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CITY OF SAN DIEGO
URBAN DIVISION
THIRD FLOOR

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008521 SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT 2397979
NEIGHBORHOOD DEVELOPMENT PERMIT 2506601
NEIGHBORHOOD USE PERMIT 2397980
CALIFORNIA THEATRE - PROJECT NO. 657138
PLANNING COMMISSION

This Site Development Permit/Neighborhood Development Permit/Neighborhood Use Permit is granted by the Planning Commission of the City of San Diego ("City") to Caydon San Diego Property, LLC, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) Section 126.0505, 126,0404, 125.0440, and 126.0305, to allow 1) the demolition of a historical resource, 2) eight deviations from the development regulations of the SDMC, 3) the construction of private structures within the public right-of-way (ROW), and 4) a Comprehensive Sign Plan for California Theatre ("Project"). The approximately 25,101.31 square-foot (SF) site is located at 1122 Fourth Avenue (north side of C Street between Third and Fourth avenues) in the Civic/Core neighborhood of the Downtown Community Plan (DCP) area and within the Centre City Planned District. The Project site is legally described as Lots E, F, G, H, & I in Block 16 of Horton's Addition in the City of San Diego, County of San Diego, State of California, according to partition map thereof, made by L.L. Lockling, filed in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to construct and operate a development and uses as described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated January 12, 2021, on file in the Development Services Department (DSD).

The Project shall include:

a. Construction of a 41-story, 426-foot tall mixed-use development, totaling approximately 465,907 SF, and comprised of 336 residential dwelling units, 190 hotel guest rooms, approximately 3,686 SF of commercial space, and five levels of below-grade parking containing 194 parking spaces.

b. **Site Development Permit (SDP)**: Demolition of designated Historical Resources Board (HRB) Site No. 291, the California Theatre, pursuant to Sec. 126.0502(d)(1)(E).

c. **Neighborhood Development Permit (NDP)**: Construction of private structures in the public ROW (replication of historic entrance canopy and historic projecting sign) pursuant to Sec. 126.0402(j) and eight deviations from the SDMC pursuant to Sec. 126.0402(q) as follows:

1. Sec. 142.0560(c) – Automobile Parking Aisles: Reduce the minimum width required for two-way drive aisle widths from 24 feet to 22 feet.
2. Sec. 142.0560(j)(3) – Driveway and Access Regulations: Reduce the distance from the north property line to the driveway on Third Avenue from three feet to zero feet.
3. Sec. 156.0310(d)(1)(B)(iii) – Recessed Entrance: Increase the allowable width of the recessed entrance of the replicated historic façade on Fourth Avenue from 25 feet to 26'-5" and increase the allowable depth from 15 feet to 16'-5".
4. Sec. 156.0310(d)(1) – Street Wall: Increase the allowable maximum street wall height on Fourth Avenue from 85 feet to 100'-8" and setback on Level 2 on C Street from five feet to seven feet for the replicated historic façade.
5. Sec. 156.0310(d)(3)(B) – Tower Floor Plate: Increase the allowable maximum east-west tower floor plate dimension from 130 feet to 151'-5".
6. Sec. 156.0310(g)(3) – Private Open Space: Reduce the number of required DU with private open space from 50% of DU (168 DU) to 30% of DU (101 DU)
7. Sec. 156.0310(g)(4) – Personal Storage: Reduce the number of required personal storage areas from 100% of DU (336 DU) to 50% of DU (168 DU).
8. Sec. 156.0313(b) – Non-Residential Off-Street Parking: Reduce the number of required off-street parking spaces for the Project's 190-room hotel from 57 spaces (0.3 spaces per guest room) to zero spaces.

d. **Neighborhood Use Permit (NUP):** Comprehensive Sign Plan per Sec. 142.1208(a)(1) for the signage on the replicated historic entrance canopy/marquee on Fourth Avenue and the historic projecting sign at the corner of Fourth Avenue and C Street as follows:

Criteria for Replicated Projecting Sign	
Location	Southeast corner of the site on the replicated office building
Overall Area	Sign area not to exceed 400 SF (200 SF per sign face)
Max. Dimensions	50' in height, 4' in width
Max. Projection	4' from the corner of the building
Sidewalk Clearance	33'-6" from bottom of sign to sidewalk
Sign Copy	Limited to "California" as per historic sign. No on-site tenant or off-site signage is allowed on the blade sign.
Letter Height	Not to exceed height of the historic letter height of the blade sign.
Logos	Not permitted
Materials	Painted metal
Lighting	Remotely illuminated, halo-lit or backlit

Criteria for Signage on the Replicated Entrance Canopy/Marquee	
Location	Ground floor of east elevation on the replicated office building
Overall Area	Overall marquee signage not to exceed 342 SF
Max. Dimensions	33 feet in width, 6 feet in height, 12 feet in depth

Sign Copy	Limited to historic sign copy and/or sign copy for the residential component of the project. No commercial tenant signage or off-site signage is allowed on the marquee sign.
Logo Height	Limited to maximum allowed by Chapter 14 of the SDMC for any signage related to the residential component of the Project. Logo heights may match logo heights of the historic marquee sign.
Letter Height	Limited to maximum allowed by Chapter 14 of the SDMC for any signage related to the residential component of the Project. Letter heights may match letter heights of the historic marquee sign.
Materials	Painted metal or Plexiglass face, no box signs permitted
Lighting	Remotely illuminated, halo-lit or backlit
Design	The replicated marquee sign shall be based on historic photographs

e. Public and private accessory improvements determined by DSD to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by February 26, 2024.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

   a. The Owner/Permittee signs and returns the Permit to DSD; and

   b. The Permit is recorded in the Office of the San Diego County Recorder.

3. 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.

4. 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.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the 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.).

7. 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.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. 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.

10. 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" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

12. 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 and with the SDMC. 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.

13. 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.

14. 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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

15. As required by SDMC Sec. 156.03049(h), the development shall comply with all applicable Mitigation, Monitoring, and Reporting Program (MMRP) measures from the 2006 Downtown Final Environmental Impact Report (Downtown FEIR) for the DCP and subsequent addenda, including the Final Supplemental Environmental Impact Report for the 1122 Fourth Avenue Redevelopment Project dated February 2017, to the satisfaction of DSD and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

    AQ-B.1-1; HIST-A.1-3; HIST-B.1-1; HR-1; HR-2; HR-3; LU-B.4-1; NOI-B.1-1; NOI-C.1-1; TRF-A.2.1-1

CLIMATE ACTION PLAN REQUIREMENTS:

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

    a. Cool/Green Roofs: 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 California Green Building Standards Code (CAL Green).

b. Plumbing Fixtures & Fittings:
   i. Residential:
      1. Kitchen faucets: Maximum flow rate not to exceed 1.5 gallons per minute at 60 PSI;
      2. Standard dishwashers: 4.25 gallons per cycle;
      3. Compact dishwashers: 3.5 gallons per cycle;
      4. Clothes washers: Water factor of six gallons per cubic feet of drum capacity.
   ii. Nonresidential:
      1. Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in Table A5.303.2.3.1 (voluntary measures) of CAL Green.
      2. Appliances and fixtures for commercial applications that meet the provisions of Section A5.303.3 (voluntary measures) of CAL Green.

c. Electric Vehicle Charging: Of the total required listed cabinets, boxes, or enclosures, 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use.

d. Bicycle Parking Spaces: Project provides more short- and long-term bicycle parking spaces than required in the SDMC.

e. Shower Facilities: The Project includes changing/shower facilities in accordance with the voluntary measures under CAL Green for the nonresidential component.

f. Designated Parking Spaces: The Project provides designated parking for a combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles.

AFFORDABLE HOUSING REQUIREMENTS:

17. Prior to issuance of any residential building permit associated with this Project, the Owner/Permittee shall comply with the provisions of the Inclusionary Affordable Housing Regulations of SDMC Chapter 14, Article 2, Division 13 and the Inclusionary Housing Procedures Manual. The Owner/Permittee shall either pay the Inclusionary In-Lieu Fee or provide affordable housing units on-site. If affordable units are provided, 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 SDMC. The Agreement will specify that in exchange for the City's approval of the Project, the Owner/Permittee shall provide seven affordable units with prices of no more than 100% AMI.

AIRPORT REQUIREMENTS:

18. The Owner/Permittee shall comply with conditions established by the City Airport Approach Overlay Zone (and any successor or amendment thereto) which were approved by the Airport Land Use Commission (ALUC) on January 8, 2021. 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 temporary construction crane shall be marked and lighted in accordance with Federal Aviation Administration (FAA) procedures.

b. An avigation easement for airspace shall be recorded with the County Recorder prior to building permit issuance.

c. The ALUCP requires that a means of overflight notification be provided for new residential land uses. In instances when an avigation easement is required, the overflight notification requirement is satisfied.

ENGINEERING REQUIREMENTS:

19. The SDP/NDP/NUP shall comply with all Conditions of the Tentative Map No. 2413271.

20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing curb with City standards curb and gutter, adjacent to the site on Third and Fourth avenues, satisfactory to the City Engineer.

21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of existing sidewalk with current City Standard sidewalk, preserving the contractor's stamp, adjacent to the site on Third Avenue, Fourth Avenue, and C Street, satisfactory to the City Engineer.

22. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of existing curb ramps at the southeast corner of Fourth Avenue and C Street and at the southwest corner of Third Avenue and C Street, with current City Standard dual curb ramps with truncated domes at each Project corner per Standard Drawing SDG-130 and SDG-132, satisfactory to the City Engineer.

23. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a City Standard Bus Pad, adjacent to the site on Fourth Avenue, satisfactory to the City Engineer.

24. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement (EMRA), for the proposed private improvements of any kind, including enhanced sidewalk, private storm drain connections, landscaping and irrigation, trash receptacles, street trees, block planters, and electrical conduits to be installed within the in the Third Avenue, Fourth Avenue, and C Street ROW, satisfactory to the City Engineer.

25. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Agreement (EMA), for the proposed entrance canopy/marquee and projecting sign to be installed within the Fourth Avenue and C Street ROW, satisfactory to the City Engineer.

26. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal of existing driveway, and replace it with City standards curb, gutter and sidewalk, adjacent to the site on Fourth Avenue, satisfactory to the City Engineer.

27. Prior to the issuance of any construction permit, the Owner/Permittee shall provide documentation that Metropolitan Transit System (MTS) supports the Project adjacent to the MTS ROW, satisfactory to the City Engineer.

GEOLOGY REQUIREMENTS:

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

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

HISTORICAL RESOURCES REQUIREMENTS:

30. The Project shall comply with all applicable Historical Resources MMRP measures from the 2006 Downtown FEIR for the DCP as applicable, including HIST-A.1-3, HR-1, HR-2 and HR-3.

31. Prior to the issuance of a demolition permit, the Historic American Building Survey (HABS) documentation as approved by HRB and City Historical Resources staff on January 28, 2021 shall be submitted for archival storage with the City of San Diego HRB, South Coastal Information Center, the California Room of the City of San Diego Public Library, the San Diego Historical Society, the Library of Congress and/or other historical society group(s).

32. Prior to the issuance of a demolition permit, the project applicant's qualified historic preservation professional (QHPP) shall make available for donation architectural materials from the site consistent with Mitigation Measure HR-1. Once the items for salvage are identified, the QHPP will submit this information to the City's Historical Resources Section for approval.

33. Prior to the issuance of a demolition permit, the applicant will create a display and interpretive material to the satisfaction of Historical Resources Board staff for public exhibition concerning the history of the California Theatre consistent with Mitigation Measure HR-3. The display shall be installed at the site by the applicant prior to the Certificate of Occupancy, after construction similar to other demolished historical resources.

LANDSCAPE REQUIREMENTS:

34. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in

accordance with the City Landscape Standards, Storm Water Design Manual, and to the satisfaction of DSD. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file at DSD.

35. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for ROW improvements to DSD for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees. Plant material located in the public ROW, other than trees, shall not exceed 36-inches in height.

36. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to DSD for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in DSD. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per Sec. 142.0403(b)5.

37. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the ROW, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by DSD. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

39. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to DSD identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file at DSD. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

PUBLIC UTILITIES REQUIREMENTS:

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

41. Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) (BFPD), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the ROW.

42. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

43. 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.

TRANSPORTATION REQUIREMENTS:

44. The automobile, motorcycle, and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

45. Prior to first occupancy, the Owner/Permittee shall install and maintain convex mirrors on both sides of the garage access and a speed bump internal to Project site, near the garage connection with the sidewalk, to the satisfaction of the City Engineer.

46. Prior to first tenant occupancy, the Owner/Permittee shall provide and maintain Transportation Demand Management strategies for the Project, to include the following:

    a. Provide a 50% transit subsidy to hotel and retail tenant employees working on the property. The subsidy value will be limited to the equivalent value of 50% of the cost of an MTS "Regional Adult Monthly/30-Day Pass" (currently $72 for a subsidy value of $36 per month). Subsidies will be available and offered from the first tenant occupancy for five years. The subsidy will be required of hotel and retail tenant employees as a lease condition.

    b. Provide on-site showers and locker facilities for hotel and retail tenant employees.

    c. Upgrade transit stop adjacent to the Project on Fourth Avenue, including shelter, seating, lighting and ongoing routine maintenance through an agreement with MTS for the life of the improvement.

PLANNING/DESIGN REQUIREMENTS:

47. Floor Area Ratio (FAR) Bonus: The Project achieves a FAR of **18.56** through the following FAR bonuses to increase the Project FAR above the Base Maximum of 10.0 pursuant to the SDMC:

    a. *Sec. 156.0309(e)(7) FAR Payment Program* – The Project is entitled to **4.56** FAR (114,479 SF) under the FAR Payment Bonus Program. The Owner and/or Permittee will be required to pay $2,206,010.33 (based on the FY 2019 fee structure at $19.27 per SF) prior to the issuance of a building permit for the Project, which will be deposited into a fund to be used for the construction of public parks and enhanced public ROW improvements in the DCP area.

b. *Sec. 156.0309(e)(3) Three-Bedroom Units* – The Project is entitled to **2.0** FAR (50,204 SF) for the provision of 34 three-bedroom DU, equivalent to 10% of the total 336 DU within the development. The development shall provide a minimum of 80% of the gross floor area for residential uses. Eligible three-bedroom DU shall contain a minimum of 700 square feet, with additional area for an enclosed closet. Covenants, Conditions and Restrictions (CC&R's) shall be recorded on the property to ensure the number of bedrooms in the DUs used to earn the FAR are not reduced. Such CC&Rs shall be in a form approved by DSD and the City Attorney's Office and shall be recorded prior to issuance of a Building Permit.

c. *Sec. 156.0309(e)(8) Green Building* – The Project is entitled to **2.0** FAR (54,204 SF) for the provision of Centre City Green (CCG) Building Incentive Program awards development incentives for buildings that exceed CALGreen. The Applicant shall construct LEED-Certified Gold buildings in accordance with the US Green Building Council (USGBC) standards for new construction. CC&Rs shall be recorded on the property to ensure the LEED–Certification level for construction of each building. Such CC&Rs shall be in a form approved by DSD and the City Attorney's Office and shall be recorded prior to issuance of a Building Permit.

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

   LEED certification must be demonstrated through an independent report provided by the USGBC that confirms achievement of a LEED Gold level of performance of the Project. The financial surety, deposit, or other suitable guarantee shall be in an amount equivalent to the values which would be required to purchase an equivalent amount of FAR under the FAR Payment Bonus Program (based on the FY 2019 fee structure at $19.27 per SF). Within 180 days of receiving the final Certificate of Occupancy for a development, the applicant shall submit documentation that demonstrates achievement of the applicable LEED rating as proposed under this section.

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

   P= FAR $ x ((LCP - CPE)/LCP)

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

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

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

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

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

48. FAR Exemption: A maximum of 96,402 SF shall be exempted from the total gross floor area for the purposes of calculating the FAR for the floor area within the building envelope of the existing designated historic resource, the California Theatre (HRB Site No. 291) pursuant to SDMC Sec. 156.0309(f)(1).

49. Parking: No on-site parking is required for the residential DUs and the Project shall not provide more than 336 parking spaces for the residential DUs (one space per DU, excluding tandem spaces). A deviation is approved to reduce the number of required parking spaces for the hotel from 57 spaces (0.3 spaces per guest room) to zero spaces. The Project proposes 194 total parking spaces. The parking spaces shall be designed to City standards, except as permitted in SDMC Sec. 156.0313(k), and subject to the following provisions:

    a. The residential off-street parking spaces shall consist only of unbundled parking.

    b. The number of accessible off-street parking spaces shall be provided in accordance with Title 24 of the California Code of Regulations (California Building Standards Code).

    c. The number of off-street electric vehicle charging spaces shall be provided in accordance with the California Green Building Standards Code.

    d. One motorcycle parking space shall be provided for every ten parking spaces provided for the residential DU, or 19 spaces with the 194 parking spaces as proposed.

50. Bicycle Parking: Secured bicycle storage shall be provided to accommodate a minimum of 68 bicycles (one bicycle for every five DU). Bicycle storage areas shall be within a secured enclosure with access restricted to authorized persons and provide devices for the locking of individual bicycles.

51. Residential Amenities and Facilities: The Project includes the following residential amenities and facilities as illustrated on the approved Exhibit "A," on file at DSD, which shall be required to be maintained within the development in perpetuity:

    a. Common Outdoor Open Space – A minimum of 3,765 SF of common outdoor open space shall be provided. The space may contain active and passive areas and a combination of hardscape and landscape features, but a minimum of 10% of the common outdoor open space must be planting area.

    b. Common Indoor Space – A minimum of 500 SF of common indoor amenity space shall be provided. The space(s) shall be maintained for use by residents of the development and must

be accessible through a common corridor. The area may contain active or passive recreational facilities, meeting space, computer terminals, or other activity space.

c. Private Open Space –A minimum of 101 DU shall provide private open space on a balcony, patio, or roof terrace. A deviation is approved to reduce the number of required DU with private open space from 50% of DU (168 DU) to 30% of DU (101 DU).

d. Pet Open Space – A minimum of 200 SF of pet open space shall be provided, improved for use by pets and clearly marked for such exclusive use. Such areas shall include permeable surfaces, a hose bib, and be drained to the public sewer system.

52. Urban Design Standards: The Project, including its architectural design concepts and off-site improvements, shall be consistent with the Centre City Planned District Ordinance (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.

53. 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 Exhibit "A," on file at DSD. The development shall utilize a coordinated color scheme consistent with the approved Exhibit "A," on file at DSD.

54. Form and Scale: The development shall consist of a 41-story mixed-use development (approximately 426 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 the FAA. All building elements shall be complementary in form, scale, and architectural style.

55. Building Materials: All building materials shall be of a high quality as shown in Exhibit "A," on file at DSD 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 Exhibit "A," on file at DSD. Any graffiti coatings shall be extended the full height of the upgraded base materials or up to a natural design break such a cornice line. All downspouts, exhaust caps, and other additive elements shall be superior grade for urban locations, carefully composed to reinforce the architectural design. Reflectivity of the glass shall be the minimum reflectivity required by Title 24 of the California Code of Regulations (Title 24). All construction details shall be of the highest standard, as shown in the approved Exhibit "A," on file at DSD, and executed to minimize weathering, eliminate staining, and not cause deterioration of materials on adjacent properties or the ROW. No materials/colors substitutions shall be permitted without prior written City consent.

56. Street Level Design: Street level windows shall be clear glass and may be lightly tinted. Architectural features such as awnings and other design features which add human scale to the streetscape are encouraged where they are consistent with the design theme of the structure. Exit corridors including garage entrances shall provide a finished appearance to the street with

street level exterior finishes wrapping into the openings a minimum of ten feet, or the garage door, whichever is deeper. All exhaust caps, lighting, sprinkler heads, and other elements on the undersides of all balconies and surfaces shall be logically composed and placed to minimize their visibility, while meeting code requirements. All soffit materials shall be high quality and consistent with adjacent elevation materials and incorporate drip edges and other details to minimize staining and ensure long-term durability.

57. 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 Sec. 142.0810 and 142.0820. Such areas shall be provided within an enclosed building area and kept clean and orderly at all times.

58. 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.

59. Circulation and Parking: Owner/Permittee shall prepare a plan which identifies the location of curbside parking control zones, parking meters, fire hydrants, valet services if any, trees, street lights to the satisfaction of the City, and consistent with the performance standards in the CCPDO and CCSM. Such plan shall be submitted in conjunction with Construction Permits. All parking shall meet the requirements of the Building Department, Fire Department and City Engineer. All parking shall be mechanically ventilated. The exhaust system for mechanically ventilated structures shall be located to mitigate noise and exhaust impacts on the public ROW. The garage doors shall be a minimum 80% opaque to prevent views into the garage areas.

60. Underground Parking Structures: Any subterranean storage and parking facilities encroaching into the public ROW shall be located: 1) a minimum of three feet behind the face of curb; 2) three feet below the finished sidewalk level; and, 3) eight feet below grade within six feet from the face of curb, all measured to the outside of any shoring. An EMRA shall be obtained from the City to allow any encroachment of the subterranean garage into the ROW.

61. 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 and consistent with the performance standards in the CCPDO, shall be submitted with construction drawings.

62. Roof Tops: A rooftop equipment and appurtenance location and screening plan and consistent with the performance standards in the CCPDO 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.

63. Signage: All signs shall comply with the City Sign Regulations and the CCPDO, with the exception of the replicated historic entrance canopy/marquee and projecting sign approved under the Comprehensive Sign Program.

64. 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.

65. 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.

66. Street Address: Building address numbers shall be provided that are visible and legible from the ROW.

67. 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.

68. Off-Site Improvements: Public improvements shall be installed in accordance with the Centre City Streetscape Manual (CCSM). The CCSM 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.

69. Street Trees: Street trees shall be Carrot Wood on C Street and Fern Pine on Third and Fourth avenues, per the CCSM. All trees shall be planted at a minimum 36-inch box size with tree grates provided as specified in the CCSM and shall meet the requirements of Title 24. Tree spacing shall be accommodated after street lights have been sited, and generally spaced 20 to 25 feet on center. All landscaping shall be irrigated with private water service from the subject development. Associated tree grates shall be Special on C Street and CCDC Standard on Third and Fourth avenues, per the CCSM.

70. Street Lights: Street lights shall be per MTS on C Street and Standard on Third and Fourth avenues, per the CCSM. All existing lights shall be evaluated to determine if they meet current City requirements and shall be modified or replaced if necessary.

71. Sidewalk Paving: Paving shall be Terra Cotta Tile on C Street and CCDC Standard on Third and Fourth avenues, per the CCSM. Any specialized paving materials shall be approved through the execution of an EMRA with the City.

72. Litter Containers: The development shall include trash receptacles, one at each intersection.

73. 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.

74. 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 other obstruction in the ROW.

75. On-Street Parking: Owner/Permittee shall maximize the on-street parking, wherever feasible.

76. 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 f Any above grade devices shall be screened from view from the ROW.

77. Construction Fence: 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. The construction fence, any construction staging area, any pedestrian passageway associated with the project construction, or any similar construction-related feature may not encroach into Third Avenue beyond the existing curb line on the east side of the street. All aforementioned construction features must be located within the extant Third Avenue sidewalk area.

78. Development Identification Signs: Prior to commencement of construction on the site, the Owner and/or Permittee shall prepare and install, at its cost and expense, one sign on the barricade around the site which identifies the development. The sign shall be at least four feet by six feet and be visible to passing pedestrian and vehicular traffic. The signs shall at a minimum include: 1) Color rendering of the development, 2) Development name, 3) Developer, 4) Completion Date, 5) For information call _____. Additional development signs may be provided around the perimeter of the site. All signs shall be limited to a maximum of 160 sq. ft. per street frontage. Graphics may also be painted on any barricades surrounding the site. All signs and graphics shall be submitted to the City for approval prior to installation.

ATTACHMENT 1

APPROVED by the Planning Commission of the City of San Diego on February 11, 2021 and Resolution No. ____-PC.

Approval No. SDP 2397979, NDP 2506601, NUP 2397980
Project No. 657138
Date of Approval: February 11, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO URBAN DIVISION

_____
James Alexander
Senior Planner, Urban Division
Development Services Department

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

San Diego Caydon Property, LLC
Owner/Permittee

By _____
Emma Alexander
Authorized Signatory for Owner/Permittee

ATTACHMENT 1

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

ATTACHMENT: Resolution No. ____-PC

ATTACHMENT 2

SAN DIEGO CALIFORNIA THEATRE

1122 4TH AVENUE, SAN DIEGO CA 92010

ENTITLEMENT SET
01/06/2021

T +1 (832) 975 1900 | 1415 Louisiana Street, Suite 4200, Houston TX, 77002 United States
caydonproperty.com

CAYDON

CAYDON CALIFORNIA THEATER
1124 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH,PC,MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
TITLE:

DRAWING NO:
P1

ATTACHMENT 2

PROJECT DESCRIPTION

1122 Fourth Avenue will be located along the north side of the C- Street corridor, between Third and Fourth Avenues. The proposed 41-story project is a mixed-use development, containing 190 Hotel rooms and 336 residential units, with street level retail and 5 below grade parking levels with a total of 205 parking spaces.

The street level area is allocated to support a variety of commercial activities including hotel and residential amenities, providing good level of street activation for the area.

The proposed development includes the recreated facade of the existing California Theatre, starting from the street level up to the podium level.
This recreated facade includes the original signage and the canopy (c.1927 design) with slight modifications i.e. added openings for facade and street activation.

The 461'5" high tower is vertically layered with below grade carparking area, street level retails (15' minimum to at least 25' deep of the retail area), Residential units and various indoor and outdoor communal areas spread out on various levels.

For ease and privacy, hotel vistors and residents will have access to separate indoor and outdoor amenities. Various amenities for the residents are allocated on Level 9 which has outdoor pet relief, yoga and gym pavillions and on Level 41 with the outdoor pool and mixed use indoor amenity area with spectacular city view as well as outdoor landscaped garden.

Hotel visitors will have convenient access to indoor & outdoor communal areas on the Mezzanine level and Level 8 health club (outdoor pool and gym) and outdoor landscaped area.

The proposed development tower's framework will be of concrete structure with exterior finish using a combination of curtain wall and window wall systems in 3 different tones of high performance glasses.
On the lower section of the development, the recreated California Theatre building facade will be constructed of concrete with plaster finish which creates a solid contrast to the proposed modern-fluid glazed tower above.

Along C Street, Third and Fourth Avenues, the street landscape design will be consistent with the Center City Streetscape Manual.

PROJECT DATA

Site
A 25,101.31 sf site bounded by 4th Avenue to the East (150 ft.), C Street to the South (200 ft.), 3rd Avenue to the West (100 ft.), and Lots 3 and 7 of Horton's Addition to the North, Block 16, in the City of San Diego, County of San Diego, State of California, According to Map thereof filed in the Country Recorders Office of the County of San Diego Parcels 1 and 2, Lots E, F, G, H, and I,
APN 533-52104, -05, -08.

Project
A high density development, 41-story high rise tower, 461'5" tall,
mixed used residential containing 190 hotel rooms and 336 residential units with street level retail, lobby and associated residential amenities and 5 levels of underground parking.

Construction
Type 1A Construction, fire rated and sprinklered.

Land use Designation
Core (C)

Current use of Site
Abandoned Theater, local historic designation; no residential; and small parking lot

Historical destination
San Diego historical landmark (local) SDHL number 291

Occupancy Classification
R-1 : Hotel room
R-2 : Multi-family Residential
A-2 : Amenities Space
M : Retail
B : Leasing Office
S-1,2 : Parking Garage

Code and Zoning
Core (C) Land Use District
CBC 2019
City of San Diego Municipal Code
No vehicular access from C Street

PROJECT TEAM

Owner
CAYDON USA
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2850 Fannin Street, Suite 200,
Houston TX, 77002
(O) +1 (832) 975 1906

Developer & Applicant
CAYDON USA
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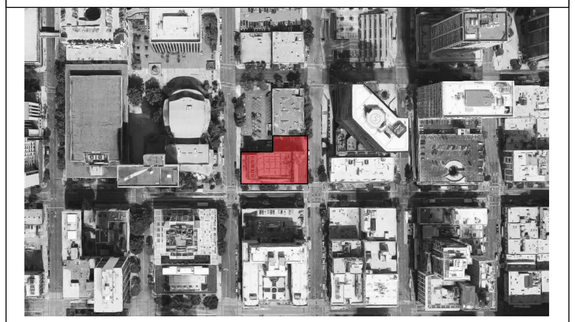
VICINITY MAP



LOCATION MAP

RESIDENTIAL DEVELOPMENT REQUIREMENT

(g) Residential Development Requirements
The following standards apply to residential developments that contain fifty or more dwelling units.
1122 Fourth Avenue contains 190 hotel rooms and 336 residential units.

(1) Common Outdoor Open Space.
Each development shall provide common outdoor open space either at grade, podium, or roof level. Common outdoor open space areas shall have a minimum dimension of 30 feet, or 40 feet when bordered by three building walls exceeding a height of 15 feet, and may contain active and passive areas and a combination of hardscape and landscape features, but a minimum of 10% of the common outdoor open space must be planting area.

All common outdoor open spaces must be accessible to all residents of the development through a common corridor. Development shall provide common outdoor open spaces as a percentage of the lot area in accordance with Table 156-031C.

TABLE 156.0310-C: COMMON OUTDOOR OPEN SPACE

Lot Size	**25,101.31 SF**
Actual Required: 25,101.31 x 0.15	**3,765 SF**
Actual Provided:	**3,765 SF**

(2) Common Indoor Space
Each development shall provide at least one Community room of at least 500 square feet for use by all residents of the development.

The provided space for this project is **16,988 SF** (provided on Level 1, Mezzanine, Level 8, 9 and 41). Some of this area is located adjacent to, and accessible from the common outdoor open space. This area contains active & passive recreational facilities, meeting space and other activity space, and is accessible through a common corridor.

(3) Private Open Space
At least 50% of all dwelling units shall provide private open space on a balcony, patio, or roof terrace, with a minimum area of 40 square feet each and an average horizontal dimension of 6 feet.

30% (101 units) of the units in this project have balconies meeting these criteria. These balconies are proportionately distributed throughout the development in relationship to floor levels and sizes of units

(4) Storage
Storage deviation for the reduction of personal storage units to 50% of total units dwelling count. 156.0310(g)(4). v

(5) Pet Open Space
Each development shall provide a minimum area of 100 square feet for every 200 dwelling units for use by pets clearly marked for such exclusive use.

Dog/Pet area has been provided on Level 9 (total 500 SF) as part of the Condo residents outdoor communal area. The area will have permeable surfaces, a hose bib and it is drained to the public sewer system.

PERMITS

1. Site Development Permit No. 2397979
2. Neighborhood Use Permit No. 2397980
3. Neighborhood Development Permit
3. Tentative Map No.2413271

Notice of Geologic and Geotechnical Conditions, Document No. 2020-0709608, Date Recorded November 12, 2020.

SHEET INDEX

DEVIATIONS

1. Street Wall – Table 156-0310-A Building Base / Street Wall: 45 ft. Min. And 85 Ft. Max.
Proposed recreated Theatre facade exceeds 85 ft. max. (as per the original massing it is proposed as 100'-8" high and with a 7'-0" stepback at Level 2

2. Building Base / Entry – Ch. 15, Art. 6, Div. 3, page 56, item
iii – Recessed entrances max. 25 ft. wide and 15 ft. deep
The recessed entrance of the recreated facade on the East (4th Ave) is 26'5" wide and 16' 5" deep (as per the original design)

3. East-West Tower Dimensions - Per Table 156-0310-A the maximum permitted dimension
is 130'. The project proposes 151'5".

4. Parking - Parking aisle width required per Section 142.0560 is 24 ft. The project proposes 22 ft.

5. Driveway curb opening on 3rd Ave. required to meet San Diego Municipal Code Section 142.0521(d). Proposed driveway located immediately adjacent to north property line.

6. Private Open Space Section 156.0310(g)(3) Requirement is 50% of dwelling units to provide private open space. The project proposes 30% of units contain private open space.

7. Non-Residential Off-Street Parking Space Requirement: Per Table 156-0313-B for 190 hotel rooms at a rate of 0.3 spaces per room the project requires 57 parking spaces. Hotel parking not included.

8. Storage deviation for the reduction of personal storage units to 50% of total units dwelling count. 156.0310(g)(4)

CAYDON
carrierjohnson + CULTURE

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE:
TITLE: PROJECT DATA

DRAWING NO: P2

SDMC 156-0313(A)

PARKING TABULATIONS

RESIDENTIAL (SDMC TABLE 156-0313-A)

		MINIMUM	MAXIMUM	PROVIDED
DWELLING UNITS	336 UNITS	0	1 SPACE PER DWELLING UNIT	205

HOTEL (SDMC TABLE 156-0313-B)

		MINIMUM	MAXIMUM	PROVIDED
ROOMS	190 UNITS	0.3 SPACES PER ROOM	N/A	0

*PER DEVIATION REQUEST, NO HOTEL PARKING IS PROVIDED

PARKING

LEVEL	TANDEM STALL 1	TANDEM STALL 2	ADA PARKING	FULLSIZE PKG. STALLS	COMPACT PKG. STALLS	TOTAL AS A STANDARD GARAGE	
B5	3	3	1	36	12	55	
B4	3	3	1	35	13	55	
B3	3	3	1	35	13	55	
B2	2	2	1	25	10	40	
B1							
TOTAL						205	

ACCESSIBLE PARKING SPACES

CBC 1109A.3

		REQUIRED	PROVIDED
RESIDENTIAL	= 2% X 205 TOTAL PARKING PER CBC 1109A.3 = 6.2 1:8 VAN	4	4
B5	1 ACCESSIBLE		
B4	1 ACCESSIBLE		
B3	1 ACCESSIBLE		
B2	1 VAN ACCESSIBLE		
B1			
	TOTAL	3 + 1 VAN ACCESSIBLE	

EVCS PARKING SPACES

California Green Building Code (CGBC) Section 4.106.4.2

		REQUIRED	PROVIDED
REQUIRED	= 10% X RESIDENTIAL PARKING = 10% X 205 =21	21	21
SEE PLAN FOR LOCATION	B2 AND B3		

PROJECT WILL DESIGNATE 10% (21 SPACES) EV CHARGING SPACES OF WHICH 50% (11 SPACES) WILL HAVE THE NECESSARY ELECTRIC VEHICLE SUPPLY EQUIPMENT INSTALLED TO PROVIDE ACTIVE ELECTRIC VEHICLE CHARGING STATIONS READY FOR USE BY RESIDENTS. AN ADDITIONAL 10% (21 SPACES) WILL BE DESIGNATED LOW EMITTING CARPOOL/VANPOOL SPACES.

MOTORCYCLE PARKING SPACES

REQUIRED = 205 UNITS/10 = 21 PROVIDED ON LEVEL B2

MOTORCYCLE & BICYCLE PARKING SPACES SDMC 156.0313(B)(1)

RESIDENTIAL BICYCLE PARKING SPACES — 336 UNITS / 5 = 68 BICYCLE PARKING SPACES REQUIRED. BIKE STORANGE ON LEVEL B1

HOTEL BICYCLE PARKING SPACES 57/20 = 3 BICYCLE PARKING SPACES REQUIRED FOR HOTEL EMPLOYEES

UNIT SIZE	REQ. BIKE SPACES	NUMBER OF UNITS	REQ. BIKE PARKING	
STUDIO	0.3	68	20	
1 BED	0.4	160	64	
2 BED	0.5	69	35	
3-4 BED	0.6	39	23	
TOTAL		336	142	LOCATED ON LEVEL B1

FAR SUMMARY TABLE:

	FAR:	SF:
Site Area:		25,102.00
Base FAR Allowed	10.00	
Total Allowable Max FAR with Bonuses:	20.00	
Base FAR:	10.00	251,020
FAR Purchase Program Bonus	4.56	114,479
Affordable Housing	0.00	0
LEED Gold Bonus	2.00	50,204
3 Bedroom Units	2.00	50,204
Total Allowable Max FAR with Bonuses:	**18.56**	**465,907**
Historic SF Exemption	3.84	96,402
Residential FAR (83.70%)	15.54	389,971
Non-Residential FAR (16.30%)	3.03	75,936
Total Proposed FAR:	**18.56**	**465,907**

Level	Use	GFA Residential	GFA Hotel	GFA Commercial	GFA Total	NSF Total	FAR Exempt	FAR Historic Exempt	FAR Res	FAR Comm	FAR Total	
BASEMENT 01-03 (typical)	Typical:				Typical:							
PARKING	Parking B5-B2				110,218							
	miscellaneous (utility spaces/egress/etc.) B1				28,301							
	TOTAL BASEMENT FLOOR PLATE				**138,519**		***138,519***				**0**	Underground is Exempt from FAR
LEVEL 01	Residential	7,119			7,119			6511	608	0	608	
	Retail			3,686	3,686	3,686		3686	0	0	0	
	Hotel		12,612		12,612			8261	0	4,351	4,351	
	TOTAL FLOOR PLATE	**7,119**	**12,612**	**3,686**	**23,417**	**3,686**		**18,458**	**608**	**4,351**	**4,959**	
LEVEL 01.5	Residential	7834			7,834			7789	45	0	45	Residential Balcony (Not Included in FAR or GFA)
	Hotel		12,253		12,253			6818	0	5,435	5,435	
	TOTAL FLOOR PLATE	**7,834**	**12,253**		**20,087**			**14,607**	**45**	**5,435**	**5,480**	
LEVEL 02	Residential	842			842	10,984		842	0	0	0	Residential Balcony (Not Included in FAR or GFA)
	Hotel		16,448		16,448			13999	0	2,449	2,449	
	TOTAL FLOOR PLATE	**842**	**16,448**		**17,290**	**10,984**		**14,841**	**0**	**2,449**	**2,449**	
LEVEL 03	Residential	842			842	15,048		842	0	0	0	Residential Balcony (Not Included in FAR or GFA)
	Hotel		21,720		21,720			14941	0	6,779	6,779	
	TOTAL FLOOR PLATE	**842**	**21,720**		**22,562**	**15,048**		**15,783**	**0**	**6,779**	**6,779**	
LEVEL 04	Residential	842			842	15117		131	711	0	711	Residential Balcony (Not Included in FAR or GFA)
	Hotel		21,720		21,720			11683	0	10,037	10,037	
	TOTAL FLOOR PLATE	**842**	**21,720**		**22,562**	**15,117**		**11,814**	**711**	**10,037**	**10,748**	
LEVEL 05	Residential	842			842	14,769			842	0	842	Residential Balcony (Not Included in FAR or GFA)
	Hotel		21372		21,372			6615	0	14,757	14,757	
	TOTAL FLOOR PLATE	**842**	**21,372**		**22,214**	**14,769**		**6,615**	**842**	**14,757**	**15,599**	
LEVEL 06	Residential	842			842	14,769			842	0	842	Residential Balcony (Not Included in FAR or GFA)
	Hotel		21372		21,372			6615	0	14,757	14,757	
	TOTAL FLOOR PLATE	**842**	**21,372**		**22,214**	**14,769**		**6,615**	**842**	**14,757**	**15,599**	
LEVEL 07	Residential	842			842	13,278			842	0	842	Residential Balcony (Not Included in FAR or GFA)
	Hotel		19738		19,738			4016	0	15,722	15,722	
	TOTAL FLOOR PLATE	**842**	**19,738**		**20,580**	**13,278**		**4,016**	**842**	**15,722**	**16,564**	
LEVEL 08	Residential	9,708			9,708	7,186			9,708		9,708	
	Hotel		5302		5,302	2339		3653		1,649	1,649	Residential Balcony (Not Included in FAR or GFA)
	Exterior Space		5555				5555				0	Public Open Space (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**9,708**	**5,302**		**15,010**	**9,525**	***5,555***	**3,653**	**9,708**	**1,649**	**11,357**	
LEVEL 09	Residential	12,215			12,215	8,723			12,215		12,215	Residential Balcony (Not Included in FAR or GFA)
	Exterior Space	2,629					*2629*					Public Open Space (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**12,215**			**12,215**	**8,723**	***2,629***		**12,215**		**12,215**	
LEVEL 10	Residential	10,784			10,784	8,440			10,784		10,784	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**10,784**			**10,784**	**8,440**			**10,784**		**10,784**	
LEVEL 11-13	Residential	10,934			10,934	8,589			10,934		10,934	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE X 3 FLOORS	**32,802**			**32,802**	**25,767**			**32,802**		**32,802**	
LEVEL 14	Residential	10,967			10,967	8,621			10,967		10,967	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**10,967**			**10,967**	**8,621**			**10,967**		**10,967**	
LEVEL 15	Residential	11,072			11,072	8685			11,072		11,072	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**11,072**			**11,072**	**8,685**			**11,072**		**11,072**	
LEVEL 16	Residential	11,286			11,286	8,873			11,286		11,286	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**11,286**			**11,286**	**8,873**			**11,286**		**11,286**	
LEVEL 17	Residential	11,617			11,617	9,280			11,617		11,617	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**11,617**			**11,617**	**9,280**			**11,617**		**11,617**	
LEVEL 18	Residential	11,868			11,868	9,477			11,868		11,868	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**11,868**			**11,868**	**9,477**			**11,868**		**11,868**	
LEVEL 19	Residential	12,291			12,291	9,942			12,291		12,291	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**12,291**			**12,291**	**9,942**			**12,291**		**12,291**	
LEVEL 20	Residential	12,436			12,436	10,158			12,436		12,436	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**12,436**			**12,436**	**10,158**			**12,436**		**12,436**	
LEVEL 21	Residential	12,422			12,422	10,145			12,422		12,422	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**12,422**			**12,422**	**10,145**			**12,422**		**12,422**	
LEVEL 22	Residential	12,214			12,214	9,831			12,214		12,214	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**12,214**			**12,214**	**9,831**			**12,214**		**12,214**	
LEVEL 23	Residential	12,017			12,017	9,744			12,017		12,017	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**12,017**			**12,017**	**9,744**			**12,017**		**12,017**	
LEVEL 24	Residential	11,966			11,966	9,522			11,966		11,966	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**11,966**			**11,966**	**9,522**			**11,966**		**11,966**	
LEVEL 25	Residential	11,651			11,651	9,289			11,651		11,651	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**11,651**			**11,651**	**9,289**			**11,651**		**11,651**	
LEVEL 26	Residential	11,491			11,491	9,157			11,491		11,491	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**11,491**			**11,491**	**9,157**			**11,491**		**11,491**	
LEVEL 27	Residential	11,436			11,436	9,114			11,436		11,436	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**11,436**			**11,436**	**9,114**			**11,436**		**11,436**	
LEVEL 28	Residential	11,416			11,416	8,920			11,416		11,416	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**11,416**			**11,416**	**8,920**			**11,416**		**11,416**	
LEVEL 29	Residential	11,066			11,066	8,765			11,066		11,066	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**11,066**			**11,066**	**8,765**			**11,066**		**11,066**	
LEVEL 30	Residential	11,355			11,355	9,074			11,355		11,355	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**11,355**			**11,355**	**9,074**			**11,355**		**11,355**	
LEVEL 31	Residential	11,662			11,662	9,430			11,662		11,662	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**11,662**			**11,662**	**9,430**			**11,662**		**11,662**	
LEVEL 32	Residential	11,782			11,782	9,448			11,782		11,782	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**11,782**			**11,782**	**9,448**			**11,782**		**11,782**	
LEVEL 33	Residential	12,051			12,051	9,774			12,051		12,051	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**12,051**			**12,051**	**9,774**			**12,051**		**12,051**	
LEVEL 34	Residential	12,052			12,052	9,776			12,052		12,052	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**12,052**			**12,052**	**9,776**			**12,052**		**12,052**	
LEVEL 35-37	Residential	11,952			11,952	9,659			11,952		11,952	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE X 3 FLOORS	**35,856**			**35,856**	**28,977**			**35,856**		**35,856**	
LEVEL 38	Residential	11,581			11,581	9,333			11,581		11,581	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**11,581**			**11,581**	**9,333**			**11,581**		**11,581**	
LEVEL 39	Residential	11,275			11,275	9,045			11,275		11,275	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**11,275**			**11,275**	**9,045**			**11,275**		**11,275**	
LEVEL 40	Residential	10,620			10,620	8,410			10,620		10,620	Residential Balcony (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**10,620**			**10,620**	**8,410**			**10,620**		**10,620**	
LEVEL 41	Residential	5,122			5,122				5,122		5,122	Residential Balcony (Not Included in FAR or GFA)
	Exterior Space	5404					*5404*					Public Open Space (Not Included in FAR or GFA)
	TOTAL FLOOR PLATE	**5,122**			**5,122**		***5,404***		**5,122**		**5,122**	
	TOTALS	**406,086**	**152,537**	**3,686**	**562,309**	**378,127**	**152,107**	**96,402**	**389,971**	**75,936**	**465,907**	
	NET PROJECT LEASABLE						**392,896**					
	TOTAL GSF (INCLUDING EXEMPT)						**852,935**					

ATTACHMENT 2

CAYDON
carrierjohnson + CULTURE

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

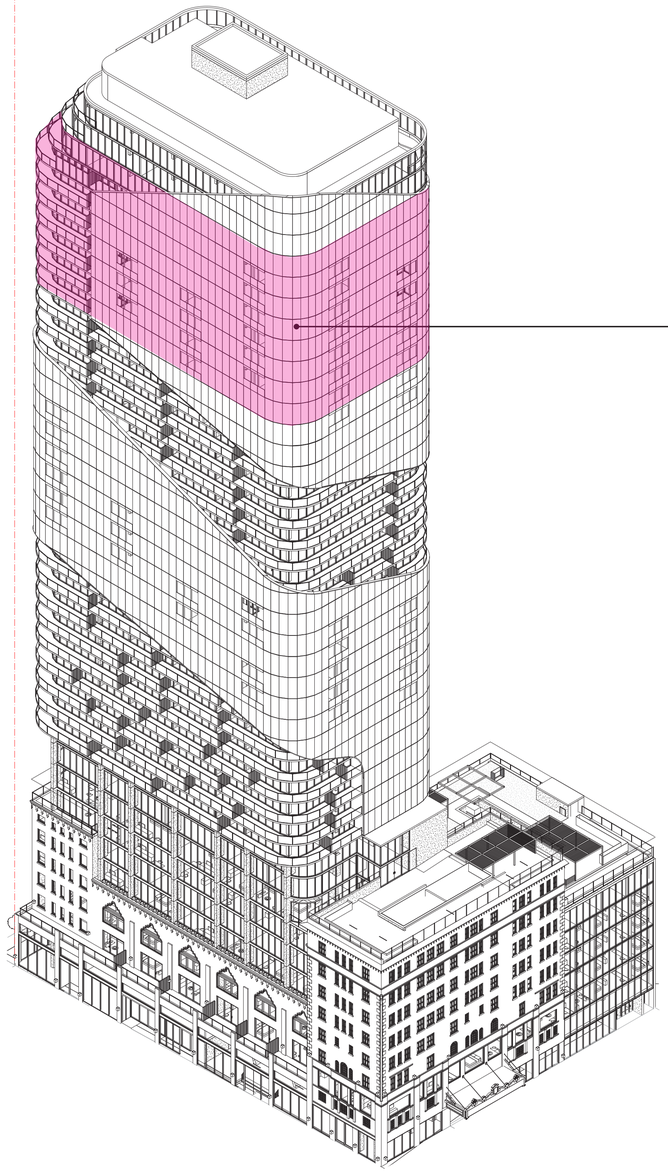
PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE:

TITLE: PROJECT TABULATIONS

DRAWING NO: P3

BASE MAXIMUM

Purchase	3.44 FAR Bonus needed will be purchased through the FAR Bonus Payment Plan.
LEED Gold	The project will utilize a 2.0 FAR Bonus for LEED-Homes Gold, as well as LEED-Core&Shell Gold certification.
3 Bed Units	The project will utilize a 2.0 FAR Bonus for 10% of total residential units .



ATTACHMENT 2

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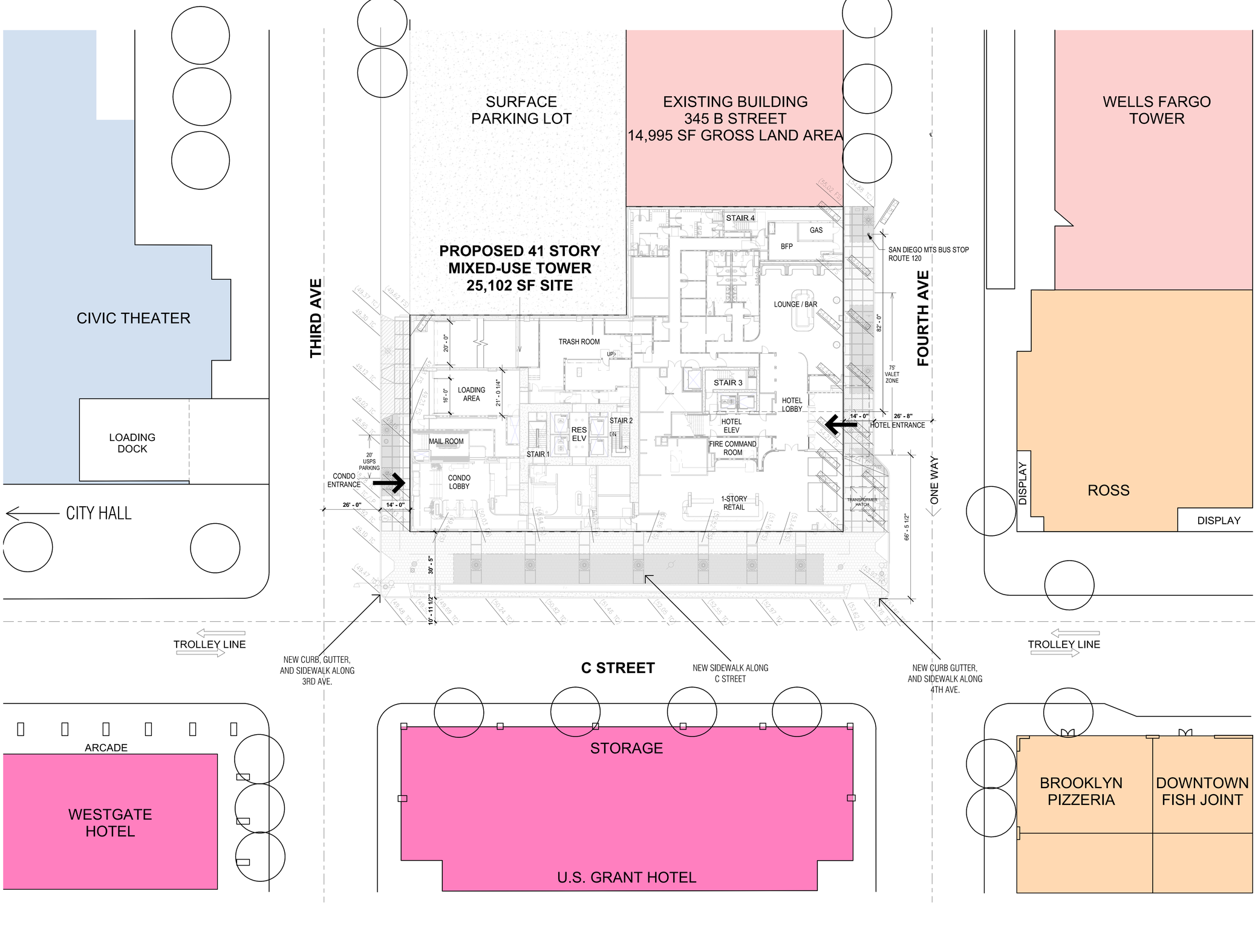
CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE:
TITLE: FAR BONUS STRATEGY

DRAWING NO: P4

ATTACHMENT 2



SITE LEGEND

- PROPOSED TREE
- EXISTING TREE
- PROPOSED DEVELOPMENT
- INSTITUTIONAL
- COMMERCIAL
- RETAIL
- HOTEL
- PARKING

SCALE 1:20 0 20 40 80 FEET

NOT TO SCALE @ 11"x17"

CAYDON
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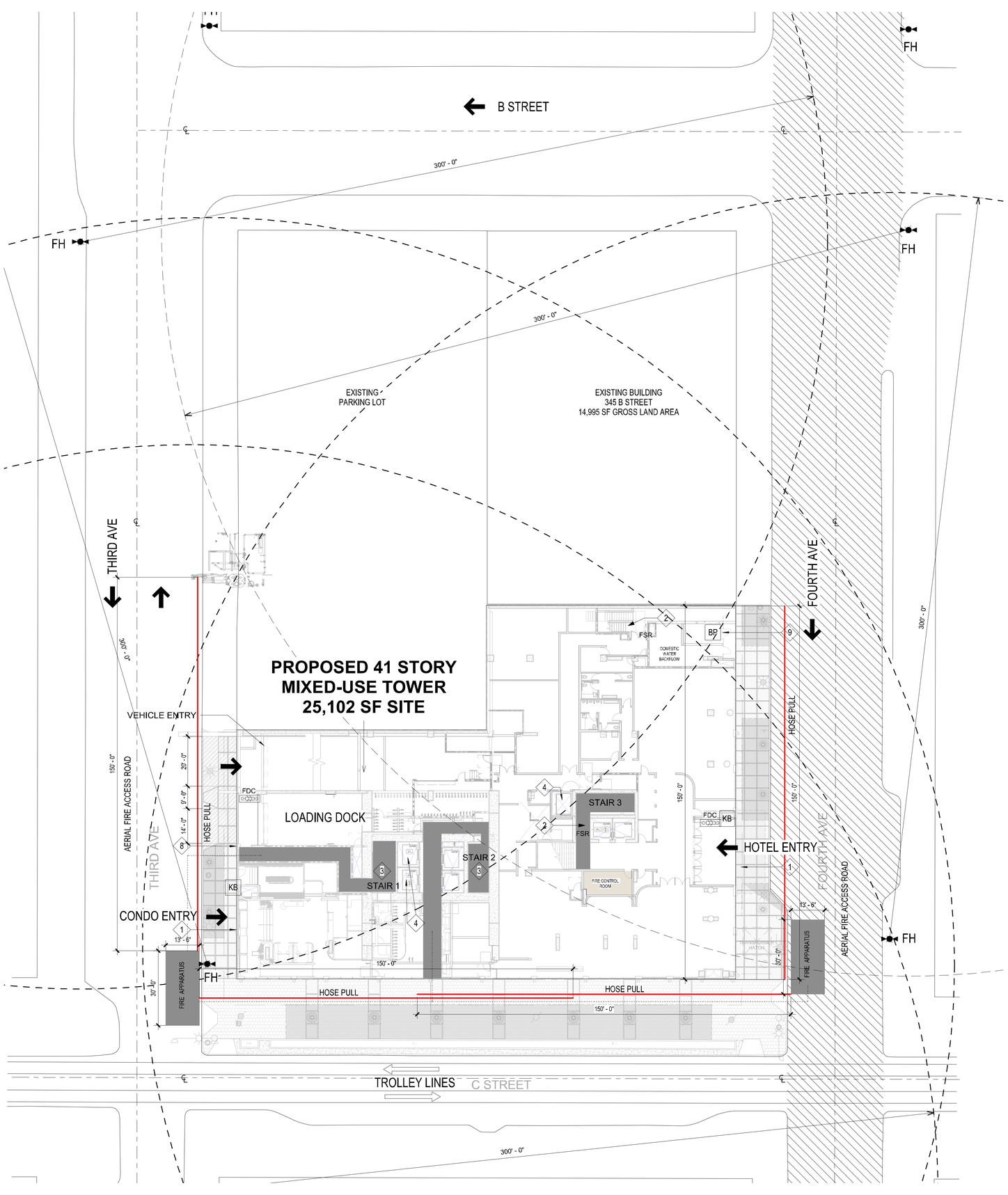
CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE: 1" = 20'-0"
TITLE: SITE PLAN

DRAWING NO: P5



FIRE DEPT. ACCESS KEYNOTES

1	BUILDING ADDRESS LOCATION AND ALARM BELL	RESIDENTIAL ADDRESS: 1111 3RD AVENUE HOTEL ADDRESS: 1100 4TH AVENUE
2	FIRE SPRINKLER RISER / STANDPIPE LOCATION	
3	STAIRWAY ACCESS TO ROOF	
4	MEDICAL EMERGENCY SERVICE ELEVATOR	
5	FIRE PUMP ROOM LOCATION ON LEVEL B1 FOR CONDO AND L3 FOR HOTEL	
6	SECONDARY WATER SUPPLY LOCATION ON LEVEL B1 . MINIMUM CAPACITY APPROXIMATELY XX,000 GALLONS	
7	EMERGENCY GENERATOR ROOM LOCATION ON LEVEL 1.5 SEEE SHEET A746 REER TO ELECT. DRAWINGS FOR STANDBY POWER GENERATOR FUEL SUPPLY CALCULATIONS.	
8	REMOTE FUEL FILLING STATION FOR EMERGENCY GENERATOR. ANTICIPATED FUEL TANK STORAGE CAPACITY IS 600 GALLONS.	
9	FIRE BACKFLOW PREVENTER LOCATION	

FIRE DEPT. ACCESS LEGEND

FIRE APPARATUS ACCESS ROADS, *CFC 503.*

DIMENSIONS:	20'' < 30' HIGH BLDG; 26' > 30' HIGH BLDG MINIMUM WIDTH 13'-6" MINIMUM VERTICAL CLEARANCE
ARRANGEMENT:	EXTENDED TO WITHIN 150' (200' SPRINKLERED BLDGS) OF ALL PORTIONS OF THE 1ST STORY
2 SIDES:	>62,000 SF SHALL HAVE TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS. >124,000 SF SPRINKLERED SHALL HAVE TWO SEPARATE APPROVED FIRE APPARATUS ROADS.
SURFACE:	SHALL SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LB.
TURNING RADIUS:	28' INSIDE MINIMUM; 50' OUTSIDE MINIMUM
DEAD ENDS:	DEAD-ENDS IN EXCESS OF 150' SHALL BE PROVIDED WITH AN APPROVED TURN AROUND
GRADE:	12% MAXIMUM ASPHALT; 15% MAXIMUM CONCRETE
MARKING:	ALL CURBS THAT OUTLINE THE ACCESS ROADWAY SHALL BE PAINTED RED. WHITE 4" HIGH LETTERS READING "NO PARKING-FIRE LANE" SHALL BE STENCILED EVERY 30'-0" ON FACE OF THE RED CURB. IF NO CURB IS PRESENT, AN 8" WIDE RED STRIPE SHALL BE PAINTED ON THE PAVEMENT. THE STRIPE SHALL BE LETTERED THE SAME AS A CURB.

