



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 9, 2019 REPORT NO. HO-19-096

HEARING DATE: October 16, 2019

SUBJECT: 14th & Commercial TM. Process Three Decision

PROJECT NUMBER: [620709](#)

OWNER/APPLICANT: S.V.D.P. Management, Inc. (Dbá Father Joe's Villages)

SUMMARY

Issue: Should the Hearing Officer approve the consolidation of 10 lots into one and the creation of two residential condominium and two commercial condominium lots for a mixed-use development located at 1402 Commercial Street within the Downtown Community Plan area?

Staff Recommendations: Approve Tentative Map No. 2215964.

Community Planning Group Recommendation: On December 12, 2018, the Downtown Community Planning Council voted unanimously (16-0-0) to approve the proposed project without conditions (Attachment 7).

Environmental Review: 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 (SCH No. 2003041001), certified by the Redevelopment Agency ("Former Agency") and City Council ("Council") on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolutions R-04510), August 3, 2010 (Former Agency Resolution R-04544) and certified by City Council on February 12, 2014 (Resolution R-308724) and July 14, 2014 (Resolution R-309115); and, the Final Subsequent Environmental Impact Report certified by the City Council on June 21, 2016 (Resolution R-310561). It has been determined that in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162(a): 1. No substantial changes are proposed in the project that would require major revisions of the previous environmental documents due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; 2. No substantial changes have occurred with respect to the circumstances under which the project will be undertaken that would have required major revisions to the previous

environmental documents due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and 3. There is no new information of substantial importance that was not known and could not have been known at the time the previous environmental documents were certified that shows any of the circumstances described in CEQA Guidelines 15162(a)(3)(A) - (D) would be applicable. Therefore, no subsequent environmental document is required, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental documents. All of the impacts were adequately addressed and disclosed in the previously certified environmental documents.

BACKGROUND

The 1.05-acre project site is located at 1402 Commercial Street in the CCPD-MC Zone of the Centre City Planned District Ordinance (CCPDO) within the East Village neighborhood in the Downtown Community Plan area, Transit Priority Area, Transit Area Overlay Zone, Promise Zone, and Council District 3. The East Village neighborhood is anticipated to be a residential and mixed-use community upon build-out. Ultimately, East Village is projected to contain up to 46,000 residents. The highest residential intensities downtown will be attained in the area, served by the necessary retail, commercial and open space amenities. The project site is located in the Southeast sub-district of the East Village neighborhood with close proximity to Petco Park and the Central Library to the west and the MTS bus yard to the north. In the southeastern portions of East Village, a mix of residential, office, retail, and convention center growth is envisioned while retaining light industrial uses and support infrastructure.

On February 27, 2019, Civic San Diego (CivicSD) granted Centre City Development Permit (CCDP) No. 2017-25 (Attachment 6). This permit granted a 14-story mixed-use development consisting of 407 residential units and approximately 4,920 square feet of commercial space. The development shall provide a minimum of 49 parking stalls designed to meet City standards, which includes zero spaces for the 246 living units restricted to tenants with income levels at or below 40-percent of the Area Median Income (AMI), 23 spaces for the 111 living units restricted to tenants with income levels at or below 50% of the AMI, 25 spaces for the 50 dwelling units, and one guest space. Secured bicycle storage shall be provided to accommodate a minimum of 10 bicycles. Bicycle storage areas shall be enclosed with access restricted to authorized persons.

The development shall provide a minimum of 403 total units (99% of the total units) as affordable to low-income residents restricted per San Diego Municipal Code (SDMC) Section 143.0720. A condition CCDP No. 2017-25 is that 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. In addition, the development would achieve a Leadership in Energy and Environmental Design (LEED)- Gold Certification for the building in accordance with the US Green Building Council (USGBC) standards for new construction.

The mixed-use development was found to be consistent with the Downtown Community Plan (DCP), CCPDO, Land Development Code (LDC), and all other adopted plans and policies of the City of San Diego pertaining to the CCPD as the development advances the goals and objectives of the DCP and CCPDO by:

- Providing for an overall balance of uses - employment, residential, cultural, government, and destination - as well as a full compendium of amenities and services;
- Fostering a rich mix of uses in all neighborhoods, while allowing differences in emphasis on uses to distinguish between them;
- Fostering redevelopment of Southeast with an urban mix of new residents and a variety of housing types, employees, artists, and conventioneers, while preserving light industrial commercial service functions that serve downtown;
- Ensuring social service facilities are located with compatible uses; and,
- Minimizing impacts to surrounding land uses and downtown at-large, while balancing provision of services to populations in need of assistance.

DISCUSSION

Project Description:

The project proposes the consolidation of 10 lots into one and the creation of two residential condominium and two commercial condominium lots for a mixed-use development. This condominium creation will be accomplished through a Tentative Map (TM) pursuant to [SDMC Section 125.0430](#).

The proposed TM is in compliance with the approved CCDP No. 2017-25, and no additional development is proposed with this subdivision and no additional construction or grading is permitted by this TM. The prior approval conditioned the project for public improvements, and the proposal is consistent with the adopted policies established within the CCPDO, such as the Urban Design Standards, Architectural Standards, and Street Level Design Standards. As the proposed subdivision will not change existing buildings nor existing uses on the site, the proposed subdivision is consistent with the policies, goals, and objectives of the applicable land use plan.

Conclusion:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with the regulations of the SDMC. Staff has provided draft findings and conditions to support approval of the project (Attachments 4 and 5). Staff recommends the Hearing Officer approve the TM as proposed.

ALTERNATIVES

1. Approve Tentative Map No. 2215964, with modifications.
2. Deny Tentative Map No. 2215964, if the findings required to approve the project cannot be affirmed.

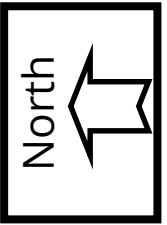
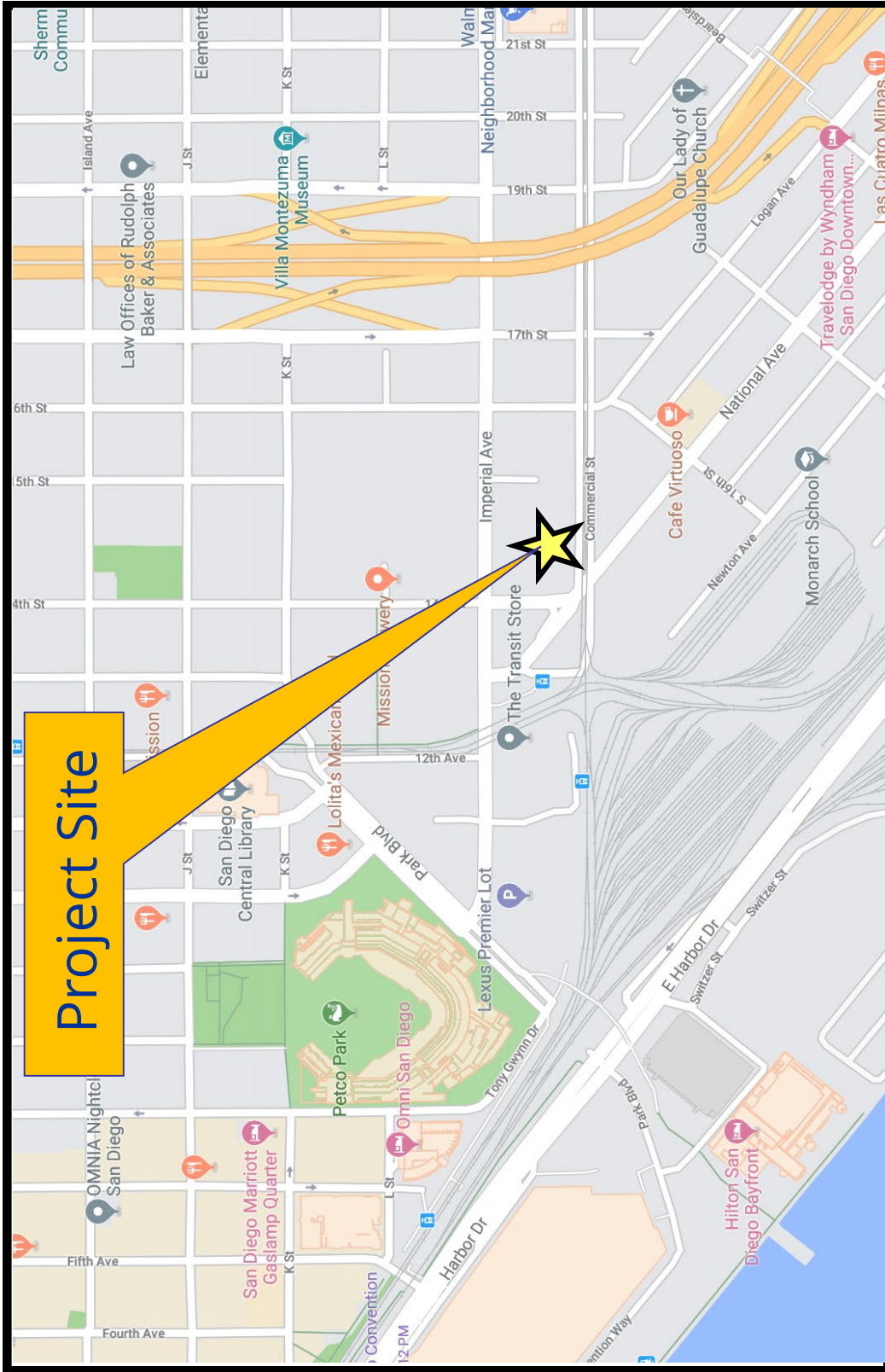
Respectfully submitted,



Jeffrey A. Peterson
Development Project Manager

Attachments:

