



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: June 12, 2020 REPORT NO. HO-20-029

HEARING DATE: June 17, 2020

SUBJECT: 220 W. BROADWAY MAP WAIVER, Process Three Decision

PROJECT NUMBER: [650202](#)

OWNER/APPLICANT: SDCC South Block, LLC

SUMMARY

Issue: Should the Hearing Officer approve the Map Waiver for a subdivision to create sixteen commercial condominium units, currently under construction, on an existing 1.25-acre (54,647-square-foot) lot located at 220 West Broadway in the Civic/Core neighborhood of the [Downtown Community Plan](#) (DCP) area ("Downtown")?

Staff Recommendation: APPROVE Map Waiver No. 2371059.

Community Planning Group Recommendation: On May 15, 2019, the Downtown Community Planning Council (DCPC) voted 18-0-0 to recommend approval the project without conditions or recommendation (DCPC Recommendation & Correspondence - Attachment 7).

BACKGROUND

The 1.25-acre (54,647-square-foot) site is located at 220 West Broadway (Attachment 1), on the block bounded by Broadway, Union, Front, C streets in the Centre City Planned District Public/Civic (PC) base zone, Transit Priority Area (TPA), Parking Standards Transit Priority Area (PSTPA), Transit Area Overlay (TAOZ), Residential Tandem Parking Overlay (RTPOZ), Airport Approach Overlay (AAOZ), Employment Overlay, Commercial Street Overlay, and Limited Vehicle Access Overlay zones, within the Civic/Core neighborhood of the DCP area ("Downtown") (Attachment 2).

The PC Land Use District provides a center for government, civic, cultural institutions, educational facilities, and public and support services, and the land use district accommodates residential uses. Within the PC Land Use District, at least 40% of the ground-floor street frontage must contain commercial uses. The Employment Overlay Zone limits residential land uses to no more than 50% of the Base Maximum Floor Area Ratio (FAR), unless increased up to 60% through the Affordable Housing Regulations (AHR); the Commercial Street Overlay requires at least 60% commercial uses along the Broadway street-frontage; and the Limited Vehicle Access Overlay prohibits curb cuts on

Broadway, Front and C streets. Surrounding land uses include the Western Region Detention Facility to the north; Honorable Edward J. Schwartz Federal Courthouse to the south; the Hall of Justice to the west; and the Sofia Hotel, a surface parking lot, and a single-story commercial building to the east.

The existing single lot is currently being developed with a 37-story (445-foot tall) mixed-use project comprised of 431 dwelling units including at least 41 very low-income affordable units, 270,493 square feet (SF) of office, and 18,595 SF of commercial space pursuant to Centre City Development Permit (CCDP) No. 2019-01, granted by Civic San Diego on October 10, 2019 (Attachment 6). The proposed Map Waiver establish condominium units with the project which would allow the applicant to use tax-exempt bond and tax credit financing for the affordable residential component, and for subsidizing the commercial components.

DISCUSSION

The project requires a Process Three Map Waiver to waive the requirement to file a tentative map and final map for a proposed subdivision on a previously mapped single parcel, per [San Diego Municipal Code \(SDMC\) section 125.0120\(b\)\(1\)](#). A Process Three Hearing Officer decision is appealable to the Planning Commission.

PROJECT DESCRIPTION:

The proposed project requests a Map Waiver to create sixteen (16) commercial condominium units within the 37-story mixed-use tower, comprised of ground floor retail; seven stories of office; 27 stories of residential; and five (5) levels of subterranean parking (see figure 1). The commercial condominium unit mix and floor area allocation is summarized in the table below.

Commercial Condominium Unit Information		
Unit Type	Total # of Units	Total Floor Area
Residential Market Rate 1	1	342,219 SF
Residential Market Rate 2	1	29,229 SF
Residential Affordable	1	37,152 SF
Office	7	270,493 SF
Retail	6	18,595 SF



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

COMMUNITY PLAN ANALYSIS:

The DCP establishes the Civic/Core neighborhood primarily intended to encourage, support, and enhance the high-intensity office and employment centers within the neighborhood. The DCP supports the Civic/Core's role as a center of regional importance and as a primary hub for business, communication, office, and hotels, with fewer restrictions on building bulk and tower separation than in other districts. The DCP identifies mixed-use projects as an important component of the area's vitality. Retail, cultural, educational, civic and governmental, and entertainment uses are also permitted and all development is required to be pedestrian-oriented.

Civic/Core will be a compact district, extending just over one-half mile in the east-west direction. The heart of Civic/Core will be the redeveloped government complex, and a new full-block park. Broadway--with its ceremonial character and cluster of additional government facilities--will continue as a second activity focus. New high-rise containing office and mixed-use development will be activated by the flourishing civic uses. Civic/Core will be distinguished from the other neighborhoods with its concentration of tall buildings, generous floorplates and bulk standards.

Applicable DCP Goals

The Project will contribute to the following DCP Goals and Policies:

- 3.1-G-2: Provide for an overall balance of uses-employment, residential, cultural, government, and destination--as well as a full compendium of amenities and services.
- 3.1-P-1: Foster development of the Civic/Core into a compact but high intensity office and employment hub of downtown, with a strong government, financial, commercial, and visitor-serving orientation, while permitting residential development to provide vitality during non-work hours.
- 3.4-G-1: Continue to promote the production of affordable housing in all of downtown's neighborhoods and districts.
- 3.4-G-3: Increase the supply of rental housing affordable to low-income persons.
- 4.1-P-8: Pursue new smaller open spaces-including public plazas and places, fountains, and pocket parks-on portions of blocks throughout downtown and on geologic faults to supplement the larger public open spaces, provide local focus points, and diversify the built environment.
- 4.1-P-15: Encourage the position of outdoor seating and/or cafes where appropriate.
- 6.1-G-1: Create an intense district with large and tall buildings reflecting Civic/Core's character as San Diego's business and political center, while promoting a mix of uses.
- 6.1-G-2: Strengthen Civic/Core as a focus of civic uses and government activity, and reconnect government buildings and open spaces to the public realm.

ENVIRONMENTAL REVIEW

Development within the Downtown Community Planning area is covered under the following documents, all referred to as the "Downtown FEIR": Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City 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), and August 3, 2010 (Former

Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115); and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561). Development within the Downtown Community Planning area is also covered under the following documents, all referred to as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). The Downtown FEIR and CAP FEIR are both "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgement of the City of San Diego as the Lead Agency. The Downtown FEIR and CAP FEIR are located on the City website ([https://www.sandiego.gov/planning/programs/ceqa#Final CEQA Documents](https://www.sandiego.gov/planning/programs/ceqa#Final%20CEQA%20Documents)). Consistent with best practices suggested by CEQA Guidelines Section 15168, a Downtown 15168 Consistency Evaluation ("Evaluation") has been completed for the project. The Evaluation concluded that the environmental impacts of the project were adequately addressed in the Downtown FEIR and CAP FEIR; that the project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within both documents for the purposes of CEQA; and, that none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation is required under CEQA.

CONCLUSION:

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

ALTERNATIVES

1. Approve Map Waiver No. 2371059, with modifications.
2. Deny Map Waiver No. 2371059, if the findings required to approve the project cannot be affirmed.

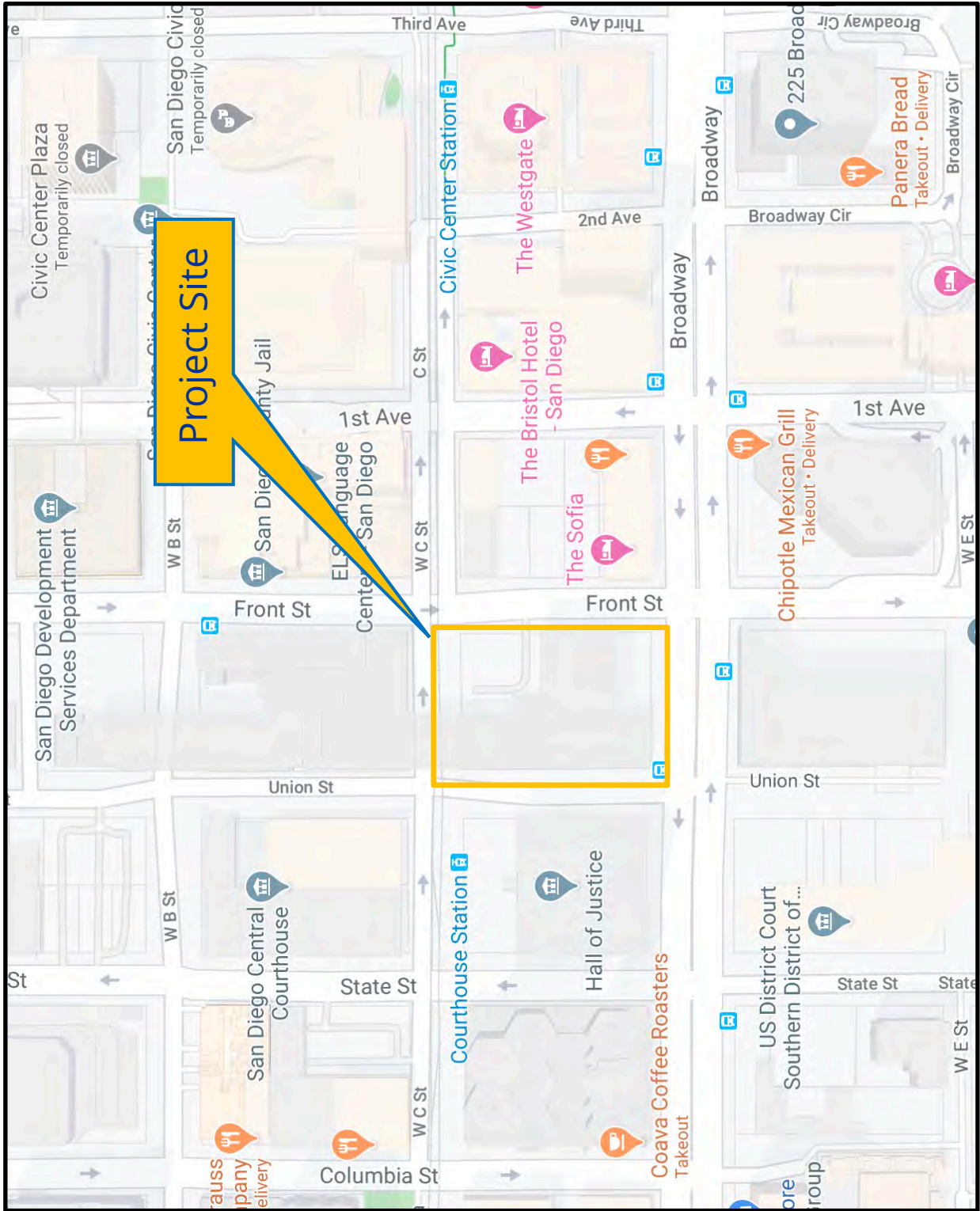
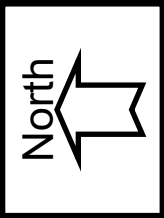
Respectfully submitted,



Nicole Pare
Planner, Urban Division

Attachments:

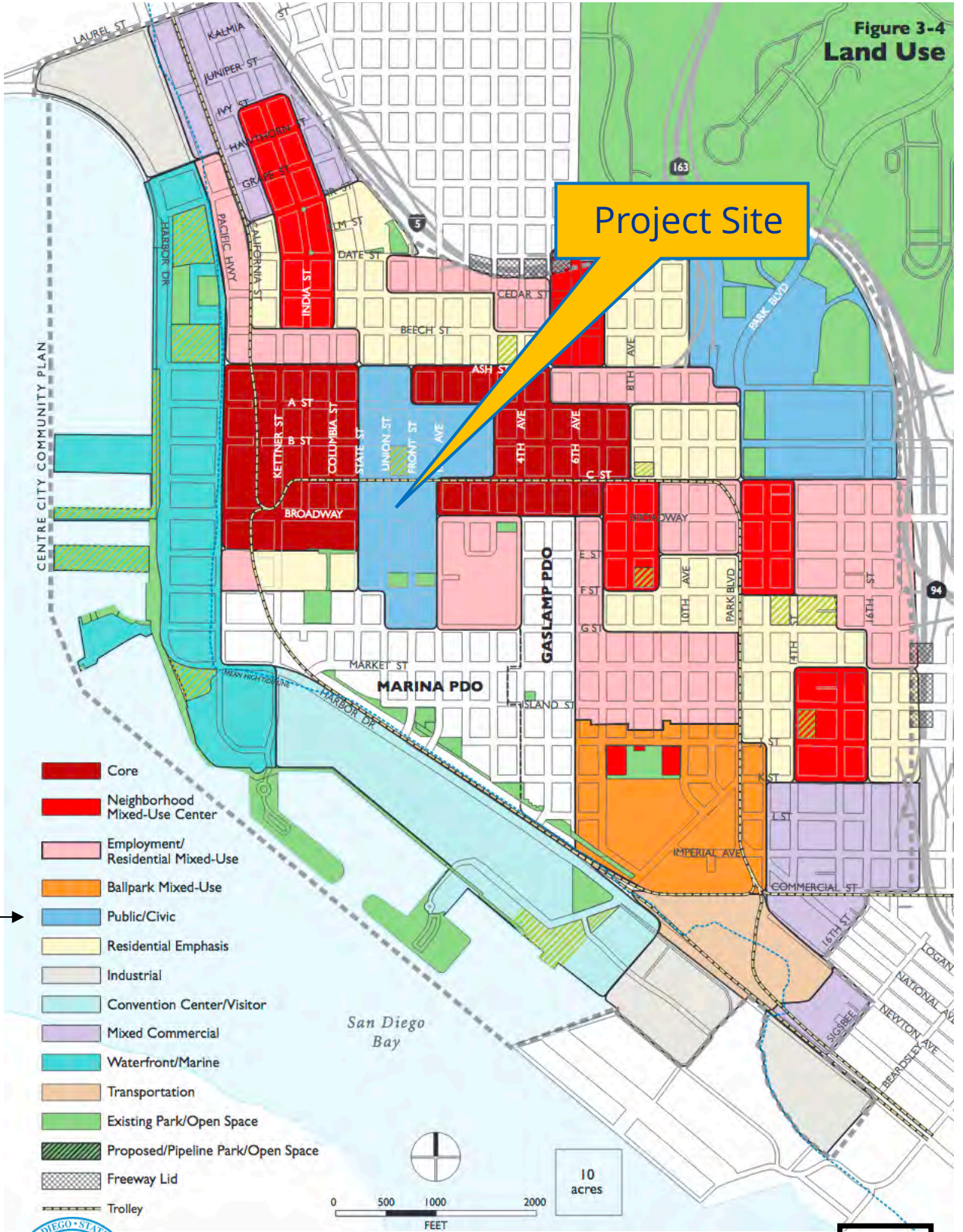
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Map Resolution
5. Draft Map Conditions
6. Copy of Recorded CCDP No. 2019-01
7. DCPC Recommendation & Correspondence
8. Ownership Disclosure Statement
9. Map Exhibit – Map Waiver



Project Location Map
220 West Broadway Map Waiver / 220 W. Broadway
PROJECT NO. 650202



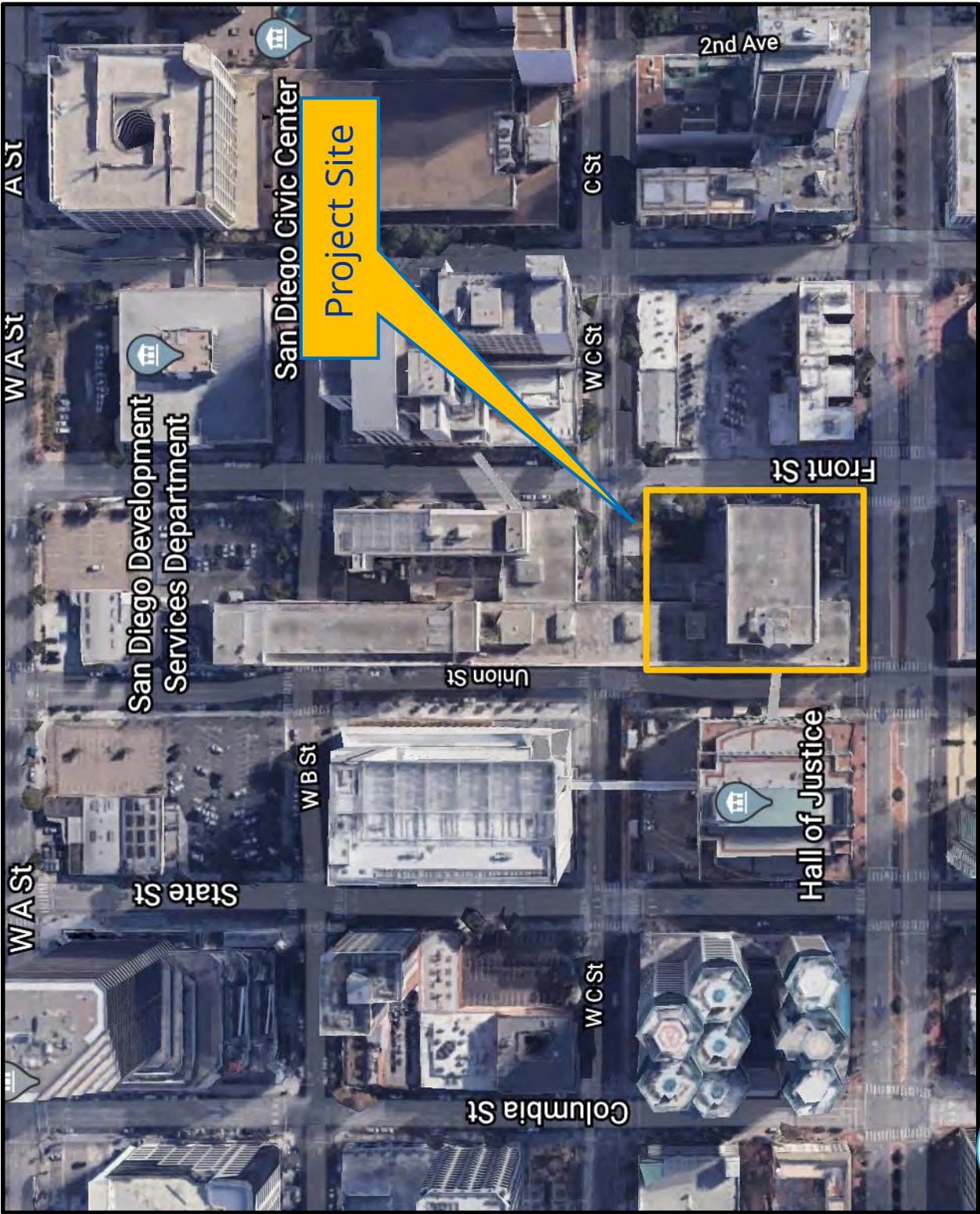
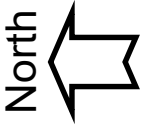
Figure 3-4
Land Use



Land Use Map

220 W. Broadway Map Waiver / 220 West Broadway
PROJECT NO. 650202





Aerial Photo

220 W. Broadway Map Waiver / 220 West Broadway

PROJECT NO. 650202



RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS
AND APPROVING TENTATIVE MAP WAIVER NO. 2371059 FOR **220 W.
BROADWAY** – PROJECT NO. 650202

WHEREAS, SDCC South Block, LLC, a Delaware limited liability company, Subdivider, and Gregory M. Shields, Project Design Consultants, Engineer, submitted an application with the City of San Diego for Tentative Map Waiver No. 2371059, to waive the requirement for a tentative map and a final map the creation of 16 commercial condominium units on a single lot. The 54,647 square-foot project site is located on the block bounded by Broadway, Union, Front, and C streets in the Civic/Core neighborhood of the Downtown Community Plan (DCP) area (“Downtown”). The property is legally described as: All of Parcel 1 of Parcel Map No. 21781, filed in the Office of the San Diego County Recorder on May 11, 2020.

