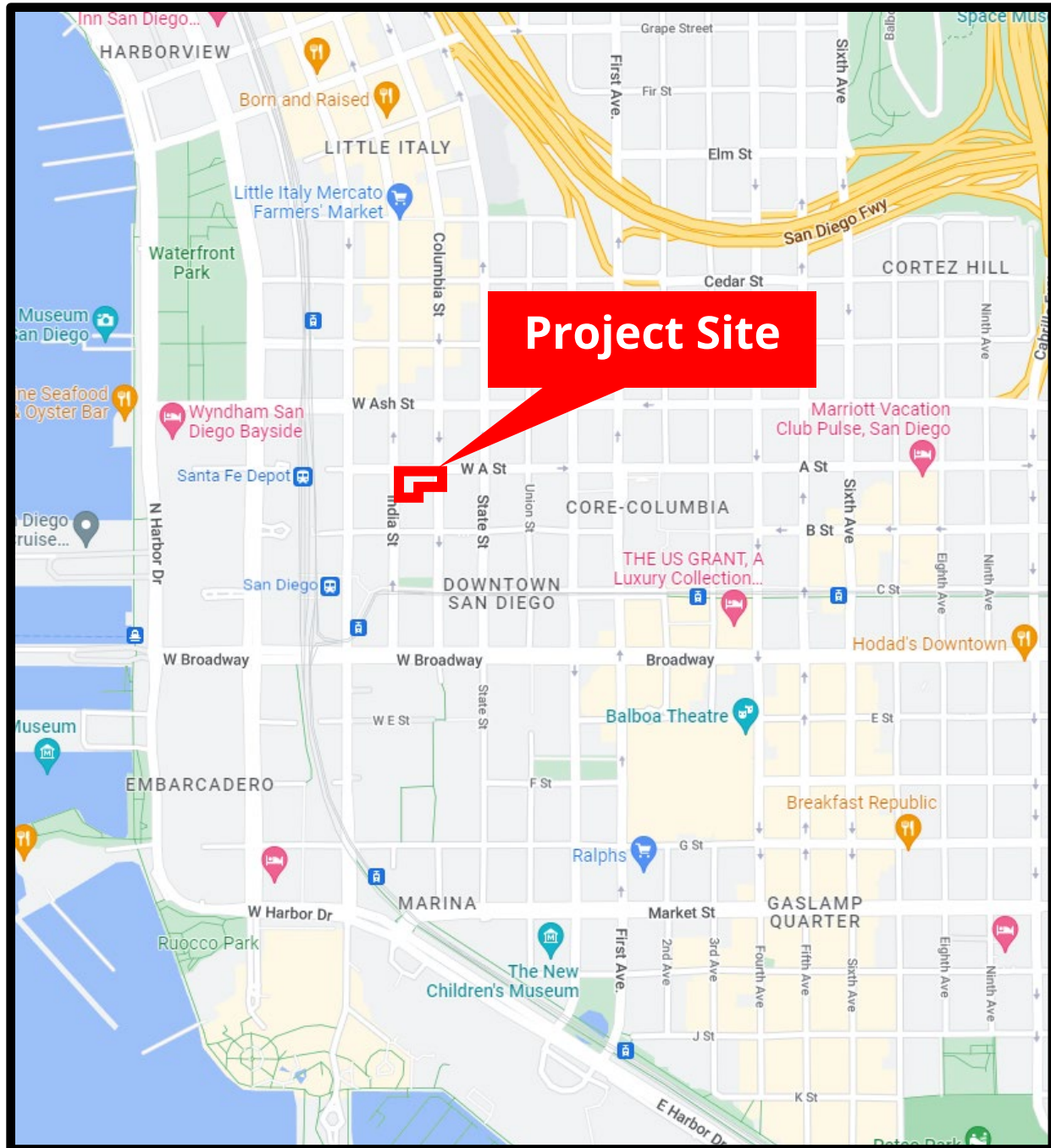
A handwritten signature in black ink that reads "Jacob Basinger". The signature is written in a cursive, flowing style.

Jacob Basinger  
Assistant Planner, Urban Division  
Development Services Department

### Attachments:

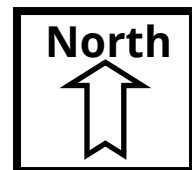
1. Project Location Map
2. Land Use Map
3. Aerial Photograph

4. Draft Resolution with Findings
5. Draft Conditions
6. Copy of CCDP No. 2019-07
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Tentative Map Waiver Exhibit

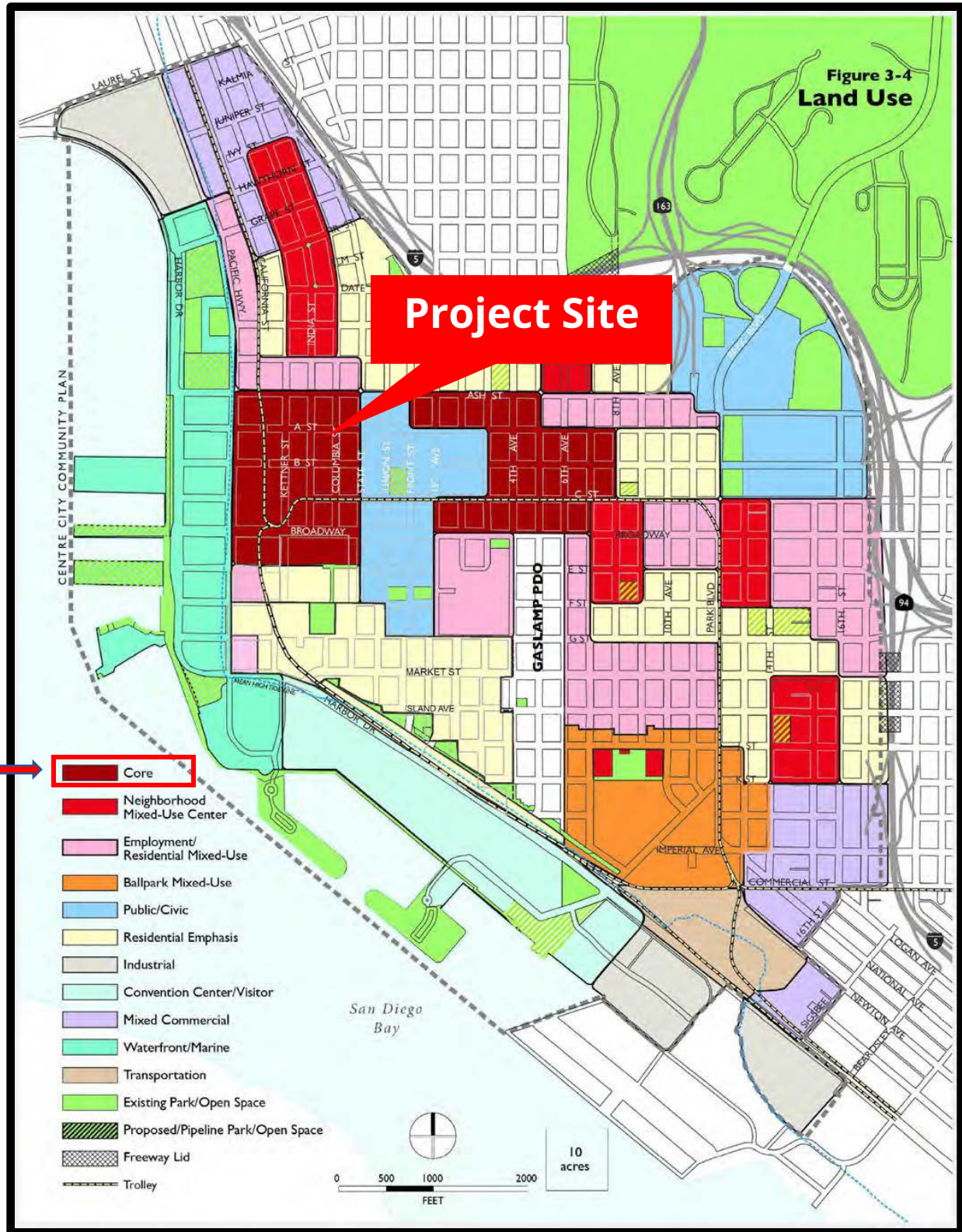


## **Project Location Map**

**Columbia & A TMW, Project No. 693787  
1270 Columbia Street**





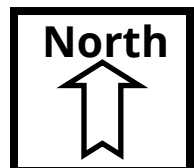






**Aerial Photo**

Columbia & A TMW, Project No. 693787  
1270 Columbia Street





RESOLUTION NO. \_\_\_\_\_  
DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS  
AND APPROVING TENTATIVE MAP WAIVER NO. 2589930 FOR  
COLUMBIA & A – PROJECT NO. 693787

WHEREAS, PINNACLE COLUMBIA DEVELOPMENT US, LP, Subdivider, and FUSCOE ENGINEERING, Engineer, submitted an application with the City of San Diego for Map Waiver No. 2589930, to waive the requirement for a Tentative Map for the creation of 165 residential condominiums and 345 commercial condominiums (“Project”) for a 39-story mixed-use development approved under Centre City Development Permit (CCDP) No. 2019-07. The Project site is located at 1270 Columbia Street on the south side of West A Street between India and Columbia streets within the Core land use district of the Centre City Planned District (CCPD-Core), the Employment Overlay and Transit Priority Area Overlay, the Columbia neighborhood of the Downtown Community Plan (DCP) area (“Downtown”), and Council District 3. The property is legally described as PARCEL 1 OF PARCEL MAP NO. 21645, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 19, 2018 AS INSTRUMENT NO. 2018-7000495, OFFICIAL RECORDS; and

WHEREAS, the Map proposes the subdivision of a 0.573-acre (24,979 square-foot) site into 165 residential condominium units and 345 commercial condominium units; and

WHEREAS, Development within the Downtown Community Planning area is covered under the following documents, referred to collectively as the “Downtown FEIR”: the Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (SCH No. 2003041001) certified by the former Redevelopment Agency (“Former Agency”) and

the San Diego City Council ("City Council") on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR adopted by the Former Agency and the City Council on August 3, 2007 (Resolutions R-04193 and R-302931, respectively), April 23, 2010 (Resolutions R-04508 and R-305761, respectively), April 13, 2010 (Resolutions R-04510 and R-305759, respectively), and August 3, 2010 (Resolutions R-04544 and R-306014, respectively), and adopted by the City Council on February 12, 2014 (Resolution R-308724), July 14, 2014 (Resolution R-309115), and November 17, 2020 (Resolution R-313302); and the Final Supplemental Environmental Impact Report (SEIR) for the Downtown San Diego Mobility Plan (SCH No. 2014121002) certified by the City Council on July 6, 2016 (Resolution R-310561); and

WHEREAS, Development within the Downtown Community Planning area is also covered under the following documents, referred to collectively as the "CAP FEIR": the FEIR for the City of San Diego Climate Action Plan ("CAP") (Project No. 416603/SCH No. 2015021053) certified by the City Council on January 4, 2016 (Resolution R-310176); the Addendum to the CAP FEIR for the CAP Consistency Checklist (Project No. 416603/SCH No. 2015021053) adopted by the City Council on July 19, 2016 (Resolution R-310595); and the Addendum to the CAP FEIR for the City of San Diego CAP Update (Project No. 416603/SCH No. 2015021053) adopted by the City Council on August 10, 2022 (Resolution R-314298); and