FH	FIRE HYDRANT	NOTE: LOCATED 6' FROM FACE OF CURB W/ BLUE REFLECTIVE PAVEMENT MARKER, CFC 507 (PROVIDE 3'-0" DIA. MIN. CLEAR AREA, CFC 507.5.5).
FDC	FIRE DEPT. CONNECTION/PIV	NOTE: POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE CFC 912.2.1. ALL FDC SHALL HAVE SIGNAGE THAT INDICATES THE BUILDING ADDRESS.
BP	BACKFLOW PREVENTER	
KB	KNOX BOX (RECESSED)	NOTE: KNOX BOXES ARE TO BE INSTALLED WITHIN 10' OF THE MAIN ENTRANCE TO A BUILDING AT A HEIGHT NOT TO EXCEED 7' ABOVE FINISHED GRADE MEASURED FROM THE TOP OF THE BOX (BUT PREFERABLY AT 5'), CFC 506

GENERAL NOTES

AERIAL FIRE ACCESS ROAD(S) ADJACENT TO BUILDING THAT ARE GREATER THAN 30 FEET IN HEIGHT FROM GRADE PLANE, SHALL HAVE A MINIMUM WIDTH OF 26 FEET, THE PROXIMAL EDGE OF AERIAL FIRE ACCESS SHALL BE A MINIMUM OF 15-30 FEET FROM THE BUILDING FAÇADE(S) AND/OR PLUMB LINE OF EAVE(S). AERIAL ACCESS SHALL BE PROVIDED ALONG ONE ENTIRE LONG SIDE(S) OF THE BUILDING(S). SHOW ALL PROPOSED LOCATIONS WHERE AERIAL ACCESS IS BEING PROVIDED. (SEE CFC APPENDIX D/FPB POLICY A-14-1)

ALL EXISTING AND/OR PROPOSED FIRE HYDRANTS WITHIN 600' OF THE PROJECT SITE AND 300' RADIUS OVERLAY SHALL BE SHOWN TO ENCOMPASS ALL PORTIONS OF ALL STRUCTURES AS PART OF SUBMITTED PROJECT. SD ORDINANCE 17927.

ALL REQUIRED HOSE PULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDING(S) PER POLICY A-14-1. HOSE PULL IS MEASURED FROM THE FIRE APPARATUS (ENGINE) WHEN THE FIRE ENGINE IS IN A FIRE ACCESS ROAD/LANE. HOSE PULL CAN BE MEASURED FROM MULTIPLE LOCATIONS WITHIN THE ACCESS ROAD/LANE. THE HOSE PULL MUST CONNECT OR OVERLAP TO SHOW COMPLETE COVERAGE. FOR A SPRINKLERED BUILDING(S); THE MAXIMUM HOSE PULL IS 200', FOR NON-SPRINKLERED BUILDING(S); THE MAXIMUM HOSE PULL IS 150'. CHANGE IN VERTICAL ELEVATION MUST ALSO BE ACCOUNTED FOR.

POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE.

SCALE 1:20 0 20 40 80 FEET

NOT TO SCALE @ 11"x17"

ATTACHMENT 2

CAYDON
carrierjohnson + CULTURE

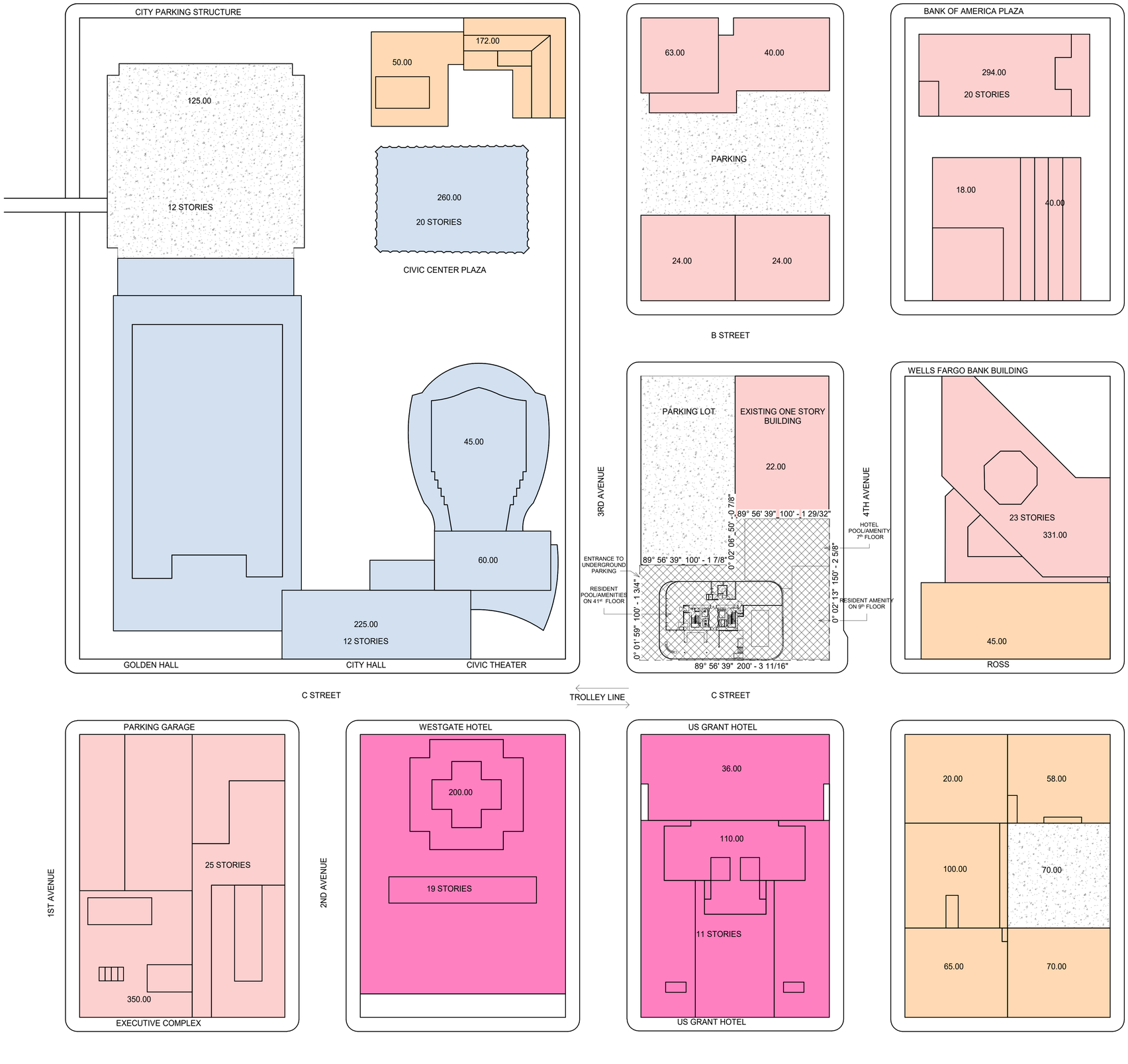
CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE: 1" = 20'-0"

TITLE: FIRE ACCESS PLAN

DRAWING NO: P6



ATTACHMENT 2

CAYDON

carrierjohnson + CULTURE

CAYDON CALIFORNIA THEATER

1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00

FILE NAME:

DRAWN BY: SVH-PC-MP

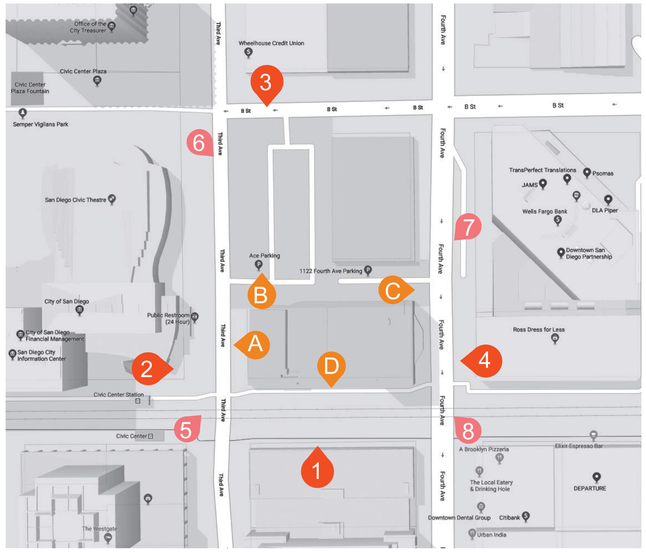
PLOT DATE: 01/06/2021

CHECKED BY: GDS

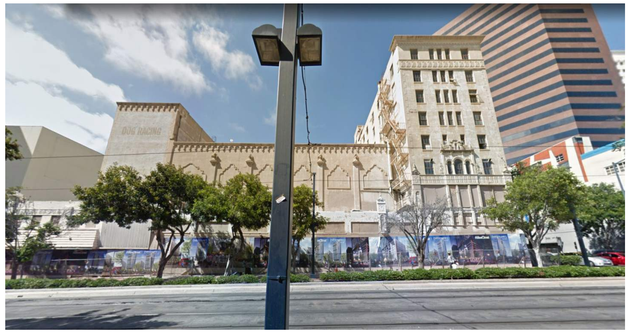
SCALE: 1" = 50'-0"

TITLE: VICINITY MAP

DRAWING NO: P7



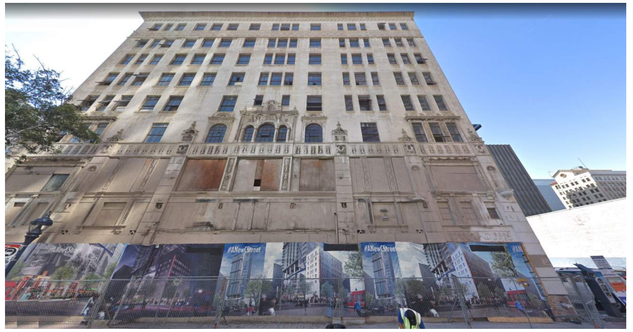
KEY PLAN



1

2

3



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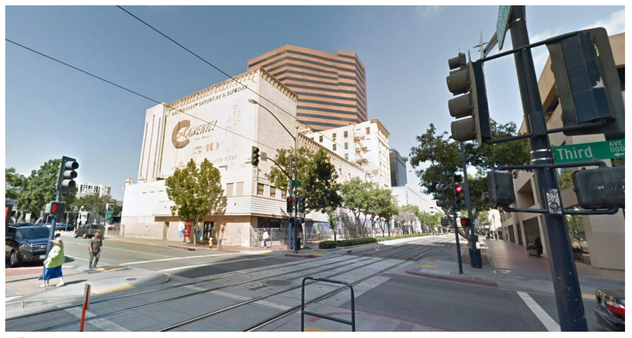
A

B



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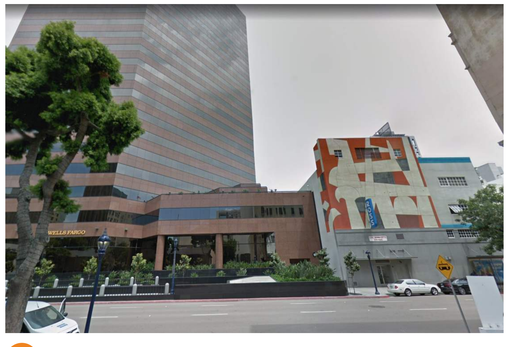

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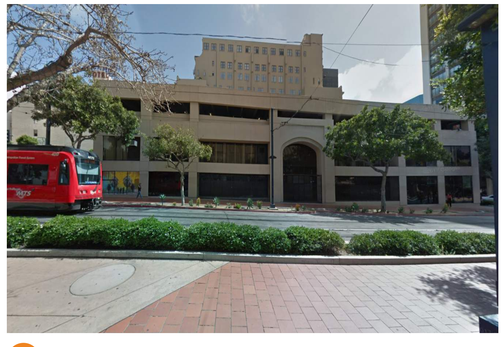

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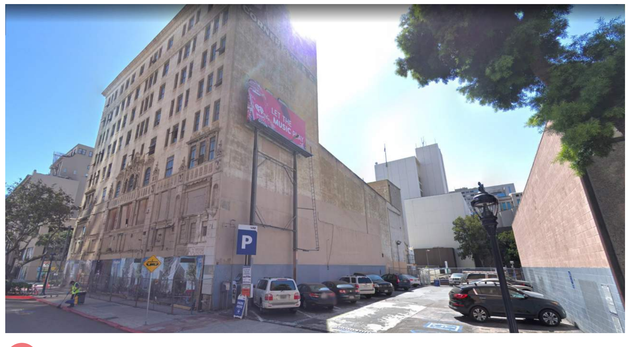

7

8

CAYDON
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CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE:

TITLE:
VICINITY PLAN AND PHOTO SURVEY IN TO SITE

DRAWING NO:
P8

ATTACHMENT 2

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CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO:
5901.00

FILE NAME:

DRAWN BY:
SVH-PC-MP

PLOT DATE:
01/06/2021

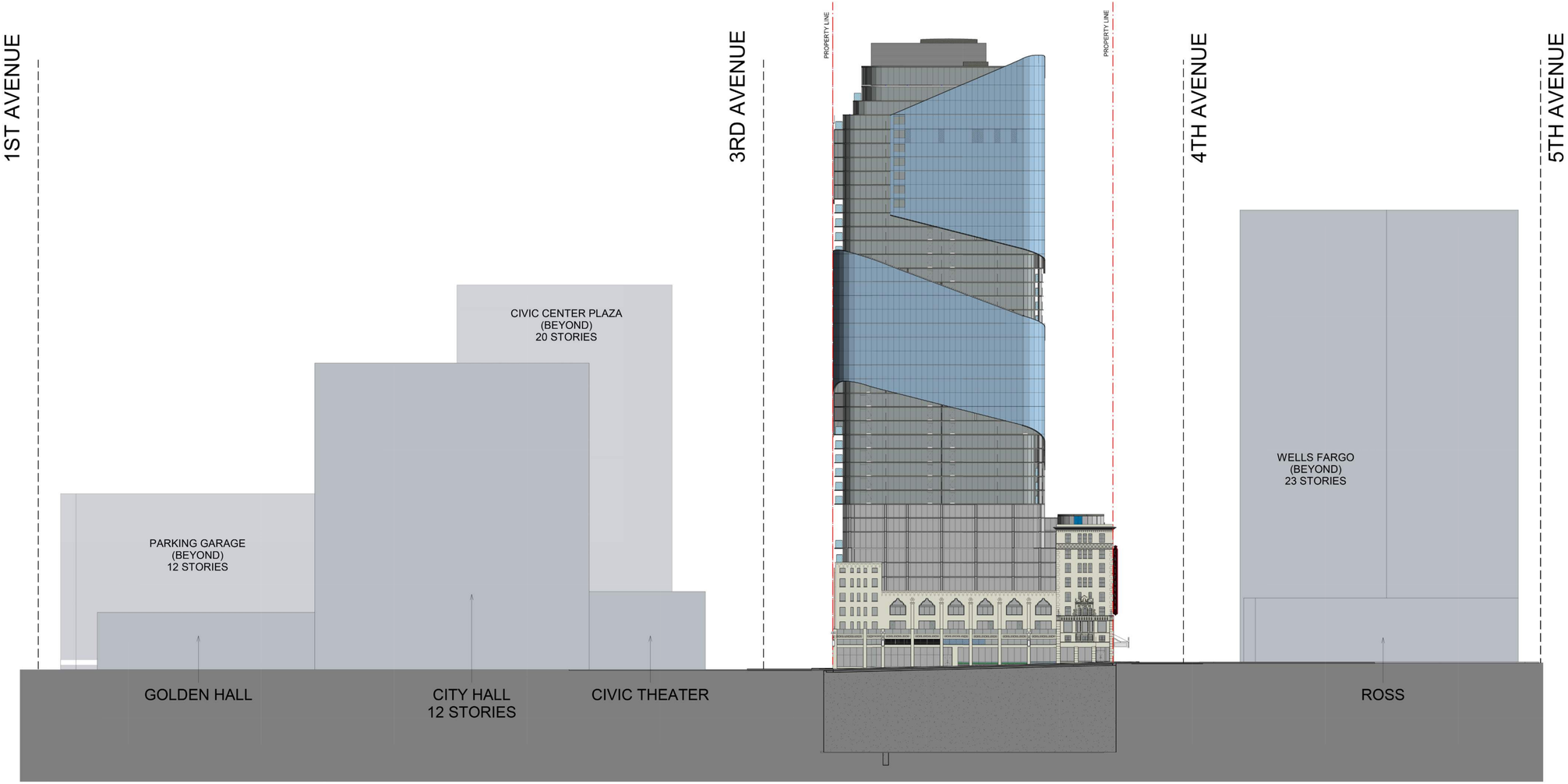
CHECKED BY:
GDS

SCALE:

TITLE:
VICINITY ELEVATION/ CONTEXT (BIRD EYE VIEW)

DRAWING NO:
P9

ATTACHMENT 2



SCALE 1:40 0 40 80 120 FEET

NOT TO SCALE @ 11"x17"

CAYDON

carrierjohnson + CULTURE

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO:
5901.00

FILE NAME:

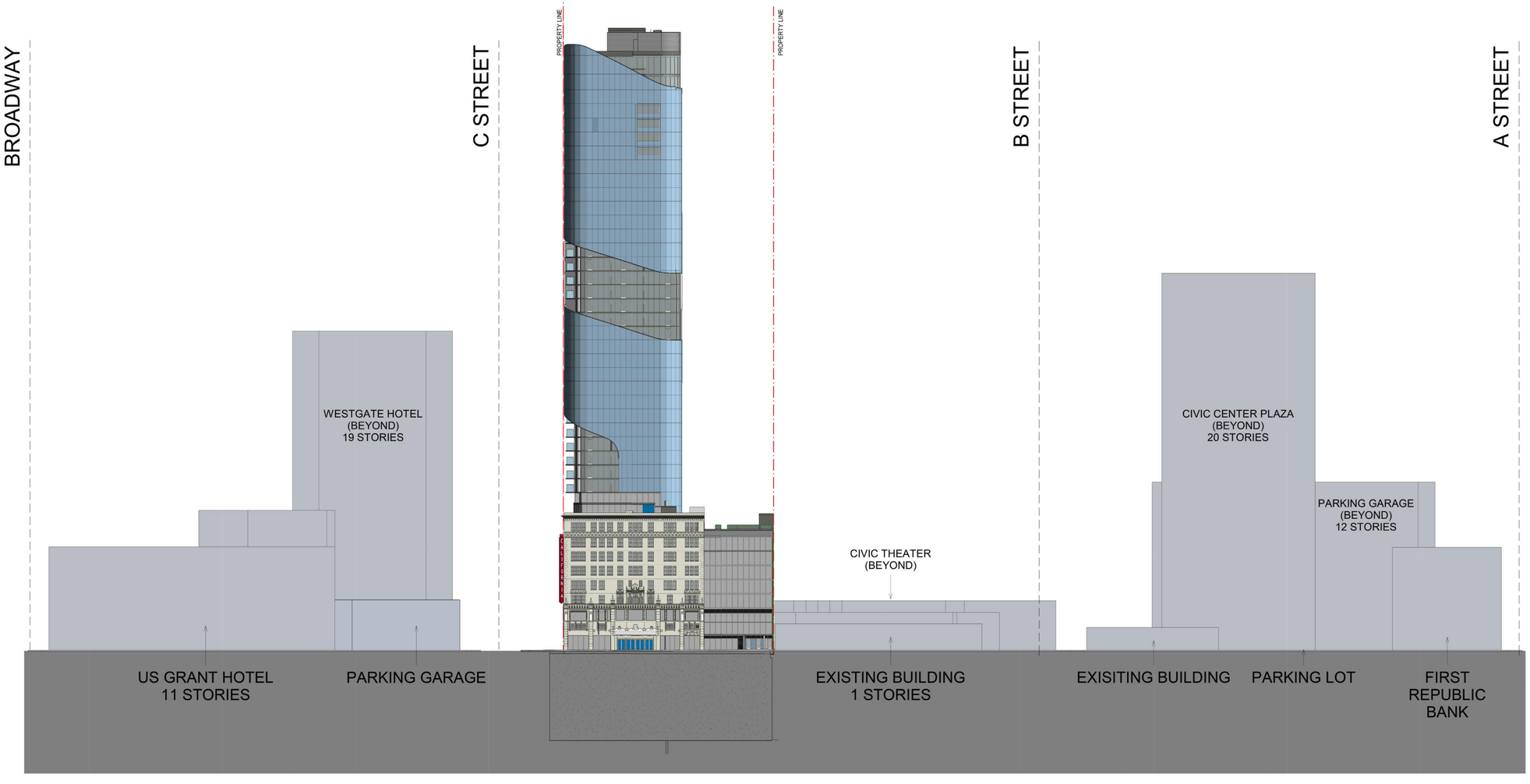
DRAWN BY:
SVH-PC-MP

PLOT DATE: 01/06/2021
CHECKED BY: GDS

SCALE:
1" = 40'-0"

TITLE:
SOUTH VICINITY ELEVATION/ CONTEXT

DRAWING NO:
P10



SCALE 1:40 0 40 80 120 FEET

NOT TO SCALE @ 11"x17"

ATTACHMENT 2

CAYDON

carrierjohnson + CULTURE

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO:
5901.00

FILE NAME:

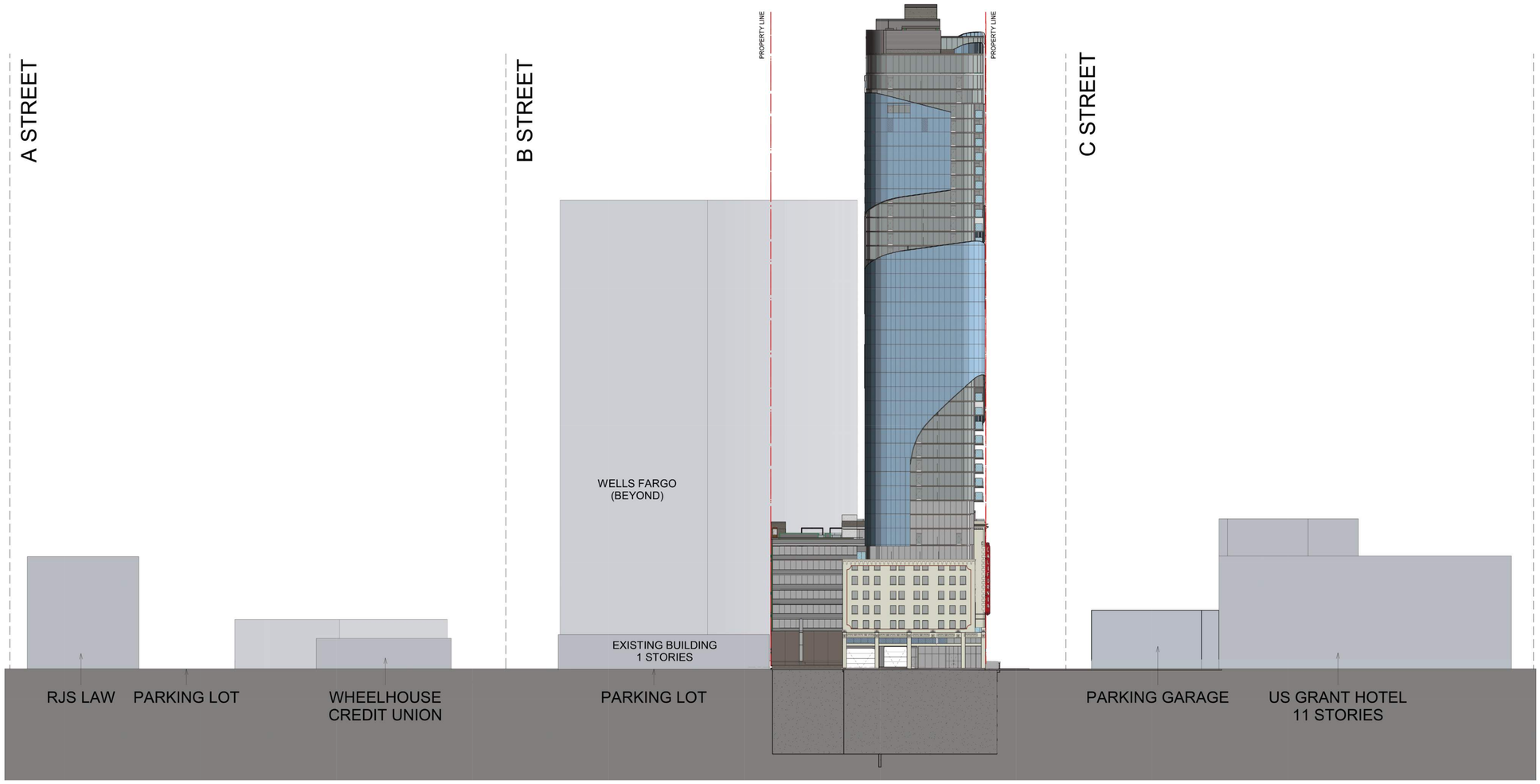
DRAWN BY:
SVH-PC-MP

PLOT DATE: 01/06/2021
CHECKED BY: GDS

SCALE:
1" = 40'-0"

TITLE:
EAST VICINITY ELEVATION/ CONTEXT

DRAWING NO:
P11



SCALE 1:40 0 40 80 120 FEET

NOT TO SCALE @ 11"x17"

CAYDON

carrierjohnson + CULTURE

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00

FILE NAME:

DRAWN BY: SVH-PC-MP

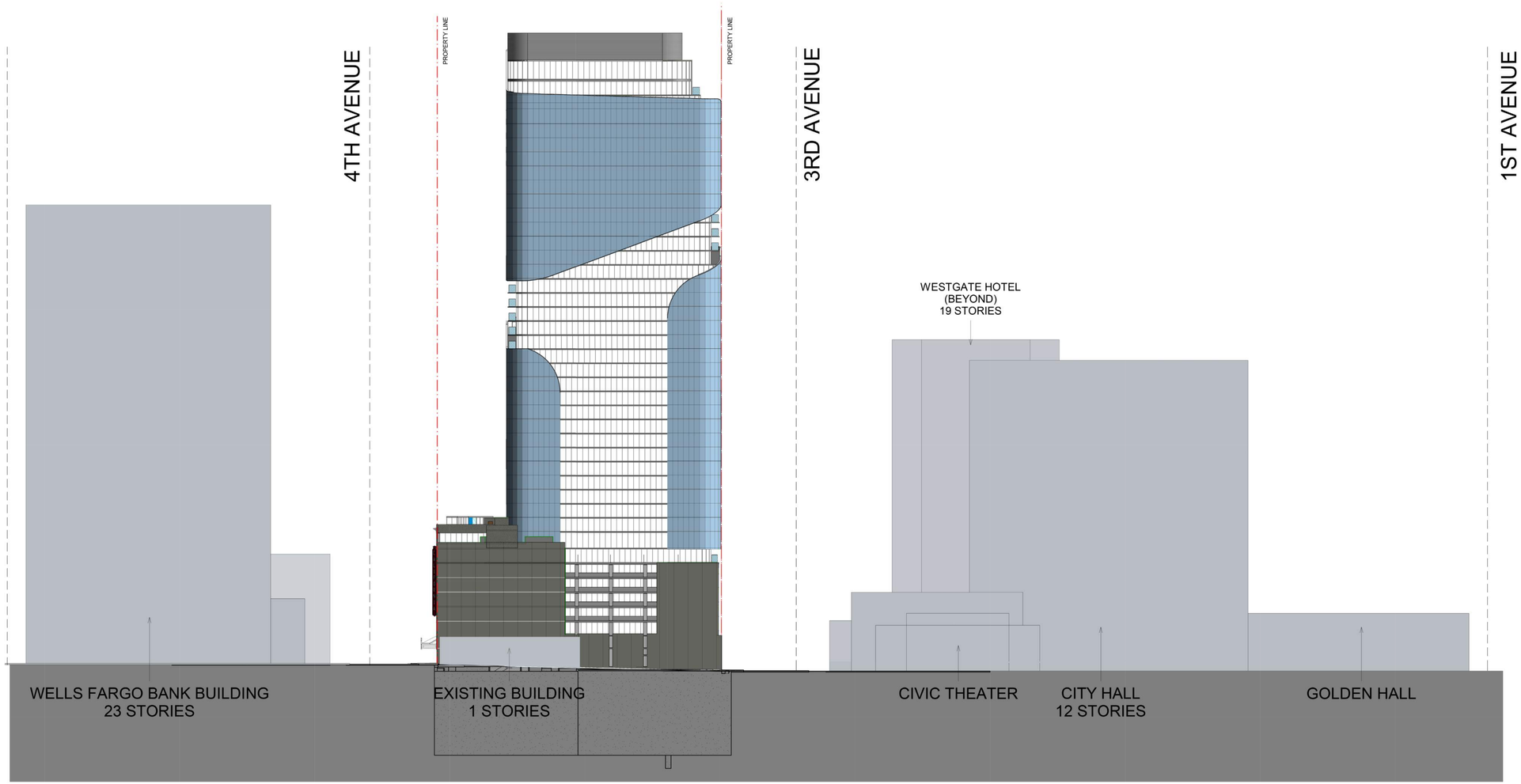
PLOT DATE: 01/06/2021

CHECKED BY: GDS

SCALE: 1" = 40'-0"

TITLE: WEST VICINITY ELEVATION/ CONTEXT

DRAWING NO: P12



SCALE 1:40 0 40 80 120 FEET

NOT TO SCALE @ 11"x17"

ATTACHMENT 2

CAYDON

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CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO:
5901.00

FILE NAME:

DRAWN BY:
SVH-PC-MP

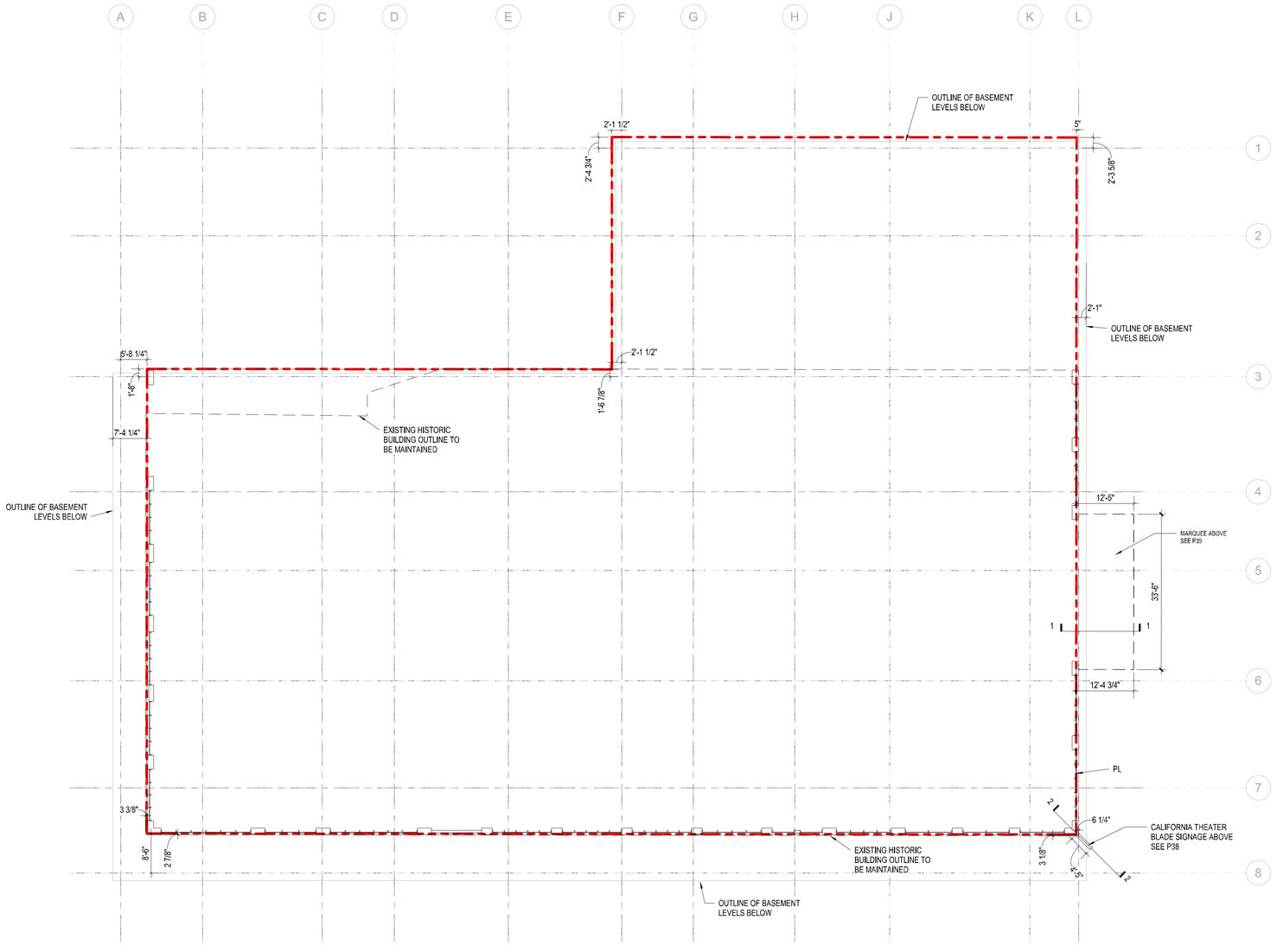
PLOT DATE: 01/06/2021
CHECKED BY: GDS

SCALE:
1" = 40'-0"

TITLE:
NORTH VICINITY ELEVATION/ CONTEXT

DRAWING NO:
P13

ATTACHMENT 2

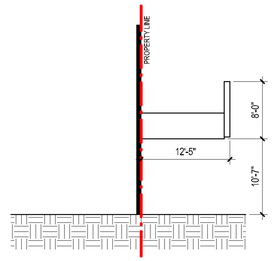


ENCROACHMENTS

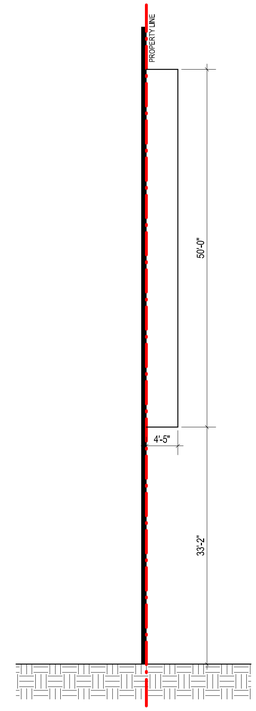
- AT GRADE EXISTING CALIFORNIA THEATER BUILDING PER ALTA SURVEY ENCROACHES BEYOND PROPERTY LINE. RECONSTRUCTION OF THE CALIFORNIA THEATER IS PROPOSED TO FOLLOW PREVIOUSLY RECORDED ENCROACHMENTS.

- ABOVE GRADE ORIGINAL MARQUEE AT MAIN THEATER LOBBY ENCROACHED OVER THE PROPERTY LINE. RECREATION OF MARQUEE IS PROPOSED TO ENCROACH AS SHOWN ON SECTION 1.

- ABOVE GRADE ORIGINAL CALIFORNIA THEATER SIGN ENCROACHED OVER THE PROPERTY LINE. RECREATION OF CALIFORNIA THEATER SIGNAGE IS PROPOSED TO ENCROACH AS SHOWN ON SECTION 2.



1 SECTION - MARQUEE



2 SECTION - CALIFORNIA THEATER SIGN

SCALE 1:40 0 40 80 120 FEET

NOT TO SCALE @ 11"x17"

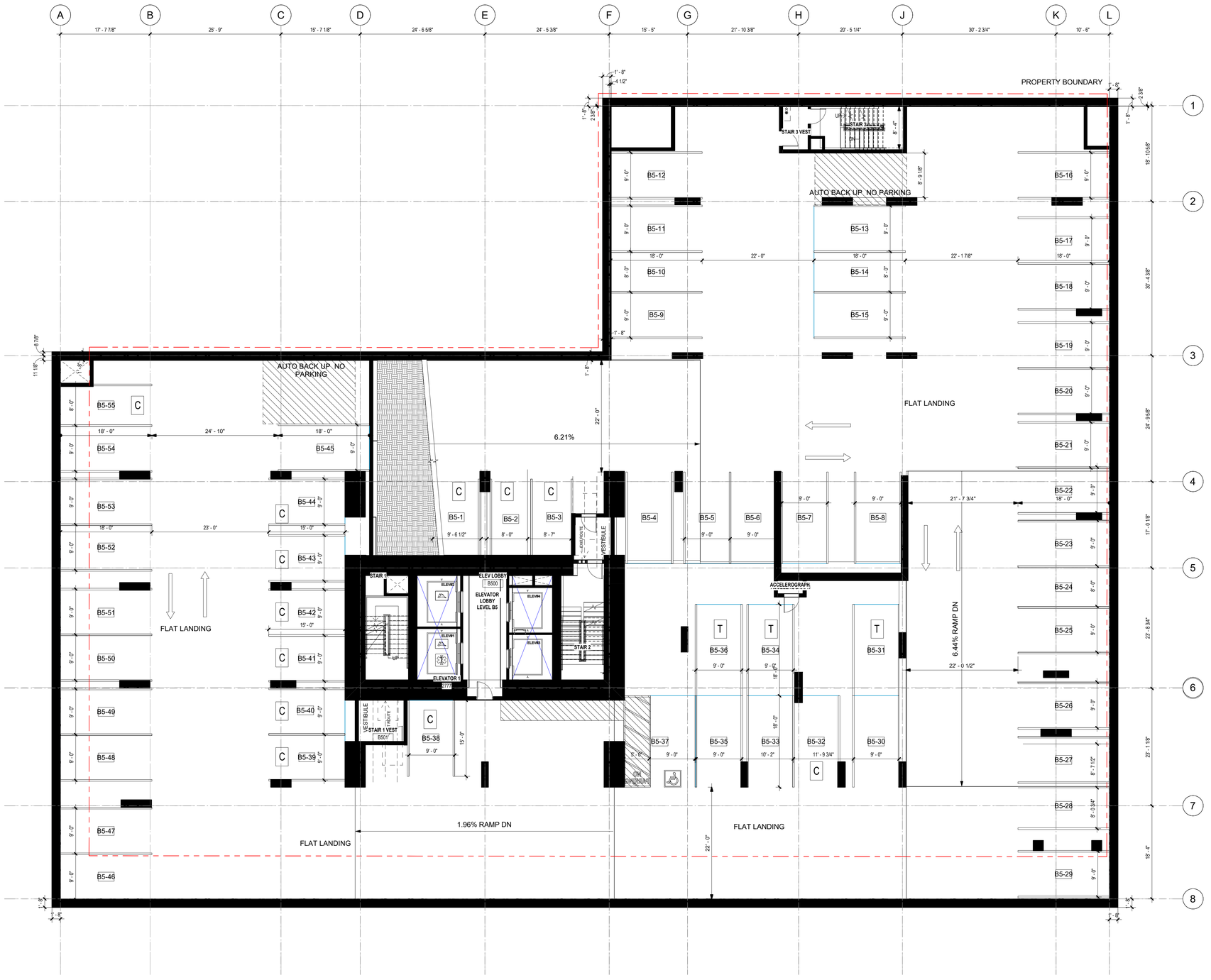
CAYDON
carrierjohnson + CULTURE

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE: 1" = 40'-0"
TITLE: ENCROACHMENT PLAN / SECTIONS
DRAWING NO: P14

ATTACHMENT 2



LEGEND

T	TANDEM PARKING SPACE (BOTH RESIDENTIAL TANDEM SPACES MUST BE ASSIGNED TO THE SAME DWELLING UNIT PER SDMC SECTION 142.0555(A)(2).
C	COMPACT PARKING SPACE
EVCS	ELECTRIC VEHICLE CHARGING STATION
EV CAPABLE	ELECTRIC VEHICLE PARKING LOCATION READY FOR FUTURE EQUIPMENT INSTALLATION

SCALE 1:10 0 10 20 40 FEET

NOT TO SCALE @ 11"x17"

CAYDON

carrierjohnson + CULTURE

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00

FILE NAME:

DRAWN BY: SVH-PC-MP

PLOT DATE: 01/06/2021

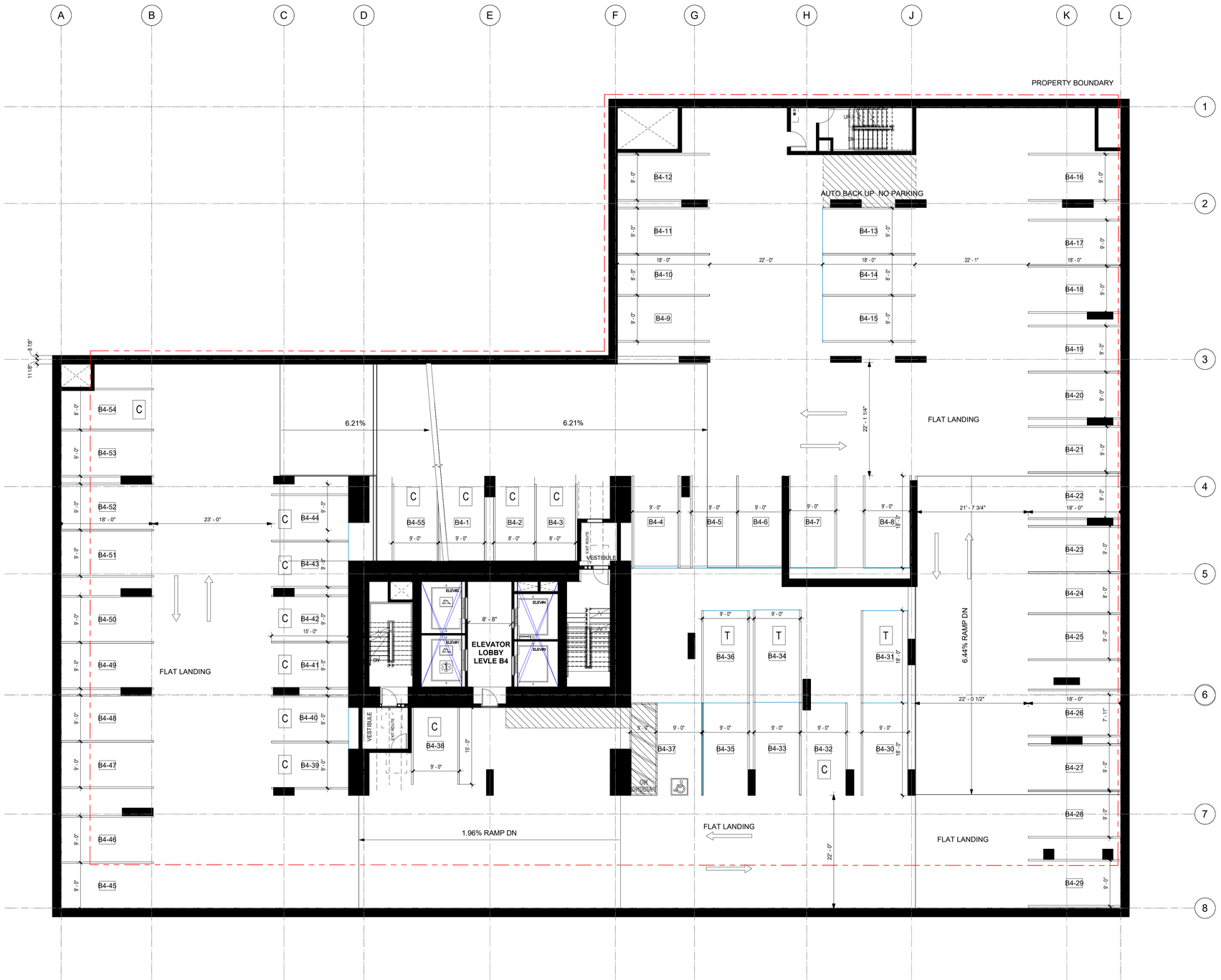
CHECKED BY: GDS

SCALE: 1" = 10'-0"

TITLE: LEVEL BASEMENT 5 - PLAN

DRAWING NO: P15

ATTACHMENT 2



LEGEND

T	TANDEM PARKING SPACE (BOTH RESIDENTIAL TANDEM SPACES MUST BE ASSIGNED TO THE SAME DWELLING UNIT PER SDMC SECTION 142.0555(A)(2).
C	COMPACT PARKING SPACE
EVCS	ELECTRIC VEHICLE CHARGING STATION
EV CAPABLE	ELECTRIC VEHICLE PARKING LOCATION READY FOR FUTURE EQUIPMENT INSTALLATION

SCALE 1:10 0 10 20 40 FEET

NOT TO SCALE @ 11"x17"

CAYDON
carrierjohnson + CULTURE

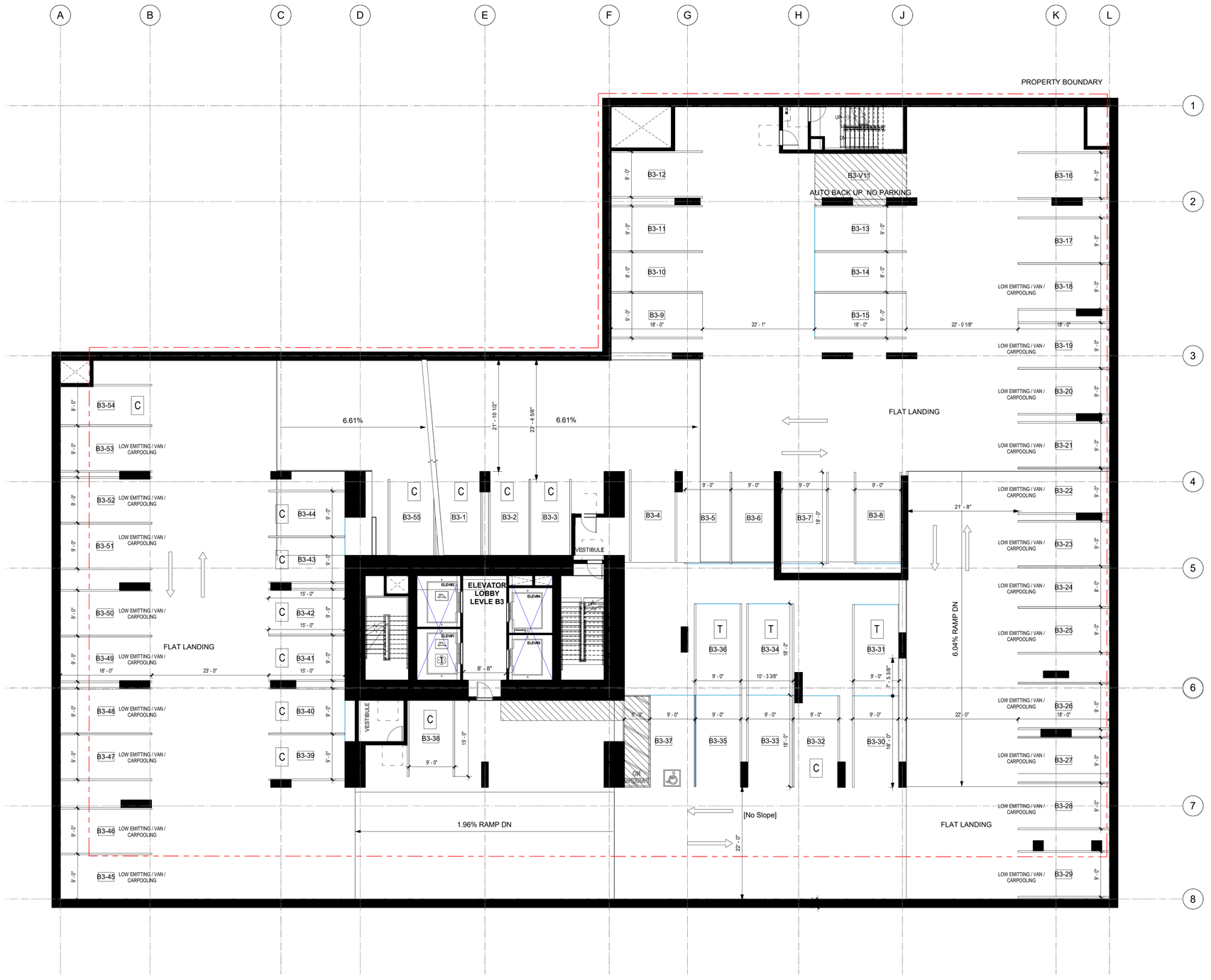
CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE: 1" = 10'-0"
TITLE: LEVEL BASEMENT 4 - PLAN

DRAWING NO: P16

ATTACHMENT 2



LEGEND

T	TANDEM PARKING SPACE (BOTH RESIDENTIAL TANDEM SPACES MUST BE ASSIGNED TO THE SAME DWELLING UNIT PER SDMC SECTION 142.0555(A)(2).
C	COMPACT PARKING SPACE
EVCS	ELECTRIC VEHICLE CHARGING STATION
EV CAPABLE	ELECTRIC VEHICLE PARKING LOCATION READY FOR FUTURE EQUIPMENT INSTALLATION

SCALE 1:10 0 10 20 40 FEET

NOT TO SCALE @ 11"x17"

CAYDON
carrierjohnson + CULTURE

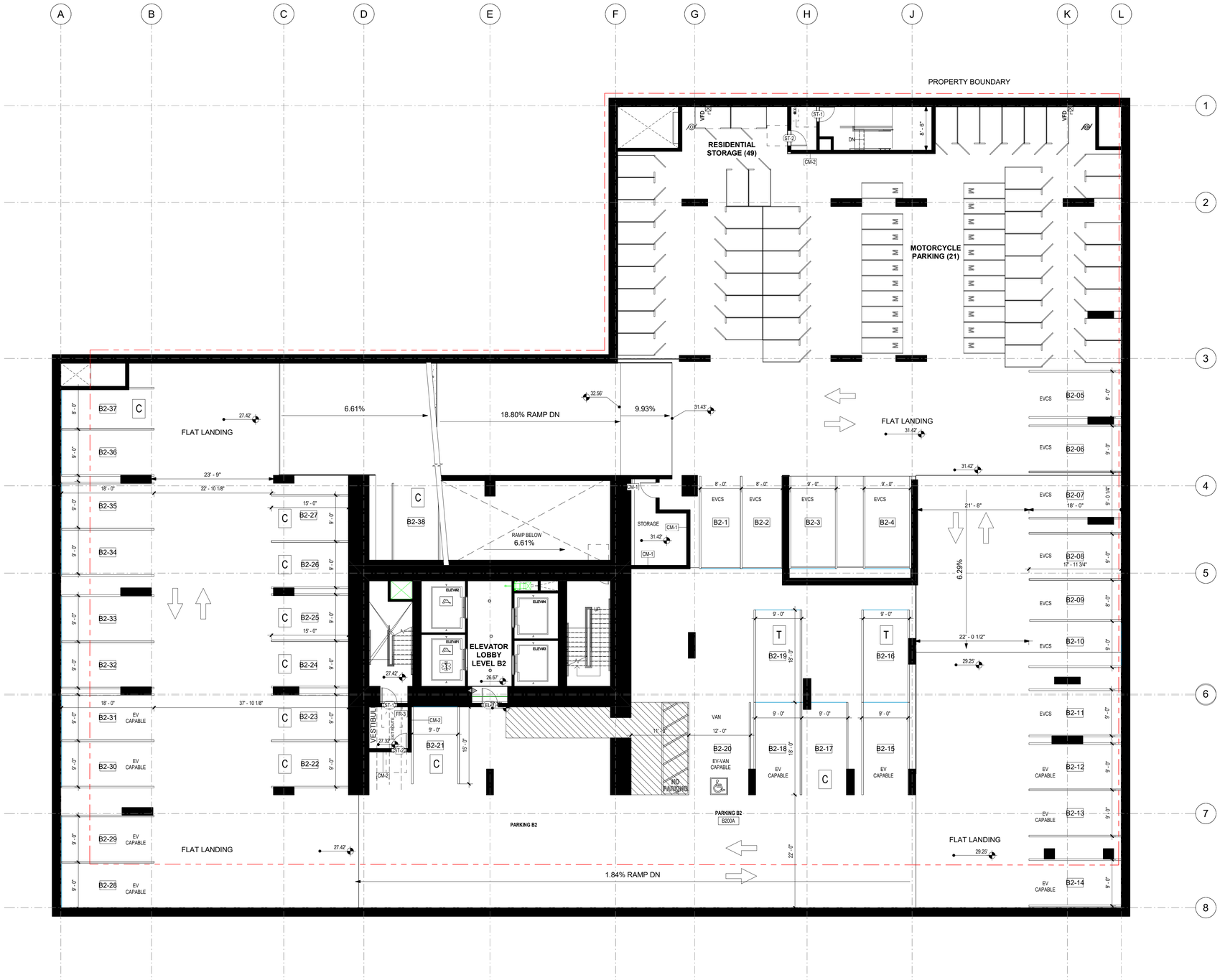
CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE: 1" = 10'-0"
TITLE: LEVEL BASEMENT 3 - PLAN