WHEREAS, the Map proposes the consolidation of a 1.25-acre site into one (1) lot for the creation of 16 commercial condominiums;

WHEREAS, Development within the Downtown Community Planning area is covered under the following documents, all referred to as the “Downtown FEIR”: Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency (“Former Agency”) and the City 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), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115);

and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561). Development within the Downtown Community Planning area is also covered under the following documents, all referred to as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (City Council Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (City Council Resolution R-310595). The Downtown FEIR and CAP FEIR are both "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgement of the City of San Diego as the Lead Agency and has been reviewed and considered by the decision maker before approving the project. Consistent with best practices suggested by CEQA Guidelines Section 15168, a Downtown 15168 Consistency Evaluation ("Evaluation") has been completed for the project. The Evaluation concluded that the environmental impacts of the project were adequately addressed in the Downtown FEIR and CAP FEIR; that the project is within the scope of the development program described in the Downtown FEIR and CAP FEIR and is adequately described within both documents for the purposes of CEQA; and, that none of the conditions listed in CEQA Guidelines Section 15162 exist. Therefore, no further environmental documentation is required under CEQA; 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 (SDMC) section 144.0220; and

WHEREAS, the project consists of a 37-story (445-foot tall) ten dwelling units under construction for which Certificates of Occupancy have not been issued; and

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

WHEREAS, on June 17, 2020, the Hearing Officer of the City of San Diego considered Tentative Map Waiver No. 2371059, 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 Waiver No. 2371059:

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 subdivision of an existing single parcel for the creation of sixteen (16) condominium units within a 37-story (445-foot tall) mixed-use project comprised of 431 dwelling units including at least 41 very low-income affordable units, 270,493 square feet (SF) of office, and 18,595 SF of commercial space. The project site is located at 220 West Broadway in the Public/Civic (PC) Land Use District and is within the Civic/Core neighborhood of Downtown.

On October 10, 2019, Civic San Diego granted Centre City Development Permit (CCDP) No. 2019-01, for the development as currently proposed and the development was found to be consistent with the DCP, CCPDO, Land Development Code, and all other adopted plans and policies of the City of San Diego pertaining to Downtown development. Furthermore, the project would advance the following DCP goals and policies:

- Provide for an overall balance of uses-employment, residential, cultural, government, and destination--as well as a full compendium of amenities and services.
- Foster development of the Civic/Core into a compact but high intensity office and employment hub of downtown, with a strong government, financial, commercial, and visitor-serving orientation, while permitting residential development to provide vitality during non-work hours.
- Continue to promote the production of affordable housing in all of downtown's neighborhoods and districts.
- Increase the supply of rental housing affordable to low-income persons.

- Pursue new smaller open spaces-including public plazas and places, fountains, and pocket parks-on portions of blocks throughout downtown and on geologic faults to supplement the larger public open spaces, provide local focus points, and diversify the built environment.
- Encourage the position of outdoor seating and/or cafes where appropriate.
- Create an intense district with large and tall buildings reflecting Civic/Core's character as San Diego's business and political center, while promoting a mix of uses.
- Strengthen Civic/Core as a focus of civic uses and government activity, and reconnect government buildings and open spaces to the public realm.

No changes to the entitled development are proposed and the development meets the goals and policies of the DCP and CCPDO; therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The proposed development is consistent with the SDMC and the CCPDO pursuant to CCDP No. 2019-01. The Project proposes a subdivision for condominiums to allow for financing opportunities associated with the projects affordable housing components and individual ownership opportunities for the commercial retail and office units. Pursuant to CCDP No. 2019-01, the Owner/Permittee is entitled to five development incentives under the Affordable Housing Regulations, SDMC Chapter 14, Article 3, Division 7. There are no changes to the approved project proposed and no deviations are proposed as part of the Map Waiver. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

The Project proposes the subdivision of a single lot to create sixteen (16) condominium units within a proposed 37-story mixed-use development comprised of 431 dwelling units including at least 41 very low-income affordable units, 270,493 square feet (SF) of office, and 18,595 SF of commercial space. The project site is an approximately 54,647 square-foot site on the block bordered by Broadway, C Street, Union Street, and Front Street, in the PC land use district and within the Civic/Core neighborhood of Downtown. The CCPDO determines density based on Floor Area Ratio (FAR). The site has a base minimum FAR of 6.0; a base maximum FAR of 10.0; and the potential to be developed with up to 26.0 FAR the available density bonus programs. Pursuant to CCDP No. 2019-01, the project is entitled to a 3.0 FAR bonus for providing very-low income units (SDMC Section 156.0309(e)(1); an additional 1.0 FAR for at least 20% of the site area dedicated to public open space (SDMC Section 156.0309(e)(2); and up to .56 FAR by providing an eco-roof (SDMC Section 156.0309(e)(4). The proposed development meets the density goals and policies for Downtown, the development permit requires public right of way improvements along Broadway, Union, Front, and C streets, and the Owner/Permittee will be required to pay all applicable Development Impact Fees prior to building permit issuance pursuant to the development permit. Lastly, Utility services would be provided through existing utility infrastructure in the surrounding area. 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 proposed Map Waiver is for subdivision of an existing single parcel for the creation of sixteen (16) condominium units within a 37-story (445-foot tall) mixed-use project comprised of 431 dwelling units including at least 41 very low-income affordable units, 270,493 square feet (SF) of office, and 18,595 SF of commercial space. The project site is located at 220 West Broadway in the Public/Civic (PC) Land Use District and is within the Civic/Core neighborhood of Downtown.

On October 10, 2019, Civic San Diego granted Centre City Development Permit (CCDP) No. 2019-01, for the development as currently proposed and the development was found consistent with the previously certified Downtown FEIR and CAP FEIR. Therefore, per CEQA Guidelines section 15162, no subsequent or supplemental EIR was required for the project. There are no changes to the project proposed with the map waiver. The project site is located within an urbanized environment where there are no watercourses or environmentally sensitive lands harboring fish or wildlife on or adjacent to the site. Therefore, the design of the subdivision or the proposed improvement is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The design of the subdivision was reviewed and determined to be in compliance with the SDMC and the Subdivision Map Act. The subdivision includes conditions and corresponding exhibits of approval relevant to public improvements and payment of applicable fees in order to achieve compliance with the regulations of the San Diego Municipal Code. Public improvements are required pursuant to CCDP No. 2019-01 and the completion of the specified improvement to the satisfaction of the City Engineer will be required prior to the approval of the Certificate of Compliance to ensure public health, safety and welfare. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

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

The project site does not contain any easements acquired by the public at large for access through or use of property within the subdivision. The site has frontage on Broadway, Union, Front, and C streets. Therefore, the design of the subdivision and proposed improvement would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The proposed Map Waiver is for the subdivision of an existing single parcel for a mixed-use development reviewed and approved under Project No. 634036 and CCDP No. 2019-01, and no new development or modifications are proposed. The structure has been designed to provide to the

extent feasible, for future passive or natural heating and cooling opportunities, and the approval of this Map Waiver will not affect future passive or natural heating and cooling opportunities. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The proposed Map Waiver is for the subdivision of an existing single parcel for a mixed-use development reviewed and approved under Project No. 634036 and CCDP No. 2019-01.

This project is a subdivision only and no additional development is proposed. Any further development would be subject to the underlying zone regulations at the time of application, including the City's Inclusionary Affordable Housing requirements and payment of all applicable Development Impact Fees.

The site is in a developed urban neighborhood and is consistent with the Downtown Community Plan goals and policies to provide a diverse mix of housing for downtown employees commensurate with their means to reduce automobile trips and achieve related air quality benefits. The project will provide a mix of housing opportunities within the existing mixed-use project to include ownership and rental opportunity. All appropriate public services (including fire, police, schools, public parks, libraries and medical services) as well as necessary utilities such as electricity, water and sewer exist within the built out urbanized community and provide adequate services for the proposed subdivision.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map Waiver No. 2371059 is hereby granted to SDCC South Block, LLC, a Delaware limited liability company, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Nicole Pare
Planner, Urban Division

ATTACHMENT: Map Waiver Conditions

ATTACHMENT 5

HEARING OFFICER
CONDITIONS FOR MAP WAIVER NO. 2371059
220 W. BROADWAY - PROJECT NO. 650202
ADOPTED BY RESOLUTION NO. _____ ON JUNE 17, 2020.

GENERAL

1. This Map Waiver will expire July 1, 2023.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance.
3. A Certificate of Compliance shall be recorded in the Office of the San Diego County Recorder, prior to the Tentative Map Waiver expiration date.
4. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.

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

5. The Certificate of Compliance shall conform to the provisions of Centre City Development Permit (CCDP) No. 2019-01.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

7. The Map Waiver shall comply with the conditions of CCDP No. 2019-01.
8. The Subdivider shall ensure that all 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.

ATTACHMENT 5

9. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider shall install new street lights, adjacent to the site on Front Street, C Street, Union Street and Broadway.
10. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

11. Prior to the issuance of a Certificate of Compliance, City staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monument was missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.

AFFORDABLE HOUSING

12. Prior to the issuance of a Certificate of Compliance, the Subdivider shall enter into an affordable housing agreement with the San Diego Housing Commission to provide affordable housing units in compliance with the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code § 142.1301 et seq.).
13. Prior to issuance of any building permit associated with this Project the Owner/Permittee shall demonstrate compliance with the provisions of the Affordable Housing Density Bonus Regulations of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code. The Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable affordability conditions consistent with the San Diego Municipal Code. The Agreement will specify that in exchange for the City's approval of the Project, which contains a 3.0 residential FAR density bonus (162 units in addition to what is permitted by the underlying zoning regulations), alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide 41 affordable density bonus units with rents of no more than 30% of 50% of AMI for no fewer than 55 years.

INFORMATION:

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

ATTACHMENT 5

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

DOC# 2020-0019947



Jan 14, 2020 03:29 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$137.00 (SB2 Atkins: \$75.00)

PAGES: 17

RECORDING REQUESTED BY:

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

AND WHEN RECORDED MAIL TO:

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

THIS SPACE FOR RECORDER'S USE ONLY

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

**CENTRE CITY DEVELOPMENT PERMIT
NO. 2019-01**

**220 WEST BROADWAY
APN 533-517-02**

This instrument is being re-recorded to correct inadvertent errors in Centre City Development Permit No. 2019-01 and supersedes the Centre City Development Permit No. 2019-01 recorded as Document No. 2019-0458027 on October 11, 2019 in the Official Records of the County of San Diego Recorder's Office.

220 West Broadway
CCDP No. 2019-01

**CENTRE CITY DEVELOPMENT PERMIT
NO. 2019-01**

**220 WEST BROADWAY
APN 533-517-02**

This Centre City Development Permit (CCDP) No. 2019-01 is granted by Civic San Diego (“CivicSD”) to Holland Acquisition Co., LLC (“Owner/Permittee”) to allow the construction of a 37-story, 445-foot tall mixed-use project comprised of 431 dwelling units (DU) including at least 41 very low-income affordable units, 270,493 square feet (SF) of office space, and 18,595 SF commercial space on a 54,647 SF project site located on the block bounded by Broadway, Union, Front and C streets in the Civic/Core neighborhood of the Downtown Community Plan (DCP) area (“Downtown”); identified as Assessor Parcel Number (APN) 533-517-02, and more particularly described in the legal description attached as Exhibit A.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to construct and operate 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 Board dated November 26, 2019, on file at CivicSD and/or the City of San Diego (“City”).

1. General: The Owner/Permittee shall construct, or cause to be constructed on the site, a development consisting of a 37-story mixed-use development comprised of 431 DU, 270,493 SF of office space, and 18,595 SF of ground-floor commercial space. The development shall not exceed a height of 430 feet above average grade level, measured from the top of the parapet of the uppermost floor, with roof equipment enclosures, elevator penthouses, mechanical screenings and architectural elements above this height permitted per the Centre City Planned District Ordinance (CCPDO).
2. Floor Area Ratio (FAR): An increase in the maximum allowable Base 10.0 FAR to 14.52 FAR is hereby granted under the following provisions of the San Diego Municipal Code (SDMC):
 - a. *§156.0309(e)(1) Affordable Housing* – The development is entitled to an additional 60% FAR bonus, or 3.0 FAR, for reserving a minimum of 15% of the 5.0 FAR DU (Base Maximum FAR for residential uses), for very-low income residents.
 - b. *§156.0309(e)(2) Urban Open Space* – The development is entitled to an additional 1.0 FAR for the provision of at least 20% of the site area (10,930 SF) in public urban open space. The Owner/Permittee shall provide at least 10,930 SF of ground level public urban open space, exclusive of the 15-foot wide Broadway setback area) based on the Basic Concept/Schematic Drawings dated November 26, 2019. The public urban open space shall meet the following criteria of the CCPDO:
 - The public urban open space shall be designed to meet the criteria listed in the Downtown Design Guidelines;

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- The urban open space shall be open to the general public at least between the hours of 7:00 a.m. and 9:00 p.m. every day. The open space area shall have signs indicating that the public is welcome and the hours of closure, if applicable; and
 - CC&Rs shall be recorded on the property providing for the development and on-going maintenance of the open space area to City standards in perpetuity. These provisions of the CC&Rs shall be approved by the City Manager and the City Attorney's Office.
- c. *§156.0309(e)(4) Eco-Roofs* – The development is entitled to 0.56 FAR for the provision of 30,544 SF of eco-roof area above a height of 30 feet, planted in accordance with the CCPDO and per the Basic Concept/Schematic Drawings dated November 26, 2019. Covenants, Conditions and Restrictions (CC&R's) shall be recorded on the property to ensure the development and on-going maintenance, and replacement, if necessary of the eco-roof to City Standards for the life of the development. Such CC&Rs shall be in a form approved by the City and the City Attorney's Office and shall be recorded prior to issuance of a Building Permit.

The total FAR of the development for all uses above ground shall not exceed 14.52.

3. Affordable Housing Regulations: The Owner/Permittee shall provide a minimum of 41 DU (15% of the Base Maximum FAR for residential uses) restricted to persons qualifying as very low-income residents, or those earning less than or equal to 50% of the Area Median Income (AMI), for a minimum of 55 years. An agreement with the San Diego Housing Commission shall be executed to enforce and monitor the affordability restrictions prior to the issuance of any Building Permits.

Under the Affordable Housing Regulations, the Owner/Permittee is entitled to five incentives for providing 15% very low-income DU's. The Owner/Permittee is granted the following four incentives for deviations to the following sections of the SDMC:

- a. *§142.0505 – Reduced parking standards to allow compact parking spaces*: Owner/Permittee is allowed to have up to 88 compact parking spaces with a depth of 15 feet.
- b. *§156.0307(b)(4) – Reduced commercial street frontage on Front Street*: The Owner/Permittee shall provide approximately 30% of the Front Street ground-floor street frontage (excluding driveways) to contain active commercial uses.
- c. *§156.0307(b)(6) – Increased residential uses in Employment Overlay Zone*. The amount of residential uses in the Project, prior to bonuses through the Affordable Housing Regulations, may be increased from 50 to 55%.
- d. *§156.0310(g)(1) – Reduced residential common open space*: The Owner/Permittee shall provide approximately 5,973 SF of common open space for exclusively residential use on Level 37. In addition, the 5,372 SF open space on Level 9 may be shared between the office tenants and the residents.
- e. *§156.0310(g)(4) – Reduced residential storage*: The Owner/Permittee may reduce the amount of residential storage of 240 cubic feet/DU from 100% to 30% of the DU.

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4. Parking: The Owner/Permittee shall provide a minimum of 461 automobile parking spaces. With the exception of the 88 approved compact parking spaces, the parking spaces shall be designed to meet City standards. The development shall also provide a minimum of 52 motorcycle spaces (3x8 feet). Secured bicycle storage shall be provided to accommodate a minimum of 117 bicycles. Bicycle storage areas shall be enclosed with access restricted to authorized persons. Any subterranean storage and parking facilities encroaching into the public right-of-way (ROW) shall be located: 1) a minimum of three feet behind the face of curb; 2) three feet below the finished sidewalk level; and, 3) eight feet below grade within six feet from the face of curb, all measured to the outside of any shoring. An Encroachment Maintenance Removal Agreement (EMRA) shall be obtained from the City to allow any encroachment of the subterranean garage into the ROW.
5. Airport Approach Overlay Zone (AAOZ): The Owner/Permittee shall comply with conditions established by the City Airport Approach Overlay Zone (and any successor or amendment thereto) which were approved at the Airport Land Use Commission (ALUC) meeting on June 6, 2019. The ALUC Board made the determination that the project is conditionally consistent with the San Diego International Airport Land Use Compatibility Plan (ALUCP). The Applicant shall comply with the following ALUC conditions:
 - a. The structure and construction crane shall be marked and lighted in accordance Federal Aviation Administration (FAA) procedures.
 - b. An aviation easement for the building height shall be recorded with the County Recorder.
 - c. The ALUCP requires that a means of overflight notification be provided for new residential land uses. In instances when an aviation easement is required, the overflight notification requirement is satisfied.

PLANNING AND DESIGN REQUIREMENTS

6. Urban Design Standards – The proposed development, including its architectural design concepts and off-site improvements, shall be consistent with the CCPDO and Centre City Streetscape Manual (CCSM). These standards, together with the following specific conditions, will be used as a basis for evaluating the development through all stages of the development process.
7. Architectural Standards – The architecture of the development shall establish a high quality of design and complement the design and character of the Civic Core neighborhood as shown in the approved Basic Concept/Schematic Drawings on file with CivicSD and/or City. The development shall utilize a coordinated color scheme consistent with the approved Basic Concept/Schematic Drawings.
8. Form and Scale – The development shall consist of a 37-story mixed-use development, approximately 445 feet tall measured to the top of the roofline, with roof equipment enclosures, elevator penthouses, and mechanical screening above this height permitted per the CCPDO and FAA. All building elements shall be complementary in form, scale, and architectural style.

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9. 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 CA 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 public ROW. No substitutions of materials or colors shall be permitted without the prior written consent of the CivicSD and/or City.

