



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 25, 2019 REPORT NO. HO-19-091

HEARING DATE: October 2, 2019

SUBJECT: CEDAR MAP WAIVER, Process Three Decision

PROJECT NUMBER: [629471](#)

OWNER/APPLICANT: Jonathan Segal, At the Polk, LLC, Owner and Robert Bateman, San Diego Land Surveying & Engineering, Inc., Applicant.

SUMMARY

Issue: Should the Hearing Officer approve the Map Waiver for a subdivision to create one residential condominium unit and one commercial condominium unit, currently under-construction, on an existing 0.115-acre (5,014-square-foot) lot located at 320 West Cedar Street in the Downtown Community Plan area?

Staff Recommendation: APPROVE Map Waiver No. 2263083.

Community Planning Group Recommendation: On March 20, 2019, the Downtown Community Planning Council voted 21-0-0 to recommend approval of the proposed project without conditions or recommendations (Attachment 7)

Environmental Review: This project is adequately addressed in the previously certified [Final Environmental Impact Report \(FEIR\)](#) and Addenda for Downtown projects, and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. No new significant impacts will occur and no new mitigation will be required. The prior environmental document adequately covered this activity as part of the project covered by the Downtown FEIR and Addenda, and no subsequent or supplemental EIR is required pursuant to the California Environmental Quality Act (CEQA) Section 15162 Guidelines.

BACKGROUND

The 0.115-acre (5,014-square-foot) site is located at 320 West Cedar Street (Attachment 1), northwest corner of West Cedar and Union streets, in the CCPD-R (Residential) base zone, Transit Priority Area, Parking Standards Transit Priority Area, Transit Area Overlay, and Residential Tandem Parking

Overlay Zones, within the Downtown Community Plan area (Attachment 2). The site is located in an area identified a Residential Emphasis area which accommodates primarily residential development with small-scale businesses, offices, services and ground floor commercial uses with a development density that is consistent with the Floor Area Ratio (FAR) regulations identified in the Downtown Community Plan for the Residential Emphasis area. The surrounding land uses are compatible with the proposed project and include multi-unit residential development, mixed-use development with ground-floor commercial and a Double Tree hotel.

The existing single lot is currently being developed with an 8-story mixed use building with 42 for-rent dwelling units above 1,585 square feet of ground floor commercial space, adjacent to a three-bedroom residential unit above 999 square feet of ground-floor commercial space all over one level of below-grade parking pursuant to Centre City Development Permit (CCDP), Centre City Planned Development Permit (CCPDP), and Site Development Permit (SDP) No. [2016-39](#) approved by the Planning Commission on February 23, 2017, and Building Permit Approval No. 2015118 approved on August 14, 2018. During the project's ministerial review, the applicant entered into an agreement with the San Diego Housing Commission to provide five (5) on-site residential units affordable to very-low income households with a combined annual gross income at or below 50 percent of the Area Median Income (AMI) to satisfy the inclusionary housing requirements pursuant to Inclusionary Affordable Housing Regulations, set forth in [San Diego Municipal Code \(SDMC\), Chapter 14, Article 2, Division 13](#). The project has been designed in conformance with all applicable development regulations and policy documents. The proposed Map Waiver would create two condominium units comprised of one three-bedroom, three-story residential condominium unit for home ownership opportunity, and one commercial condominium unit consisting of an 8-story building with 42 for-rent dwelling units, 2,584 square feet of ground floor commercial space, and one level of below-grade parking, no changes are proposed to the previously approved development currently under construction.

DISCUSSION

The proposed subdivision requires a Process Three, Map Waiver pursuant to SDMC Section [125.0120\(b\)\(1\)](#) to create two condominium units; comprised of one commercial unit and one residential unit, under construction located on a previously mapped single parcel.

PROJECT DESCRIPTION:

The proposed project requests a Map Waiver to create two condominium units; comprised of one commercial unit and one residential unit (see figure 1), under construction located on a previously mapped single parcel. The proposed condominium units will be comprised of one three-story, three-bedroom residential condominium unit (see figure 2 - shown in green) and one commercial condominium unit (see figure 2 – shown in orange) consisting of an eight-story building with 42 for-rent dwelling units, 2,584 square feet of ground floor commercial space above one level



Figure 1

of below-grade parking, currently under construction. The project does not propose any enlargements or expansion of use or any deviations from the previously approved discretionary and ministerial permits. The proposed subdivision is consistent with the development regulations of the underlying zone and previously approved entitlements including but not limited to height, Floor Area Ratio (FAR), density, parking, setbacks and landscaping requirements.

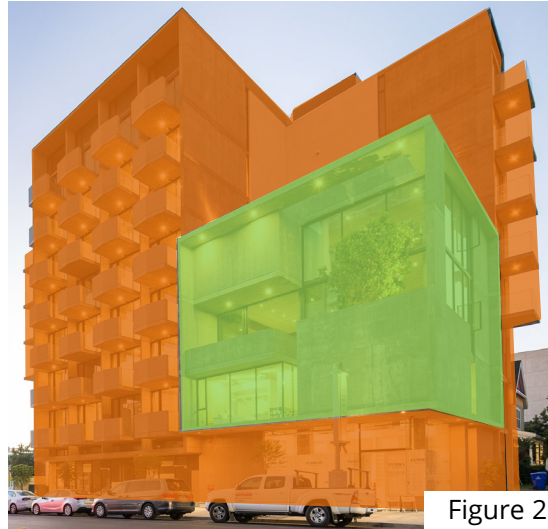


Figure 2

COMMUNITY PLAN ANALYSIS:

The [Downtown Community Plan](#) identifies the project site within the Residential Emphasis Land Use area which is intended to accommodate primarily residential development with provisions that allow small-scale businesses, offices, services and ground floor commercial uses provided they do not exceed 20 percent of the overall building area. The Downtown Community Plan establishes intensity standards for various parts of downtown measured as Floor Area Ratio (FAR) with base intensities that range from 2.0 to 10.0 FAR, modulated to provide diversity of scale, as well as high intensities in selected locations. To promote affordable housing downtown and to ensure consistency with California Government Code Section 65915, an FAR bonus is available for projects meeting on-site affordable housing requirements, the maximum bonus being 35 percent. The project site is located within the Little Italy neighborhood and has a project FAR of 6.9 as achieved through the Affordable Housing Intensity Bonus for provision of five (5) affordable housing units. The mixed-use development under construction has been designed in conformance with the community goals by providing ground level uses, maximizing on-site density through the affordable housing density bonus and location in close proximity to goods, services and regional transit.

The proposed subdivision will create a for-sale residential condominium unit for ownership and a commercial condominium unit consisting of 42 for-rent residential units, ground floor commercial space above 1 level of below-grade parking. The proposed subdivision is consistent with the community goals of encouraging residential developments that meet intensities that will satisfy target residential populations while creating vitality by activating ground level uses and supporting an array of stores and services while creating opportunities to live close to jobs and transit.

CONCLUSION:

In accordance with SDMC Section [125.0123](#), Findings for a Map Waiver, the decision maker may approve a Map Waiver if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the Land Development Code. Staff has reviewed the proposed subdivision and has determined that the project complies with all applicable adopted City Council policies and regulations, including the Downtown Community Plan and the General Plan, the Land Development Code, and the Subdivision Map Act, Staff has provided draft findings and conditions and recommends the Hearing Officer approve the Map Waiver as proposed.

ALTERNATIVES

1. Approve Map Waiver 2263083, with modifications.
2. Deny Map Waiver 2263083, if the findings required to approve the project cannot be affirmed.