DRAWING NO: P17

ATTACHMENT 2



LEGEND

T	TANDEM PARKING SPACE (BOTH RESIDENTIAL TANDEM SPACES MUST BE ASSIGNED TO THE SAME DWELLING UNIT PER SDMC SECTION 142.0555(A)(2).
C	COMPACT PARKING SPACE
EVCS	ELECTRIC VEHICLE CHARGING STATION
EV CAPABLE	ELECTRIC VEHICLE PARKING LOCATION READY FOR FUTURE EQUIPMENT INSTALLATION

SCALE 1:10 0 10 20 40 FEET

NOT TO SCALE @ 11"x17"

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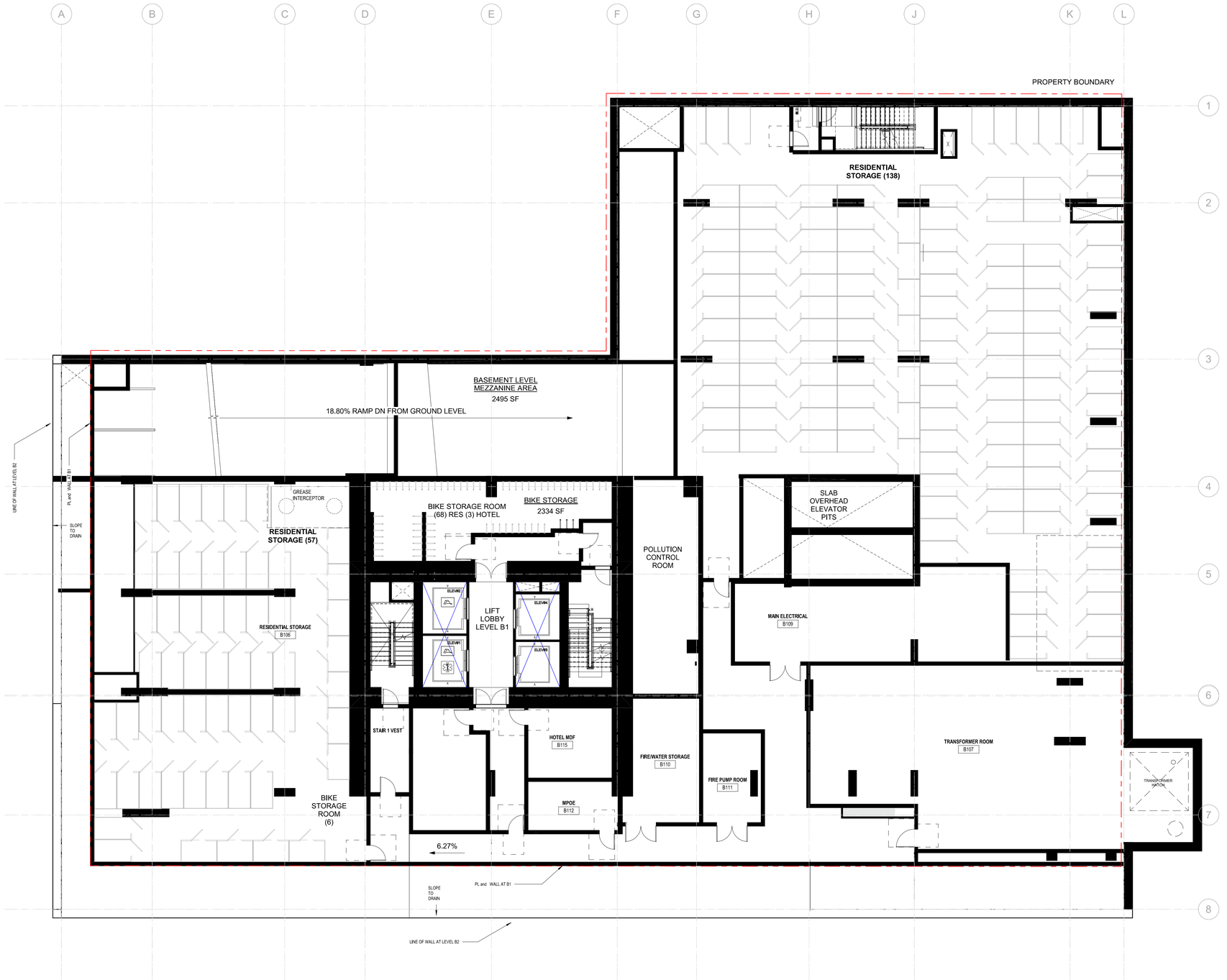
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE: 1" = 10'-0"
TITLE: LEVEL BASEMENT 2 - PLAN
DRAWING NO: P18

ATTACHMENT 2



SCALE 1:10 0 10 20 40 FEET

NOT TO SCALE @ 11"x17"

CAYDON

carrierjohnson + CULTURE

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00

FILE NAME:

DRAWN BY: SVH-PC-MP

PLOT DATE: 01/06/2021

CHECKED BY: GDS

SCALE: 1" = 10'-0"

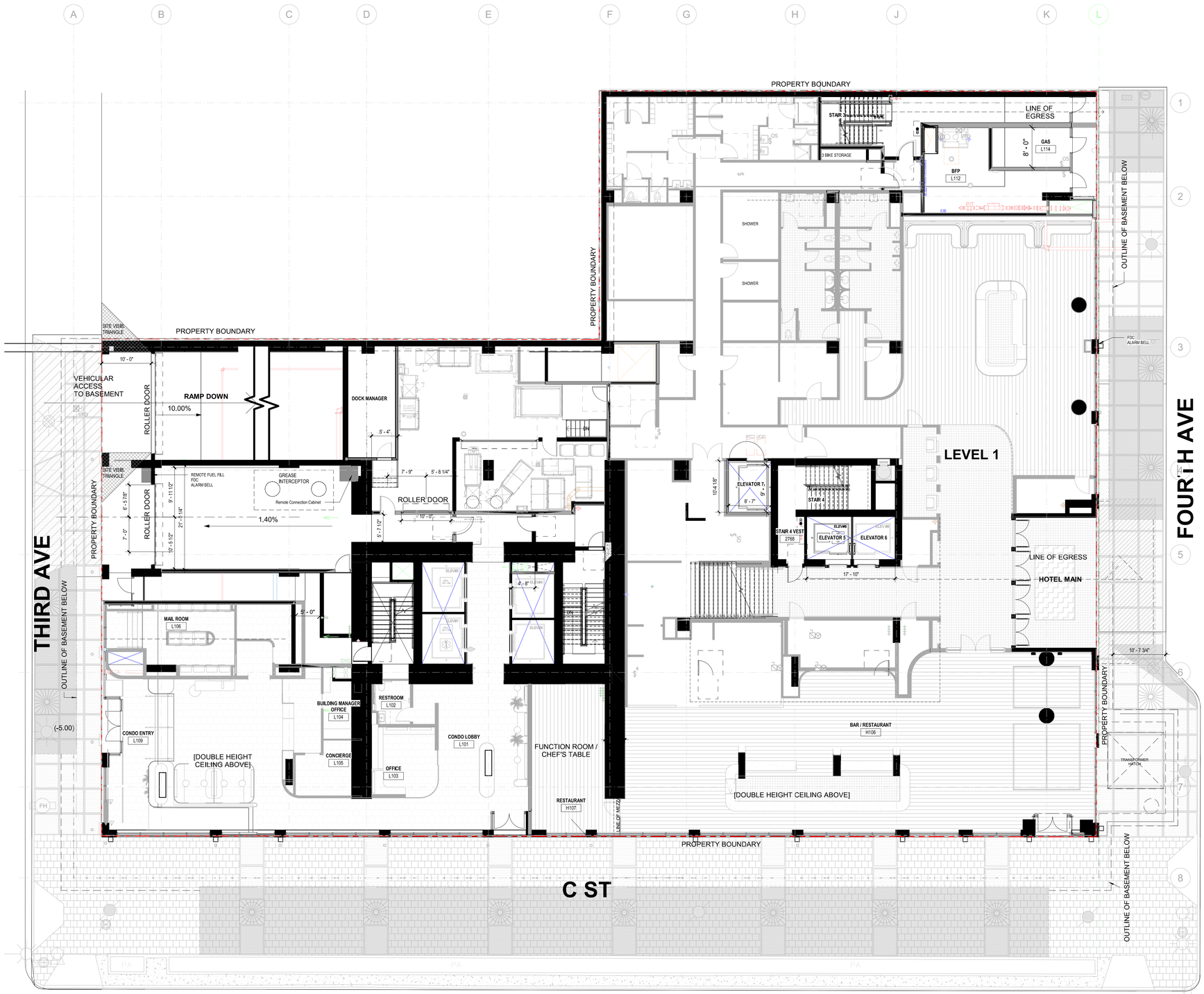
TITLE:

LEVEL BASEMENT 1 - PLAN

DRAWING NO:

P19

ATTACHMENT 2



SCALE 1:10 0 10 20 40 FEET

NOT TO SCALE @ 11"x17"

CAYDON
carrierjohnson + CULTURE

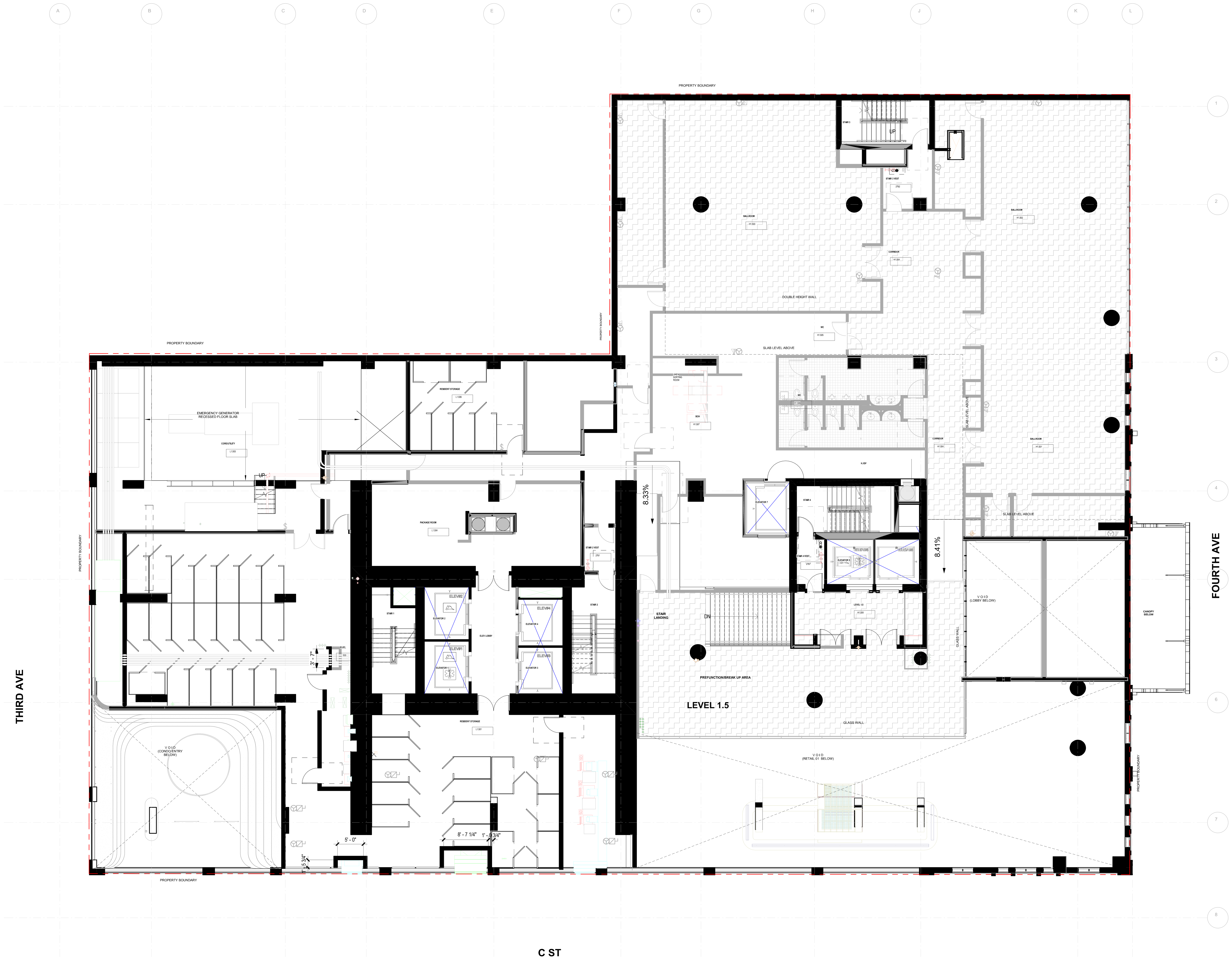
CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE: 1" = 10'-0"
TITLE: LEVEL 1 - PLAN

DRAWING NO: P20

ATTACHMENT 2



SCALE 1:10 0 10 20 40 FEET

NOT TO SCALE @ 11"x17"

CAYDON
carrierjohnson + CULTURE

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO:
5901.00

FILE NAME:

DRAWN BY:
SVH-PC-MP

PLOT DATE: 01/06/2021
CHECKED BY: GDS

SCALE:
1" = 10'-0"

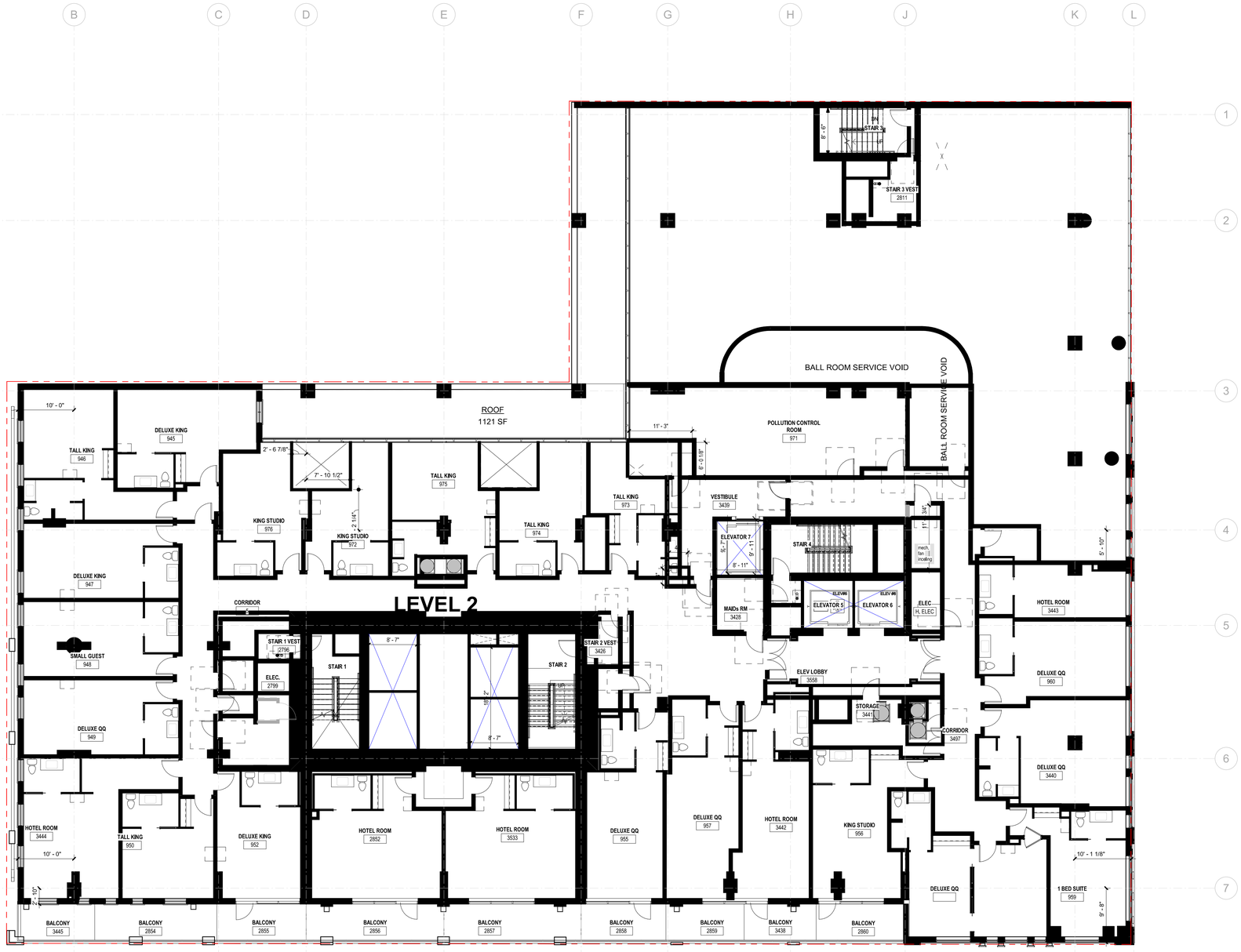
TITLE:

LEVEL 1
MEZZANINE -
PLAN

DRAWING NO:

P21

ATTACHMENT 2



SCALE 1:10 0 10 20 40 FEET

NOT TO SCALE @ 11"x17"

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1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE: 1" = 10'-0"
TITLE: LEVEL 2 - PLAN

DRAWING NO: P22

ATTACHMENT 2

SCALE 1:10 0 10 20 40 FEET

NOT TO SCALE @ 11"x17"

CAYDON

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1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE: 1" = 10'-0"
TITLE: LEVEL 3 - PLAN

DRAWING NO: P23

ATTACHMENT 2

SCALE 1:10 0 10 20 40 FEET

NOT TO SCALE @ 11"x17"

CAYDON

carrierjohnson + CULTURE

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00

FILE NAME:

DRAWN BY: SVH-PC-MP

PLOT DATE: 01/06/2021

CHECKED BY: GDS

SCALE: 1" = 10'-0"

TITLE: LEVEL 4 - PLAN

DRAWING NO: P24

ATTACHMENT 2

SCALE 1:10 0 10 20 40 FEET

NOT TO SCALE @ 11"x17"

CAYDON

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ISSUE:

PROJECT NO: 5901.00

FILE NAME:

DRAWN BY: SVH-PC-MP

PLOT DATE: 01/06/2021

CHECKED BY: GDS

SCALE: 1" = 10'-0"

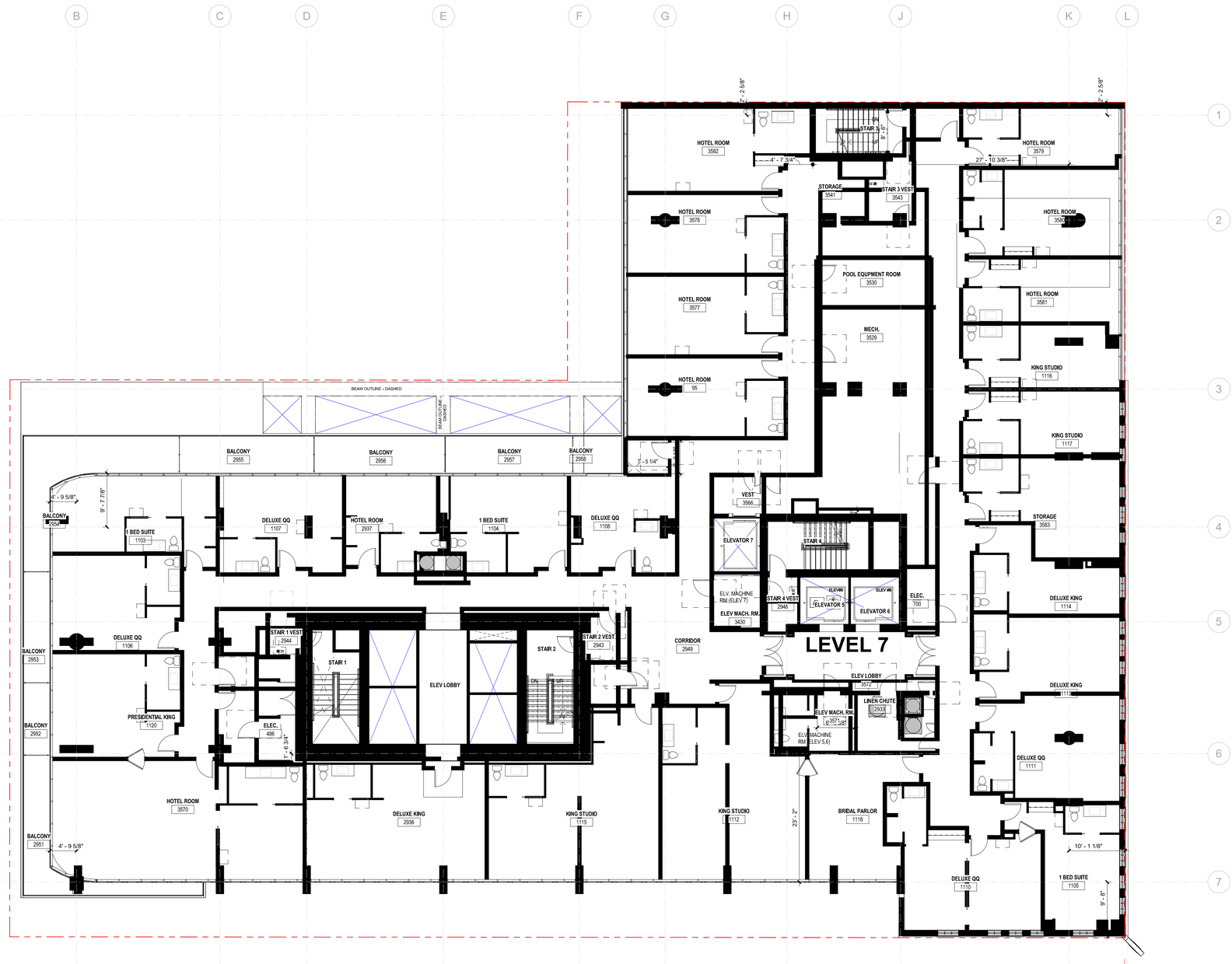
TITLE:

LEVEL 5 - PLAN
SIMILAR
LEVEL 5-6

DRAWING NO:

P25

ATTACHMENT 2



SCALE 1:10 0 10 20 40 FEET

NOT TO SCALE @ 11"x17"

CAYDON

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1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00

FILE NAME:

DRAWN BY: SVH-PC-MP

PLOT DATE: 01/06/2021

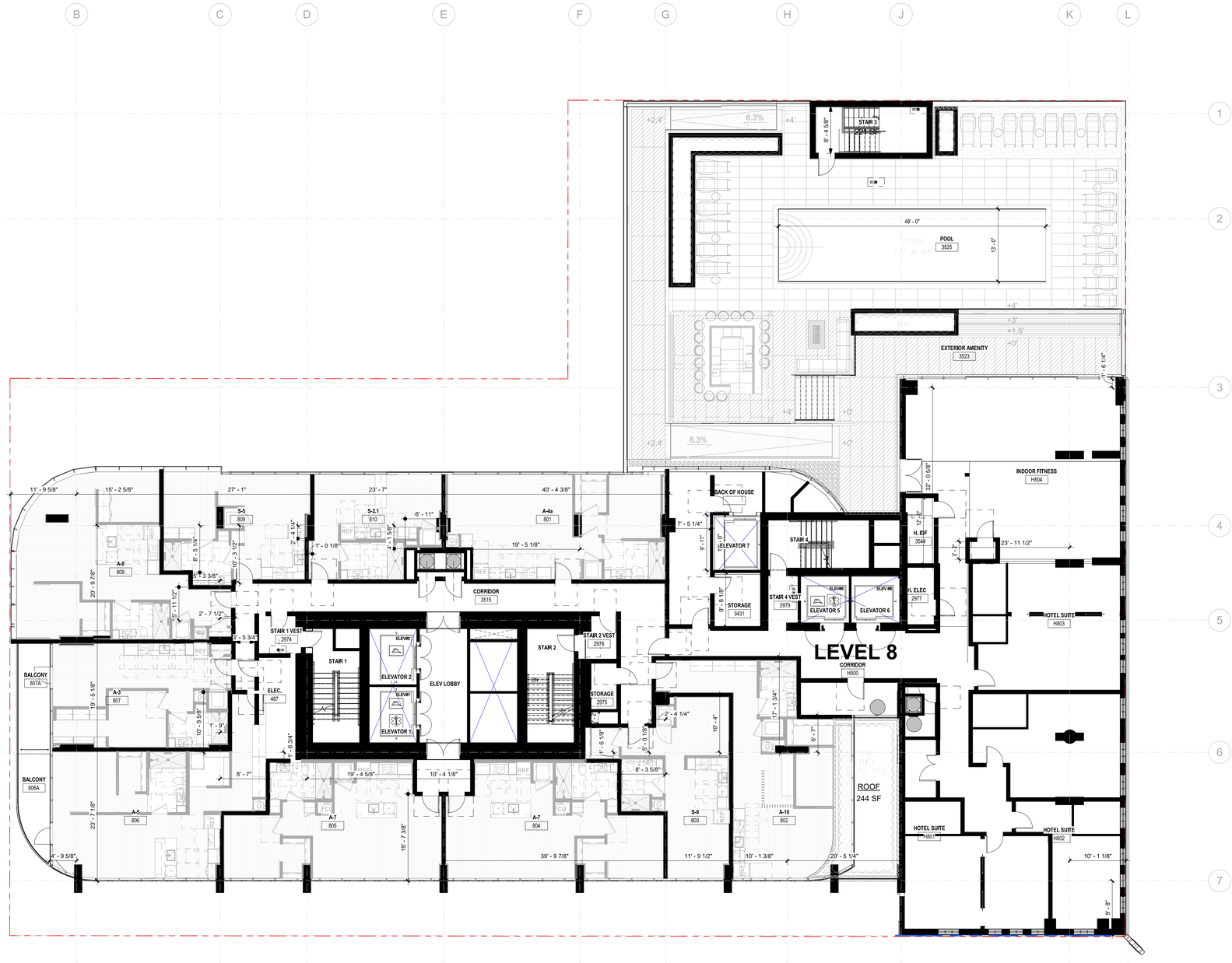
CHECKED BY: GDS

SCALE: 1" = 10'-0"

TITLE: LEVEL 7 - PLAN

DRAWING NO: P26

ATTACHMENT 2



SCALE 1:10 0 10 20 40 FEET

NOT TO SCALE @ 11"x17"

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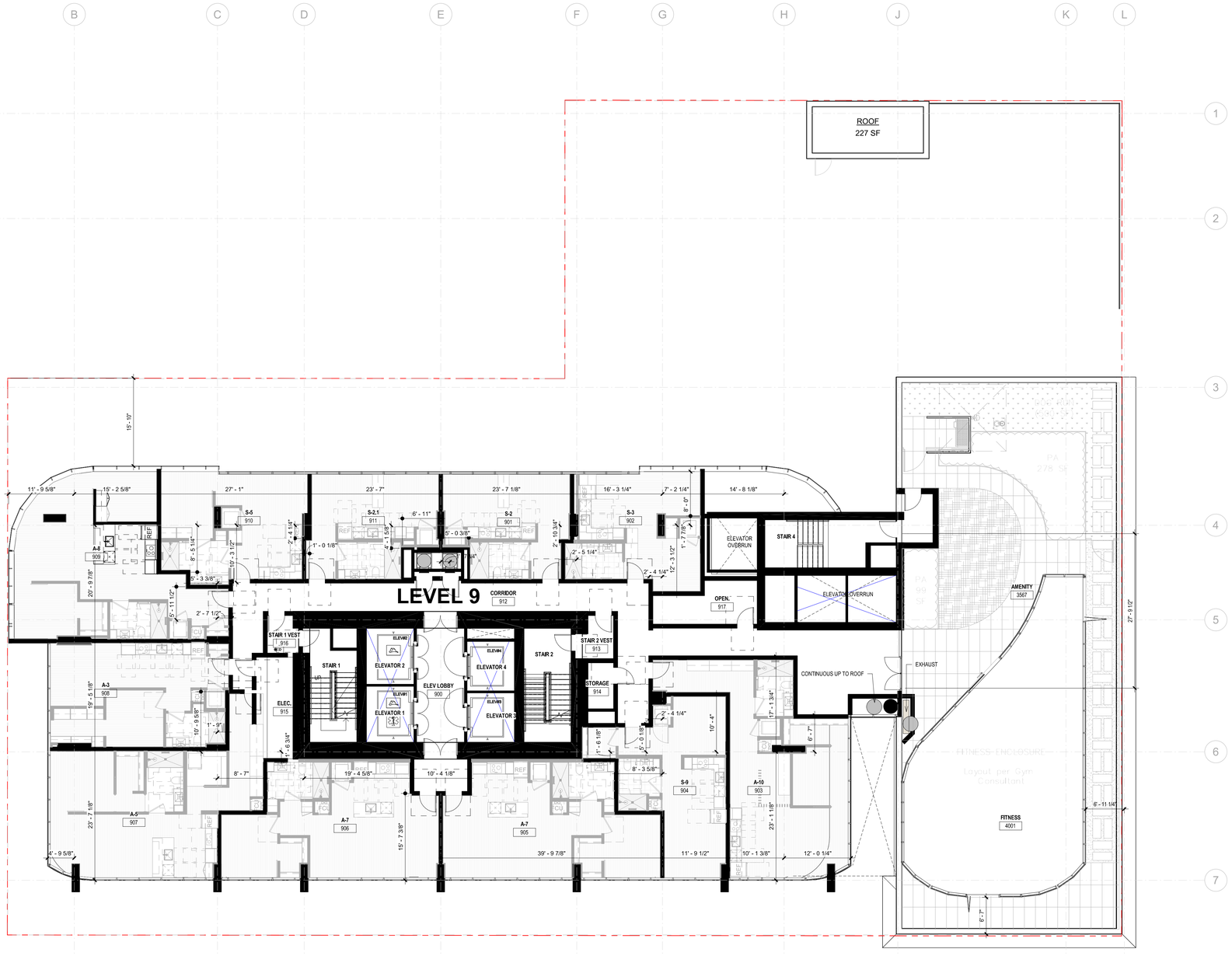
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE: 1" = 10'-0"
TITLE: LEVEL 8 - PLAN

DRAWING NO: P27

ATTACHMENT 2



SCALE 1:10 0 10 20 40 FEET

NOT TO SCALE @ 11"x17"

CAYDON
carrierjohnson + CULTURE

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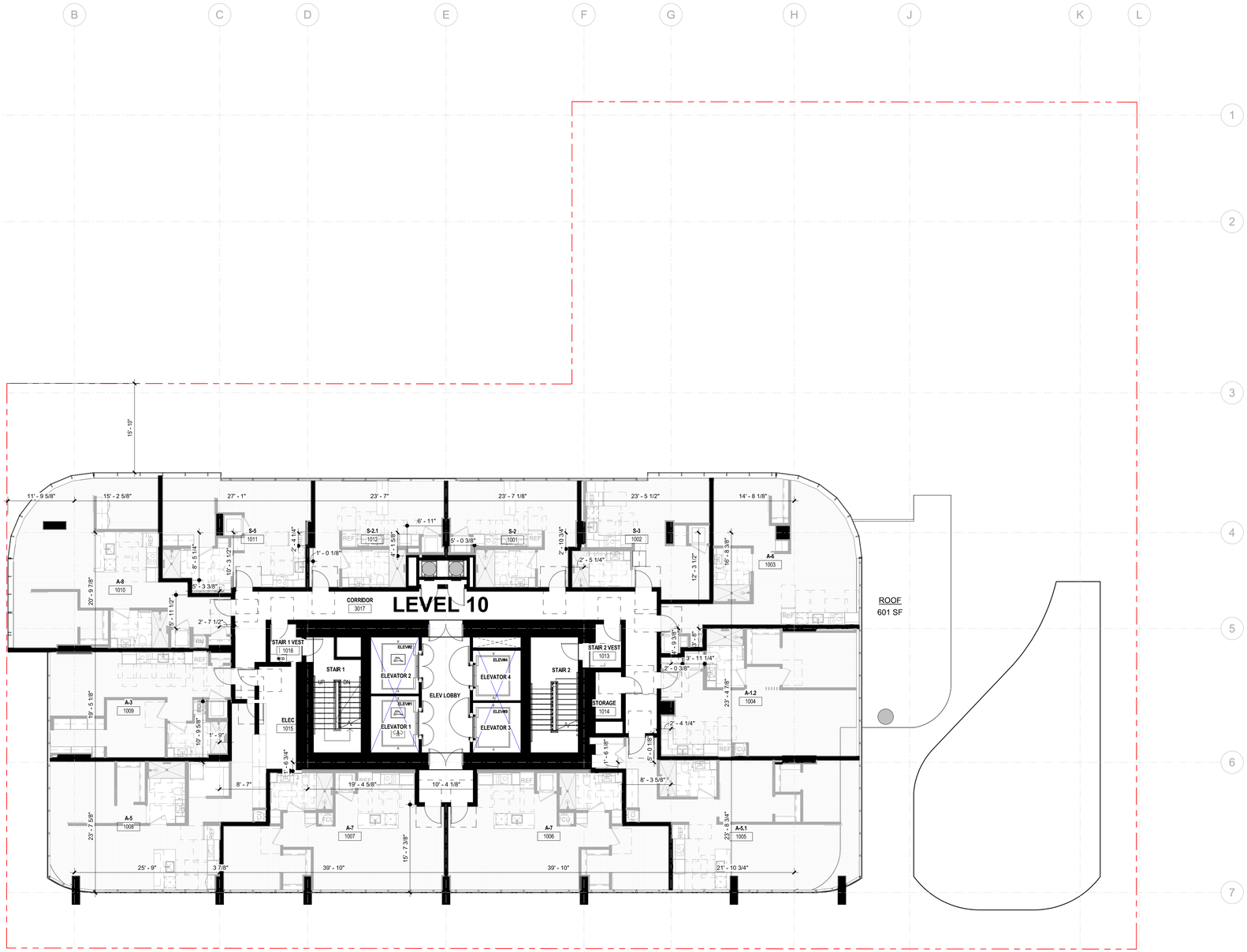
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE: 1" = 10'-0"
TITLE: LEVEL 9 - PLAN

DRAWING NO: P28

ATTACHMENT 2



SCALE 1:10 0 10 20 40 FEET

NOT TO SCALE @ 11"x17"

CAYDON
carrierjohnson + CULTURE

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1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO:
5901.00

FILE NAME:

DRAWN BY:
SVH-PC-MP

PLOT DATE:
01/06/2021

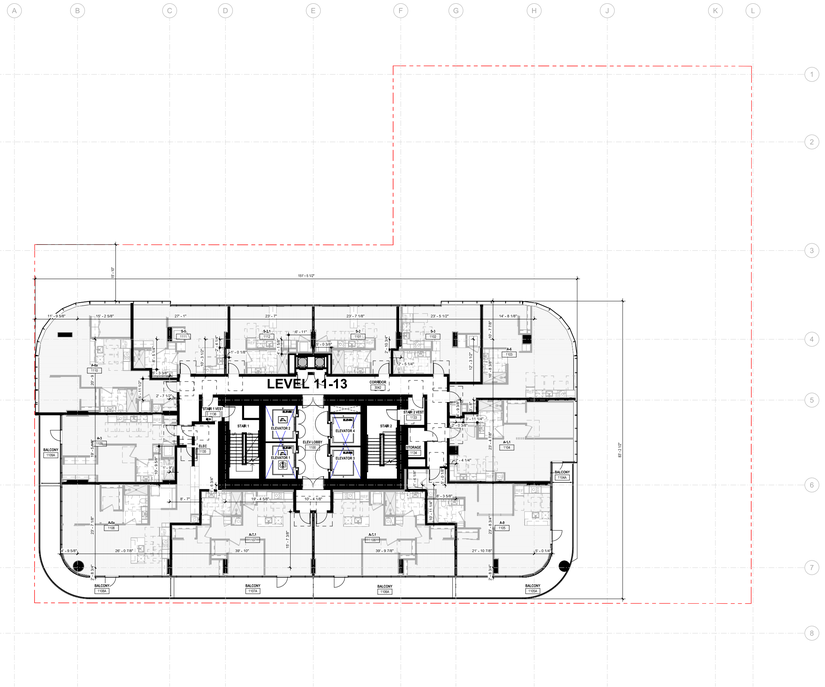
CHECKED BY:
GDS

SCALE:
1" = 10'-0"

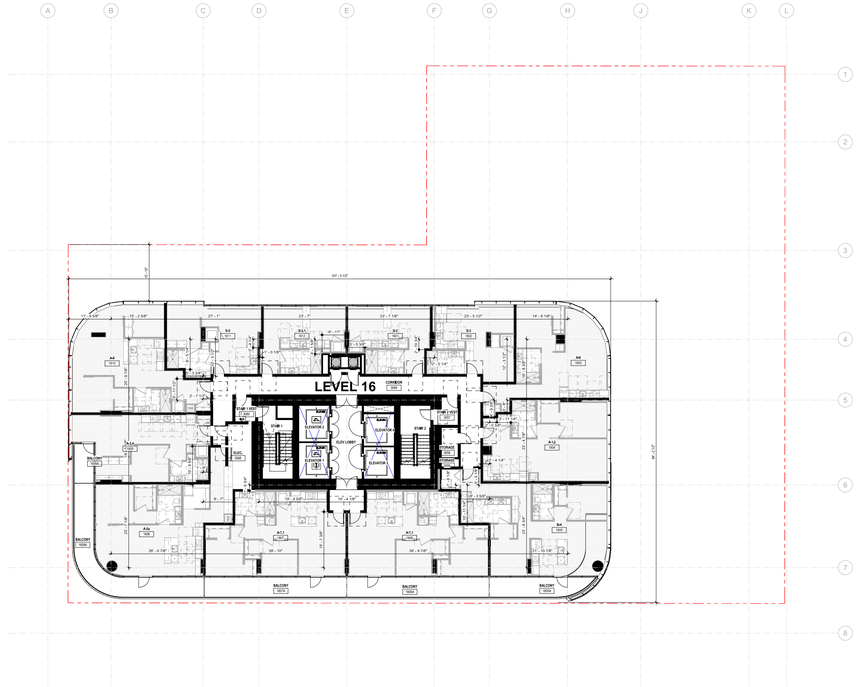
TITLE:
LEVEL 10 - PLAN

DRAWING NO:
P29

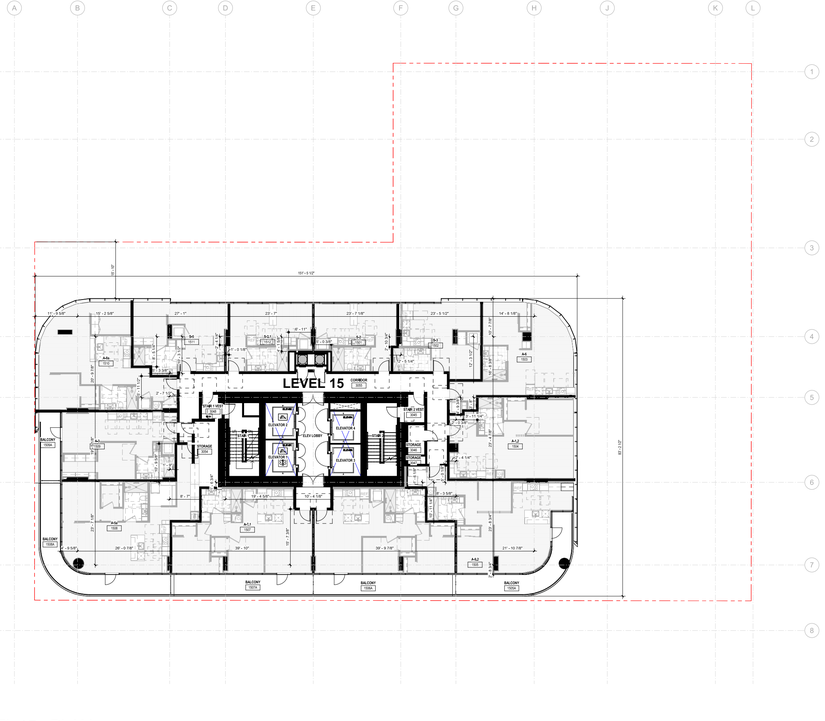
ATTACHMENT 2



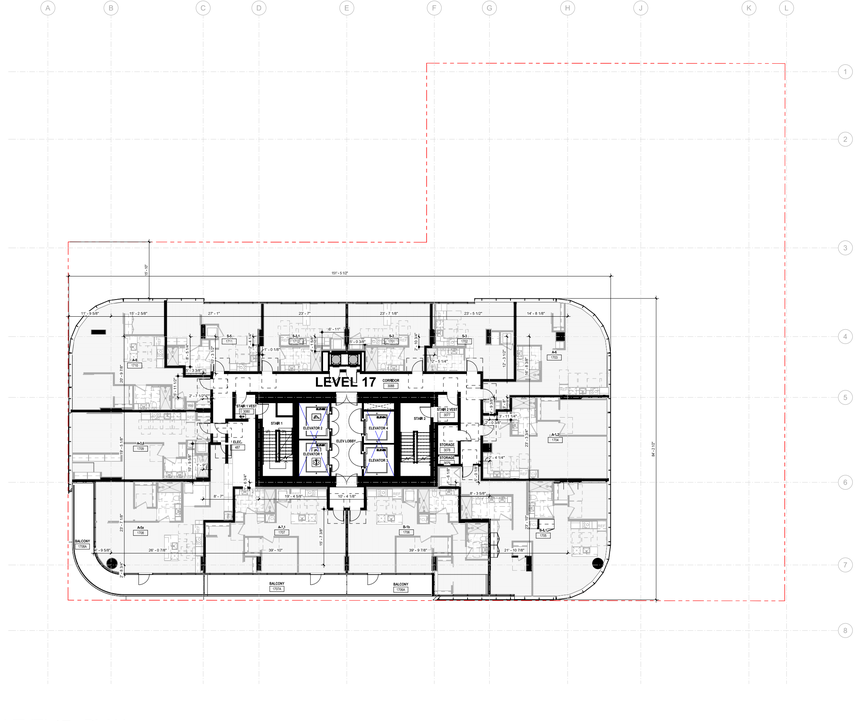
LEVEL 11 - PLAN
SIMILAR LEVEL 11-14



LEVEL 16 - PLAN



LEVEL 15 - PLAN



LEVEL17 - PLAN

SCALE 1:20 0 20 40 80 FEET

NOT TO SCALE @ 11"x17"

CAYDON
carrierjohnson + CULTURE

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

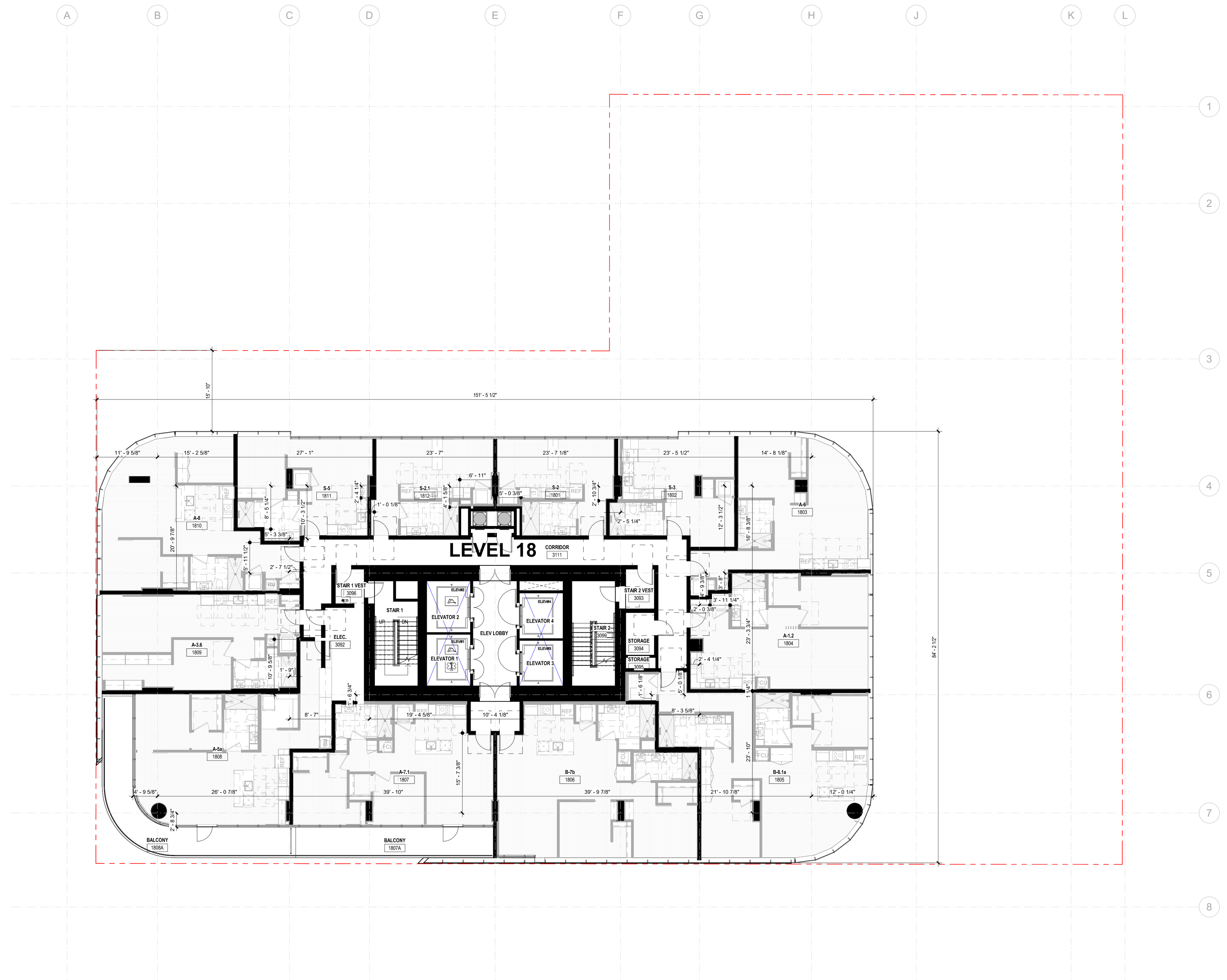
ISSUE:

CAYDON
1122 4TH

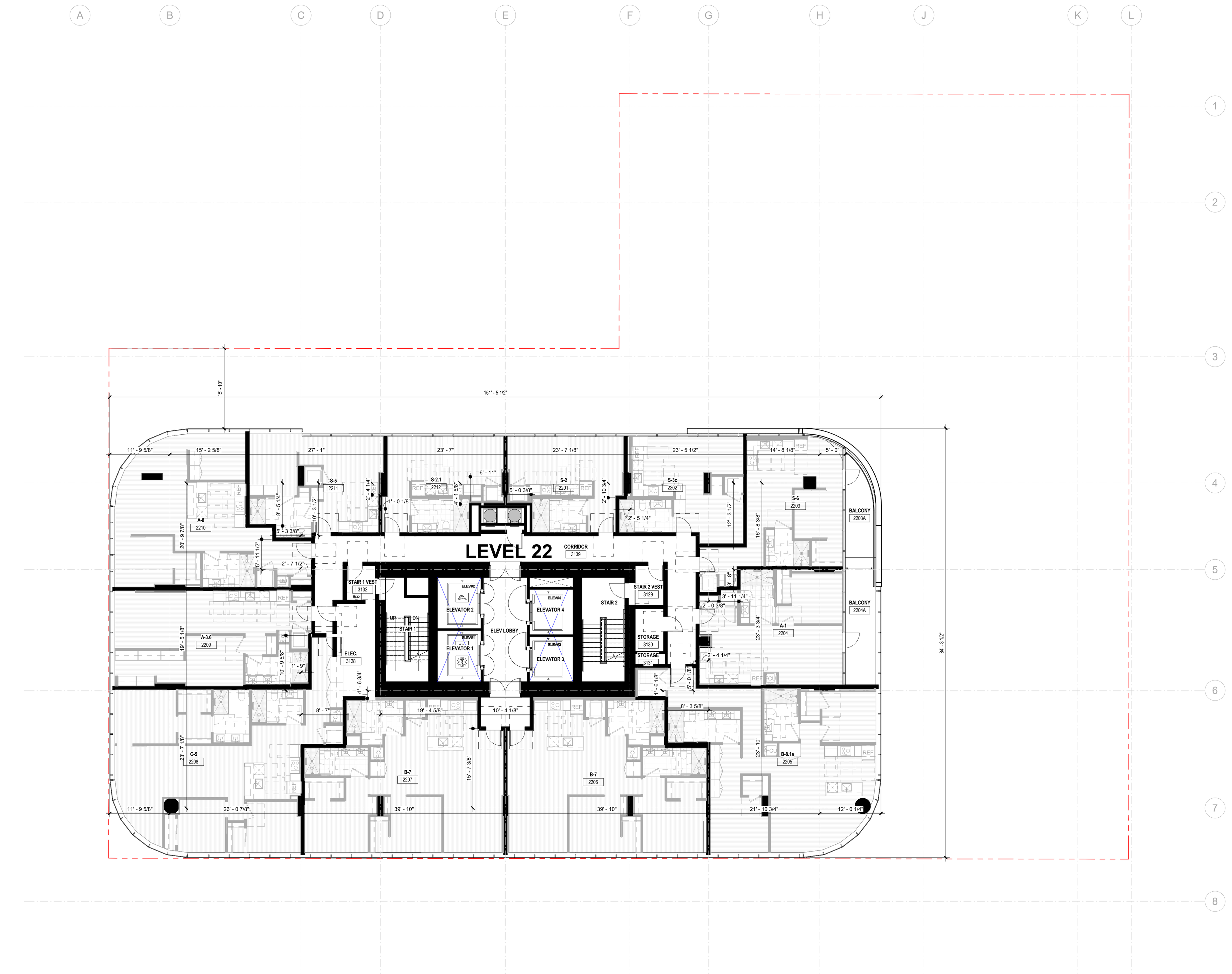
PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE: 1" = 20'-0"
TITLE: LEVEL 11 - 17 PLANS

DRAWING NO: P30

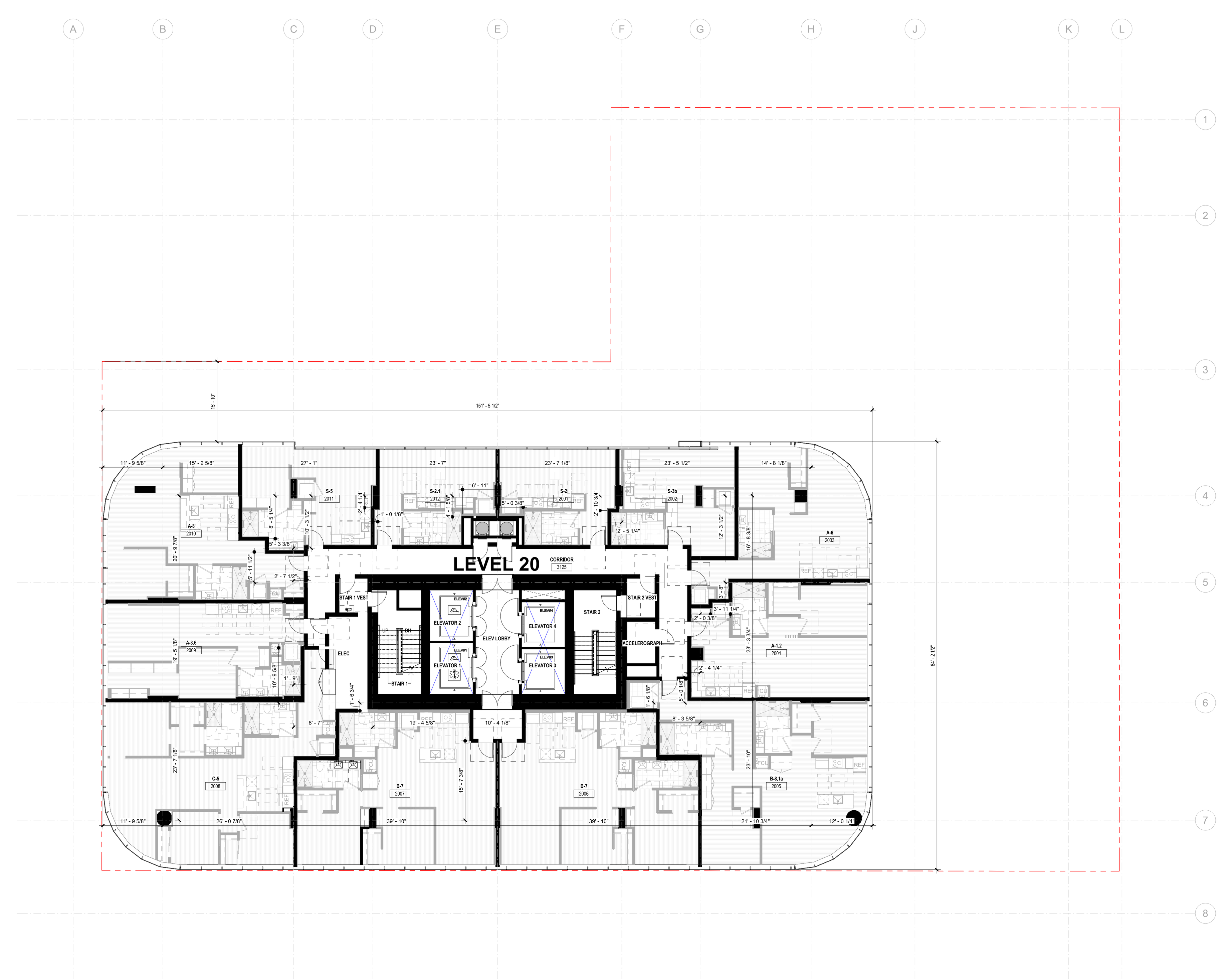
ATTACHMENT 2



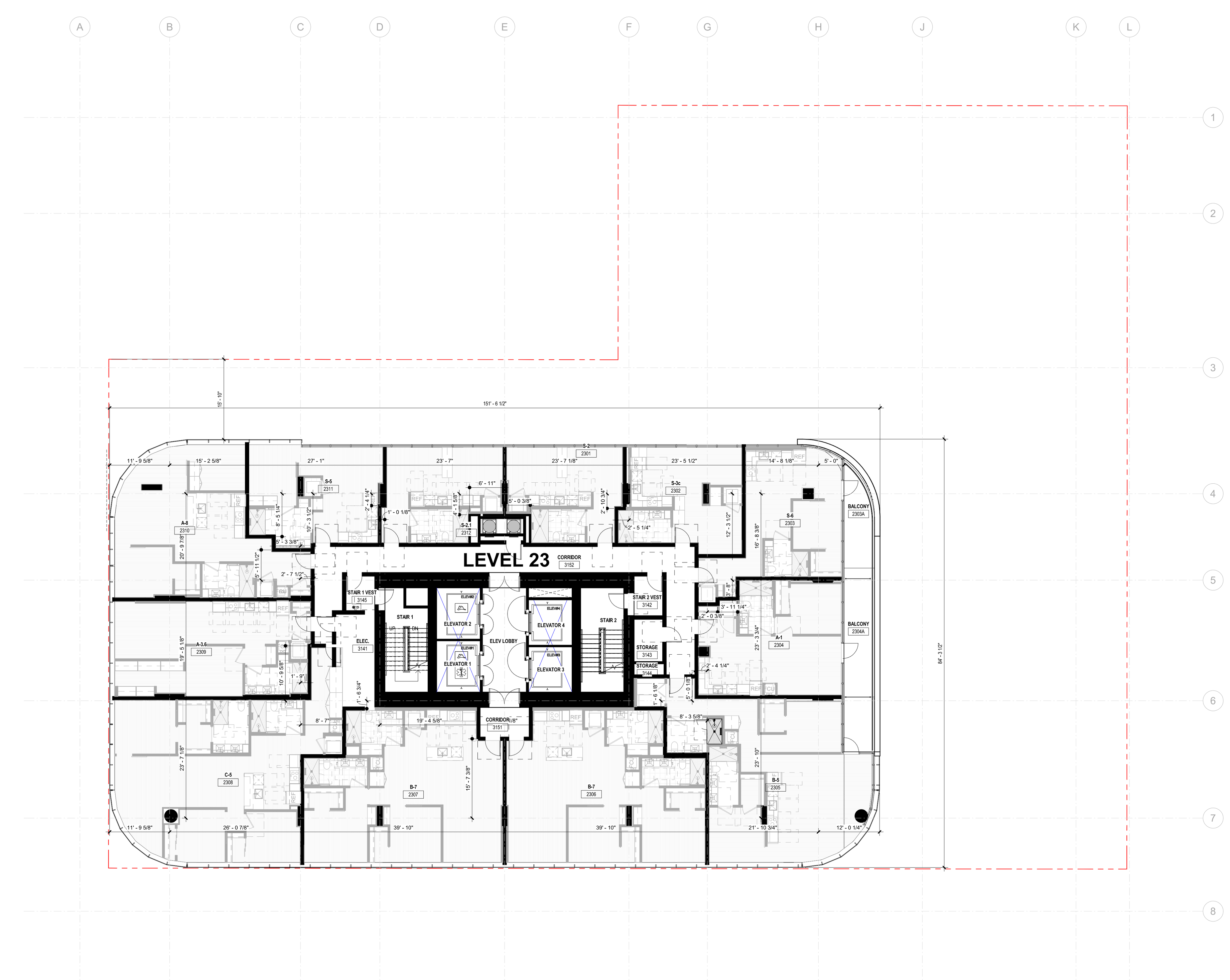
LEVEL 18 - PLAN
SIMILAR LEVEL 18-19



LEVEL 22 - PLAN



LEVEL 20 - PLAN
SIMILAR LEVEL 20-21



LEVEL 23 - PLAN

SCALE 1:20 0 20 40 80 FEET

NOT TO SCALE @ 11"x17"