10. 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 shall provide a finished appearance to the street with street level exterior finishes wrapping into the openings.

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.

11. 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.
12. Mail and Delivery Locations – It is the Owner/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 Owner/Permittee shall locate all mailboxes and parcel lockers outside of the ROW either within the building or recessed into a building wall.
13. Circulation and Parking – The Owner/Permittee shall prepare a plan which identifies the location of curbside parking control zones, parking meters, fire hydrants, valet services if any, trees, and street lights to the satisfaction of the City. Such plan shall be submitted in conjunction with Construction Permits.

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14. Open Space and Development Amenities – A landscape plan that illustrates the relationship of the proposed on and off-site improvements and the location of water, and electrical hookups to the satisfaction of the City shall be submitted with construction drawings.
15. Roof Tops – A rooftop equipment and appurtenance location and screening plan shall be prepared and submitted to the satisfaction of the City with construction drawings. Any roof-top mechanical equipment shall be grouped, enclosed, and screened from surrounding views.
16. Signage – All signs shall comply with the City Sign Regulations and the CCPDO.
17. 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.
18. 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. The Owner/Permittee shall provide evidence of compliance with construction drawings.
19. Street Address – Building address numbers shall be provided that are visible and legible from the ROW.
20. On-Site Improvements – All on-site improvements shall be designed as part of an integral site development. An on-site improvement plan shall be submitted to the satisfaction of the City with construction drawings.

PUBLIC IMPROVEMENTS, LANDSCAPING, AND UTILITY REQUIREMENTS

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

Off-Site Improvements	Broadway	Union Street	Front Street	C Street
Paving	Broadway	Standard	Standard	Terra Cotta
Street Trees	Magnolia	Fern Pine	Jacaranda	Carrot Wood
Street Lights	Gateway	Standard	Gateway	Special per MTS

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

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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 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 EMRA with the City.
25. Litter Containers – The development shall provide trash receptacles, one at each intersection.
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 City 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 two feet. The planter encroachment shall be measured from the property line to the face of the curb/wall surrounding the planter. A minimum five foot clear path shall be maintained between the face of the planter and the edge of any tree grate or obstruction in the ROW.
28. On-Street Parking – The Owner/Permittee shall maximize the on-street parking wherever feasible.
29. Franchise Public Utilities - The Owner/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 franchised 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. LDR Engineering
 - a. Prior to the issuance of any building permits, the Owner/Permittee shall grant a 4-foot wide pedestrian easement, along the project frontage on Union Street, satisfactory to the City Engineer.
 - b. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the construction of new City standards curb, gutter and sidewalk, adjacent to the project site on Broadway, Front Street and Union Street, satisfactory to the City Engineer.

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- c. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the construction of two 24-foot wide City standards driveways on Front Street, satisfactory to the City Engineer.
- d. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond the replacement of the existing curb ramps with City Standard curb ramps locate at the southwest corner of C and Front Street, northwest corner of Front St. and Broad way and northeast corner of Broadway and Union Street, satisfactory to the City Engineer.
- e. Prior to issuance of any building permits , the Owner/Permittee shall assure by permit and bond the construction of City Standard Bus Pad adjacent to the site on Broadway, satisfactory to the City Engineer.
- f. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for private storm drain pipes, landscaping/irrigation, street trees, tree grates, trash receptacles and enhanced pavement locate within Broadway, Union , C and Front Street ROWs, satisfactory to the City Engineer.
- g. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Agreement, for underground vault and parking structure located in the ROW, satisfactory to the City Engineer.
- h. The project proposes to export 110,000 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2018 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
- i. The drainage systems proposed for this development are subject to approval by the City Engineer.
- j. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading/shoring permit for the grading proposed for this project. All grading shall conform to the requirements of the SDMC in a manner satisfactory to the City Engineer.
- k. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
- l. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of construction permit issuance.

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- m. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
- n. 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.
- o. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City as a 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 as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

31. LDR Geology

- a. Prior to the issuance of any construction permits (either grading or building permits), the Owner/Permittee shall submit an addendum geotechnical investigation report that specifically addresses the proposed construction plans. The addendum geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services Department (DSD).
- b. The Owner/Permittee shall submit an interim as-graded geotechnical report that presents the results of detailed geologic mapping/logging of the entire basement excavation to demonstrate the lack of faults crossing the site prior to building inspection of foundation excavations. The interim as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of DSD.
- c. The Owner/Permittee shall submit a final as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of DSD prior to exoneration of the bond and grading permit close-out.

32. Public Utilities Department

- a. During the 1st submittal of the ministerial review, the Owner/Permittee shall submit the sewer study, satisfactory to the Director of Public Utilities and in accordance with the City's current Sewer Design Guide, to show that the existing public sewer facilities will have adequate capacity and cleansing velocities necessary to serve this development and the drainage basin in which it lies. Please submit two (2) copies of the sewer study and include a PDF file.

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- b. During the 1st submittal of the ministerial review, the Owner/Permittee shall submit the water study, satisfactory to the Director of Public Utilities and in accordance with the City's current Water Design Guide, to show that the existing public water facilities will have adequate capacity to serve this development. Please submit two (2) copies of the water study and include a PDF file.
 - c. Owner/Permittee Subdivider shall obtain a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the ROW.
 - d. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the public ROW adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
 - e. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.
 - f. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.
 - g. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City Water and Sewer Facility Design Guidelines and City regulations, standards and practices.
33. Fire Hydrants – If required, the Owner/Permittee shall install fire hydrants at locations satisfactory to the City Fire Department and DSD.
34. Removal and/or Remedy of Soil and/or Water Contamination: The Owner/Permittee shall (at its own cost and expense) remove and/or otherwise remedy as provided by law and implementing rules and regulations, and as required by appropriate governmental authorities, any contaminated or hazardous soil and/or water conditions on the Site. Such work may include without limitation the following:
- a. Remove (and dispose of) and/or treat any contaminated soil and/or water on the site (and encountered during installation of improvements in the adjacent ROW which the Owner/Permittee is to install) as necessary to comply with applicable governmental standards and requirements.
 - b. Design construct all improvements on the site in a manner which will assure protection of occupants and all improvements from any contamination, whether in vapor or other form, and/or from the direct and indirect effects thereof.

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- c. Prepare a site safety plan and submit it to the appropriate governmental agency and other authorities for approval in connection with obtaining a building permit for the construction of improvements on the site. Such site safety plan shall assure workers and other visitors to the site of protection from any health and safety hazards during development and construction of the improvements. Such site safety plan shall include monitoring and appropriate protective action against vapors and/or the effect thereof.
- d. Obtain from the County of San Diego and/or California Regional Water Quality Control Board and/or any other authorities required by law any permits or other approvals required in connection with the removal and/or remedy of soil and/or water contamination, in connection with the development and construction on the site.
- e. If required due to the presence of contamination, an impermeable membrane or other acceptable construction alternative shall be installed beneath the foundation of the building. Drawings and specifications for such vapor barrier system shall be submitted for review and approval by the appropriate governmental authorities.

SUSTAINABILITY

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

35. 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 California Green Building Standards Code (CALGreen). Compliance with this measure must be demonstrated prior to the issuance of the building permit.
36. Plumbing Fixtures and Fittings (residential project)
 - 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.
37. Electric 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 the residents.
38. 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

39. Environmental Impact Mitigation Monitoring and Reporting Program (MMRP) – As required by CCPDO Section 156.0304(h), the development shall comply with all applicable Mitigation

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Monitoring and Reporting Program (MMRP) measures from the 2006 Final Environmental Impact Report (FEIR) for the DCP.

40. 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 Owner/Permittee shall provide to the City's Facilities Financing Department the following information at the time of application for building permit plan check: 1) total square footage for commercial lease spaces and all areas within the building dedicated to support those commercial spaces including, but not limited to: loading areas, service areas and corridors, utility rooms, and commercial parking areas; and 2) applicable floor plans showing those areas outlined for verification. In addition, it shall be responsibility of the Owner/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 the fee schedule in effect at the time of building permit issuance and with the SDMC.
41. Inclusionary Affordable Housing Ordinance – As required by SDMC Chapter 14, Article 2, Division 13, the development shall comply with all applicable regulations of the City's Inclusionary Housing Ordinance. The Owner/Permittee shall provide documentation of such compliance prior to issuance of any Building Permits.
42. Construction Fence – The Owner/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.
43. Development Identification Signs: Prior to commencement of construction on the site, the Owner and/or Permittee shall prepare and install, at its cost and expense, one sign on the barricade around the site which identifies the development. The sign shall be at least four feet by six feet and be visible to passing pedestrian and vehicular traffic. The signs shall at a minimum include: 1) Color rendering of the development, 2) Development name, 3) Developer, 4) Completion Date, 5) For information call _____. Additional development signs may be provided around the perimeter of the site. All signs shall be limited to a maximum of 160 sq. ft. per street frontage. Graphics may also be painted on any barricades surrounding the site. All signs and graphics shall be submitted to the CivicSD for approval prior to installation.
44. Tentative Map – The Owner/Permittee shall be responsible for obtaining all map approvals required by the City prior to any future conversion of the residential units and/or commercial spaces to condominium units for individual sale.
45. 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

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- requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
46. 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.
 47. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
 48. Issuance of this Permit by CivicSD/City does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies, including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. §1531 et seq.).
 49. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
 50. 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.
 51. 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.
 52. The Owner/Permittee shall secure all necessary building permits. The Owner/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.
 53. Construction plans shall be in substantial conformity to the approved Basic Concept/Schematic Drawings and associated Color and Materials Boards dated November 26, 2019, on file at CivicSD and/or the City. Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s)/amendment(s) to the Project have been granted.
 54. The Owner/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 Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own

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defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney’s fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.


55. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit. If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the “invalid” condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained there.

This CCDP No. 2019-01 is granted by Civic San Diego on October 10, 2019.

CIVIC SAN DIEGO:

OWNER/PERMITTEE:


James Alexander
Associate Planner
1/3/2020
Date


Tom Warren
Holland Acquisition Co., LLC
1/10/2020
Date

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

ATTACHMENT: A – Legal Description

EXHIBIT A

ALL OF BLOCK "D" AS SHOWN ON MAP OF MIDDLETOWN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARTITION MAP THEREOF MADE BY ORDER OF THE REFERENCE IN THE CASE OF BALDWIN, ET AL. VS. COUTS, ET AL., IN THE DISTRICT COURT OF THE EIGHTEENTH JUDICIAL DISTRICT OF THE STATE OF CALIFORNIA, BY J.E. JACKSON, FILED IN THE OFFICE OF THE CLERK OF SAN DIEGO COUNTY, JANUARY 1874.

TOGETHER WITH LOTS G THROUGH L, INCLUSIVE, IN BLOCK "L" OF HORTON'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, ACCORDING TO MAP THEREOF MADE BY L.L. LOCKLING, FILED IN THE OFFICE OF THE CLERK OF SAN DIEGO COUNTY, JUNE 1871.

TOGETHER WITH THE SOUTHERLY HALF OF C STREET LYING ADJACENT TO THE PARCEL, THE WESTERLY HALF OF FRONT STREET LYING ADJACENT TO THE PARCEL, THE NORTHERLY HALF OF D STREET LYING ADJACENT TO THE PARCEL AND THE EASTERLY HALF OF UNION STREET LYING ADJACENT TO THE PARCEL, WHICH BY OPERATION OF LAW WOULD REVERT TO THE CURRENT PROPERTY OWNER OF RECORD UPON VACATION OF SAID STREET.

APN: 533-517-02

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 January 6, 2020 before me, Nicole Marie Paré, 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 Paré 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: Document Date: Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

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

ACKNOWLEDGMENT

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

State of California
County of LOS ANGELES)

On JANUARY 10, 2020 before me, LISA ESTRADA MCGUIRE, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared THOMAS D. WARREN-----,
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 *Lisa McGuire* (Seal)

DCPC letterhead please

**DOWNTOWN COMMUNITY PLANNING COUNCIL
MINUTES OF THE MEETING OF May 15, 2019
(corrected and approved DCPC meeting 06.19.2019)**

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

1. Roll Call: Blair noted that 22 of 24 members were present, constituting a quorum.

Members Present @ Call to Order (22): Baker, Ball, Barbano, Blair, Cepada, Clark, DiFrancesca, Dion, Egan, Gattey, Hunt, Lachman, Lawson, Link, Pensabene, Perry, Priver, Rosenbaum, Takara, Swearingen, Wery, Wilson-Ramon

Late Arrival: none

Members Absent (2): Nauta, Theisen

Early Departure: Clark departed early – absence noted items 9-11, 13 below)

Noted: Orabone, Colin joined board meeting from public subsequent to Item 7. Elections.

2. Approval of April 17, 2019 Meeting Minutes

Motion: Approve April 17, 2019 Meeting Minutes

In favor (21), opposed (0), Abstain (1) Swearingen, Recuse (0)

3. Public Comments on Non-Agenda Items –

None

4. Elected Representative Comments:

- District 3 (Elliott) Councilmember Chris Ward–
 - Scooters: 5.14.2019 City Council 2nd Reading. Effective in 30 days – enforcement of parking in corals.
 - Budget: Scooter registration moneys will go to Mobility budget. Use includes coral painting, enforcement
 - Downtown Park Ranger: remains under discussion
 - City Council Meeting 5.20.19 is anticipated to include vote on Horton Plaza deed restrictions, Stockdale proposed plans
 - DCPC member Questions/Suggestions: (Lackman) Clarify Scooter Enforcement. Response: TBD.
- CA 78th Assembly District (Soriano) Assemblyperson Todd Gloria
 - Appropriations work ongoing
 - Bills: AB1154 (Gloria) deed surplus property to affordable housing (to non profit). Ex Parking garage on Front Street.
 - AB1413 – tax for transportation. Ex SANDAG – San Diego could be isolated for tax and benefit
 - DCPC member Questions/Suggestions: (Hunt) Does Gloria support Complete Street (yes)
 - (Pensabene) would letter of support be helpful (yes)

5. Chairperson's Report, Subcommittee Reports:

- **Chair (Rosenbaum):**
 - Starting process for Project Priorities. Thanks to all.
 - City Request. DCPC attendance at 12th code update. 1130 Thursday 5.23 Volunteer requested (none identified during meeting)
 - E-COW reminder Saturday 5.18.19 – reminder that attendance provides legal protection to DCPC board members
 - Expressed appreciation to Civic for new member training prior to meeting
- **Communications (Priver):**
 - Committee focus - DCPC promotion via print, tv radio, web, Government, HOAs, Community Groups
 - Considering alternatives for DCPC members to be given DCPC email addresses (to isolate from personal email if litigation)
 - Manny is looking a DCPC web site upgrades
 - Comment (Rosenbaum) – Communications to help with transition due to Civic San Diego changes
- **Social Issues (Ball):**
 - Objectives being edited and to be returned
 - In response to member (Blair) – Monica clarified that members should refer housing questions to 211.
- **Pre Design (Barbano):**
 - Concern with flow of info after change in Civic San Diego status. Committee expressed concern with becoming “blind” due to ministerial processes bypassing DCPC.
 - Requested Chair to instruct City to clarify anticipated flow of project info. Ex 50 units, 100K sf, 5 stories tall, code change
 - Refer to anticipated 6.4 City Council meeting when draft ordinances will become available.
- **Public spaces (Gathey)**
 - Priority – Activate Mobility, Parks_ Place Making
 - Coordinating with Park & Rec
 - Mobility Plan
 - Meet Quarterly
- **Operations, Budget & Finance Committee (Lachman)**
 - CIP / PFFP Analysis
 - (Rosenbaum) – Transitional Issues, communications, budget for meeting spaces and operational expenses
- **Bylaws, Reorganization & Elections (Perry):**
 - Meeting to be rescheduled

Information**6. Project Updates ~ Brad Richter, Civic SD**

- Bay City Brewing – approved with hours restrictions
- TR Produce, J Street – Approved alternate office use, 20 years
- Encourage attendance at 6.4.19 council meeting re Horton Plaza

Consent Items - None**Action Items****7. DCPC Elections for Vacant Seats**

(Caroline Perry confirmed qualification Documents submitted)

- Bill Orabone, East Village North Business. - Unanimous consent
- Pablo Colin, East Village South Residential – Unanimous consent
(both new members voted from this point forward)

8. Inmate Tunnel. Request for DCPC Support – Duane Hagewood, Carrier Johnson

Presentation:

- Outstanding from new Courthouse due to funding at the time
- Under Union and Front – crosses fault line
- Will maintain open Front Street traffic lanes during construction
- Subterranean tunnel selected due to safety and flexibility with property
- Life and safety issue via Central Jail
- Work to begin Sep/Oct. 2019

Discussion:

- (Wery) Concern with impact on future high rises – restricted to one full level of parking below grade in area of tunnel
- (Pensabene) concern with vent noise – Reply – minimal except in case of fire
- (Barbano) future site contributed to research re tunnel site

Public Comment:

- (Gary Smith, DRG) urge letter of support – save money compared with busing.

Motion: (Lawson) - Move to support Recommendation in favor of Tunnel and provide letter of recommendation.

2nd: DiFrancesca

Motion passes In Favor: unanimous (24)

Opposed none

Abstain: none

Recuse: none:

9. Pinnacle on Park Alternative Interim uses – Nicole Pare (Civic SD)

Presentation:

- 10 year CUP with opportunity for extension

Discussion:

- (Orabone) Recommends NTE 10 year CUP
- (Hunt) concern with no discussion of stop sign (safety) Response – Island, 15th is non active intersection. Intent is to Activate street, neighborhood.
- (Wery) requested clarification of “Active”.
- (Pensabene) – will take a little time to activate 15th Street

Public Comment:

- (Gary Smith, DRG) – 10 year plus 10 year is reasonable approach
- (Dora (EVA)) – support liveable urban village, enhanced pedestrian park opportunities
- (Dennis LaSalle, Pinnacle) – purpose is to activate leasing office, process permit – activate, build out as neighborhood matures then Activate Immediately.

Motion: (Baker) - Move to support staff recommendation in favor of CUP

2nd: Pensabene

Motion passes In Favor: (21)

Opposed none

Abstain: none

Recuse: Colin:

Absent: Clark, Perry

10. Fifth & Ash Suites – James Alexander (Civic SD)

Presentation:

- Fully Automatic Parking – reduce to 1 ½ level
- Modest other changes since last presented
- Switches suites to hotel rooms

Discussion:

- none

Public Comment:

- (Gary Smith, DRG) DRG favors project. Favors robotic parking. Some concern with stairs

Motion: (Wilson-Ramon) Move to support staff recommendation in favor of project as attribute to neighborhood.