WHEREAS, the Downtown FEIR and CAP FEIR are both "Program EIRs" prepared in compliance with the California Environmental Quality Act ("CEQA") Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgement of the City of San Diego as the Lead Agency. This project is a subsequent discretionary action within the scope of the development program evaluated in the Downtown FEIR and the CAP FEIR and is not a separate project for the purposes of CEQA review pursuant to CEQA Guidelines Sections 15378(c)

and 15060(c)(3). Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, there is no change in circumstance, additional information, or project changes to warrant additional environmental review for this action. Therefore, no further environmental documentation is required under CEQA; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code Sections 144.0220(a) and 144.0220(b); and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code Section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 165 and the total number of commercial condominium units is 345; and

WHEREAS, on March 8, 2023, the Hearing Officer of the City of San Diego considered Tentative Map Waiver (TMW) No. 2589930, and pursuant to Sections 125.0122 and 125.0440 of the San Diego Municipal Code (SDMC) and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to TMW No. 2589930:

**Findings for a Tentative Map Waiver – SDMC 125.0123 and 125.0440**

**1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.**

The Columbia & A TMW proposes the creation of 165 residential condominiums and 345 commercial condominiums. The 0.573-acre (24,979 square-foot) Project site is located at

1270 Columbia Street, on the south side of West A Street between India and Columbia streets. The site is within the Core land use district as designated by the Centre City Planned District Ordinance (CCPDO), the Employment Overlay and Transit Priority Area Overlay, and the Columbia neighborhood of the Downtown Community Plan area. Multiple dwelling units and hotels are permitted uses within the CCPD-Core land use district. Surrounding land uses include a surface parking lot to the north, high-rise office to the east, high-rise residential condominiums to the west, and mid- and high-rise office immediately to the south on the same block.

The DCP envisions a Downtown that serves as a multi-use regional center with strong employment and residential components. Within Downtown, the Columbia neighborhood is projected to contain 7,000 residents and 45,000 employees at full buildout. The purpose of the Core land use district is to serve as a high-intensity office and employment center within Downtown, operating as a center of regional importance and as a primary hub for businesses, communications, offices, and hotels with fewer restrictions on building bulk and tower separation than in other districts (DCP, 3.1-P-1). Importantly, mixed-use development is identified as an important component of the Core land use district's vitality.

On July 1, 2021, the City of San Diego granted CCDP No. 2019-07 to allow a 39-story mixed-use development that includes ground floor commercial space, residential dwelling units, and hotel guest rooms. At the time of the original approval for the overall development, the development was found to be consistent with the DCP and its policies, goals, and objectives. No additional development beyond that which was previously approved is proposed as part of this action.

The proposed subdivision into a mixture of residential and commercial condominiums is consistent with the DCP goals, policies, and objectives, including; Policy 3.1-P-1 to develop the Core land use district into a compact but high intensity office and employment hub of Downtown, with a strong government, financial, commercial, and visitor-serving orientation, while permitting residential development to provide vitality during non-work hours; and Goal 3.2-G-1, which targets a residential buildout of approximately 90,000 and employment of over 165,000 as well as a market for a broad array of supporting services and opportunities for living close to jobs. Furthermore, the Project's provision of housing, mixed-use character, and proximity to employment locations such as the Civic/Core neighborhood and surrounding Columbia neighborhood are consistent with: Goal 3.3-G-1, to provide a range of housing opportunities suitable for urban environments and accommodating a diverse population; and Goal 3.3-G-2, to ensure supplies of housing for downtown employees to reduce automobile trips. The Project is within close walking distance to two major transit hubs, the Santa Fe Depot and America Plaza Transit Station, consistent with Policy 7.4-P-1 to locate the highest intensity developments in or near trolley corridors to maximize the level of activity with strong transit accessibility. Moreover, the Project is consistent with Goal 6.2-G-1 to develop the Columbia neighborhood as a mixed-use district that serves local needs and has a regional draw because it will provide 165 residential units to help meet the population targets of the DCP, ground floor retail to serve both local and regional needs, and 340 hotel guest rooms to accommodate and promote additional visitors to the neighborhood. The development, as conditioned in the approved development permit



CCDP No. 2019-07, will also provide affordable to low-income housing at an off-site location, consistent with Goal 3.4-G-1 to promote the production of affordable housing in all of downtown's neighborhoods and districts. Thus, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

**2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

The Project is a subdivision only and does not facilitate any additional development. The approval for the development itself was granted by the City of San Diego through CCDP No. 2019-07. The CCPD-Core land use district allows residential, commercial, and hotel uses by right. Furthermore, the proposed development will contain approximately 3,520 square feet of ground floor commercial space and 345 commercial condominiums. This is consistent with the Employment Required Overlay requirement that 50% of the building's gross floor area shall be devoted to commercial uses.

The Project does not affect, nor does it propose any deviations from, the development as approved in CCDP No. 2019-07 granted by the City for the construction of a 39-story mixed-use development or from applicable zoning and development regulations of the Land Development Code. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

**3. The site is physically suitable for the type and density of development.**

The Project site is a 24,979 square-foot vacant parcel on the south side of West A Street between India and Columbia streets within the CCPD-Core land use district. The Project proposes the subdivision of an existing single parcel into 165 residential and 345 commercial condominiums for a 39-story mixed-use development approved under CCDP 2019-07, consistent with the DCP vision for mixed-use development as an important component of the Core land use district and the Columbia neighborhood's vitality. The Project site is located within a high-density urban area surrounded by a mixture of uses, including high-rise residential condominiums and high-rise commercial/office, consistent with the DCP's goal for the Columbia Neighborhood to develop as a mixed-use district, with an energetic waterfront that serves local needs and has a regional draw, relating to both the San Diego Bay and the Civic/Core district (DCP, 6.2-G-1). The Project is physically suitable for the site because its mixed-use character, containing 165 residential condominium units and 345 commercial condominium units, and as indicated in Finding 1, incorporated here by reference, is consistent with DCP goals for the district and is compatible with similar uses in the surrounding neighborhood.

The previously approved mixed-use development at the Project site includes 165 residential dwelling units, 340 hotel guest rooms, and approximately 3,520 square feet of ground floor commercial space. Multiple dwelling units and hotels are permitted uses within the CCPD-Core land use district. No changes are proposed for the lot size and no deviations are requested as a part of this Project. Per Table 156-0308-A of the CCPDO,

residential, hotel, and commercial development are allowed within the Core land use district. Therefore, the Project's land use type is physically suitable for the site.

Pursuant to the CCPDO, the site has a base maximum floor-area-ratio (FAR) of 8.0 with potential to exceed the maximum through density bonus programs. Under CCDP No. 2019-07, the associated development is entitled to a 15.01 FAR by constructing off-site affordable housing and an eco-roof, and through utilization of the use of the FAR Payment Bonus Program and the Centre City Green Building Incentive Program. The development intensity, measured by FAR, is therefore compliant with the land development regulations of the CCPDO and the physical suitability of the site. Moreover, the Project's density will advance DCP Goal 3.2-G-1, to target a residential population of approximately 90,000 and downtown employment of over 165,000, because of its provision of both residential units and commercial opportunities. The 165 new residential units provided by the Project will also advance DCP Goals related to increased housing supplies, including Goal 3.3-G-1, to provide a range of housing opportunities suitable for urban environments and accommodating a diverse population. Thus, the Project's density is consistent with the DCP and is therefore suitable for the Project site.

The Project contains a mix of uses that is consistent with surrounding uses, as well as the goals and policies of the DCP, and proposes a density that is permitted in the CCPDO and contributes to the achievement of the population and employment goals of the DCP. The proposed subdivision does not include any changes from the approvals granted by the existing permits for development at the site. Therefore, the site is physically suitable for the density of development.

**4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

On July 21, 2021, the City of San Diego granted CCDP No. 2019-07 and found the development consistent with the previously certified City of San Diego Downtown Final Environmental Impact Report (SCH No. 2003041001). This Project is a subdivision only and does not facilitate any additional development beyond that which was contemplated in the development permit. The proposed subdivision was reviewed by the Environmental Analysis Section on February 15, 2022, which determined that the proposed subdivision is consistent with the previously certified City of San Diego Downtown Final Environmental Impact Report (SCH No. 2003041001). Moreover, the Project site is located within the urbanized environment of Downtown. There are no watercourses or environmentally sensitive lands harboring fish or wildlife or their habitat on or adjacent to the Project site. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

**5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.**

The Project proposes to create 165 residential and 345 commercial condominium units in a developed urban neighborhood. The addition of new residents will result in a more

active neighborhood, which improves public safety, and will increase neighborhood vitality and welfare through increased economic support for local businesses. The hotel guest rooms and ground floor retail will have a similar effect, increasing neighborhood and economic activity, both of which will improve public safety and welfare. The TMW includes conditions and corresponding exhibits of approval relevant to public improvements and payment of applicable fees to achieve compliance with the requirements of the SDMC and the Subdivision Map Act. The Project site is served by existing utilities, and the development approved pursuant to CCDP No. 2019-07 requires additional on-site and off-site improvements including the provision of new street trees, sidewalk paving, streetlights, and litter containers in the rights-of-way adjacent to the Project site. These improvements will advance the public health, safety, and welfare by providing enhanced, well-lit walking areas for pedestrians and a visually appealing streetscape. The street trees will provide additional benefits in the form of shade for pedestrians, reduced heat island effect, and increased carbon sequestration, all of which are improvements to public health. Moreover, all such improvements conditioned pursuant to CCDP No. 2019-07 shall be assured by permit to the satisfaction of the City Engineer and required to be installed prior to the approval of the Certificate of Compliance to ensure public health, safety, and welfare. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

**6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

The Project site is on a private lot with no existing easements acquired by the public at large for access through or use of property within the subdivision. Pedestrian access is provided via public street on Columbia Street, India Street, and West A Street. Vehicle access is provided via private driveways on India Street. The subdivision does not propose any additional public improvements beyond those conditioned for the development under CCDP No. 2019-07, including street trees, tree grates, sidewalk paving, streetlights, and litter containers. These improvements to the property and adjacent rights-of-way help to create walkable pedestrian thoroughways into and around the site. The proposed Project does not include any new easements with this application. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.**

The Project proposes subdivision of a 24,979 square-foot parcel into 165 residential and 345 commercial condominiums for a mixed-use development approved under CCDP No. 2019-07. No additional development beyond that which was previously approved by CCDP No. 2019-07 is included with this subdivision. The Project will comply with the Climate Action Plan (CAP) Checklist with the approval of the draft map conditions and TMW exhibit. The development has also been designed to provide, to the extent feasible, for future passive or natural heating and cooling opportunities, and will be constructed

as LEED-Certified Gold as per the conditions of CCDP No. 2019-07. Therefore, the approval of this TMW will not affect future passive or natural heating and cooling opportunities.