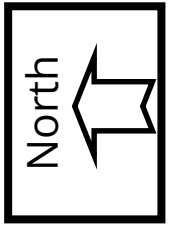
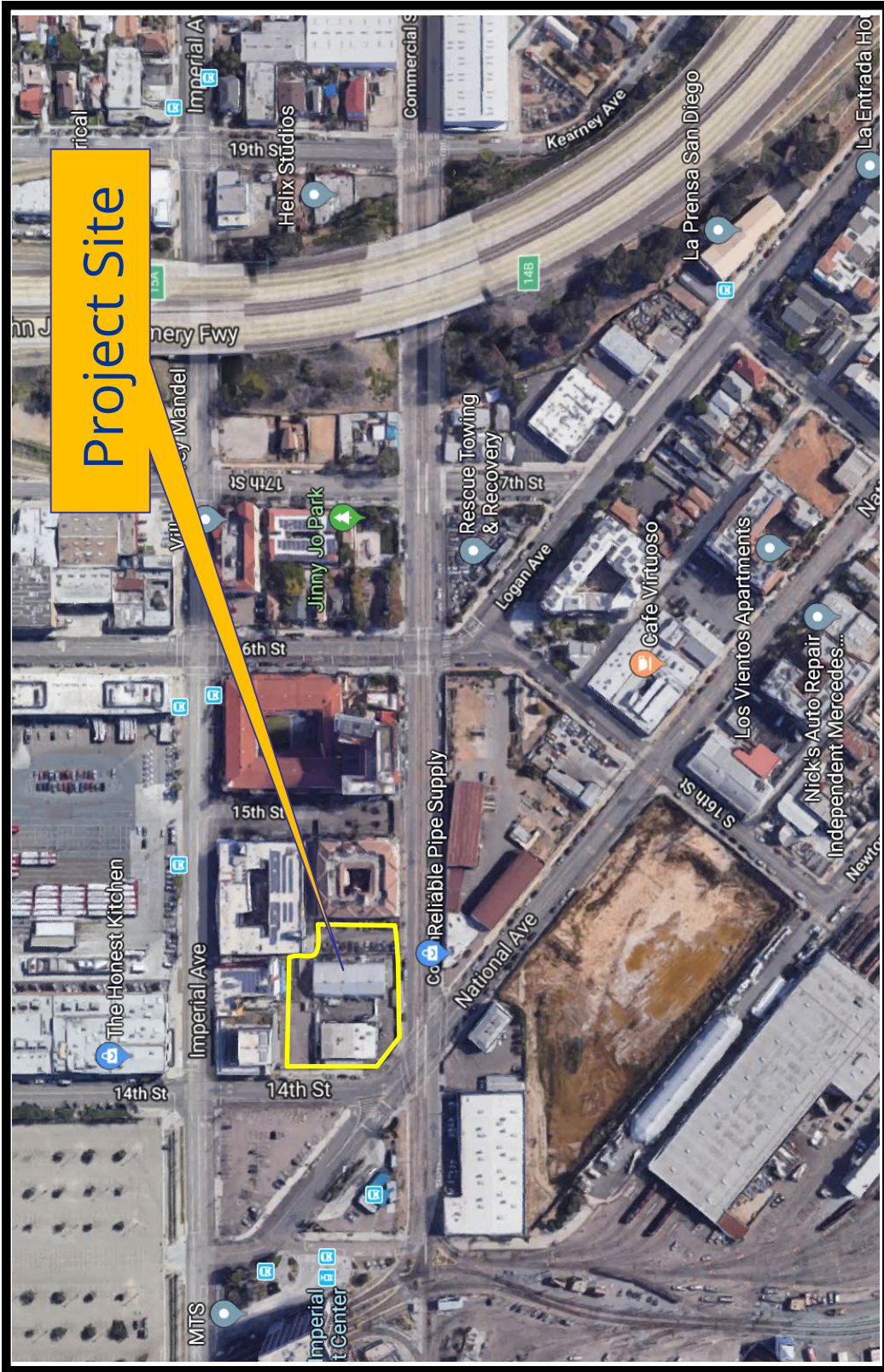
1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Draft TM Resolution with Findings
5. Draft TM Conditions
6. Recorded CCDP No. 2017-25
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Map Exhibit-Tentative Map



Project Site

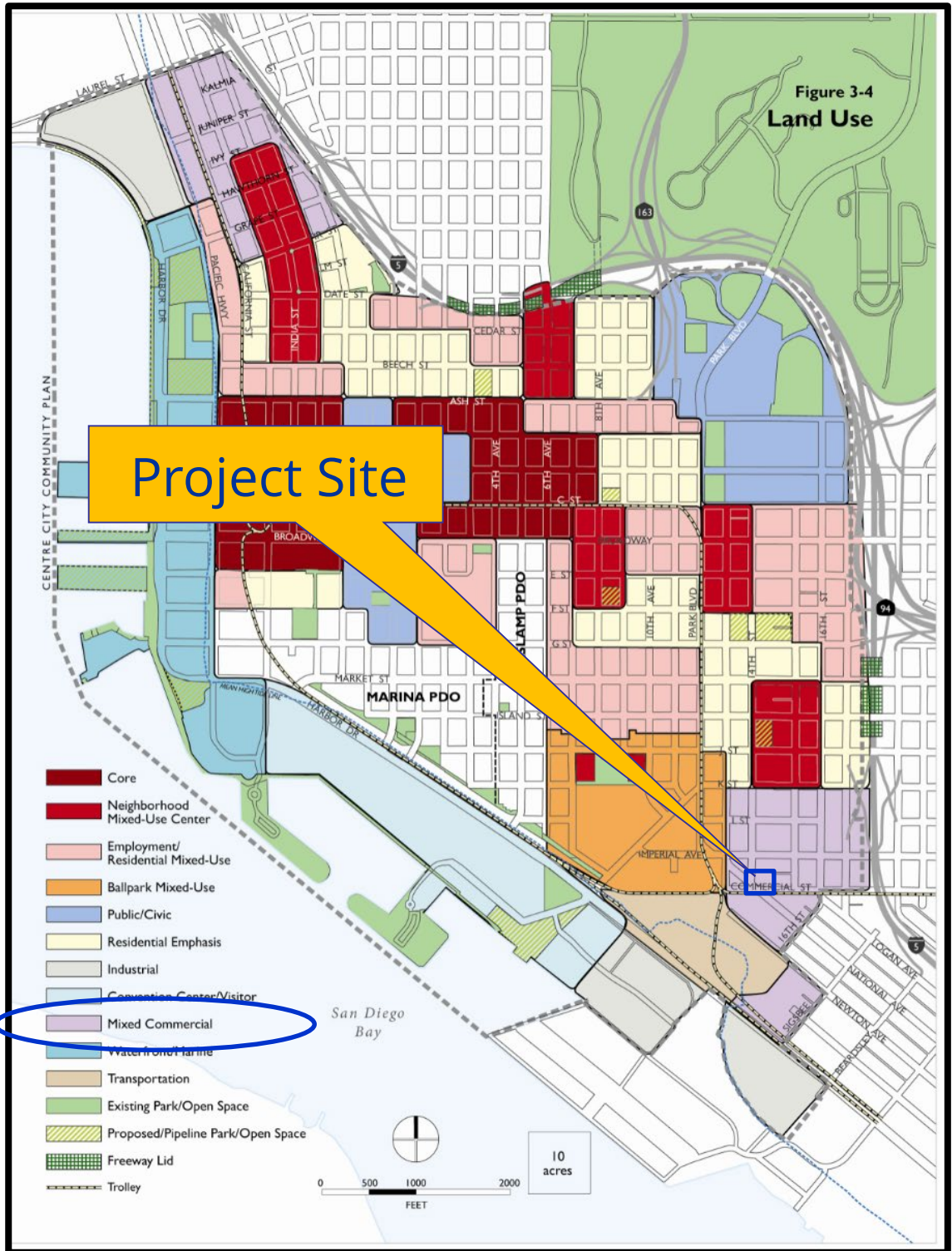
Location Map
14th & Commercial TM-Project 620709
1402 Commercial Street





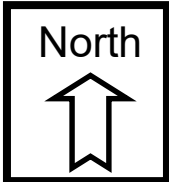
Aerial Photograph
14th & Commercial TM-Project 620709
1402 Commercial Street





Community Plan Land Use Map

14th & Commercial TM-Project 620709
1402 Commercial Street



HEARING OFFICER RESOLUTION NUMBER HO-_____

TENTATIVE MAP NO 2215964, 14TH & COMMERCIAL TM - PROJECT
NO. 620709

WHEREAS, S.V.D.P. MANAGEMENT, INC., a California Corporation, Subdivider, and NASLAND CIVIL ENGINEERING, Engineer, submitted an application to the City of San Diego for a tentative map (Tentative Map No. 2215964) for the consolidation of 10 lots into one lot for the construction of two residential condominium and two commercial condominium units for a mixed-use development, for the 14th & Commercial TM project [Project]. The project site is located at 1402 Commercial Street in the CCPD-MC Zone of the Centre City Planned District Ordinance (CCPDO) the East Village neighborhood in the Downtown Community Plan area, Transit Priority Area, Transit Area Overlay Zone, Promise Zone, and Council District 3. The property is legally described as Lots C, D, E, F, G, H, I, and J of Block 169 of Horton's Addition in the City of San Diego, in the County of San Diego, State of California, according to map thereof, made by L.L. Locking, filed in the Office of the County Recorder of San Diego County, excepting that portion of Lot F lying in the National Avenue deeded to the City of San Diego by deed dated July 20, 1904, and recorded March 22, 1905, in Book 361, Page 298 of Deeds; and Lots 9 and 16 of Block 55 of Sherman's Addition in the City of San Diego, in the County of San Diego, State of California, according to map thereof No. 856, filed in the Office of the County Recorder of San Diego County, February 18, 1899; and

WHEREAS, the Map proposes the consolidation and subdivision of a 1.05-acre site into two residential condominium and two commercial condominium units; and

WHEREAS, the activity is covered under the Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, CCPDO, and 10th Amendment to the Centre City Redevelopment Plan (SCH No. 2003041001), certified by the Redevelopment Agency ("Former