2nd: Lachman

Motion passes In Favor: (22)

Opposed none

Abstain: none

Recuse: none:

Absent: Clark, Perry

11. EV 9th & Island – James Alexander (Civic SD)

Presentation:

- 40 offsite parking spaces
- Operate to 11/12 pm or 30 minutes after Petco Park Event
- One outstanding issue anticipated to be resolved
- (Owner/Architect) – rooftop will be amenity to neighborhood
- (Jeff Short – Ex VP J Street Hospitality) –
 - Same hours as Courtyard
 - Zero compliance issues
 - No live music, DJ, Dancing
 - Meet noise restrictions 10pm-7am
 - Supportive of 11 pm Sunday-Thursday, 12pm Friday Saturday

Discussion:

- (Lawson) confirmed matching other business hours in surrounding neighborhood

- (Pensabene) expressed concern with parking
- (Barbano) concern with blank wall – add glazing, wrap

Public Comment:

- (Gary Smith, DRG) looks better than Federal Jail but – noise travels from tops of buildings. Recognized that hours are compatible with residential neighborhood

Motion: (Baker) Move to support staff recommendation but not requiring back elevation revisions. Noted that it is surrounded by other venues with like hours.

2nd: DiFrancesca

Motion passes In Favor: (16)

Opposed (3) Hunt, Link, Orabone

Abstain: none

Recuse: none:

Absent: (5) Clark, Lawson, Perry, Priver, Swearingen

12. 777 Beech – James Alexander (Civic SD)

Presentation:

- **(Safdie Rabines, Architects) comparing with prior submission**
 - **Smaller number of units, more square footage**
 - **“modern version” of El Cortez**
 - **Live/Work units can be used as retail space**
- **(Brad Richter) re settlement agreement – it is a private issue, no update**

Discussion:

- (Hunt) question re bike parking – reply 21 spaces on 8th street side
- (Dion) concern with handicap access – reply confirmed access

Public Comment:

- (Gary Smith, DRG) Lack of commercial space – DRG recommends not approve
- (Terry Sherer, organized presentation El Cortez owner with slides) opposed
- Owner/Residents
 - (Tara) neutral opinion compliment livework space, concern with street level patio attracting clutter
 - (Stash) opposed. El Cortez is historical site, structural issues with parking garages, impede downtown skyline
 - (Brey) opposed – plan is a disaster, disappointment
 - (Casey) opposed – will destroy pool and patio
 - (Collier) opposed noise due to increase in dwelling units, underground parking excavation, balconies are a distraction from El Cortez
 - (LC Cline, neighborhood property owner) opposed – no commercial retail, Exhaust fans close to El Cortez
 - (Murphy) opposed – closeness, exhaust, pet area, overshadows, not enough bike storage, need commercial space
 - (Kerendum – SD Developer) – opposed to design. El Cortez is iconic building, should not compete – needs to be smaller, closeness detracts
 - (Monique) opposed – detracts from essence of neighborhood

Motion: (Pensabene) Move to oppose staff recommendation

2nd: Hunt

DCPC Board in support/opposed to motion:

- *(Hunt) we need to show respect for community, research more retail, not opposed to housing but need respect for community*
- *(Blair) requested of Brad re subdivision, historical – reply in 2000 formed 2 lots*
- *(Lawson) support – disingenuous due to lack of recognition of community, board, historical context*
- *(Lackman) looks great except next to El Cortez*
- *(Barbano) support – setbacks missing all four sides*
- *(Swearingen) support – doesn't belong next to El Cortez*
- *(Baker) question to Brad re lawsuit – response – is a private lawsuit re development of property*
- *(Wery) support – access blocked.*
- *(Baker) support – not right to develop property – is incorrect solution*
- *(Blair) neutral – troubled by lack of consistency*

Motion passes - opposed to staff recommendation: (19)

Opposed: (5) Baler, Blair, Clark, Rosenbaum, Colin

Abstain: none

Recuse: none:

13. 220 W. Broadway – William Chopyk (Civic SD)

Presentation:

- Noted that had favorable DCPC Pre Design review
- 431 units with 86 affordable
- (Tom Warren, Architects) noted that pouring concrete on 28th floor at Park & Market. 220 W Broadway is intended to include 8 levels office/retail.
- 15' taller than new courthouse
- Intent is to get started with demo asap (summer 2019)

Discussion:

- (Hunt) need bi-modal access. Response 117 bike parking spaces

Public Comment:

- (Gary Smith, DRG) – shared parking is a manageable solution, need mail and package delivery on first level, property is activated in all directions

Motion: (Dion) Move to support staff recommendation

2nd: *Wilson-Ramon*

Motion passes In Favor: unanimous (18)

Opposed none

Abstain: none

Recuse: none:

Absent: (6) Clark, Lawson, Perry, Priver, Swearingen, Colin


Miscellaneous

14. Potential Agenda Items and Member Comments - none

15. Urgent non-agenda item:

- Downtown Park Ranger. Motion (Gatley) Second (Wilson-Ramon) – Requests DCPC send letter of support for Park Ranger – unanimously approved
- AB1164 – Motion (Wilson-Ramon) Second (Barbano) – DCPC send letter of support making surplus buildings available for affordable housing – unanimously approved
- (Barbano) recommends letter to Planning Committee and City Council for Amendment that requires submissions to DCPC

Adjournment 9:05

	<p>City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p>	<h2 style="margin: 0;">Ownership Disclosure Statement</h2>	<p>FORM DS-318</p> <p>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: 220 W Broadway **Project No. For City Use Only:** _____

Project Address: 220 W Broadway
San Diego, CA 92101

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? Delaware Corporate Identification No. 034428247
 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: SDCC South Beach, LLC Owner Tenant/Lessee Successor Agency
 Street Address: 1117 Main Street, Suite 700
 City: San Diego State: CA Zip: 92101
 Phone No.: (619) 281-5308 Fax No.: (619) 272-0800 Email: csd@holladaygroup.com
 Signature: [Signature] Date: _____
 Additional pages Attached: Yes No

Applicant

Name of Individual: SDCC South Beach, LLC Owner Tenant/Lessee Successor Agency
 Street Address: 1117 Main Street, Suite 700
 City: San Diego State: CA Zip: 92101
 Phone No.: (619) 281-5308 Fax No.: (619) 272-0800 Email: csd@holladaygroup.com
 Signature: [Signature] Date: _____
 Additional pages Attached: Yes No

Other Financially Interested Persons

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

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

TOPOGRAPHY

TOPOGRAPHY SHOWN ON THIS SITE PLAN IS BASED UPON AN AERIAL SURVEY BY PROJECT DESIGN CONSULTANTS IN AUGUST 2018

GENERAL NOTES

- 1. EXISTING/PROPOSED ZONING IS (EMPLOYMENT/RESIDENTIAL MIXED USE) PLANNED DISTRICT CIVC/CORE
2. LAMBERT COORDINATES: 200-1717
NAD83 COORDINATES: 1840-6277
3. TOTAL AREA WITHIN THE SUBDIVISION BOUNDARY IS 1.25 AC
GROSS FLOOR AREA: 796,288 SF
4. TOTAL NUMBER OF EXISTING LOTS = 1
TOTAL NUMBER OF PROPOSED PARCELS = 1
5. THIS SUBDIVISION IS 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 IS 16 COMPRISED OF 3 RESIDENTIAL CONDOMINIUM UNITS PLUS 13 COMMERCIAL CONDOMINIUM UNITS.

PARCEL SUMMARY: NO. OF PARCEL USE UNITS
PARCEL 1 COMMERCIAL 13 UNITS (289,088 SF)
OF PM RESIDENTIAL 3 UNITS (408,600 SF)
PARKING GARAGE 5 LEVELS UNDERGROUND

TOTAL EXISTING LOTS: 1
TOTAL PROPOSED PARCELS: 1
PARKING SUMMARY:
461 - STANDARD
88 - COMPACT
34 - TANDEM FRONT (34 TANDEM BACK STALL)
583 - TOTAL PARKING SPACES (617 INCLUDING TANDEM BACK STALL)

BIKE COUNT:
117 - LONG TERM BIKE RACKS IN GARAGE
6 - SHORT TERM BIKE RACKS IN UNION PLAZA

- 6. UTILITIES
WATER: CITY OF SAN DIEGO
SEWER: CITY OF SAN DIEGO
GAS & ELECTRIC: S.D.G.&E.
FIRE AND POLICE PROTECTION: CITY OF SAN DIEGO
CABLE T.V.: COX COMMUNICATIONS
NOTE: UNDERGROUND UTILITIES SHOWN HEREON ARE FROM AVAILABLE RECORDS.

7. GRADING
A. CUT AND FILL SLOPES ARE PER THE TABLE BELOW:
MAXIMUM SLOPE RATIOS
EXCAVATION DEPTH (FEET) TYPE C SOIL TYPE B SOIL
UP TO 20 1.5:1 1:1

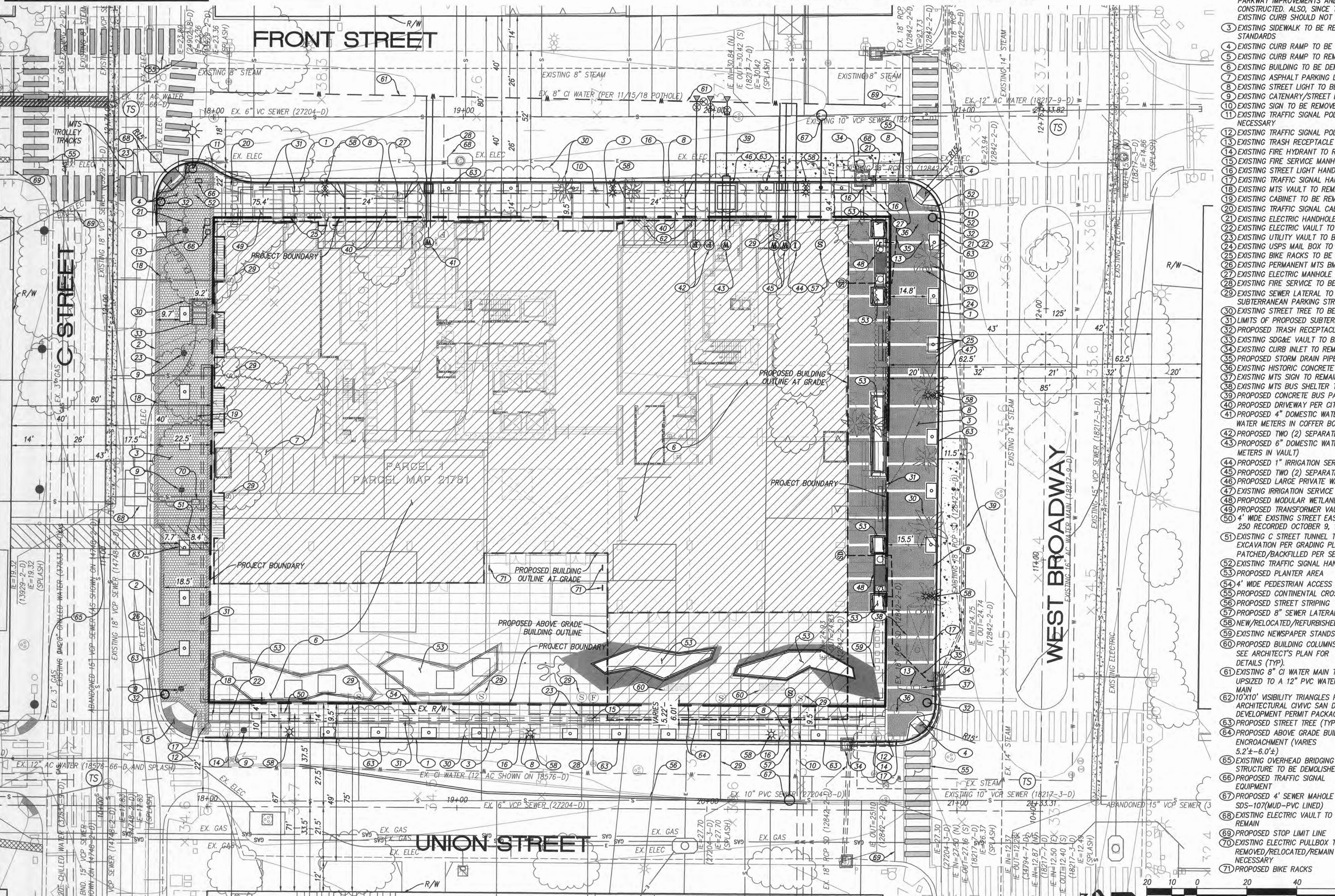
B. GRADING SHOWN HEREON IS PRELIMINARY AND MAY BE ALTERED DURING FINAL DESIGN.
C. UNDERGROUND EXCAVATION IS SUPPORTED BY SHORING WALLS WITH TIE-BACKS AND SOLDIER BEAMS.

- 8. DRAINAGE
A. DRAINAGE FACILITIES TO BE CONSTRUCTED PER CITY OF SAN DIEGO STANDARDS.
B. DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED.
C. ALL DRAINAGE FROM LOT TO BE DIRECTED TO STREET.
9. SCHOOLS: SAN DIEGO UNIFIED SCHOOL DISTRICT
10. BUILDING ADDRESS NUMBERS FOR ALL STRUCTURES ON THIS SUBDIVISION SITE SHALL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE SUBJECT PROPERTY.
11. FOR MONUMENT TIES AND SURVEY DATA SEE SHEET 3. INFORMATION SHOWN ON SHEET 3 IS FOR TENTATIVE MAP WAIVER PURPOSES ONLY AND DOES NOT ALLOW THE RECORDATION OF A PARCEL MAP.
12. CALIFORNIA BUILDING CODE:
TYPE OF CONSTRUCTION: TYPE 1A FULLY SPRINKLED OCCUPANCY CLASSIFICATION: B (COMMERCIAL OFFICE), M (MERCANTILE), R-2 (MULTI-FAMILY RESIDENTIAL), A-3 (RESIDENTIAL AMENITY SPACES, AND 5-2 (PARKING GARAGE)

220 W. BROADWAY MAP WAIVER NO. 2371059
PROJECT NO. 650202

NOTE: AN EMRA WILL BE PROCESSED DURING THE PROCESSING OF CONSTRUCTION DOCUMENTS FOR PRIVATE STORM DRAIN PIPE, TRASH RECEPTACLES, BIKE RACKS, WATER METER VAULT, ENHANCED PAVEMENT, AND LANDSCAPING ENCROACHING INTO THE CITY'S R/W.

NOTE: EMRAS WILL BE PROCESSED DURING THE PROCESSING OF CONSTRUCTION DOCUMENTS FOR THE SUBTERRANEAN PARKING STRUCTURE, SDG&E VAULT, AND ABOVE GRADE PORTION OF THE PROPOSED BUILDING ENCROACHING INTO THE CITY'S R/W.



KEY NOTES

- 1. EXISTING CURB & GUTTER TO BE REMOVED AND REPLACED WITH TYPE 'G' CURB AND GUTTER
2. EXISTING 6" CURB TO REMAIN. DURING 9/19/18 SITE VISIT, IT WAS NOTICED THAT THE PARKWAY IMPROVEMENTS AND CURB RETURN IMPROVEMENTS WERE RECENTLY CONSTRUCTED. ALSO, SINCE THE CURB IS ADJACENT TO THE MTS TROLLEY TRACKS, THE EXISTING CURB SHOULD NOT BE DEMOLISHED OR RECONSTRUCTED.
3. EXISTING SIDEWALK TO BE REMOVED AND REPLACED WITH ENHANCED SIDEWALK PER CSD STANDARDS
4. EXISTING CURB RAMP TO BE REMOVED AND REPLACED PER CITY STANDARDS
5. EXISTING CURB RAMP TO REMAIN
6. EXISTING BUILDING TO BE DEMOLISHED
7. EXISTING ASPHALT PARKING LOT TO BE DEMOLISHED
8. EXISTING STREET LIGHT TO BE REMOVED/RELOCATED/REFURBISHED AS NECESSARY
9. EXISTING CATENARY/STREET LIGHT POLE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
10. EXISTING SIGN TO BE REMOVED/RELOCATED/REFURBISHED AS NECESSARY
11. EXISTING TRAFFIC SIGNAL POLE WITH COBRA STREET LIGHT TO BE RELOCATED/REMAIN AS NECESSARY
12. EXISTING TRAFFIC SIGNAL POLE TO REMAIN/BE RELOCATED AS NECESSARY
13. EXISTING TRASH RECEPTACLE TO BE REMOVED/RELOCATED/REFURBISHED AS NECESSARY
14. EXISTING FIRE HYDRANT TO REMAIN
15. EXISTING FIRE SERVICE MANHOLE TO BE REMOVED
16. EXISTING STREET LIGHT HANDHOLE TO BE REMOVED/RELOCATED/REMAIN AS NECESSARY
17. EXISTING TRAFFIC SIGNAL HANDHOLE TO REMAIN
18. EXISTING MTS VAULT TO REMAIN
19. EXISTING CABINET TO BE REMOVED/RELOCATED/REMAIN AS NECESSARY
20. EXISTING TRAFFIC SIGNAL CABINET TO REMAIN
21. EXISTING ELECTRIC HANDHOLE TO BE REMOVED/RELOCATED/REMAIN AS NECESSARY
22. EXISTING ELECTRIC VAULT TO BE REMOVED/RELOCATED/REMAIN AS NECESSARY
23. EXISTING UTILITY VAULT TO BE REMOVED/RELOCATED/REMAIN AS NECESSARY
24. EXISTING USPS MAIL BOX TO BE REMOVED/RELOCATED AS NECESSARY
25. EXISTING BIKE RACKS TO BE REMOVED/RELOCATED AS NECESSARY
26. EXISTING PERMANENT MTS BMP PLANTER TO REMAIN
27. EXISTING ELECTRIC MANHOLE TO BE REMOVED/RELOCATED/REMAIN AS NECESSARY
28. EXISTING FIRE SERVICE TO BE KILLED
29. EXISTING SEWER LATERAL TO BE CAPPED AT THE LIMITS OF THE PROPOSED SUBTERRANEAN PARKING STRUCTURE AND ABANDONED
30. EXISTING STREET TREE TO BE REMOVED PER SEPARATE PERMIT (TYPICAL)
31. LIMITS OF PROPOSED SUBTERRANEAN PARKING STRUCTURE
32. PROPOSED TRASH RECEPTACLES
33. EXISTING SDG&E VAULT TO BE REMOVED/RELOCATED/REMAIN AS NECESSARY
34. EXISTING CURB INLET TO REMAIN
35. PROPOSED STORM DRAIN PIPE
36. EXISTING HISTORIC CONCRETE STAMP TO BE REMOVED AND RESET PER CITY STANDARDS
37. EXISTING MTS SIGN TO REMAIN
38. EXISTING MTS BUS SHELTER TO REMAIN
39. PROPOSED CONCRETE BUS PAD PER MTS AND CITY STANDARDS
40. PROPOSED DRIVEWAY PER CITY STANDARDS
41. PROPOSED 4" DOMESTIC WATER SERVICE FOR OFFICE (SPLIT THROUGH TWO (2) 2" WATER METERS IN COFFER BOX)
42. PROPOSED TWO (2) SEPARATE 6" FIRE SERVICES
43. PROPOSED 6" DOMESTIC WATER SERVICE FOR RESIDENTIAL (SPLIT THROUGH TWO (2) 4" METERS IN VAULT)
44. PROPOSED 1" IRRIGATION SERVICE
45. PROPOSED TWO (2) SEPARATE 2" COMMERCIAL SERVICES
46. PROPOSED LARGE PRIVATE WATER METER VAULT
47. EXISTING IRRIGATION SERVICE TO BE KILLED
48. PROPOSED MODULAR WETLAND UNIT
49. PROPOSED TRANSFORMER VAULT ACCESS LID
50. 4" WIDE EXISTING STREET EASEMENT TO THE CITY OF SAN DIEGO PER BOOK 6784 PAGE 250 RECORDED OCTOBER 9, 1957
51. EXISTING C STREET TUNNEL TO BE REMOVED WITHIN LIMITS OF SUBTERRANEAN GARAGE EXCAVATION PER GRADING PLAN 41731-D. PORTION OF TUNNEL TO REMAIN TO BE PATCHED/BACKFILLED PER SEPARATE BUILDING PERMIT.
52. EXISTING TRAFFIC SIGNAL HANDHOLE TO BE RELOCATED/REMAIN AS NECESSARY
53. PROPOSED PLANTER AREA
54. 4" WIDE PEDESTRIAN ACCESS EASEMENT PER PM 21781
55. PROPOSED CONTINENTAL CROSSWALK STRIPING
56. PROPOSED STREET STRIPING
57. PROPOSED 8" SEWER LATERAL
58. NEW/RELOCATED/REFURBISHED STREET LIGHT
59. EXISTING NEWSPAPER STANDS TO BE REMOVED
60. PROPOSED BUILDING COLUMNS. SEE ARCHITECT'S PLAN FOR DETAILS (TYP.)
61. EXISTING 8" CI WATER MAIN TO BE UPSIZED TO A 12" PVC WATER MAIN
62. 10'X10' VISIBILITY TRIANGLES PER ARCHITECTURAL CIVIC SAN DIEGO DEVELOPMENT PERMIT PACKAGE
63. PROPOSED STREET TREE (TYP.)
64. PROPOSED ABOVE GRADE BUILDING ENCROACHMENT (VARIES 5.2'-6.0')
65. EXISTING OVERHEAD BRIDGING STRUCTURE TO BE DEMOLISHED
66. PROPOSED TRAFFIC SIGNAL EQUIPMENT
67. PROPOSED 4" SEWER MANHOLE PER SDS-107(MUD-PVC LINED)
68. EXISTING ELECTRIC VAULT TO REMAIN
69. PROPOSED STOP LIMIT LINE
70. EXISTING ELECTRIC PULLBOX TO BE REMOVED/RELOCATED/REMAIN AS NECESSARY
71. PROPOSED BIKE RACKS