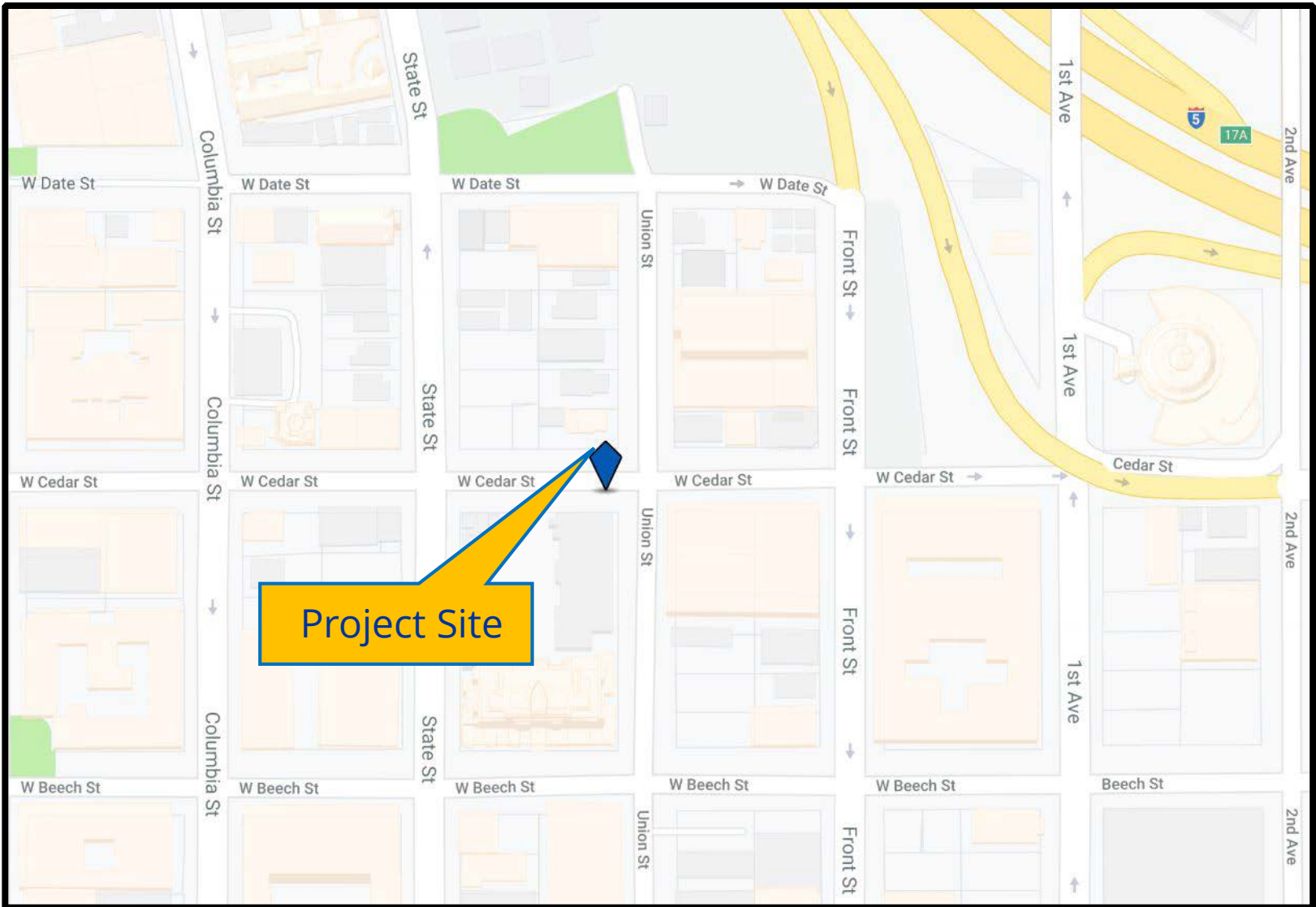
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Bryan Hudson for".

Bryan Hudson, Development Project Manager

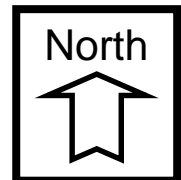
Attachments:

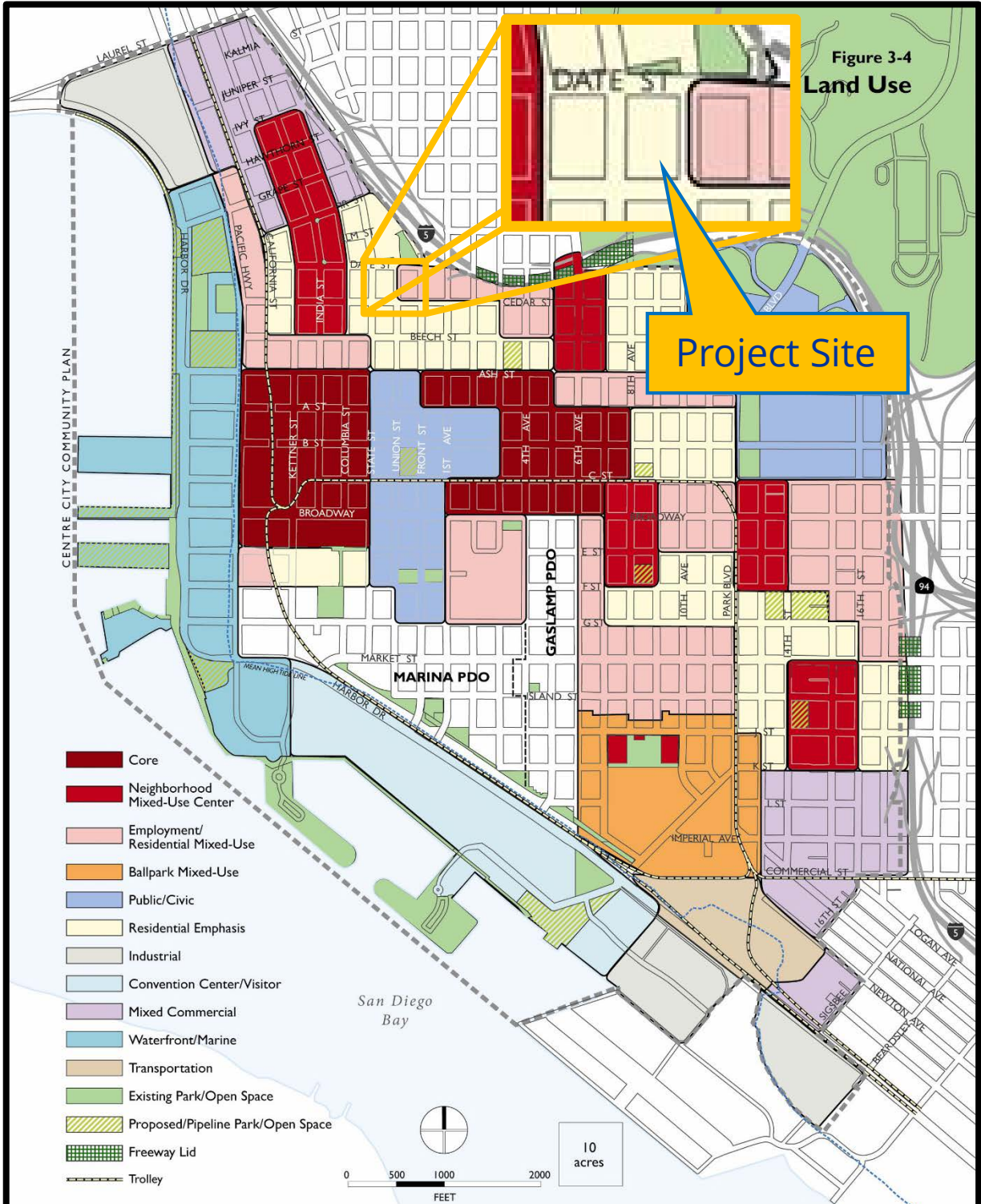
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Copy of Recorded (existing) Permit(s)
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Map Exhibit - Map Waiver