Agency") and City Council ("Council") on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), August 3, 2010 (Former Agency Resolution R-04544) and certified by City Council on February 12, 2014 (Resolution R-308724) and July 14, 2014 (Resolution R- 309115); and, the Final Subsequent Environmental Impact Report certified by the City Council on June 21, 2016 (Resolution R-310561) describes the setting of the Downtown Community Plan (DCP) area including East Village. It has been determined that in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162(a): 1. No substantial changes are proposed in the project that would require major revisions of the previous environmental documents due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; 2. No substantial changes have occurred with respect to the circumstances under which the project will be undertaken that would have required major revisions to the previous environmental documents due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and 3. There is no new information of substantial importance that was not known and could not have been known at the time the previous environmental documents was certified that shows any of the circumstances described in CEQA Guidelines 15162(3) (A) - (D) would be applicable. Therefore, no subsequent environmental document is required, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental documents. All of the impacts were adequately addressed and disclosed in the previously certified environmental documents.; 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 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 units is two residential and two commercial; and

WHEREAS, on October 16, 2019, the Hearing Officer of the City of San Diego considered Tentative Map No. 2215964, and pursuant to San Diego Municipal Code Section 125.0440 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 Tentative Map No. 2215964:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan. The project proposes the consolidation of 10 lots into one and the creation of two residential condominium and two commercial condominium lots for a mixed-use development. On February 27, 2019, Civic San Diego (CivicSD) granted Centre City Development Permit (CCDP) No. 2017-25. This permit granted a 14-story mixed-use development consisting of 407 residential units and approximately 4,920 square feet of commercial space. The mixed-use development was found to be consistent with the Downtown Community Plan (DCP), CCPDO, Land Development Code (LDC), and all other adopted plans and policies of the City of San Diego pertaining to the CCPD as the development advances the goals and objectives of the DCP and CCPDO by:

- Providing for an overall balance of uses - employment, residential, cultural, government, and destination - as well as a full compendium of amenities and services;
- Fostering a rich mix of uses in all neighborhoods, while allowing differences in emphasis on uses to distinguish between them;

- Fostering redevelopment of Southeast with an urban mix of new residents and a variety of housing types, employees, artists, and conventioners, while preserving light industrial commercial service functions that serve downtown;
- Ensuring social service facilities are located with compatible uses; and,
- Minimizing impacts to surrounding land uses and downtown at-large, while balancing provision of services to populations in need of assistance.

The proposed subdivision is in compliance with the approved CCDP No. 2017-25, and no additional development is proposed with this subdivision and no additional construction or grading is permitted by this mapping action. The prior approval conditioned the project for public improvements, and the proposal is consistent with the adopted policies established within the CCPDO, such as the Urban Design Standards, Architectural Standards, and Street Level Design Standards. As the proposed subdivision will not change existing buildings nor existing uses on the site, the proposed subdivision is 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 proposes the consolidation of 10 lots into one and the creation of two residential condominium and two commercial condominium lots for a mixed-use development. On February 27, 2019, CivicSD granted CCDP No. 2017-25. This permit granted a 14-story mixed-use development consisting of 407 residential units and approximately 4,920 square feet of commercial space. The proposed subdivision is in compliance with the approved CCDP No. 2017-25, and no additional development or deviations are proposed with this subdivision and no additional construction or grading is permitted by this mapping action. Therefore, proposed subdivision complies with the CCPD-MC Zone, CCDP No. 2017-25, and development regulations of the LDC.

3. The site is physically suitable for the type and density of development. The existing site was previously development with a commercial building and parking lot. The project proposes the consolidation of 10 lots into one and the creation of two residential condominium and two commercial condominium lots for a mixed-use development. The proposed subdivision is in compliance with the approved CCDP No. 2017-25, and no additional development is proposed with this subdivision and no additional construction or grading is permitted by this mapping action. The site is located within the East Village neighborhood in the Downtown Community Plan area. The East Village neighborhood is anticipated to be a residential and mixed-use community upon build-out. The highest residential intensities downtown will be attained in the area, served by the necessary retail, commercial and open space amenities. The project site is located in the Southeast sub-district of the East Village neighborhood with close proximity to Petco Park and the Central Library to the west and the MTS bus yard to the north. In the southeastern portions of East Village, a mix of residential, office, retail, and convention center growth is envisioned while retaining light industrial uses and support infrastructure. The proposed development was found to be consistent with the DCP, CCPDO, LDC, and all other adopted plans and policies of the City of San Diego pertaining to the CCPD as the development advances the goals and objectives of the DCP and CCPDO. 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 project proposes the consolidation of 10 lots into one and the creation of two residential condominium and two commercial condominium lots for a mixed-use development. The proposed subdivision is in compliance with the approved CCDP No. 2017-25, and no additional development is proposed with this subdivision and no additional construction or grading is permitted by this mapping action. The site does not contain environmentally sensitive lands defined in San Diego Municipal Code (SDMC) Section 113.0103 and located in a previously developed neighborhood within the DCP. The site is located approximately 2,357 feet from the San Diego Bay. The proposed development would implement on-site Storm Water Standards in addition to any construction and permanent Best Management Practices. Therefore, the proposed subdivision or the proposed improvements would not 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 improvement will not be detrimental to the public health, safety, and welfare. The project proposes the consolidation of 10 lots into one and the creation of two residential condominium and two commercial condominium lots for a mixed-use development. The proposed subdivision is in compliance with the approved CCDP No. 2017-25, and no additional development is proposed with this subdivision and no additional construction or grading is permitted by this mapping action.

The proposed mixed-use development granted under CCDP No. 2017-25 would be required to obtain building permits and a public improvement permit prior to the construction of the residential development. The building plans and public improvement plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code, and development regulations. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions are necessary to avoid adverse impacts to the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Tentative Map No. 2215964, and other regulations and guidelines pertaining to the subject property per the SDMC. Therefore, the proposed subdivision or the type of improvement would 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 proposes the consolidation of 10 lots into one and the creation of two residential condominium and two commercial condominium lots for a mixed-use development. The proposed subdivision is in compliance with the approved CCDP No. 2017-25, and no additional development is proposed with this subdivision and no additional construction or grading is permitted by this mapping action. The site does not contain any 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 the consolidation of 10 lots into one and the creation of two residential condominium and two commercial condominium lots for a mixed-use development. On February 27, 2019, CivicSD granted

CCDP No. 2017-25. This permit granted a 14-story mixed-use development consisting of 407 residential units and approximately 4,920 square feet of commercial space. This mixed-use development would achieve a Leadership in Energy and Environmental Design (LEED)- Gold Certification for the building in accordance with the US Green Building Council (USGBC) standards for new construction. The building would include roof top photovoltaics. With the design of the proposed subdivision, the structure has incorporated through building materials, site orientation, articulation and offsetting planes, balconies, and other architectural treatments, and the placement and selection of plant materials to provide 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 project proposes the consolidation of 10 lots into one and the creation of two residential condominium and two commercial condominium lots for a mixed-use development. On February 27, 2019, CivicSD granted CCDP No. 2017-25. This permit granted a 14-story mixed-use development consisting of 407 residential units and approximately 4,920 square feet of commercial space. The mixed-use development shall provide a minimum of 403 total units (99% of the total units) as affordable to low-income residents restricted per SDMC Section 143.0720. A condition CCDP No. 2017-25 is that 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. The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine 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 and found that the addition of 407 residential units is consistent with the housing needs anticipated for the Downtown community. In addition, the project would materially assist in accomplishing the City goal by providing affordable housing opportunities in transit-friendly areas near employment centers.

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

IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 2215964, hereby granted to S.V.D.P. MANAGEMENT, INC., a California Corporation, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Jeffrey A. Peterson
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 12002110

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 2215964
14TH & COMMERCIAL TM- PROJECT NO. 620709

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Map will expire October 30, 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 Parcel Map, unless otherwise noted.
3. Prior to the Tentative Map expiration date, a Parcel Map to consolidate and subdivide the 1.05-acre properties into two (2) residential and two (2) commercial condominium units shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Parcel Map, 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 Parcel map.

5. The Parcel Map shall conform to the provisions of Centre City Development Permit No. 2017-25.
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 Subdivider of any claim, action, or proceeding, or if 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 both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

7. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the sidewalk underdrain/curb outlet in the Commercial Street Right-of-Way.
8. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for any landscaping/private improvements in the National Avenue, 14th Street and Commercial Street Right-of-Way.
9. The Subdivider shall construct a current City Standard 20-foot wide driveway, adjacent to the site on 14th Street.
10. The Subdivider shall remove existing driveways, per Exhibit "A" and replace it with curb, gutter and sidewalk per City Standard, adjacent to the site on 14th Street and Commercial Street.
11. The Subdivider shall reconstruct the sidewalk with current City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on National Avenue, 14th Street and Commercial Street.
12. The Subdivider shall construct the curb and gutter per current City Standards, adjacent to the site on National Avenue, 14th Street and Commercial Street.
13. The Subdivider shall reconstruct existing curb ramp at the corner of National Avenue and Commercial Street, with current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with Detectable/Tactile Warning Tile.
14. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider will be required to install new street lights adjacent to the site on 14th Street and Commercial Street, per exhibit "A".
15. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider will be required to upgrade the luminaire wattage for the street lights adjacent to the site on 14th Street and Commercial Street, per Exhibit "A".
16. The Subdivider shall realign curb to provide a 14-foot curb-to-property-line distance along 14th Street, per Exhibit "A".
17. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The Subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.
18. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.

19. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
20. 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.
21. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Parcel Map 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

22. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

23. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
24. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (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 shall be shown on the map.

PUBLIC UTILITIES

25. Prior to any Final Parcel Map being Recorded, the Subdivider shall develop a Sewer Planning Study for the property's associated development in accordance with the City of San Diego's current Sewer Design Guide and obtain approval of that Study from the City's Public Water & Sewer Development Review Section (Ref. SDG 1.3.1).