GENERAL NOTES

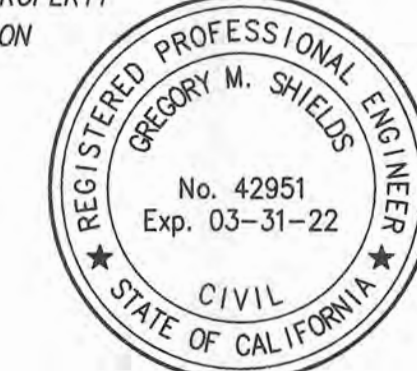
- 1. ABOVE GROUND ENCROACHMENTS ARE LIMITED TO 4" (MAX) STARTING AT 8" ABOVE SIDEWALK AND AT 1:1 RATIO
2. NO PUBLIC WATER, SEWER, OR GENERAL UTILITY EASEMENTS ARE UNDER REVIEW FOR THIS PROPERTY
3. PROJECT WILL BE CONDITIONED TO PROVIDE A 4' PEDESTRIAN ACCESS EASEMENT ALONG UNION STREET
4. PROJECT WILL BE CONDITIONED TO OBTAIN A GRADING PERMIT

OWNER'S STATEMENT

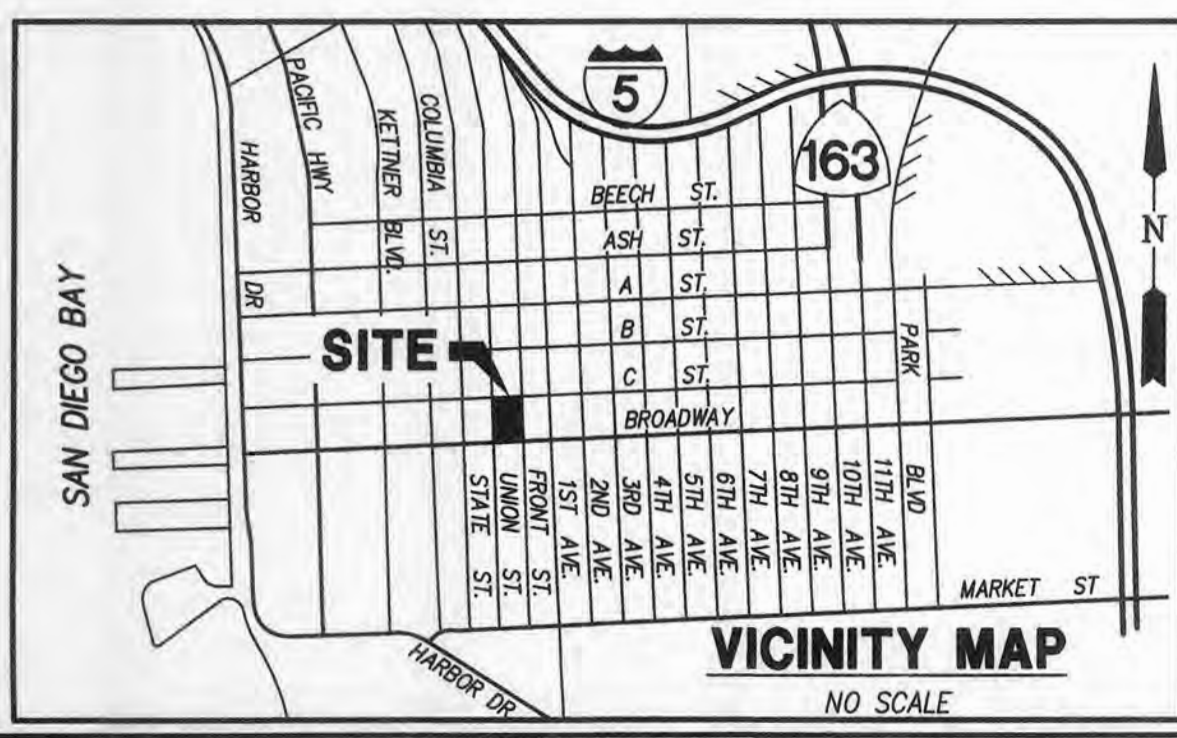
WE THE APPLICANTS ARE INTERESTED IN THE PROPERTY COVERED BY THIS MAP, HEREBY APPROVE SAID MAP AND THE FILING THEREOF.
ITS MANAGER:
NAME: Thomas D. Warren
TITLE: Executive Managing Director of Development, Southern California
THE OWNERS REQUEST THE TENTATIVE MAP AND FINAL MAP BE WAIVED.

ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS
701 'B' STREET, SUITE 800
SAN DIEGO, CA 92101
TELEPHONE: (619) 235-6471



DATED: 6/4/2020



LEGEND

- PROJECT BOUNDARY
EXISTING SURVEY CENTERLINE
EXISTING SEWER
EXISTING WATER
ABANDONED SEWER
EXISTING GAS
EXISTING ELECTRIC
EXISTING FIRE HYDRANT
EXISTING STREET LIGHT
EXISTING CATENARY POLE
EXISTING LOT LINE
EXISTING SIGNALIZED INTERSECTION
PROPOSED CURB & GUTTER
PROPOSED CURB RAMP
PROPOSED DRIVEWAY
PROPOSED STREET LIGHT PER CITY STANDARDS
BUILDING LIMITS AT STREET LEVEL
ABOVE GRADE BUILDING LIMITS
LIMITS OF SUBTERRANEAN PARKING STRUCTURE
PROPOSED TREE GRATE
PROPOSED STORM DRAIN PIPE
PROPOSED SEWER LATERAL WITH MANHOLE
PROPOSED ENHANCED PAVEMENT PER CSD STANDARDS
PROPOSED DOMESTIC WATER SERVICE
PROPOSED IRRIGATION WATER SERVICE
PROPOSED COPPER WATER SERVICE
PROPOSED FIRE SERVICE
PROPOSED DUAL WATER METER VAULT
PROPOSED DUAL WATER METER BOX
PROPOSED MODULAR WETLAND UNIT
PROPOSED PLANTER AREA

SITE/PROJECT DATA:

PROJECT TEAM
CIVIL ENGINEERS: PROJECT DESIGN CONSULTANTS, (619) 235-6471
ARCHITECT: CARRIER JOHNSON + CULTURE (619) 239-6277
GENERAL CONTRACTOR: HOLLAND CONSTRUCTION INC. (562) 285-5303

LEGAL DESCRIPTION

ALL OF PARCEL 1 OF PARCEL MAP NO. 21781, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON 5/11/2020

ASSESSOR'S PARCEL NUMBERS

APN 533-517-02-00

BENCHMARK

A FOUND BRASS PLUG IN CONCRETE CURB AT THE NORTHEAST CORNER OF 'B' STREET AND UNION STREET PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK. ELEVATION: 41.581 - M.S.L. DATUM (N.G.V.D. 29)

SITE AND PROPOSED BLDG. DATA:

EXISTING CONDITIONS
EXISTING SAN DIEGO COUNTY COURTHOUSE
PROPOSED USE
37 STORY TOWER, 7 STORIES OF OFFICE, 27 STORIES OF RESIDENTIAL, AND 5 LEVELS OF SUBTERRANEAN PARKING

OWNER
SDCC SOUTH BLOCK, LLC

DEVELOPER
HOLLAND ACQUISITION CO., LLC
A WASHINGTON LIMITED LIABILITY COMPANY
1111 MAIN ST. SUITE 700
VANCOUVER, WA 98660
(562) 285-5300

ZONING DESIGNATION
CPD-PC

PREPARED BY:

Name: PROJECT DESIGN CONSULTANTS
Address: 701 'B' STREET, SUITE 800
SAN DIEGO, CA 92101
Phone no. (619) 235-6471

PROJECT ADDRESS:

220 WEST BROADWAY
SAN DIEGO, CA 92101

PROJECT NAME:

220 W. BROADWAY

SHEET TITLE:

MAP WAIVER
CITY PROJECT NUMBER 650202

Revision 1: APRIL 15, 2020

Revision 2:

Revision 3:

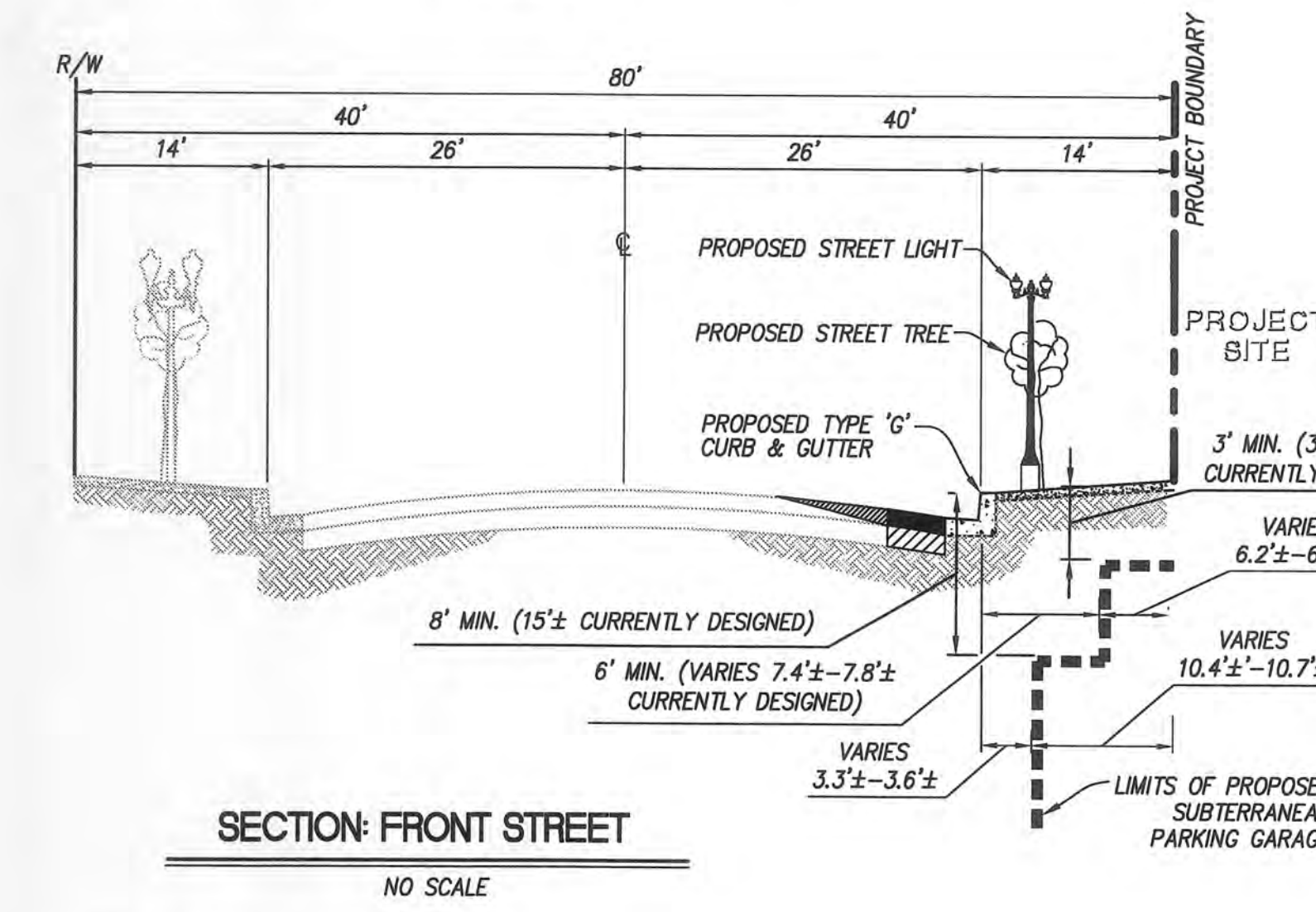
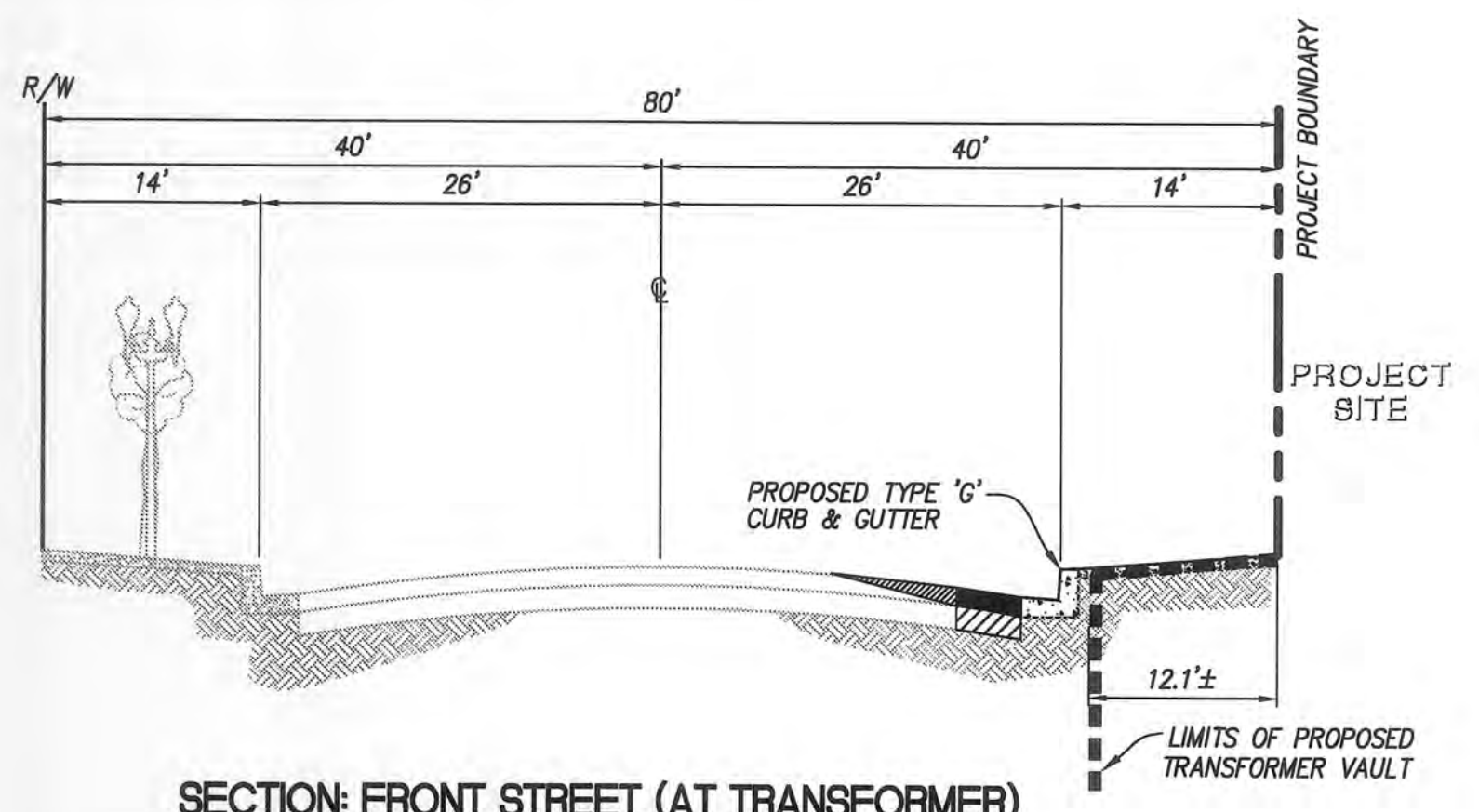
Revision 4:

Original Date: SEPTEMBER 30, 2019

Sheet 1 of 5

DEP#

220 W. BROADWAY MAP WAIVER NO. 2371059 PROJECT NO. 650202



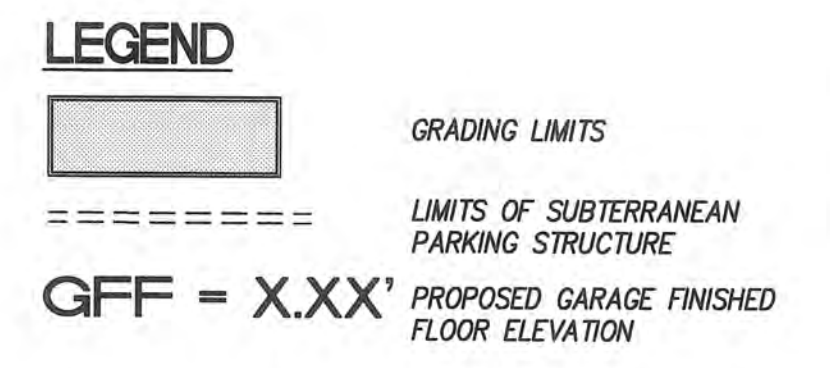
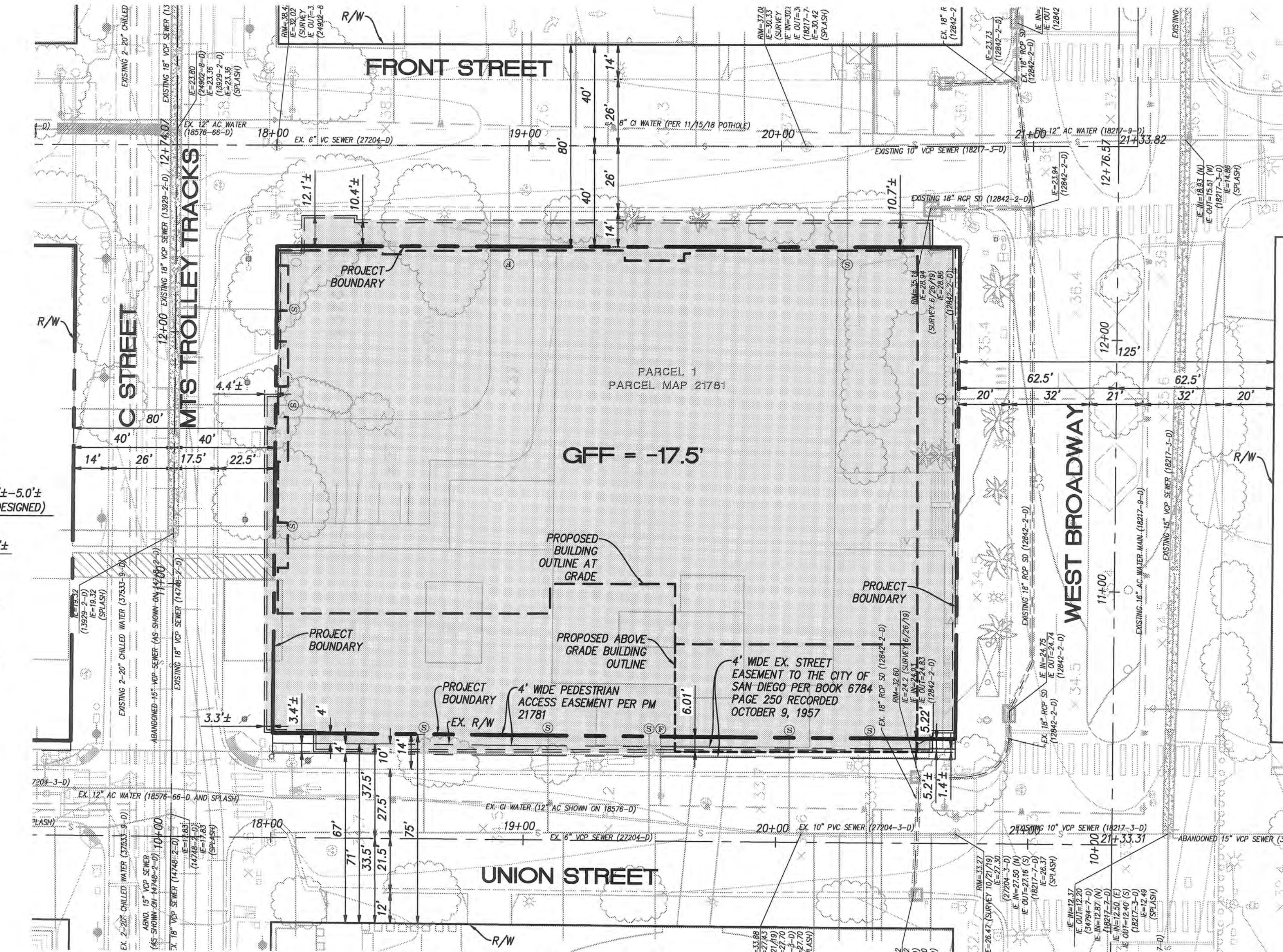
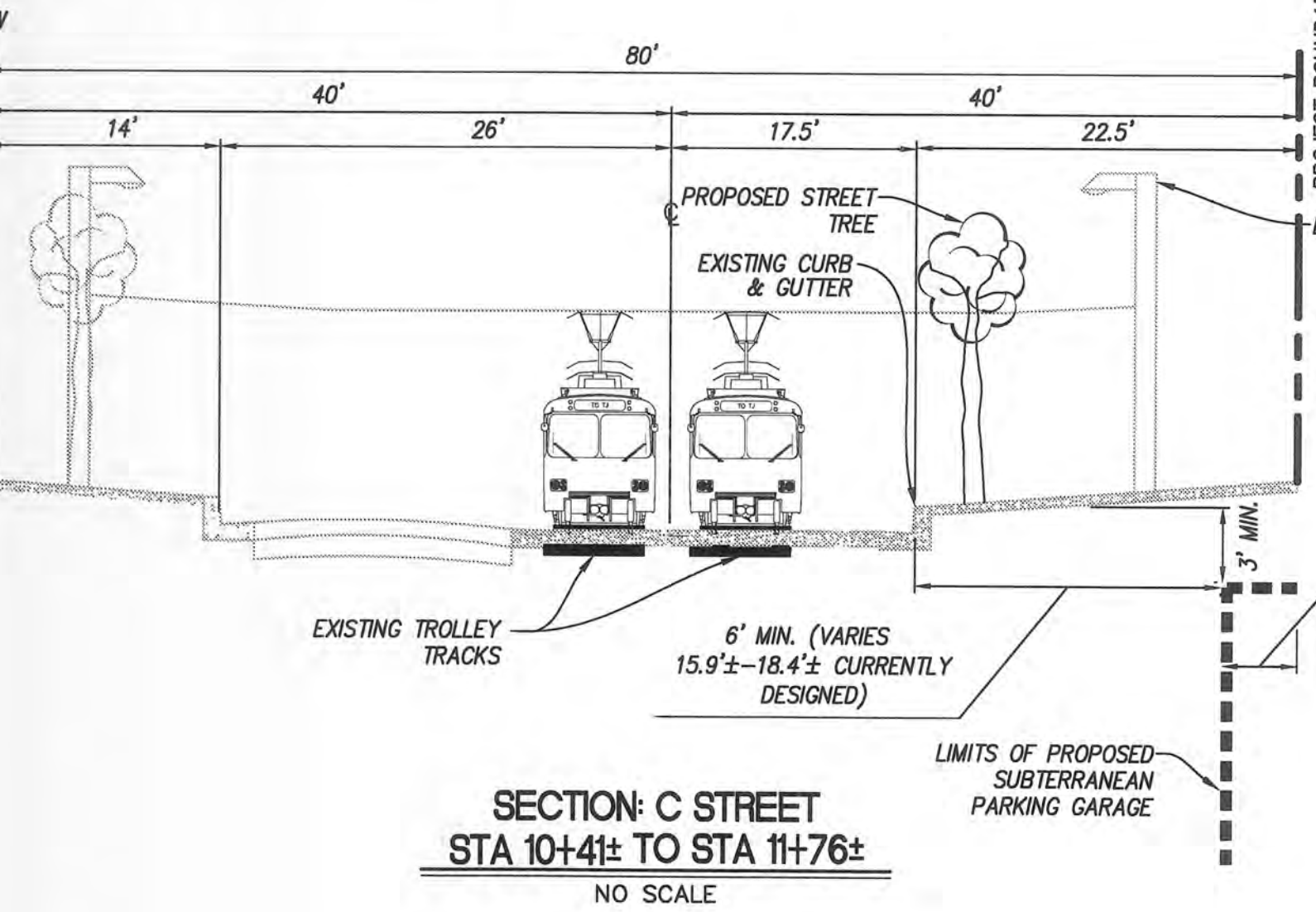
HYDROSEED MIX

IF GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS ARE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, THE MIX SHALL CONFORM TO THE FOLLOWING SPECIFICATION:

BOTANICAL NAME	COMMON NAME	BULK LBS/ACRE	MIN. % PLS
BROMUS CARINATUS 'CUCAMONGA'	CUCAMONGA BROME	20.00	85%
TRIFOLIUM TRIDENTATUM	TOMCAT CLOVER	4.00	85%
VULPIA MICROSTACHYS	SMALL FESCUE	8.00	85%

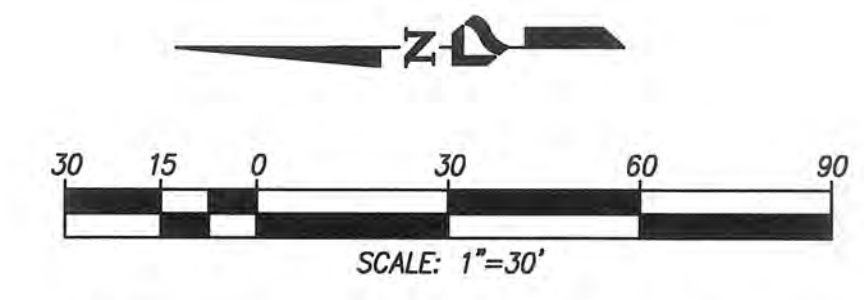
HYDROSEED NOTES:
SEED: 32LBS/ACRES
HEIGHT: 24-36 INCHES
EMERGENCE: 10-15 DAYS
ESTABLISHMENT: 45 DAYS TO 90% COVER AFTER EMERGENCE
MIN. % PLS=MINIMUM PERCENTAGE OF PURE LIVE SEED (SEE PURITY x GERMINATION RATE)
SEED IS AVAILABLE @ S&S SEEDS (805)684-0436, www.sssseeds.com

INTERIM BINDER NOTE: GRADED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/TACKIFIER AS NEEDED BETWEEN APRIL 2 AND AUGUST 31 FOR DUST-EROSION CONTROL WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1 AND APRIL 1.



THE FINISHED FLOOR ELEVATION FOR THE GARAGE SHOWN ON THIS PLAN IS BASED ON AN ARCHITECTURAL SECTION CAD FILE RECEIVED FROM THE ARCHITECT VIA EMAIL ON 9/16/19.

ALL REQUIRED LANDSCAPE AREAS AS SHOWN ON THESE PLANS, INCLUDING IN THE RIGHT-OF-WAY, SHALL BE MAINTAINED BY THE MASTER ASSOCIATION. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITHIN 30 DAYS AND PRIOR TO FINAL INSPECTION.



IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

EARTHWORK QUANTITIES

EXCAVATION = 115,000± CY
EXPORT = 115,000± CY

QUANTITIES SHOWN ARE FOR ESTIMATION PURPOSES ONLY. QUANTITIES ARE GEOMETRIC ONLY AND DO NOT INCLUDE SHRINKAGE AND BULKING FACTORS. THIS PROJECT PROPOSES EXPORT OF 115,000± CUBIC YARDS OF MATERIAL FROM THE PROJECT SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED INTO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

ENGINEER OF WORK
PROJECT DESIGN CONSULTANTS
701 'B' STREET, SUITE 800
SAN DIEGO, CA 92101
TELEPHONE: (619) 235-6471



MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNAL/STOP SIGN	20 FEET
UNDERGROUND UTILITY LINE	5 FEET
UNDERGROUND SEWER/LATERAL	10 FEET
ABOVE GROUND UTILITY STRUCTURE	10 FEET
DRIVEWAY ENTRY	10 FEET
INTERSECTIONS	25 FEET

COMMERCIAL CONDOMINIUM UNIT INFORMATION

UNIT TYPE	TOTAL NO. OF UNITS	TOTAL FLOOR AREA
RESIDENTIAL MARKET RATE 1	1	342,219 SF
RESIDENTIAL MARKET RATE 2	1	29,229 SF
RESIDENTIAL AFFORDABLE	1	37,152 SF
OFFICE	7	270,493 SF
RETAIL	6	18,595 SF

SITE/PROJECT DATA:

PROJECT TEAM
CIVIL ENGINEERS: PROJECT DESIGN CONSULTANTS, (619) 235-6471
ARCHITECT: CARRIER JOHNSON + CULTURE (619) 239-6227
GENERAL CONTRACTOR: HOLLAND CONSTRUCTION INC. (562) 285-5303

LEGAL DESCRIPTION
ALL OF PARCEL 1 OF PARCEL MAP NO. 21781, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON 5/11/2020

ASSESSOR'S PARCEL NUMBERS
APN 533-517-02-00

BENCHMARK
A FOUND BRASS PLUG IN CONCRETE CURB AT THE NORTHEAST CORNER OF B STREET AND UNION STREET PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK.
ELEVATION: 41.581 - M.S.L. DATUM (N.G.V.D. 29)

SITE AND PROPOSED BLDG. DATA:

EXISTING CONDITIONS
EXISTING SAN DIEGO COUNTY COURTHOUSE

PROPOSED USE
37 STORY TOWER, 7 STORIES OF OFFICE, 27 STORIES OF RESIDENTIAL, AND 5 LEVELS OF SUBTERRANEAN PARKING

OWNER
SDCC SOUTH BLOCK, LLC

DEVELOPER
HOLLAND ACQUISITION CO., LLC
A WASHINGTON LIMITED LIABILITY COMPANY
1111 MAIN ST. SUITE 700
VANCOUVER, WA 98660
(562) 285-5300

ZONING DESIGNATION
CCPD-PC

PREPARED BY:

Name: PROJECT DESIGN CONSULTANTS
Address: 701 'B' STREET, SUITE 800
SAN DIEGO, CA 92101
Phone no. (619) 235-6471

PROJECT ADDRESS:
220 WEST BROADWAY
SAN DIEGO, CA 92101

SHEET TITLE:
MAP WAIVER
CITY PROJECT NUMBER 650202

Revision 1: APRIL 15, 2020
Revision 2:
Revision 3:
Revision 4:
Original Date: SEPTEMBER 30, 2019
Sheet 2 of 5
DEP#

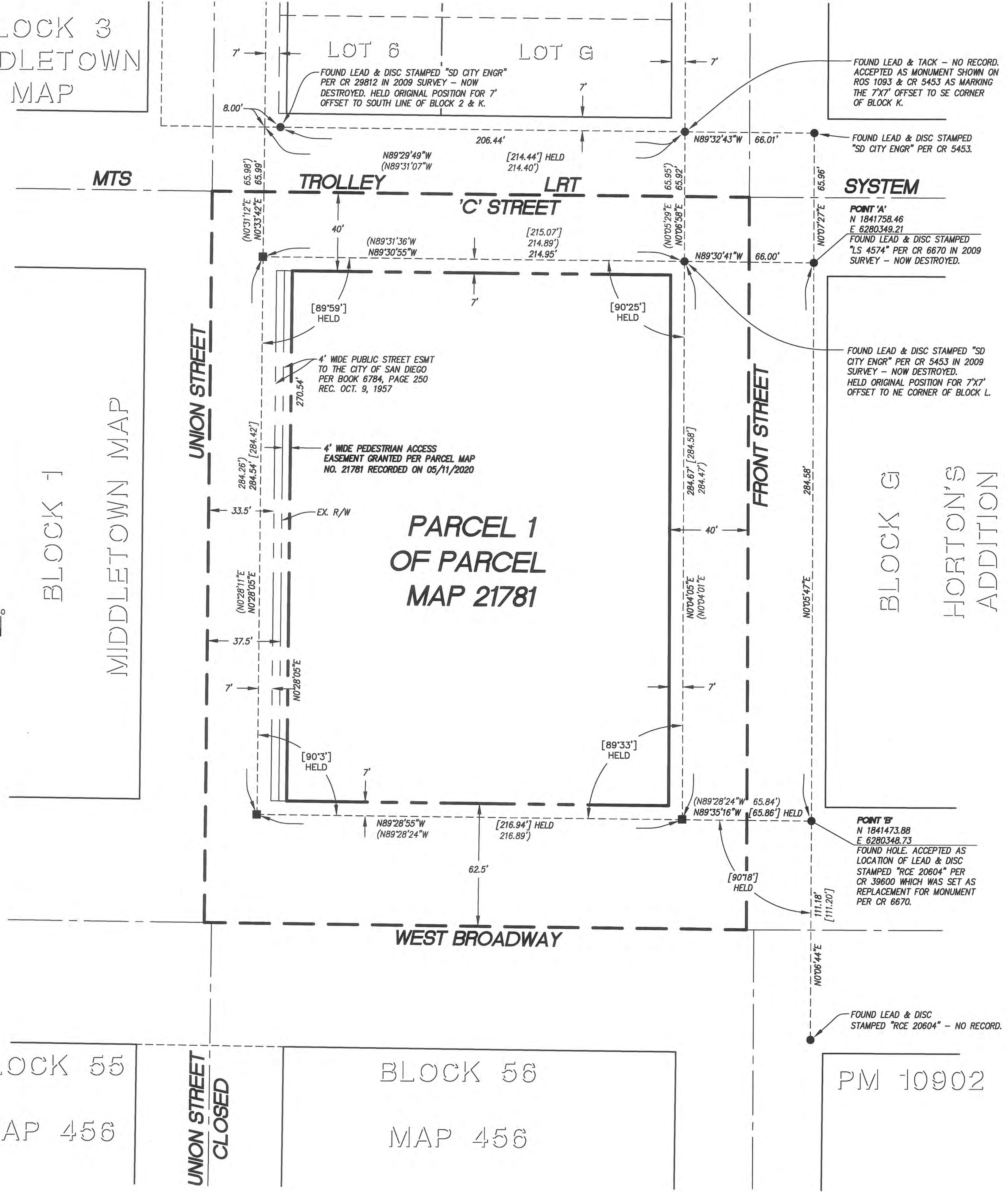
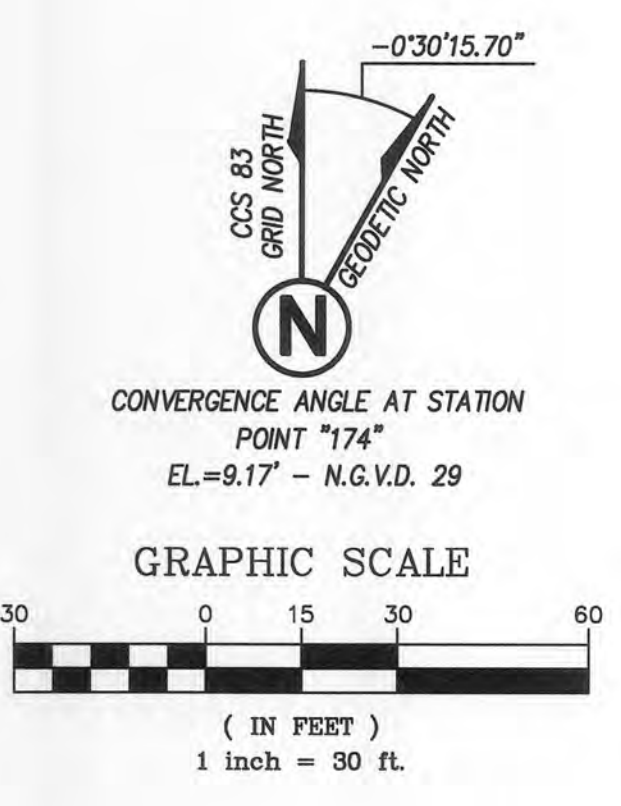
DRY UTILITY TABLE

TYPE	OVERHEAD/UNDERGROUND	POINT OF SERVICE	SERVICE TO
ELECTRIC	UNDERGROUND	UNION STREET C STREET FRONT STREET	EX. SAN DIEGO COUNTY COURTHOUSE
STEAM	UNDERGROUND	UNION STREET	EX. SAN DIEGO COUNTY COURTHOUSE

*NOTE: THE SUBDIVIDER SHALL ENSURE THAT ALL ONSITE UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUNDED WITH THE APPROPRIATE PERMITS.