Project Location Map

Cedar Map Waiver / 320 W Cedar Street
PROJECT NO. 629471



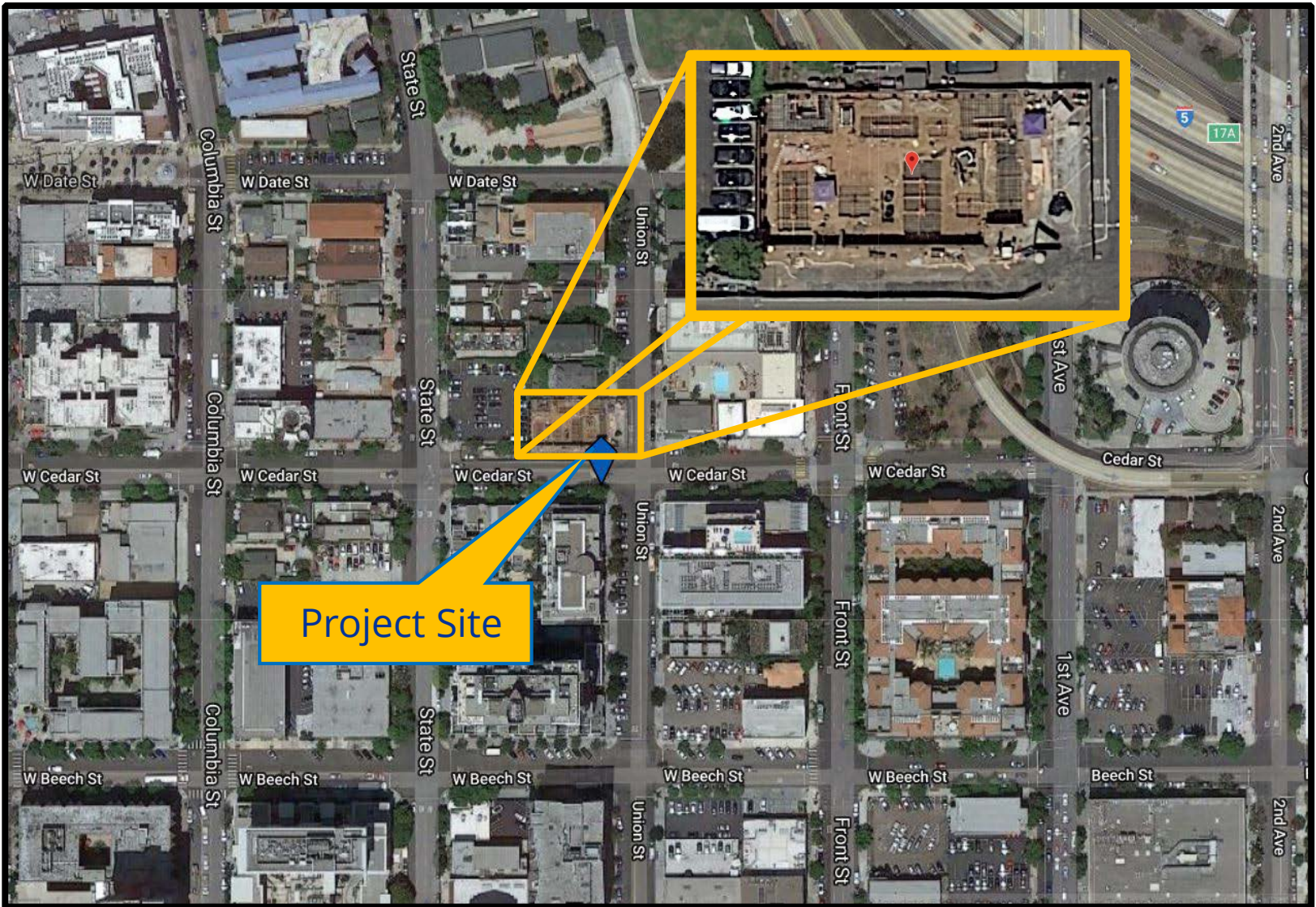


Land Use Map

Cedar Map Waiver / 320 W Cedar Street
PROJECT NO. 629471

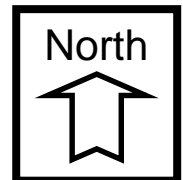
North





Aerial Photograph

Cedar Map Waiver / 320 W Cedar Street
PROJECT NO. 629471



RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING MAP WAIVER NO. 2263083 FOR
CEDAR MAP WAIVER – PROJECT NO. 629471

WHEREAS, At the Polk, LLC a California Limited Liability Company, Subdivider, and San Diego Land Surveying & Engineering, Inc a California Corporation, Surveyor, submitted an application with the City of San Diego for Map Waiver No. 2263083, to waive the requirement for a Tentative Map and Parcel Map for the creation of one three-bedroom residential condominium, and one commercial condominium unit consisting of 42 residential rental units, 2,584 square feet of ground floor commercial space (999 square feet of ground floor commercial below the 3-story three-bedroom residential unit and 1,585 square feet of ground floor commercial below the 8-story 42 unit residential building), and one level of below-grade parking, currently under construction. The project site is located at 320 West Cedar Street, northwest corner of West Cedar and Union streets, in the CCPD-R (Residential) base zone, within the Downtown Community Plan area. The property is legally described as lot 7 in block 33 of Middletown, in the City of San Diego, County of San Diego, State of California, according to partition map CC1-1874 thereof made by J.E. Jackson on file in the Office of the County Clerk of said San Diego County; and

WHEREAS, the Map Waiver proposes the subdivision of a 0.115-acre site into one commercial condominium unit and one residential condominium unit; and

WHEREAS, on July 16, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is consistent with the previously certified Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance (CCPDO), and 10th Amendment

to the Centre City Redevelopment Plan, certified by the Redevelopment Agency ("Former Agency") and City Council ("Council") on March 14, 2006 (Resolutions R-04001 and R-301265, respectively). Therefore, per the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15162; no subsequent or supplemental EIR was required for this project; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, the project consists of a three-story, three-bedroom residential condominium and a commercial condominium consisting of forty-two (42) for-rent dwelling units above ground floor commercial space and one level of below-grade parking under construction for which Certificates of Occupancy have not been issued; 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 condominiums is two (2), including a three-story residential condominium, and a commercial condominium consisting of 42 dwelling units, above 2,584 square feet of ground floor commercial space, and one level of below-grade parking; and

WHEREAS, on October 2, 2019, the Hearing Officer of the City of San Diego considered Map Waiver No. 2263083, and pursuant to sections 125.0122 of the San Diego Municipal Code 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 Map Waiver No. 2263083:

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

The proposed Map Waiver is for the subdivision of an existing single parcel with a mixed-use development (residential and commercial) with one level of below-grade parking into two (2) condominium units. The two-unit development is currently under construction and is located at 320 W. Cedar Street in the Centre City Planned District Residential (CCPD-R) zone, in the Little Italy neighborhood of the Downtown Community Plan (DCP) area ("Downtown").

On August 14, 2018, the City of San Diego approved ministerial construction permits under Project No. [570361](#), for the development of an 8-story mixed use building for forty-two (42) residential dwelling units with ground floor commercial space, a three-bedroom residential unit above ground-floor commercial space, over one level of below-grade parking currently being constructed in accordance with Centre City Development Permit (CCDP), Centre City Planned Development Permit (CCPDP) and Site Development Permit (SDP) No. [2016-39](#), issued on February 23, 2017, and regulations of the San Diego Municipal Code.

The Map Waiver would allow the creation of two (2) condominium units consisting of a residential condominium unit for a three-bedroom residential unit and a commercial condominium unit for forty-two (42) residential dwelling units over ground floor commercial space and one level of below-grade parking.

The proposed subdivision is consistent with the land use residential emphasis designation of the DCP area. The Community Plan residential emphasis zone allows for residential development and small-scale business, offices, and services, and ground floor commercial uses. No new development or modification to the existing development is proposed. Therefore, 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 proposed Map Waiver is for the subdivision of an existing single parcel with a mixed-use development (residential and commercial) with one level of below-grade parking into two (2) condominium units; the two-unit development is currently under construction and is located

at 320 W. Cedar Street within in the Centre City Planned District Residential (CCPD-R) zone, within the developed urban neighborhood of Little Italy as outlined in the DCP area.

On August 14, 2018, the City of San Diego approved ministerial construction permits under Project No. [570361](#), for the development of an 8-story mixed use building for forty-three (43) residential dwelling units with ground floor commercial space and one level of below-grade parking currently being constructed in accordance with Centre City Development Permit (CCDP), Centre City Planned Development Permit (CCPDP) and Site Development Permit (SDP) No. [2016-39](#), issued on February 23, 2017, and regulations of the San Diego Municipal Code.

During the ministerial construction permit review under Project No. [570361](#), the project was determined to be in compliance with the underlying zone regulations and requirements of the San Diego Municipal Code (SDMC), and the previous discretionary approval under Centre City Development Permit (CCDP), Centre City Planned Development Permit (CCPDP) and Site Development Permit (SDP) No. [2016-39](#), including but not limited to height, Floor Area Ratio (FAR), parking, setbacks, and landscaping. The Map Waiver proposes condominiums compatible to uses within the neighborhood and does not affect nor does it propose any deviations from the previously approved ministerial building permits under Project No. [570361](#). Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

The 0.115-acre (5,014-square-foot) site is located at 320 West Cedar Street within the residential emphasis designated area of the DCP area in the Little Italy neighborhood which has a minimum Floor Area Ratio (FAR) of 3.5 and a maximum FAR of 6.0 with adjacent areas with maximum FAR's of 6.5 and 8.0 and available FAR bonuses. The Community Plan residential emphasis area allows for residential development and small-scale business, offices, and services, and ground floor commercial uses.

On August 14, 2018, the City of San Diego approved ministerial construction permits under Project No. [570361](#), for the development of an 8-story mixed use building for forty-three (43) residential dwelling units with ground floor commercial space and one level of below-grade parking currently being constructed in accordance with Centre City Development Permit (CCDP), Centre City Planned Development Permit (CCPDP) and Site Development Permit (SDP) No. [2016-39](#), issued on February 23, 2017, and regulations of the San Diego Municipal Code.

During the ministerial construction permit review under Project No. [570361](#), the project was determined to be in compliance with the underlying zone regulations and requirements of the San Diego Municipal Code (SDMC), and the previous discretionary approval under Centre City Development Permit (CCDP), Centre City Planned Development Permit (CCPDP) and Site Development Permit (SDP) No. [2016-39](#), including but not limited to height, Floor Area Ratio (FAR), parking, setbacks, and landscaping. The previously issued permits included a density

bonus increasing the project FAR to 6.9 as achieved through the Affordable Housing Density Bonus for provision of five (5) affordable very-low income housing units.

The Map Waiver proposes condominiums compatible to uses within the neighborhood and does not affect nor does it propose any deviations from the previously approved ministerial building permits under Project No. [570361](#). Therefore, the site is physically suitable for the type and 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.

The 0.115-acre (5,014-square-foot) site is located at 320 West Cedar Street within in the Centre City Planned District Residential (CCPD-R) zone, within the developed urban neighborhood of Little Italy as outlined in the DCP area, surrounded by similar development and served by existing developed right-of-way improvements and public utilities. The site is not on or is it adjacent to any watercourses, sensitive biological resources, Multiple Habitat Planning area (MHPA) lands or Environmental Sensitive Land (ESL).

The proposed Map Waiver is for the subdivision of an existing single parcel with a mixed-use development (residential and commercial) with one level of below-grade parking into two (2) condominium units; the two-unit development is currently under construction. Therefore, the design of the subdivision is not likely to cause environmental damage or injure fish, wildlife or their habitat in a substantial or avoidable manner.

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

The proposed Map Waiver is for the subdivision of an existing single parcel with a mixed-use development (residential and commercial) with one level of below-grade parking into two (2) condominium units; the two-unit development is currently under construction. The 0.115-acre (5,014-square-foot) site is located at 320 West Cedar Street within in the Centre City Planned District Residential (CCPD-R) zone, within the developed urban neighborhood of Little Italy as outlined in the DCP area, surrounded by similar development and served by existing developed right-of-way improvements and public utilities.