INFORMATION:

- The approval of this Tentative Map 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 USC § 1531 et seq.).
- 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 Tentative Map 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 Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map 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

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Apr 12, 2019 10:14 AM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$134.00 (SB2 Atkins: \$75.00)

PAGES: 18

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 PLANNED DISTRICT
CENTRE CITY DEVELOPMENT PERMIT
NO. 2017-25**

**14TH & COMMERCIAL
APN 534-614-11-00 & 535-621-02-00**

14th & Commercial
CCDP No. 2017-25

**CENTRE CITY PLANNED DISTRICT
CENTRE CITY DEVELOPMENT PERMIT
NO. 2017-25**

**14TH & COMMERCIAL
APN 534-614-11-00 & 535-621-02-00**

This Centre City Development Permit (CCDP) No. 2017-25 is granted by Civic San Diego (“CivicSD”) to S.V.D.P. Management, Inc., Owner/Permittee, to allow the construction of a residential development known as 14th & Commercial (“Project”) on the 46,200 square foot (SF) premises at the northeast corner of 14th and Commercial streets in the East Village neighborhood of the Downtown Community Plan (DCP) area and within the Centre City Planned District (CCPD), and more particularly as Lots C, D, E, F, G, H, I, and J of Block 169 of Horton’s Addition, according to map thereof filed in the Office of the County Recorder of San Diego County, excepting therefrom that portion of Lot F lying in the National Avenue deeded to the City of San Diego by deed dated July 20, 1904 and recorded March 22, 1905, in Book 361, Page 298 of deeds.

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 February 27, 2019 on file at CivicSD.

1. General: The Permittee shall construct, or cause to be constructed on the site, a 14-story mixed-use development consisting of 407 residential units and approximately 4,920 SF of commercial space. The total Floor Area Ratio (FAR) of the development for all uses above ground shall not exceed 6.3. The building height shall not exceed 165 feet above average 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. Parking: The development shall provide a minimum of 49 parking stalls designed to meet City standards, which includes zero spaces for the 246 living units restricted to tenants with income levels at or below 40% of the AMI, 23 spaces for the 111 living units restricted to tenants with income levels at or below 50% of the AMI, 25 spaces for the 50 dwelling units, and one guest space. Secured bicycle storage shall be provided to accommodate a minimum of 10 bicycles. Bicycle storage areas shall be enclosed with access restricted to authorized persons.
3. Floor Area Ratio (FAR) Bonus: An increase in the maximum allowable Base 3.0 FAR to 6.3 FAR is hereby granted under the following provisions of the CCPDO:
 - a. Affordable Housing Density Bonus Regulations (Section 143.0710) - The development is entitled to an additional 1.5 FAR (68,609 SF). The Owner/Permittee shall provide a minimum of 403 total units (99% of the total units) affordable to low-income residents restricted per Section 143.0720 of the San Diego Municipal Code (SDMC). 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.

- b. Green Building FAR (Section 156.0309(e)(8)) - The Project is entitled to 2.0 FAR (91,498 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 CivicSD 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 the CivicSD President 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. 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 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.

4. Affordable Housing Incentives: CivicSD hereby grants the following incentives pursuant to Section 143.0740 of the SDMC for deviations to the following development regulations within the CCPDO and SDMC:
 - a. CCPDO Section 156.0310(d)(1)(D)(iv): Street Wall Height. The minimum street wall height shall be reduced from 45 feet to 30 feet at the southwest corner of the building to allow for an outdoor terrace on Level 3.
 - b. CCPDO Section 156.0310(g)(3): Private Open Space. No private open space (private balconies or patios) shall be required for the Project.
 - c. CCPDO Section 156.0313(a)(2): Off-Street Loading. No off-street loading bay shall be required for the Project.
 - d. CCPDO Section 156.0313(f)(5): Below-Grade Parking. No below-grade parking shall be required for the Project.

PLANNING AND DESIGN REQUIREMENTS

5. 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.
6. Architectural Standards – The architecture of the development shall establish a high quality of design and complement the design and character of the East Village 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.
7. Form and Scale – The development shall consist of a 14-story building not exceeding an overall height of approximately 165 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 Federal Aviation Administration (FAA). All building elements shall be complementary in form, scale, and architectural style.
8. 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 right-of-way (ROW). 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.

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

10. 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 Sections 142.0810 and 142.0820. Such areas shall be provided within an enclosed building area and kept clean and orderly at all times.
11. 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.
12. 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 CivicSD. 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, at a minimum, 80% opaque

to prevent views into the garage area. An upgraded design shall be provided in the construction documents.

13. 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 CivicSD shall be submitted with construction drawings.
14. Roof Tops – A rooftop equipment and appurtenance location and screening plan shall be prepared and submitted to the satisfaction of CivicSD with construction drawings. Any rooftop mechanical equipment shall be grouped, enclosed, and screened from surrounding views.
15. 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.
16. Signage – All signs shall comply with the City Sign Regulations and the CCPDO.
17. 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.
18. Street Address – Building address numbers shall be provided that are visible and legible from the ROW.
19. 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 CivicSD with construction drawings.

PUBLIC IMPROVEMENTS, LANDSCAPING AND UTILITY REQUIREMENTS

20. 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:

	14 th Street	Commercial Street
Street Trees	Evergreen Ash	Raywood Ash
Tree Grates	Special	Special
Sidewalk Paving	Ballpark	CCDC Standard
Street Lights	Standard	Standard

21. 14th Street Greenway – the Permittee has submitted to the State of California an application for an Affordable Housing and Sustainable Communities (AHSC) grant which includes funding

for the construction of the 14th Street Greenway between Imperial and Commercial streets consistent with the DCP and Downtown San Diego Mobility Plan. If the grant application is successful and the Permittee receives the funding, then the Permittee shall construct the Greenway improvements along with its public improvements. Such improvements shall be reviewed for consistency with the 14th Street Promenade Master Plan prepared by CivicSD. If the grant application is unsuccessful, the Permittee shall not have the obligation to construct the Greenway improvements.

22. 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.
23. 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.
24. Sidewalk Paving – Any specialized paving materials shall be approved through the execution of an Encroachment Removal and Maintenance Agreement (EMRA) with the City at the time of construction permit issuance.
25. Litter Containers – The development shall provide a minimum of one litter receptacle located at the street corner.
26. 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, whichever occurs first.
27. 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 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.
28. On-Street Parking – The Permittee shall maximize the on-street parking wherever feasible.
29. 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.

30. Geology – Prior to the issuance of any construction permits (either grading or building), the 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 the Development Services Department.
31. Engineering
- a. The Project proposes to export no material from the Project site. Any excavated material that is exported shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (“Green Book”), 2015 edition and Regional Supplement Amendments adopted by the Regional Standards Committee.
 - b. The drainage system proposed for the Project, as shown on the site plan, is private and subject to approval by the City Engineer.
 - c. Prior to the issuance of any building permits, the Permittee shall obtain an EMRA from the City Engineer for the following:
 - Sidewalk underdrain/curb outlet in the Commercial Street ROW;
 - Any landscaping/private improvements in the National Avenue, 14th Street, and Commercial Street ROW;
 - d. Prior to the issuance of any building permits, the Permittee shall assure, by permit and bond, the construction of the following to the satisfaction of the City Engineer:
 - A current City Standard 20-foot wide driveway adjacent to the site on 14th Street;
 - A curb and gutter per current City Standards adjacent to the site on National Avenue, 14th Street, and Commercial Street
 - e. Prior to issuance of any construction permit, the Permittee shall assure by permit and bond the removal of existing driveways and replace it with curb, gutter, and sidewalk per City Standard adjacent to the site on 14th Street and Commercial Street, satisfactory to the City Engineer.
 - f. Prior to issuance of any construction permit, the Permittee shall assure by permit and bond to reconstruct the sidewalk with current City Standard sidewalk and preserving the contractor’s stamp adjacent to the site on National Avenue, 14th Street, and Commercial Street, satisfactory to the City Engineer.
 - g. Prior to issuance of any construction permit, the Permittee shall assure by permit and bond to reconstruct the existing curb ramp at the corner of National Avenue and Commercial Street with current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with Detectable/Tactile Warning Tile, satisfactory to the City Engineer.
 - h. Prior to issuance of any construction permit, the Permittee shall assure by permit and bond to install new street lights adjacent to the site on 14th Street and Commercial Street per the City of San Diego Street Design Manual Street Light Standards and Council Policy 200-18.

- i. Prior to issuance of any construction permit, the Permittee shall assure by permit and bond to upgrade the luminaire wattage for the street lights adjacent to the site on 14th Street and Commercial Street per the City of San Diego Street Design Manual Street Light Standards, and Council Policy 200-18.
- j. Prior to the issuance of any construction permit, the Permittee shall submit a technical report based on the Storm Water Standards in effect at the time of construction permit issuance that will be subject to final review and approval by the City Engineer.
- k. Prior to issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the on-going permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.
- l. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction BMP necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC into the construction plans or specifications.
- m. Development of this Project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
- n. Prior to the issuance of a grading or construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge identification number (WDID#) shall be submitted to the City of San Diego as proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions set forth in Section II.C of Order No. 2009-0009DWQ and a copy shall be submitted to the City.
- o. Prior to the issuance of any construction permit, the Permittee shall realign the curb to private a 14-foot curb-to-property line distance along 14th Street, satisfactory to the City Engineer.
- p. Prior to the issuance of any construction permit, the Permittee shall obtain a ROW or Grading Permit for any proposed shoring for the Project, satisfactory to the City Engineer.

32. Public Utilities

- a. Prior to the issuance of any building permits, the Permittee shall obtain approval from the City's Cross-Connection Control Group for the backflow prevention device (BFPD) layout.

- b. Prior to the issuance of any building permits, the Permittee shall provide sewer flow and lateral information in accordance with the City of San Diego's current Sewer Design Guide and obtain approval for the introduction of that flow into the City's public sewerage system from the Water & Sewer Department Review Section of the Public Utilities Department.
- c. Prior to the issuance of any building permits, the Permittee shall have constructed, or ensured the construction of (via permit and bond), all public water and/or sewer facilities.

SUSTAINABILITY

The following requirements must be demonstrated prior to issuance of construction permits:

33. 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.
34. Plumbing Fixtures and Fittings –
 - 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.
35. Electrical Vehicle Charging – 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.
36. Shower Facilities – If the commercial space has 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*).