220 W. BROADWAY MAP WAIVER NO. 2371059 PROJECT NO. 650202

BLOCK 3
MIDDLETOWN
MAP



- LEGEND**
- INDICATES PARCEL MAP BOUNDARY
 - - - INDICATES UNDERLYING REVERSION RIGHTS ONLY
 - INDICATES FOUND MONUMENT AS SHOWN HEREON.
 - INDICATES FOUND LEAD & DISC STAMPED "L.S. 7019" PER ROS 23452, OR AS NOTED
 - () INDICATES RECORD DATA PER ROS 19984, UNLESS OTHERWISE NOTED HEREON.
 - [] INDICATES RECORD DATA PER CITY TIE POINT SHEETS NO. 23 & 24

NOTES

TOTAL AREA WITHIN PARCEL MAP: 1.255 ACRES (GROSS)
1.230 ACRES (NET - 4' WIDE UNION STREET EASEMENT)

TOTAL NUMBER OF PARCELS: 1

THIS SHEET WAS CREATED ONLY FOR THE TENTATIVE MAP PROCESS TO SHOW MONUMENT TIES AND SURVEY DATA. A SEPARATE PARCEL MAP DOCUMENT WILL BE SUBMITTED, PROCESSED AND APPROVED THROUGH THE CITY OF SAN DIEGO MAPPING DEPARTMENT.

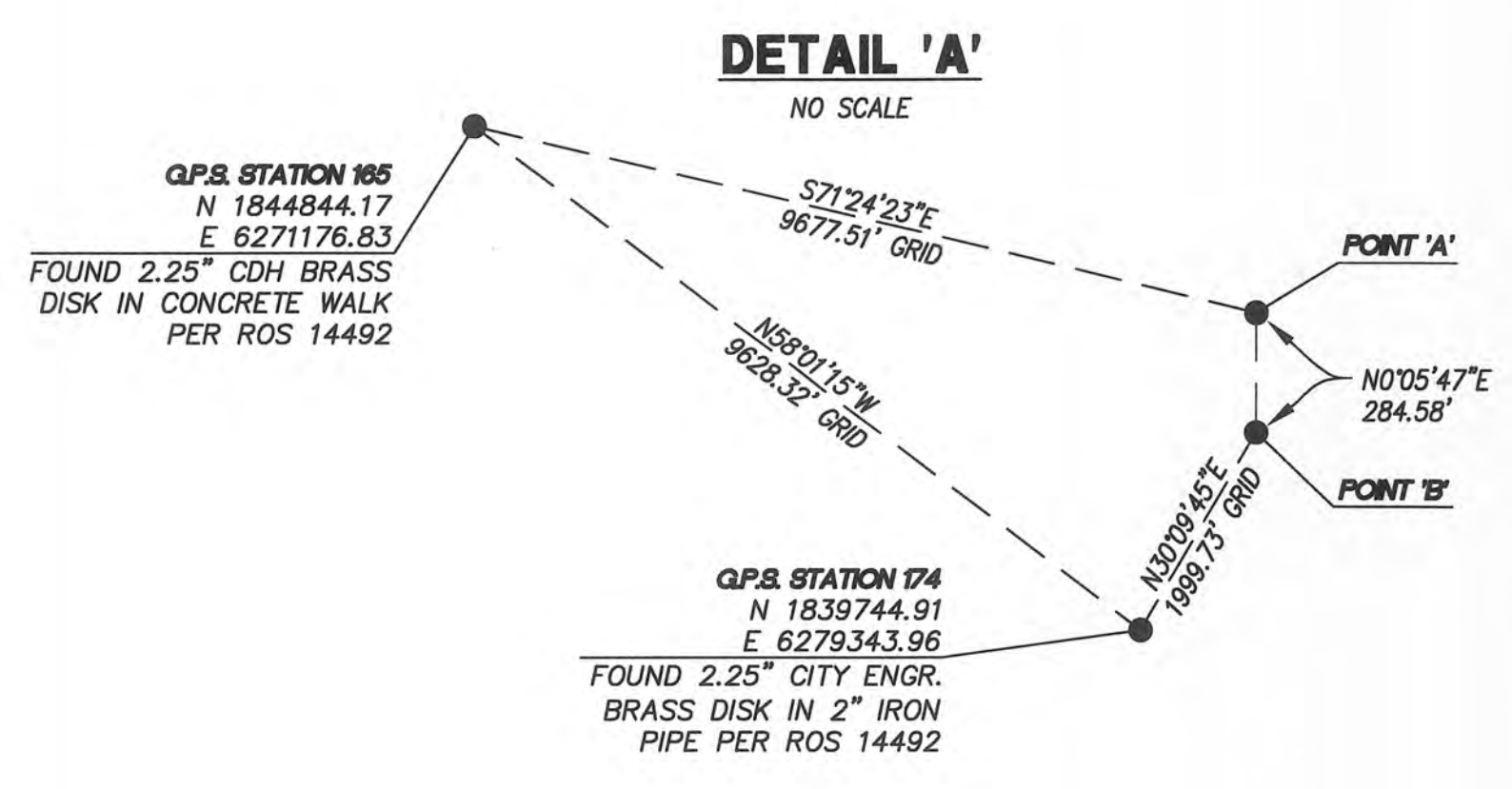
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS AT POINT 'A' AND 'B' SHOWN HEREON. SAID POINTS WERE ESTABLISHED FROM FIRST ORDER G.P.S. STATION NO. 165 AND FIRST ORDER G.P.S. STATION NO. 174 PER ROS 14492.

BEARING FROM POINT 'A' TO 'B': NORTH 0°05'47" EAST

DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO OBTAIN GRID LEVEL DISTANCES, MULTIPLY DISTANCES BY 1.0000177. QUOTED BEARINGS FROM REFERENCE DEEDS/MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

SEE DETAIL 'A' BELOW.



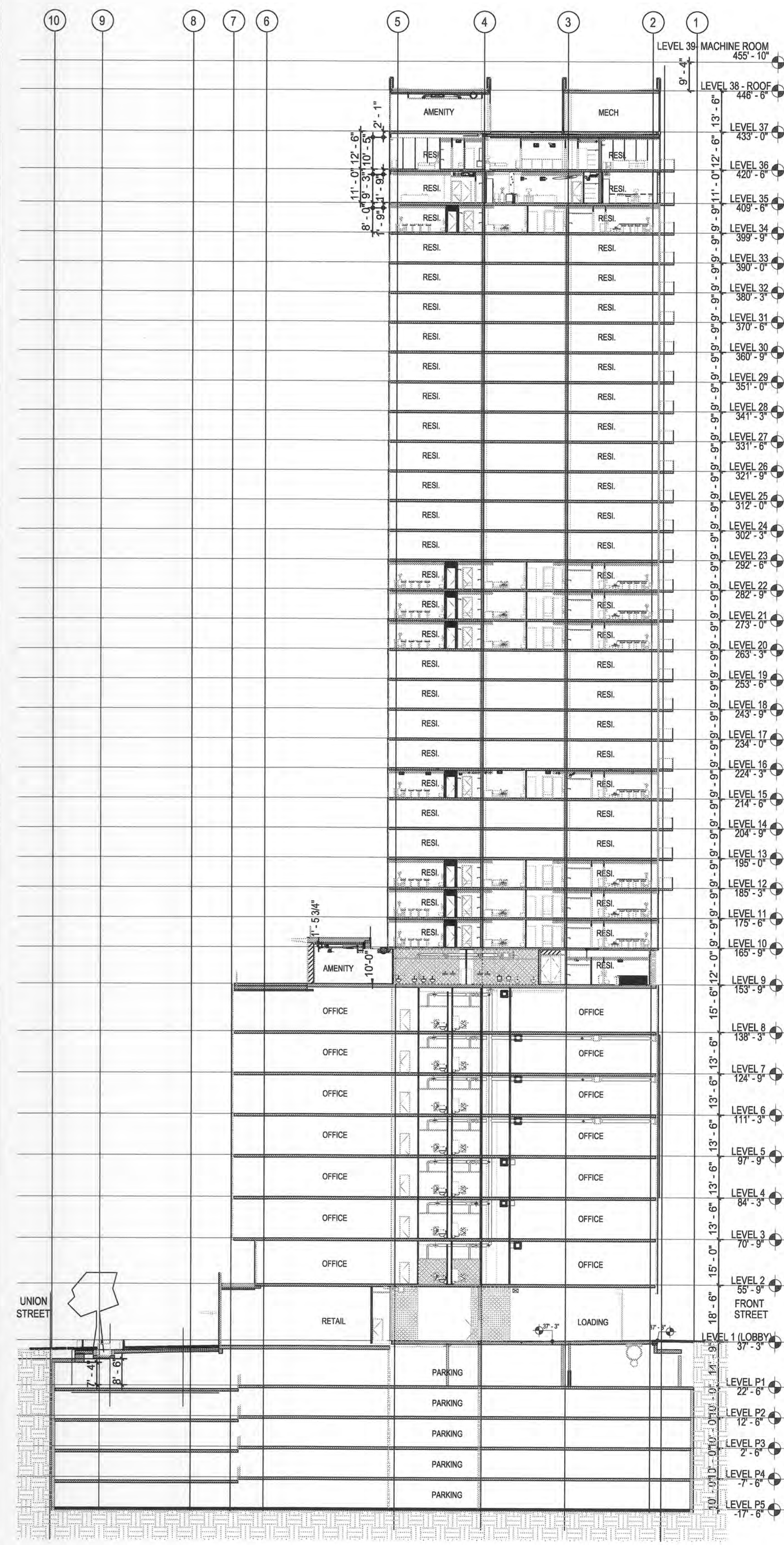
SITE/PROJECT DATA:		SITE AND PROPOSED BLDG. DATA:	
PROJECT TEAM		EXISTING CONDITIONS	
CIVIL ENGINEERS: PROJECT DESIGN CONSULTANTS, (619) 235-6471		EXISTING SAN DIEGO COUNTY COURTHOUSE	
ARCHITECT: CARRIER JOHNSON + CULTURE (619) 239-6227		PROPOSED USE	
GENERAL CONTRACTOR: HOLLAND CONSTRUCTION INC. (562) 285-5303		37 STORY TOWER, 7 STORIES OF OFFICE, 27 STORIES OF RESIDENTIAL, AND 5 LEVELS OF SUBTERRANEAN PARKING	
LEGAL DESCRIPTION		OWNER	
ALL OF PARCEL 1 OF PARCEL MAP NO. 21781, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON 5/11/2020		SDCC SOUTH BLOCK, LLC	
ASSESSOR'S PARCEL NUMBERS		DEVELOPER	
APN 533-517-02-00		HOLLAND ACQUISITION CO., LLC A WASHINGTON LIMITED LIABILITY COMPANY 1111 MAIN ST. SUITE 700 VANCOUVER, WA 98660 (562) 285-5300	
BENCHMARK		ZONING DESIGNATION	
A FOUND BRASS PLUG IN CONCRETE CURB AT THE NORTHEAST CORNER OF B STREET AND UNION STREET PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK. ELEVATION: 41.581 - M.S.L. DATUM (N.G.V.D. 29)		CCPD-PC	
PREPARED BY:			
Name: PROJECT DESIGN CONSULTANTS		Revision 1: APRIL 15, 2020	
Address: 701 'B' STREET, SUITE 800		Revision 2: _____	
SAN DIEGO, CA 92101		Revision 3: _____	
Phone no. (619) 235-6471		Revision 4: _____	
PROJECT ADDRESS:			
220 WEST BROADWAY			
SAN DIEGO, CA 92101			
PROJECT NAME:			
220 W. BROADWAY			
SHEET TITLE:			
MAP WAIVER			
CITY PROJECT NUMBER 650202			
Sheet 3 of 5		Original Date: SEPTEMBER 30, 2019	
DEP# _____		_____	

SURVEYOR OF WORK

PROJECT DESIGN CONSULTANTS
701 'B' STREET, SUITE 800
SAN DIEGO, CA 92101
TELEPHONE: (619) 235-6471

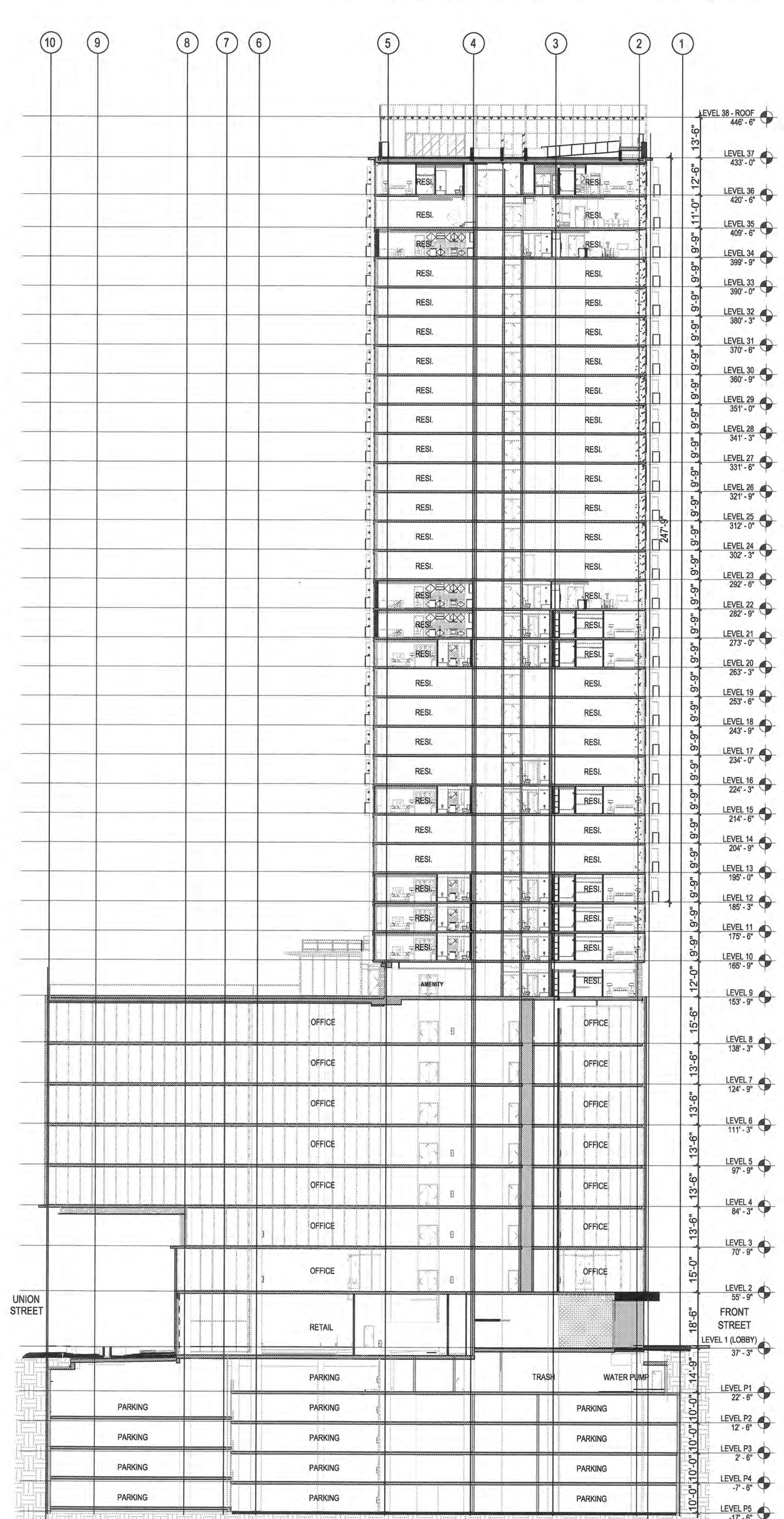
By: *[Signature]* DATED: 06-02-2020

220 W. BROADWAY MAP WAIVER NO. 2371059 PROJECT NO. 650202



SECTION AT UNION STREET SECTION AT FRONT STREET

SECTION A-A
NO SCALE



SECTION AT UNION STREET SECTION AT FRONT STREET

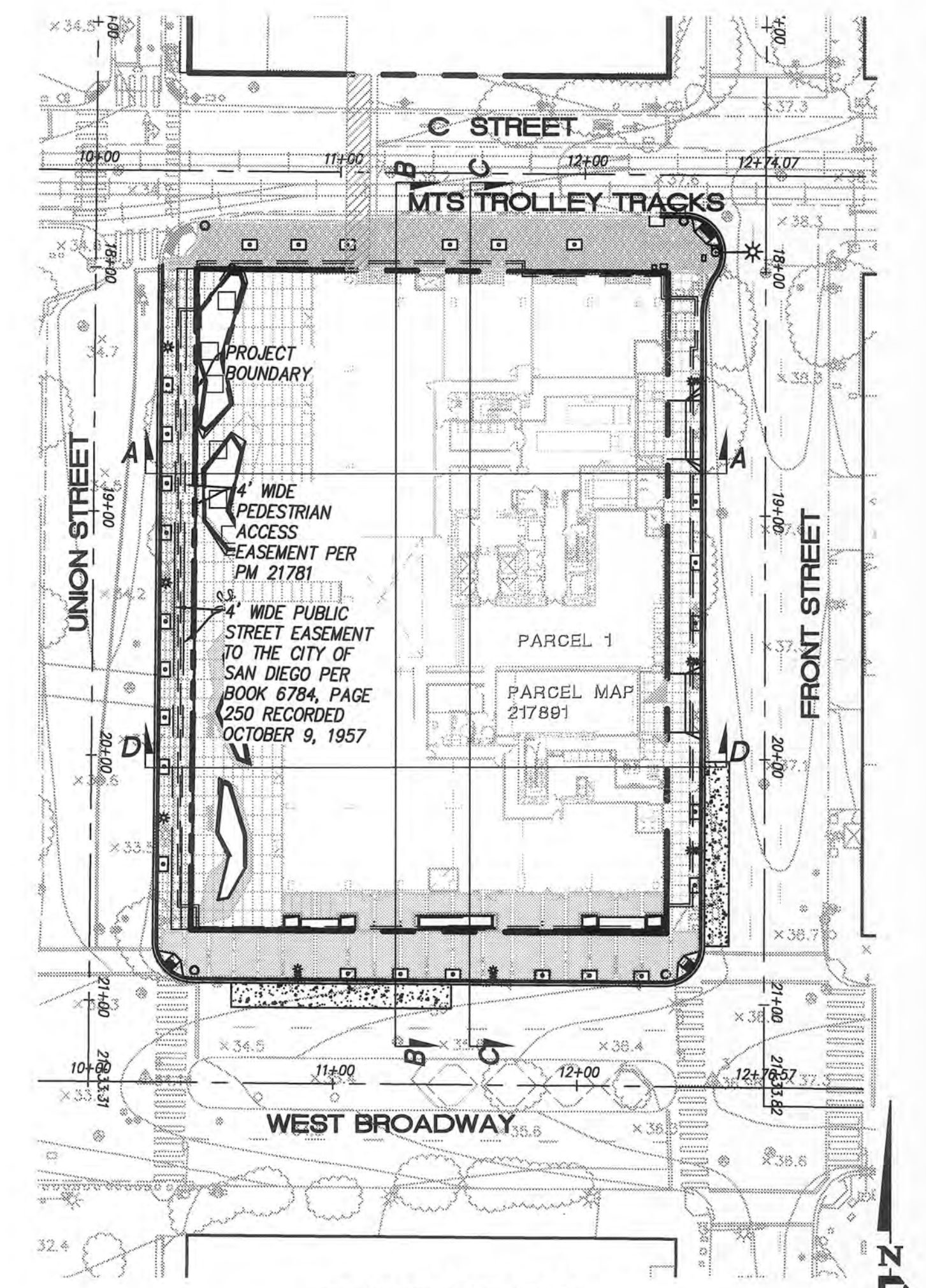
SECTION D-D
NO SCALE

NOTE:
BUILDING SECTIONS SHOWN WERE RECEIVED FROM THE ARCHITECT VIA EMAIL ON 03/25/2020.