**8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.**

The Project proposes subdivision of a single parcel into 165 residential condominiums and 345 commercial condominiums for a mixed-use development approved under CCDP No. 2019-07. The DCP targets a residential population of approximately 90,000 (Goal 3.2-G-1), and a range of housing opportunities suitable for urban environments and accommodating a diverse population (Goal 3.3-G-1). The Project is consistent with these DCP housing goals because it provides 165 new residential dwelling units in a high-density, urban location that will be able to house a portion of the target residential population. This supply of new units will also serve the housing needs of the region by increasing regional housing stocks.

The Project is within the maximum FAR applicable to the site because it utilizes density bonus programs established by the CCPDO, thus the development intensity does not exceed the capacity of nearby public services. All appropriate public services (including public transit, fire, police, parks, libraries, medical services, and schools) as well as necessary utilities exist within the built out, high-density Downtown community and provide adequate services for the proposed subdivision. The Project also complies with public improvement requirements including conditions for the construction of improvements to the rights-of-way adjacent to the Project site, including enhanced sidewalk paving, new street trees and tree wells, new streetlights, and new litter receptacles. Moreover, the Project pays applicable development impact fees to support additional public improvements as necessary. Therefore, there would be no additional demand for public services or available fiscal resources associated with the Project.

Impacts to environmental resources would be avoided because the site is in a developed urban neighborhood and does not contain, nor is adjacent to, such resources. The proposed subdivision was reviewed by the Environmental Analysis Section on February 15, 2022, which determined that the proposed subdivision is consistent with the previously certified City of San Diego Downtown Final Environmental Impact Report (SCH No. 2003041001), which includes an assessment of public services for Downtown at full buildout. Accordingly, the proposed division of land complies with the requirements established by the Subdivision Map Act and San Diego Municipal Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act and SDMC. Therefore, there would be no additional demand for available environmental resources associated with the Project.

That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.



## **ATTACHMENT 4**

BE IT FURTHER RESOLVED, that based on these Findings adopted by the Hearing Officer, Map Waiver No. 2589930 is hereby granted to PINNACLE COLUMBIA DEVELOPMENT US, LP subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Jacob Basinger  
Assistant Planner, Urban Division  
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions

## ATTACHMENT 5

HEARING OFFICER  
CONDITIONS FOR MAP WAIVER NO. 2589930  
**COLUMBIA & A TENTATIVE MAP WAIVER - PROJECT NO.693787**  
ADOPTED BY RESOLUTION NO. \_\_\_\_\_ ON MARCH 8, 2023

### **GENERAL**

1. This Map Waiver will expire March 8, 2026.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance unless otherwise noted.
3. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Map Waiver expiration date.
4. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Certificate of Compliance shall conform to the provisions of Centre City Development Permit No. 2019-07.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this Project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

### **AFFORDABLE HOUSING**

7. Prior to the recordation of the Certificate of Compliance, the Subdivider shall enter into an affordable housing agreement with the San Diego Housing Commission to provide affordable housing units in compliance with the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code § 142.1301 *et seq.*).
8. Prior to issuance of any building permit associated with this Project, the Owner/Permittee shall demonstrate compliance with the provisions of the Affordable Housing Density Bonus Regulations of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code and Inclusionary Affordable Housing Regulations of San Diego Municipal Code Chapter 14, Article

## **ATTACHMENT 5**

2, Division 13. The Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable affordability conditions consistent with the San Diego Municipal Code. The Agreement will specify that in exchange for the City's approval of the Project, which contains an affordable housing density bonus and other residential FAR bonuses (1.8 FAR in addition to what is permitted by the underlying zoning regulations), alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide affordable units with rents of no more than 30% of 50% of AMI (Area Median Income) for no fewer than 55 years. The number of affordable units shall be based upon the development's FAR and total number of residential units, as specified in the written Agreement with the San Diego Housing Commission.

9. The Project proposes to build 340 hotel guestrooms. If any commercial units are converted to residential dwelling units in the future, they would be subject to the Inclusionary Affordable Housing Regulations in effect at that time.

### **ENGINEERING**

10. The Subdivider shall comply with all conditions for previously approved Centre City Development Permit No. 2019-07, satisfactory to the City Engineer.
11. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
12. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
13. The Subdivider shall install and upgrade all streetlights, per the City of San Diego Street Design Manual-Street Light Standards and Council Policy 200-18, adjacent to the site on Columbia Street, West A Street and India Street, satisfactory to the City Engineer
14. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

### **MAPPING**

15. A Certificate of Compliance (COC) shall be recorded with the County Recorder prior to the expiration date of the Tentative Map Waiver (TMW).
16. Prior to the recordation of the Certificate of Compliance, all conditions in the TMW Resolution of Approval must be satisfied.

## ATTACHMENT 5

17. Prior to the recordation of the Certificate of Compliance, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Certificate of Compliance.

18. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monuments is missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.
19. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
20. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
21. Every Certificate of Compliance shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

### **INFORMATION:**

- The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 *et seq.*).



## **ATTACHMENT 5**

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No: 11004543

DOC# 2021-0477632



Jul 01, 2021 03:43 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$62.00 (SB2 Atkins: \$0.00)

PAGES: 17

**RECORDING REQUESTED BY:**

City of San Diego  
Urban Division  
1222 First Avenue, 3<sup>rd</sup> Floor  
San Diego, CA 92101

**AND WHEN RECORDED MAIL TO:**

City of San Diego  
Urban Division  
1222 First Avenue, 3<sup>rd</sup> Floor  
San Diego, CA 92101

*THIS SPACE FOR RECORDER'S USE ONLY*

*NOTE: COUNTY RECORDER, PLEASE RECORD AS  
RESTRICTION ON USE OR DEVELOPMENT OF REAL  
PROPERTY AFFECTING THE TITLE TO OR  
POSSESSION THEREOF*

**CENTRE CITY PLANNED DISTRICT  
CENTRE CITY DEVELOPMENT PERMIT  
NO. 2019-07**

**PINNACLE COLUMBIA & A  
APN 533-404-01 & -07**

**ORIGINAL**

Pinnacle Columbia & A  
CCDP No. 2019-07

**CENTRE CITY PLANNED DISTRICT  
CENTRE CITY DEVELOPMENT PERMIT  
NO. 2019-07**

**PINNACLE COLUMBIA & A  
APN 533-404-01 & -07**

This Centre City Development Permit (CCDP) No. 2019-07 is granted by the City of San Diego ("City") to Pinnacle Columbia Development US, LP, Owner/Permittee, to allow the construction of a mixed-use development known as Pinnacle Columbia & A ("Project") on the 25,000 square foot (SF) premises at the south side of West A Street between India and Columbia streets in the Columbia neighborhood of the Downtown Community Plan (DCP) area and within the Centre City Planned District (CCPD), and more particularly described as Lots 1, 2, and 3, Block 8 of Middletown, in the City of San Diego, County of San Diego, State of California, according to map thereof by J.E. Jackson on file in the Office of the County Recorder of San Diego County and Lots 11 and 12, Block 8 of Middletown, in the City of San Diego, County of San Diego, State of California, according to partition map thereof by J.E. Jackson on file in the Office of the County Clerk.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to construct and operate a development and uses as described and identified by size, dimension, quantity, type and location as follows and on the approved Basic Concept/Schematic Drawings and associated Color and Materials Boards dated December 21, 2020 on file at the City. The application for the Project was submitted on February 28, 2019 and is subject to the rules and regulations in effect at the time of submittal.

1. General: The Permittee may construct, or cause to be constructed on the site, a 39-story mixed-use development consisting of 159 dwelling units (DU), 340 hotel guest rooms, and approximately 3,520 SF of commercial space on the ground level. The Project shall not exceed a height of 420'-4" feet above average grade level, measured to the top of the parapet of the uppermost floor, with roof equipment enclosures, elevator penthouses, mechanical screenings and architectural elements above this height permitted per the Centre City Planned District Ordinance (CCPDO).
2. Floor Area Ratio (FAR) Bonus: The Project achieves a FAR of **15.01** through the following FAR bonuses to increase the Project FAR above the Base Maximum of 8.0 pursuant to the San Diego Municipal Code (SDMC):
  - a. *SDMC §156.0309(e)(7) FAR Payment Program* – The Project is entitled to **3.0 FAR** (75,000 SF) under the FAR Payment Bonus Program. The Owner and/or Permittee will be required to pay \$1,400,250 (based on the FY 2018 fee structure at \$18.67 per SF) prior to the issuance of a building permit for the Project, which will be deposited into a fund to be used for the construction of public parks and enhanced public right-of-way (ROW) improvements in the DCP area.

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- b. *SDMC §156.0309(e)(8) Green Building* – The Project is entitled to **2.0 FAR** (50,000 SF) for the provision of Centre City Green (CCG) Building Incentive Program awards development incentives for buildings that exceed the California Green Building Standards Code (CALGreen). The Applicant shall construct LEED-Certified Gold buildings in accordance with the US Green Building Council (USGBC) standards for new construction. CC&Rs shall be recorded on the property to ensure the LEED–Certification level for construction of each building. Such CC&Rs shall be in a form approved by the City Development Services Department (DSD) and the City Attorney’s Office and shall be recorded prior to issuance of a Building Permit.

Prior to the issuance of any Building Permit, the Permittee shall provide a financial surety, deposit, or other suitable guarantee approved by DSD and the City Attorney’s Office to ensure that the applicant completes the LEED certification for the development as proposed to obtain a FAR Bonus under this section.

LEED certification must be demonstrated through an independent report provided by the USGBC that confirms achievement of a LEED Gold level of performance of the Project. The financial surety, deposit, or other suitable guarantee shall be in an amount equivalent to the values which would be required to purchase an equivalent amount of FAR under the FAR Payment Bonus Program (based on the FY 2018 fee structure at \$18.67 per SF). Within 180 days of receiving the final Certificate of Occupancy for a development, the applicant shall submit documentation that demonstrates achievement of the applicable LEED rating as proposed under this section.

If the applicant fails to submit a timely report or demonstrate LEED Gold certification, payment shall be deducted against the financial security, deposit, or other suitable guarantee and deposited in the FAR Bonus Fund established under the FAR Payment Bonus Program. The amount of payment shall be calculated according to the following formula:

$$P = \text{FAR \$} \times ((\text{LCP} - \text{CPE}) / \text{LCP})$$

P= the payment amount to be paid to the FAR Bonus Fund

FAR\$ = the amount of money which would be required to purchase the equivalent amount of FAR under the FAR Payment Bonus Program

LCP = LEED Certification Points needed to achieve the proposed LEED certification level (Gold)

CPE = LEED Certification Points actually earned by the development as certified by the USGBC

All funds provided by the applicant for the LEED certification surety, deposit, or other suitable guarantee that are not paid to the FAR Bonus Fund shall be refunded to the applicant. In the event that the Applicant submits a timely report and demonstrates the

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necessary level of LEED certification for the applicant's desired FAR Bonus, the entire amount of the surety, deposit, or other suitable guarantee shall be refunded to the applicant.