CAYDON
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CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO:
5901.00

FILE NAME:

DRAWN BY:
SVH-PC-MP

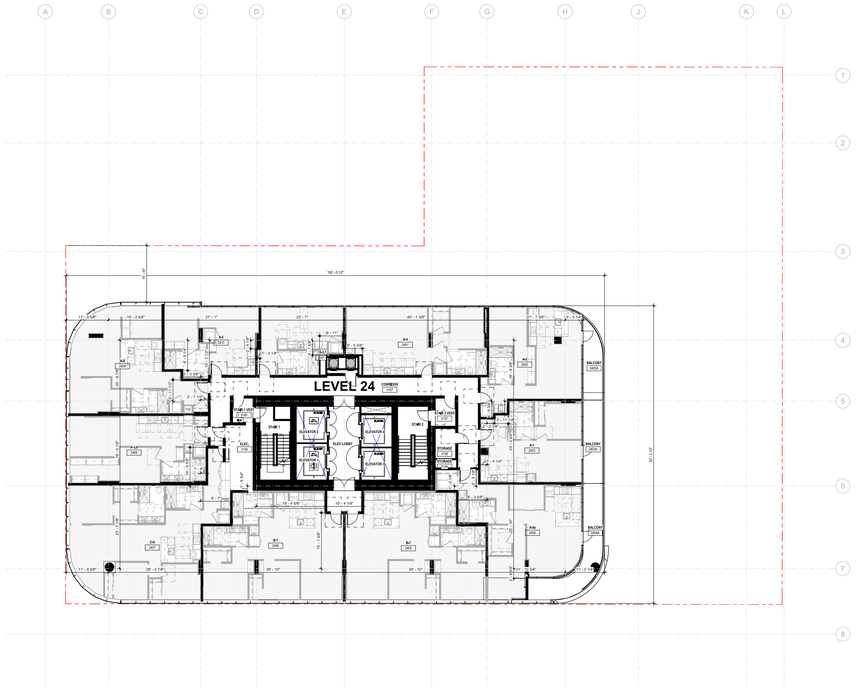
PLOT DATE:
01/06/2021

CHECKED BY:
GDS

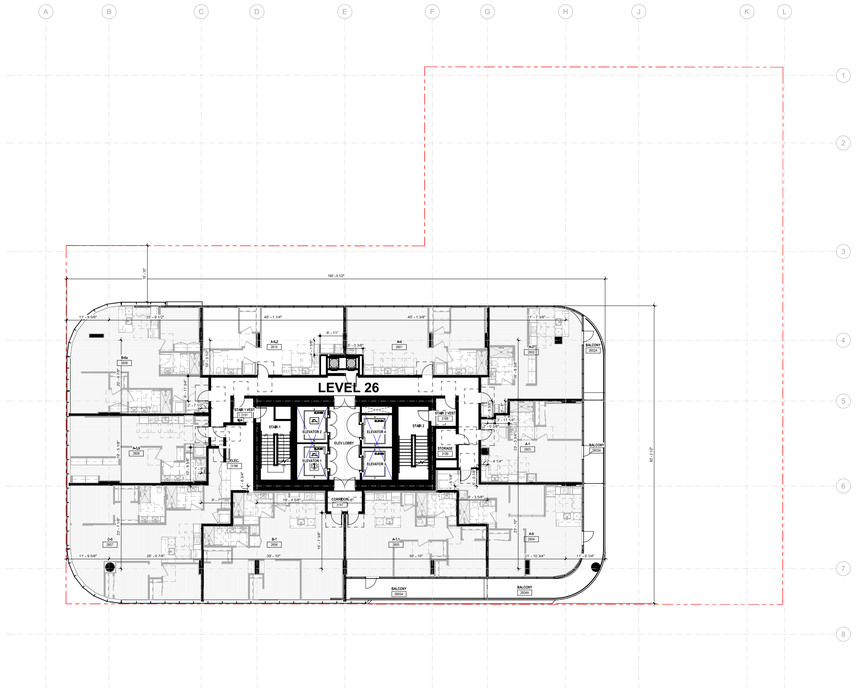
SCALE:
1" = 20'-0"

TITLE:
LEVEL 18 - 23
PLANS

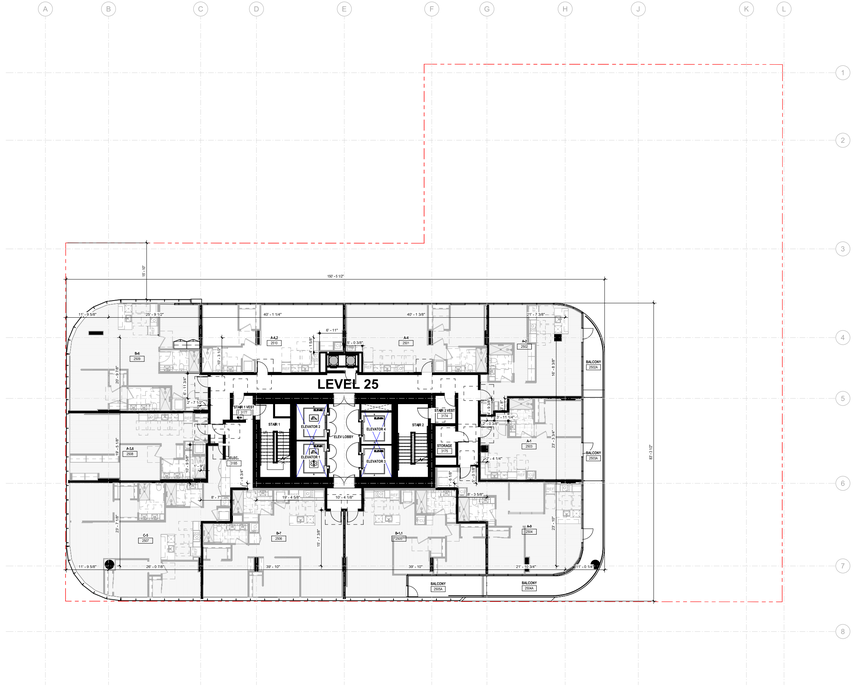
DRAWING NO:
P31



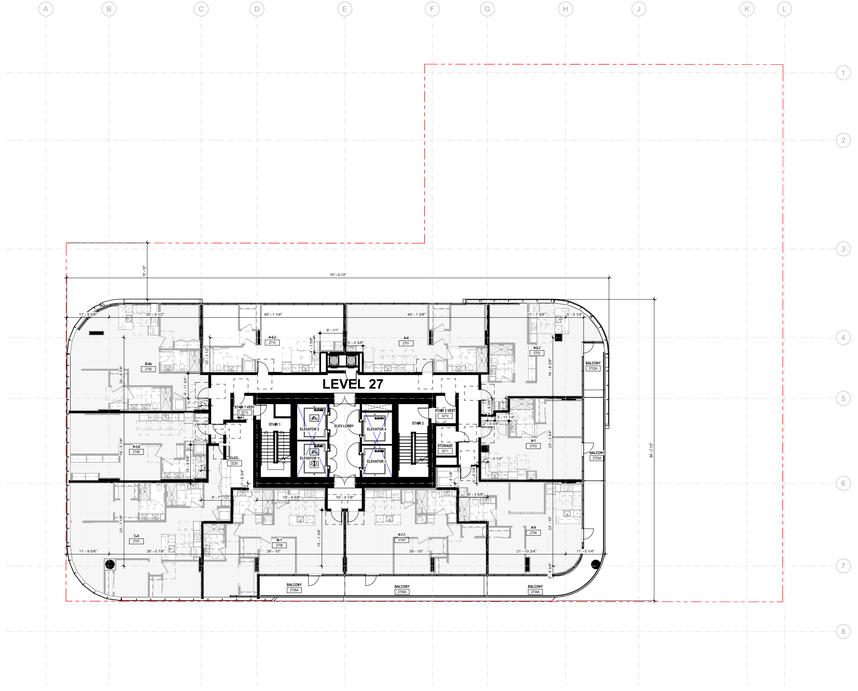
LEVEL 24 - PLAN



LEVEL 26 - PLAN



LEVEL 25 - PLAN



LEVEL 27 - PLAN

SCALE 1:20 0 20 40 80 FEET

NOT TO SCALE @ 11"x17"

ATTACHMENT 2

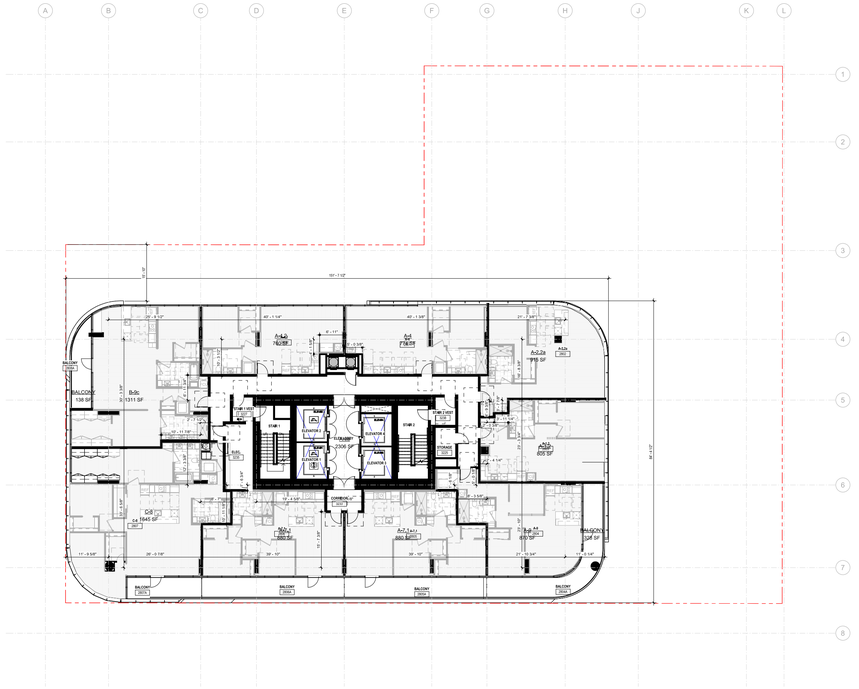
CAYDON carrierjohnson + CULTURE

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

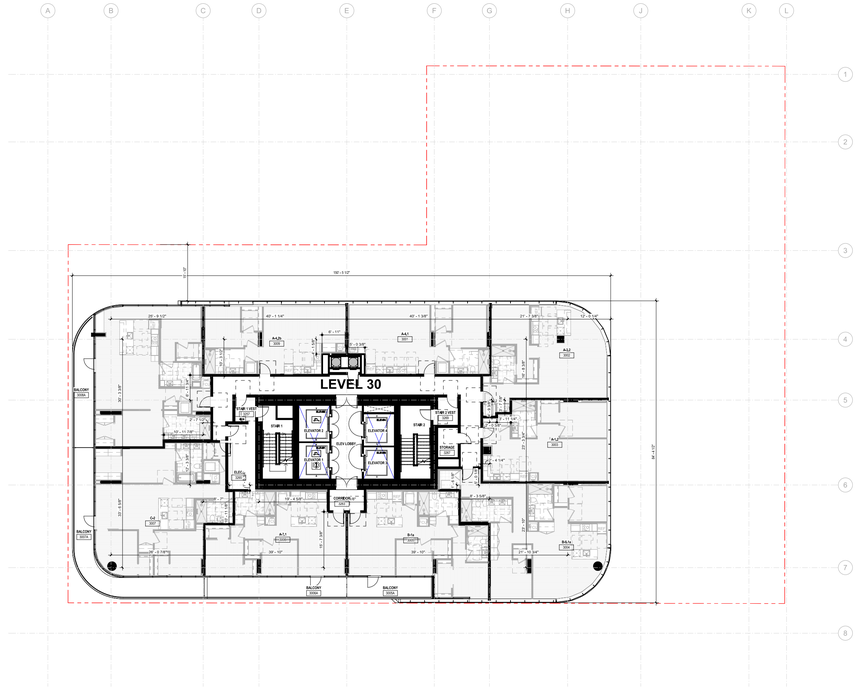
ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE: 1" = 20'-0"
TITLE: LEVEL 24 - 27 PLANS

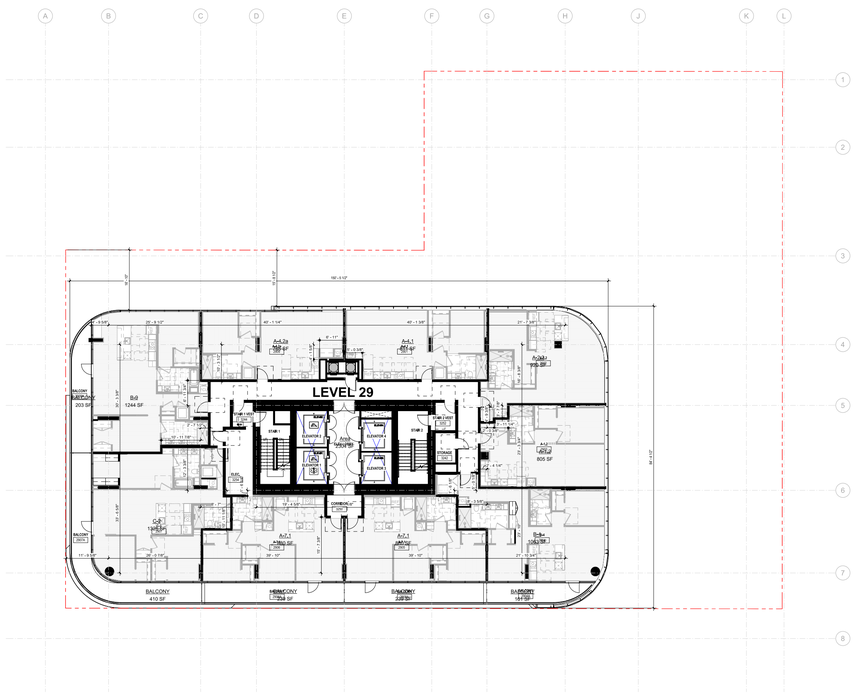
DRAWING NO: P32



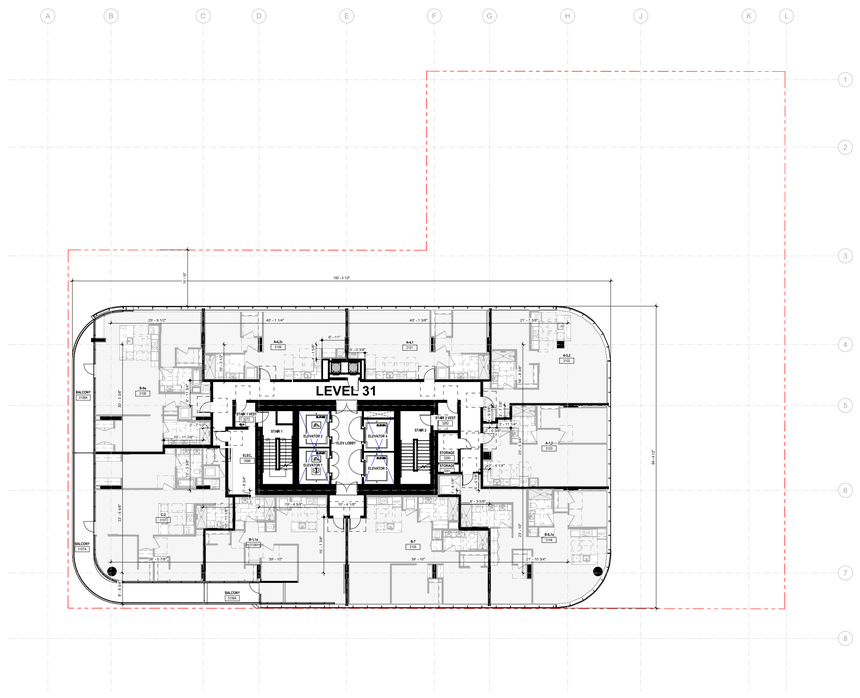
LEVEL 28 - PLAN



LEVEL 30 - PLAN



LEVEL 29 - PLAN



LEVEL 31 - PLAN

SCALE 1:20 0 20 40 80
FEET

NOT TO SCALE @ 11"x17"

ATTACHMENT 2

CAYDON
carrierjohnson + CULTURE

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1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

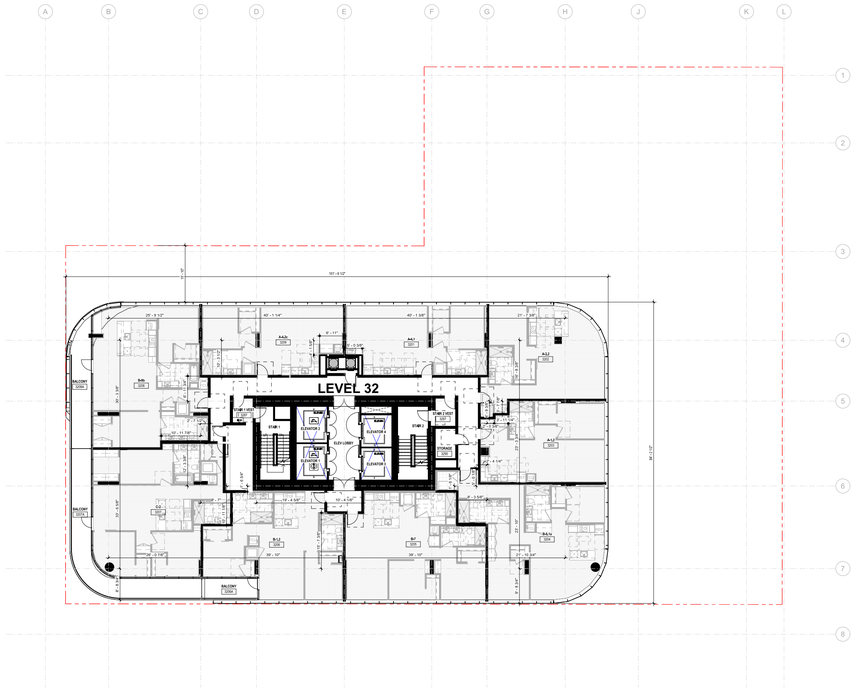
PROJECT NO: 5901.00	
FILE NAME:	
DRAWN BY: SVH-PC-MP	
PLOT DATE: 01/06/2021	CHECKED BY: GDS
SCALE: 1" = 20'-0"	

TITLE:

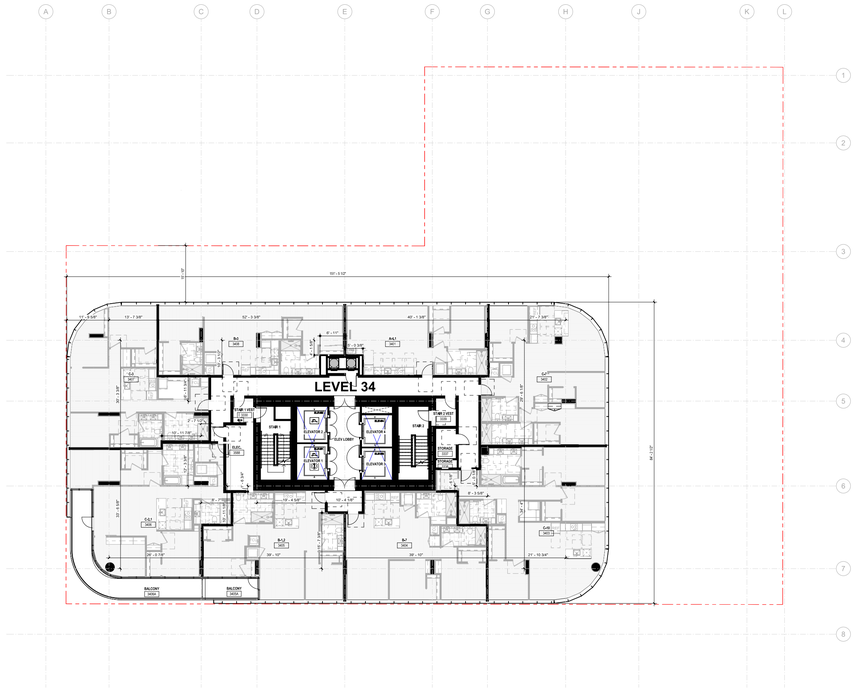
LEVEL 28 - 31 PLANS

DRAWING NO:

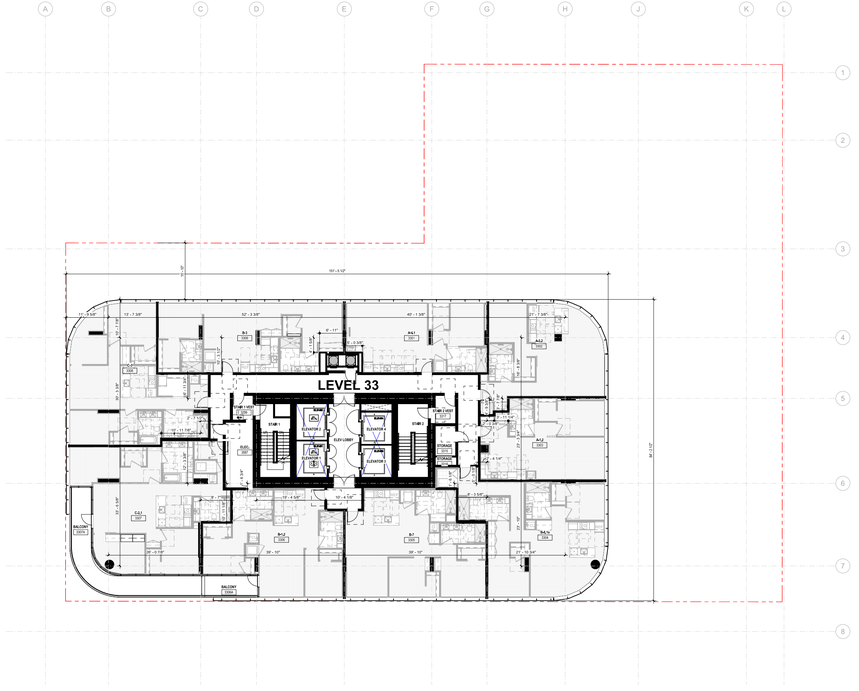
P33



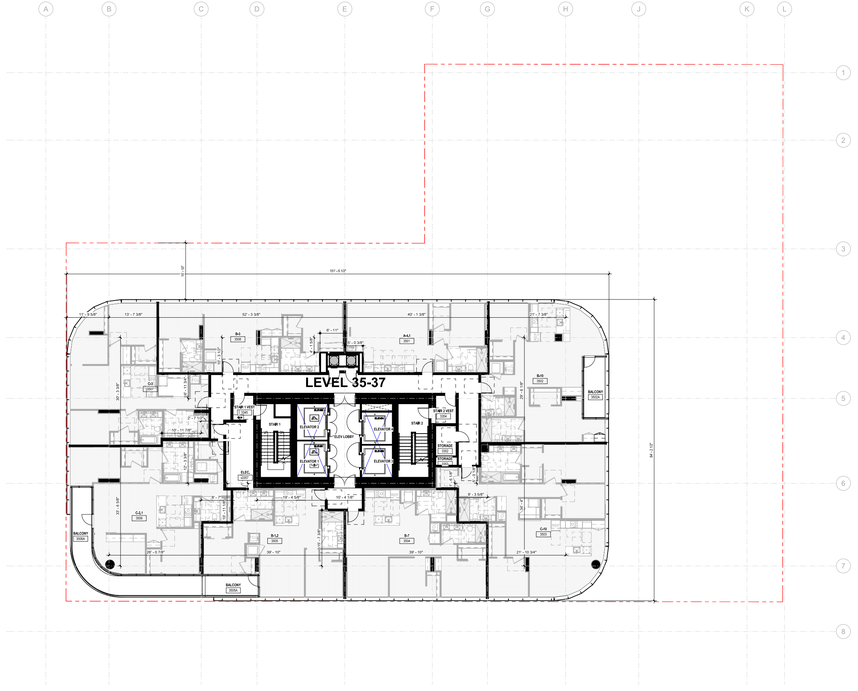
LEVEL 32 - PLAN



LEVEL 34 - PLAN



LEVEL 33 - PLAN



LEVEL 35 - PLAN
SIMILAR LEVEL 35-37

SCALE 1:20 0 20 40 80
FEET

NOT TO SCALE @ 11"x17"

ATTACHMENT 2

CAYDON
carrierjohnson + CULTURE

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

CAYDON
1122 4TH

PROJECT NO:
5901.00

FILE NAME:

DRAWN BY:
SVH-PC-MP

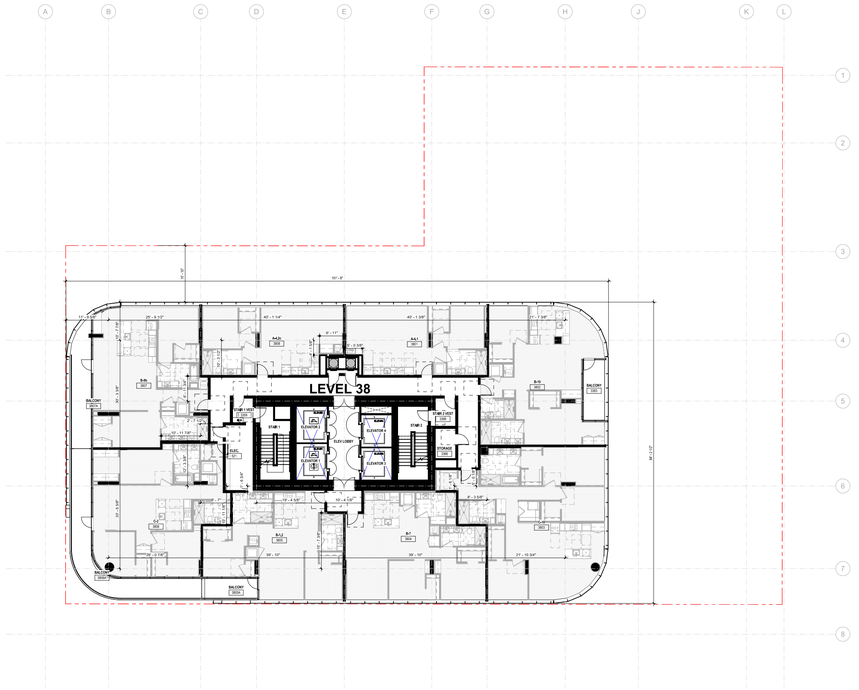
PLOT DATE: 01/06/2021
CHECKED BY: GDS

SCALE:
1" = 20'-0"

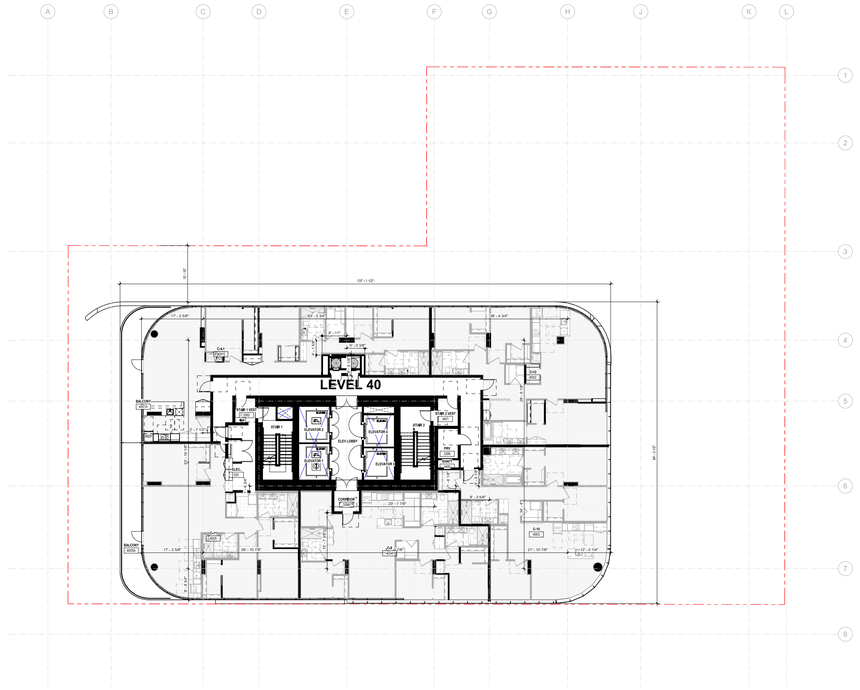
TITLE:
LEVEL 32 - 37 PLANS

DRAWING NO:
P34

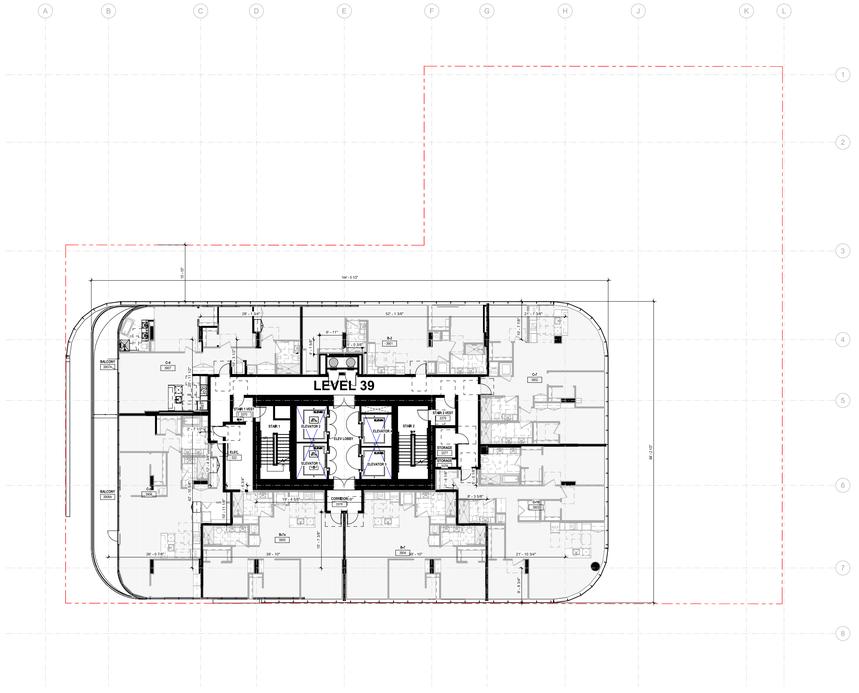
ATTACHMENT 2



LEVEL 38 - PLAN



LEVEL 40 - PLAN



LEVEL 39 - PLAN

SCALE 1:20 0 20 40 80
FEET

NOT TO SCALE @ 11"x17"

CAYDON
carrierjohnson + CULTURE

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO:
5901.00

FILE NAME:

DRAWN BY:
SVH-PC-MP

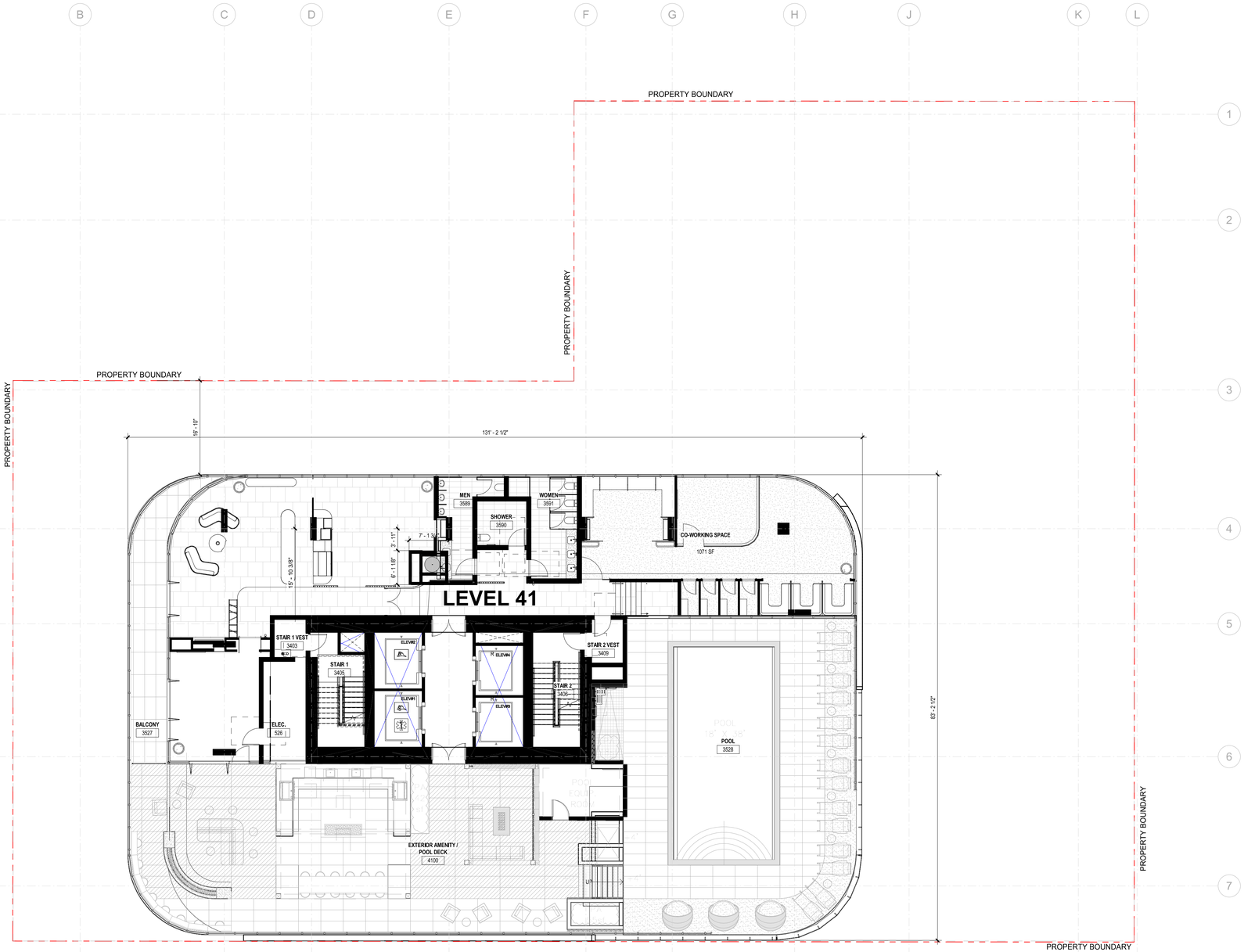
PLOT DATE: 01/06/2021
CHECKED BY: GDS

SCALE:
1" = 20'-0"

TITLE:
LEVEL 38 - 40 PLANS

DRAWING NO:
P35

ATTACHMENT 2



SCALE 1:10 0 10 20 40 FEET

NOT TO SCALE @ 11"x17"

CAYDON

carrierjohnson + CULTURE

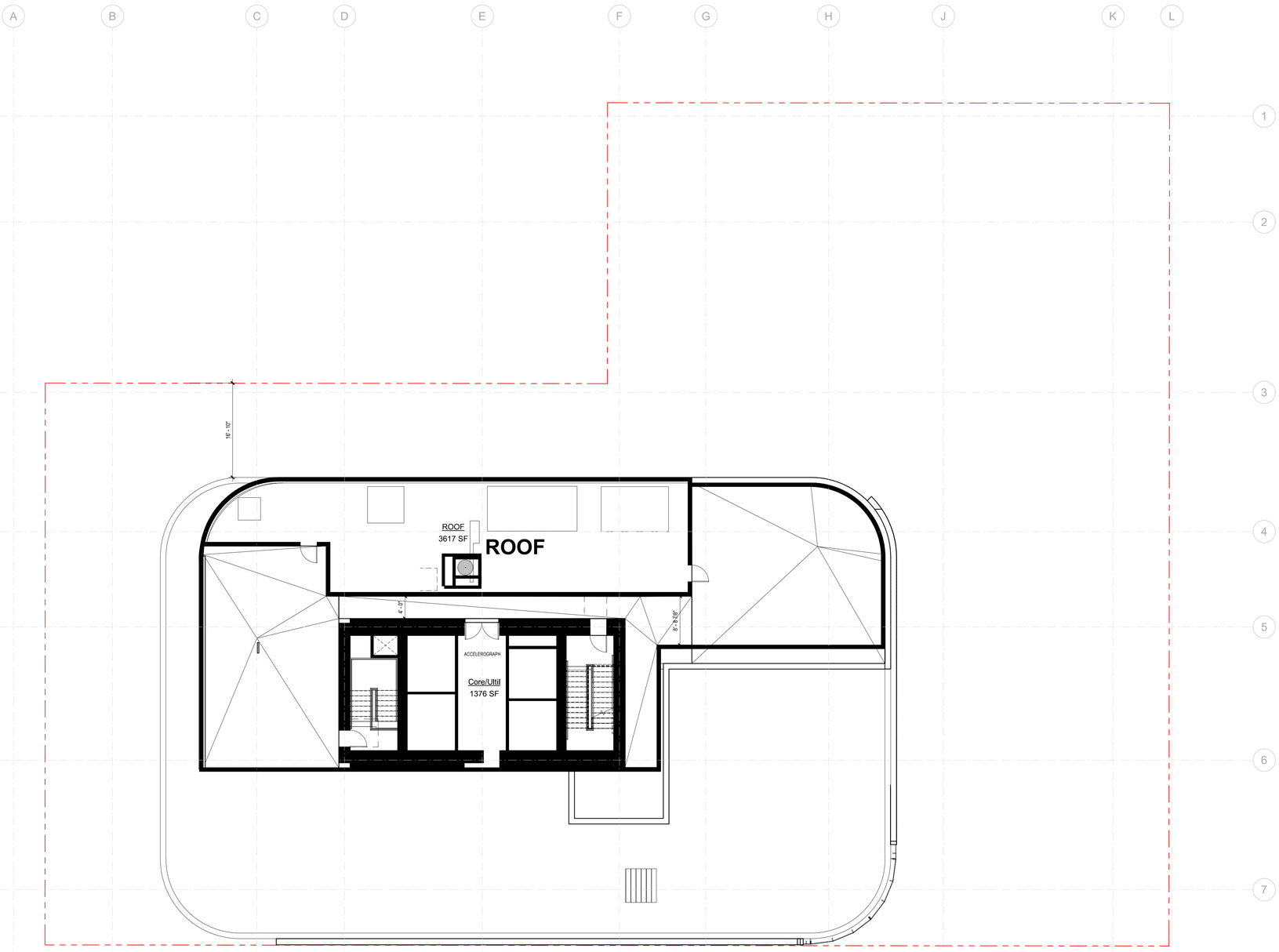
CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE: 1" = 10'-0"
TITLE: LEVEL 41 - PLAN

DRAWING NO: P36

ATTACHMENT 2



SCALE 1:10 0 10 20 40 FEET

NOT TO SCALE @ 11"x17"

CAYDON

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CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00

FILE NAME:

DRAWN BY: SVH,PC,MP

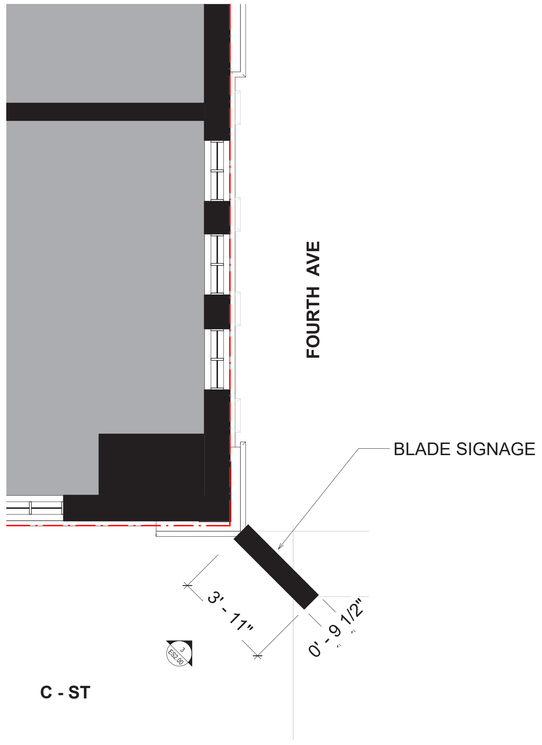
PLOT DATE: 01/06/2021

CHECKED BY: GDS

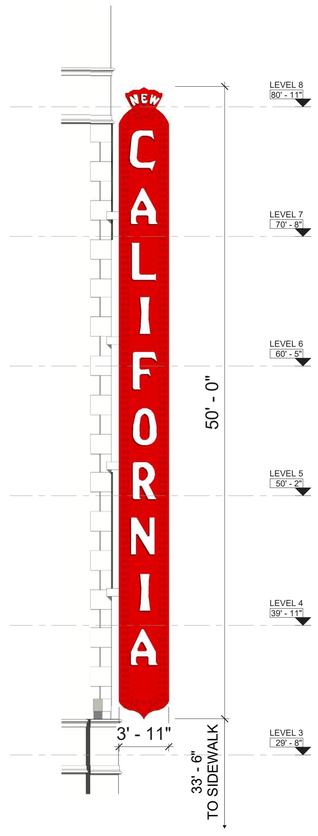
SCALE: 1" = 10'-0"

TITLE: ROOF PLAN

DRAWING NO: P37



1 SIGNAGE PLAN (LEVEL 03)
1/2" = 1'-0"



3 SIGNAGE ELEVATION
1/4" = 1'-0"

CALIFORNIA THEATRE BLADE SIGNAGE

LOCATION	- Corner of 4th Ave & C-St
SIZE	- Letters height 40" max. and width 30" max. Total combine sum no more than 8.5 SF
MATERIAL	- Metal signage (recreated as per the 1920 original design)
MOUTING	- Steel attachment system to the wall of the recreated California Theatre facade
LIGHTING	- Lighting in accordance with authorities

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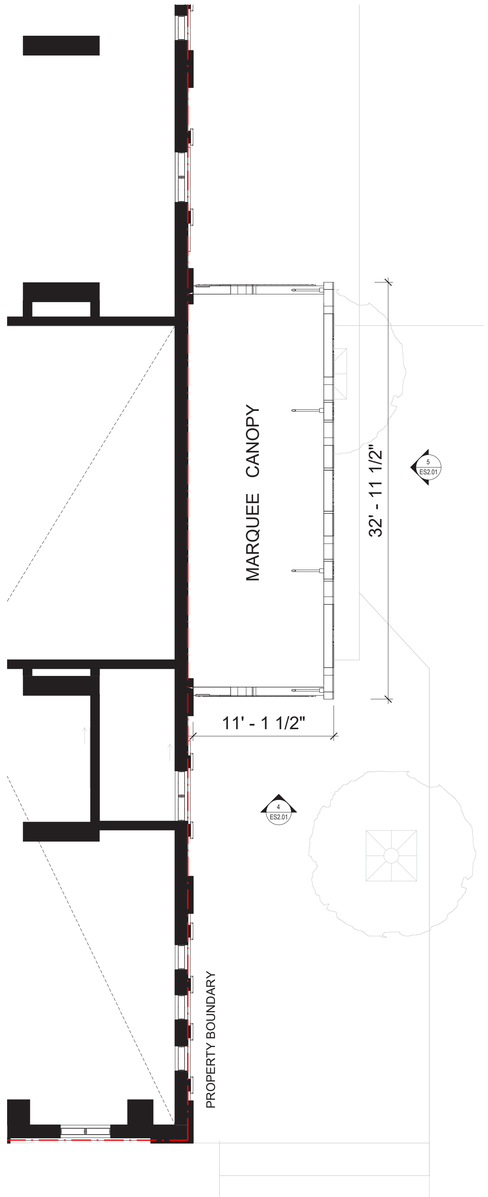
CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

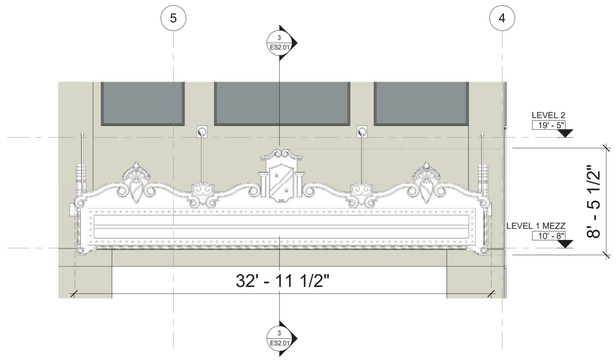
ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE:
TITLE: SIGNAGE DETAILS - CALIFORNIA THEATRE
DRAWING NO: P38

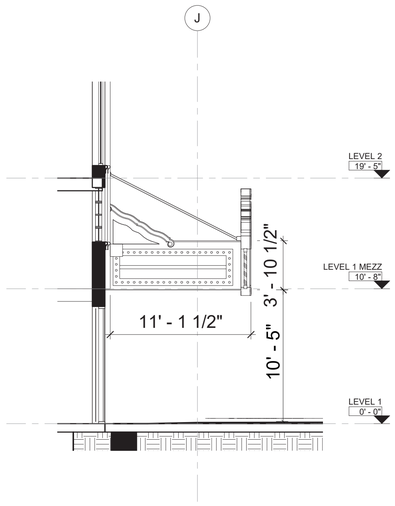
ATTACHMENT 2



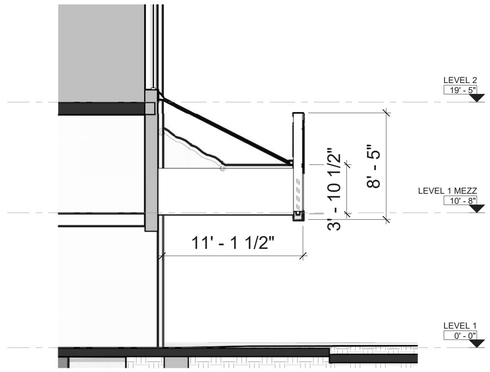
1 MARQUEE PLAN (L01 MEZZANINE)
1/4" = 1'-0"



5 MARQUEE FRONT ELEVATION
1/4" = 1'-0"



4 MARQUEE SIDE ELEVATION
1/4" = 1'-0"



3 MARQUEE SECTION
1/4" = 1'-0"

MARQUEE ON 4TH AVENUE

LOCATION	- 4Th Avenue
SIZE	- Approx. 366.37 SF. No Letter on Marquee. Marquee will be recreated as per the original design in 1920.
MATERIAL	- Metal cladded (as per the original design 1920)
MOUTING	- Steel rod fixed directly onto the wall / structure behind
LIGHTING	- Not applicable

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CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE:
TITLE: SIGNAGE DETAILS - MARQUEE

DRAWING NO: P39

ATTACHMENT 2

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CAYDON

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CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO:
5901.00

FILE NAME:

DRAWN BY:
SVH-PC-MP

PLOT DATE:
01/06/2021

CHECKED BY:
GDS

SCALE:

TITLE:
NOT USED

DRAWING NO:
P40

ATTACHMENT 2

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CAYDON

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CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO:
5901.00

FILE NAME:

DRAWN BY:
SVH-PC-MP

PLOT DATE:
01/06/2021

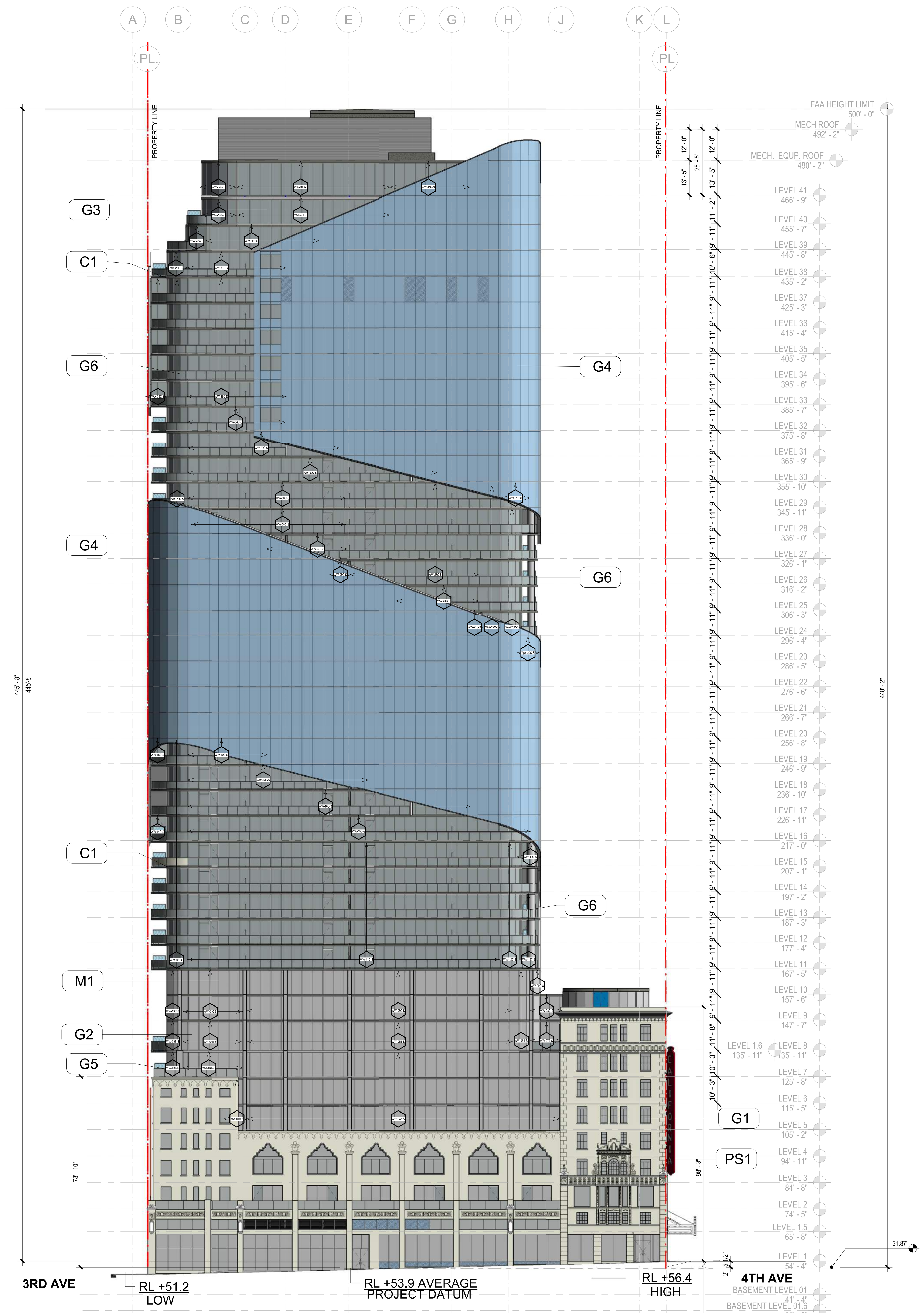
CHECKED BY:
GDS

SCALE:

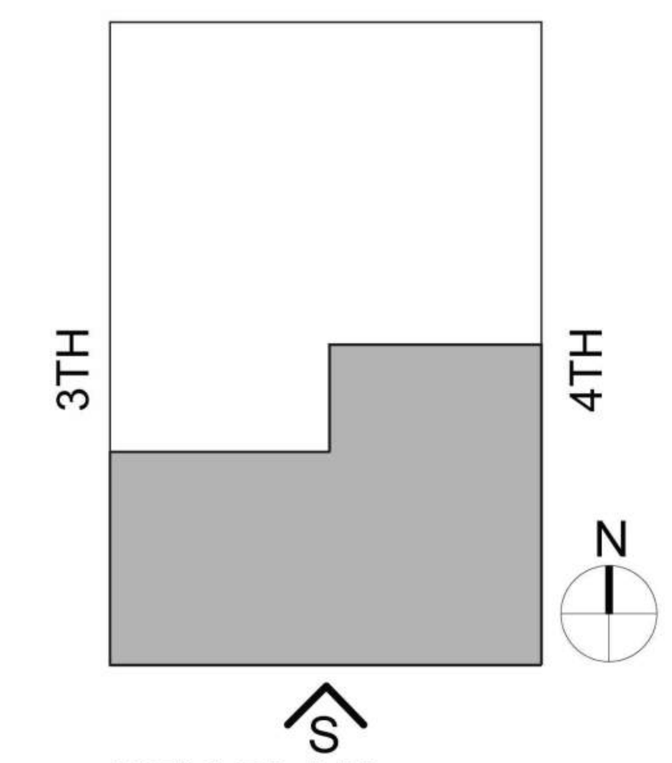
TITLE:
NOT USED

DRAWING NO:
P41

ATTACHMENT 2



C STREET ELEVATION



KEY PLAN

MATERIAL LEGEND

S1
PERFORATED SCREEN
WITH CALIENTE SIGNAGE GRAPHIC
OVERLAY (WESTERN FACADE)

PS1
PLASTER - TEXTURE AND FINISH TO
MATCH HISTORIC CALIFORNIA THE-
ATRE FACADE

M1 - ALUMINIUM POWDERCOAT
WINDOW FRAME /MULLION FOR
THEATRE, PODIUM, PODIUM FINS
& BOX FACADE

M2 - ALUMINIUM POWDERCOAT
TOWER WINDOW & MULLION

C1 - EXPOSED CONCRETE NATURAL
EXPOSED SLAB

C2 - CONCRETE WITH TIMBER PATTERN
CONCRETE WITH PLASTER
AND PAINT FINISH
(WITH MURAL - ON THE NORTHERN WALL)

G1 - CLEAR GLASS
THEATRE WINDOWS
VIRACON - CLEAR GLASS (VE 1-2M)

G2 - GREY TONE (TYPE-1)
PODIUM & BOX FACADE GLAZING
VIRACON CLEAR WITH GREY
REFLECTIVE - COATING (VE 30-2M)
(GS2 - SPANDREL PANEL TO MATCH)

G3 - GREY TONE (TYPE-2)
TOWER WINDOW
VIRACON CLEAR (VRE1-43)
(GS3 - SPANDREL PANEL TO MATCH)