STANDARD REQUIREMENTS

37. Environmental Impact Mitigation Monitoring and Reporting Program (MMRP): 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 Final Environmental Impact Report (FEIR) for the DCP.
38. 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.

39. 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 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.
40. Development Identification Signs: Prior to commencement of construction on the site, the 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 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 CivicSD for approval prior to installation.

41. 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.
42. 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.
43. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
44. Issuance of this Permit by the City of San Diego 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.).

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45. 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.
46. 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.
47. 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.
48. 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.
49. Construction plans shall be in substantial conformity to the approved Basic Concept/Schematic Drawings and associated Color and Materials Boards dated February 27, 2019, on file at CivicSD. Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s)/amendment(s) to the Project have been granted.
50. The Permittee shall defend, indemnify, and hold harmless CivicSD 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.
51. 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

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"invalid" conditions(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 No. 2017-25 is granted by CivicSD on March 27, 2019.

CIVIC SAN DIEGO:

OWNER/PERMITTEE:

 4/3/19
James Alexander Date
Associate Planner

Matthew D. Nuth Date
S.V.D.P. Management, Inc.

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

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 April 3, 2019 before me, Nicole Marie Pare Notary Public, Here Insert Name and Title of the Officer

personally appeared James Alexander 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: Centre City Development permit Document Date: April 3, 2019
Number of Pages: 13 Signer(s) Other Than Named Above: Matthew D. Nurn

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:


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"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 No. 2017-25 is granted by CivicSD on March 27, 2019.

CIVIC SAN DIEGO:

OWNER/PERMITTEE:

 4/3/19
James Alexander Date
Associate Planner

 4/8/2019
Matthew D. Nuth Date
S.V.D.P. Management, Inc.

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 April 8, 2019, before me, Briza Huizar, Notary Public,
personally appeared Matthew D. Nuth

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 State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE Briza Huizar

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Centre City Development Permit

Document Date: April 8, 2019 Number of Pages: 13

Signer(s) Other than Named Above: James Alexander



DOWNTOWN COMMUNITY PLANNING COUNCIL MINUTES OF THE MEETING OF December 12, 2018

Call to Order: Chair Stark @ 5:30 pm.

Roll Call: Chair Stark noted that 16 of 25 members were present, constituting a quorum.

Members Present @ Call to Order (16): Atsumi, Baker, Ball, Barbano, Blair, Brown, Clark, DiFrancesca, Escala, Kohn, Limandri, Litwak, Nauta, Stark, Wery, Wilson-Ramon

Late Arrival (1): Lawson

Members Absent (8): Dion, Egan, Gattey, Lachman, Perry, Rosebaum, Pensebaum

Early Departure (4): Barbano, Litwak, Wery, Wilson-Ramon

2. Approval of October 17 & November 14 Meeting Minutes

- Minutes approved,

3. Public Comments on Non-Agenda Items

- Jennifer Hunt - starting Downtown Mobility Campaign to begin implementation of plan with build out of bicycle paths.

4. Elected Representative Comments:

- District 3 Councilman Ward representative Brian Elliott -
 - Mobility Plan – breaking ground at 6, J, and Beech with completion in March 2019
 - New City Mobility Board – combines Parking Advisory Board and Bicycle Board
 - City approved state allocation to San Diego for rapid rehousing, diversion, reunification, outreach, - goal to get people into permanent housing

5. Chairperson's Report, Subcommittee Reports:

- New Seat Vacancy – East Village Business seat – will expire in March, but we can seat now
- Anthony Bernal is new representative for Airport Authority Board
- March Elections approaching; need new chairman
- New 2019 Meeting Dates: 3rd Wednesday of month except Jan 23 and Dec
- Pre-Design, Escala – 13th & Broadway project reviewed – see comments on Agenda; concern about ground level spaces and elevation.
- Social Issues. Ball – Tour of Pre-Fab Affordable Housing Factory Jan. 11
- Public Spaces, DiFrancesca/ Wilson-Ramon: Will meet next month, engaged in anything to do with downtown public spaces including Parks and Scooters

Information

6. Project Updates ~ Brad Richter, Civic SD

- City Proposal for Parking in Transit Priority Areas: Part of overall plan to increase transit and decrease cost of housing by 1) Eliminating parking requirements for residential in these areas, 2) unbundling parking spaces from housing units (separate purchase or rental), 3) setting Maximums (in lieu of minimums) for parking spaces associated with any type of housing project. Will bring forward in January
- Recommendations for Code Update going forward except for elimination of 3 bedroom units,
- Indigo – abandoned but being converted to a small boutique hotel

- California Theater – SOHO won lawsuit over EIR; now involved in private negotiation w/ developer
- Old Library – After 2 failed solicitations, Lincoln Property Group proposing to purchase and convert to tech spaces
- Chinese Theater opening this weekend, with soft opening tonight; not complete on exterior yet.
- Input for CPC Transit Subcommittee: Schedule fast tracked; menu of transit amenities for scoring of individual projects
- CVS Alcohol License CUP submitted for approval.

Consent –

10. 14th & Commercial Tentative Map –

	In Favor	Opposed	Abstain	Recuse
DCPC	16	0	0	0

In Favor: Atsumi, Baker, Ball, Barbano, Blair, Brown, Clark, DiFrancesca, Escala, Kohn, Limandri, Litwak, Nauta, Stark, Wery, Wilson-Ramon

Action

7. 13th & Broadway (north side of Broadway between 13th and 14th streets) – Centre City Development Permit/Rezone No. 2018-48 – Design Review, Rezone, and Associated Permits – East Village ~ James Alexander, CivicSD

Site is a City Successor Site, originally envisioned to contain a Fire Station. Applicant proposing land swap to obtain site on Broadway for 14 story building, 273 affordable units (3 market rate), underground parking and commercial space. Five incentives requested to deviate from development standards: reduce commercial SF, increase tower lot coverage, increase floor plate dimension, locate curb cut on Limited Vehicle Access street, reduce 13th Street curb cut width from 20' to 12'. If city passes parking reduction transit zone, then staff recommend grade level parking be eliminated. Pre-design approved last week with a few design recommendations.

Kathryn Marrieta, Joseph Wong & Associates: High density infill project targeting LEED Silver; Questions: Smart Farm lease ends in 2019, not clear if it is relocating. Mechanical system – hot water system w/ thru wall heat pump system in each unit. Three elevators minimal for volume of tenants impacting quality of life – should be sufficient since operates more like a hotel with small furnished units.

Public Comment:

Gary Smith, DRG: Board supports since project is appropriate in scale to area, and not necessarily supportive housing inclusion; don't remove parking

Jenifer Hunt: Confirmed units will have kitchenettes

Motion: Approve staff recommendation to grant design approval but not eliminate any parking in the future.

1st: Escala 2nd: Litwak

	In Favor	Opposed	Abstain	Recuse
DCPC	15	2	0	0

In Favor: Baker, Ball, Barbano, Blair, Brown, Clark, DiFrancesca, Escala, Kohn, Limandri, Litwak, Nauta, Stark, Wery, Wilson-Ramon

Opposed: Atsumi, Lawson

Abstained: 0

8. Union & Ash (north side of West Ash Street between Union and Front streets) – Centre City Development Permit No. 2018-26 – Design Review – Little Italy ~ James Alexander, CivicSD

Alexan Little Italy – 36 story, 395 residential rental tower, 3 subterrean parking levels, 4 above grade parking levels, LEED Gold targeted. 5 incentives requested to deviate from development standards including Liited vehicle access – proposing driveway on Front Street and Tower dimensions. Improvements have been made to address Pre-Design comments in September, primarily refining ground level and parking screening, and readjustment of public spaces at top levels. Trammel Crow proposing Classical project maximizing density. Parking levels are convertible to residential and office space if parking requirements go down. Parking above grade necessary to accommodate all tenants parking needs. Still considering details like spandrel glass. Storage not allowed on balconies. No commercial space anticipated, all spaces amenities for residents.

Public Comment: Gary Smith, DRG: Supports – nice project, appreciate recessed balconies revision; Outdoor equipment subject to salt air erosion; ground floor amenity space subject to addition of blinds/ screening. Concern about lack of storage, particularly if this converted to market sales in 10 years.

Committee Comment: Pre-Design concerns about ground level/ podium somewhat addressed but not sufficient yet. Concern about parking above ground level.

Support: Beautiful addition to the neighborhood, will enhance walkibility. Figure out a way to increase amount of storage; continue to refine above grade parking screening

Motion: Support Staff Recommendation

1st: DiFrancesca 2nd: Wilson-Ramon

	In Favor	Opposed	Abstain	Recuse
DCPC	14	0	0	0

In Favor: Atsuni, Baker, Ball, Blair, Brown, Clark, DiFrancesca, Escala, Kohn, Lawson, Limandri, , Nauta, Stark, Wilson-Ramon

Opposed: 0

Abstained: 0

9. Jefferson Makers Quarter (full block bounded by Broadway and 15th, 16th, and E streets) – CCDP / Centre City Planned Development Permit / Design Review and Associated Permits – East Village ~ Brad Richter, CivicSD

This is lowest density project submitted in the last 2 years. Doesn't achieve goals for Downtown Community Plan and Design Guidelines. Staff concerned that diversity in design and materials not sufficient in this design. Questioned economic viability; desire for commercial space on Broadway. Packet includes letters of support from EVA & downtown Partnership; CIVIC board Design committee approved unanimously last week.

Applicant: David Potter, JPI; Stacy Pennington – Have met with many stakeholders since last meeting including local neighboring business. Have increased FAR to 6 with 50 additional units. Since 2012, Developer has created interim activation method to encourage growth of the neighborhood in lieu of "build it and they will come" attitude. Project anchors east end of E Street Promenade. Build out integrates historic elements and supports newly created office hub. Developer believes 8 story approach is appropriate to this neighborhood. Proposed parking needed to meet market demand. Can start construction in March, complete 2022.