- c. *SDMC §156.0309(e)(1) Affordable Housing* – The Project's residential component is entitled to an additional **1.4** FAR (35,000 SF) added to the Base Residential FAR of 4.0 by providing a minimum of 11 DU (10% of the Base Maximum FAR DU) affordable to low income residents restricted per §143.0720 of the SDMC. The affordable units may be located in the Project or at an off-site location, subject to all applicable regulations and as approved by the San Diego Housing Commission (SDHC). An agreement with the SDHC shall be executed to enforce and monitor the affordability restrictions prior to issuance of any Building Permit for construction of any residential unit.
  - d. *SDMC §143.0720(i)(6) Affordable Housing (No height or setback deviations)* – The Project is entitled to an additional **0.4** FAR (10,000 SF) added to the Base Residential FAR of 4.0 because the development meets the criteria in SDMC §143.0720(c)(2) and has not requested an incentive or waiver to exceed the maximum structure height or setbacks of the base zone.
  - e. *SDMC §156.0309(e)(4) Eco-Roofs* – The development is entitled to **0.21** FAR for the provision of 5,308 SF of eco-roof area above a height of 30 feet, planted in accordance with the CCPDO and per the Basic Concept/Schematic Drawings. Covenants, Conditions and Restrictions (CC&R's) shall be recorded on the property to ensure the development and on-going maintenance, and replacement, if necessary, of the eco-roof to City Standards for the life of the development. Such CC&Rs shall be in a form approved by the City and the City Attorney's Office and shall be recorded prior to issuance of a Building Permit.
3. Hotel Parking: The development shall provide 102 parking spaces, five motorcycle spaces, and five bicycle spaces for the hotel component of the Project.
  4. Residential Parking: No parking is required for the residential component of the Project. The Project proposes 165 residential parking spaces. The parking spaces shall be designed to meet City standards, except as permitted in §156.0313(k) of the SDMC.
    - a. The off-street parking spaces shall consist only of unbundled parking.
    - b. The number of accessible off-street parking spaces shall be provided in accordance with Title 24 of the California Code of Regulations (California Building Standards Code).
    - c. The number of off-street electric vehicle charging spaces shall be provided in accordance with the California Green Building Standards Code.
    - d. One motorcycle parking space shall be provided for every ten parking spaces or 17 spaces with the 165 parking spaces as proposed.
  5. Bicycle Parking: Secured bicycle storage shall be provided to accommodate a minimum of 32 bicycles (one bicycle for every five DU). Bicycle storage areas shall be within a secured



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enclosure with access restricted to authorized persons and provide devices for the locking of individual bicycles.

6. Underground Parking Structures: Any subterranean storage and parking facilities encroaching into the public ROW shall be located: 1) a minimum of three feet behind the face of curb; 2) three feet below the finished sidewalk level; and, 3) eight feet below grade within six feet from the face of curb, all measured to the outside of any shoring. An Encroachment Maintenance Removal Agreement (EMRA) shall be obtained from the City to allow any encroachment of the subterranean garage into the ROW.
7. Airport Approach Overlay Zone: The Owner/Permittee shall comply with conditions established by the Airport Approach Overlay Zone (and any successor or amendment thereto) which were approved by the Airport Land Use Commission (ALUC) on September 5, 2019. The ALUC Board made the determination that the Project is conditionally consistent with the San Diego International Airport Land Use Compatibility Plan. The Applicant shall comply with the following ALUC conditions:
  - a. An aviation easement must be recorded with the County Recorder.
  - b. The structure shall be marked and lighted in accordance with the Determination of No Hazard to Air Navigation issued by the Federal Aviation Administration (FAA) on November 29, 2018.

## PLANNING AND DESIGN REQUIREMENTS

8. Residential Amenities and Facilities: The Project includes the following residential amenities and facilities as illustrated on the approved Basic Concept/Schematic Drawings on file at the City, which shall be required to be maintained within the development in perpetuity:
  - a. Common Outdoor Open Space – A minimum of 3,750 SF of common outdoor open space shall be provided. The space may contain active and passive areas and a combination of hardscape and landscape features, but a minimum of 10% of the common outdoor open space must be planting area.
  - b. Common Indoor Space – A minimum of 500 SF of common indoor amenity space shall be provided. The space(s) shall be maintained for use by residents of the development and must be accessible through a common corridor. The area may contain active or passive recreational facilities, meeting space, computer terminals, or other activity space.
  - c. Private Open Space – A minimum of 80 DU shall provide private open space on a balcony, patio, or roof terrace.
  - d. Pet Open Space – A minimum of 100 SF of pet open space shall be provided, improved for use by pets and clearly marked for such exclusive use. Such areas shall include permeable surfaces, a hose bib, and be drained to the public sewer system.

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9. Urban Design Standards: The proposed development, including its architectural design concepts and off-site improvements, shall be consistent with the CCPDO and Centre City Streetscape Manual (CCSM). These standards, with the following specific conditions, will be used as a basis for evaluating the development through all stages of the development process.
10. Architectural Standards – The architecture of the development shall establish a high quality of design and complement the design and character of the Columbia neighborhood as shown in the approved Basic Concept/Schematic Drawings on file with the City. The development shall utilize a coordinated color scheme consistent with the approved Basic Concept/Schematic Drawings.
11. Form and Scale – The Project shall consist of a 39-story building not exceeding an overall height of approximately 420'-4" feet, measured to the top of the parapet, with roof equipment enclosures, elevator penthouses, and mechanical screening above this height permitted per the CCPDO and the FAA. All building elements shall be complementary in form, scale, and architectural style.
12. Building Materials – All building materials shall be of a high quality as shown in the Basic Concept/Schematic Drawings and approved materials board. All materials and installation shall exhibit high-quality design, detailing, and construction execution to create a durable and high quality finish. The base of the buildings shall be clad in upgraded materials and carry down to within one inch of finish sidewalk grade, as illustrated in the approved Basic Concept/Schematic Drawings. Any graffiti coatings shall be extended the full height of the upgraded base materials or up to a natural design break such a cornice line. All downspouts, exhaust caps, and other additive elements shall be superior grade for urban locations, carefully composed to reinforce the architectural design. Reflectivity of the glass shall be the minimum reflectivity required by Title 24 of the California Code of Regulations ("Title 24").

All construction details shall be of the highest standard and executed to minimize weathering, eliminate staining, and not cause deterioration of materials on adjacent properties or the ROW. No substitutions of materials or colors shall be permitted without the prior written consent of the City. A final materials board which illustrates the location, color, quality, and texture of proposed exterior materials shall be submitted with 100% Construction Drawings and shall be consistent with the materials board approved with the Basic Concept/Schematic Drawings.

13. Street Level Design – Street level windows shall be clear glass and may be lightly tinted. Architectural features such as awnings and other design features which add human scale to the streetscape are encouraged where they are consistent with the design theme of the structure. Exit corridors including garage entrances shall provide a finished appearance to the street with street level exterior finishes wrapping into the openings a minimum of ten feet, or the garage door, whichever is deeper.

All exhaust caps, lighting, sprinkler heads, and other elements on the undersides of all balconies and surfaces shall be logically composed and placed to minimize their visibility, while meeting code requirements. All soffit materials shall be high quality and consistent with



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adjacent elevation materials, and incorporate drip edges and other details to minimize staining and ensure long-term durability.

14. Utilitarian Areas – Areas housing trash, storage, or other utility services shall be completely concealed from view of the ROW and adjoining developments, except for utilities required to be exposed by the City or utility company. The development shall provide trash and recyclable material storage areas per SDMC §142.0810 and §142.0820. Such areas shall be provided within an enclosed building area and kept clean and orderly at all times.
15. Mail and Delivery Locations – It is the Permittee's responsibility to coordinate mail service and mailbox locations with the United States Postal Service and to minimize curb spaces devoted to postal and loading use. The Permittee shall locate all mailboxes and parcel lockers outside of the ROW, either within the building or recessed into a building wall. Individual commercial spaces shall utilize a centralized delivery stations within the building or recessed into a building wall.
16. Circulation and Parking – The Permittee shall prepare a plan which identifies the location of curbside parking control zones, parking meters, fire hydrants, valet services if any, trees, and street lights to the satisfaction of the City. Such plan shall be submitted in conjunction with construction permits. All subterranean parking shall meet the requirements of the Building Department, Fire Department and City Engineer. All parking shall be mechanically ventilated. The exhaust system for mechanically ventilated structures shall be located to mitigate noise and exhaust impacts on the public ROW. The garage door shall be a minimum 80% opaque to prevent views into the garage area. An upgraded design shall be provided in the construction documents.
17. Open Space and Development Amenities – A landscape plan that illustrates the relationship of the proposed on and off-site improvements and the location of water, and electrical hookups to the satisfaction of the City shall be submitted with construction drawings.
18. Roof Tops – A rooftop equipment and appurtenance location and screening plan shall be prepared and submitted to the satisfaction of the City with construction drawings. Any rooftop mechanical equipment shall be grouped, enclosed, and screened from surrounding views.
19. Lighting – A lighting plan which highlights the architectural qualities of the proposed development and also enhances the lighting of the public ROW shall be submitted with construction drawings. All lighting shall be designed to avoid illumination of, or glare to, adjoining properties, including those across any street.
20. Signage – All signs shall comply with the City Sign Regulations and the CCPDO.
21. Noise Control – All mechanical equipment, including but not limited to, air conditioning, heating and exhaust systems, shall comply with the City Noise Ordinance and California Noise Insulation Standards as set forth in Title 24. Permittee shall provide evidence of compliance with construction drawings.

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22. Street Address – Building address numbers shall be provided that are visible and legible from the ROW.
23. On-Site Improvements: All off-site and on-site improvements shall be designed as part of an integral site development. An on-site improvement plan shall be submitted to the satisfaction of the City with construction drawings.

#### **PUBLIC IMPROVEMENTS, LANDSCAPING AND UTILITY REQUIREMENTS**

24. Off-Site Improvements: The following public improvements shall be installed in accordance with the CCSM, which is currently being updated. The Permittee shall install the appropriate improvements according to the latest requirements at the time of Building Permit issuance:

	West A Street	India Street	Columbia Street
Street Trees	Jacaranda	Fern Pine	Fern Pine
Tree Grates	Gateway	CCDC Standard	CCDC Standard
Sidewalk Paving	Gateway	CCDC Standard	CCDC Standard
Street Lights	Gateway	Standard	Standard

25. Street Trees – Street tree selections shall be made according to the CCSM. All trees shall be planted at a minimum 36-inch box size with tree grates provided as specified in the CCSM, and shall meet the requirements of Title 24. Tree spacing shall be accommodated after street lights have been sited, and generally spaced 20 to 25 feet on center. All landscaping shall be irrigated with private water service from the subject development.
26. Street Lights – New street lights shall be installed according to the CCSM for type and spacing. Any existing lights shall be evaluated to determine if they meet current City requirements and shall be modified or replaced if necessary.
27. Sidewalk Paving – Any specialized paving materials shall be approved through the execution of an EMRA with the City at the time of construction permit issuance.
28. Litter Containers – The development shall provide a litter receptacle adjacent to each intersection.
29. Landscaping – All required landscaping shall be maintained in a disease, weed and litter free condition at all times. If any required landscaping (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent in size per the approved documents and to the satisfaction of the City within 30 days of damage or Certificate of Occupancy, whichever occurs first.
30. Planters – Planters shall be permitted to encroach into the ROW a maximum of three feet. The planter encroachment shall be measured from the property line to the face of the curb to the

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wall surrounding the planter. A minimum six foot clear path shall be maintained between the face of the planter and the edge of any tree grate or other obstruction in the ROW.