G4 - GREY TONE (TYPE-3)
TOWER CURTAIN WALL
VIRACON OPTIWHITE WITH WARM
GRAY - COATING (VRE 1-59)
(GS4 - SPANDREL PANEL TO MATCH)

G5 - CLEAR
BALCONY BALUSTRADE
LAMINATED GLASS

G6 - GREY TONE (TO MATCH G3)
TOWER BALUSTRADE
LAMINATED LIGHT GREY GLASS

SCALE 1:25 0 25 50 100 FEET

NOT TO SCALE @ 11"x17"

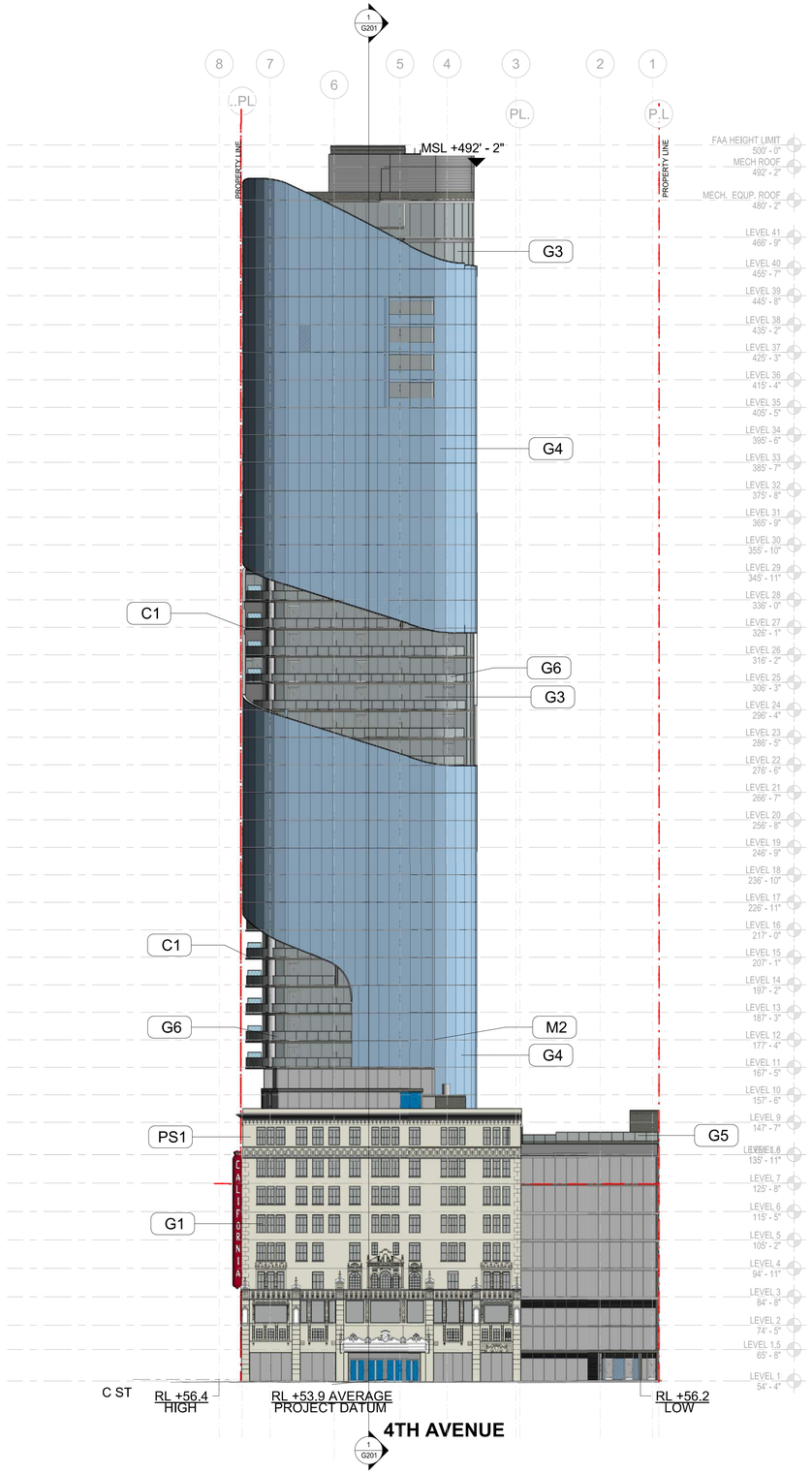
CAYDON

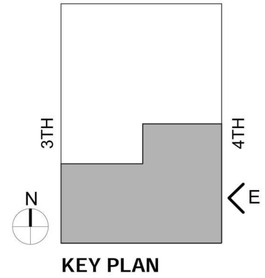
CAYDON CALIFORNIA THEATER
1124 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 6/1/2021
CHECKED BY: GDS
SCALE: 1" = 25'-0"
TITLE: SOUTH ELEVATION
DRAWING NO: P42

ATTACHMENT 2





KEY PLAN

MATERIAL LEGEND

S1
PERFORATED SCREEN
WITH CALIENTE SIGNAGE GRAPHIC OVERLAY (WESTERN FACADE)

PS1
PLASTER - TEXTURE AND FINISH TO MATCH HISTORIC CALIFORNIA THEATRE FACADE

M1 - ALUMINIUM POWDERCOAT
WINDOW FRAME /MULLION FOR THEATRE, PODIUM, PODIUM FINS & BOX FACADE

M2 - ALUMINIUM POWDERCOAT
TOWER WINDOW & MULLION

C1 - EXPOSED CONCRETE NATURAL
EXPOSED SLAB

C2 - CONCRETE WITH TIMBER PATTERN
CONCRETE WITH PLASTER
AND PAINT FINISH
(WITH MURAL - ON THE NORTHERN WALL)

G1 - CLEAR GLASS
THEATRE WINDOWS
VIRACON - CLEAR GLASS (VE 1-2M)

G2 - GREY TONE (TYPE-1)
PODIUM & BOX FACADE GLAZING
VIRACON CLEAR WITH GREY
REFLECTIVE - COATING (VE 30-2M)
(GS2 - SPANDREL PANEL TO MATCH)

G3 - GREY TONE (TYPE-2)
TOWER WINDOW
VIRACON CLEAR (VRE1-43)
(GS3 - SPANDREL PANEL TO MATCH)

G4 - GREY TONE (TYPE-3)
TOWER CURTAIN WALL
VIRACON OPTIWHITE WITH WARM GRAY - COATING (VRE 1-59)
(GS4 - SPANDREL PANEL TO MATCH)

G5 - CLEAR
BALCONY BALUSTRADE
LAMINATED GLASS

G6 - GREY TONE (TO MATCH G3)
TOWER BALUSTRADE
LAMINATED LIGHT GREY GLASS

SCALE 1:25 0 25 50 100 FEET

NOT TO SCALE @ 11"x17"

CAYDON

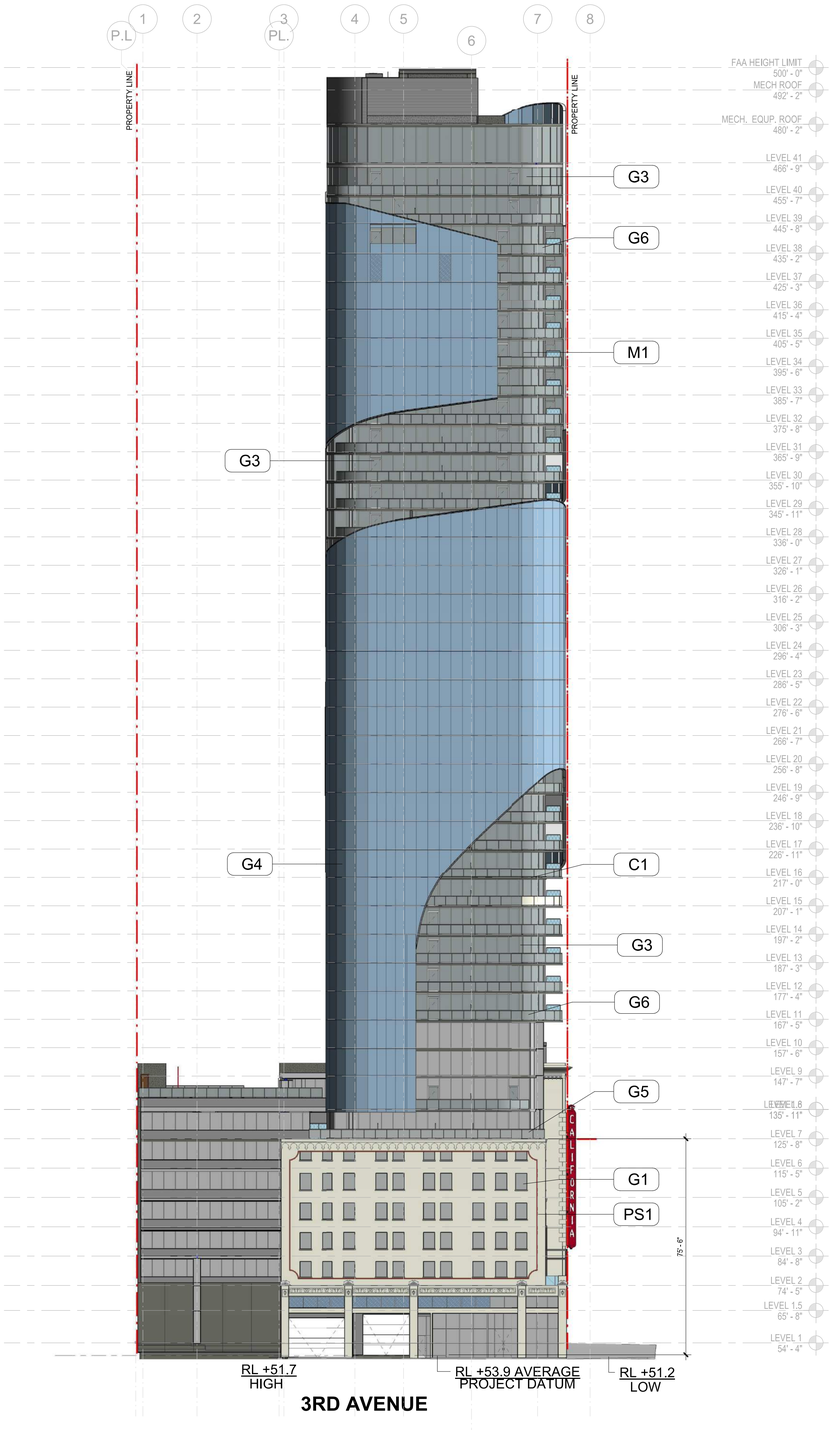
CAYDON CALIFORNIA THEATER
1124 4TH AVE., SAN DIEGO, CA 92101

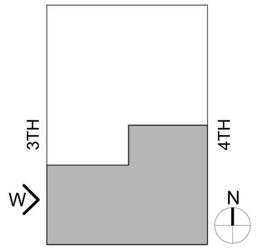
ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 6/1/2021
CHECKED BY: GDS
SCALE: 1" = 25'-0"
TITLE: EAST ELEVATION

DRAWING NO: P43

ATTACHMENT 2





KEY PLAN

MATERIAL LEGEND

S1
PERFORATED SCREEN
WITH CALIENTE SIGNAGE GRAPHIC OVERLAY (WESTERN FACADE)

PS1
PLASTER - TEXTURE AND FINISH TO MATCH HISTORIC CALIFORNIA THEATRE FACADE

M1 - ALUMINIUM POWDERCOAT
WINDOW FRAME /MULLION FOR THEATRE, PODIUM, PODIUM FINS & BOX FACADE

M2 - ALUMINIUM POWDERCOAT
TOWER WINDOW & MULLION

C1 - EXPOSED CONCRETE NATURAL
EXPOSED SLAB

C2 - CONCRETE WITH TIMBER PATTERN
CONCRETE WITH PLASTER
AND PAINT FINISH
(WITH MURAL - ON THE NORTHERN WALL)

G1 - CLEAR GLASS
THEATRE WINDOWS
VIRACON - CLEAR GLASS (VE 1-2M)

G2 - GREY TONE (TYPE-1)
PODIUM & BOX FACADE GLAZING
VIRACON CLEAR WITH GREY
REFLECTIVE - COATING (VE 30-2M)
(GS2 - SPANDREL PANEL TO MATCH)

G3 - GREY TONE (TYPE-2)
TOWER WINDOW
VIRACON CLEAR (VRE1-43)
(GS3 - SPANDREL PANEL TO MATCH)

G4 - GREY TONE (TYPE-3)
TOWER CURTAIN WALL
VIRACON OPTIWHITE WITH WARM GRAY - COATING (VRE 1-59)
(GS4 - SPANDREL PANEL TO MATCH)

G5 - CLEAR
BALCONY BALUSTRADE
LAMINATED GLASS

G6 - GREY TONE (TO MATCH G3)
TOWER BALUSTRADE
LAMINATED LIGHT GREY GLASS

SCALE 1:25 0 25 50 100 FEET

NOT TO SCALE @ 11"x17"

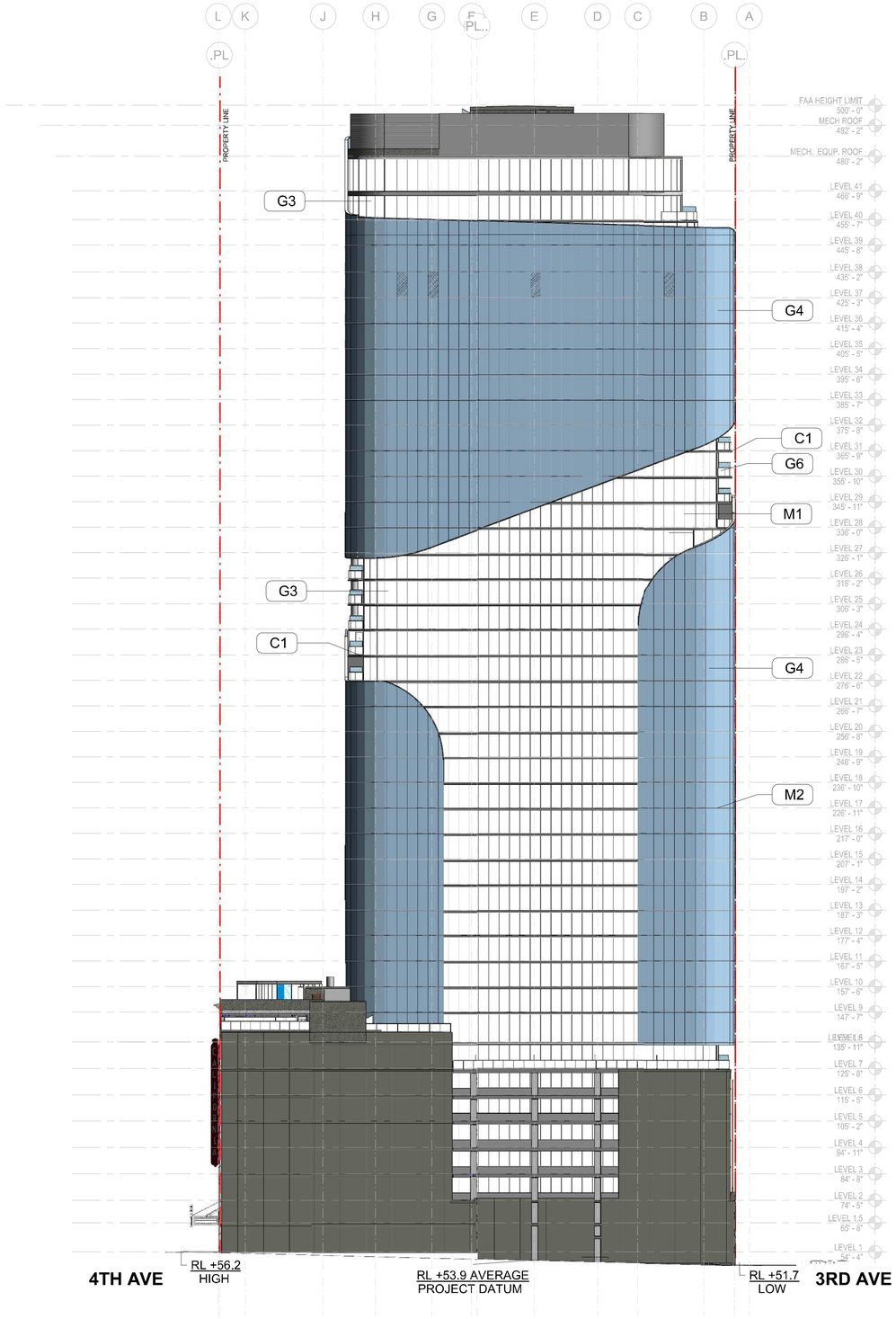
CAYDON

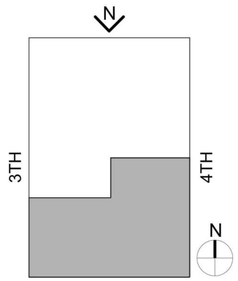
CAYDON CALIFORNIA THEATER
1124 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 6/1/2021
CHECKED BY: GDS
SCALE: 1" = 25'-0"
TITLE: WEST ELEVATION
DRAWING NO: P44

ATTACHMENT 2





KEY PLAN

MATERIAL LEGEND

S1
PERFORATED SCREEN
WITH CALIENTE SIGNAGE GRAPHIC OVERLAY (WESTERN FACADE)

PS1
PLASTER - TEXTURE AND FINISH TO MATCH HISTORIC CALIFORNIA THEATRE FACADE

M1 - ALUMINIUM POWDERCOAT
WINDOW FRAME /MULLION FOR THEATRE, PODIUM, PODIUM FINS & BOX FACADE

M2 - ALUMINIUM POWDERCOAT
TOWER WINDOW & MULLION

C1 - EXPOSED CONCRETE NATURAL
EXPOSED SLAB

C2 - CONCRETE WITH TIMBER PATTERN
CONCRETE WITH PLASTER
AND PAINT FINISH
(WITH MURAL - ON THE NORTHERN WALL)

G1 - CLEAR GLASS
THEATRE WINDOWS
VIRACON - CLEAR GLASS (VE 1-2M)

G2 - GREY TONE (TYPE-1)
PODIUM & BOX FACADE GLAZING
VIRACON CLEAR WITH GREY
REFLECTIVE - COATING (VE 30-2M)
(GS2 - SPANDREL PANEL TO MATCH)

G3 - GREY TONE (TYPE-2)
TOWER WINDOW
VIRACON CLEAR (VRE1-43)
(GS3 - SPANDREL PANEL TO MATCH)

G4 - GREY TONE (TYPE-3)
TOWER CURTAIN WALL
VIRACON OPTIWHITE WITH WARM GRAY - COATING (VRE 1-59)
(GS4 - SPANDREL PANEL TO MATCH)

G5 - CLEAR
BALCONY BALUSTRADE
LAMINATED GLASS

G6 - GREY TONE (TO MATCH G3)
TOWER BALUSTRADE
LAMINATED LIGHT GREY GLASS

SCALE 1:25 0 25 50 100 FEET

NOT TO SCALE @ 11"x17"

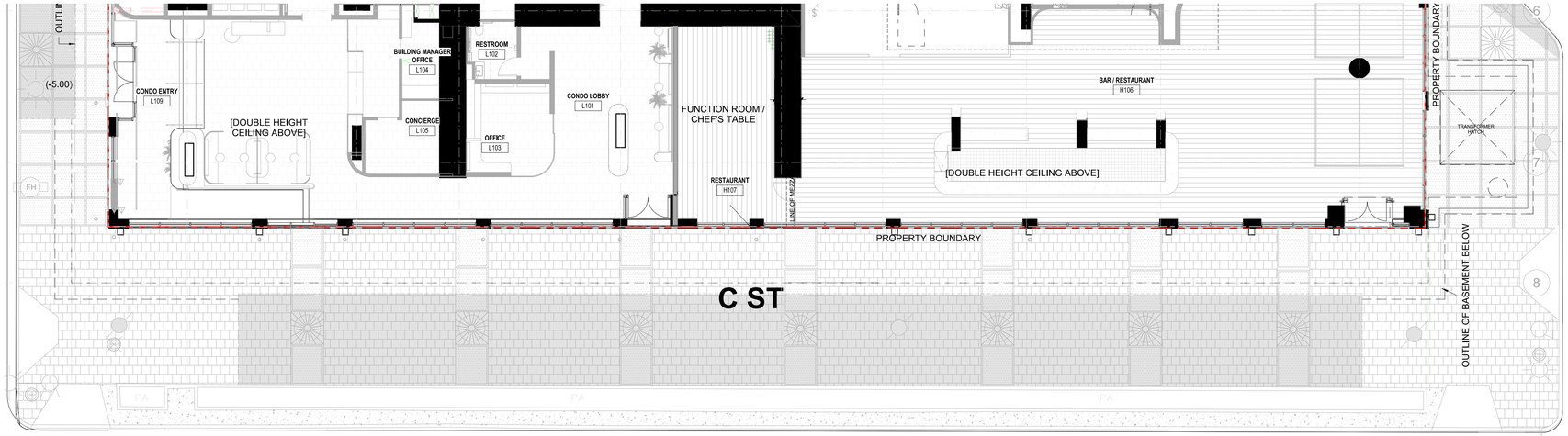
CAYDON

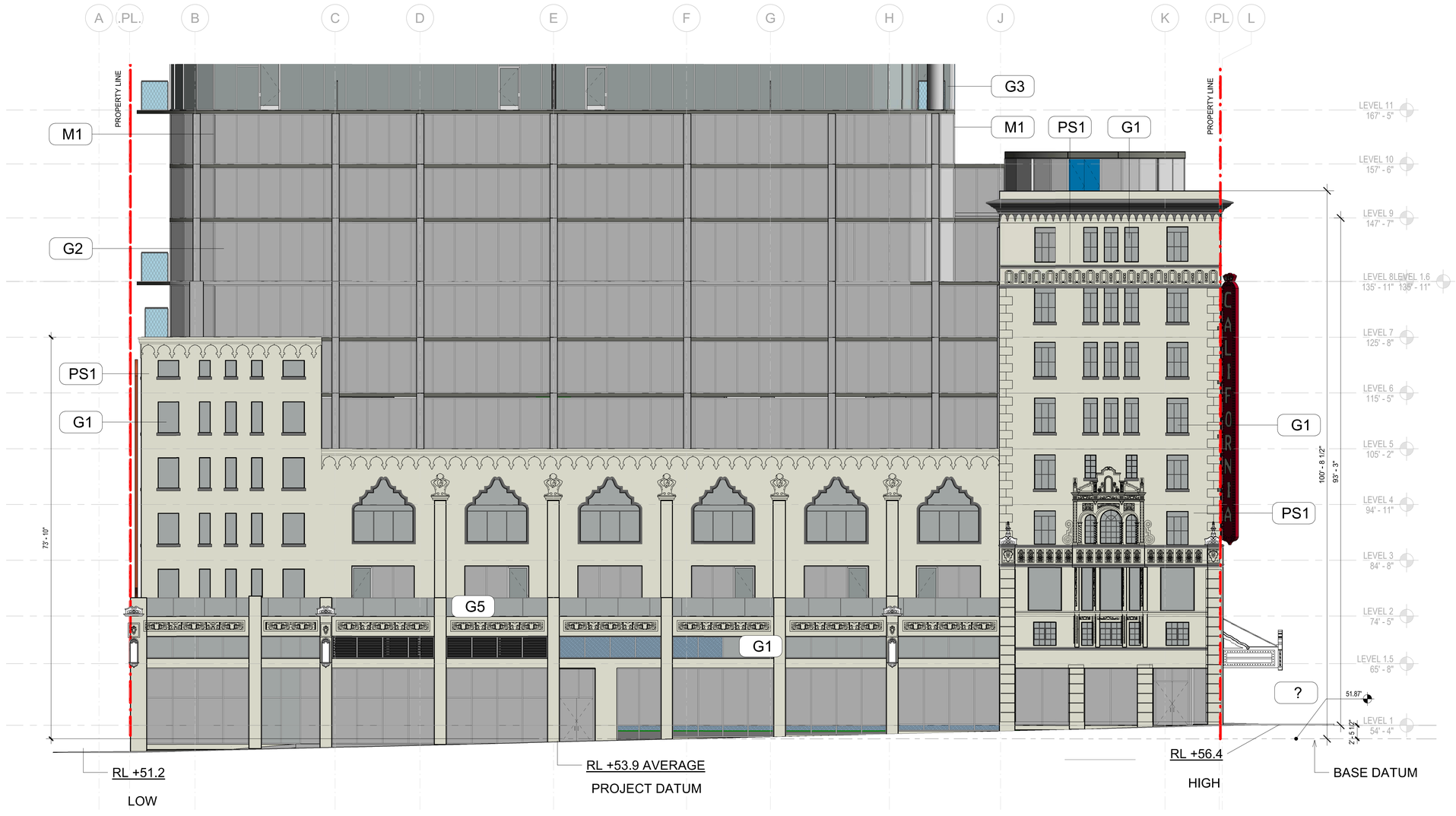
CAYDON CALIFORNIA THEATER
1124 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 6/1/2021
CHECKED BY: GDS
SCALE: 1" = 25'-0"
TITLE: NORTH ELEVATION

DRAWING NO: P45





C STREET ELEVATION

MATERIAL LEGEND

S1
PERFORATED SCREEN
WITH CALIENTE SIGNAGE GRAPHIC OVERLAY (WESTERN FACADE)

PS1
PLASTER - TEXTURE AND FINISH TO MATCH HISTORIC CALIFORNIA THEATRE FACADE

M1 - ALUMINIUM POWDERCOAT
WINDOW FRAME /MULLION FOR THEATRE, PODIUM, PODIUM FINS & BOX FACADE

M2 - ALUMINIUM POWDERCOAT
TOWER WINDOW & MULLION

C1 - EXPOSED CONCRETE NATURAL
EXPOSED SLAB

C2 - CONCRETE WITH TIMBER PATTERN
CONCRETE WITH PLASTER AND PAINT FINISH
(WITH MURAL - ON THE NORTHERN WALL)

G1 - CLEAR GLASS
THEATRE WINDOWS
VIRACON - CLEAR GLASS (VE 1-2M)

G2 - GREY TONE (TYPE-1)
PODIUM & BOX FACADE GLAZING
VIRACON CLEAR WITH GREY REFLECTIVE - COATING (VE 30-2M)
(GS2 - SPANDREL PANEL TO MATCH)

G3 - GREY TONE (TYPE-2)
TOWER WINDOW
VIRACON CLEAR (VRE1-43)
(GS3 - SPANDREL PANEL TO MATCH)

G4 - GREY TONE (TYPE-3)
TOWER CURTAIN WALL
VIRACON OPTIWHITE WITH WARM GRAY - COATING (VRE 1-59)
(GS4 - SPANDREL PANEL TO MATCH)

G5 - CLEAR
BALCONY BALUSTRADE
LAMINATED GLASS

G6 - GREY TONE (TO MATCH G3)
TOWER BALUSTRADE
LAMINATED LIGHT GREY GLASS

SCALE 1:10 0 10 20 40 FEET

NOT TO SCALE @ 11"x17"

CAYDON

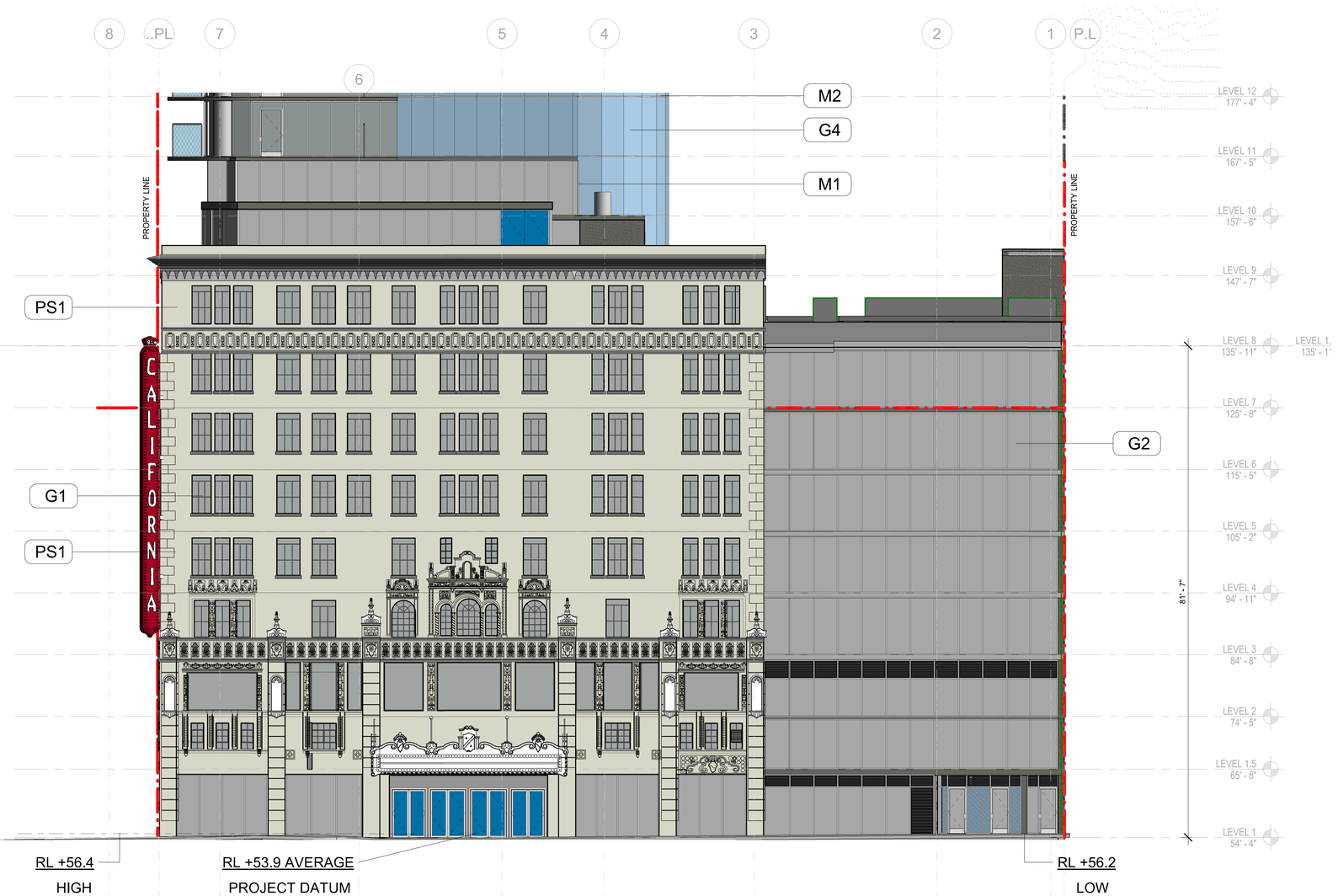
CAYDON CALIFORNIA THEATER
1124 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 6/1/2021
CHECKED BY: GDS
SCALE: 1" = 10'-0"
TITLE: SOUTH ELEVATION ENLARGED

DRAWING NO: P46

ATTACHMENT 2



MATERIAL LEGEND

S1
PERFORATED SCREEN
WITH CALIENTE SIGNAGE GRAPHIC OVERLAY (WESTERN FACADE)

PS1
PLASTER - TEXTURE AND FINISH TO MATCH HISTORIC CALIFORNIA THEATRE FACADE

M1 - ALUMINIUM POWDERCOAT
WINDOW FRAME /MULLION FOR THEATRE, PODIUM, PODIUM FINS & BOX FACADE

M2 - ALUMINIUM POWDERCOAT
TOWER WINDOW & MULLION

C1 - EXPOSED CONCRETE NATURAL
EXPOSED SLAB

C2 - CONCRETE WITH TIMBER PATTERN
CONCRETE WITH PLASTER AND PAINT FINISH
(WITH MURAL - ON THE NORTHERN WALL)

G1 - CLEAR GLASS
THEATRE WINDOWS
VIRACON - CLEAR GLASS (VE 1-2M)

G2 - GREY TONE (TYPE-1)
PODIUM & BOX FACADE GLAZING
VIRACON CLEAR WITH GREY REFLECTIVE - COATING (VE 30-2M)
(GS2 - SPANDREL PANEL TO MATCH)

G3 - GREY TONE (TYPE-2)
TOWER WINDOW
VIRACON CLEAR (VRE1-43)
(GS3 - SPANDREL PANEL TO MATCH)

G4 - GREY TONE (TYPE-3)
TOWER CURTAIN WALL
VIRACON OPTIWHITE WITH WARM GRAY - COATING (VRE 1-59)
(GS4 - SPANDREL PANEL TO MATCH)

G5 - CLEAR
BALCONY BALUSTRADE
LAMINATED GLASS

G6 - GREY TONE (TO MATCH G3)
TOWER BALUSTRADE
LAMINATED LIGHT GREY GLASS

SCALE 1:10 0 10 20 40 FEET

NOT TO SCALE @ 11"x17"

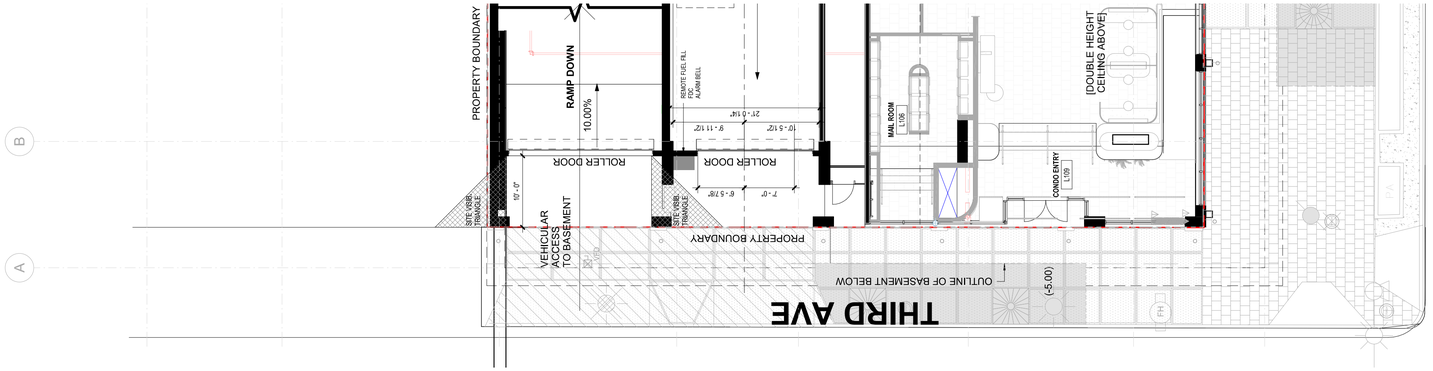
CAYDON

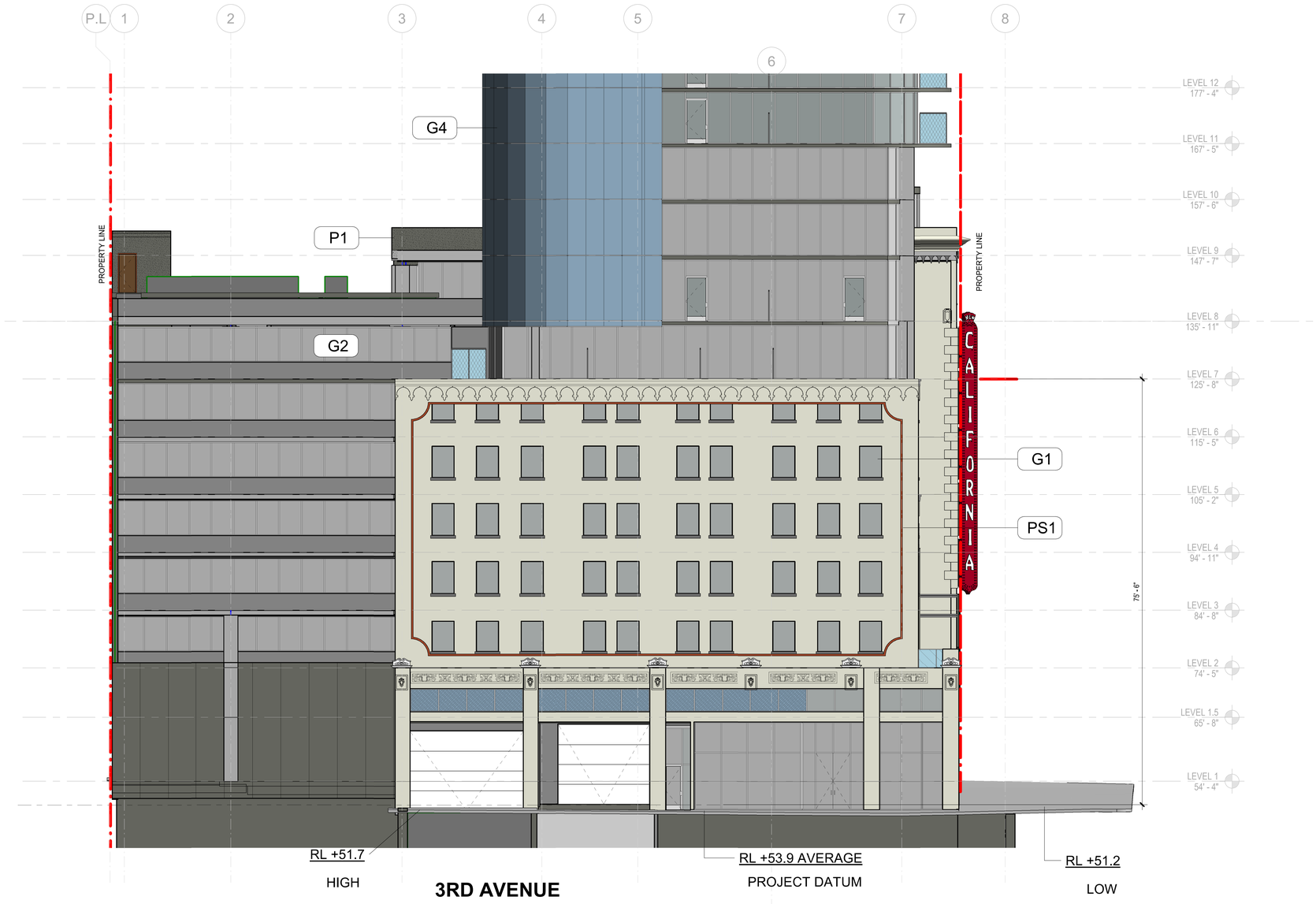
CAYDON CALIFORNIA THEATER
1124 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 6/1/2021
CHECKED BY: GDS
SCALE: 1" = 10'-0"
TITLE: EAST ELEVATION ENLARGED

DRAWING NO: P47





MATERIAL LEGEND

S1
PERFORATED SCREEN
WITH CALIENTE SIGNAGE GRAPHIC OVERLAY (WESTERN FACADE)

PS1
PLASTER - TEXTURE AND FINISH TO MATCH HISTORIC CALIFORNIA THEATRE FACADE

M1 - ALUMINIUM POWDERCOAT
WINDOW FRAME /MULLION FOR THEATRE, PODIUM, PODIUM FINS & BOX FACADE

M2 - ALUMINIUM POWDERCOAT
TOWER WINDOW & MULLION

C1 - EXPOSED CONCRETE NATURAL
EXPOSED SLAB

C2 - CONCRETE WITH TIMBER PATTERN
CONCRETE WITH PLASTER
AND PAINT FINISH
(WITH MURAL - ON THE NORTHERN WALL)

G1 - CLEAR GLASS
THEATRE WINDOWS
VIRACON - CLEAR GLASS (VE 1-2M)

G2 - GREY TONE (TYPE-1)
PODIUM & BOX FACADE GLAZING
VIRACON CLEAR WITH GREY
REFLECTIVE - COATING (VE 30-2M)
(GS2 - SPANDREL PANEL TO MATCH)

G3 - GREY TONE (TYPE-2)
TOWER WINDOW
VIRACON CLEAR (VRE1-43)
(GS3 - SPANDREL PANEL TO MATCH)

G4 - GREY TONE (TYPE-3)
TOWER CURTAIN WALL
VIRACON OPTIWHITE WITH WARM GRAY - COATING (VRE 1-59)
(GS4 - SPANDREL PANEL TO MATCH)

G5 - CLEAR
BALCONY BALUSTRADE
LAMINATED GLASS

G6 - GREY TONE (TO MATCH G3)
TOWER BALUSTRADE
LAMINATED LIGHT GREY GLASS

SCALE 1:10 0 10 20 40 FEET

NOT TO SCALE @ 11"x17"

CAYDON

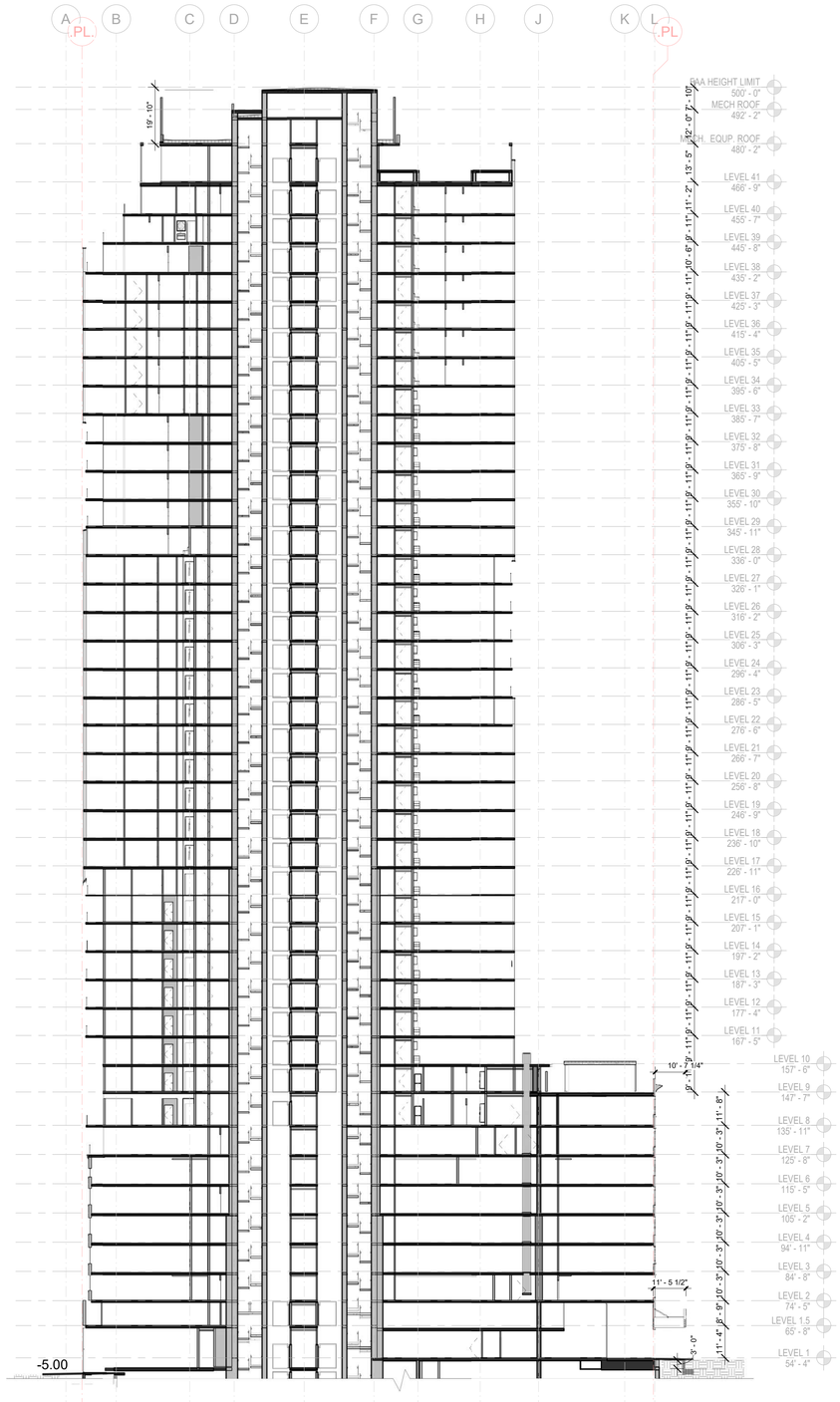
CAYDON CALIFORNIA THEATER
1124 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

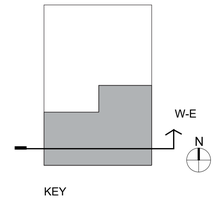
PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 6/1/2021
CHECKED BY: GDS
SCALE: 1" = 10'-0"
TITLE: WEST ELEVATION ENLARGED

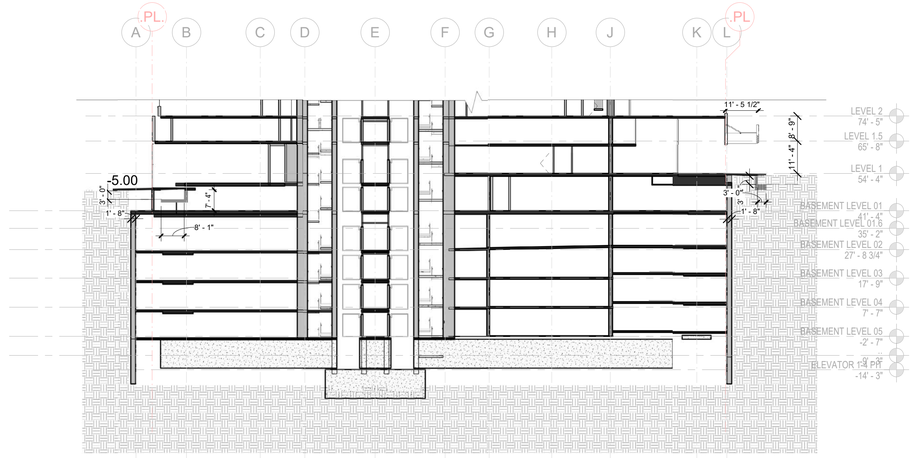
DRAWING NO: P48

ATTACHMENT 2



SECTION A - PODIUM & TOWER





SECTION A - BASEMENT

SCALE 1:25 0 25 50 100 FEET

NOT TO SCALE @ 11"x17"

CAYDON

carrierjohnson + CULTURE

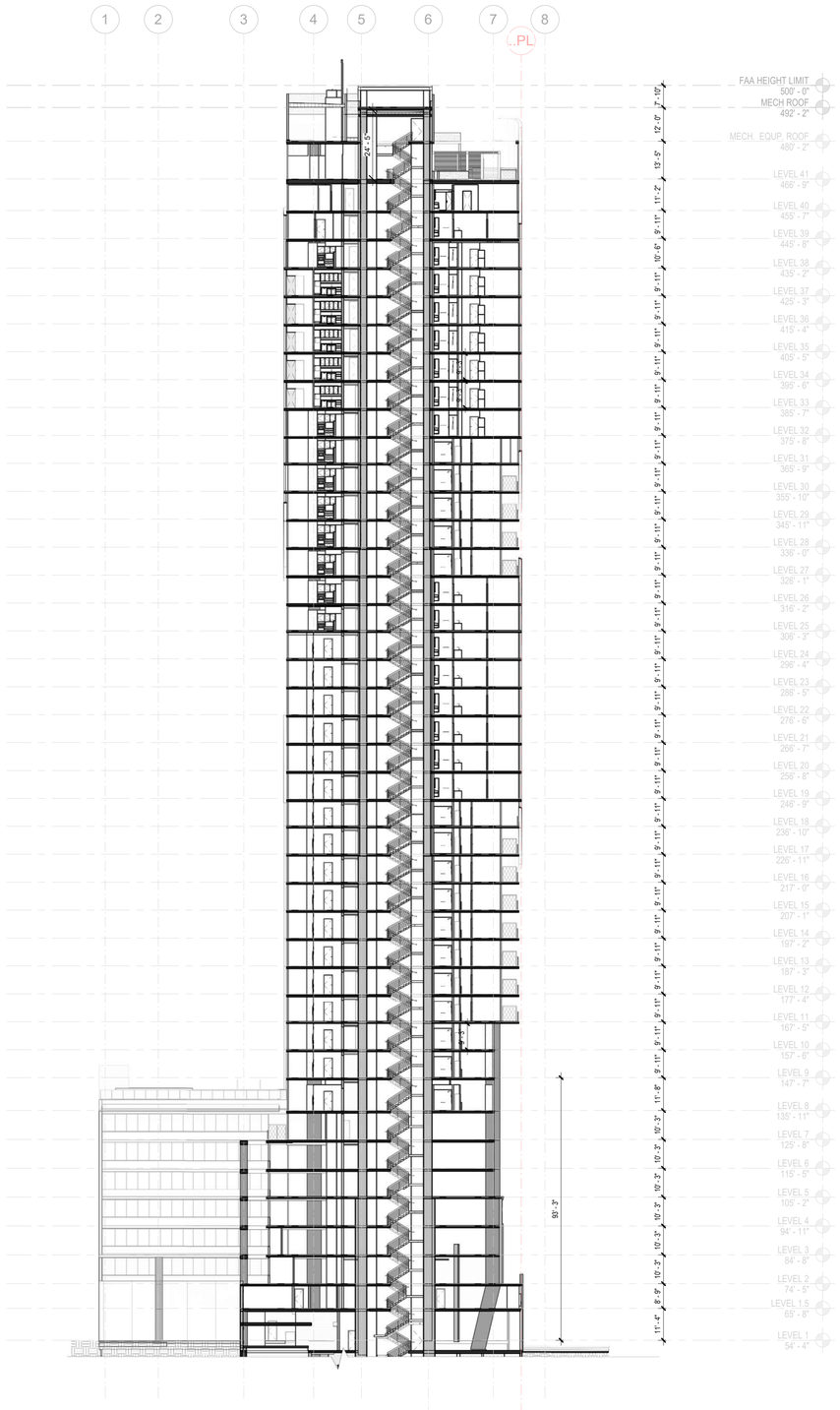
CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

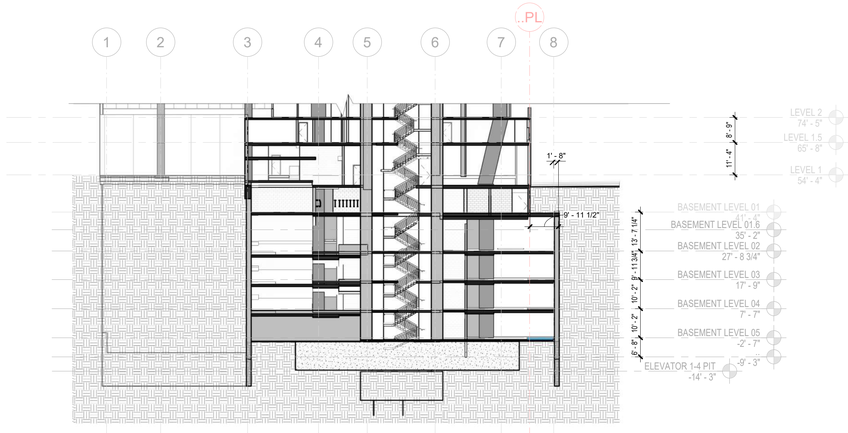
PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE: 1" = 25'-0"
TITLE: SECTION A-A

DRAWING NO: P49

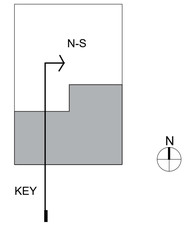
ATTACHMENT 2



SECTION B - PODIUM & TOWER



SECTION B - BASEMENT



SCALE 1:25 0 25 50 100 FEET

NOT TO SCALE @ 11"x17"

CAYDON
carrierjohnson + CULTURE

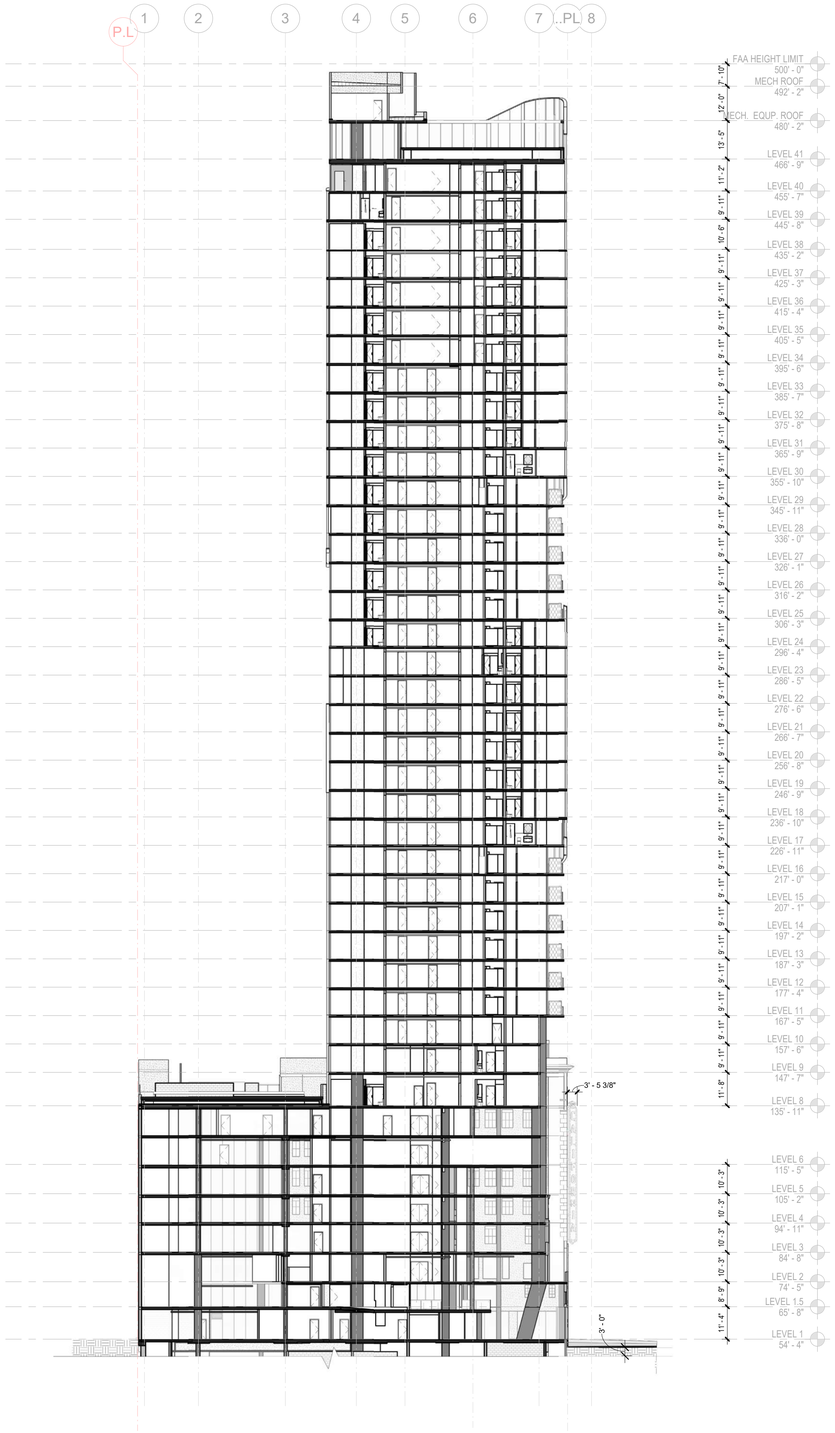
CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

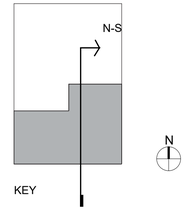
PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE: 1" = 25'-0"
TITLE: SECTION B-B