Design - Carrier Johnson: Design enhancements - Shafts will take venting to roof. Ceraclad sheathing product can be scratched but more durable than other standard materials; repaired by replacement of panels.

Public Comment:

Support: 22 letters of support and neighborhood speakers - Smart Farm, Smart Café, Downtown Partnership, Urban Discovery Academy, EVA, Maker’s Square Neighborhood Group all support as attractive addition to neighborhood; scale fits the neighborhood; support addition to urban village, retention/incorporation of historic building; contributes to authenticity, community; bridge to Golden Hill neighborhood.

Opposed: Gary Smith, DRG – Building is a box, bedrooms inappropriately placed, little storage (Board 9 against, 3 in favor) best of the square donuts.

Committee Discussion: Concern building doesn’t have design longevity. CIVIC wants to increase FAR in downtown, review goals of residents and employment downtown (taking 25-30% of city’s growth).

Supports: contributes to lowering edges of city; right scale; subtle contrast between elements of building; weak to reject project when it meets the minimum.

Motion: Support project

1st: Baker 2nd: DiFrancesca

	In Favor	Opposed	Abstain	Recuse
DCPC	11	0	0	2

In Favor: Atsumi, Baker, Ball, Blair, Clark, DiFrancesca, Kohn, Lawson, Limandri, Nauta, Stark,

Opposed: 0

Abstained: 0


Recuse: Brown, Escala

Miscellaneous

11. Potential Agenda Items and Member Comments

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

Adjournment

	<p>City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p>	<p>Ownership Disclosure Statement</p>	<p>FORM DS-318 October 2017</p>
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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: 14th and Commercial **Project No. For City Use Only:** 620709
Project Address: 1402 Commercial Street
San Diego, CA 92113-1036

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? California 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: S.V.D.P. Management, Inc., a California Corporation Owner Tenant/Lessee Successor Agency
 Street Address: 3350 E Street
 City: San Diego State: CA Zip: 92102-3332
 Phone No.: 619.446.2100 Fax No.: 619.446.2129 Email: bill.bolstad@neighbor.org
 Signature: [Signature] Date: 10/15/18
 Additional pages Attached: Yes No

Applicant
 Name of Individual: S.V.D.P. Management, Inc., a California Corporation Owner Tenant/Lessee Successor Agency
 Street Address: 3350 E Street
 City: San Diego State: CA Zip: 92102-3332
 Phone No.: 619.446.2100 Fax No.: 619.446.2129 Email: bill.bolstad@neighbor.org
 Signature: [Signature] Date: 10/15/18
 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

S.V.D.P. Management, Inc. (Dba Father Joe's Villages), a California Corporation

Deacon Jim F. Vargas, OFS
President & Chief Executive Officer

Bill Bolstad
Chief Revenue Officer

Ruth Bruland
Chief Program Officer

Robert Dorsey
Chief Administrative Officer & CFO

Kristin Wiggins
Senior Director of Development

Michael Milligan
Director of Human Resources

Frank Paredes
Director of Information Technology

Ann Wiczorek
General Counsel

TENTATIVE MAP NO. 2215964
14TH & COMMERCIAL
CITY OF SAN DIEGO, CALIFORNIA

OWNER/DEVELOPER:
S.V.D.P. MANAGEMENT INC., A CALIFORNIA CORPORATION
3350 E STREET
SAN DIEGO, CA 92102-1576
TEL: 619.446.2100
CONTACT: BILL BOLSTAD
EMAIL: BILL.BOLSTAD@NEIGHBOR.COM

ASSESSORS PARCEL NUMBERS
APN: 535-621-02 (PORTION) AND 535-614-11

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APN: 535-614-11
LOTS C, D, E, F, G, H, I, AND J, OF BLOCK 169 OF HORTON'S ADDITION IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF, MADE BY L.L. LOCKLING, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, EXCEPTING THEREFROM THAT PORTION OF LOT F LYING IN NATIONAL AVENUE DEEDED TO THE CITY OF SAN DIEGO BY DEED DATED JULY 20 1904 AND RECORDED MARCH 22, 1905, IN BOOK 361, PAGE 298 OF DEEDS.
PARCEL 2: APN: 535-621-02 (PORTION)
LOTS 9, AND 16, OF BLOCK 55 OF SHERMAN'S ADDITION, IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 856, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 18, 1899

APPLICANT:
FATHER JOE'S VILLAGE
1230 COLUMBIA STREET, STE. 950
SAN DIEGO, CA 92101
TEL: 619.677.2290

BILL BOLSTAD TITLE DATE

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON MAY 13, 2017 AT POINTS 'A' AND 'B' AS SHOWN HEREON. POINTS 'A' AND 'B' WERE ESTABLISHED FROM THE G.P.S. STATION 162 AND G.P.S. STATION 173 PER RECORD OF SURVEY 14492, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON MARCH 31, 1994 AS FILE NO. 1994-0214720.
THE BEARING FROM POINT 'A' TO POINT 'B' IS N00°06'18"E
QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.
THE COMBINED GRID FACTOR AT POINT 'A' IS 1.0000139
GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR.
ELEVATION AT POINT 'A' IS 8.97 FEET, DATUM NGVD29.

TOPOGRAPHIC SOURCE
SOURCE OF TOPOGRAPHY - BASED ON A FIELD SURVEY CONDUCTED BY NASLAND ENGINEERING ON JULY 11, 2017.

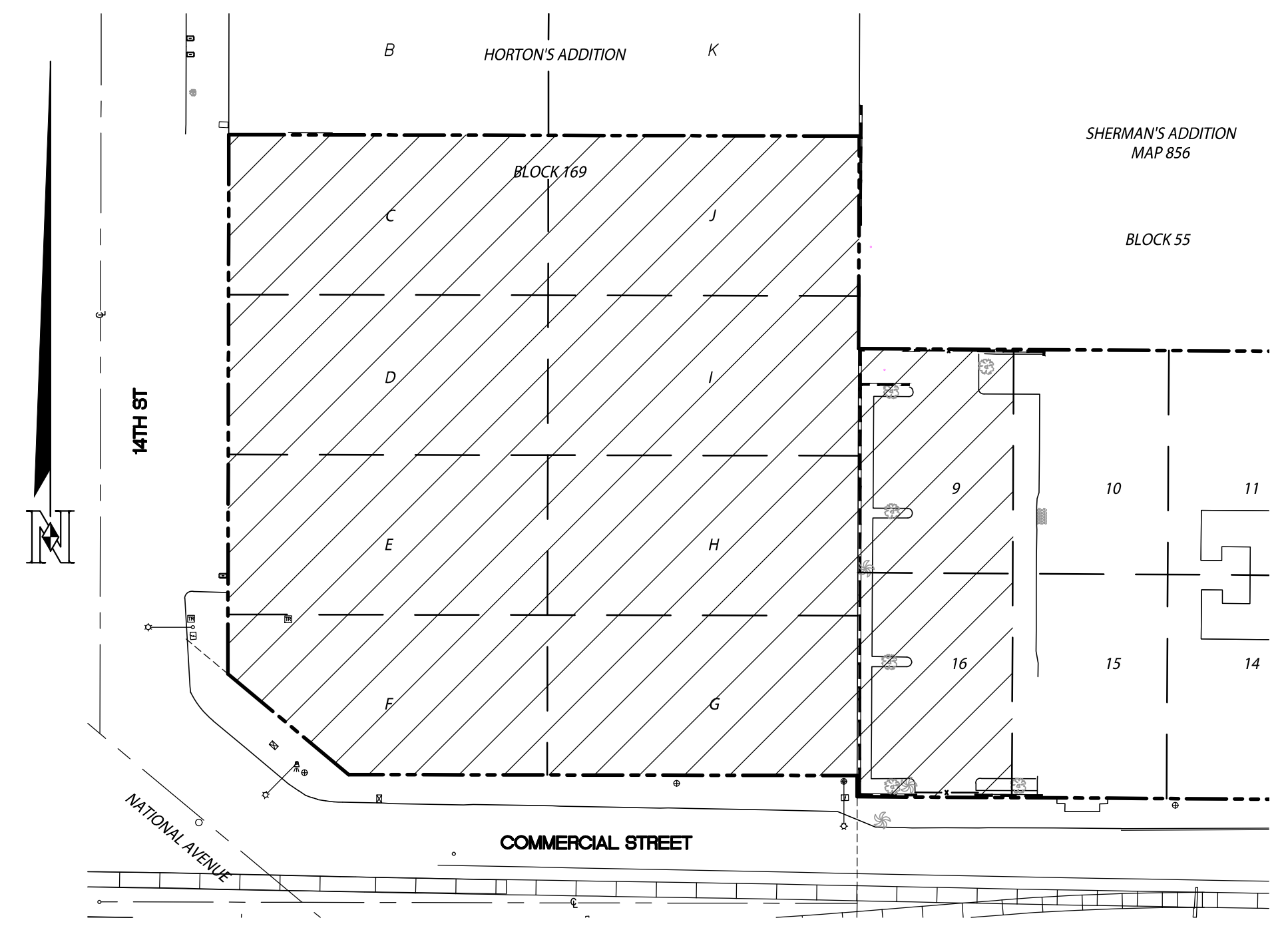
BENCHMARK
THE BENCHMARK FOR THIS SURVEY IS THE CITY OF SAN DIEGO VERTICAL CONTROL NETWORK BASED LOCALLY ON THE BRASS PLUG SET IN THE TOP OF CURB AT THE NORTHWEST CORNER OF 16 STREET AND IMPERIAL AVENUE.
ELEVATION = 20.611 FEET MEAN SEA LEVEL DATUM

EARTHWORK QUANTITIES
AREA TO BE GRADED = 0 SF
EXPORT: 0 CY
MAXIMUM CUT/FILL = 0 CY
NO EARTHWORK IS PROPOSED AS PART OF THIS PROJECT