31. On-Street Parking – The Permittee shall maximize the on-street parking wherever feasible.
32. Franchise Public Utilities – The Permittee shall be responsible for the installation or relocation of franchise utility connections including, but not limited to, gas, electric, telephone and cable, to the development and all extensions of those utilities in public streets. Existing franchise utilities located above grade serving the property and in the sidewalk ROW shall be removed and incorporated into the adjoining development. All franchise utilities shall be installed as identified in the Basic Concept Drawings. Any above grade devices shall be screened from view from the ROW.

## **GEOLOGY REQUIREMENTS**

33. Prior to the issuance of any construction permits (either grading or building permits), the Owner/Permittee shall submit an addendum geotechnical investigation report that specifically addresses the proposed construction plans. The addendum geotechnical investigation report shall be reviewed for adequacy by the Geology Section of DSD.
34. The Owner/Permittee shall submit an interim as-graded geotechnical report that presents the results of detailed geologic mapping/logging of the entire basement excavation to demonstrate the lack of faults crossing the site prior to building inspection of foundation excavations. The interim as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of DSD.
35. The Owner/Permittee shall submit a final 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 DSD prior to exoneration of the bond and grading permit close-out.

## **ENGINEERING REQUIREMENTS**

36. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct existing sidewalk with current City Standards sidewalk along the site frontages on Columbia, West A, and India Street, satisfactory to City Engineer.
37. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to replace existing curb with Standard curb and gutter along the site frontages on Columbia, West A, and India Street to satisfaction of the City Engineer
38. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to close all non-utilized driveways and restore curb/gutter and sidewalk per current City Standards adjacent to the site on Columbia, West A, and India Street satisfactory to City Engineer.



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39. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for proposed curb outlet, enhanced sidewalk paving, landscaping/street trees, and tree grates along the Project's frontages.
40. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Agreement (EMA), from the City Engineer, for proposed underground parking structure and any above ground building encroachment in public ROW.
41. Prior to issuance of any building permit, the Owner/Permittee shall obtain a bonded grading/shoring permit. All grading shall conform to the requirements of the SDMC in a manner satisfactory to the City Engineer.
42. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
43. Prior to the issuance of any construction permit, the Owner/Permittee 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.
44. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices (BMP) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specification.
45. 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.
46. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

#### **PUBLIC UTILITIES REQUIREMENTS**

47. The Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) (BFPD), 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 outside of the public ROW adjacent to the development's water meters, either within the building, a recessed alcove area, or within a plaza or landscaping area. The devices shall be screened from view from the public ROW.
48. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the

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public ROW adjacent to the Project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

49. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement (EMRA), from the City Engineer, for the private sewer facilities encroaching into the public ROW.
50. Prior to the issuance of any building permits, the Owner/Permittee shall provide a minimum five feet separation distance between large water services (pipe diameters three inches or larger) and small water services (pipe diameter two inches or smaller).
51. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.
52. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.
53. Prior to final inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.
54. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

## SUSTAINABILITY

55. Cool/Green Roofs - The development must include roofing materials with a minimum three-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under the CALGreen.
56. Plumbing Fixtures and Fittings
  - a. Residential:
    - i. Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi;
    - ii. Standard dishwashers: 4.25 gallons per cycle;
    - iii. Compact dishwashers: 3.5 gallons per cycle; and,
    - iv. Clothes washers: water factor of 6 gallons per cubic feet of drum capacity.
  - b. Non-residential:
    - i. Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in Table A5.303.2.3.1 of CALGreen.
    - ii. Appliances and fixtures for commercial applications that meet the provisions of Table A5.303.3 of CALGreen.
57. Electrical Vehicle Charging

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- a. Residential: 3% of the total required parking spaces shall be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking space with electrical services. Of these spaces, 50% shall include the necessary electric vehicle supply equipment installed to provide an active electric charging station ready for use by residents.
  - b. Non-residential: 50% of the total required listed cabinets, boxes, and enclosures have the necessary electric vehicle supply equipment installed to allow active electric vehicle charging stations.
58. Shower Facilities – If the commercial spaces have more than ten employees, the Project must include changing/shower facilities in accordance with the voluntary measures under the CALGreen (per the table under CAP Checklist Item #5 *Shower facilities*).
59. Designated Parking Spaces – The Project must provide designated parking for a combination of low-emitting, fuel efficient, and carpool/vanpool vehicles in accordance with the table under CAP Checklist Item #6 *Designated Parking Spaces*.
60. Transportation Demand Management – The Project is required to implement measures to reduce single-occupant vehicle trips for the Project, per Table 0313-D of Section 156.0313(o) of the CCPDO, achieving a minimum of 25 points, for the life of the Project. The Owner/Permittee shall demonstrate such measures prior to issuance of any Building Permit for the Project.

## STANDARD REQUIREMENTS

61. Environmental Impact Mitigation Monitoring and Reporting Program (MMRP): As required by CCPDO §156.0304(h), the development shall comply with all applicable Mitigation Monitoring and Reporting Program (MMRP) measures from the 2006 Final Environmental Impact Report (FEIR) for the DCP.
62. Development Impact Fees: The development will be subject to Centre City Development Impact Fees. The fee shall be determined in accordance with the fee schedule in effect at the time of building permit issuance. The Permittee shall provide to the City's Facilities Financing Department the following information at the time of application for building permit plan check: 1) total square footage for commercial lease spaces and all areas within the building dedicated to support those commercial spaces including, but not limited to: loading areas, service areas and corridors, utility rooms, and commercial parking areas; and 2) applicable floor plans showing those areas outlined for verification. In addition, it shall be responsibility of the Permittee to provide all necessary documentation for receiving any "credit" for existing buildings to be removed. Development Impact Fees shall be calculated in accordance with fee schedule in effect at the time of building permit issuance, and in accordance with the SDMC.
63. Construction Fence: The Permittee shall install a construction fence pursuant to specifications of, and a permit from, the City Engineer. The fence shall be solid plywood with wood framing, painted a consistent color with the development's design, and shall contain a pedestrian



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passageway, signs, and lighting as required by the City Engineer. The fencing shall be maintained in good condition and free of graffiti at all times.

64. Development Identification Signs: Prior to commencement of construction on the site, the Owner and/or Permittee shall prepare and install, at its cost and expense, one sign on the barricade around the site which identifies the development. The sign shall be at least four feet by six feet and be visible to passing pedestrian and vehicular traffic. The signs shall at a minimum include: 1) Color rendering of the development, 2) Development name, 3) Developer, 4) Completion Date, 5) For information call \_\_\_\_\_. Additional development signs may be provided around the perimeter of the site. All signs shall be limited to a maximum of 160 sq. ft. per street frontage. Graphics may also be painted on any barricades surrounding the site. All signs and graphics shall be submitted to the City for approval prior to installation. Additional development signs may be provided around the perimeter of the site. All signs shall be limited to a maximum of 160 SF per street frontage. Graphics may also be painted on any barricades surrounding the site. All signs and graphics shall be submitted to the City for approval prior to installation. Additional development signs may be provided around the perimeter of the site. All signs shall be limited to a maximum of 160 sq. ft. per street frontage. Graphics may also be painted on any barricades surrounding the site. All signs and graphics shall be submitted to the City for approval prior to installation.
65. 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.
66. 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.
67. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
68. Issuance of this Permit by the City does not authorize the 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.).
69. 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 Permittee and any successor(s) in interest.
70. This development shall comply with the standards, policies, and requirements in effect at the time of approval of this development, including any successor(s) or new policies, financing mechanisms, phasing schedules, plans and ordinances adopted by the City.




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71. No permit for construction, operation, or occupancy of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until this Permit is recorded in the Office of the San Diego County Recorder.
72. The Permittee shall secure all necessary building permits. The Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
73. Construction plans shall be in substantial conformity to the approved Basic Concept/Schematic Drawings and associated Color and Materials Boards, on file at the City. Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s)/amendment(s) to the Project have been granted.
74. The Permittee shall defend, indemnify, and hold harmless Civic San Diego and the City (collectively referred to as "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 Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the 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, 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 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 Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.
75. 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 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 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 there.

Pinnacle Columbia & A  
CCDP No. 2019-07

This CCDP No. 2019-07 is granted by the City of San Diego on June 10, 2021.

CITY OF SAN DIEGO:

  
\_\_\_\_\_  
Brad Richter  
Deputy Director, Urban Division

  
\_\_\_\_\_  
Date

OWNER/PERMITTEE:

  
\_\_\_\_\_  
Dennis La Salle  
Pinnacle Columbia Development US, LP

  
\_\_\_\_\_  
Date

Note: Notary acknowledgement  
must be attached per Civil Code  
§1189 et seq

AKA Dennis Richard LaSalle II

## CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On June 30, 2021 before me, Stacie L. Maxwell, Notary Public  
*Date Here Insert Name and Title of the Officer*

personally appeared --- Bad Rñter, Deputy Director ---  
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

## OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

## Description of Attached Document

Title or Type of Document: Pinnacle Columbia & A - Centre City Planned District 2019-07

Document Date: June 10, 2021 Number of Pages: 15

Signer(s) Other Than Named Above: --- Dennis La Salle ---

## Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

ORIGINAL

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Diego

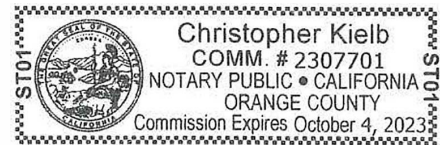
On June 22<sup>nd</sup> 2021 before me, Christopher Kielb, Notary Public  
(insert name and title of the officer)

personally appeared Dennis Richard Lasalle II,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Centre City Planned District Centre City Development Permit  
No. 2019-07 Pinnacle Columbia & A APN 533-404-01 & -07

**ORIGINAL**



Downtown Community Planning Council San Diego

## February 16, 2022, Meeting Minutes

### CALL TO ORDER

1. DCPC Member Roll Call – called to order at 5:33 pm with quorum. Present (14): Ahmed Baker, Cahill, Duke, Henslee, Lauer, Link, McCleary, Moore, Ramos, Russell, Schwarz, Vickerman, Wilson-Ramon
  - Joined after quorum established but before votes: Eddy, Wery
  - Absent: Dion, Egan, Sclar
2. (5:40 pm) Elected Representatives Updates – No Elected Rep Updates provided at meeting.
3. Public Comments on Non-Agenda Items – none.
4. Project Updates –Nicole Pare, DSD Urban Division
  - projects recently underway:
    1. Grading work between West Ash and A Street
    2. Elevate Hotel – 8 stories
    3. 2<sup>nd</sup> Tower of 11<sup>th</sup> and Broadway
    4. Recently updated product page on website. Link:  
<https://www.sandiego.gov/development-services/news-programs/downtown-development>
    5. East Village Green: staff still working through the bid process
5. Approval of the Minutes: JAN 19, 2021 DCPC, Motion to approve: Russell, 2<sup>nd</sup> Duke, Unanimous approval. Cahill, Baker, Trimble abstained due to absence from JAN meeting.