The proposed subdivision has been reviewed and determined to be in compliance with the San Diego Municipal Code. The proposed subdivision is consistent with development regulations of the underlying zone, the Land Development Code regulations and requirements and the previous discretionary approval under Centre City Development Permit (CCDP), Centre City Planned Development Permit (CCPDP) and Site Development Permit (SDP) No. [2016-39](#). The project was determined to be consistent with the previously certified EIR pursuant to CEQA Guidelines Section 15162. 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 proposed project is located on a private lot and does not contain any existing public easements. The site has frontage on and is accessed from the existing developed Union Street and West Cedar Street public right-of-way. The proposed subdivision does not include any new easements with this application nor does it propose any new development which would encroach into any easements. 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 proposed Map Waiver is for the subdivision of an existing single parcel with a mixed-use development (residential and commercial) with one level of below-grade parking into two (2) condominium units; the two-unit development is currently under construction in accordance with the previous discretionary approval under Centre City Development Permit (CCDP), Centre City Planned Development Permit (CCPDP) and Site Development Permit (SDP) No. [2016-39](#) and the development regulations in effect at the time of issuance of the ministerial construction building permits issued under Project No. [570361](#).

No new development or modifications to the existing development are proposed. The existing structure within the subdivision boundary has been designed to provide to the extent feasible, for future passive or natural heating and cooling opportunities, and the approval of this Tentative Map Waiver will not affect future passive or natural heating and cooling opportunities. Therefore, the design of the proposed subdivision provides, to the extent feasible, for 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 proposed Map Waiver is for the subdivision of an existing single parcel with a mixed-use development (residential and commercial) with one level of below-grade parking into two (2) condominium units; the two-unit development is currently under construction.

This project is a subdivision only and no additional development is proposed. Any further development would be subject to the underlying zone regulations at the time of application, including the City's Inclusionary Affordable Housing requirements and payment of all applicable Development Impact Fees (DIF). The site is served by existing public infrastructure, including developed West Cedar Street and Union Street.

The site is located in a developed urban neighborhood and is consistent with the downtown community plan goal to provide housing for downtown employees commensurate with their means to reduce automobile trips and achieve related air quality benefits. The project will provide a mix of housing opportunities within the existing mixed-use project to include ownership and rental opportunity.

All appropriate public services (including fire, police, schools, public parks, libraries and medical services) as well as necessary utilities such as electricity, water and sewer exist within the built out urbanized community and provide adequate services for the proposed subdivision. Other than the subdivision to allow for the creation of condominium units for individual ownership within a built out urbanized community with adequate existing infrastructure, the project does not include additional development of the property and no other modifications to the site or structures are requested with this subdivision.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Map Waiver No. 2263083, is hereby granted to Jonathan Segal, At the Polk, LLC, Subdivider subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Bryan Hudson
Development Project Manager
Development Services Department

ATTACHMENT: Map Waiver Conditions

Internal Order No. 12002110

ATTACHMENT 5

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 2263083
CEDAR MAP WAIVER - PROJECT NO. 629471
ADOPTED BY RESOLUTION NO. _____ ON _____

GENERAL

1. This Map Waiver will expire October 16, 2022.
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.

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.

5. The Certificate of Compliance shall conform to the provisions of Centre City Development Permit (CCDP), Centre City Planned Development Permit (CCPDP) and Site Development Permit (SDP) No. [2016-39](#).
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.
7. Prior to the recordation of the Certificate of Compliance, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for building and landscape improvements (San Diego Municipal Code § 144.0507), to the satisfaction of the City Engineer.

AFFORDABLE HOUSING

8. 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.*).

ENGINEERING

9. The Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No. 599595, including new curbs, gutters, sidewalks, driveways, street lights and curb ramp.
10. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
11. 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.
12. 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

13. Prior to the recordation of the Certificate of Compliance, all conditions in the Map Waiver Resolution of Approval must be satisfied.
14. 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 was missing, it must be replaced with a new monument, and a Corner Record or Record of Survey 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 the requirement prior to the approval and recordation of the Certificate of Compliance.

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. 12002110

DOC# 2017-0390102



Aug 25, 2017 11:35 AM

OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$60.00

PAGES: 16

RECORDING REQUESTED BY:

Civic San Diego
Planning Department
401 B Street, Suite 400
San Diego, CA 92101

AND WHEN RECORDED MAIL TO:

Civic San Diego
Planning Department
401 B Street, Suite 400
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 DEVELOPMENT PERMIT
CENTRE CITY PLANNED DEVELOPMENT PERMIT
SITE DEVELOPMENT PERMIT
NO. 2016-39**

**320 WEST CEDAR
ASSESSOR PARCEL NUMBER
533-353-10**

San Diego Land Surveying
and Engineering, Inc.

**PRIOR DEVELOPMENT
APPROVAL**

320 West Cedar
CCDP/CCPDP/SDP No. 2016-39

**CENTRE CITY DEVELOPMENT PERMIT
CENTRE CITY PLANNED DEVELOPMENT PERMIT
SITE DEVELOPMENT PERMIT
NO. 2016-39**

**320 WEST CEDAR
ASSESSOR PARCEL NUMBER
533-353-10**

This Centre City Development Permit / Centre City Planned Development Permit / Site Development Permit (CCDP/CCPDP/SDP) Permit No. 2016-39 is granted by the City of San Diego City Council ("City Council") to JMan at the K Lofts, LLC, Owner/Permittee, to allow: 1) the substantial alteration (i.e. demolition) of Historical Resources Board (HRB) Site No. 282, the Oscar H. Millard Rental, and, 2) the construction of a residential development known as 320 West Cedar ("Project") on the 5,000 square foot ("SF") premises located on the northwest corner of West Cedar and Union streets in the Little Italy neighborhood of the Downtown Community Plan (DCP) area and within the Centre City Planned District (CCPD); and more particularly described as: Lot 7 in Block 33 of Middletown, in the City of San Diego, County of San Diego, State of California, according to partition map thereof made by J.E. Jackson on file in the Office of the County Clerk of said San Diego County.

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 5, 2017 on file at Civic San Diego ("CivicSD").

1. General

The Owner and/or Permittee shall construct, or cause to be constructed on the site, a development consisting of a 8-story (approximately 93-foot tall), residential development located on a 5,000 SF premises located on the north side of Cedar Street between State and Union streets in the Little Italy neighborhood. The Project contains 43 dwelling units ("DU") including a separate 5-story single-family home with a total of 12 automobile parking spaces below grade. The total Floor Area Ratio (FAR) of the development for all uses above ground shall not exceed 6.9 (including all FAR Bonuses). The development shall not exceed a height of 93 feet above grade level, measured to the top of the parapet of the uppermost floor, with roof equipment enclosures, elevator penthouses, mechanical screening and architectural elements above this height permitted per the Centre City Planned District Ordinance (CCPDO).

2. Site Development Permit (SDP)

The City of San Diego City Council ("City Council") hereby grants a SDP allowing the Substantial Alteration of a Designated Historical Resources as follows:

320 West Cedar
CCDP/CCPDP/SDP No. 2016-39

The City of San Diego HRB Site No. 282, the Oscar H. Millard Rental ("Millard Rental") located at 1610 Union Street may be demolished per the City Council having made the SDP findings in San Diego Municipal Code (SDMC) Section 126.0504(a) & (i) and in compliance with the 2006 Final Environmental Impact Report (FEIR) Mitigation, Monitoring, and Reporting Program (MMRP) Measures HIST A.1-3. Mitigation Measure HIST A.1-3 requires an approved Documentation Program that must include Photo Documentation and Measured Drawings of the resource.

3. Centre City Planned Development Permit (CCPDP)

The City Council hereby grants a CCPDP pursuant to Sections 156.0304(d) and (f) of the CCPDO for deviations to the following development regulations within the CCPDO and San Diego Municipal Code (SDMC):

- a. CCPDO 156.0310(d)(1)(D) Minimum Streetwall Height. Streetwall to be recessed nine feet from property line for a distance of 16 feet along Cedar Street.
- b. CCPDO 156.0313 Parking Standards. Allowing driveway slope of 10%, allowing garage gate to be on property line, and allowing driveway width of 12 feet.

4. Floor Area Ratio (FAR) Bonus

- a. Affordable Housing Bonus – The development is entitled to an FAR bonus of 2.1 (10,500 SF). The Owner/Permittee shall provide a minimum of 5 affordable units restricted to tenants with incomes of no more than 50% of Area Median Income (AMI) for a minimum of 55 years. An agreement with the San Diego Housing Commission shall be executed to enforce and monitor the affordability restrictions prior to issuance of any building permit for construction of any residential unit.

5. Parking

The development shall include 12 parking spaces, to be designed to meet City Standards, except as modified by the CCPDP cited above. The twelfth parking space shall be obtained through the provision of a mechanical vertical lift in Space #11.

PLANNING AND DESIGN REQUIREMENTS

1. 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, together with the following specific conditions, will be used as a basis for evaluating the development through all stages of the development process.