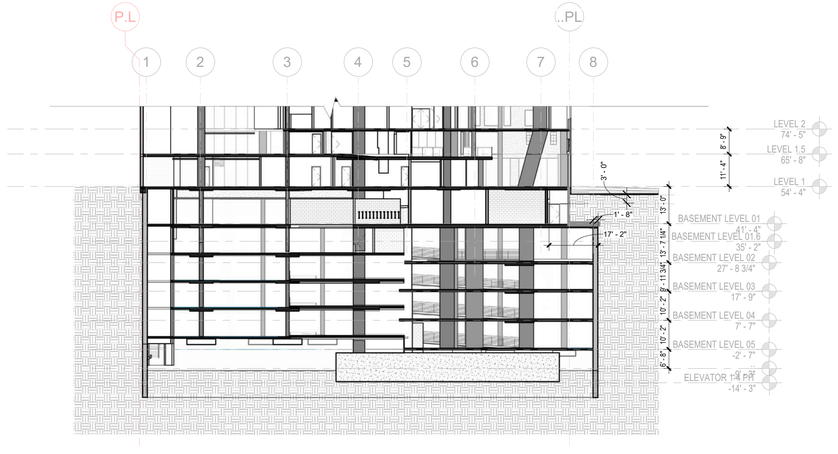
DRAWING NO: P50

ATTACHMENT 2



SECTION C - PODIUM & TOWER





SECTION C - BASEMENT

SCALE 1:25 0 25 50 100 FEET

NOT TO SCALE @ 11"x17"

CAYDON

carrierjohnson + CULTURE

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE: 1" = 25'-0"
TITLE: SECTION C-C

DRAWING NO: P51

ATTACHMENT 2

VIEW FROM CORNER OF 4TH AV & C-ST

CAYDON

carrierjohnson + CULTURE

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE:
TITLE: MASSING STUDY - PERSPECTIVE SHEET 01
DRAWING NO: P52

ATTACHMENT 2

VIEW FROM CORNER OF 3RD AV & C-ST

CAYDON carrierjohnson + CULTURE

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE:

TITLE: MASSING STUDY - PERSPECTIVE SHEET 02

DRAWING NO: P53

ATTACHMENT 2

VIEW FROM CORNER OF 3RD AV & C-ST

IMAGE SHOWN ABOVE IS FOR ILLUSTRATIVE PURPOSES ONLY

CAYDON
carrierjohnson + CULTURE

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 01/06/2021
CHECKED BY: GDS
SCALE:

TITLE: MASSING STUDY - PERSPECTIVE SHEET 03

DRAWING NO: P54

ATTACHMENT 2

VIEW FROM CORNER OF 4TH AV & C-ST

IMAGE SHOWN ABOVE IS FOR ILLUSTRATIVE PURPOSES ONLY

DWG REV.	DESCRIPTION	DATE
1A	town Planning Submission	27/10/2017
1B	Updating of Conceptual Perspectives 01, 02, 03 & 04	22/11/2017
1C	Response to Council RFI	22/01/2018
2A	COMPULSORY CONFERENCE - WITHOUT PREJUDICE PLANS	09/07/2018
2B	Without Prejudice Conditions - Response	20/07/2018

CAYDON

carrierjohnson + CULTURE

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00

FILE NAME:

DRAWN BY: SVH-PC-MP

PLOT DATE: 01/06/2021

CHECKED BY: GDS

SCALE:

TITLE: MASSING STUDY - PERSPECTIVE SHEET 04

DRAWING NO: P55

ATTACHMENT 2

SAN DIEGO CALIFORNIA THEATRE

1122 4TH AVENUE, SAN DIEGO CA 92010

LANDSCAPE SET

T +1 (832) 975 1900 | 1415 Louisiana Street, Suite 4200, Houston TX, 77002 United States
caydonproperty.com

CAYDON

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

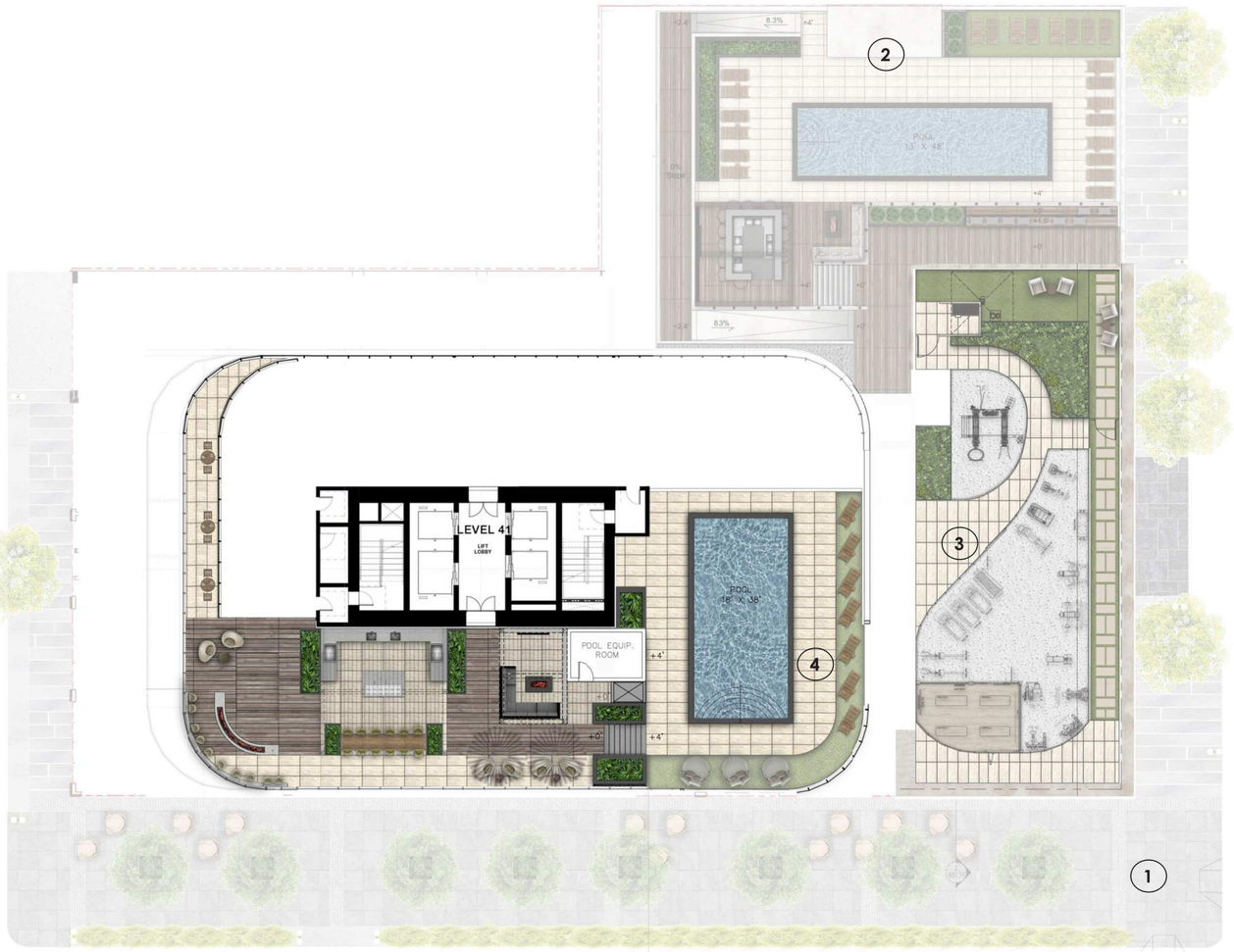
ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PCMP
PLOT DATE: 08/21/20
CHECKED BY: GDS
TITLE:

DRAWING NO:

ATTACHMENT 2

LANDSCAPE PLAN - COMPOSITE



1. GROUND LEVEL
2. LEVEL 8
3. LEVEL 9
4. LEVEL 41

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Packagt

Project Name: Caydon California Theater

Project Address: 1124 4th Avenue, San Diego, California 92101

sweeney + associates — IRRIGATION DESIGN AND CONSULTING

Reference Evapotranspiration (ETo) 46.5 In. / Yr. **Residential Project?** Yes

Hydrozone # / Planting Description[a]	Plant Factor	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
LWU Plantings on Ground Level	0.20	Drip	0.81	0.247	563	139.0	4,008
LWU Plantings on Level 8	0.20	Drip	0.81	0.247	479	118.3	3,410
LWU Plantings on Level 9	0.20	Drip	0.81	0.247	963	237.8	6,855
HWU Turf on Level 9	0.70	Spray	0.75	0.933	425	396.7	11,436
LWU Plantings on Level 41	0.20	Drip	0.81	0.247	93	23.0	662
HWU Pool / Spa on Level 8	0.80	Direct Fil	1.00	0.800	624	499.2	14,392
HWU Pool / Spa on Level 41	0.80	Direct Fil	1.00	0.800	684	547.2	15,776
				Totals:	**3,831**	**1,961**	
Special Landscape Areas							
1. Picnic Area				1.00	0	0	0
2. Active Turf				1.00	0	0	0
3. Vegetable Garden				1.00	0	0	0
				Totals:	**0**	**0**	
						Estimated Total Water Use (ETWU) Total:	**56,538**
						Maximum Applied Water Allowance (MAWA)[e]:	**60,746**

[a] **Hydrozone # / Planting Description** — *E.g. 1.) Front Lawn; 2.) Low Water Use Plantings; 3.) Medium Water Use Plantings*

[b] **Irrigation Method** — *Overhead Spray or Drip*

[c] **Irrigation Efficiency** — *0.75 for Spray; 0.81 for Drip*

[d] ***ETWU (Annual Gallons Required) =*** *ETo x 0.62 x ETAF x Area*
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.

[e] ***MAWA (Annual Gallons Allowed) =*** *ETo x 0.62 x [(ETAF x LA) + ((1 - ETAF) x SLA)]*
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.

Evapotranspiration Adjustment Factor (ETAF) Calculations

This residential project complies with the WELO and its average ETAF is less than ***0.55***

Regular Landscape Areas	
Total ETAF x Area	1,961
Total Area	3,831
Average ETAF	**0.51**

All Landscape Areas	
Total ETAF x Area	1,961
Total Area	3,831
Average ETAF	**0.51**

CAYDON

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC/MP
PLOT DATE: 25/8/2023
CHECKED BY: GDS
TITLE: COMPOSITE LANDSCAPE PLAN

DRAWING NO: P 57

ATTACHMENT 2

LANDSCAPE CALCULATIONS DIAGRAM

REQUIRED COMMON OPEN SPACE AREA
PLANTED AREA AT FINISH SURFACE
PAVED AREA
SYNTHETIC LAWN AREA
PET AREA (SYNTHETIC TURF)
SWIMMING POOL AREA

COMMON OUTDOOR OPEN SPACE CALCULATIONS

AREA CALCULATIONS:

REQUIRED OPEN SPACE: 15% OF 25,101 SF = 3,765 SF MIN.

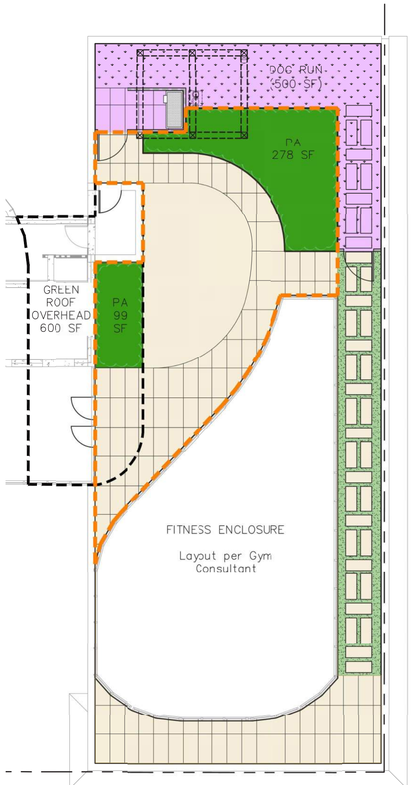
PROVIDED OPEN SPACE: (LEVEL 9) 1,230 SF + (LEVEL 41) 2,535 SF = 3,765 SF

LEVEL 9
REQUIRED PLANTED AREA: 10% OF 1,230 SF = 123 SF MIN.

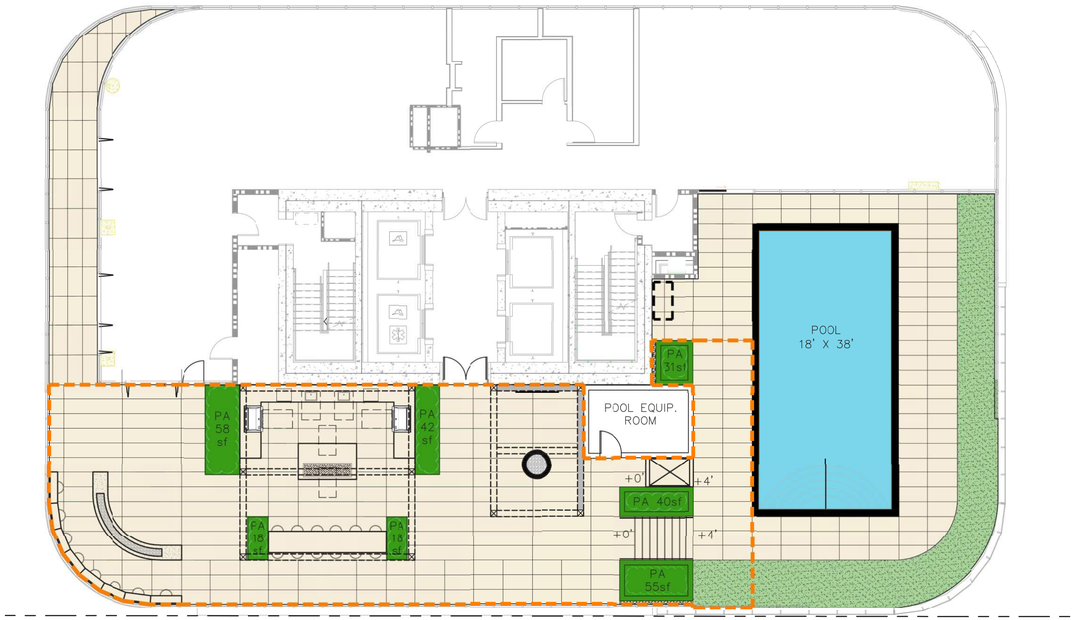
PROVIDED PLANTED AREA: 377 SF

LEVEL 41
REQUIRED PLANTED AREA: 10% OF 2,535 SF = 253.5 SF MIN.

PROVIDED PLANTED AREA: 262 SF



3 LEVEL 9 - RESIDENTIAL AMENITY
SCALE: 1/8" = 1'-0"



2 LEVEL 41 - RESIDENTIAL AMENITY
SCALE: 1/8" = 1'-0"

LEVEL 9 OPEN SPACE DIAGRAM

COMMON OPEN SPACE AREA:	1,230 SF
PLANTED AREA AT FINISH SURFACE:	377 SF
PET AREA:	500 SF
SYNTHETIC TURF AREA:	348 SF
PAVED AREA:	908 SF

LEVEL 41 OPEN SPACE DIAGRAM

COMMON OPEN SPACE AREA:	5,370 SF
PLANTED AREA AT FINISH SURFACE:	262 SF
SYNTHETIC TURF AREA:	506 SF
PAVED AREA:	3,950 SF
SWIMMING POOL AREA:	684 SF

CAYDON

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

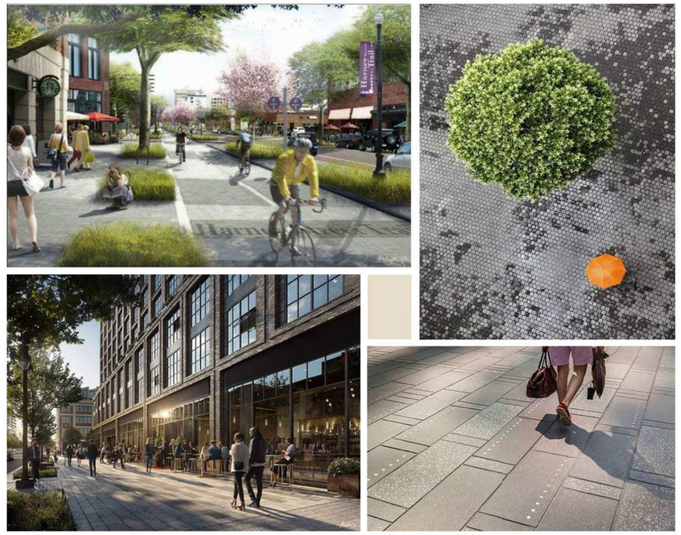
ISSUE:

PROJECT NO: 5901.03
FILE NAME:
DRAWN BY: SVH/PC-MP
PLOT DATE: 25/8/2020
CHECKED BY: GDS
TITLE: LANDSCAPE CALCULATIONS DIAGRAM
DRAWING NO: P 58

ATTACHMENT 2

STREETSCAPE LEVEL 01 - PUBLIC REALM

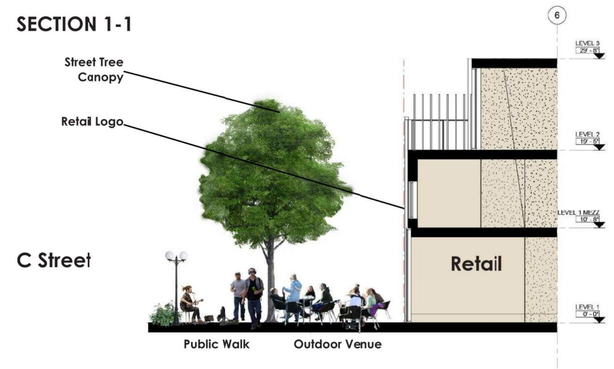
Interactive Streetscape



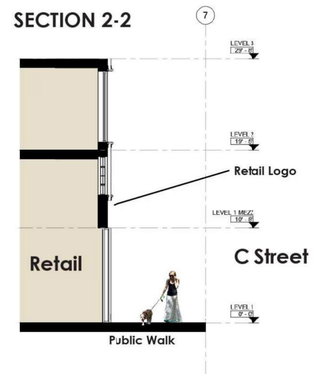
CASE STUDY

STREETSCAPE PLAN

SECTION 1-1



SECTION 2-2



CAYDON

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 25/8/2020
CHECKED BY: GDS
TITLE: GROUND LEVEL PUBLIC REALM ILLUSTRATIVE
DRAWING NO: P 59

ATTACHMENT 2

IRRIGATION STATEMENT

AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

TYPES OF IRRIGATION PROPOSED:
BUBBLERS (STREET TREES)
DRIPLINE (SHRUBS, GRASSES, GROUNDCOVERS)

MAINTENANCE STATEMENT

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

CITY LANDSCAPE STANDARDS CONFIRMATION

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

MINIMUM TREE SEPARATION DISTANCE

FIFTEEN (15) FEET MINIMUM FROM STREET LIGHTS.
FIVE (5) FEET MINIMUM FROM DRIVEWAY APRON FLARES.
TWENTY (20) FEET MINIMUM FROM THE FRONT OF ANY TRAFFIC SIGNAL OR STOP SIGN.
TEN (10) FEET MINIMUM FROM THE BACK OF ANY TRAFFIC SIGNAL OR STOP SIGN.
FIVE (5) FEET MINIMUM FROM UNDERGROUND UTILITIES.
TEN (10) FEET MINIMUM FROM SEWER LINES.

STRUCTURAL SOILS STATEMENT

A MINIMUM ROOT ZONE OF 40sf IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(6). STRUCTURAL SOILS SHALL BE USED WHEN THE ROOT ZONE AT GRADE MEASURES LESS THAN 40sf.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package

Project Name: Caydon California Theater
Project Address: 1124 4th Avenue, San Diego, California 92101

sweeney + associates — IRRIGATION DESIGN AND CONSULTING

Reference Evapotranspiration (ETo) 46.5 in. / Yr. **Residential Project?** Yes

Hydrozone # / Planting Description[a]	Plant Factor	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF / IE)	andscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
LWU Plantings on Ground Level	0.20	Drip	0.81	0.247	563	139.0	4,008
LWU Plantings on Level 8	0.20	Drip	0.81	0.247	479	118.3	3,410
LWU Plantings on Level 9	0.20	Drip	0.81	0.247	963	237.8	6,855
HWU Turf on Level 9	0.70	Spray	0.75	0.933	425	396.7	11,436
LWU Plantings on Level 41	0.20	Drip	0.81	0.247	93	23.0	662
HWU Pool / Spa on Level 8	0.80	Direct Fil	1.00	0.800	624	499.2	14,392
HWU Pool / Spa on Level 41	0.80	Direct Fil	1.00	0.800	684	547.2	15,776
				Totals:	3,831	1,961	
Special Landscape Areas							
1. Picnic Area			1.00	0	0	0	
2. Active Turf			1.00	0	0	0	
3. Vegetable Garden			1.00	0	0	0	
				Totals:	0	0	
				Estimated Total Watr Use (ETWU) Total:			56,538
				Maximum Applied Water Allowance (MAWA)[e]:			60,746

[a] **Hydrozone # / Planting Description** — *E.g. 1.) Front Lawn; 2.) Low Water Use Plantings; 3.) Medium Water-Use Plantings*

[b] **Irrigation Method** — *Overhead Spray or Drip*

[c] **Irrigation Efficency** — *0.75 for Spray; 0.81 for Drip*

[d] ***ETWU (Annual Gallons Required)*** = ETo x 0.62 x ETAF x Area
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.

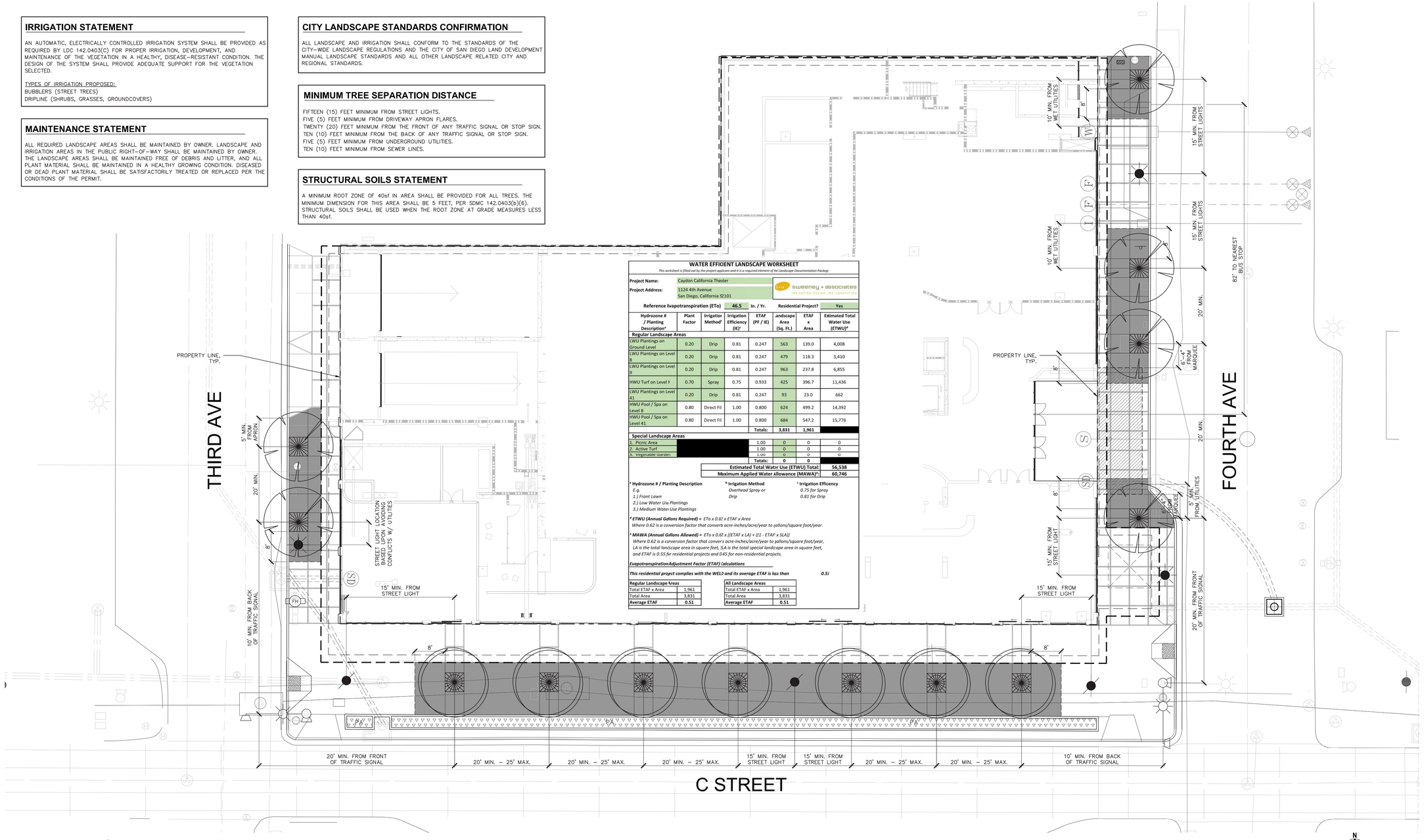
[e] ***MAWA (Annual Gallons Allowed)*** = ETo x 0.62 x [(ETAF x LA) + ((1 - ETAF x SLA))]
Where 0.62 is a conversion factor that convers acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.

Evapotranspiration Adjustment Factor (ETAF) Calculations

This residential project complies with the WELO and its average ETAF is less than ***0.55***

Regular Landscape Areas	
Total ETAF x Area	1,961
Total Area	3,831
Average ETAF	**0.51**

All Landscape Areas	
Total ETAF x Area	1,961
Total Area	3,831
Average ETAF	**0.51**



1 PLANTING PLAN - GROUND LEVEL
SCALE:1" = 10'-0"

10' 5' 0' 10'

TREE LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	CONTAINER SIZE	O.C. SPACING	MATURE SIZE	QUANTITY	NOTES	WATER NEEDS
	CUPANIOPSIS ANACARDIOIDES	CARROT WOOD	36" BOX	AS SHOWN	40' H X 30' W	7	STANDARD	MEDIUM
	PODOCARPUS GRACILIOR	FERN PINE	36" BOX	AS SHOWN	45' H X 25' W	6	STANDARD	MEDIUM

PLANTING AT FOCAL AREAS, CIRCULATION AND ENTRIES SUCH AS:

STRUCTURED, FORMAL ARRANGEMENTS OF PLANTS WITH STRONG TEXTURE AND COLOR; INCLUDES GRASSES, SEDGES AND REED-LIKE PLANTS, SUCCULENTS AND FLOWERING PERENNIALS IN MASSED GROUPINGS. USED CLOSE TO BUILDING ENTRIES AND GATHERING SPACES. DROUGHT AND SHADE TOLERANT, LOW MAINTENANCE PLANTING TO BUFFER AND SCREEN VIEWS.

20% 15 GALLON, 30% 5 GALLON, 40% 1 GALLON, 10% FLATS (1,538 SF TOTAL)

ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE
AEONIUM SPP.	NCN
AGAVE BLUE FLAME	NCN
AGAVE BLUE GLOW	NCN
AGAVE TEQUILANA	WEBER'S BLUE AGAVE
ALOE 'BLUE ELF'	NCN
ALOE BREVIFOLIA VAR. DEPRESSA	LARGE SHORT-LEAVED AGAVE
ALOE BUHRII	ELIAS BUHR'S AGAVE
ANIGOZANTHOS	KANGAROO PAW
BERBERIS THUNBERGII ATROPURPUREA	RED LEAF JAPANESE BARBERRY
CISTANTHE GRANDIFLORA	CALANDRINIA
COTONEASTER HORIZONTALIS	ROCK COTONEASTER
DIANELLA REVOLUTA	FLAX LILY
HESPERALOE PARVIFOLIA	RED YUCCA
LOMANDRA LONGIFOLIA	MAT RUSH
SALVIA SPATHACEA	HUMMINGBIRD SAGE
SALVIA SPLENDENS	SCARLET SAGE
SEDUM	STONECROP
SENECIO MANDRALISCAE	BLUE SENECIO
TRACHELOSPERMUM JASMINEOIDES	STAR JASMINE

HARDSCAPE	DESCRIPTION
CU-STRUCTURAL SOIL	PER CCPD MANUAL

CAYDON

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

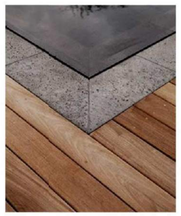
ISSUE:

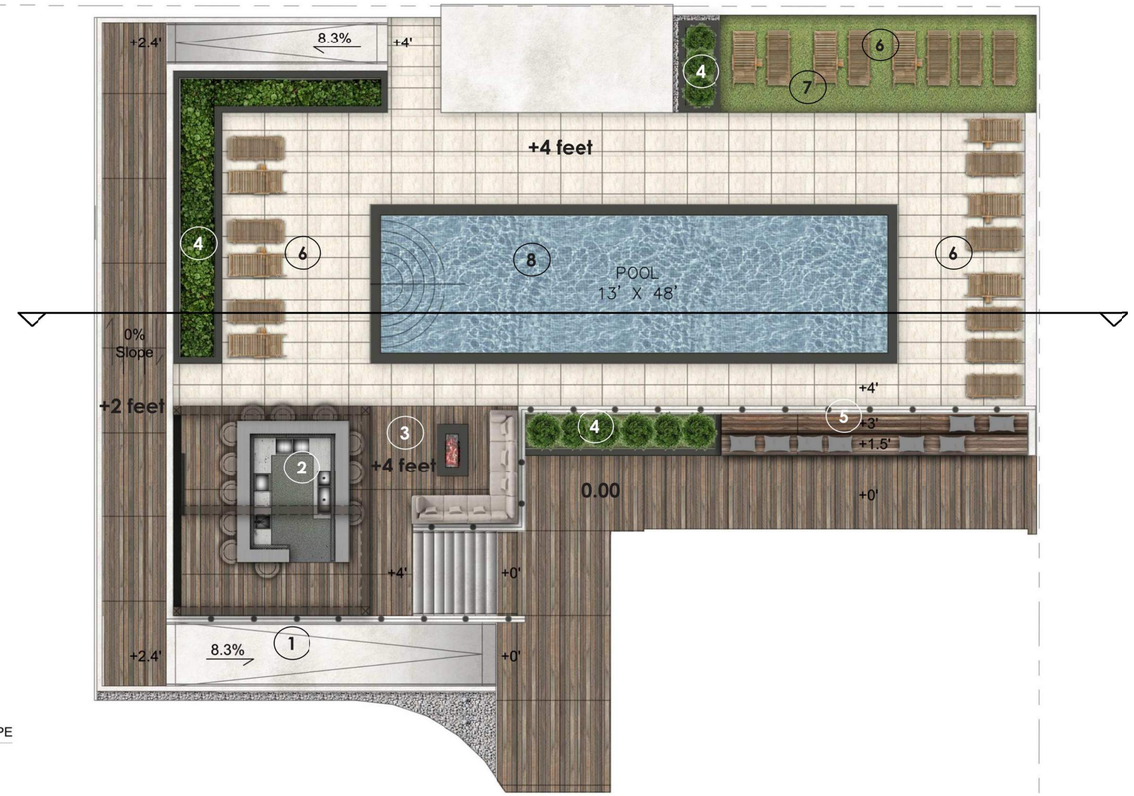
PROJECT NO: 5901.03
FILE NAME:
DRAWN BY: SVH/PC/MP
PLOT DATE: 25/8/2020
CHECKED BY: GDS
TITLE: GROUND LEVEL PLANTING PLAN
DRAWING NO: P 60

ATTACHMENT 2

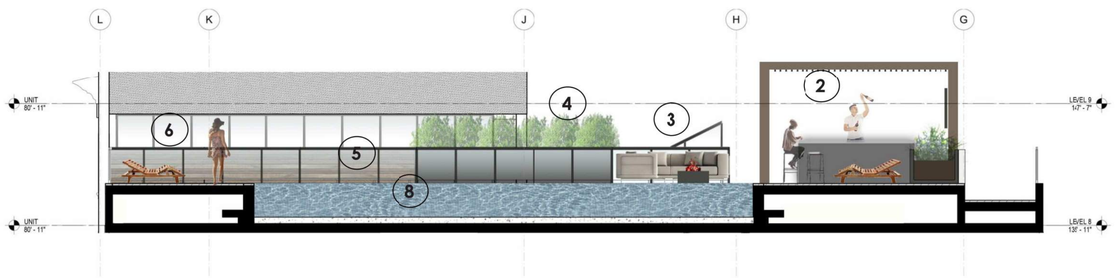
ROOFTOP LEVEL 08

Pool and Bio Planted Area





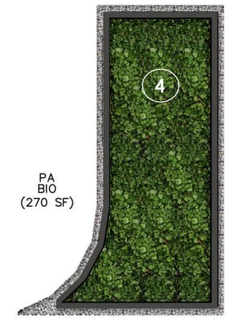
1 LEVEL 8 LANDSCAPE

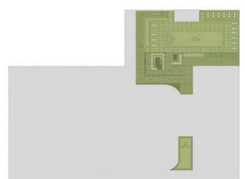


1 Section 1-1

AMENITY LEGEND

1. ADA RAMP
2. BAR
3. FIRE PIT LOUNGE AREA
4. PLANTERS
5. BENCH
6. SUN BEDS
7. SYNTHETIC LAWN AREA
8. POOL





LEVEL 08 LANDSCAPE KEY PLAN

CAYDON

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC/MP
PLOT DATE: 25/8/2023
CHECKED BY: GDS
TITLE: LEVEL 8 ILLUSTRATIVE PLAN
DRAWING NO: P 61

PLANTING AT FOCAL AREAS, CIRCULATION AND ENTRIES SUCH AS:

STRUCTURED, FORMAL ARRANGEMENTS OF PLANTS WITH STRONG TEXTURE AND COLOR; INCLUDES GRASSES, SEDGES AND REED-LIKE PLANTS, SUCCULENTS AND FLOWERING PERENNIALS IN MASSED GROUPINGS. USED CLOSE TO BUILDING ENTRIES AND GATHERING SPACES. DROUGHT AND SHADE TOLERANT, LOW MAINTENANCE PLANTING TO BUFFER AND SCREEN VIEWS.

20% 15 GALLON, 30% 5 GALLON, 40% 1 GALLON, 10% FLATS (1,538 SF TOTAL)

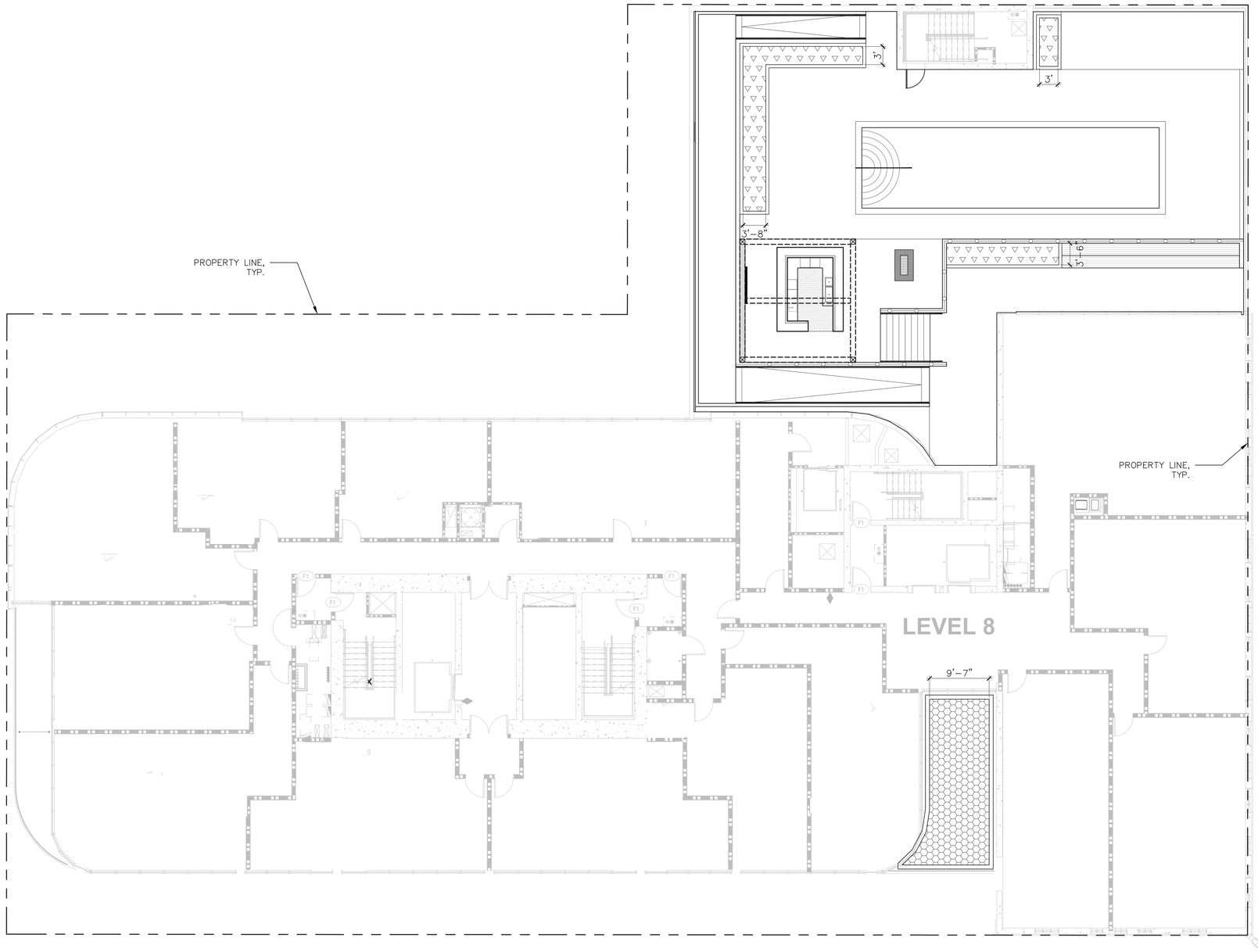
ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE
AEONIUM SPP.	NCN
AGAVE BLUE FLAME	NCN
AGAVE BLUE GLOW	NCN
AGAVE TEQUILANA	WEBER'S BLUE AGAVE
ALOE 'BLUE ELF'	NCN
ALOE BREVIFOLIA VAR. DEPRESSA	LARGE SHORT-LEAVED AGAVE
ALOE BUHRII	ELIAS BUHR'S AGAVE
ANIGOZANTHOS	KANGAROO PAW
BERBERIS THUNBERGII ATROPURPUREA	RED LEAF JAPANESE BARBERRY
CISTANTHE GRANDIFLORA	CALANDRINIA
COTONEASTER HORIZONTALIS	ROCK COTONEASTER
DIANELLA REVOLUTA	FLAX LILY
HESPERALOE PARVIFOLIA	RED YUCCA
LOMANDRA LONGIFOLIA	MAT RUSH
SALVIA SPATHACEA	HUMMINGBIRD SAGE
SALVIA SPLENDENS	SCARLET SAGE
SEDUM	STONECROP
SENECIO MANDRALISCAE	BLUE SENECIO
TRACHELOSPERMUM JASMINEOIDES	STAR JASMINE

PLANTING AT BIOSWALES SUCH AS:

LOW MAINTENANCE PLANTING WITH STRONG VERTICAL FORM, ABLE TO WITHSTAND PERIODIC WATER INUNDATION.

10% 15 GALLON, 40% 5 GALLON, 40% 1 GALLON, 10% FLATS (683 SF TOTAL)

CHONDROPETALUM TECTORUM	CAPE RUSH
DIETES BIPINNATA	FORTNIGHT LILY
IRIS DOUGLASIANA	DOUGLAS IRIS
JUNCUS PATENS	GRAY RUSH
LEYMUS 'CANYON PRINCE'	WILD RYE
SALVIA SPATHACEA	HUMMINGBIRD SAGE



1 PLANTING PLAN - LEVEL 8
SCALE: 1/8" = 1'-0"

8' 4' 0' 8'
6" 2'

N

ATTACHMENT 2

CAYDON

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

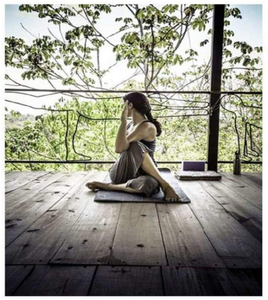
PROJECT NO: 5901.03
FILE NAME:
DRAWN BY: SVH/PC/MP
PLOT DATE: 25/8/2020
CHECKED BY: GDS
TITLE: LEVEL 8 PLANTING PLAN

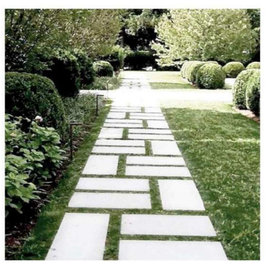
DRAWING NO: P 62

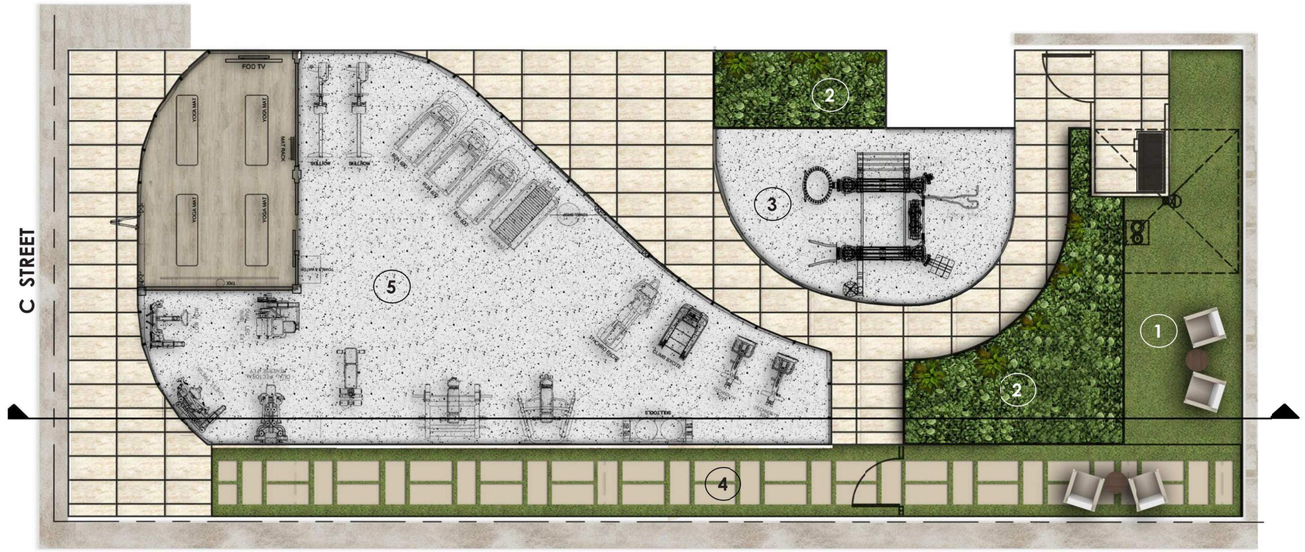
ATTACHMENT 2

ROOFTOP LEVEL 09

Wellness and Pet Relief Area







4TH AVENUE

AMENITY LEGEND

1. PET RELIEF AREA - SYNTHETIC LAWN
2. PLANTERS
3. FITNESS CENTER PAVILION
4. PAVERS WITH GRASS
5. OJTDOOR GYM

CAYDON

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC:MP
PLOT DATE: 25/8/2023
CHECKED BY: GDS
TITLE: LEVEL 9 ILLUSTRATIVE PLAN

DRAWING NO: P 63

PLANTING AT FOCAL AREAS, CIRCULATION AND ENTRIES SUCH AS:

STRUCTURED, FORMAL ARRANGEMENTS OF PLANTS WITH STRONG TEXTURE AND COLOR; INCLUDES GRASSES, SEDGES AND REED-LIKE PLANTS, SUCCULENTS AND FLOWERING PERENNIALS IN MASSED GROUPINGS. USED CLOSE TO BUILDING ENTRIES AND GATHERING SPACES. DROUGHT AND SHADE TOLERANT, LOW MAINTENANCE PLANTING TO BUFFER AND SCREEN VIEWS.

20% 15 GALLON, 30% 5 GALLON, 40% 1 GALLON, 10% FLATS (1,538 SF TOTAL)

ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE
AEONIUM SPP.	NCN
AGAVE BLUE FLAME	NCN
AGAVE BLUE GLOW	NCN
AGAVE TEQUILANA	WEBER'S BLUE AGAVE
ALOE 'BLUE ELF'	NCN
ALOE BREVIFOLIA VAR. DEPRESSA	LARGE SHORT-LEAVED AGAVE
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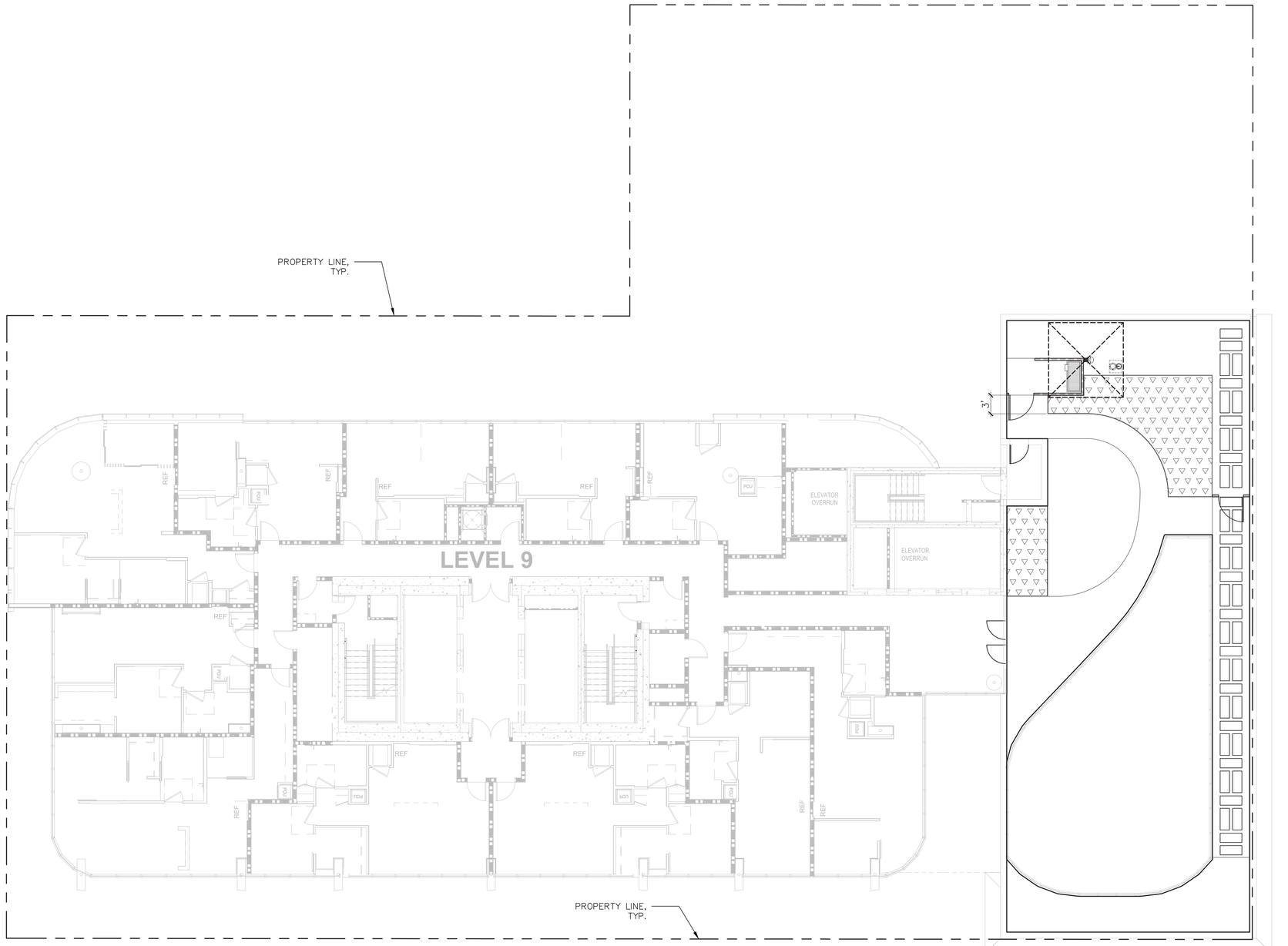
CISTANTHE GRANDIFLORA	CALANDRINIA
COTONEASTER HORIZONTALIS	ROCK COTONEASTER
DIANELLA REVOLUTA	FLAX LILY
HESPERALOE PARVIFOLIA	RED YUCCA
LOMANDRA LONGIFOLIA	MAT RUSH
SALVIA SPATHACEA	HUMMINGBIRD SAGE
SALVIA SPLENDENS	SCARLET SAGE
SEDUM	STONECROP
SENECIO MANDRALISCAE	BLUE SENECIO
TRACHELOSPERMUM JASMINEOIDES	STAR JASMINE



1 PLANTING PLAN - LEVEL 9
SCALE: 1/8" = 1'-0"

8' 4' 0' 8'
6' 2'

N

ATTACHMENT 2

CAYDON

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

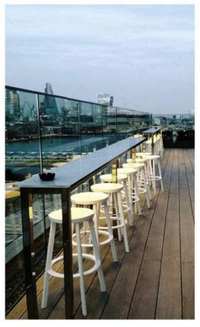
ISSUE:

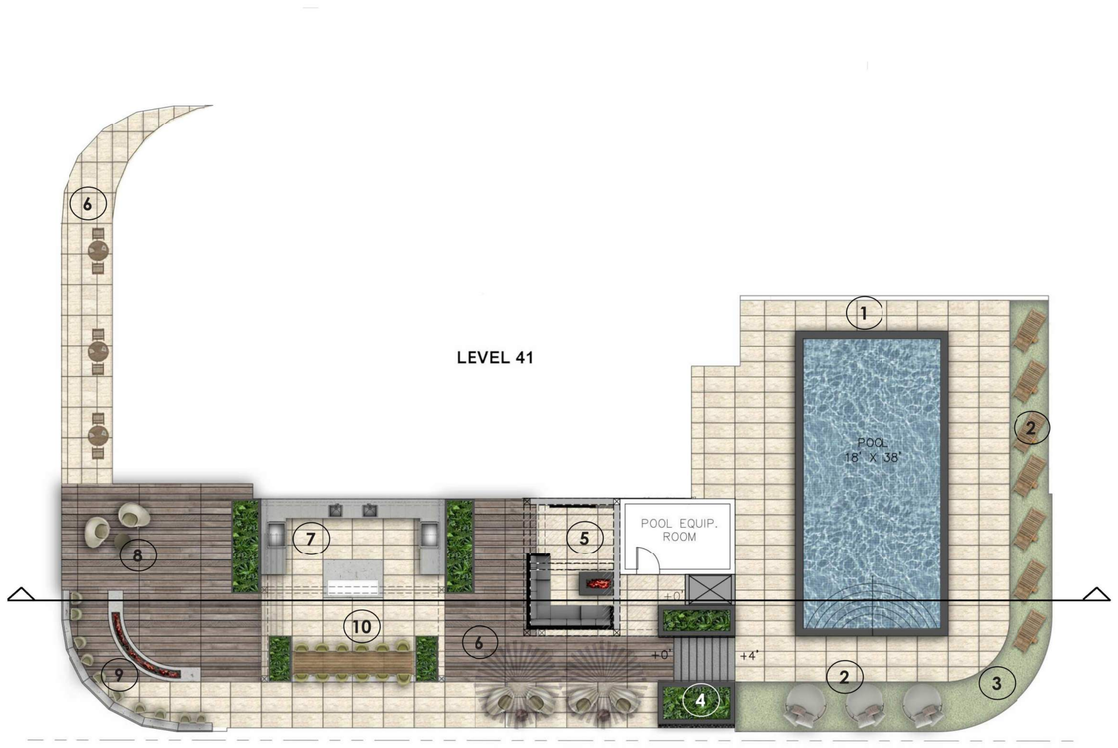
PROJECT NO: 5901.00
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 25/8/2020
CHECKED BY: GDS
TITLE: LEVEL 9 PLANTING PLAN
DRAWING NO: P 64

ATTACHMENT 2

ROOFTOP LEVEL 41

Pool and Bar/BBQ Area





AMENITY LEGEND

1. POOL
2. CABANAS/SUN-BED
3. SYNTHETIC LAWN AREA
4. PLANTERS
5. TV LOUNGE (CABANA)
6. SITTING AREA
7. OUTDOOR BBQ/BAR AREA
8. OUTDOOR SUN LOUNGE
9. VIEW BAR
10. TRELLIS SHADE

CAYDON

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO:
5901.00

FILE NAME:

DRAWN BY:
SVH-PC-MP

PLOT DATE: 25/8/2020
CHECKED BY: GDS

TITLE:
LEVEL 41
ILLUSTRATIVE
PLAN

DRAWING NO:
P 65

PLANTING AT FOCAL AREAS, CIRCULATION AND ENTRIES SUCH AS:

STRUCTURED, FORMAL ARRANGEMENTS OF PLANTS WITH STRONG TEXTURE AND COLOR; INCLUDES GRASSES, SEDGES AND REED-LIKE PLANTS, SUCCULENTS AND FLOWERING PERENNIALS IN MASSED GROUPINGS. USED CLOSE TO BUILDING ENTRIES AND GATHERING SPACES. DROUGHT AND SHADE TOLERANT, LOW MAINTENANCE PLANTING TO BUFFER AND SCREEN VIEWS.