### ACTION ITEMS (with approximate start times and duration)

6. DCPC Nominee candidate presentations (2 minutes each)
  - Terry McCleary – have received four candidates. Excited for the interest.
  - Chris Eddy – he is interested in rerunning
  - Dania Duke – announced she will need to step down and decline running again. Will miss her for sure! Demands include Chair of Gaslamp Quarter and SD Lodging Association. Dania also works several hotels in SD. She expressed appreciation for the opportunity to serve.
  - Michael Trimble – He was filling the residential seat for the Gaslamp Quarter. Given he is no longer a resident, it would make sense for him to run for the business seat. He will speak with Eddy Cohen as well (another candidate for that seat)
  - Nancy will rerun for Cortex resident position. Owned in Cortex for 18 years and resided



for 9. Active community member with Charge, Path, CPG, and on HOA board. Career in healthcare technology. UCSD, USD grad. Been on DCPC for four years and looking to serve another term. Local background including an awareness of parking challenges.

- Bob Link – candidate for East Village North. Lot of work to do with the next couple of years with the CPG changes coming up.
- Chloe Lauer – Background in Urban Planning. Downtown Partnership Policy Committee and San Diego Common memberships.
- Horton / Gaslamp Business Seat: (new) Eddy Cohen. Michael Trimble also interested.
- Little Italy Resident Position: Stacey Dion. Not sure of her intent to rerun.
- Marina Resident Position: Ed Himmelberg has submitted his candidacy. He is not on the call but is familiar to Terry McCleary. Involved in development projects downtown and longtime resident of the Marina District.
- Craig Russel. Wife involved in PR for development company for low-income housing – Chelsea Investments. Learning a lot. At grand opening of the Mother Teresa bldg. at Father Joe's. Not a professional but enjoys participating.
- Dan Wery – interested in running again. Cortex Hill resident since 2005 and on DCPC since June 2013. Happy to renew and continue to contribute. Professional Planner with 30 years of experience doing work in SD and throughout CA. Goal is for each project to contribute to the site and downtown environment – healthy, safe, attractive public realm.
- Tyler Winslow – (new) at large candidate. East Village resident. Office located in East Village. Works for HP investors. Sits on Little Italy Association and Downtown Partnership boards. Wants to contribute to hometown and be as much involved as possible.
- Chris Eddy – enjoys subject matter and appreciates the process. Great group and doing important things in light of the speed with which downtown is picking up. Can't believe changes that have happened over 17 years. Also on Board of Directors of Gaslamp Quarter historical foundation. Looking to run again on that seat. Also holding down Balboa Park representative and family legacy. Owns a business in Gaslamp and owns a commercial building, which is now fully leased again. Bodes well for the district. Downtown guy. Committed to downtown. Would like to be a small part of helping it develop in the right direction.
- Eric Ramos – he will not be rerunning for the Colombia Resident seat and how busy he is with juggling new child. Blessing serving for four years with DCPC and making things efficient with text voting and electronic voting. Two primary things he has been able to contribute – appreciates the group for being more progressive than others!
  - Ask is to update the website with minutes and agendas
  - Send email blast
  - Manage voting for action items during the meeting
- Kenneth Moore – moving out in June and traveling a lot in April. Won't be seeking re-election. It's been an honor and he loves downtown.
- Potential Candidates for Little Italy not yet confirmed.

- At large seat remains available as well
- Please have folks reach out to Terry or Jean Paul
- 12 open positions, 9 candidates and 3 openings with potential candidates for all of those seats.
- Everyone needs to submit their voter registration
- There is a flyer on the website and you can post it around your n'hoods
- Electronic voting as well as walk in voting at Make Pizza, 12<sup>th</sup> & G; Cortez Business, Ash & 8<sup>th</sup>.

7. Columbia & A Map Waiver Request. Attachment provided with agenda

- Gary Smith, President San Diego Downtown Residents Group
  - Preventative measure – City asking questions. We aren't changing anything. We are doing this as a preventative measure because some of what we wanted to do isn't going to work for the interior of the building.
  - 99% of the time it can go on a concept agenda and you don't need to pay attention to it
  - 1% of the time you really have to pay attention
- Nancy: motion to approve, Terry: seconds the motion
- 10 votes to approve – motion passes. Ahmed, Cahill, Duke, Lauer, Vickerman abstained.

8. Appeal of Sugar Factory CUP decision re outdoor entertainment. Attachment provided with agenda.

- Gary Smith:
  - Hearing officer granted everything in NUP and CUP with the exception of the outdoor entertainment.
  - Sugar Factory said they had no intent to do the improvements/modifications recommended by the acoustic survey
  - They already had entertainment on the rooftop and were in violation
  - Candy Factory is appealing
  - Without the improvements it is a nuisance
  - Strongly recommend we sent a letter to the planning commission to support the planning officer's decision
- We agree with the hearing officer. Our approval is contingent on the modifications being made to mitigate the acoustic concerns.
- Dan Wery – motion to write a letter and support and agree with the planning officer's decision to deny the permit for entertainment. Chloé – second the motion
- 12 yeses – motion approved. Cahill, Duke abstained.

9. Project number is 697317 (Pacific Self Storage). Presenter: Bruce Jordan AIA, NCARB President, [bjordan@jordanarchitects.com](mailto:bjordan@jordanarchitects.com), Cell 949 584 2800, [www.jordanarchitects.com](http://www.jordanarchitects.com)

- Bruce Jordan – been on this since 2018.
- Went through Little Italy group as well
- Mixed Use Zone permits self-storage by right
- Overlay district limits occupancy due to flight path so self-storage fits in well



- Proposing a 4 story self storage building of 90,000 sf. On Pacific Highway near Laurel Street. Centerline of runway and directly across the street.
- Will be managed by Extra Space
- Demand for self-storage since pandemic has gone off the chart
- Most areas are full
- Min FAR 2.5. Max 5.5. They are at 3.6
- Not asking for any variances
- Minimum height is 45 ft. They are at 46 ft.
- Project designed with articulation horizontally and vertically to break up the façade.
- Self-Storage: 1.5 trips for 1,000. Very low generator of traffic. Very good use due to low occupancy and low trip generation.
- Been working with the community since the inception of the project. Lots of meeting with planning and Little Italy. Have a positive reaction. Want to keep it that way. Appreciate your endorsement.
- Kenneth Moore comment: great use of land. Happy to make motion to support it, Nancy Wilson-Ramón: second the motion.
- **Discussion:**
- Guest - Emanuel RB – Who will be using the self storage? Very close to Point Loma and Mission Hills.
  - Guy Zomick: Thinking people near the park and also people who live in the high rises downtown. Mostly residential users. See the need increasing.
- Jean Paul – Used to have storage next door. Have you made a study of how many homeless people occupy the storage units and sleep there. He used to have storage in A1 and there were issues with homeless people paying their dues and then using the place to sleep.
  - Guy Zomick: there will be cameras and lights on sensors. Codes to get in. Will do everything they can to keep them out. If people go in and the door closes, and the person doesn't come out, there is a problem, and it will be addressed.
  - Bruce Jordan: Extra Space is very good at policing.
- Hasan – do you have notes or approvals from the Department of Transportation?
  - Guy Zomick: no, it's the lowest use so we feel there won't be any change. Hoping for one tenant per day: one car per day.
  - Bruce Jordan: we have responded to all the planning departments questions about it and everyone is fine with it.
- Chris Eddy: given the site limitations, this is by far the highest and best use for it. If you build it, they will come. There is a great demand for this.
- Gary Smith: less than 3 months ago, we approved a project to eliminate the Ballpark Storage, and this will put supply back on the market
- 10 yeses – motion is approved to endorse the project. No Votes: Ahmed, Russell. Abstained: Cahill, Duke, Schwarz, Vickerman

## INFORMATIONAL ITEMS

10. Proposed Cannabis Retail Outlet Amendment Review. William Perno, SAY San Diego Central Region Prevention Coalition. [wperno@saysandiego.org](mailto:wperno@saysandiego.org) Attachments provided with agenda.
  - Alcohol and drug prevention specialist
  - 2010 – there was a medical marijuana task force.
  - Proposition 4 passed in 2016 – citizen initiative allowing for sales of marijuana
  - Getting it Right from the Start – promotes successful cannabis businesses that also protect the community and youth

- Suggesting buffer zones between retail shops and things like parks, schools, and libraries where children spend time
- 98% of communities exercise local control
- Community Planners committee recommended a 1,000-foot buffer from community colleges
- City-wide delivery is now available, so access is not a concern
- Concerns that the cannabis industry was not even asking for the changes that took place – who was asking for the proposed amendments? Why the rush?
- Will time be taken to gather input from community voices
- This will come to the CPC on 2/22/22
  
- Bob opened the floor to questions to the presenter and concerns we might have
- Chris Eddy – no concerns have come up in relation to Balboa Park
- Dan Wery – this is to be consistent with State Law. We are just being consistent. That is disingenuous. We have the authority to maintain separation requirements. State does not require it but also doesn't prohibit it. It would be nice to see a map the differences – does this just allow more sites?
- William Pero – another thing Whitburn's office mentioned is that there may be 5 outlets instead of 4 due to redistricting. This can be addressed later.
- State Prop 64 permits local ordinance with include additional limitations. Social Equity is also being considered. The change to Cannabis Ordinance is not a rush.
- We don't know who these proposals are coming from – why are the sensitive use restrictions being unilaterally removed. Equity position from those hurt by the 'war on drugs'?
- Jon Baker – does believe in the separation of incompatible community uses and war on drugs. School sites can't be approved for Fed Dept of Education if they are within certain distances. That is a non-starter.
- Nancy expressed concern we were not consulted.
- Councilmember Whitburn is asking for minimum separation – 600 ft (state law) instead of 1,000 ft (SD Ordinance)
- Gary Smith
  - Approx 10 years ago DCPC held 3 whole meetings dedicated to these parameters. DCPC series of recommendations were mostly adopted. Nancy is right – we should object to not being consulted.
  - If you reduce it to 1,000 ft, a lot of areas close to the beach are very desirable to distribution industry
  - If unanimous vote to move to urgent action item (due to calendar events that were unknown when tonight's agenda published, DCPC can offer guidance to Chair tonight.
- Dan Wery - Motion move this from an informational item to an urgent action item.
  - Motion to send a letter to object to the process.
  - This is an important decision that is too rushed and needs a community input process.
- Hasan Ahmed – we should leave this as information only. The DCPC is just for design.
- Dan Wery – we also have a charge to look at CUPs, NUPs, Land Use
- Bob Link – there are many opportunities for us to offer input beyond design.
- We need two motions.
  1. Vote to agree it's urgent
  2. Second motion
- Urgency is due to dates that were already scheduled
- Bob Link: all in favor to make this an urgent item, raise hand. Looking for unanimous approval to move this to the urgent action calendar. Ken Moore expressed concerns which were resolved.
  - Unanimous approval granted to move the item to urgent action item and discussion
- Dan Wery – motion to object to the rushed process and specifically request we have a more considered and involved public engagement process before a decision is made on this. Nancy second. Jean Paul endorsed the second.