- a. Architectural Standards – The architecture of the development shall establish a high quality of design and complement the design and character of the Little Italy neighborhood as shown in the approved Basic Concept/Schematic Drawings on file with

CivicSD. The development shall utilize a coordinated color scheme consistent with the approved Basic Concept/Schematic Drawings.

- b. Form and Scale – The 8-story residential development and 5-story single family home have a total of 43 residential units with an uppermost height of approximately 93 feet tall measured to the top of the roofline and/or parapet, with roof equipment enclosures, elevator penthouses, and mechanical screening above this height permitted per the CCPDO and the Federal Aviation Administration (FAA).
- c. 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 plaster materials shall consist of a hard troweled, or equivalent, smooth finish. Any stone materials shall employ larger modules and full-corner profiles to create a substantial and non-veneer appearance. 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.

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 public right of way. No substitutions of materials or colors shall be permitted without the prior written consent of the CivicSD. 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.

- d. Street Level Design – 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/motor-court entrances shall provide a finished appearance to the street with street level exterior finishes wrapping into the openings a minimum of ten feet.

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 adjacent elevation materials (no stucco or other inconsistent material), and incorporate drip edges and other details to minimize staining and ensure long-term durability.

- e. Utilitarian Areas – Areas housing trash, storage, or other utility services shall be located in the garage or otherwise 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 San Diego Municipal Code (SDMC) sections 142.0810 and 142.0820. Such areas shall be provided within an enclosed building/garage area and shall be kept clean and orderly at all times. The development shall implement a recycling program to provide for the separation of recyclable materials from the non-recyclable trash materials.

- f. Mail and Delivery Locations – It is the Owner's and/or Permittee's responsibility to coordinate mail service and mailbox locations with the United States Postal Service and to minimize curb spaces devoted to postal/loading use. The Owner and/or Permittee shall locate all mailboxes and parcel lockers outside of the ROW, either within the building or recessed into a building wall. A single, centralized interior mail area in a common lobby area is encouraged for all residential units within a development, including associated townhouses with individual street entrances. Individual commercial spaces shall utilize a centralized delivery stations within the building or recessed into a building wall, which may be shared with residential uses sharing a common street frontage address.
- g. Access – Vehicular access to the development's parking shall be limited to one driveway on Union Street with a curb cut not to exceed 14 feet in width.
- h. Circulation and Parking – The Owner and/or Permittee shall prepare a plan which identifies the location of curbside parking control zones, parking meters, fire hydrants, trees, and street lights. Such plan shall be submitted in conjunction with 100% Construction Drawings. All on-site parking shall meet the requirements of the City Building Official, Fire Department, and Engineer.
- i. 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 shall be submitted with 100% Construction Drawings.
- j. Roof Tops – A rooftop equipment and appurtenance location and screening plan shall be prepared and submitted with 100% Construction Drawings. Any roof-top mechanical equipment must be grouped, enclosed, and screened from surrounding views (including views from above); except where exempted by this Permit.
- k. Signage – All signs shall comply with the City Sign Regulations and the CCPDO.
- l. Lighting – A lighting plan which highlights the architectural qualities of the proposed development and also enhances the lighting of the ROW shall be submitted with 100% Construction Drawings. All lighting shall be designed to avoid illumination of adjoining properties.
- m. Noise Control – All mechanical equipment, including but not limited to, air conditioning, heating and exhaust systems, shall comply with the City of San Diego Noise Ordinance and California Noise Insulation Standards as set forth in Title 24. All mechanical equipment shall be located to mitigate noise and exhaust impacts on adjoining development, particularly residential. Owner and/or Permittee shall provide evidence of compliance at 100% Construction Drawings.

- n. Energy Considerations – The design of the improvements shall include, where feasible, energy conservation construction techniques and design, including cogeneration facilities, and active and passive solar energy design. The Owner and/or Permittee shall demonstrate consideration of such energy features during the review of the 100% Construction Drawings.
- o. Street Address – Building address numbers shall be provided that are visible and legible from the ROW.

2. 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 with the 100% Construction Drawings. Any on-site landscaping shall establish a high quality of design and be sensitive to landscape materials and design planned for the adjoining ROW.

PUBLIC IMPROVEMENTS, LANDSCAPING AND UTILITY REQUIREMENTS

3. Off-Site Improvements

The following public improvements shall be installed in accordance with the Centre City Streetscape Manual (CCSM). The CCSM is currently being updated and the Owner and/or Permittee shall install the appropriate improvements according to the latest requirements at the time of Building Permit issuance:

	Cedar Street	Union Street
Street Trees	Jacaranda	Raywood Ash
Sidewalk Paving	Little Italy Paving	Little Italy Paving
Street Lights	Gateway Street Lights	Little Italy Enhanced Standard Streetlight

- a. 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.

The Owner and/or Permittee will be responsible for evaluating, with consultation with the CivicSD, whether any existing trees within the ROW shall be maintained and preserved. No trees shall be removed prior to obtaining a Tree Removal Permit from the City's Development Services Department (DSD) per City Council Policy 200-05.

- b. Street Lights – All existing lights shall be evaluated to determine if they meet current CivicSD and City requirements, and shall be modified or replaced if necessary. Gateway

and Little Italy Enhanced Standard street lights shall be painted with Tiger Drylac RAL#6005 Powder Coat (Dark Green).

- c. Sidewalk Paving – Any specialized paving materials shall be approved through the execution of an Encroachment Removal and Maintenance Agreement (EMRA) with the City.
- d. Litter Containers – The development shall provide a minimum of one litter receptacle painted with Tiger Drylac RAL#6005 Powder Coat (Dark Green) and shall be located as specified in the CCSM.
- e. 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 CivicSD within 30 days of damage or Certificate of Occupancy.
- f. Planters – Planters shall be permitted to encroach into the ROW a maximum of two feet for sidewalk areas measuring at least twelve feet and less than fourteen feet in width. For sidewalk areas fourteen feet or wider, the maximum permitted planter encroachment shall be three feet. The planter encroachment shall be measured from the property line to the face of the curb to the wall surrounding the planter. A minimum five 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.
- g. On-Street Parking – The Owner and/or Permittee shall maximize the on-street parking wherever feasible.
- h. Public Utilities – The Owner and/or Permittee shall be responsible for the connection of on-site sewer, water and storm drain systems from the development to the City utilities located in the ROW. Sewer, water, and roof drain laterals shall be connected to the appropriate utility mains within the street and beneath the sidewalk. The Owner and/or Permittee may use existing laterals if acceptable to the City, and if not, Owner and/or Permittee shall cut and plug existing laterals at such places and in the manner required by the City, and install new laterals. Private sewer laterals require an EMA.

If it is determined that existing water and sewer services are not of adequate size to serve the proposed development, the Owner and/or Permittee will be required to abandon any unused water and sewer services and install new services and meters. Service abandonments require an engineering permit and must be shown on a public improvement plan. All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of City's Water and Sewer Facility Design Guidelines and City regulations standards and practices pertaining thereto.

Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the Building Permit plan check. If and when the Owner and/or Permittee submits for a tentative map or tentative map waiver, the Water Department will require Covenants, Conditions, and Restrictions ("CC&Rs") to address the operation and maintenance of the private on-site water system serving the development. No structures or landscaping of any kind shall be installed within ten feet of water facilities.

All roof drainage and sump drainage, if any, shall be connected to the storm drain system in the public street, or if no system exists, to the street gutters through sidewalk underdrains. Such underdrains shall be approved through an Encroachment Removal Agreement with the City. The Owner and/or Permittee shall comply with the City's Storm Water Management and Discharge Control Ordinance and the storm water pollution prevention requirements of Chapter 14, Article 2, Division 1 and Chapter 14, Article 2, Division 2 of the SDMC.

- i. Franchise Public Utilities – The Owner and/or 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 where feasible. 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.
- j. Fire Hydrants – If required, the Owner and/or Permittee shall install fire hydrants at locations satisfactory to the City's Fire Department and DSD.
- k. Water Meters and Backflow Preventers – The Owner and/or Permittee shall locate all water meters and backflow preventers in locations satisfactory to the Public Utilities Department and CivicSD. Backflow preventers shall be located outside of the 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 ROW.

All items of improvement shall be performed in accordance with the technical specifications, standards, and practices of the City's Engineering, Public Utilities, and Building Inspection Departments and shall be subject to their review and approval. Improvements shall meet the requirements of Title 24.

4. Storm Water Compliance

- a. Prior to issuance of any construction permit, the Owner and/or Permittee shall enter into a Maintenance Agreement for the on-going permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.
- b. Prior to the issuance of any Construction Permit, the Owner and/or Permittee shall incorporate any construction BMP necessary to comply with Chapter 14, Article 2,

320 West Cedar
CCDP/CCPDP/SDP No. 2016-39

Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

- c. Prior to issuance of any construction permits, the Owner and/or 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 Storm Water Standards.
- d. Prior to the issuance of any construction permit, the Storm Water Quality Management Plan will be subject to final review and approval by the City Engineer.