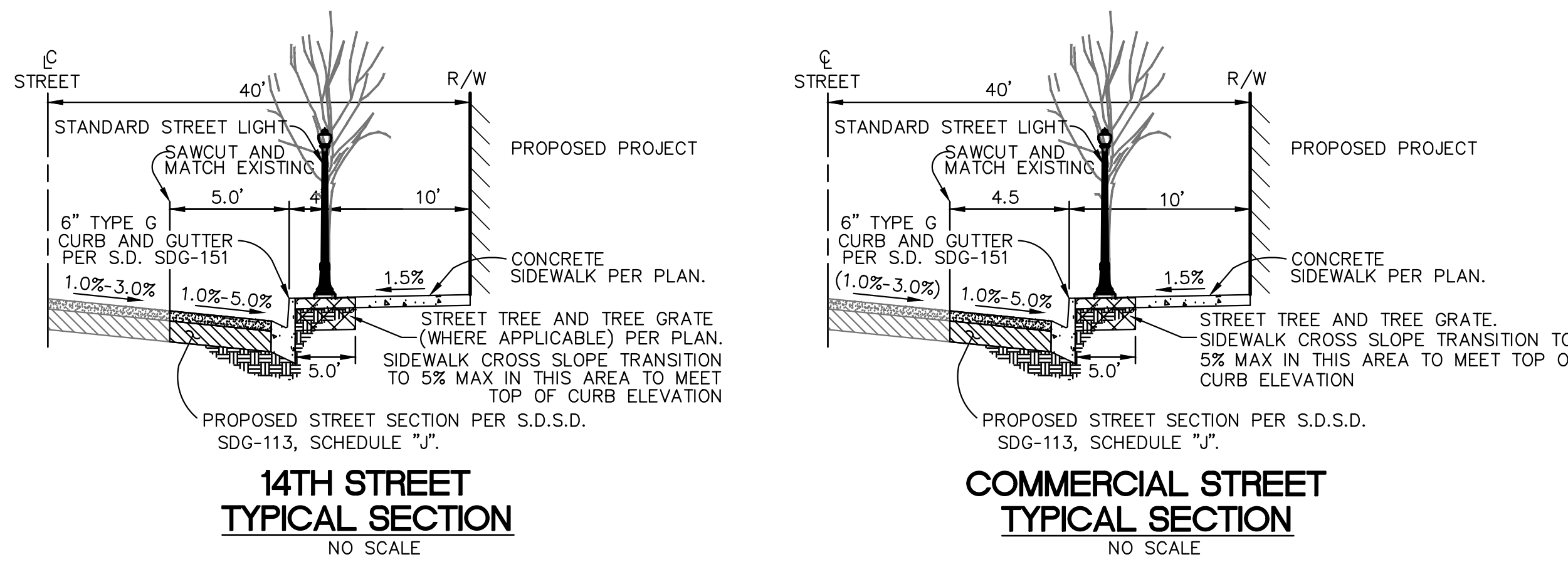
PROJECT SUMMARY:
1. THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM UNITS AS FOLLOWS:
PARCEL 1:
2 RESIDENTIAL
2 COMMERCIAL
4 TOTAL
2. UTILITIES
WATER: CITY OF SAN DIEGO
SEWER: CITY OF SAN DIEGO
GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC
FIRE AND POLICE PROTECTION: CITY OF SAN DIEGO
CABLE T.V.: COX COMMUNICATIONS
NOTE: UNDERGROUND UTILITIES ARE SHOWN HEREON ARE FROM AVAILABLE RECORDS. THERE ARE NO OVERHEAD ELECTRICAL UTILITIES FRONTING THE PROPERTY ON 14TH STREET AND NATIONAL AVE. OVERHEAD LINES ON COMMERCIAL ARE FIBER OPTIC LINES ONLY FOR MTS TROLLEY SYSTEM.
3. GRADING:
NO GRADING IS PROPOSED AS PART OF THIS PROJECT.
4. DRAINAGE:
NO CHANGES TO THE EXISTING DRAINAGE ARE PROPOSED AS PART OF THIS PROJECT.
5. SCHOOLS:
SAN DIEGO UNIFIED SCHOOL DISTRICT
6. TOTAL NUMBER OF EXISTING LOTS = 10; TOTAL NUMBER OF PROPOSED LOTS = 1.
7. TOTAL PROJECT GROSS AREA = 1.05 ACRES; TOTAL PROJECT NET AREA = 1.05 ACRES.

EASEMENT:
PER TITLE ORDER NUMBER 73717003336-PM
EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
RECORDING DATE: OCTOBER 21, 1919
RECORDING NO.: IN BOOK 795, PAGE 226 OF DEEDS
AFFECTS: THE SOUTH 8 FEET OF LOTS "E" AND "G", EXCEPT THAT PORTION NOW IN NATIONAL AVENUE.
PER TITLE ORDER NUMBER 73717003336-PM
NO OTHER EASEMENTS ARE ON OR ADJACENT TO THE PROPERTY EXCEPT WHAT IS STATED ABOVE.

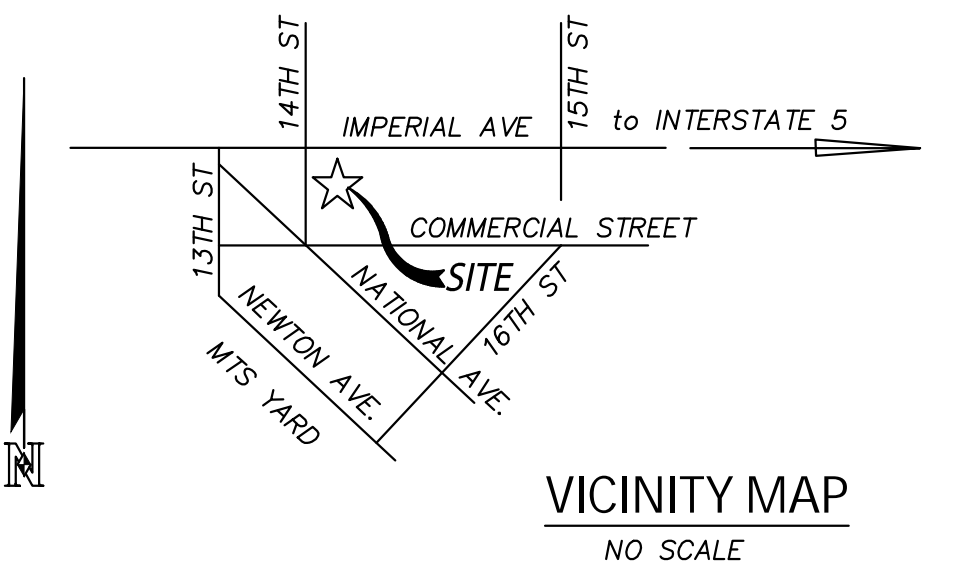
ZONING DESIGNATION
DOWNTOWN CCPD-MC



KEY MAP
SCALE 1"=40'



PROPOSED IMPROVEMENTS IMPROVEMENT	STANDARD DWGS.	SYMBOL
TENTATIVE MAP BOUNDARY LINE	SDG-151	[Symbol]
6" CURB & GUTTER TYPE 'G'	SDG-151	[Symbol]
PROPOSED CURB RAMP, W/TRUNCATED DOMES, 3" IN DEPTH	SDG-133	[Symbol]
PROPOSED DRIVEWAY	SDG-160	[Symbol]
SIDEWALK	SDG-155	[Symbol]



MAPPING NOTE:
A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE PARCEL MAP WITH ALL PROPERTY CORNERS MARKED WITH DURABLE MONUMENTS.
TENTATIVE MAP REQUEST
THIS PROJECT REQUESTS A TENTATIVE MAP IN ORDER TO CONSOLIDATE 10 EXISTING LOTS (LOTS C-J OF HORTON'S ADDITION BLOCK 169 AND LOTS 9, AND 16 OF SHERMAN'S ADDITION BLOCK 55) INTO ONE LOT AND TO CREATE TWO RESIDENTIAL AND TWO COMMERCIAL CONDOMINIUM UNITS.