- **No discussion**

- Motion passed with 10 yesses, 1 no (Ahmed), 1 abstain (Moore), 3 no replies (Cahill, Duke, Vickerman due to early departure from meeting.)

11. DCPC Elections Status: Terry McCleary, Jean Paul Schwarz (co-chairs). Summarized upcoming elections.

12. Community Planning Group Update – Bob Link (DCPC Chair)

- Gary Smith:
  - Big consequences to what is being suggested – significant change
  - Removal of funding
  - Changes in counting who's in our community
  - Proposal to eliminate the need for members of community board to be knowledgeable
  - Record Keeping, very statistical work, demographic survey
  - Have to keep records as to who voted in your elections and break it down by demographics without being able to ask questions that would indicate someone's demographics
  - Removing them coming to you and you only have 11 days to make a recommendation. And responses have to be a city form
  - Motivation is that many groups are NIMBYs
  - So these changes are trying to prevent nimbyism
  - Thinks this is the wrong approach
  - The change policies are disturbing compared to original intention was good
  - Our community planning area has more affordable housing and more permanent housing units than the rest of the city combined.
  - We have done a good job.
- Dan Wery – What can we do about this? Can we ask Mayor Gloria and Joe LaCava to come speak with us and have a good discussion for this?
  - If the only way you can participate is to show up at City Hall, there will be no representation. People can't take time from work waiting for item to be heard.
  - This is anti-democratic
  - We need to hear from our leaders now
- Bob Link acknowledged concerns which will be reflected at upcoming CPC meeting.

## MISCELLANEOUS ITEMS

13. Chairperson's Report, CA Redistricting, Subcommittee & Liaison Reports

- Chris Eddy – Parks
  - Sidewalk Vending will have a big impact on downtown that we may and should address
  - Pershing bikeway project is underway
  - Botanical Garden underway – completion scheduled 2023, plants to follow.
  - Balboa Park sewer pipe upgrade to be completed before summer.
  - Starlight and Casa del Prado renovations considered by Parks & Rec., State Grants.
  - Jean Paul – is the bike lane expansion part of the half a billion for bike lane expansions? No, this came out of City not SANDAG money
- SB946 Sidewalk Vending introduction, Pershing Bikeway, Botanical Garden Summer 23 completion plus one year for plants, Balboa Park Sewer pipes completed before summer, Starlight Theater being reexamined by Parks and Rec using State Grants.

- Member Comments
  - Jean Paul - New construction 8<sup>th</sup> and 9<sup>th</sup>. Trees removed.
  - Per Gary - trees destroyed due to underlying work and will be replaced.

14. Urgent Non-Agenda Items - none

15. **ADJOURNMENT 7:54 pm**                      Next Meeting MAR 16, 2022

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  October 2017
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**Approval Type:** Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit  
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance  
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other \_\_\_\_\_

**Project Title:** Columbia Square **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 1270 Columbia Street

San Diego, CA 92101

**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: Columbia Square Development US LP. ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 1465 Island Ave

City: San Diego State: CA Zip: 92101

Phone No.: 619-231-7072 Fax No.: \_\_\_\_\_ Email: dallas@pinnacleinternational.ca

Signature: [Signature] Date: June 24, 2021

Additional pages Attached: ☐ Yes ☒ No

**Applicant**

Name of Individual: Dennis L. Sall ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 1465 Island Ave

City: San Diego, CA State: CA Zip: 92101

Phone No.: 619 231 7072 Fax No.: \_\_\_\_\_ Email: dallas@pinnacleinternational.ca

Signature: [Signature] Date: June 24, 2021

Additional pages Attached: ☐ Yes ☒ No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached: ☐ Yes ☐ No



LP-6

# State of California

## Secretary of State

### Foreign Limited Partnership Amendment to Application for Registration

A \$30.00 filing fee must accompany this form.

**IMPORTANT – Read instructions before completing this form.**

This Space For Filing Use Only

<b>File Number</b>	<b>Entity Name</b> (Enter the exact name of the limited partnership.)
1. CA Secretary of State File Number <b>201713100013</b>	2. Name Under Which the Foreign Limited Partnership Conducts Business in California <b>PINNACLE COLUMBIA DEVELOPMENT US LP</b>

**Items 3 through 13:** (Complete ONLY the items to be amended or added by this filing. Attach additional pages, if necessary. Any other matters to be included may be made on an attachment to this document. Any attachments are incorporated herein by this reference and made part of this document.)

**Entity Name as amended** (Complete Item 3 if the actual name of the foreign limited partnership has changed in the foreign jurisdiction **AND** include a certificate from an authorized public official in the foreign jurisdiction, certifying that the limited partnership is in good standing and that the name was changed according to the laws of that jurisdiction. Complete Item 4 if amending or adding an alternate name in California. See instructions.)

3. Name of Foreign Limited Partnership As Amended in the Foreign Jurisdiction  
**COLUMBIA SQUARE DEVELOPMENT US LP**

4. Alternate Name (See instructions before completing Item 4.)

#### Entity Addresses

5a. Street Address of Principal Office <b>911 HOMER ST STE 300</b>	City <b>VANCOUVER</b>	State <b>BC</b>	Zip Code <b>V6B 2W6</b>
5b. Mailing Address of Principal Office, if different from Item 5a	City	State	Zip Code
6. Address of Office Required in the Jurisdiction of Formation, if any <b>202 SOUTH MINNESOTA ST</b>	City <b>CARSON CITY</b>	State <b>NV</b>	Zip Code <b>89703</b>

**Agent for Service of Process** (If the agent is an individual, complete both Items 7 and 8. If the agent is a corporation, complete Item 7 and leave Item 8 blank.)

7. Name of Agent for Service of Process  
**DAVID L. DICK**

8. If an individual, Street Address of Agent for Service of Process in CA  
**3580 CARMEL MOUNTAIN ROAD STE 460**

City  
**SAN DIEGO**

State  
**CA**

Zip Code  
**92130**

#### General Partner Information (New Partner, Address Change, Name Change, and/or Withdrawn Partner(s))

9. New Partner	Name <b>COLUMBIA SQUARE GP US LLC</b>	Address <b>911 HOMER ST STE 300</b>	City <b>VANCOUVER</b>	State <b>BC</b>	Zip Code <b>V6B 2W6</b>
10. Address Change	Name	Address	City	State	Zip Code
11. Name Change	From:	To:			
12. Withdrawn Partner(s)	Name:	Name:			

#### Foreign Limited Liability Limited Partnership

13. ☐ Check this box if the foreign limited partnership is a foreign limited liability limited partnership.

**Execution** (This document must be signed by at least one general partner of the foreign limited partnership. If additional signature space is necessary, the signatures may be made on an attachment to this document.)

14. I declare I am the person who executed this instrument, which execution is my act and deed. By signing this document I affirm under penalty of perjury that the facts stated are true.

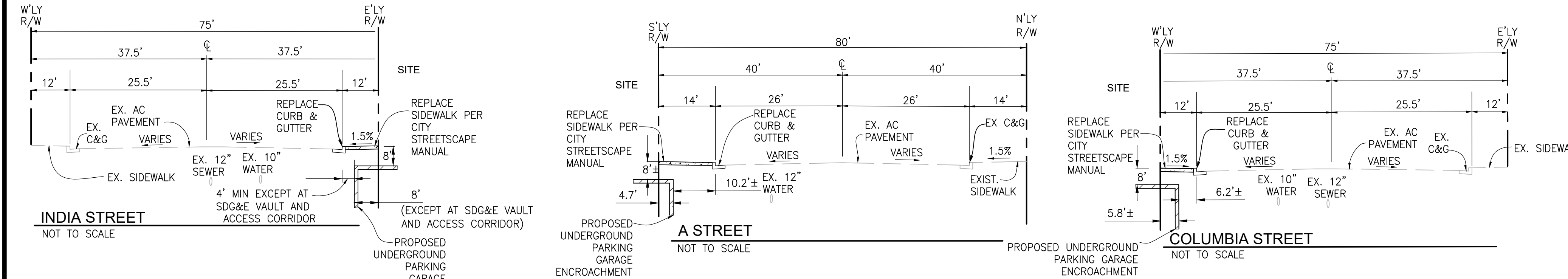
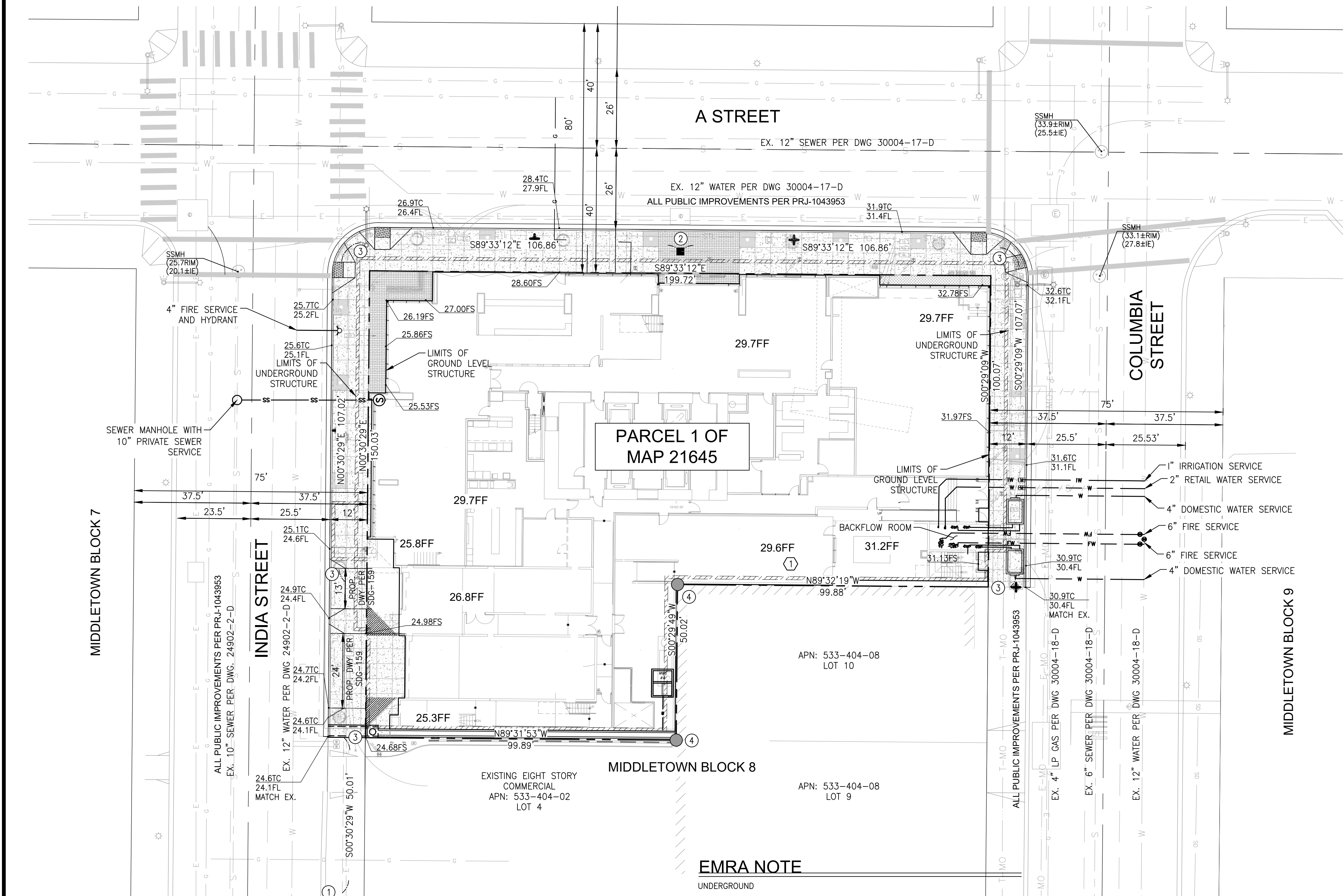
Signature of General Partner