ENGINEER OF WORK
PROJECT DESIGN CONSULTANTS
701 'B' STREET, SUITE 800
SAN DIEGO, CA 92101
TELEPHONE: (619) 235-6471

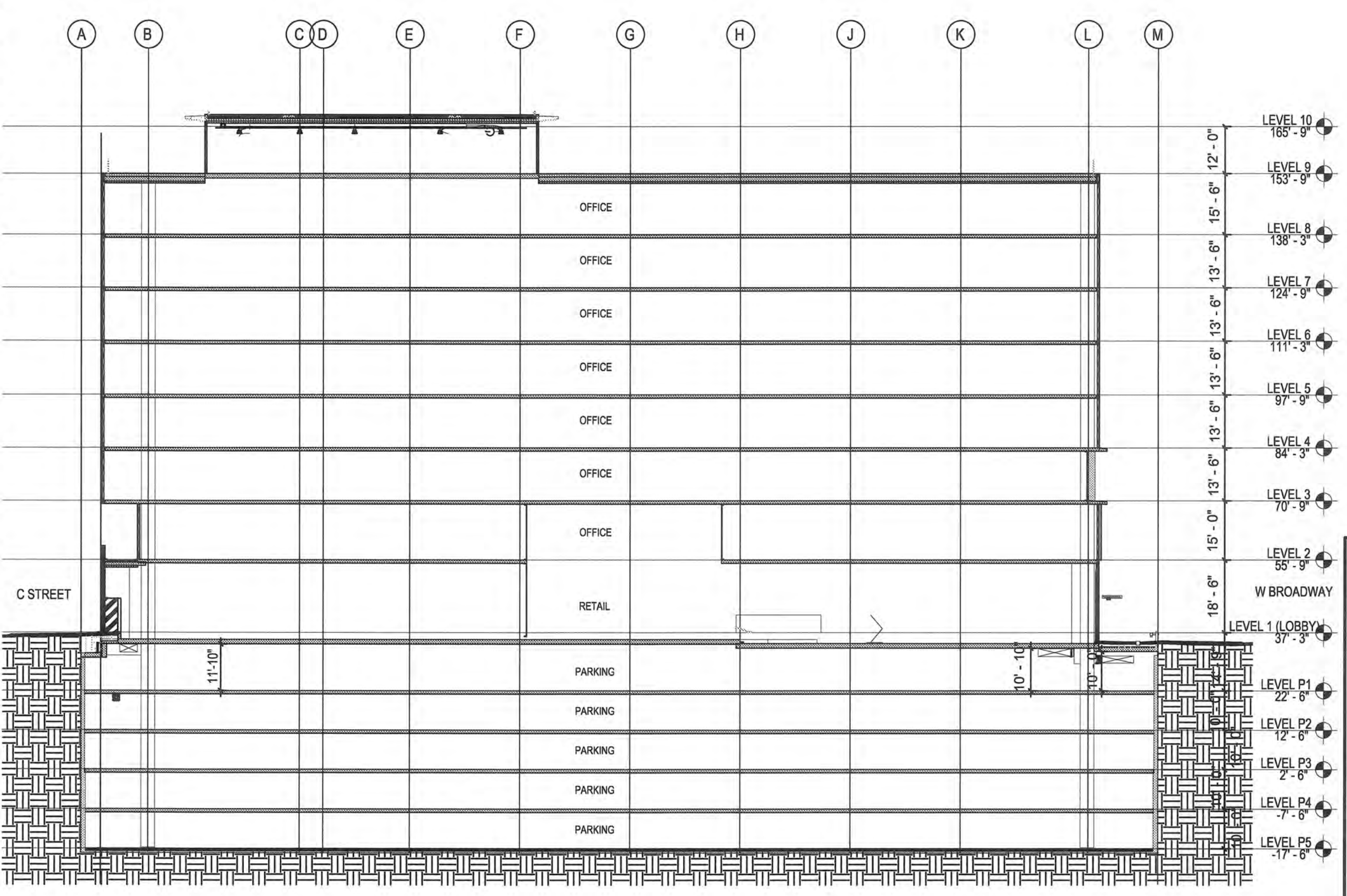
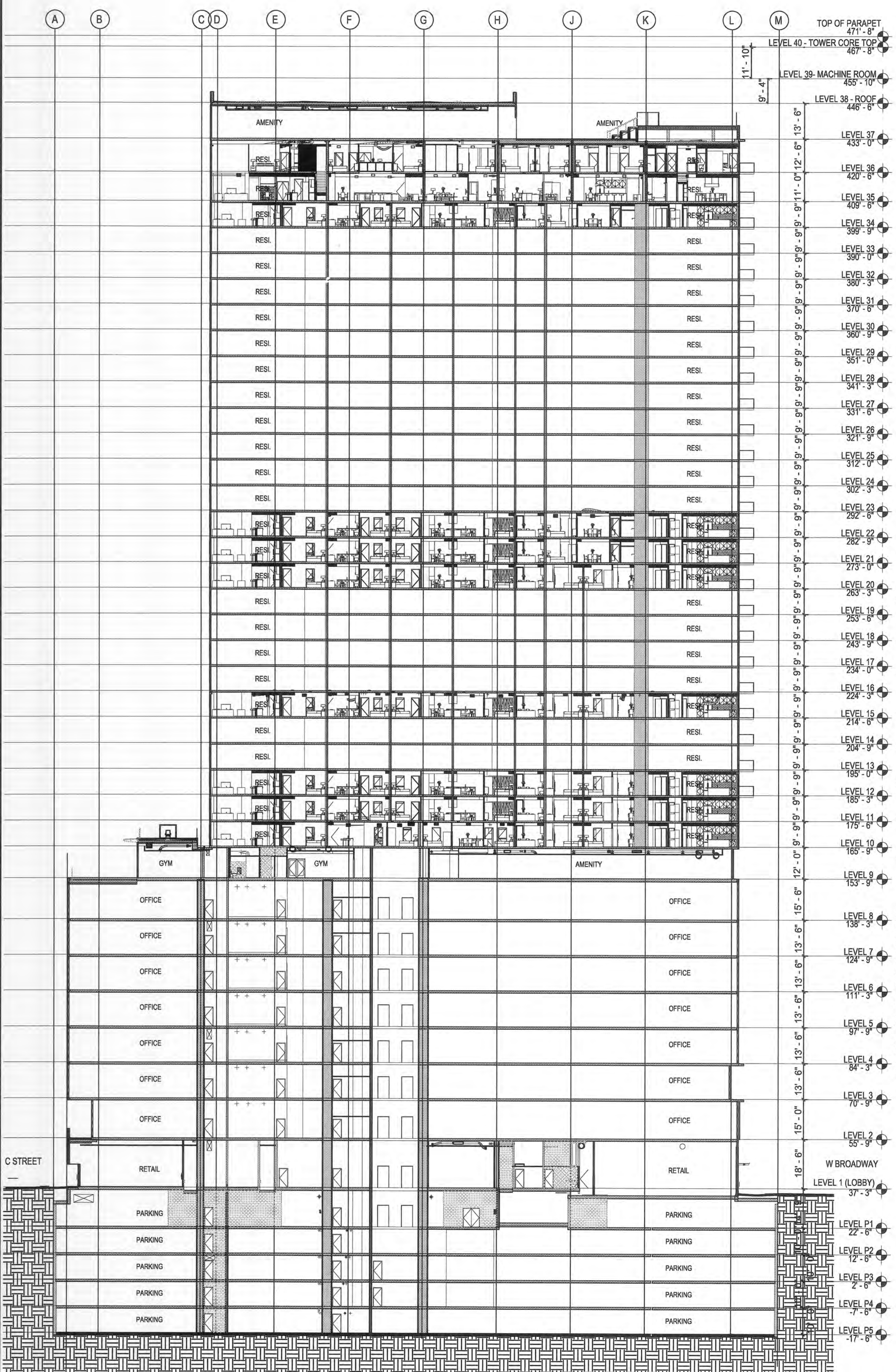
BY: *Gregory M. Shields* DATED: 6/19/2020



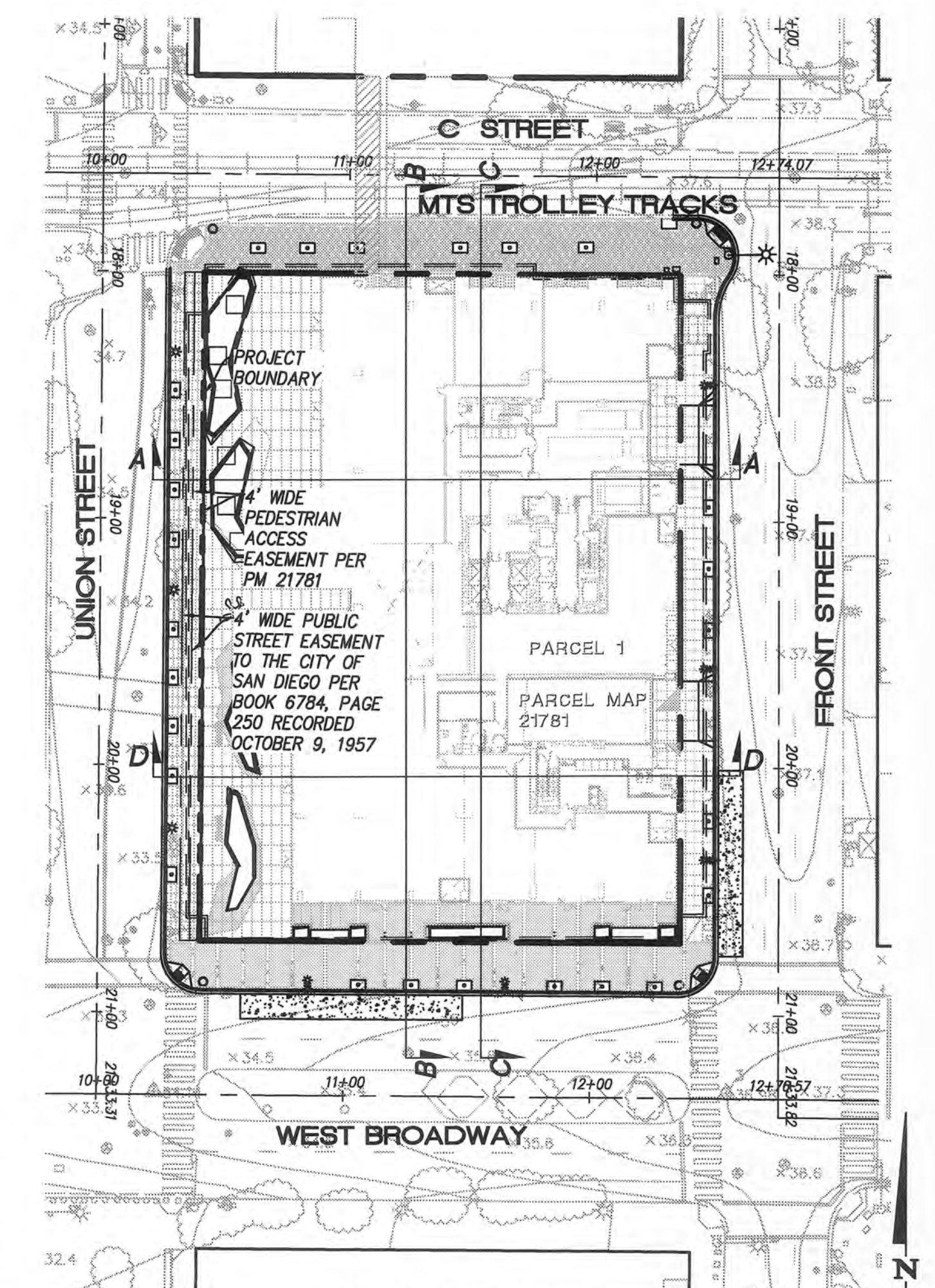
SECTION KEY MAP
SCALE: 1"=50'

<p>SITE/PROJECT DATA:</p> <p>PROJECT TEAM CIVIL ENGINEERS: PROJECT DESIGN CONSULTANTS, (619) 235-6471 ARCHITECT: CARRIER JOHNSON & CULTURE (619) 239-6227 GENERAL CONTRACTOR: HOLLAND CONSTRUCTION INC. (562) 285-5303</p> <p>LEGAL DESCRIPTION ALL OF PARCEL 1 OF PARCEL MAP NO. 21781, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON 5/11/2020</p> <p>ASSESSOR'S PARCEL NUMBERS APN 533-517-02-00</p> <p>BENCHMARK A FOUND BRASS PLUG IN CONCRETE CURB AT THE NORTHEAST CORNER OF B STREET AND UNION STREET PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK. ELEVATION: 41.581 - M.S.L. DATUM (N.G.V.D. 29)</p> <p>PREPARED BY: Name: PROJECT DESIGN CONSULTANTS Address: 701 'B' STREET, SUITE 800 SAN DIEGO, CA 92101 Phone no. (619) 235-6471</p> <p>PROJECT ADDRESS: 220 WEST BROADWAY SAN DIEGO, CA 92101</p> <p>PROJECT NAME: 220 W. BROADWAY</p> <p>SHEET TITLE: MAP WAIVER CITY PROJECT NUMBER 650202</p>	<p>SITE AND PROPOSED BLDG. DATA:</p> <p>EXISTING CONDITIONS EXISTING SAN DIEGO COUNTY COURTHOUSE</p> <p>PROPOSED USE 37 STORY TOWER, 7 STORIES OF OFFICE, 27 STORIES OF RESIDENTIAL, AND 5 LEVELS OF SUBTERRANEAN PARKING</p> <p>OWNER SOCC SOUTH BLOCK, LLC</p> <p>DEVELOPER HOLLAND ACQUISITION CO., LLC A WASHINGTON LIMITED LIABILITY COMPANY 1111 MAIN ST. SUITE 700 VANCOUVER, WA 98660 (562) 285-5300</p> <p>ZONING DESIGNATION CPD-PC</p> <p>Revision 1: APRIL 15, 2020 Revision 2: _____ Revision 3: _____ Revision 4: _____</p> <p>Original Date: SEPTEMBER 30, 2019</p> <p>Sheet 4 of 5 DEP# _____</p>
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220 W. BROADWAY MAP WAIVER NO. 2371059 PROJECT NO. 650202



NOTE:
BUILDING SECTIONS SHOWN WERE RECEIVED FROM
THE ARCHITECT VIA EMAIL ON 03/25/2020.



SECTION KEY MAP
SCALE: 1"=50'

SITE/PROJECT DATA:		SITE AND PROPOSED BLDG. DATA:	
PROJECT TEAM		EXISTING CONDITIONS	
CIVIL ENGINEERS: PROJECT DESIGN CONSULTANTS, (619) 235-6471		EXISTING SAN DIEGO COUNTY COURTHOUSE	
ARCHITECT: CARRIER JOHNSON + CULTURE (619) 239-6227		PROPOSED USE	
GENERAL CONTRACTOR: HOLLAND CONSTRUCTION INC. (562) 285-5303		37 STORY TOWER, 7 STORIES OF OFFICE, 27 STORIES OF RESIDENTIAL, AND 5 LEVELS OF SUBTERRANEAN PARKING	
LEGAL DESCRIPTION		OWNER	
ALL OF PARCEL 1 OF PARCEL MAP NO. 21781, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON 5/11/2020		SDCC SOUTH BLOCK, LLC	
ASSESSOR'S PARCEL NUMBERS		DEVELOPER	
APN 533-517-02-00		HOLLAND ACQUISITION CO., LLC A WASHINGTON LIMITED LIABILITY COMPANY 1111 MAIN ST., SUITE 700 VANCOUVER, WA 98660 (562) 285-5300	
BENCHMARK		ZONING DESIGNATION	
A FOUND BRASS PLUG IN CONCRETE CURB AT THE NORTHEAST CORNER OF B STREET AND UNION STREET PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK. ELEVATION: 41.581 - M.S.L. DATUM (N.G.V.D. 29)		CCPD-PC	
PREPARED BY:			
Name: PROJECT DESIGN CONSULTANTS		Revision 1: APRIL 15, 2020	
Address: 701 'B' STREET, SUITE 800		Revision 2: _____	
SAN DIEGO, CA 92101		Revision 3: _____	
Phone no. (619) 235-6471		Revision 4: _____	
PROJECT ADDRESS:			
220 WEST BROADWAY		Original Date: SEPTEMBER 30, 2019	
SAN DIEGO, CA 92101		Sheet 5 of 5	
PROJECT NAME:			
220 W. BROADWAY		DEP# _____	
SHEET TITLE:			
MAP WAIVER		CITY PROJECT NUMBER 650202	



ENGINEER OF WORK
PROJECT DESIGN CONSULTANTS
701 'B' STREET, SUITE 800
SAN DIEGO, CA 92101
TELEPHONE: (619) 235-6471

BY: *[Signature]* DATED: 6/1/2020

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

SECTION AT C STREET
SECTION C-C
NO SCALE
SECTION AT W. BROADWAY