5. Removal and/or Remedy of Soil and/or Water Contamination.

The Owner and/or Permittee shall (at its own cost and expense) remove and/or otherwise remedy as provided by law and implementing rules and regulations, and as required by appropriate governmental authorities, any contaminated or hazardous soil and/or water conditions on the Site. Such work may include without limitation the following:

- a. Remove (and dispose of) and/or treat any contaminated soil and/or water on the site (and encountered during installation of improvements in the adjacent ROW which the Owner and/or Permittee is to install) as necessary to comply with applicable governmental standards and requirements.
- b. Design construct all improvements on the site in a manner which will assure protection of occupants and all improvements from any contamination, whether in vapor or other form, and/or from the direct and indirect effects thereof.
- c. Prepare a site safety plan and submit it to the appropriate governmental agency, CivicSD, and other authorities for approval in connection with obtaining a building permit for the construction of improvements on the site. Such site safety plan shall assure workers and other visitors to the site of protection from any health and safety hazards during development and construction of the improvements. Such site safety plan shall include monitoring and appropriate protective action against vapors and/or the effect thereof.
- d. Obtain from the County of San Diego and/or California Regional Water Quality Control Board and/or any other authorities required by law any permits or other approvals required in connection with the removal and/or remedy of soil and/or water contamination, in connection with the development and construction on the site.
- e. If required due to the presence of contamination, an impermeable membrane or other acceptable construction alternative shall be installed beneath the foundation of the building. Drawings and specifications for such vapor barrier system shall be submitted for review and approval by the appropriate governmental authorities.

SUSTAINABILITY

6. Cool/green roofs must be utilized in the development including:
- a. 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 California Green Building Standards Code must be implemented.

Compliance with this measure must be demonstrated prior to the issuance of the building permit.

7. The development must include, at a minimum, the following fixtures (if provided):
- a. Residential Buildings
 - Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi;
 - Standard dishwashers: 4.25 gallons per cycle;
 - Compact dishwashers: 3.5 gallons per cycle; and,
 - Clothes washers: water factor of 6 gallons per cubic feet of drum capacity.

Compliance with this measure must be demonstrated prior to the issuance of the building permit.

8. The development must be designed to have an energy budget that meets or exceeds a 10% improvement with both indoor lighting and mechanical systems when compared to the Title 24, Part 6 Energy Budget for the proposed design building as calculated by Compliance Software certified by the California Energy Commission (percent improvement over current code). The demand reduction may be provided through on-site renewable energy generation, such as solar, or by designing the project to have an energy budget that meets the above-mentioned performance standards, when compared to the Title 24, Part 6 Energy Budget for the Proposed Design Building (percent improvement over current code). Compliance with this measure must be demonstrated prior to the issuance of the building permit.
9. A minimum of 3% of the total required parking spaces must be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official. Of the total listed cabinets, boxes or enclosures provided, at least 50% must have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use by residents. Compliance with this measure must be demonstrated prior to the issuance of the building permit.

STANDARD REQUIREMENTS

10. Environmental Impact Mitigation Monitoring and Reporting Program

As required by CCPDO Section 156.0304(h), the development shall comply with all applicable Mitigation Monitoring and Reporting Program (MMRP) measures from the 2006 Downtown Final Environmental Impact Report (Downtown FEIR) for the DCP.

11. Development Impact Fees

The development will be subject to Centre City Development Impact Fees. For developments containing commercial space(s) the Owner and/or 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 Owner and/or Permittee to provide all necessary documentation for receiving any "credit" for existing buildings to be removed.

12. Inclusionary Affordable Housing Ordinance

Prior to receiving the first construction permit for a residential building, Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code ("Inclusionary Affordable Housing Regulations") by entering into a written "Exemption Agreement" and "Public Entity Agreement" as set forth in the Inclusionary Affordable Housing Implementation and Monitoring Procedures Manual, which are acceptable to the San Diego Housing Commission, and which are secured by a deed of trust.

13. Construction Fence

Owner and/or 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 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.

14. 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:

- Color rendering of the development
- Development name
- Developer
- Completion Date
- 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 SF per street frontage. Graphics may also be painted on any barricades surrounding the site. All signs and graphics shall be submitted to the CivicSD for approval prior to installation.

15. Tentative Map

The Owner and/or Permittee shall be responsible for obtaining all map approvals required by the City prior to any future conversion of the residential units and/or commercial spaces to condominium units for individual sale.

16. 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 Section 126.0108 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time (EOT) has been granted pursuant to Section 126.0111 of the SDMC.
17. Issuance of this Permit by CivicSD does not authorize the Owner and/or Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies.
18. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner and/or Permittee and any successor(s) in interest.
19. 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.
20. 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.
21. The Owner and/or Permittee shall defend, indemnify, and hold harmless the CivicSD and the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The CivicSD will promptly notify the Owner and/or Permittee of any claim, action, or proceeding and, if CivicSD should fail to cooperate fully in the defense, the Owner and/or Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. CivicSD 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, the Owner and/or 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 CivicSD and the Owner and/or Permittee regarding litigation issues, the CivicSD shall have the authority to control the litigation and make litigation related decisions,

NOTARY SEAL CERTIFICATION

(Government Code 27361.7)

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

Name of the Notary: Naipua Regina Lavita

Commission Number: 2174261 Date Commission Expires: 12-2-2020

County Where Bond is Filed: San Diego County

Manufacturer or Vendor Number: NNA1
(Located on both sides of the notary seal border)

Signature: Andrew Ammon
Firm Name (if applicable)

Place of Execution: San Diego Date: 8/25/2017

CALIFORNIA ALL-PURPOSE 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 DiegoOn July 21, 2017 before me, Naipua R. Lauifi Notary Public

Date

Here Insert Name and Title of the Officer

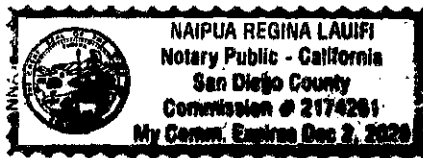
personally appeared Jonathan Segal

Name(s) of Signer(s)

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

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: CCDP/CCP/SDP 2016-39 Document Date: 7/21/17Number of Pages: 14 Signer(s) Other Than Named Above: Christian Srensk

Capacity(ies) Claimed by Signer(s)

Signer's Name: Christian Srensk☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____Signer Is Representing: Civic San Diego

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE 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 July 18, 2017 before me, Nicole Marie Pare, Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared Christian Svensk
Name(s) of Signer(s)

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 Nicole Marie Pare
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: CCDP/CCDP/SDP 2016-37 Document Date: 7/18/2017
Number of Pages: 13 Signer(s) Other Than Named Above: Jonathan Segel

Capacity(ies) Claimed by Signer(s)

Signer's Name: Jonathan Segel
☐ Corporate Officer — Title(s): Owner/Permittee
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: Man at KLOFT LLC

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

including, but not limited to, settlement or other disposition of the matter. However, the Owner and/or Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner and/or Permittee.


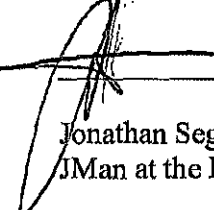
22. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained there.

This CCDP/CCPDP/SDP No. 2016-39 is granted by the City of San Diego City Council on June 20, 2017.

CIVIC SAN DIEGO:

OWNER/PERMITEE:

	
7/18/17	7.21.17
Christian Svensk	Jonathan Segal
Senior Planner	JMan at the K Lofts, LLC

**Note: Notary acknowledgment
must be attached per Civil Code
Section 1189 et seq**



Downtown Community Planning Council San Diego

DOWNTOWN COMMUNITY PLANNING COUNCIL MINUTES OF THE MEETING OF March 20, 2019

Call to Order: Acting Chair Blair @ 5:35 pm.

Roll Call: Blair noted that 17 of 24 members were present, constituting a quorum.

Members Present @ Call to Order (17): Barbano, Blair, Cepada, Clark, DiFrancesca, Egan, Gattey, Hunt, Lachman, Lawson, Link, Pensabene, Perry, Priver, Rosenbaum, Theisen, Wilson-Ramon

Late Arrival (4): Baker, Ball, Dion, (Takara elected during meeting)

Members Absent (4): Brown, Nauta, Swearingen, Wery

Early Departure (3): Clark, Egan, Hunt

2. Approval of February 20 and March 20, 2019 Meeting Minutes

Motion: Approve February 20 and March 20, 2019 Meeting Minutes

1st: Blair

2nd: Rosenbaum

	In Favor	Opposed	Abstain	Recuse
DCPC	14	0	5	0

In Favor: Barbano, Blair, Cepada, Clark, DiFrancesca, Egan, Gattey, Lachman, Link, Pensabene, Perry, Rosenbaum, Wilson-Ramon

Abstain: Hunt, Lawson, Link, Priver, Theisen

3. Public Comments on Non-Agenda Items –

Gary Smith, DRG – Advice to newly elected group: Review Planning Section on City Website; DCPC can lobby to amend PDO for more projects to review. Group can meet at city center. Learn about impact fees, CIP's, etc.; it is our responsibility to take action.