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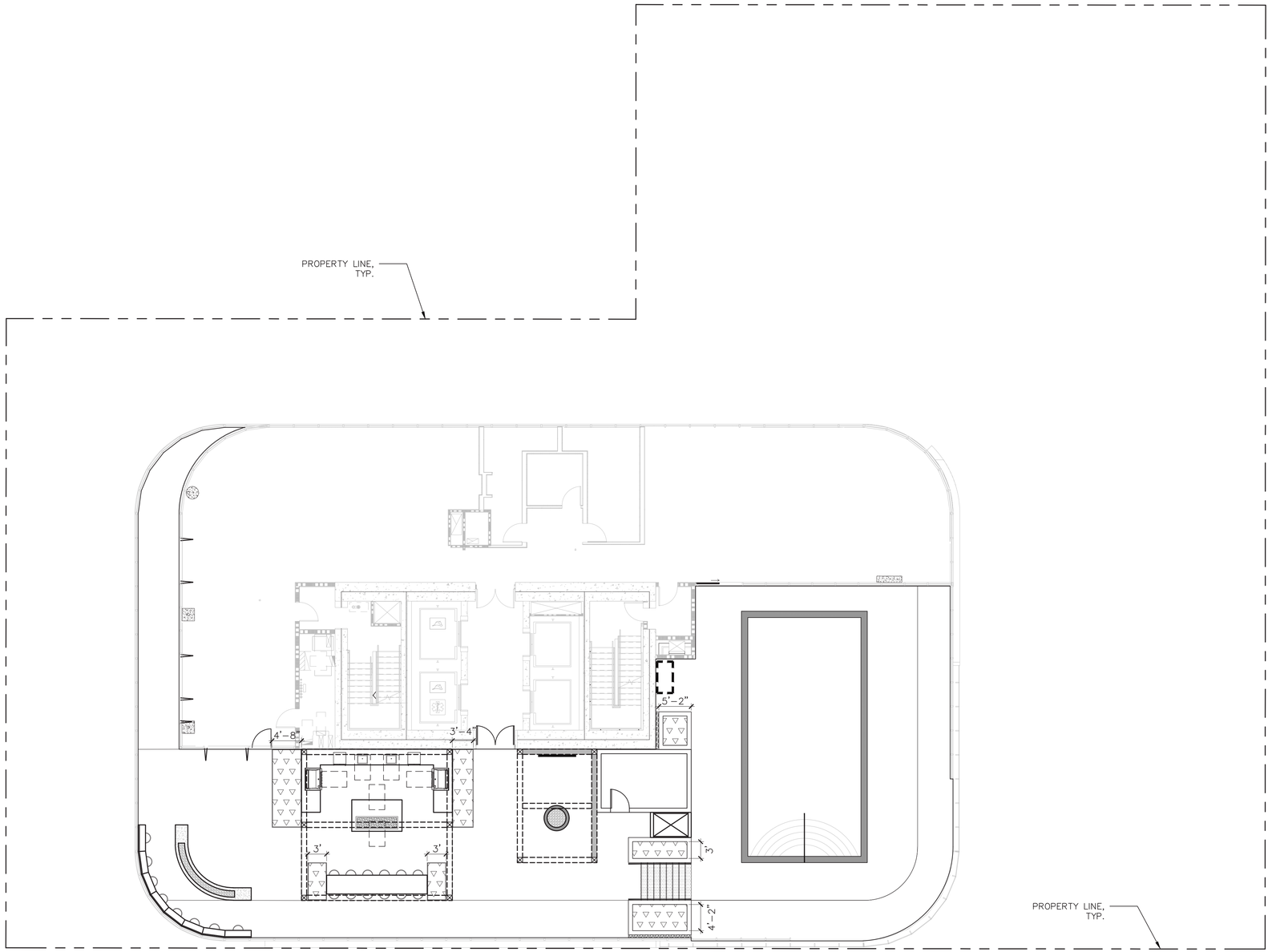
SEDUM	STONECROP
SENECIO MANDRALISCAE	BLUE SENECIO
TRACHELOSPERMUM JASMINEOIDES	STAR JASMINE



1 PLANTING PLAN - LEVEL 41
SCALE: 1/8" = 1'-0"

8' 4' 0' 8'
6' 2'

N

ATTACHMENT 2

CAYDON

CAYDON CALIFORNIA THEATER
1122 4TH AVE., SAN DIEGO, CA 92101

ISSUE:

PROJECT NO: 5901.0)
FILE NAME:
DRAWN BY: SVH-PC-MP
PLOT DATE: 25/8.2020
CHECKED BY: GDS
TITLE: LEVEL 41 PLANTING PLAN

DRAWING NO: P 66

ATTACHMENT 3

[EXTERNAL] Project 657138

Kathy Moore <itemtwo96@gmail.com>

Wed 5/20/2020 5:01 PM

To: Alexander, James <JamesA@sandiego.gov>

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

I strongly object to this.
Tearing down an historic structure
putting such a tall building in the gaslamp.
Condos instead of apartments. We don't need more condos, we need affordable rentals.

Hopefully not as ugly as Pinnacle at the Park. That is not a pleasure to see every day

Kathy Moore

DOWNTOWN COMMUNITY PLAN
FINAL ENVIRONMENTAL IMPACT REPORT

CEQA CONSISTENCY EVALUATION
FOR THE
REVISED 1122 4TH AVENUE REDEVELOPMENT/
CALIFORNIA THEATRE PROJECT
PTS No. 657138

Prepared for:

Caydon San Diego Property LLC
1415 Louisiana Street, Suite 4200
Houston, TX 77002

Prepared by:

AECOM
401 West A Street, Suite 1200
San Diego, CA 92101
(619) 610-7797
Contact: Elizabeth Doalson

December 2020

TABLE OF CONTENTS

LIST OF FIGURES

LIST OF ACRONYMS AND ABBREVIATIONS

ACM	asbestos-containing material
ADT	average daily trips
ALUCP	Airport Land Use Combability Plan
CAP FEIR	City of San Diego FEIR for the Climate Action Plan
CBC	California Building Code
CCPDO	Centre City Planned District Ordinance
CEQA	California Environmental Quality Act
CNEL	community noise equivalent level
CRHR	California Register of Historical Resources
dB(A)	A-weighted decibels
DCP	Downtown/Centre City Community Plan
EIR	Environmental Impact Report
ESA	Environmental Site Assessment
FAR	floor-to-area ratio
FEIR	Final Environmental Impact Report
GHG	greenhouse gas
HABS	Historic American Building Survey
I-5	Interstate 5
LBP	lead-based paint
LOS	level of service
MMRP	Mitigation, Monitoring and Reporting Program
MTS	Metropolitan Transit System
NRHP	National Register of Historic Places
NS	Not Significant
OPR	Office of Planning and Research
PCB	polychlorinated biphenyl
PRC	Public Resources Code
SANDAG	San Diego Association of Governments
SB	Senate Bill
SDAPCD	San Diego Air Pollution Control District
SDIA	San Diego International Airport
SDMC	San Diego Municipal Code
SEIR	Final Supplemental Environmental Impact Report
SM	Significant but Mitigated
SNM	Significant and Not Mitigated
SWPPP	Storm Water Pollution Prevention Plan
TDM	Transportation Demand Management
TPA	Transit Priority Area
TSM	Traffic Study Manual
VMT	vehicle miles traveled
WSA	water supply assessment

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CEQA CONSISTENCY EVALUATION

1. **PROJECT TITLE:** Revised 1122 4th Avenue Redevelopment Project (proposed project or project)

2. **APPLICANT:** Caydon San Diego Property LLC

3. **PROJECT LOCATION:** The project site is located in the City of San Diego on a 25,103-square-foot parcel bounded by 4th Avenue to the east; C Street to the south; 3rd Avenue to the west; and to the north Lots 3 and 7 of Horton's Addition, Block 16. The project is in the Civic/Core district of the Downtown Community Plan (DCP) area. The DCP area includes approximately 1,500 acres within the metropolitan core of the City of San Diego (City), bounded by Laurel Street and Interstate 5 (I-5) on the north; I-5, Commercial Street, 16th Street, Sigsbee Street, Newton Avenue, Harbor Drive, and the extension of Beardsley Street on the east and southeast; and San Diego Bay on the south, west, and southwest. The major north-south access routes to downtown are I-5, State Route 163, and Pacific Highway. The major east-west access route to downtown is State Route 94. Surrounding areas include the community of Uptown and Balboa Park to the north, Greater Golden Hill and Sherman Heights to the east, Barrio Logan and Logan Heights to the South, and the City of Coronado to the west across San Diego Bay. Figure 1 and 2 show the regional and project site locations, respectively.

4. **PROJECT SETTING:** The Final Environmental Impact Report (FEIR) for the DCP, Centre City Planned District Ordinance (CCPDO), and 10th Amendment to the Centre City Redevelopment Plan, certified by the Redevelopment Agency (Former Agency) and City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively), and subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolutions R-04508 and R-04510), August 3, 2010 (Former Agency Resolution R-04544) and certified by City Council on February 12, 2014 (Resolution R-308724) and July 14, 2014 (Resolution R-309115) describe the setting of the DCP area including the Civic/Core district. These descriptions are hereby incorporated by reference.

   The site is currently occupied by a vacant building known as the California Theatre and is composed of four main parts: theatre, stage/loft, two-story retail, and a nine-story office tower. The theatre was built in 1927 and has been vacant since 1990. The site is assigned assessor parcel numbers 533-521-04-00 and 533-521-05-00. The property is zoned as CCPDCORE (Centre City Planned District) in the City's Zoning Map; designated for multiple uses within the City's General Plan Land Use Map; and designated Civic/Core in the DCP.

   Surrounding land uses include a parking lot and a single-story building to the north, the Wells Fargo office tower to the northeast, retail and restaurant uses to the east and southeast, the U.S. Grant Hotel building to the south, the Westgate Hotel building to the southwest, and the Civic Theater to the west.

5. **PROJECT BACKGROUND:** In 2017, a Final Supplemental Environmental Impact Report (SEIR) was prepared for the 1122 4th Avenue Redevelopment Project (herein referred to as the original project). The SEIR analyzed potential impacts to historical resources, specifically the California Theatre, which was proposed to be demolished. The original project was proposed to use some features resembling those of the historic building, such as the building-front marquee, art features that depict the historical building, and a re-creation of the nine-story office building. Due to legal challenges to the original project, the original project's development permits were set aside and invalidated, while the validity of the associated legislative approvals were upheld and the SEIR was not decertified. As described in the original project's judgment, a revised project consistent with a

historic treatment plan approved by the Petitioners (Save Our Heritage Organisation) was required to address the environmental analysis. Per the stipulated judgment, a revised project consistent with the historic treatment plan could be considered under CEQA Guidelines Section 15168 using the FEIR as amended by the SEIR. The City is required to return the writ to court following compliance with the judgment.

A revised project has been put forth by a new developer that is consistent with the identified historic treatment plan. The revised project differs from the original project in that it includes additional residential units and a hotel component. As such, this Consistency Evaluation has been prepared as the checklist to determine whether the revised project is within the scope of the FEIR as amended by the SEIR and other applicable CEQA documentation.

The original project included an amendment to the DCP and CCPDO to remove the Employment Required Overlay from the site. Since the SEIR and associated legislative approvals were upheld, the Employment Required Overlay no longer applies to the site.

6. **PROJECT DESCRIPTION:** This project proposes to provide a mixed-use residential development to promote social civic and economic vitality along a blighted area of the C Street corridor.

   The proposed development, as conceptually shown in Figure 3, includes the construction of a new 41-story mixed-use development containing and 336 residential units and 190 hotel rooms, with street level retail and six below grade parking levels for a total of 205 parking spaces. The total project includes approximately 558,066 square feet of gross floor area, with approximately 399,360 square feet of residential, approximately 154,381 square feet of hotel, and approximately 4,325 square feet of retail. The proposed development will reconstruct the California Theatre 4th Avenue and C Street façades in a manner that replicates their existing appearance. The reconstructed façades will include the original California Theatre signage and canopy.

   In the DCP, development intensity is measured as floor-to-area ratio (FAR), which is the gross floor area divided by the lot area. The maximum base intensity of the site is 10.0 FAR, with the ability to use FAR bonus incentives (excluding affordable housing FAR bonus incentives) to increase the FAR to 20.0 FAR. Through the City's Affordable Housing Regulations, the FAR at the site may be increased by 60% of the maximum base FAR. Sixty percent of 10.0 FAR is 6.0 FAR. Therefore, the maximum FAR permitted at the site with full affordable housing FAR bonus incentives is 26.0 FAR. The project's FAR has earned a portion of the affordable housing FAR incentive and proposes a total FAR of approximately 22.25.

7. **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE:** The following environmental document and its appendices, which were prepared prior to this Consistency Evaluation and are hereby incorporated by reference, include the project site within the DCP area:

   1. FEIR for the DCP, CCPDO, and 10th Amendment to the Redevelopment Plan for the Centre City Project (State Clearinghouse Number 2003041001, certified by the Redevelopment Agency (Resolution No. R-04001) and the City Council (Resolution No. R-301265), with date of final passage on March 14, 2006.

   2. Addendum to the FEIR for the amendments to the Centre City Redevelopment Plan, DCP, and CCPDO certified by the Redevelopment Agency (Resolution No. R-04193) and by the City Council (Resolution No. R-302932), with date of final passage on July 31, 2007.

3. Second Addendum to the FEIR for amendments to the DCP, CCPDO, and Centre City Redevelopment Plan certified by the Redevelopment Agency (Resolution No. R-04508), with date of final passage on April 21, 2010.

4. Third Addendum to the FEIR for the Residential Emphasis District Amendments to the CCPDO certified by the Redevelopment Agency (Resolution No. R-04510), with date of final passage on April 21, 2010.

5. Fourth Addendum to the FEIR for the San Diego Civic Center Complex Project certified by the Redevelopment Agency (Resolution No. R-04544) with date of final passage on August 3, 2010.

6. Fifth Addendum to the FEIR for amendments to the CCPDO Establishing an Industrial Buffer Overlay Zone certified by the City Council (Resolution No. R-308724) with date of final passage on February 12, 2014.

7. Sixth Addendum to the FEIR for the India and Date Project certified by the City Council (Resolution No. R-309115) with date of final passage on July 14, 2014.

8. Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution No. R-310561).

9. Final Supplemental Environmental Impact Report for the 1122 4th Avenue Redevelopment Project certified by the City Council (Resolution No. R-311016) on April 4, 2017.

10. City of San Diego FEIR for the Climate Action Plan (CAP FEIR) certified by the City Council on December 15, 2015, (Resolution No. R-310176), including the Addendum to the CAP FEIR certified by the City Council on July 12, 2016.

11. General Plan FEIR (GP FEIR) consisting of (i) Land Development Code FEIR No. 96-0333 (SCH 96081056) certified November 18, 1997 (Resolution No. R-289458) and associated environmental determinations; (ii) General Plan PEIR No. 104495 (SCH 2006091032) certified March 10, 2008 (Resolution No. R-2008-685) and associated addendums; (iii) Public Resources Code (PRC) Section 21166 analysis covering City Council's approval of the City's Affordable Housing Density Bonus Regulations (San Diego Municipal Code ["SDMC"] section 143.0710 et seq.) on March 6, 2018 and March 22, 2018 (City Council Resolution No. R-311593 and City Council Ordinance No. O-20916, respectively.)

As used herein, the term "FEIR or Downtown FEIR" refers to the 2006 FEIR and all the addenda and SEIR referenced in 1 thru 9 above; the term "CAP FEIR" refers to the 2015 FEIR and the Addendum referenced in 10 above, and the term "GP FEIR" refers to the 2008 FEIR and the EIRs, addenda, and CEQA Section 21166 analysis referenced in 11 above.

The FEIR, GP FEIR, and CAP FEIR are Program EIRs prepared in compliance with CEQA Guidelines Section 15168. The aforementioned environmental documents are the most recent and comprehensive environmental documents pertaining to the project. The FEIR and GP FEIR and subsequent addenda are available for review at the offices of the City of San Diego Smart and Sustainability Communities, Urban Division located at 401 B Street, Suite 400, San Diego, CA 92101 and on the City's website at http://civicsd.com/departments/planning/environmental-documents/ and https://www.sandiego.gov/sites/default/files/land_devel._code_eir_no._96-0333_with_reso._pdf. The CAP FEIR is available at the offices of the City of San Diego Planning Department located at 9485 Aero Drive, San Diego, CA 92123 and on the City's website at https://www.sandiego.gov/planning/programs/ceqa.

Under this process described in CEQA Guidelines Section 15168(c), a Consistency Evaluation is prepared for each subsequent proposed action as a written checklist to determine whether additional environmental documentation beyond the FEIR, GP FEIR, and the CAP FEIR must be prepared. No additional documentation is required for subsequent proposed actions if the Consistency Evaluation determines that the potential impacts were within the scope of the CAP FEIR, GP FEIR, and the FEIR and subsequent proposed actions implement appropriate feasible mitigation measures identified in the Mitigation Monitoring and Reporting Program (MMRP) that accompanies the FEIR.

Through its CEQA Guidelines 15162 analysis, the Consistency Evaluation identifies whether additional environmental documentation is required. The form of this documentation depends upon the nature of the impacts of the subsequent proposed action being proposed. A Subsequent or Supplemental Environmental Impact Report would be prepared in accordance with Sections 15162 or 15163 of the State CEQA Guidelines should the lead agency determine, on the basis of substantial evidence in the light of the whole record, one or more of the three triggers described in CEQA Guidelines Section 15162(a) exist.

Pursuant to CEQA Guidelines 15168(c)(2), if the lead agency under CEQA finds that, pursuant to Sections 15162, no subsequent EIR would be required, the lead agency can approve the subsequent proposed action to be within the scope of the project covered by the FEIR, GP FEIR and CAP FEIR, and no new environmental document is required. Whether a later activity is within the scope of a program EIR is a factual question that the lead agency determines based on substantial evidence in the record. Factors that a legal agency may consider in making that determination include, but are not limited to, consistency of the later activity with the type of allowable land use, overall planned density and building intensity, geographic area analyzed for environmental impacts and covered infrastructure as described in the program EIR.

8. **PROJECT-SPECIFIC ENVIRONMENTAL ANALYSIS:** See attached Environmental Checklist.

9. **MITIGATION, MONITORING, AND REPORTING PROGRAM:** Mitigation may include, but is not necessarily limited to, the mitigation measures included in the MMRP found in Volume 1B of the FEIR. Some of the mitigation measures found in Volume 1B of the FEIR are DCP-wide and implemented on an ongoing basis regardless of whether the project is enacted, e.g., transportation improvements. Other measures are to be specifically implemented by development projects as they come forward. Consistent with the significance determinations in the FEIR, the project is anticipated to result in impacts that would require mitigation to reduce the impact to a below a level of significance. Because of this, a project-specific MMRP is included as Appendix A that includes applicable FEIR mitigation measures. The project-specific MMRP incorporates applicable mitigation measures from the FEIR.

10. DETERMINATION: In accordance with Sections 15168, 15162, and 15180 of the CEQA Guidelines, the potential impacts associated with future development within the DCP area are addressed in the FEIR prepared for the DCP, CCPDO, and the six subsequent addenda to the FEIR listed in Section 7 above, as well as the SEIR for the Downtown San Diego Mobility Plan and SEIR for the 1122 4th Avenue Redevelopment Project; the CAP FEIR, and the GP FEIR.

These documents address the potential environmental effects of future development within the DCP based on buildout forecasts projected from the land use designations, density bonus, and other policies and regulations governing development intensity and density. Based on this analysis, the FEIR and its subsequent addenda and CAP FEIR, as listed in Section 7 above, conclude that development downtown would result in significant impacts related to the following issues (mitigation and type of impact shown in parentheses):

Significant but Mitigated Impacts

- Air Quality: Construction Emissions (AQ-B.1) (Direct [D])
- Land Use: Ballpark Noise (LU-B.1) (D)[1]
- Land Use: Ballpark Lighting (LU-B.5) (D)[1]
- Noise: Interior from Traffic Noise (NOI-B.1) (D)
- Noise: Interior from Ballpark Noise (NOI-B.2) (D)[1]

Significant and Not Mitigated Impacts

- Aesthetics/Visual Quality: Views of Bay and Bay Bridge(VIS-B.1) (D)[1]
- Air Quality: Construction Emissions (AQ-B.1) (Cumulative [C])
- Air Quality: Mobile-source Emissions (C)
- Historical Resources: Historical (D/C)
- Historical Resources: Archaeological (D/C)
- Land Use: Traffic Noise (LU-B.2) (D)
- Land Use: Aircraft Noise (LU-B.3) (D)[1]
- Land Use: Railroad Noise (LU-B.4) (D)
- Land Use: Physical Changes Related to Transient Activity (LU-B.6) (D/C)
- Noise: Traffic Noise Level Increase on Grid Streets (NOI-A.1) (D/C)[1]
- Noise: Exterior Traffic Noise in Residential Development (NOI-C.1) (D)
- Noise: Exterior Aircraft Noise in Residential Development (NOI-C.2) (D)[1]
- Noise: Exterior Traffic Noise in Public Parks and Plazas (NOI-D.1) (D)
- Noise: Exterior Aircraft Noise in Public Parks and Plazas (NOI-D.2) (D)[1]
- Parking: Excessive Parking Demand (TRF-D.1) (D/C)[1]
- Traffic: Impact on Grid Streets (TRF-A.1.1) (D)[1]
- Traffic: Impact on Surrounding Streets (TRF-A.1.2) (D/C)
- Traffic: Impact on Freeway Ramps and Segments (TRF-A.2.1) (D/C)[1]
- Traffic: Impact from Removal of Cedar Street Ramp (TRF-A.2.2) (D)[1]
- Water Quality: Urban Runoff (WQ-A.1) (C)

In certifying the FEIR and approving the DCP, the City Council and the Former Agency adopted a Statement of Overriding Considerations, which determined that the unmitigated impacts were acceptable in light of economic, legal, social, technological, or other factors including the following:

Overriding Considerations

[1] Not applicable to the project.

- Develop Downtown as the primary urban center for the region.
- Maximize employment opportunities within the DCP area.
- Develop full-service, walkable neighborhoods linked to the assets the DCP area offers.
- Increase and improve park and public spaces.
- Maximize the advantages of Downtown's climate and waterfront setting.
- Implement a coordinated, efficient system of vehicular, transit, bicycle, and pedestrian traffic.
- Integrate historical resources into the DCP.
- Facilitate and improve the development of business and economic opportunities located in the DCP area.
- Integrate health and human services into neighborhoods within Downtown.
- Encourage a regular process of review to ensure the DCP and related activities are best meeting the vision and goals of the DCP.

SUMMARY OF FINDINGS: In accordance with PRC Section 21166 and CEQA Guidelines Sections 15168, 15162, and 15180(c) the following findings are derived from the environmental review documented by this Consistency Evaluation and the FEIR, CAP FEIR, and GP FEIR:

1. No substantial changes are proposed in the Centre City Redevelopment Project, or with respect to the circumstances under which the Centre City Redevelopment Project is to be undertaken as a result of the development of the proposed project, which will require important or major revisions in the Downtown FEIR, GP FEIR, or CAP FEIR, due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects;

2. No new information of substantial importance to the Centre City Redevelopment Project, which was not known and could not have been known with the exercise of reasonable diligence at the time the Downtown FEIR, GP FEIR, and CAP FEIR were certified as complete, has become available that shows the project will have any new significant and unmitigated effects not discussed previously in the Downtown FEIR, GP FEIR or CAP FEIR; or that any significant effects previously examined will be substantially more severe than shown in the Downtown FEIR, GP FEIR, and CAP FEIR, as mitigated; or that any mitigation measures or alternatives previously found not to be feasible are in fact feasible and would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt it; or that any mitigation measures or alternatives, which are considerable different from those analyzed in the Downtown FEIR, GP FEIR, or CAP FEIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt it;

3. The proposed project will have no significant effect on the environment, except as identified and considered in the Downtown FEIR, GP FEIR, and CAP FEIR that analyze the Centre City Redevelopment Project and its geographic area.

4. Because no Subsequent EIR would be required under CEQA Guidelines Section 15162, the City can approve the proposed project as being within the scope of the Centre City Redevelopment Project covered by the Downtown FEIR, GP FEIR, and CAP FEIR, and no new environmental document is required.

5. The finding that the proposed project is within the scope of the Downtown FEIR, GP FEIR, and CAP FEIR is based on the Consistency Evaluation and all the substantial evidence in the record, including but not limited to the fact that the proposed project's land use (retail, hotel and residential), overall planned intensity (approximately 22.25 FAR, and geographic location (Downtown San Diego

outside the Employment Required Overlay) were analyzed in the Downtown FEIR, GP FEIR, and CAP FEIR

6. The City has incorporated feasible and applicable mitigation measures and alternatives into the proposed project.

Signature of Lead Agency Representative — Date: 12/21/2020

Signature of Preparer (for Jeff Szymanski) — Date: 12/21/2020

Source: Bing Maps Hybrid, 2010.

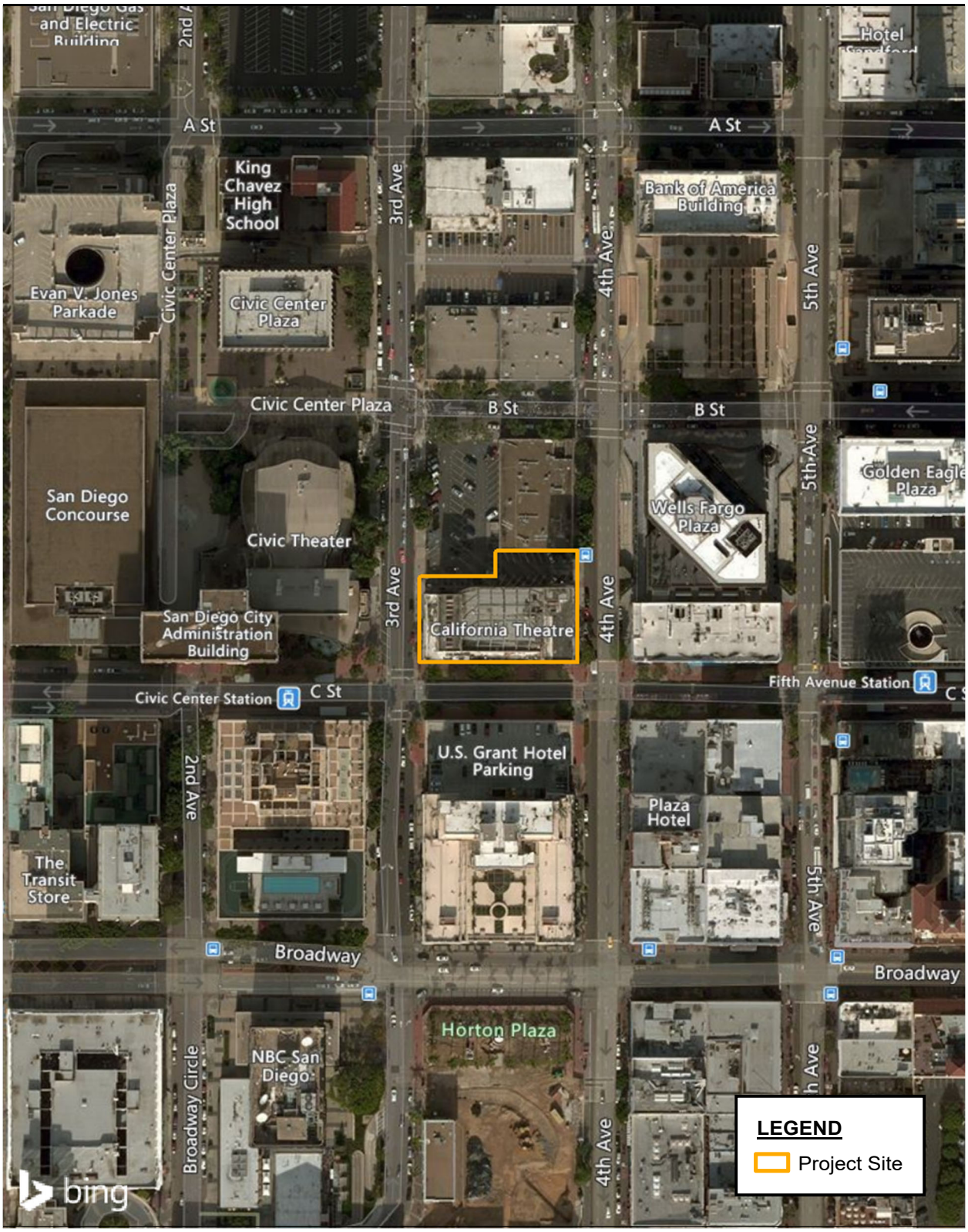
2,000 1,000 0 2,000 Feet

Scale: 1:24,000; 1 inch = 2,000 feet

Figure 1

Regional Location

Path: C:\Users\hannah.duffy\OneDrive - AECOM Directory\SD_CA_Theatre\map_docs\mxd\Figure1_RegionalLocation.mxd, 3/11/2020, hannah.duffy



Source: Bing Maps Hybrid, 2010.

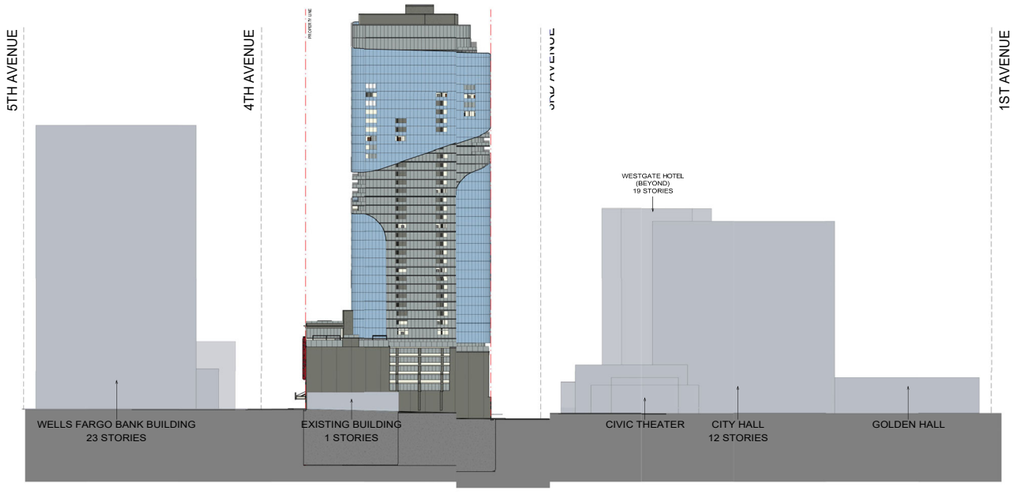
200 100 0 200 Feet

Scale: 1:2,400; 1 inch = 200 feet

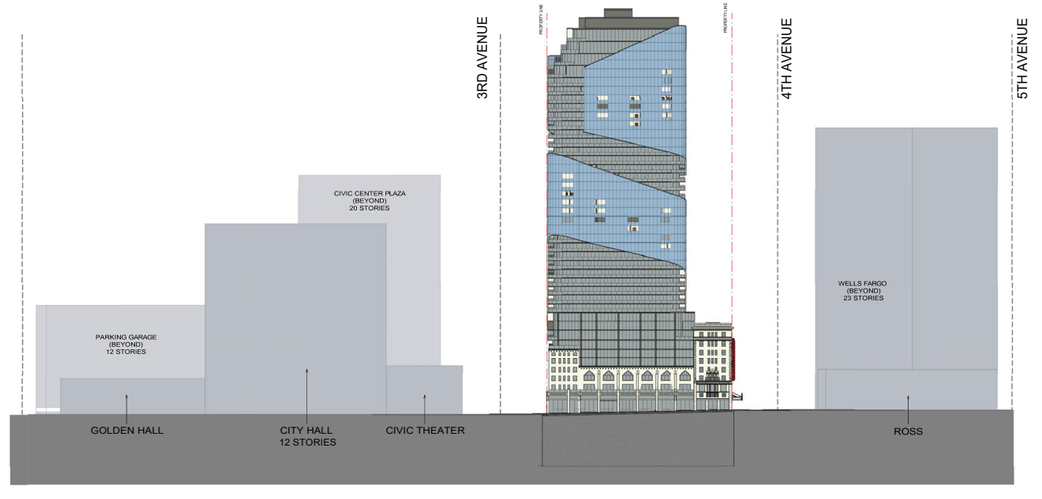
Figure 2

Project Site

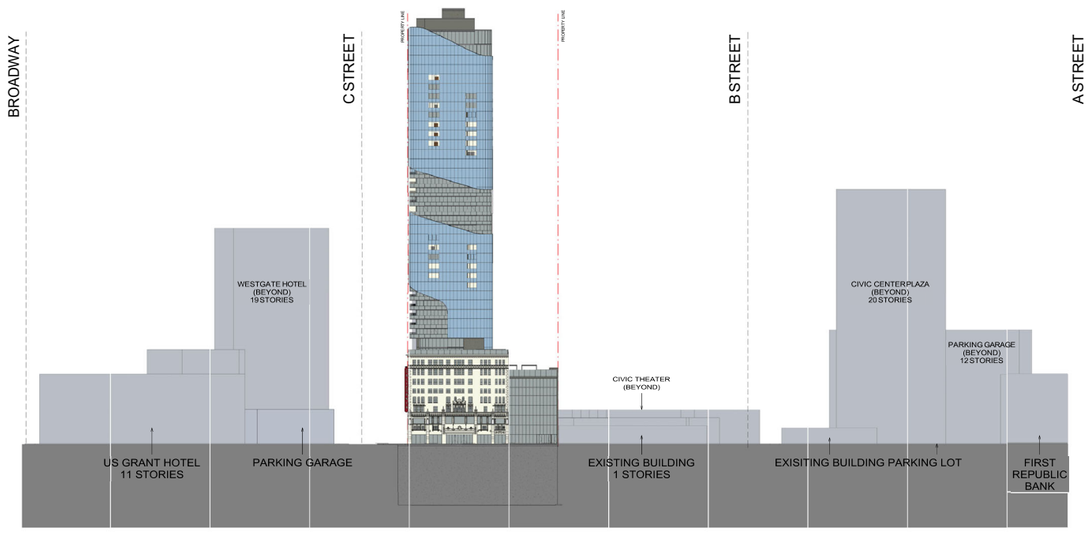
Path: C:\Users\hannah.duffy\OneDrive - AECOM Directory\SD_CA_Theatre\map_docs\mxd\Figure2_ProjectSite.mxd, 3/11/2020, hannah.duffy



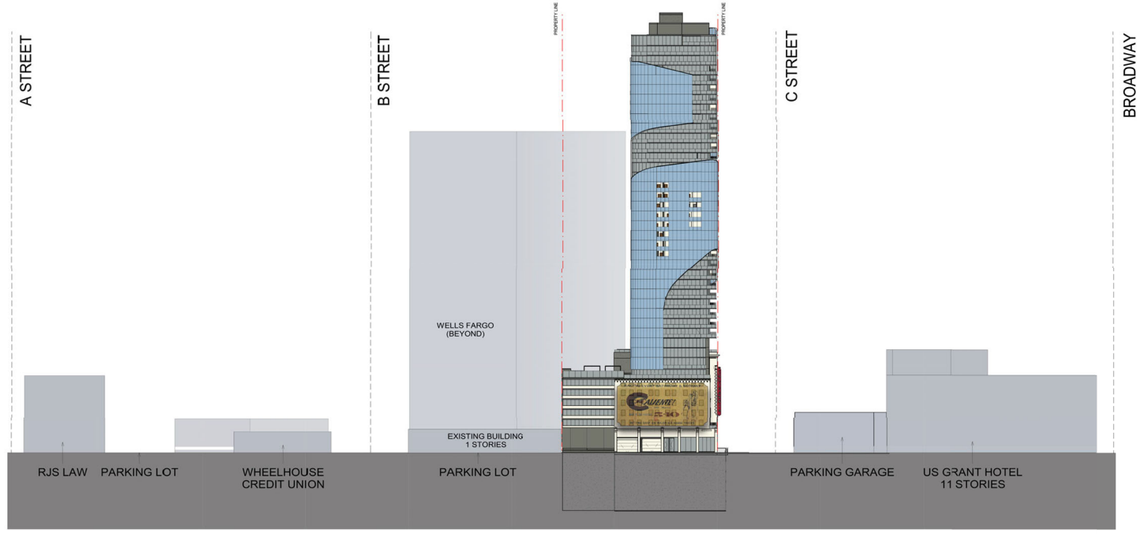
NORTH - VICINITY ELEVATION



OUTH - VICINITY ELEVATIONS



EAST - VICINITY ELEVATION



WEST - VICINITY ELEVATIONS

Figure 3
Vicinity Elevations

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ENVIRONMENTAL CHECKLIST

The following Consistency Evaluation table is the written environmental checklist for evaluating the potential environmental effects of the project to determine if there are any new significant and unmitigated impacts compared to the impacts analyzed in the FEIR, GP FEIR, and CAP FEIR to determine if an SEIR is required. As a result, the impacts are classified into one of the following categories:

- **Significant and Not Mitigated (SNM)** indicates that FEIR mitigation measures may be applicable that do not reduce the impact to below a level of significance, but the significant and unmitigated impact was already identified in the FEIR so no further environmental documentation is required beyond this Consistency Evaluation and project record. If the significant and unmitigated impact was not identified in the FEIR, or applicable sections of the GP FEIR and CAP FEIR, then it is noted in the analysis as a significant and unmitigated impact that would trigger the need for a SEIR.
- **Significant but Mitigated (SM)** indicates that FEIR mitigation measures or other feasible mitigation measures would be applicable and are accepted so no further environmental documentation is required beyond this Consistency Evaluation and project record.
- **Not Significant (NS)** indicates that the project would not result in a significant impact and no further environmental documentation is required beyond this Consistency Evaluation and project record.

The checklist identifies each potential environmental effect and provides information supporting the conclusion drawn as to the degree of impact associated with the project when compared to applicable analysis in the FEIR, GP FEIR, and CAP FEIR. An impact conclusion (in ***bold italic*** text) follows each threshold question that reflects the project impact conclusion as determined by this Consistency Evaluation. The project impact conclusion is followed by a summary of the FEIR, GP FEIR, and/or CAP FEIR impacts and a discussion of the project impacts based on the applicable analysis. The impact classifications checked in the columns to the right of the checklist reiterate the project impact conclusion.

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
1. AESTHETICS/VISUAL QUALITY						
(a) **Substantially disturb a scenic resource, vista, or view from a public viewing area or substantially degrade a scenic resource?** ***Not Significant.*** FEIR Summary: The FEIR concludes that no significant impacts to a scenic resource, vista, or view would occur with implementation of the DCP. Project Summary: As discussed in the FEIR, no designated scenic resources exist within the DCP area, although the northern DCP area includes an approximately 0.25-mile-long portion of the segment of State Route 163 from Ash Street to Interstate 8, which is eligible for designation as a California Scenic Highway. This segment of State Route 163 is approximately 0.4-mile northeast of the project site. The project consists of infill development that would not disturb views from this California Scenic Highway-eligible highway. The project would result in the construction of a 41-story high-rise building in the Civic/Core Use district. The architectural features of the proposed project do not include extreme height, bulk, scale, or site orientation that would substantially disturb views of San Diego Bay, San Diego-Coronado Bay Bridge, Point Loma, Coronado, Petco Park, and the downtown skyline from public viewing areas. The proposed project is located one block north of the Broadway View Corridor and just outside of the northern border of the Sun Access Envelope. As it is not located on a view corridor or within the Sun Access Envelope and does not substantially block the view of scenic resources, the proposed project would not impact scenic resources from a public viewing area as it is in compliance with the DCP and CCPDO.					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
The project does not include any components that would disturb a scenic resource, vista, or view or degrade a scenic resource. The project would be in accordance with the DCP and CCPDO, which serve to enhance and/or maintain the existing character of the area. Pursuant to CEQA Guidelines Section 15162, the project was determined to not result in any new or more severe impacts related to scenic resources or views than those identified in the FEIR. No mitigation is required. CEQA was also amended to affirm that "aesthetic and parking impacts of a residential, mixed use residential or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." (PRC 21099(d)(1)). The proposed project is a mixed use residential project with residential, hotel, and retail uses, surrounded by urban development, and located within half a mile of a major transit stop. Therefore, any aesthetic impact from the project that would disturb a scenic resource, vista, or view or substantially degrade a scenic resource cannot be considered significant.							
(b) **Substantially incompatible with the bulk, scale, color and/or design of surrounding development?** ***Not Significant.*** FEIR Summary: The FEIR concludes that no significant impacts related to the bulk, scale, color, or design of surrounding development would occur with implementation of the DCP. As discussed in the FEIR, it is anticipated that the DCP would not adversely affect neighborhood character as the DCP would likely enhance neighborhood character through goals and policies					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
related to landscaping, bulk and scale limitations, and urban design guidelines. Specifically, in the Civic/Core neighborhood, urban design standards in the CCPDO ensure that development would be visually compatible with the surrounding areas. Project Summary: The project would comply with the goals and policies of the DCP; the design guidelines in the CCPDO; and all federal, state, and local historic regulations. The project is also consistent with the allowed FAR and applicable FAR transfer and bonuses. Additionally, a variety of mid- and high-rise buildings, including residential, mixed-use, and commercial uses, are located within the vicinity of the project site. Therefore, the project would be consistent with the surrounding area. As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts related to the incompatibility with surrounding development than those identified in the FEIR. No mitigation is required. CEQA was also amended to affirm that "aesthetic and parking impacts of a residential, mixed use residential or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." (PRC 21099(d)(1)). The proposed project is a mixed use residential project with residential, hotel, and retail uses, surrounded by urban development, and located within half a mile of a major transit stop. Therefore, any aesthetic impact of the project from its bulk, scale, color and/or design on surrounding development cannot be considered significant.						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
(c) **Substantially affect daytime or nighttime views in the area due to lighting?** ***Not Significant.*** FEIR Summary: The FEIR concludes that no significant impacts associated with light or glare would occur with implementation of the DCP because the DCP and CCPDO include policies and regulations to minimize adverse lighting effects. The SDMC also contains a Light Pollution Law to protect sensitive land uses from excessive light generated by development. Further, the CCPDO requires that a light, glare, and shadow study be prepared for any building over 75 feet high. Project Summary: The project would be required to comply with the SDMC and CCPDO. The DCP area is largely developed and any new development resulting from the DCP would take place in or near developed and urbanized areas where moderate to high light and glare already exist. Lighting from future development in compliance with the SDMC, CCPDO, and policies in the DCP would not be out of character with the urban environment. Therefore, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts related to light and glare than those identified in the FEIR. No mitigation is required. CEQA was also amended to affirm that "aesthetic and parking impacts of a residential, mixed use residential or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." (PRC 21099(d)(1)). The proposed project is a mixed use residential project with residential, hotel and retail uses, surrounded by urban development, and located within half a mile of a major transit stop.					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Therefore, any aesthetic impact from the project's lighting on daytime or nighttime views cannot be considered significant.						
2. AGRICULTURAL RESOURCES						
(a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use?** ***Not Significant.*** FEIR Summary: The FEIR concludes that no significant impacts to farmland would occur with implementation of the DCP. Project Summary: As discussed in the FEIR, the DCP area does not contain land designated as prime agricultural soils by the Natural Resources Conservation Service, nor does it contain prime farmlands designated by the California Department of Conservation. Pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts related to farmland than those identified in the FEIR. No mitigation is required.					**X**	**X**
(b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract?** ***Not Significant.*** FEIR Summary: The FEIR concludes that no significant impacts to agricultural zoning or a Williamson Act contract would occur with implementation of the DCP. Project Summary: As discussed in the FEIR, the DCP area does not contain, nor is it near, land zoned for agricultural use or land subject to a Williamson Act contract pursuant to Section 51201 of the California Government Code. Pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts conflicting with existing agricultural zoning or a Williamson Act contract than those identified in the FEIR. No mitigation is required.					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
3. AIR QUALITY						
(a) **Conflict with or obstruct implementation of an applicable air quality plan, including the County's Regional Air Quality Strategies or the State Implementation Plan?** ***Not Significant.*** FEIR Summary: The FEIR concludes that, while implementation of the DCP would increase air emissions generated in the DCP area with respect to current levels, the DCP would not conflict with regional air quality planning as it would implement strategies and policies to reduce air pollution. As discussed in the FEIR, the mixed-use emphasis proposed in the DCP as well as the DCP area's proximity to a variety of transit opportunities would reduce mobile source emissions. The DCP also represents smart growth, which would be consistent with the goals and policies of the San Diego Air Pollution Control District (SDAPCD). Project Summary: The mixed-use development would implement the DCP as it would locate residential and hotel uses near existing commercial, retail, and office uses. The project is located across the street (less than 0.10 mile southwest) from the Civic Center Metropolitan Transit System (MTS) Trolley Station and in proximity to several bus stops. As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts related to or conflicting with regional air quality planning than those identified in the FEIR. No mitigation is required.					**X**	**X**
(b) **Expose sensitive receptors to substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, particulate matter, or any other emissions that may endanger human health?** ***Significant but Mitigated.***			**X**	**X**		

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
FEIR Summary: The FEIR concludes that emissions generated during demolition and construction activities could exceed acceptable local standards and pose a health risk to nearby sensitive receptors. The FEIR identifies Mitigation Measure AQ-B.1-1, which requires dust control measures to be implemented during demolition and construction. With implementation of Mitigation Measure AQ-B.1-1 and compliance with the City of San Diego mandated dust controls within the City Land Development Manual, Appendix O, Storm Water Standards Manual, impacts would be reduced to below a level of significance. The FEIR concludes that no significant impacts associated with mobile source, stationary, and hazardous materials emissions would occur with implementation of the DCP. However, mobile source emissions combined with other emissions in the San Diego Air Basin would result in a significant cumulative impact. Project Summary: The project would involve exposure of sensitive receptors (residents and visitors susceptible to respiratory distress [asthmatics], the elderly, very young children, people already weakened by disease or illness, and persons engaged in strenuous work or exercise) to substantial air contaminants during short-term demolition of existing buildings and construction activities. The potential for impacts to sensitive receptors during these activities would be mitigated to below a level of significance through compliance with the City's mandatory standard dust control measures and the dust control and construction equipment emission reduction measures required by Mitigation Measure AQ-B.1-1. While the proposed project would increase the total number of vehicle trips in the DCP area, the proposed project would be located within the						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Civic/Core Use District of the DCP area, which includes a variety of commercial, retail, and office uses. As discussed further in Section 16, the proposed project would result in a lower vehicle miles traveled (VMT) per capita (for the residential uses) and lower VMT per employee (for the hotel uses) than the significant impact threshold (i.e., 85% or less of the regional mean). The project's location near commercial, retail, office, and other amenity and entertainment uses would encourage residents and hotel patrons to use alternative transportation methods such as walking, biking, or riding the adjacent trolley. These alternative transportation options would contribute to air quality benefits. The use of alternative modes of transportation would reduce vehicular use and thus decrease (or not lead to an increase of) carbon dioxide emissions and other criteria pollutants. As a result, the project would not expose sensitive receptors to significant levels of any of the substantial air contaminants and would be consistent with the development projections in the FEIR. As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe air quality impacts to sensitive receptors than those identified in the FEIR. As discussed in the FEIR, implementation of Mitigation Measure AQ-B.1-1, compliance with the City's mandated dust control measures, pre-construction hazard assessment, and subsequent implementation of required remediation procedures would be required prior to and during demolition and construction activities (see Appendix A).							

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
(c) **Generate substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, PM, or any other emissions that may endanger human health?** ***Significant but Mitigated.*** FEIR Summary: The FEIR concludes that emissions generated during demolition and construction activities would cause the creation of dust and generate emissions from construction equipment that, when considered together, result in a significant impact. As discussed in Section 3(b), with implementation of Mitigation Measure AQ-B.1-1 and compliance with the City of San Diego mandated dust controls, impacts would be reduced to below a level of significance. Project Summary: Emissions generated by vehicles associated with the project would not exceed air quality significance standards established by SDAPCD, as documented in the FEIR. However, the project's mobile source emissions, in combination with dust generated during demolition and proposed construction of the project, would contribute to the significant and unmitigated cumulative impact to air quality identified in the FEIR. The project is consistent with the analysis and conclusions of the FEIR related to generation of air emissions and significance standards established by the SDAPCD. The FEIR assumes that existing major stationary sources would continue, and no new major stationary sources would be permitted by the DCP. At the same time, the FEIR acknowledges that sensitive receptors could be expected to develop near existing stationary sources of emissions. The DCP would minimize long-term air quality impacts by allowing for the construction of mixed-use development in proximity to transit options as well as pedestrian and bicycle facilities.			**X**	**X**		

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe air quality impacts related to the generation of air emissions than those identified in the FEIR. As discussed in the FEIR, implementation of Mitigation Measure AQ-B.1-1, compliance with the City's mandated dust control measures, pre-construction hazard assessment, and subsequent implementation of required remediation procedures would be required prior to and during demolition and construction activities (see Appendix A).						
4. BIOLOGICAL RESOURCES						
(a) **Substantially effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by local, state, or federal agencies?** ***Not Significant.*** FEIR Summary: The FEIR concludes that no significant impacts to sensitive species would occur with implementation of the DCP. Project Summary: As discussed in the FEIR, due to the highly urbanized nature of the DCP area, no sensitive plant or animal species, habitats, or wildlife migration corridors are present within the DCP area. Pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts to sensitive species than those identified in the FEIR because the site is entirely developed. No mitigation is required.					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
(b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations by local, state, or federal agencies?** ***Not Significant.*** FEIR Summary: The FEIR concludes that no significant impacts to riparian habitat or other sensitive natural communities would occur with implementation of the DCP. Project Summary: As identified in the FEIR, the project site is not within a subregion of the San Diego County Multiple Species Conservation Program. The project would comply with applicable local, regional, state, and federal plans, policies, and regulations protecting riparian habitat or other sensitive natural communities and species. Pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts to riparian habitat or other sensitive natural communities and species than those identified in the FEIR. No mitigation is required.					**X**	**X**
5. HISTORICAL RESOURCES						
(a) **Substantially impact a significant historical resource, as defined in § 15064.5?** ***Significant and Not Mitigated.*** FEIR Summary: The FEIR concludes that significant impacts to historical resources have the potential to occur with implementation of the DCP. The FEIR identifies Mitigation Measure HIST-A.1-1, which would require that National Register of Historic Places (NRHP)-listed/eligible and California Register of Historical Resources (CRHR)-listed/eligible resources be retained on-site and be treated in compliance with the Secretary of the Interior's Standards and Guidelines for	**X**	**X**				

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Rehabilitating Historic Buildings, and that San Diego Register-listed resources be treated in accordance with Chapter 14, Article 3, Division 2 of the SDMC. The FEIR also identifies Mitigation Measure HIST-A.1-2, which would require a treatment plan that includes measures for protecting any retained or relocated designated historical resources, if the potential exists for impacts to designated historical resources. With implementation of Mitigation Measures HIST A.1-1 and HIST-A.1-2, potential impacts to NRHP-listed/eligible or CRHR-listed/eligible resources would be reduced to below a level of significance through compliance with the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings. Even with implementation of Mitigation Measures HIST-A.1-1 and HIST-A.1-2, the potential exists for Designated Local Register historical resources to be demolished. The FEIR identifies Mitigation Measure HIST-A.1-3, which, in such cases, would require a documentation program of the historical resource that would be demolished. Even with implementation of Mitigation Measure HIST-A.1-3, the impact resulting from demolition of a historical resources would be significant and not mitigated. Project Summary: The proposed development includes the construction of a new 41-story high-rise tower mixed-use building. The new development would replace the California Theatre, which would be demolished as part of the project. The California Theatre is currently listed in the City of San Diego Register of Historical Resources as HRB #291 (Resolution Number R – 901024). The building was designated in 1990, as San Diego's fifth major playhouse (the largest at the time of its construction), its Spanish Colonial Revival design,						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
association with John Paxton Perrine (who was a principal architect for West Coast Theatres between 1925 and 1930), and its association with the film industry in the 1920s. As part of this project, a supplemental analysis was completed to determine if the California Theatre is eligible for listing in the NRHP and CRHR (Hollins and Meiser 2016). The results of that analysis concluded the California Theatre appears eligible for listing in the NRHP under Criterion A and the CRHR under Criterion 1 for its local significance associated with the booming development of downtown San Diego in the 1910s; and under NRHP Criterion C and CRHR Criterion 3 for its local significance as a good example of a Spanish Colonial Revival-style building. The project would demolish the California Theatre, reconstruct the 4th Avenue and C Street façades following the Secretary of the Interior's Standards for Reconstruction (36 CFR 68.3(d)) and construct a new 41-story building. However, the FEIR assumed that resources found to be significant at the federal or state level were to be retained and modified in compliance with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and that any significant alterations to such resources would require further environmental review. Since the proposed development would demolish the California Theatre, which is a historical resource significant at the federal, state, and local levels, the project would not follow the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and impacts would not be mitigated or reduced to a level less than significant.							