**MICHAEL DE COTIIS**

Type or Print Name of General Partner



TENTATIVE MAP WAIVER NO. COLUMBIA & A TOWER



EASEMENTS

- 1 INDICATES PROPERTY IS SUBJECT TO THE FACT THAT SAID LAND LIES WITHIN THE BOUNDARIES OF THE CENTRE CITY REDEVELOPMENT AREA AS DISCLOSED BY DOCUMENT RECORDED APRIL 30, 2007 AS INSTRUMENT NO. 2007-0292863 AND SEPTEMBER 4, 2009 AS INSTRUMENT NO. 2009-0499449, BOTH OF OFFICIAL RECORDS. AFFECTS SUBJECT PROPERTY BUT IS NOT PLOTTABLE
- 4 INDICATES TWO ENCROACHMENTS (0.02' AND 0.04') OF THE NORTH STUCCO WALL OF THE IMPROVEMENTS LOCATED ON THE COLUMBIA SQUARE PROPERTY, WHICH ENCROACHMENTS EXTEND INTO THE QUON PROPERTY AS DEFINED BY INSTRUMENT NO. 1992-0475445. AFFECTS SUBJECT PROPERTY BUT IS NOT PLOTTABLE

APPROVAL NO.	ENCROACHMENT IMPROVEMENT TYPE	ENCROACHMENT PROPERTY TYPE
2539504	TEMPORARY SHORING & TIEBACKS	EMRA
2539508	SUBTERRANEAN GARAGE & SDGE TRANSFORMER VAULT	EMA

TENTATIVE MAP WAIVER NOTE

THIS IS A MAP OF A RESIDENTIAL AND COMMERCIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OR 6542 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUMS IS 510, THE TOTAL NUMBER OF COMMERCIAL CONDOMINIUM UNITS IS 345 AND THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUMS IS 165.

THIS IS A REQUEST FOR A WAIVER OF A TENTATIVE MAP.

NUMBER OF LOTS AND AREA

NO. OF EXISTING LOTS = 1 (1)  
GROSS AREA = 0.573 AC (24,979 SF)  
NO. OF COMMERCIAL CONDOMINIUM UNITS = 345

LEGAL DESCRIPTION

PARCEL 1 OF PM 21645, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 19, 2018 AS INSTRUMENT NO. 2018-7000495, OFFICIAL RECORDS.

APN: 533-404-09-00

SITE ADDRESS

1270 COLUMBIA STREET, SAN DIEGO, CA 92101

ZONING / OVERLAYS

EXISTING ZONE: CCDD-CORE  
PROPOSED ZONE: CCDD-CORE  
CORE EMPLOYMENT REQUIRED  
EMPLOYMENT REQUIRED OVERLAY  
LIMITED ACCESS OVERLAY ON WEST 'A' STREET  
COMMERCIAL STREET OVERLAY ON INDIA STREET

MINIMUM SETBACKS

FRONT: 0 MINIMUM  
SIDE: 0 MINIMUM  
STREET SIDE: 0 FEET

PARKING RATE

PROVIDED RESIDENTIAL PARKING:  
PARKING LEVEL P1-P4 165  
TOTAL RESIDENTIAL PARKING PROVIDED= 165

HOTEL PARKING RATE:  
HOTEL PARKING LEVELS P4-P5: 102  
COMMERCIAL PARKING REQUIRED/PROVIDED= 102

OWNERSHIP

PINNACLE COLUMBIA DEVELOPMENT US LP, A NEVADA LIMITED PARTNERSHIP  
911 HOMER STREET, SUITE 300, VANCOUVER BC V6B2W6 CANADA  
604-602-7747

TITLE REPORT

PREPARED BY: CHICAGO TITLE COMPANY  
2365 NORTHSIDE DRIVE  
SUITE 600  
SAN DIEGO, CA 92108  
ORDER NO. 00105154-993-SD2-CFU  
TRANSMITTAL DATED: MARCH 9, 2021

BASIS OF BEARING

THE BASIS OF BEARINGS OF THIS SURVEY IS THE SOUTHERLY SIDELINE OF "A" STREET PER PM 21645. I.E. N 89°33'12"W

REFERENCE DRAWINGS

CITY OF SAN DIEGO DRAWING NUMBERS:  
30004-17-D "A" ST WATER/SEWER MAINS  
24092-2-D INDIA ST WATER/SEWER MAINS  
30004-18-D COLUMBIA ST WATER/SEWER/GAS MAINS

UTILITY NOTE

WATER: CITY OF SAN DIEGO  
IRRIGATION: CITY OF SAN DIEGO  
SEWER: CITY OF SAN DIEGO  
GAS & ELECTRIC: SDG&E  
TELEPHONE: AT&T  
CABLE: COX COMMUNICATIONS

ALL EXISTING UTILITIES ARE UNDERGROUND. ALL PROPOSED UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUNDED WITH THE APPROPRIATE PERMITS.

GENERAL NOTES

- NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409 (B)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
- THE SUBDIVIDER SHALL OBTAIN 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. BFPODS SHALL BE LOCATED ABOVE GROUND ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY.
- THE SUBDIVIDER SHALL PREPARE CC&RS FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER FACILITIES THAT SERVE OR TRAVERSE MORE THAN A SINGLE CONDOMINIUM UNIT OR LOT.

LEGEND

ITEM	SYMBOL
PROPERTY LINE/TMW BOUNDARY	---
RIGHT OF WAY	---
STREET CENTERLINE	---

PROPOSED IMPROVEMENTS

ITEM	SYMBOL
BUILDING FOOTPRINT	---
6" CURB & GUTTER PER SDG-151	---
WATER SERVICE	W
FIRE WATER SERVICE	FW
SEWER SERVICE	SS
IRRIGATION SERVICE	IW
WATER METER VAULT	---
CURB OUTLET PER SDRSD D25-A	---
PROPRIETARY BIOFILTRATION UNIT	---
CURB RAMP PER SDG-134	---

NOTE: ALL PUBLIC IMPROVEMENTS TO BE BUILT PER CITY OF SAN DIEGO STANDARD.

EXISTING IMPROVEMENTS

ITEM	SYMBOL
EXISTING FIRE HYDRANT	---
EXISTING STREET LIGHT	---
EXISTING TRAFFIC SIGNAL	---
EXISTING SEWER MAIN	SS
EXISTING WATER MAIN	W
EXISTING GAS MAIN	G
EXISTING ELECTRICAL	E
EXISTING FIBER OPTICS	FO

COORDINATE INDEX

CCS '83: 1838-6275  
L.C.: 200-1717

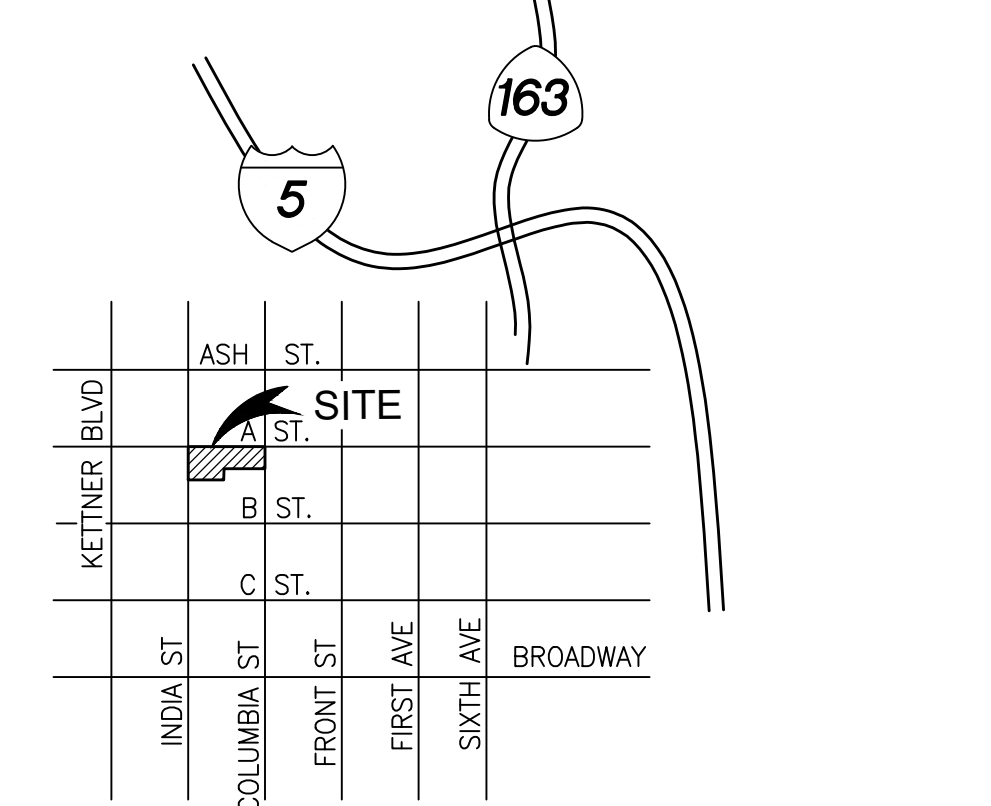
BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE NORTHEAST BRASS PLUG LOCATED AT THE INTERSECTION OF COLUMBIA STREET AND "B" STREET.

ELEV. = 28.328' MSL

MAP LEGEND

- INDICATES LEAD AND DISC AS NOTED
- INDICATES 3/4" IRON PIPE WITH DISC AS NOTED
- 1 FOUND LEAD & DISC "LS 4605" PER CR 2021. 7.00' OFFSET TO R/W
- 2 FOUND LEAD & TACK PER PM 19823. 7.00' OFFSET TO R/W
- 3 LEAD & DISC "LS 8674" PER PM 21644. 7.00' OFFSET TO R/W
- 4 3/4" X 18" IRON PIPE WITH DISC "LS 8674"



VICINITY MAP

NOT TO SCALE

FOR DEVELOPMENT PERMIT APPROVAL SEE CCDD NO. 2019-07

TENTATIVE MAP WAIVER NO.				
COLUMBIA & A TOWER				
PARCEL 1 OF PM 21645				
CITY OF SAN DIEGO, CALIFORNIA Development Service Department SHEET 1 OF 1 SHEETS			I.O. NO. N/A PROJECT NO. PTS69378Z	
FOR CITY ENGINEER			DATE	
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	FEI			
AS-BUILTS				
			1838-6275 NAD83 COORDINATES	
			200-1717 LAMBERT COORDINATES	