4. Elected Representative Comments:

- District 3 Councilmember Chris Ward–
 - Homeless –Ward is chair of Regional Taskforce – Investment of state resources now for street outreach, flexible spending pool, rapid rehousing; Intergovernmental council of all county communities established to reform systems & approach; improve voices of life experiences; more dispersed housing city wide with goal of 140 new units in each council district.
 - Increased levels of cleanliness on streets; Action on Hepatitis – strong response for early outbreak
 - Shelter down to 720 – lowest since 2016; increased workforce engagement
 - Qualcomm Temporary shelter for Homeless – lot north of Friars Road (family tailgate lot) – safe lot for living in cars; Potential use of other City Properties – contact city and mayors office
 - How to measure input and output – Regional Taskforce engaging 3rd party review.
 - Mental Health – released funds to expand county programs; recuperative care facilities for emergency room cyclers, etc. – looking at County owned facility in Hillcrest;
 - Permanent supportive housing must
 - City owned land could underwrite some costs; no green light yet
 - Smart program – jail or 1 year in facility
 - Rehabilitation of Cortez Hill Family Center update – none so far

- Scooters – On street corrals popping up now – 300 spots thru out downtown; Mayor's regs to Council next Tuesday; city staff to come back in 6 months with status
- Horton Plaza – amending operating agreement to allow majority office space vs current majority retail; new concept High Tech Campus
- Budget Season – 2.5 weeks of line item review up next; Capital Improvements and Infrastructure budgets increased.
 - Fighting for funds for downtown park ranger
- April 27 10am Community Coffee at QuartYard

5. Chairperson's Report, Subcommittee Reports:

Pat Stark, Outgoing Chairman thoughts

- To advance issues: Ask when, then follow up
- Procedures – get new roster to the city
- New members must take Community Orientation Workshop on line or in person
- Check City Website to see how other Community Planning Groups like Clairmont operate/communicate
- Monthly Community Planning Group meetings – 4th Tuesday 7-9pm in Golden Hall
- DCPC has 250\$/annually to spend from City of San Diego as reimbursable expenses

Information

6. Project Updates ~ Brad Richter, Civic SD

- TR Produce and Bay City Brewery addition have hearings this week

Action Items

7. DCPC Elections for Vacant Seats

Christine Takara running for Columbia Business Seat, - Marketing Property person for major downtown Property Manager, Board of directors Downtown Partnership; moved here 2005; SDSU graduate

Motion: Elect Takara for Columbia Core Business Seat

1st: Lawson 2nd: Rand

	In Favor	Opposed	Abstain	Recuse
DCPC	20	0	0	0

In Favor: Baker, Ball, Barbano, Blair, Cepada, Clark, DiFrancesca, Dion, Egan, Gattey, Hunt, Lachman, Lawson, Link, Pensabene, Perry, Priver, Rosenbaum, Theisen, Wilson-Ramon

8. DCPC Elections of Chair, Vice Chair, & Secretary

Motion: Move that proposed Executive team of Chair Michael Rosenbaum, Vice Chair James Lawson, Secretary Bob Link be elected and immediately take office.

1st: Pensebene 2nd: DiFrancesca

	In Favor	Opposed	Abstain	Recuse
DCPC	21	0	0	0

In Favor: Baker, Ball, Barbano, Blair, Cepada, Clark, DiFrancesca, Dion, Egan, Gattey, Hunt, Lachman, Lawson, Link, Pensabene, Perry, Priver, Rosenbaum, Takara, Theisen, Wilson-Ramon

Consent Items -

Move Action Items 11, 12, 13 to consent.

Motion: Approve Items 11, 12, 13

1st: Lawson 2nd: Baker

	In Favor	Opposed	Abstain	Recuse
DCPC	21	0	0	0

In Favor: Baker, Ball, Barbano, Blair, Cepada, Clark, DiFrancesca, Dion, Egan, Gattey, Hunt, Lachman, Lawson, Link, Pensabene, Perry, Priver, Rosenbaum, Takara, Theisen, Wilson-Ramon

Action Items Continued

9. Appointments of subcommittee chairs

Committee descriptions and responsibilities distributed with members signing up for 2 committees. Each subcommittee met briefly to determine chairpersons who will schedule meeting to determine committee goals prior to next month's DCPC meeting.

New Chairpersons and Subcommittees:

- **Preliminary Design – Chair: Rand Barbano;** Jon Baker, Cindy Blair, Kay DiFrancesca, Stacy Dion, Jennifer Gattey, Bob Link, Figaro Nauta, Christine Takara, Nancy Wilson-Ramon
- **Public Spaces – Chair: Jennifer Gattey;** Jon Baker, Rand Barbano, Cindy Blair, Diana Clark, Jennifer Hunt, Figaro Nauta, Christine Takara, Nancy Wilson-Ramon
- **Communications – Chair: David Priver;** Monica Ball, Manny Cepeda, Stacy Dion, Donna Egan, Paul Pensabene, Michael Rosenbaum, Tom Theisen
- **Social Issues – Chair: Monica Ball;** Donna Egan, Jennifer Hunt, James Lawson, Bob Link, David Priver
- **Operations, Budget/Finance – Chair: Ned Lachman;** Kay DiFrancesca, Michael Rosenbaum
- **Bylaws/Reorganization/Elections – Chair: Caroline Perry;** Manny Cepeda, Diana Clark, Ned Lachman, Bob Link, Paul Pensabene, Tom Theisen

10. Civic SD settlement update and impact on DCPC report – Brad Richter, Civic SD

In 1992, extending Redevelopment District downtown, CCDC started processing all entitlements/ planning for the City Development Services Department (DSD). In 2012 the state abolished Redevelopment Agencies and districts merged into CIVIC. After 4 years of Lawsuit, settlement agreement turned planning segment of CIVIC back to DSD for planning and permitting functions. Series of Code amendments are required (Centre City, Marina Planned District, Gaslamp Historic District), with changes to Council in May or June. Projects will now be submitted to DSD starting in June probably. City has same processes, but Design Review function no longer exists. Process 1 will go straight to Permit Process now. Discretionary Processes 2-5 can still be requested for committee review but no staff report. Richter hopes to keep interactive development map on website maintained.

Any project over 50 DU, over 50K SF or with deviations had to go thru Design Review and downtown design guidelines previously. Historic review for over 45 years still required. DCPC will still see any projects with discretionary requests.

Current meeting room lease up June 2020 and DCPC will need to find new meeting location by end of this year or next July. Will continue distribution lists thru July. Richter to give Processes 'class' for new members 4:30pm before next DCPC meeting.

11. Park & 12th Emergency Access Easement Vacation, East Village – Civic SD

Approved under Consent

12. 320 W Cedar Map Waiver, Little Italy – Civic SD

Approved under Consent

13. Approval of Annual Report submitted by outgoing chair for submission to the City of San Diego

Approved under Consent

14. First & Beech Amendment – CCDC/PDP NO. 2015-49AA – Rev. Dr – Cortez – William Chopy, Civic SD

Pre-Design Review and Civic Design Review: Requested various storage and ongoing maintenance improvement. Bicycle parking located adjacent to exterior cycle path in former parking ramp area. Affordable housing 10% minimum required so applicant paying a portion of fee since only 5% provided off site. Entering Affordable Housing agreement with San Diego Housing Commission.

Design presentation: Revised façade to simpler design; increased unit count but building footprint the same as previously approved project. Plan for top lighting of building in process.

Questions: Increase units by 65 but less affordable units (or fee) provided. Inclusionary housing fee \$10.83/ SF. Must be located in same community planning area or within 1 mile of project. Inclusionary housing ordinance allows for payment of fee or you can avoid by including affordable housing in your project.

Public Comment:

Gary Smith, DRG: Check City website on Inclusionary Housing Fees recent report. Urge approval

Discussion:

In Favor: Pre- Design favorable with tweaks: Well designed project; approve that architect removed hanging planters on glass façade

Motion: Support staff recommendation for

1st: Barbano *2nd: Pensabene*

	In Favor	Opposed	Abstain	Recuse
DCPC	19	1	1	0

In Favor: Baker, Ball, Barbano, Blair, Clark, DiFrancesca, Dion, Egan, Gattley, Hunt, Lawson, Link, Pensabene, Perry, Priver, Rosenbaum, Takara, Theisen, Wilson-Ramon

Opposed: Lachman

Abstain: Cepada

Recuse:


Miscellaneous

11. Potential Agenda Items and Member Comments

- None

12. URGENT NON-AGENDA ITEMS (Action Items Must Meet Gov. Code Section 54954.2)

Adjournment 7:45

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 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: 320 W. Cedar Mixed Use

Project No. For City Use Only: 629471

Project Address: 320 W. Cedar Street

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

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. 17-481386

☐ 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: At The Polk, LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 3000 Upas Street, Suite 101

City: San Diego State: CA Zip: 92104

Phone No.: 619-993-6269 Fax No.: _____ Email: jonathansegalfaia@gmail.com

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: Jonathan Segal ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 3000 Upas Street, Suite 101