SHEET INDEX

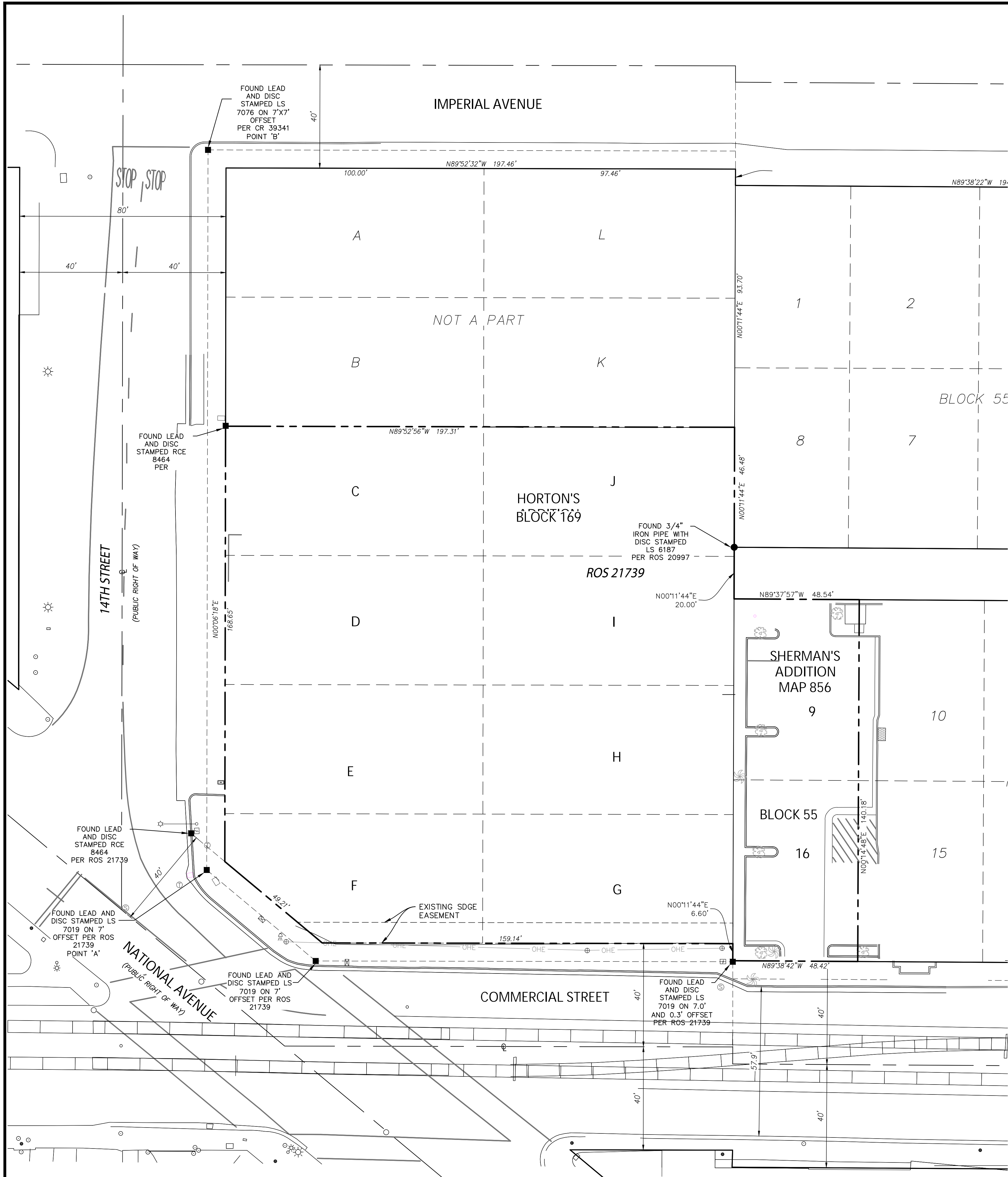
DESCRIPTION	SHEET
COVER SHEET	1
EXISTING / PROPOSED CONDITIONS	2

8/8/2019
CORY SCHRACK R.C.E. 65976 DATE
NASLAND ENGINEERING
4740 RUFFNER STREET
SAN DIEGO, CA 92111
(858) 292-7770



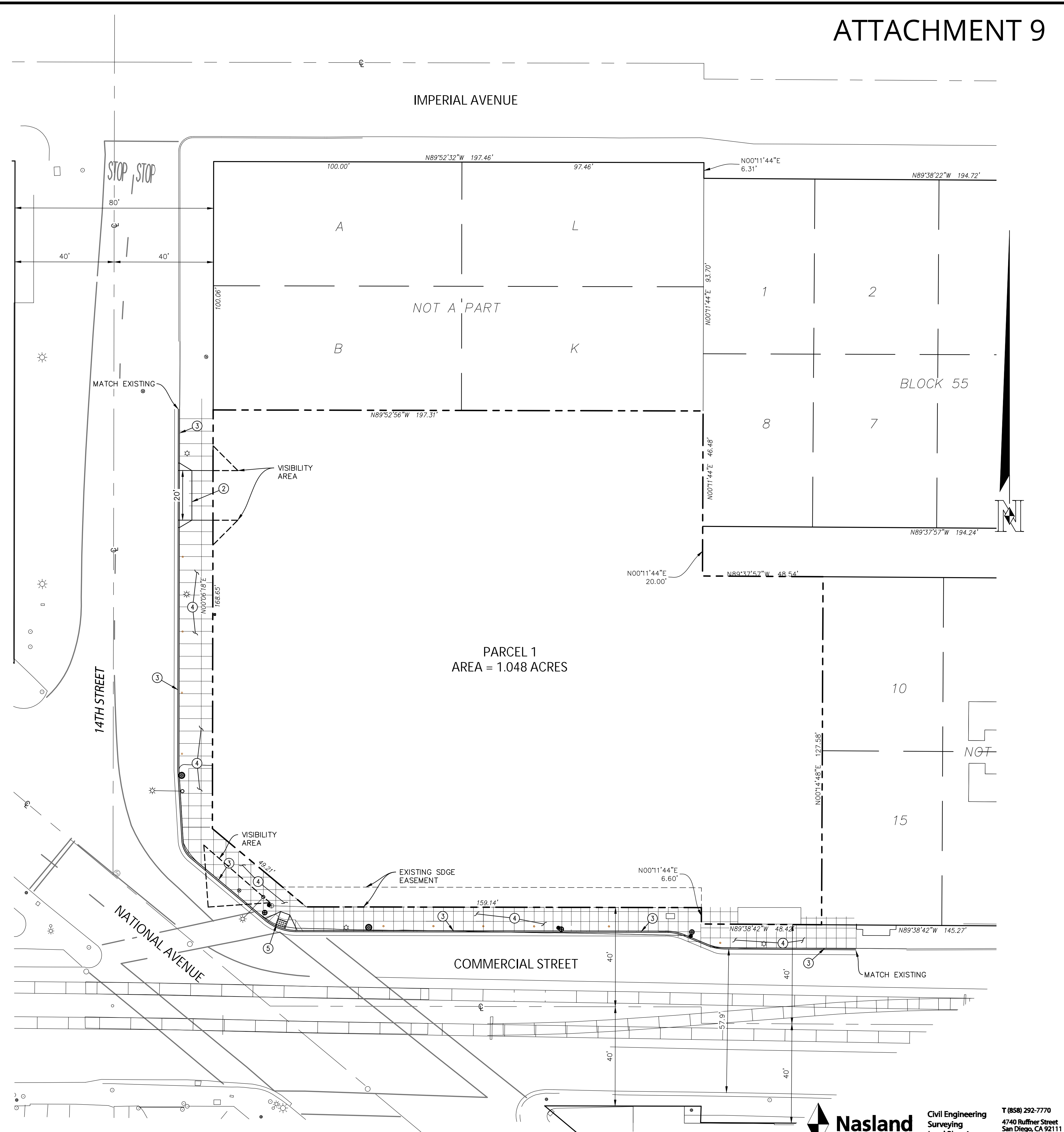
PREPARED BY: NASLAND ENGINEERING

NAME:	NASLAND ENGINEERING	REVISION 14:	
ADDRESS:	4740 RUFFNER STREET SAN DIEGO, CA 92111	REVISION 13:	
PROJECT ADDRESS:	ONE 14TH STREET SAN DIEGO, CA 92113	REVISION 12:	
PROJECT NAME:	14TH AND COMMERCIAL	REVISION 11:	
SHEET TITLE:	TENTATIVE MAP No. 2215964 PTS No. 620709 LO. NUMBER: N/A	REVISION 10:	
		REVISION 9:	
		REVISION 8:	
		REVISION 7:	
		REVISION 6:	
		REVISION 5:	08/08/2019
		REVISION 4:	07/16/2019
		REVISION 3:	06/11/2019
		REVISION 2:	05/30/2019
		REVISION 1:	12/28/2018
		LAMBERT COORDINATES:	196-1721 NAD 83 COORDINATES: 1836-6281
		ORIGINAL DATE:	10/08/2018
		SHEET	1 OF 2
		DEP #	



EXISTING PARCEL CONFIGURATION

SCALE: 1" = 20'



PROPOSED PARCEL CONFIGURATION

SCALE: 1" = 20'

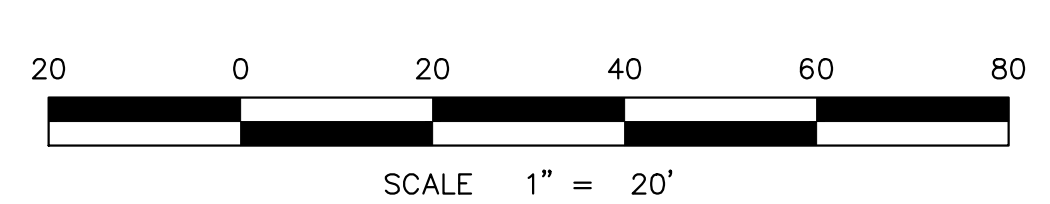
NOTE:
SEE IMPROVEMENT PLANS FOR 14TH AND COMMERCIAL FOR PUBLIC IMPROVEMENTS. PTS NO. 624849

NOTE:
PRIVATE ON-SITE UTILITIES PER BUILDING PLAN PTS NO. 620559

NOTE:
DISCRETIONARY UNDER PTS # 566470. REGARDING EXISTING UTILITIES.

PUBLIC IMPROVEMENTS

- ② INSTALL CONCRETE DRIVEWAY PER SDG-160
- ③ INSTALL 6" CURB AND GUTTER PER SDG-151
- ④ INSTALL CONCRETE SIDEWALK PER SDG-155 (SEE LANDSCAPE PLANS FOR PAVING PATTERN) AND THE HISTORICAL CONTRACTOR STAMP(S) TO BE PRESERVED.
- ⑤ INSTALL TYPE A CURB RAMP PER SDG-133, SDG-130 WITH DETECTABLE / TACTILE WARNING TILE.



Nasland Civil Engineering Surveying Land Planning
 4740 Ruffner Street San Diego, CA 92111
 nasland.com
 T (858) 292-7770

PREPARED BY: _____

NAME: NASLAND ENGINEERING	REVISION 14: _____
ADDRESS: 4740 RUFFNER STREET SAN DIEGO, CA 92111	REVISION 13: _____
PROJECT ADDRESS: ONE 14TH STREET SAN DIEGO, CA 92113	REVISION 12: _____
PROJECT NAME: 14TH AND COMMERCIAL	REVISION 11: _____
SHEET TITLE:	REVISION 10: _____
TENTATIVE MAP No. 2215964 PTS No. 620709 LO. NUMBER: N/A	REVISION 9: _____
	REVISION 8: _____
	REVISION 7: _____
	REVISION 6: _____
	REVISION 5: 08/08/2019
	REVISION 4: 07/16/2019
	REVISION 3: 06/11/2019
	REVISION 2: 05/30/2019
	REVISION 1: 12/28/2018
	LAMBERT COORDINATES: 196-1721 NAD 83 COORDINATES: 1836-6281
	ORIGINAL DATE: 10/08/2018
	SHEET 2 OF 2
	DEP # _____



8/8/2019