City: San Diego State: CA Zip: 92104

Phone No.: 619-993-6269 Fax No.: _____ Email: jonathansegalfaia@gmail.com

Signature: _____ Date: _____

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: _____

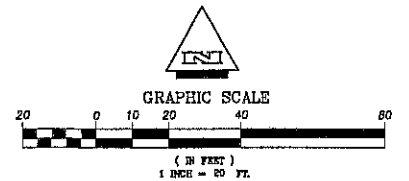
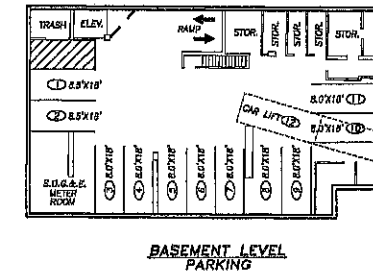
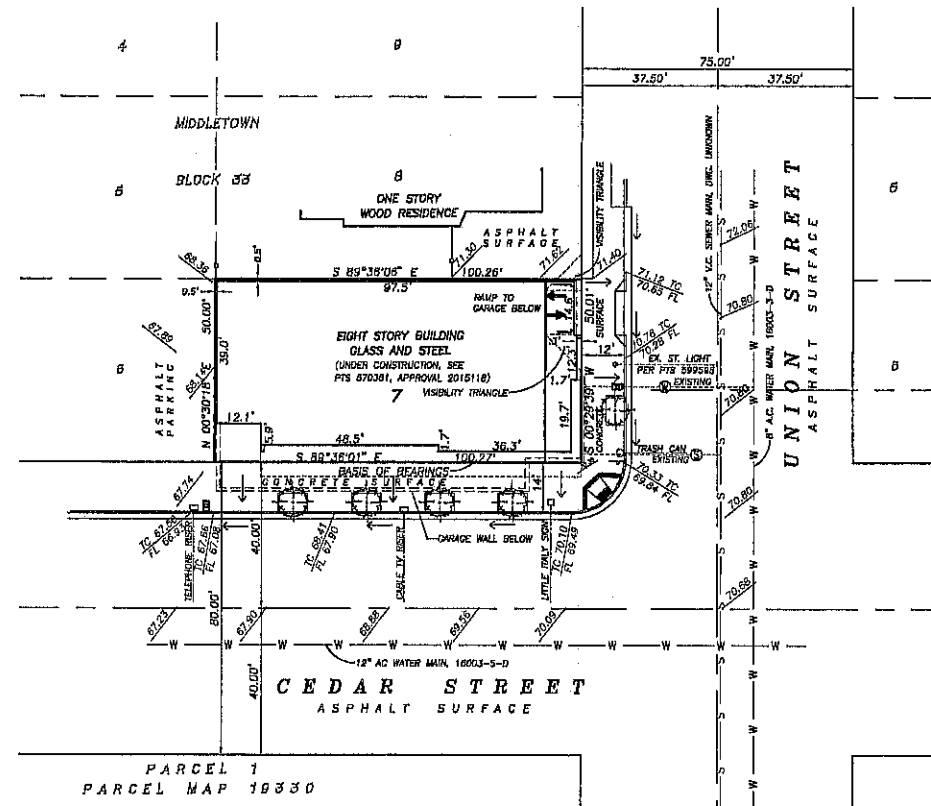
Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.

320 WEST CEDAR STREET

Tentative Map Waiver No. 2263083, Project No. 629471



- LEGEND:**
- ⊗ INDICATES WATER METER
 - ⊖ INDICATES PARKING SPACE
 - INDICATES DIRECTION OF DRAINAGE
 - INDICATES SEWER LATERAL
 - ⊙ INDICATES WATER SERVICE
 - INDICATES SEWER LINE
 - INDICATES WATER LINE
 - INDICATES UNDERGROUND GARAGE WALL
 - INDICATES WOOD FENCE
 - INDICATES PROPERTY LINE/TENTATIVE MAP WAIVER BOUNDARY

PROFESSIONAL LAND SURVEYOR:
SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
8665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CALIFORNIA 92123 (858) 565-8382
DRAWING NO. MW 320 W Cedar St.dwg

Robert J. Bateman 04/30/2019
ROBERT J. BATEMAN, P.L.S. 7046 DATE



CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:**
CREATE 1 COMMERCIAL AND 1 RESIDENTIAL CONDOMINIUM UNIT.
FILE A CERTIFICATE OF COMPLIANCE
- STREET ADDRESS:** 320 W. CEDAR STREET & 1810 UNION STREET
B/N O/S DE QW SIDE OF W. CEDAR STREET
BETWEEN STATE STREET AND UNION STREET
- SITE AREA:**
TOTAL SITE AREA (GROSS): 5,014 SQUARE FEET / 0.115 ACRE.
NET SITE AREA: 5,014 SQUARE FEET / 0.115 ACRE.
- DENSITY: (RESIDENTIAL)**
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 2
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 0
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 2
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 2
- YARD/SETBACK:**
MINIMUM FRONT: 0'
MINIMUM SIDE: 0'
MINIMUM STREET SIDE: 0'
MINIMUM REAR: 0'
MAXIMUM HEIGHT: 0'
- PARKING:**
PARKING CRITERIA:
☒ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL
☐ MIXED USE ☐ OTHER

UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		X
GAS		X
TELEPHONE		X

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 12" SEWER MAIN, 16003-3-D
WATER DRAWING NO. 16003-3-D-5-D, 16003-5-D
STREET IMPROVEMENTS 40596-D

EXISTING & PROPOSED EASEMENTS:

THERE ARE NO EXISTING EASEMENTS ON SITE.
THERE ARE NO PROPOSED EASEMENTS ON SITE

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AFTER THE COMPLETION OF THE PUBLIC IMPROVEMENTS AND A CORNER RECORD MAP WILL BE FILED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE.

DEVELOPMENT NOTES:

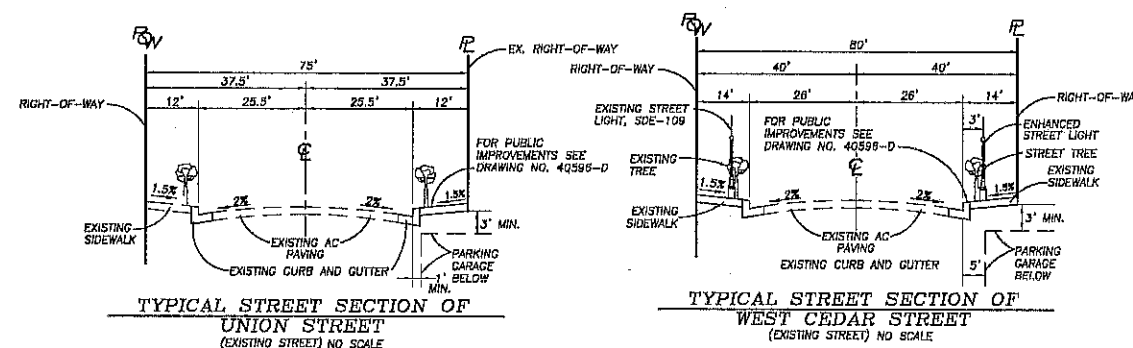
- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF CONDOMINIUM UNITS IS 2, ONE COMMERCIAL, ONE RESIDENTIAL.

NUMBER OF EXISTING LOTS = 1
NUMBER OF PROPOSED LOTS = 1

OWNER/DEVELOPER:

AT THE POLK, LLC
3000 UPAS STREET, SUITE 101
SAN DIEGO, CALIFORNIA 92103

JONATHAN SEGAL, MANAGING MEMBER



ZONING INFORMATION

EXISTING AND PROPOSED ZONE: CCQD-R
COMMUNITY PLAN NAME: CENTRE CITY (RESIDENTIAL EMPHASIS)
OVERLAY ZONES: AIRPORT APPROACH FAA PART 77
AIRPORT ENVIRONS LINDBERG FIELD
TRANSIT AREA

Prepared By:
SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.
8665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CA 92123-1354
PHONE: 858-685-8382
FAX: 858-685-4354 EMAIL: rbateman@sdlee.com

Consultants:

Basis of Bearings:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH RIGHT OF WAY LINE OF CEDAR STREET AS SHOWN ON PARCEL MAP NO. 19982.
I.E. N 89°35'11" W

Benchmark:

CITY OF SAN DIEGO BENCHMARK:

SOUTHWEST BRASS PLUG LOCATED AT THE INTERSECTION OF STATE STREET AND DATE STREET.
ELEVATION = 65.120 M.S.L. NGVD83

Project Legal Description:

LOT 7 IN BLOCK 35 OF MIDDLETOWN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARTITION MAP 00-1074 THEREOF MADE BY J.E. JACKSON ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID SAN DIEGO COUNTY.

Project File Conditions:

Existing developed site.

Source of Topography:

Field survey by San Diego Land Surveying on 1-13-2019

Project Permits Required:

Map Waiver
Certificate of Compliance

Project Data:

Number of Stories: 8
Proposed use: Mixed Use
Existing use: Mixed Use
Zone Designation: CCQD-NC
Year of Construction (est. structure): 2018

LAMBERT COORDINATES:

NAD 27 = 202-1717 NAD 83 = 1842-6277
A.P.N. 533-353-10

Project Name:

320 W. CEDAR STREET

Project Address:

320 W. Cedar Street
1510 Union Street
San Diego, CA 92109

Project Owner:

AT THE POLK, LLC
3000 Upas Street Suite 101
San Diego, CA 92103

Sheet Title:

Tentative Map Waiver No. 2263083
Project No. 629471

Scale:

1" = 10'
Original Date: February 11, 2019
Revised: April 30, 2019

Revised:

Sheet 1 of 1