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
As it relates to demolition of the California Theatre, the further environmental review required by the FEIR was provided in the Final SEIR for the 1122 4th Avenue Redevelopment Project certified by the City Council (Resolution No. R-311016) on April 4, 2017, which analyzed the environmental impacts from destruction of the California Theatre. As determined in the Court's judgment the SEIR remains certified and development of a revised project at the site must be consistent with the Historic Treatment Plan approved by Save Our Heritage Organisation. The proposed project is the revised project and it is consistent with the Historic Treatment Plan because it reconstructs major portions of the California Theatre exterior façade and rehabilitates and reuses certain non-structural ornamental historic components following demolition. As discussed in the SEIR, impacts to the California Theatre were determined significant and unavoidable even with implementation of project-specific mitigation measures (Mitigation Measures HR-1 through HR-3). Implementation of Mitigation Measure HIST-A.1-3, which reduces the impact of demolishing a Designated Local Historical Resource, would still be required to ensure the project would not result in any new or more severe impacts to historical resources (see Appendix A). Same as stated in the SEIR, the revised project would not be subject to Mitigation Measures HIST-A.1-1 and HIST-A.1-2 because they are not applicable as the revised project still entails demolition of a historical resource, which would not adhere to the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings nor retain or relocate the historical resource. The project would also be required to implement the project-specific Mitigation Measures HR-1 through							

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
HR-3 identified in the SEIR (see Appendix A). Additional details regarding the applicability of the SEIR mitigation measures is included below. Mitigation Measure HR-1 requires a full archival recording of the historical resources consistent with the standards of the National Park Service's Historic American Building Survey (HABS). HABS documentation would be prepared in conjunction with the pre-demolition documentation program prepared under Mitigation Measure HIST A.1-3. Mitigation Measure HR-2 requires that salvaged architectural materials be made available for donation. The salvage program to identify suitable materials for donation would be conducted in conjunction with plans to salvage and reuse historic features and materials consistent with the treatment plan. Mitigation Measure HR-3 requires the creation of an interpretive display for public exhibition concerning the history of the California Theatre. The interpretive display would be incorporated into the proposed project consistent with the treatment plan. Therefore, pursuant to CEQA Guidelines Section 15162, the revised project would not result in any new or more severe impacts to historical resources than those identified in the FEIR and SEIR.						
(b) **Substantially impact a significant archaeological resource pursuant to § 15064.5, including the disturbance of human remains interred outside of formal cemeteries?** ***Significant and Not Mitigated.*** FEIR Summary: The FEIR concludes that significant impacts to archaeological resources have the potential to occur with implementation of the DCP. The FEIR identifies Mitigation Measure	**X**	**X**				

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
HIST-B.1-1, which would require pre-construction compliance with local, state, and federal requirements and construction monitoring. The impact would be significant and not mitigated. As discussed in the FEIR, building demolition and construction have the potential to result in impacts to archaeological resources. However, the FEIR states that previously excavated areas are generally considered to have low potential for archaeological resources since the soil containing potential resources has been removed. Project Summary: Demolition of the existing buildings on-site and construction of subterranean parking have the potential to impact archaeological resources. In addition, as discussed in the Consistency Evaluation prepared for the original project (AECOM 2017), an archaeological analysis was completed in 2015 and identified the potential for significant buried archaeological deposits and features within the project site to be low across most of the project area, with the exception of the northeastern portion of the project site, currently used as a parking lot. As there is potential to encounter unknown subsurface prehistoric or historic archaeological resources during demolition and construction, implementation of Mitigation Measure HIST-B.1-1 would reduce impacts by requiring construction monitoring. Therefore, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts to archaeological resources than those identified in the FEIR. As there is potential to expose archaeological resources, implementation of Mitigation Measure HIST-B.1-1							

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
would be required for ground-disturbing demolition and construction activities (see Appendix A).						
(c) **Substantially impact a unique paleontological resource or site or unique geologic feature?** ***Significant but Mitigated.*** On Thursday, February 7, 2019, the California Coastal Commission certified the 11th Update to the Land Development Code which included Oridance-20919. This ordinance is an Ordinance Amending Chapter 14, Article 2, Division 1 of the San Diego Municipal Code by Amending Section 142.0101, Amending Section 142.0130 by Amending the Editors Note, and adding new Section 142.0151, Relating to Paleontological Resources and Grading Proposed as Part of the 11th Update to the Land Development Code. Therefore, impacts to Paleontological Resources will remain below a level of significance through regulatory compliance with 0-20919. The requirement for monitoring will be included as conditions of the permit as opposed to mitigation in the environmental document.			**X**	**X**		

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
6. GEOLOGY AND SOILS						
(a) **Substantial health and safety risk associated with seismic or geologic hazards?** ***Not Significant.*** FEIR Summary: The FEIR concludes that no significant impacts associated with seismic or geologic hazards would occur with implementation of the DCP. As discussed in the FEIR, the DCP area, including the project site, is located in a seismically active region. The Rose Canyon fault zone, Downtown Graben, and the San Diego Fault traverse the DCP area. According to the FEIR, a seismic event on these faults could cause significant seismic ground shaking within the DCP area. Implementation of the goals and policies in the DCP and conformance with building construction standards for seismic safety within the California Building Code (CBC) would reduce risk. Project Summary: The project site is located in Zone 13 (Downtown Special Fault Zone) as shown on the City's Seismic Safety Study Geologic Hazard Maps (City of San Diego 2008). Zone 13 is characterized for ground rupture and potential ground failure (Christian Wheeler Engineering 2017). The project site is located 0.1 mile west of the Rose Canyon Fault, based on a review of geologic maps; however, there are no active faults underlying the site. Conformance with, and					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
implementation of, all seismic-safety development requirements, including the Alquist-Priolo Zone Act, seismic design requirements of the CBC, and other applicable requirements as part of project approval would ensure that the potential impacts associated with seismic and geologic hazards are not significant. As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts related to seismic and geologic hazards than those identified in the FEIR. Additionally, recommendations from the Geological Technical Report prepared for the project in 2017 would be required (Christian Wheeler Engineering 2017). No mitigation is required.						
7. GREENHOUSE GAS EMISSIONS						
(a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?** ***Not Significant.*** FEIR Summary: The DCP provides for the growth and buildout of the DCP area. The CAP FEIR analyzed greenhouse gas (GHG) emissions on a citywide basis inclusive of the anticipated assumptions for the growth and buildout of the DCP area. The City's CAP outlines measures that would support substantial progress towards the City's 2035 GHG emissions reduction targets, which are intended to keep the City making substantial progress toward achieving its share of the state's 2050 GHG reductions targets that Executive Order B-30-15 found would "attain a level of emissions necessary to avoid dangerous climate change" because it limits global warming to 2 degrees Celsius by 2050. The CAP Consistency Checklist was adopted on July 12, 2016, to uniformly implement the CAP for project-specific analyses of GHG emission impacts.					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
The SEIR analyzed the GHG impacts of buildout of the 1122 4th Avenue site without the Employment Required Overlay and concluded the GHG impacts were less than the GHG impacts of buildout of the 1122 4th Avenue site with the Employment Required Overlay that was in effect at the time the CAP FEIR was certified. Project Summary: As discussed above, the project would be consistent with the anticipated growth and buildout assumptions of both the DCP without the Employment Overlay and the City's CAP as the project would conform to the land use designation and development intensity requirements and FAR set forth in the DCP and the CCPDO, as amended by the SEIR to remove the employment overlay. In addition, the project developer would be required to complete the CAP Consistency Checklist as part of the City's development permit process. Therefore, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts to GHG emissions than those identified in the CAP FEIR. No mitigation is required beyond compliance with the CAP Consistency Checklist. The analysis of the project's compliance with the CAP Consistency Checklist is incorporated by reference herein.							
(b) **Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gas?** ***Not Significant.*** FEIR Summary: See Section 7(a) above. Project Summary: As discussed above in Section 7(a), the project would not result in significant impacts related to GHG emissions. The project would be consistent with the land use designation and FAR requirements set forth in the DCP and					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
CCPDO. The project completed the City's CAP Consistency Checklist, which is based on the Assembly Bill 32 reduction threshold. The project would also be consistent with the recommendations within Policy CE-A.2 of the City of San Diego's General Plan Conservation Element that aims to reduce the City's carbon footprint as the project would be accessible to public transit, which has the potential to reduce vehicular trips. Therefore, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts related to conflicting with any applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions than those identified in the CAP FEIR. No mitigation is required.							
8. HAZARDS AND HAZARDOUS MATERIALS						
a) **Substantial health and safety risk related to on-site hazardous materials?** ***Not Significant.*** FEIR Summary: The FEIR concludes that no significant impacts associated with on-site hazardous materials would occur with implementation of the DCP. The FEIR acknowledges that demolition of buildings may expose workers to asbestos-containing material (ACM) and lead-based paint (LBP); however, the types of hazardous materials occurring within the DCP area are not likely to occur in sufficient concentrations to present health risks to construction workers. Additionally, risks would be reduced by compliance with existing mandatory federal, state, and local regulations as discussed in the FEIR. Project Summary: The project would involve demolition of the existing structures on-site. It is assumed that the buildings contain ACMs, LBP, and polychlorinated biphenyls (PCBs), due to the					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
building's age. A Phase I Environmental Site Assessment (ESA) was conducted in 2015 and a records search of the project site indicates no known unauthorized releases of hazardous materials within the subject site. (Christian Wheeler Engineering 2015). While demolition of the buildings on-site would involve the handling and removal of ACMs, LBP, and PCBs, these activities would comply with existing federal, state, and local regulations, as discussed in the FEIR, to reduce potential impacts. As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with health and safety risk due to on-site hazardous materials than those identified in the FEIR. No mitigation is required.							
b) **Be located on or within 2,000 feet of a site that is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?** ***Not Significant.*** FEIR Summary: The FEIR concludes that no significant impacts associated with hazardous materials sites would occur with implementation of the DCP. As discussed in the FEIR, the DCP area has a high potential for encountering hazardous materials sites identified on registers compiled pursuant to Government Code §65962.5. However, significant impacts would be avoided through compliance with mandatory federal, state, and local regulations, as described above in Section 8(a). Project Summary: There are no documented hazardous material release cases on the project site. The State Water Resources Control Board's GeoTracker database lists over 50 hazardous					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
materials sites within 2,000 feet of the project site, over 40 of which have completed cleanup and are closed (SWRCB 2020). The closest closed site is southeast of the project site at 501 C Street; however, cleanup of a diesel leak at this site was completed and the case closed in 1991. The closest open site is approximately 0.2 mile northwest of the project site at 1301 3rd Avenue and is currently undergoing site assessment. No containments of concern have been identified at this site; cleanup status has been active since January 2019. The California Department of Toxic Substances' EnviroStor database lists six hazardous materials sites within 2,000 feet of the project site (DTSC 2019). The site closest to the project site is 0.2 mile northeast of the project site at 600 B Street. The next closest site is 0.2 mile southeast of the project site at 525 E Street. Both hazardous materials sites are listed as referred sites, which are sites that were referred to a local agency (through [SB] 1248 determination process) to supervise the cleanup of simple waste releases. While active and closed hazardous materials sites are near the project site, compliance with federal, state, and local regulations would ensure that any potential impact is reduced to below a level of significance. pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts related to hazardous materials sites than those identified in the FEIR. No mitigation is required.							
(c) **Substantially impair implementation of an adopted emergency response plan or emergency evacuation plan?** ***Not Significant.*** FEIR Summary: The FEIR concludes that no significant impacts to an emergency response or					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
evacuation plan would occur with implementation of the DCP. Project Summary: As discussed in the FEIR, the ongoing implementation and updating of the City Emergency Operations Plan would ensure adequate response to emergencies and the City would continue to cooperate with federal and state emergency preparedness agencies. Therefore, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with emergency response or evacuation plans than those identified in the FEIR. No mitigation is required.						
9. HYDROLOGY AND WATER QUALITY						
(a) **Substantially degrade groundwater or surface water quality?** ***Not Significant.*** FEIR Summary: The FEIR concludes that no significant impacts related to degradation of groundwater or surface water quality would occur. As discussed in the FEIR, adherence to state and local water quality controls, such as the City Jurisdictional Runoff Management Plan, Storm Water Pollution Prevention Plan (SWPPP), City Stormwater Standards, and Hazardous Materials Release Response and Inventory Plan, would reduce potential urban runoff impacts generated by new development. Project Summary: Demolition of the existing buildings on-site and construction of the project have the potential to result in short-term, temporary impacts. Adherence to state and local water quality controls would reduce potential impacts. Future construction and excavation activities have the potential to involve soil excavation at groundwater level depth, which would require groundwater dewatering. Compliance with the requirements of					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
(1) the San Diego Regional Water Quality Control Board under a National Pollutant Discharge Elimination System general permit for construction dewatering (if dewatering is discharged to surface waters), or (2) the City of San Diego Metropolitan Wastewater Department (if dewatering is discharged into the City's sanitary sewer system under the Industrial Waste Pretreatment Program), and (3) the mandatory requirements controlling the treatment and disposal of contaminated dewatered groundwater would ensure that potential impacts associated with construction dewatering and the handling of contaminated groundwater are not significant. Therefore, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts to groundwater or surface water quality than those identified in the FEIR. No mitigation is required.							
(b) **Substantially increase impervious surfaces and associated runoff flow rates or volumes?** ***Not Significant.*** FEIR Summary: The FEIR concludes that no significant impacts related to an increase in impervious surfaces and associated runoff would occur with implementation of the DCP. As discussed in the FEIR, the proposed mix of uses in the DCP is anticipated to replace the impervious surfaces that already exist in the area that would maintain the existing runoff characteristics. As the DCP area is highly urbanized, is paved with impervious surfaces, and contains very little vacant land, redevelopment under the DCP would not result in a substantial increase in impervious surface area. Significant impacts would be avoided through compliance with mandatory state and local regulations.					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Project Summary: The project site is currently developed and entirely covered with impervious surfaces. The project would replace the impervious surfaces that exist on-site; therefore, implementation of the project would generally maintain the same level of runoff and would not substantially increase the runoff volume entering the storm drain system. The project is required to comply with the City of San Diego Best Management Practices (BMPs) required as part of the City's storm water standards and Storm Water Standards Manual in the City's Land Development Manual. Therefore, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with an increase in impervious surface and associated runoff than those identified in the FEIR. No mitigation is required.							
(c) **Substantially impede or redirect flows within a 100-year flood hazard area?** ***Not Significant.*** FEIR Summary: The FEIR concludes that no significant impacts related to flood flows would occur with implementation of the DCP. Project Summary: As discussed in the FEIR, no 100-year flood hazard areas exist within the DCP area. As such, the project site is not located within a 100-year flood hazard area and the project would not affect off-site flood hazard areas located downstream. Therefore, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts related to substantially impeding or redirecting flows than those identified in the FEIR. No mitigation is required.					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
(d) **Substantially increase erosion and sedimentation?** ***Not Significant.*** FEIR Summary: As discussed in the FEIR, the potential for erosion and sedimentation could increase in the short term during site preparation and other construction activities. However, compliance with state and local water quality controls would ensure that impacts are not significant. The FEIR concludes that no significant impacts associated with an increase in erosion or sedimentation would occur with implementation of the DCP. Project Summary: Demolition of the existing buildings on-site and project construction have the potential to result in short-term, temporary erosion and sedimentation impacts. Adherence to state and local water quality controls, such as compliance with regulations mandating the preparation and implementation of a SWPPP, would reduce potential impacts. Therefore, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with an increase in erosion or sedimentation than those identified in the FEIR. No mitigation is required.					**X**	**X**
10. LAND USE AND PLANNING						
(a) **Physically divide an established community?** ***Not Significant.*** FEIR Summary: As discussed in the FEIR, the DCP proposes to strengthen community identity and make communities more accessible through the development of neighborhood centers. The FEIR also states that the development of large facilities (projects with footprints exceeding one block) has the potential to divide an established community. The FEIR concludes that implementation of the DCP would not divide an established community.					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Project Summary: The project entails a mixed-use development with residential, hotel, and retail uses, which is consistent with the permitted uses required by the DCP. The DCP states that the Civic/Core accommodates mixed-use projects as important components of the area's vitality. Additionally, the project spans a portion of a block and would not be classified as a large facility. A large facility is defined as exceeding one block. As such, the project would not divide an established community. pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with dividing an established community than those identified in the FEIR. No mitigation is required.						
(b) **Substantially conflict with the City's General Plan and Progress Guide, Downtown Community Plan, Centre City PDO or other applicable land use plan, policy, or regulation?** ***Not Significant.*** FEIR & GP FEIR Summary: The FEIR concludes that implementation of the DCP would not result in significant impacts related to conflicts with applicable land use plans. The GP FEIR includes the Land Development Code FEIR, General Plan PEIR and associated addendums, and PRC Section 21166 analysis covering City Council's approval of the City's Affordable Housing Density Bonus Regulations, which concludes there are no new significant and unmitigated impacts from implementation of the City's Affordable Housing Density Bonus Regulations, which permits floor area ratio bonuses, in excess of maximum zoning density, up to 60% of the base maximum density for project sites downtown. Project Summary: As discussed above in Section 10(a), the project would be consistent with the land use requirements in the DCP and CCPDO, as					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
amended by the SEIR, which removed the employment required overlay from the project site. Therefore, the project is not limited by a 50% minimum employment FAR requirement or a maximum 50% residential FAR requirement. The project's proposed residential, hotel, and retail uses are all permitted uses in the DCP Civic/Core district. The maximum base intensity of the site is 10.0 FAR, with the ability use FAR bonus incentives (excluding affordable housing FAR bonus incentives) to increase the FAR to 20.0 FAR. Through the City's Affordable Housing Regulations, the FAR at the site may be increased by 60% of the maximum base FAR. Sixty percent of 10.0 FAR is 6.0 FAR. Therefore, the maximum FAR permitted at the site with affordable housing FAR bonus incentives is 26.0 FAR. The project's FAR has earned a portion of the affordable housing FAR incentive and has a total FAR of approximately 22.25, which is within the scope of 26.0 maximum FAR permitted. Accordingly, the proposed project's land uses and intensity are both within the scope of the GP FEIR and the FEIR as amended by the SEIR and as implemented by the CCPDO and Affordable Housing Regulations. The project would also be consistent with the San Diego Association of Governments' (SANDAG) Regional Plan as the project itself would be in an area that is both pedestrian and transit oriented. The project is in the Review Area 2 of San Diego International Airport (SDIA) Airport Land Use Combability Plan (ALUCP) (San Diego County						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Regional Airport Authority 2014). The project would conform to the requirements with the SDIA ALUCP, which regulates use, intensity, and building height. The project is also subject to Federal Aviation Administration and would be required to receive a determination of no hazard to air navigation prior to issuance of any development permit. The land use consistency analysis in the permit findings and staff report are incorporated by reference herein. As such, pursuant to CEQA Guidelines Section 15162, the project was determined to not result in any new or more severe impacts associated with conflicting with land use plans than those identified in the FEIR and GP FEIR. No mitigation is required.						
(c) **Substantial incompatibility with surrounding land uses? *Significant and Not Mitigated.*** FEIR Summary: The FEIR concludes that significant land use incompatibility impacts related to noise and lighting would occur with implementation of the DCP. Lighting impacts would occur within areas near Petco Park. Land use noise impacts would be mitigated by implementing Mitigation Measures LU-B.4-1, NOI-B.1-1, and NOI-C.1-1, which would require project-specific noise study for areas exposed to traffic and railroad noise. Even with implementation of Mitigation Measures LU-B.4-1, NOI-B.1-1, and NOI-C.1-1, the impact would be significant and not mitigated. Project Summary: The project site is not located in areas where aircraft or ballpark noise exceeds applicable standards. The project site is also not located within two blocks of the ballpark and would therefore not result in associated lighting impacts.	**X**	**X**				

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
However, traffic and railroad noise levels would exceed 65 A-weighted decibels (dB[A]) community noise equivalent level (CNEL) in the project area, and interior noise levels within habitable rooms facing all adjacent streets could experience interior noise levels in excess of 45 dB(A) CNEL. Implementation of the noise attenuation measures required by Mitigation Measures LU-B.4.1 and NOI-B.1-1 would reduce interior noise levels to 45 dB(A) CNEL. In accordance with Mitigation Measure NOI-C.1-1, the project is adjacent to a roadway carrying more than 7,000 average daily trips (ADT) and would be required to conduct a project-specific noise study (see Appendix A). A project-specific analysis was conducted in 2015 for the original project and it was found that traffic noise in outdoor areas would not exceed 65 dB(A) CNEL (dBF Associates, Inc. 2015). Additionally, the analysis determined that noise attenuation measures would reduce noise levels to 45 dB(A) CNEL or less in habitable rooms. As such, pursuant to CEQA Guidelines Section 15162, the project was determined to not result in any new or more severe impacts associated with compatibility of surrounding land uses than those identified in the FEIR. The project would be required to implement Mitigation Measures LU-B.4.1, NOI-B.1-1, and NOI-C.1-1 (see Appendix A).							
(d) **Substantially impact surrounding communities due to sanitation and litter problems generated by transients displaced by Downtown development?** ***Significant and Not Mitigated.*** FEIR Summary: The FEIR concludes that significant impacts associated with sanitation and litter problems generated by displaced people who are homeless would occur with implementation of the DCP. The FEIR identifies that the DCP would support the efforts of the mitigation measure	**X**	**X**				

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
identified in the Final Subsequent EIR to the Final Master Environmental Impact Report for the Ballpark and Ancillary Development Projects, and Associated Plan Amendments prepared in September 1999, which created a Homeless Outreach Team consisting of a law enforcement officer and a social worker who distribute information on how to find help offered by local social service providers. Even with implementation of homeless outreach efforts, the impact would not be reduced below a level of significance. Project Summary: The project, in tandem with other DCP development, would have a significant direct and cumulative impact on surrounding communities resulting from sanitation problems and litter generated by people who are displaced from the DCP area into surrounding canyons and vacant land as discussed in the FEIR. Continued support of Homeless Outreach Teams and similar outreach efforts would reduce impacts. However, outreach efforts are not the responsibility of the project and are therefore not included in mitigation measures stated in Appendix A. As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with the displacement of people who are homeless than those identified in the FEIR. No mitigation is required.							
11. MINERAL RESOURCES						
(a) **Substantially reduce the availability of important mineral resources?** ***Not Significant.*** FEIR Summary: The FEIR concludes that no significant impacts to mineral resources would occur with implementation of the DCP. Project Summary: As discussed in the FEIR, the DCP area has been urbanized since the early part of					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
the 20th century; therefore, the potential for viable extraction of mineral resources is limited due to the urbanized character of the area. The DCP area has not been designated as having a potential for mineral resources. As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts to mineral resources than those identified in the FEIR. No mitigation is required.						
12. NOISE						
(a) **Substantial noise generation?** ***Significant but Mitigated.*** FEIR Summary: The FEIR concludes development within the DCP area could generate temporary noise impacts caused by construction activities. However, short-term construction noise impacts would be avoided by adherence to construction noise limitations imposed by the City's Noise Abatement and Control Ordinance. The FEIR also concludes that significant impacts associated with traffic, aircraft, and ballpark noise increases would occur with implementation of the DCP. No feasible mitigation measures are available to reduce the significant traffic and aircraft noise increase. However, prior to approval of a Building Permit for any residential, hospital, or hotel noise-sensitive use (excluding residential and hotel uses) within 475 feet of the centerline of I-5 or adjacent to a roadway carrying more than 7,000 ADT, an acoustical analysis would be performed to confirm that architectural or other design features are included, which would ensure that noise levels within habitable rooms would not exceed 45 dB(A) CNEL. Project Summary: The project would demolish existing buildings on-site to allow for construction of residential and hotel uses. Therefore, demolition and construction activities have the potential to			**X**	**X**		

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
increase noise levels temporarily; however, compliance with the City's Noise Abatement and Control Ordinance would reduce impacts. Implementation of Mitigation Measure NOI-B.1-1 requires an acoustical analysis to identify interior noise attenuation measures, which would ensure that noise from 4th Avenue that exceeds 7,000 ADT would not exceed 45 dB(A) CNEL within the proposed project's habitable rooms (see Appendix A). An Exterior Noise Analysis Report was prepared in 2015 and it was found that outside areas of the development would not exceed 65 dB(A) CNEL (dBF Associates, Inc. 2015). However, the 2015 Exterior Noise Analysis identified that future exterior transportation noise levels would exceed 60 dB(A) CNEL at the project building façades, and interior noise levels in habitable rooms could exceed 45 dB(A) CNEL. However, adherence to Title 24 of the CBC, implementation of the glazing as required in the 2015 Exterior Noise Analysis, and mechanical ventilation systems for units on the south and east façades would reduce interior noise levels to below 45 dB(A) CNEL. The project would not generate substantial operational noise. Because the proposed project does not include any regulations or measures that would in any way violate or obstruct implementation of the applicable sections of the SDMC and the project is consistent with the buildout analyzed in the FEIR, as amended, operational noise impacts of the proposed project would not be significant, consistent with the analysis of the FEIR. Pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with substantial noise generation. The project would be						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
required to implement Mitigation Measure NOI-B.1-1 (see Appendix A).						
(b) **Substantial exposure of required outdoor residential open spaces or public parks and plazas to noise levels (e.g., exposure to levels exceeding 65 dBA CNEL)?** ***Significant but Mitigated.*** FEIR Summary: The FEIR concludes that significant impacts associated with exposure of required outdoor open space and public parks and plazas to noise levels would occur with implementation of the DCP. The FEIR identifies Mitigation Measure NOI-C.1-1, which would require a project-specific noise study prior to approval of a development permit for any residential development within 475 feet of the centerline of I-5 or adjacent to a roadway carrying more than 7,000 ADT. Even with implementation of Mitigation Measure NOI-C.1-1, without knowing the exact spatial relationship of the open space areas to the traffic noise for each future development, it is impossible to know whether every future development would be able to maintain noise levels below 65 dB(A) CNEL. Additionally, full attenuation of noise may be contrary to the goal of creating outdoor open space and parks. The impact would be significant and not mitigated. Project Summary: The project would be a 41-story development consisting of 336 residential units and 190 hotel rooms. Additionally, as identified in the FEIR, the project site is located on street segments that are expected to carry traffic volumes that could create traffic noise in excess of 65 dB(A) CNEL. Therefore, substantial exposure of required outdoor open space areas to noise levels exceeding the 65 dB(A) CNEL standard could occur. No public parks and/or plazas are proposed as part of this project.			**X**	**X**		

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Per FEIR Mitigation Measure NOI-C.1-1, an Exterior Noise Analysis Report was prepared. This analysis concluded that noise levels in the common outdoor open space areas would not exceed 65 dB(A) CNEL and no additional mitigation would be required (dBF Associates, Inc. 2015). Pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts that would cause substantial exposure of required outdoor residential open spaces or public parks and plazas to noise levels than those identified in the FEIR. The project would be required to implement Mitigation Measure NOI-C.1-1 (see Appendix A).						
(c) **Substantial interior noise within habitable rooms (e.g., levels in excess of 45 dBA CNEL)?** ***Significant but Mitigated.*** FEIR Summary: The FEIR concludes that significant impacts associated with interior noise as a result of traffic, railroad, and ballpark noise would occur with implementation of the DCP. The FEIR identifies Mitigation Measures LU-B.4-1 and NOI-B.1-1, which would require a project-specific noise study prior to approval of a building permit for any residential, hospital, or hotel development within 475 feet of the centerline of I-5 or adjacent to a roadway carrying more than 7,000 ADT or that has the potential to expose habitable rooms to disruptive railroad noise. The FEIR also identifies Mitigation Measure NOI-B.2-1, which would require a project- specific noise study prior to approval of a building permit for any noise-sensitive land uses, including hotels within four blocks of the ballpark. Implementation of these mitigation measures and compliance with Title 24 and CBC requirements would reduce interior noise impacts to below a level of significance by requiring noise levels in habitable rooms to not exceed 45 dB(A) CNEL.			**X**	**X**		

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Project Summary: Traffic noise levels would exceed 65 dB(A) CNEL on nearby roadways. The project site is not located within 475 feet of I-5, or within four blocks of the ballpark; however, it is adjacent to a roadway carrying more than 7,000 ADT. As stated above, an Exterior Noise Analysis Report was prepared for the project in 2015, as required by Mitigation Measures LU-B.4-1 and NOI-B.1-1 (see Appendix A). Because future exterior composite transportation noise would exceed 60 dB(A) CNEL at the project building façades, the analysis determined that interior noise levels in habitable rooms could exceed 45 dB(A) CNEL. However, with adherence to Title 24 of the CBC, implementation of the glazing as required in the 2015 Exterior Noise Analysis, and mechanical ventilation systems for units on the south and east façades, interior noise levels would be reduced to below 45 dB(A) CNEL. The project would result in a less than significant interior noise impact with project features incorporated in accordance with the Exterior Noise Analysis. Pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts that would cause substantial interior noise within habitable rooms than those identified in the FEIR.							
13. POPULATION AND HOUSING						
(a) **Substantially induce population growth in an area?** ***Not Significant.*** FEIR Summary: The FEIR concludes that no significant impacts associated with inducing population growth would occur with implementation of the DCP. Project Summary: The project includes 336 residential units and would induce population growth within the Civic/Core Use district. However, the FEIR concluded that the growth					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
within the district would not result in additional adverse physical changes beyond the level described in the FEIR. Pursuant to CEQA Guidelines Section 15162, the project does not result in any new or more severe impacts associated with inducing population growth than those identified in the FEIR. No mitigation is required.						
(b) **Substantial displacement of existing housing units or people?** ***Not Significant.*** FEIR Summary: The FEIR found that the year 2030 residential unit projection for the DCP would be greater than that anticipated by the 2030 Cities/County Forecast. Therefore, the DCP would contribute additional housing to a region that is currently experiencing housing deficiencies and would have a beneficial effect on housing supply. The FEIR concludes that no significant impacts associated with displacement of existing housing units or people would occur with implementation of the DCP. Project Summary: The project site consists of the vacant California Theatre building and associated parking lot. As such, no loss of housing units that would displace substantial numbers of existing housing or substantial numbers or people, necessitating the construction of replacement housing elsewhere would occur. In addition, the project itself would construct 336 residential units. Therefore, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with substantial displacement of existing housing units or people than those identified in the FEIR. No mitigation is required.					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
14. PUBLIC SERVICES AND UTILITIES						
(a) **Substantial adverse physical impacts associated with the provision of new schools?** ***Not Significant.*** FEIR Summary: The FEIR concludes that implementation of the DCP would result in additional residential units, which would generate school-aged children attending local public schools. However, no site for a future school has been identified; therefore, impacts associated with construction of a future school would be speculative. Project Summary: The project does not propose school facilities; however, it would generate new residents with the addition of 336 residential units. The project would be consistent with the anticipated buildout of the DCP and therefore would not generate a sufficient number of students to directly cause construction of a new school facility. The project would be required to comply with SB 50 which requires developers to pay development impact fees for schools. Payment of fees would reduce potential impacts to school facilities. As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with the provision of new schools than those identified in the FEIR. No mitigation is required.					**X**	**X**
(b) **Substantial adverse physical impacts associated with the provision of new libraries?** ***Not Significant.*** FEIR Summary: The FEIR concludes that implementation of the DCP would generate the need for a new Main Library and possibly other smaller libraries in the DCP area. However, no site for future libraries has been identified; therefore,					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
impacts associated with construction of future libraries would be speculative. The environmental impacts of the now existing Main Library were analyzed in a Secondary Study. Project Summary: The project does not propose library facilities, but it does propose construction of 336 residential units. However, the proposed project would be consistent with the anticipated buildout of the DCP and therefore would not generate additional demand necessitating the construction of new library facilities. As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with the provision of new libraries than those identified in the FEIR. No mitigation is required.							
(c) **Substantial adverse physical impacts associated with the provision of new fire protection/ emergency facilities?** ***Not Significant.*** FEIR Summary: The FEIR concluded that the San Diego Fire Department was in the process of securing sites for two new fire stations in the DCP area. (Since the Downtown FEIR was certified, the City closed Station 2 at 1171 10th Avenue and combined with Station 1. New Station 2 opened in 2018 at 875 West Cedar Street and serves Little Italy and the downtown area west of the train and trolley tracks.) The FEIR concludes that implementation of the DCP would result in additional growth, which could result in the need for additional fire protection or emergency facilities. However, insufficient information exists to accurately determine that any physical impacts may occur from either of the proposed stations; therefore, impacts associated with construction of future facilities would be speculative.						**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Project Summary: The project does not propose fire protection or emergency facilities. The project entails a residential and hotel development, consistent with the development capacity assumed under the DCP buildout . Therefore, the project would not directly warrant construction of a new fire protection or emergency facility. Further, the physical effects of constructing new facilities would be assessed pursuant to CEQA at the time such facilities are proposed. As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with the provision of new fire protection or emergency facilities than those identified in the FEIR. No mitigation is required.							
(d) **Substantial adverse physical impacts associated with the provision of new law enforcement facilities?** ***Not Significant.*** FEIR Summary: Similar to schools, libraries, and fire protection/emergency facilities, the FEIR concludes that implementation of the DCP would result in additional growth, which could result in the need for additional law enforcement facilities. However, no site for a future substation has been identified; therefore, impacts associated with construction of a future substation would be speculative. Project Summary: The project does not propose law enforcement facilities. The project entails a residential and hotel development, consistent with the development capacity assumed under the DCP buildout. Therefore, the project would not directly warrant construction of a new fire protection or emergency facility. Further, the physical effects of constructing new facilities would be assessed pursuant to CEQA at the time such facilities are proposed. As such, pursuant to CEQA Guidelines					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Section 15162, the project would not result in any new or more severe impacts associated with the provision of new law enforcement facilities than those identified in the FEIR. No mitigation is required.						
(e) **Substantial adverse physical impacts associated with the provision of new water transmission or treatment facilities?** ***Not Significant.*** FEIR Summary: The FEIR concludes that implementation of the DCP would result in additional growth, which would increase the demand for treated water. However, the Alvarado Water Treatment Plant has the capacity to support the additional DCP population. Further, the San Diego Water Department routinely replaces and upsizes deteriorating and under-sized pipes through its Capital Improvement Project program, which is categorically exempt from environmental review pursuant to CEQA. Project Summary: The project does not propose new water supply facilities. The project would facilitate the development of a 41-story mixed-use development with residential and hotel uses consistent with the development capacity assumed under the DCP buildout. Therefore, the project would not generate substantial water use that would directly warrant construction of new water supply facilities. Further, the physical effects of constructing new facilities would be assessed pursuant to CEQA at the time such facilities are proposed. As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with the provision of new water supply facilities than those identified in the FEIR. No mitigation is required.						**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
(f) **Substantial adverse physical impacts associated with the provision of new storm water facilities?** ***Not Significant.*** FEIR Summary: The FEIR concludes that implementation of the DCP would not result in an increase in impervious surfaces and associated runoff and, therefore, would not result in a significant impact to the storm drain system. Project Summary: The project does not propose new storm water facilities. The project would facilitate the development of a 41-story mixed-use development but would not result in a substantial change in impervious surfaces and associated runoff as the buildings on-site would be demolished and replaced with the project. Therefore, the project would not warrant construction of new storm water facilities. Further, the physical effects of constructing new facilities would be assessed pursuant to CEQA at the time such facilities are proposed. As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with the provision of new storm water facilities than those identified in the FEIR. No mitigation is required.					**X**	**X**
(g) **Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?** ***Not Significant.*** FEIR Summary: The FEIR concludes that implementation of the DCP would result in additional growth, which would increase the demand for treated water. The San Diego County Water Authority indicated that it will have a local water supply sufficient to support the increase in water use. Additionally, SB 610 and SB 221 require a water supply assessment (WSA) for any					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
development that would construct 500 or more dwelling units, 500 or more hotel rooms, or a project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project. Project Summary: The project would not warrant preparation of a WSA pursuant to SB 610 and California Water Code Section 10912. The project would facilitate construction of mixed-use development consistent with the development capacity assumed under the DCP and analyzed in the FEIR. As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with the provision of new or expanded entitlements than those identified in the FEIR. No mitigation is required.							
(h) **Substantial adverse physical impacts associated with the provision of new wastewater transmission or treatment facilities?** ***Not Significant.*** FEIR Summary: The FEIR concludes that implementation of the DCP would result in growth, which would increase the demand for wastewater services. The FEIR determined that the Point Loma Water Treatment Plant would have capacity to treat the additional wastewater generated by the growth described in the DCP and analyzed in the FEIR. Project Summary: The project does not propose a wastewater treatment facility. The project would facilitate the construction of a 41-story mixed-use development, consistent with the development capacity assumed under the DCP buildout. Therefore, the project would not generate a substantial number of residents and patrons to directly warrant construction of a new wastewater					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
treatment facility. Further, the physical effects of constructing a new facility would be assessed pursuant to CEQA at the time such a facility is proposed. As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with the provision of new wastewater treatment facilities than those identified in the FEIR. No mitigation is required.						
(i) **Substantial adverse physical impacts associated with the provision of new landfill facilities?** ***Not Significant***. FEIR Summary: The FEIR concludes that implementation of the DCP would result in additional growth, which would generate additional solid waste. Waste would be disposed of at Miramar Landfill and at an alternative landfill once Miramar Landfill closes. However, no site for a future landfill has been identified; therefore, impacts associated with construction of a future landfill would be speculative. Future projects that include 50 residential units or at least 40,000 square feet of commercial space are required to submit a Waste Management Plan to limit construction and demolition waste as well as manage long-term solid waste generated after construction. Project Summary: The project does not propose a landfill facility. The project would facilitate the construction of a 41-story mixed-use development, which are consistent with the development capacity assumed under the DCP buildout. Therefore, the project would not generate substantial amount of waste to directly warrant construction of a new landfill facility. Further, the physical effects of constructing a new facility would be assessed pursuant to CEQA at the time such a facility is proposed. Due to its size, the project would be					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
required to prepare a Waste Management Plan, which would reduce potential impacts associated with construction and operational waste. As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with the provision of new landfill facilities than those identified in the FEIR. No mitigation is required.						
15. PARKS AND RECREATIONAL FACILITIES						
(a) **Substantial increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?** ***Not Significant.*** FEIR Summary: The FEIR concludes that implementation of the DCP would not result in an increase in the use of existing park and recreation facilities that would lead to accelerated deterioration. As discussed in the FEIR, implementation of the goals and policies in the DCP and implementation of a Transfer of Development Rights would facilitate new park space in the DCP area. The FEIR concludes that the additional resident population anticipated at buildout of the DCP area would be accommodated by the parks proposed in the DCP. Project Summary: The project includes the construction of a 41-story mixed-use development. The FEIR discusses impacts to parks and other recreational facilities and the maintenance thereof and concludes that build-out of the DCP would not result in significant impacts associated with this issue. In addition, substantial deterioration of existing neighborhood or regional parks is not expected to occur as a result of the proposed project. As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with deterioration of					**X**	**X**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
existing parks than those identified in the FEIR. No mitigation is required.						
16. TRANSPORTATION/TRAFFIC						
(a) **Cause the level of service (LOS) on a roadway segment or intersection to drop below LOS E?** ***Not Significant (VMT). Significant and Not Mitigated for cumulative impacts (LOS). Not Significant for direct impacts (LOS).*** FEIR Summary: The FEIR concludes that significant traffic impacts on 62 intersections in the DCP area would occur with implementation of the DCP. The FEIR identifies improvements at 50 of the impacted intersections that would maintain an acceptable LOS. Due to constraints imposed by adjacent land use, up to 12 intersections would not be within acceptable LOS and the impact would be significant and not mitigated. The FEIR also concludes that significant traffic impacts to roadway segments in the DCP area would occur with implementation of the DCP. The FEIR identifies Mitigation Measures TRF-A.1.1-1 and TRF-A.1.1-2, which would require subsequent monitoring and project-specific traffic studies to determine appropriate future improvements. Even with implementation of Mitigation Measures TRF-A.1.1-1 and TRF-A.1.1-2, as no specific information on potential improvements exists at this time and there is no guarantee that improvements would be implementation, the impact would be significant and not mitigated. Project Summary: The project is an anticipated 41-story development consisting of approximately 336 residential units, 190 hotel rooms, and 4,325 square feet of retail space. The expected trip generation for the project is approximately 3,132 ADT. Since the project exceeds the FEIR threshold of 2,400 ADT, a project-specific traffic analysis has		**X (LOS)**			**X (LOS & VMT)**	**X (VMT)**

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
been prepared, as required by Mitigation Measure TRF-A.1.1-2 (Chen Ryan 2020a). Since certification of the FEIR, the state enacted SB 743 to modernize transportation analysis and transition lead agencies from analyzing traffic impacts under CEQA from a congestion-based LOS threshold to a VMT threshold designed to assist the state in meeting its greenhouse gas emissions targets. SB 743 as codified in PRC 21099(b), provides that upon certification of the new VMT CEQA Guidelines by the Secretary of Natural Resources Agency in December 2018, automobile delay, as described *solely* by level of service or similar measures of vehicular capacity or traffic congestion, shall not be considered a significant impact on the environment, except for transportation projects. Based on the City of San Diego's Transportation Study Manual, projects located within a Transit Priority Area (TPA) are presumed to have a less than significant transportation impact and are screened out of from and are not required to conduct further transportation impact reviews including a VMT analysis. This presumption was confirmed with a project specific quantitative analysis (Chen Ryan 2020b) and is provided below for information purposes. <u>LOS Analysis</u> The Transportation Impact Study (Chen Ryan 2020a) concludes that all study intersections are						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative ©	Direct (D)	Cumulative ©	Direct (D)	Cumulative ©
projected to operate at an acceptable LOS C or better during both the AM and PM peak hours under Near-Term 2023 (Opening Day) base with project conditions. The Transportation Impact Study further states that although the project's direct impacts on DCP roadway segments or intersections would not be significant, the traffic generated by the project would, in combination with the traffic generated by other DCP development, contribute to the significant cumulative traffic impacts projected in the FEIR to occur on a number of DCP roadway segments and intersections, and streets within neighborhoods surrounding the DCP area at buildout. The projects land uses are consistent with the DCP; therefore, cumulative LOS based impact associated with the project and the buildout of the DCP are already evaluated in the FEIR. The project would not generate any new significant cumulative impacts to new intersections or roadway segments different from those analyzed in the FEIR. The FEIR includes mitigation measures to address these cumulative impacts, but the identified measures (1) may not fully mitigate these cumulative impacts due to constraints imposed by bicycle and pedestrian activities and the land uses adjacent to affected roadways and (2) none of the FEIR mitigation measures are the responsibility of the project and are therefore not included in Appendix A. They are the responsibility of the City to include the improvements in the City's Capital Improvement Program pursuant to Mitigation Measure TRF-A.1.1-2 (see Appendix A). The applicant is already required by the SDMC to pay transportation impacts fees in effect at the time of building permit issuance.							

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<u>VMT Analysis</u> For informational purposes a VMT analysis was also prepared for the residential units (using VMT/capita) and commercial hotel (using VMT/employee) (Chen Ryan 2020b). The regional VMT/capita average is 19.00 miles/person. The Office of Planning and Research (OPR) Technical Advisory on VMT recommends that a project with at least a 15% reduction below the regional per capita average has a less than significant traffic impact; resulting in a 16.15 miles/person project-specific threshold. The project's residential uses are anticipated to generate a VMT/capita of 5.3 miles/person. Therefore, the project's residential uses would not have a significant transportation-related impact based on this guidance and the project-level VMT threshold hold used for this analysis. The regional VMT employee average is 27.2 miles/employee. The OPR Technical Advisory on VMT recommends that a commercial project with at least a 15% reduction below the regional/employee average has a less than significant traffic impact; resulting in a 23.12 miles/employee project-specific threshold. The project's hotel uses are anticipated to generate a VMT/employee of 19.40 miles/employee. Therefore, the project's commercial hotel uses would not have a significant transportation-related impact based on this guidance and the project-level VMT threshold hold used for this analysis. The project entails approximately 4,325 square feet of retail space, which would generate a maximum average of 78 ADT. OPR Technical Advisory on VMT considers retail with less than 50,000 square feet to be potentially local serving. The project's retail is approximately 4,325 square feet, which is less than the 50,000 square foot threshold, and						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
therefore presumed to be less than significant. When compared to the thresholds, the project's retail use is below OPR Technical Advisory on VMT threshold. As such, it can be concluded that the retail portion of the project is local serving. In addition, the 78 ADT generated by the retail space would be less than the City's draft significance threshold for small projects and therefore does not warrant analysis. Applying the project specific threshold based OPR's Technical Advisory on VMT, locally serving retail would have a less than significant transportation-related impact. Therefore, the project's retail uses would not have a significant transportation-related impact based on this guidance and the project-level VMT threshold hold used for this analysis. In the context of VMT, when the VMT threshold is an efficiency-based threshold, as is the case with this project's VMT/capita and VMT/employee thresholds, the OPR Technical Advisory states, "[a] project that falls below an efficiency-based threshold that is aligned with long-term environmental goals and relevant plans would have no cumulative impact distinct from the project impact. Accordingly, a finding of a less-than-significant project impact would imply a less than significant cumulative impact, and vice versa." (OPR Technical Advisory 2018 at p. 6). Accordingly, since the project has a less than significant project impact under the VMT thresholds, the project also has a less than significant cumulative impact. This reinforces the presumption in CEQA Guidelines 15064.3(b)(1) that a project, such as this project, located within half a mile of a major transit stop is presumed to have a less than significant impact on traffic. As such, under the project's VMT threshold, the project would not result in any new or more severe project-level traffic impacts and additional analysis and mitigation measures are not required.							

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Therefore, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with roadway segments and intersections than those identified in the FEIR and no new project-specific mitigation is required to address the significant and unmitigated cumulative impact.						
(b) **Cause the LOS on a freeway segment to drop below LOS E or cause a ramp delay in excess of 15 minutes?** ***Significant and Not Mitigated for cumulative impacts (LOS). Not Significant for direct impacts (LOS).*** FEIR Summary: The FEIR concludes that significant traffic impacts on nine freeway segments and 14 freeway ramps would occur with implementation of the DCP. The FEIR identifies Mitigation Measure TRF-A.2.1-1, which would require initiation of a multi-jurisdictional effort to develop a detailed, enforceable plan to identify improvements to reduce congestion on I-5 through the DCP area and identify funding sources. Even with implementation of Mitigation Measure TRF-A.2.1-1, as the City of San Diego does not have jurisdiction to improve the freeway system, the impact would be significant and not mitigated. Project Summary: The traffic generated by the project would, in combination with the traffic generated by other DCP development, contribute to the significant cumulative traffic impacts projected in the FEIR to occur on a number of freeway segments and ramps at buildout. The FEIR includes mitigation measures to address these impacts, but the identified measures may or may not fully mitigate these cumulative impacts due to the uncertainty associated with implementing freeway improvements. These mitigation measures are not the responsibility of the project and are therefore not included in Appendix A. Pursuant to CEQA Guidelines Section 15162, the project would not		**X (LOS)**			**X (LOS)**	

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
result in any new or more severe impacts to freeway segments or ramps than those identified in the FEIR. No project-specific mitigation is required to address this cumulative impact.						
(c) **Create an average demand for parking that would exceed the average available supply?** ***Not Significant.***					**X**	**X**
The parking requirements for development projects are established in the CCPDO. The project proposes six levels of subterranean parking for a total of 205 parking spaces, which exceeds the minimum 60 parking spaces required by the CCPDO. The project also proposes motorcycle, accessible, and bicycle parking. Further, Mitigation Measure TRF-D.1-1 is not the responsibility of the project and is therefore not included in Appendix A. As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with inadequate parking supply than those identified in the FEIR. No mitigation is required.						
(d) **Substantially discourage the use of alternative modes of transportation or cause transit service capacity to be exceeded?** ***Not Significant.*** <u>FEIR Summary</u>: The FEIR concludes that implementation of the DCP would not result in significant impacts associated with discouraging the use of alternative modes of transportation or cause transit service capacity to be exceeded. As discussed in the FEIR, the DCP contains policies to develop a pedestrian and bicycle network. Additionally, although development under the DCP would increase the demand for transit service, SANDAG indicates that existing and planned transit services would have the capacity to meet the increased demand.					**X**	**X**
<u>Project Summary</u>: The project does not include any features that would discourage the use of alternative						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
modes of transportation. The project is located across the street (less than 0.10 mile southwest) from the Civic Center MTS Trolley Station and in proximity to several bus stops as well. The project would encourage alternative modes of transportation and/or decrease the use of vehicle transportation through its mixed-use design, which would incorporate residential and hotel amenities in proximity to nearby existing commercial, service, and entertainment uses, ultimately encouraging alternative modes of transportation. The project is required to implement TDM measures as identified in the CCPDO, which could lead to vehicle trip reduction, increased use of alternative modes, and better traffic management in the project vicinity. The project will implement the following TDM measures: provide secure bicycle parking within the site, provide shower facilities for tenants and employees, and provide parking for electric, natural gas, fuel cell vehicles, including fueling/charging stations. The project would reconstruct the sidewalk fronting the project site to City standards. Thus, no reductions to pedestrian facility quality are identified as a result of the project. The Downtown Mobility Plan Technical Report identifies 3rd Avenue between B and C Streets and B Street between 3rd and 4th Avenues as a proposed Class IV two-way cycle track, and identifies 4th Avenue between B Street and C Street as a proposed Class III bike route (City of San Diego 2015). As discussed in the traffic study prepared for the revised project (Appendix C), the applicant will coordinate with City staff to ensure the project design is consistent with these planned facilities. In addition, no changes to the existing transit network or additional amenities are proposed, with the exception of the bus stop sign that would be moved from an existing streetlight to a new streetlight. Thus, no reductions to transit facility quality are identified as a result of the project.							

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts associated with discouraging the use of alternative modes of transportation or cause transit service capacity to be exceeded than those identified in the FEIR. No mitigation is required.						
17. MANDATORY FINDINGS OF SIGNIFICANCE						
(a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? *Significant and Not Mitigated.*** FEIR Summary: As discussed in Section 4, the FEIR concludes that no significant impacts to biological resources would occur with implementation of the DCP. As discussed in Section 5, the FEIR concludes that significant impacts to historical resources have the potential to occur with implementation of the DCP. Project Summary: Pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts to biological resources than those identified in the FEIR. No mitigation is required.	**X**	**X**				
As discussed above, the proposed project has been revised since originally proposed in 2015 to reconstruct major portions of the California Theatre exterior façade and rehabilitate and reuse certain non-structural ornamental historic components following demolition, as mandated as part of a						

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
subsequent legal settlement and agreed upon treatment plan. As discussed in the SEIR, impacts to the California Theatre were determined to be significant and unavoidable even with implementation of project-specific mitigation measures (Mitigation Measures HR-1 through HR-3). Therefore, pursuant to CEQA Guidelines Section 15162, the revised project would not result in any new or more severe impacts to historical resources than those identified in the FEIR and SEIR. Implementation of Mitigation Measure HIST- A.1-3 from the FEIR and project-specific Mitigation Measures HR-1 through HR-3 would be required (see Appendix A). The project also has the potential to impact unknown archaeological and paleontological resources during demolition and construction activities. Pursuant to CEQA Guidelines Section 15162, the project was determined to not result in any new or more severe impacts to archaeological or paleontological resources than those identified in the FEIR. Implementation of Mitigation Measures HIST-B.1-1 and PAL-A.1-1 would be required (see Appendix A).							
(b) **Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? *Significant and Not Mitigated.*** FEIR Summary: As acknowledged in the FEIR, implementation of the DCP would result in cumulative impacts associated with air quality, historical resources, land use, noise, traffic and circulation, and water quality. Even with implementation of applicable mitigation measures, cumulative impacts would be significant and not mitigated (see FEIR Table 1.4-1).		**X**				

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
Project Summary: Pursuant to CEQA Guidelines Section 15162, the project was determined to not result in any new or more severe cumulative impacts than those identified in the FEIR. As discussed in this Consistency Evaluation, the project type and intensity of development were assumed to occur as part of the FEIR and SEIR analyses. The project would be required to implement applicable mitigation measures as discussed above and included in Appendix A.						
(c) **Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? *Significant but Mitigated.*** FEIR Summary: Impacts associated with air quality, noise, and geology and soils have the potential to cause substantial adverse effects on human beings. The FEIR concludes that no significant impacts associated with air quality and with geology and soils would occur with implementation of the DCP. Implementation of Mitigation Measures LU-B.4-1, NOI-B.1-1, and NOI-C.1-1 would reduce impacts associated with interior and exterior noise levels. Project Summary: Air quality emissions related to the project were assumed in the DCP and FEIR. Demolition and construction of the project would potentially expose sensitive receptors to air contaminants during short-term demolition and construction activities. The potential for impacts to sensitive receptors during demolition and construction activities would be mitigated to below a level of significance through compliance with the City's mandatory standard dust control measures and the dust control and construction equipment emission reduction measures required by Mitigation Measure AQ-B.1-1. Additionally, the existing			**X**	**X**		

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
vacant buildings on-site are expected to contain ACMs and LBP. A Phase I ESA was completed in 2015 and a records search was conducted that stated that no present owner or former owner of the site has used, stored, generated, or disposed of significant amounts of hazardous materials. As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts to air quality than identified in the FEIR. Regarding geology and soils, a seismic event on faults within the DCP area could cause significant seismic ground shaking at the project site. Implementation of the goals and policies in the DCP and conformance with building construction standards for seismic safety within the CBC would reduce risk. Although the potential for geologic hazards (landslides, liquefaction, slope failure, and seismically induced settlement) is considered low due to the moderate to non-expansive geologic structure that underlies the DCP area, such hazards could occur at the project site. Conformance with, and implementation of, all seismic-safety development requirements, including the Alquist-Priolo Zone Act, CBC seismic design requirements, City of San Diego Notification of Geologic Hazard procedures, requirements provided in the project's Preliminary Geotechnical Investigation, and other applicable requirements would ensure that the potential impacts associated with geology and soils are not significant. As such, pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts to geology and soils. No mitigation is required. It was concluded in the 2015 Exterior Noise Analysis Report that outside areas of the development would not exceed 65 dB(A) CNEL. Additionally, noise levels at the common outdoor open space would not exceed 65 dB(A) CNEL and							

Issues and Supporting Information	Significant and Not Mitigated (SNM)		Significant but Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
no additional mitigation would be required for the outdoor common use areas. It was also concluded that traffic and railroad noise have the potential to generate substantial interior noise. As noted in the FEIR, implementation of Mitigation Measures LU-B.4-1, NOI-B.1-1, and NOI-C.1-1 require that an acoustical analysis be performed. As described above, adherence to Title 24 of the CBC and implementation of the recommendations in the noise analysis (dBF Associates, Inc. 2015) would ensure noise levels within habitable rooms would not exceed 45 db(A) CNEL. Project demolition and construction activities also have the potential to increase noise levels temporarily; however, compliance with the City's Noise Abatement and Control Ordinance would reduce impacts. Pursuant to CEQA Guidelines Section 15162, the project would not result in any new or more severe impacts to noise.							

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APPENDIX A

MITIGATION, MONITORING AND REPORTING PROGRAM FOR THE REVISED 1122 4TH AVENUE/ CALIFORNIA THEATRE PROJECT PTS No. 657138

REVISED 1122 4TH AVENUE/CALIFORNIA THEATRE PROJECT CEQA CONSISTENCY EVALUATION MITIGATION MONITORING AND REPORTING PROGRAM

Significant Impact	Mitigation Measure (MM)	Implementation Time Frame	Implementation Responsibility	Verification Responsibility
AIR QUALITY (AQ)				
Impact AQ-B.1: The project would generate dust and construction equipment engine emissions during grading and demolition that could exceed acceptable local standards.	**Mitigation Measure AQ-B.1-1:** Prior to approval of a Grading or Demolition Permit, the City shall confirm that the following conditions have been applied, as appropriate: 1. Exposed soil areas shall be watered twice per day. On windy days or when fugitive dust can be observed leaving the development site, additional applications of water shall be applied as necessary to prevent visible dust plumes from leaving the development site. When wind velocities are forecast to exceed 25 miles per hour, all ground disturbing activities shall be halted until winds that are forecast to abate below this threshold. 2. Dust suppression techniques shall be implemented including, but not limited to, the following: a. Portions of the construction site to remain inactive longer than a period of three months shall be seeded and watered until grass cover is grown or otherwise stabilized in a manner acceptable to the CCDC. b. On-site access points shall be paved as soon as feasible or watered periodically or otherwise stabilized. c. Material transported offsite shall be either sufficiently watered or securely covered to prevent excessive amounts of dust. d. The area disturbed by clearing, grading, earthmoving, or excavation operations shall be minimized at all times. 3. Vehicles on the construction site shall travel at speeds less than 15 miles per hour. 4. Material stockpiles subject to wind erosion during construction activities, which will not be utilized within three days, shall be covered with plastic, an alternative cover deemed equivalent to plastic, or sprayed with a nontoxic chemical stabilizer. 5. Where vehicles leave the construction site and enter adjacent public streets, the streets shall be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface. Any visible track-out extending for more than fifty (50) feet from the access point shall be swept or washed within thirty (30) minutes of deposition. 6. All diesel-powered vehicles and equipment shall be properly operated and maintained.	Prior to Demolition or Grading Permit (Design)	Developer	City of San Diego (City)

Significant Impact	Mitigation Measure (MM)	Implementation Time Frame	Implementation Responsibility	Verification Responsibility
	7. All diesel-powered vehicles and gasoline-powered equipment shall be turned off when not in use for more than five minutes, as required by state law. 8. The construction contractor shall utilize electric or natural gas-powered equipment in lieu of gasoline or diesel-powered engines, where feasible. 9. As much as possible, the construction contractor shall time the construction activities so as not to interfere with peak hour traffic. In order to minimize obstruction of through traffic lanes adjacent to the site, a flag-person shall be retained to maintain safety adjacent to existing roadways, if necessary. 10. The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew. 11. Low VOC coatings shall be used as required by SDAPCD Rule 67. Spray equipment with high transfer efficiency, such as the high volume-low pressure (HPLV) spray method, or manual coatings application such as paint brush hand roller, trowel, spatula, dauber, rag, or sponge, shall be used to reduce VOC emissions, where feasible. 12. If construction equipment powered by alternative fuel sources (LPG/CNG) is available at comparable cost, the developer shall specify that such equipment be used during all construction activities on the development site. 13. The developer shall require the use of particulate filters on diesel construction equipment if use of such filters is demonstrated to be cost-competitive for use on this development. 14. During demolition activities, safety measures as required by City/County/State for removal of toxic or hazardous materials shall be utilized. 15. Rubble piles shall be maintained in a damp state to minimize dust generation. 16. During finish work, low-VOC paints and efficient transfer systems shall be utilized, to the extent feasible. 17. If alternative-fueled and/or particulate filter-equipped construction equipment is not feasible, construction equipment shall use the newest, least-polluting equipment, whenever possible.			

Significant Impact	Mitigation Measure (MM)	Implementation Time Frame	Implementation Responsibility	Verification Responsibility
HISTORICAL RESOURCES (HIST)				
Impact HIST-A.3: The project would demolish a historical resource.	**Mitigation Measure HIST-A.1-3:** If a designated or potential historical resource ("historical resource") as defined in the LDC would be demolished, the following measure shall be implemented in accordance with Chapter 14, Article 3, Division 2, Historical Resources Regulations of the LDC. **I. Prior to Issuance of a Demolition Permit** A. A DP shall be submitted to City Staff to the HRB ("City Staff") for review and approval and shall include the following: 1. Photo Documentation (a) Documentation shall include professional quality photo documentation of the structure prior to demolition with 35 millimeter black and white photographs, 4x6 inch standard format, taken of all four elevations and close-ups of select architectural elements, such as, but not limited to, roof/wall junctions, window treatments, decorative hardware. Photographs shall be of archival quality and easily reproducible. (b) Xerox copies or CD of the photographs shall be submitted for archival storage with the City of San Diego HRB and the Development Services Department (DSD) Project file. One set of original photographs and negatives shall be submitted for archival storage with the California Room of the City of San Diego Public Library, the San Diego Historical Society and/or other relative historical society or group(s). 2. Required drawings (a) Measured drawings of the building's exterior elevations depicting existing conditions or other relevant features shall be produced from recorded, accurate measurements. If portions of the building are not accessible for measurement, or cannot be reproduced from historic sources, they should not be drawn, but clearly labeled as not accessible. Drawings produced in ink on translucent material or archivally stable material (blueline drawings are acceptable). Standard drawing sizes are 19 by 24 inches or 24 by 36 inches, standard scale is 1/4 inch = 1 foot. (b) One set of measured drawings shall be submitted for archival storage with the City of San Diego HRB, the DSD Project file, the South Coastal Information Center, the California Room of the City of San Diego Public Library, the San Diego Historical Society and/or other historical society or group(s).	Prior to Demolition Permit (Design)	Developer	City

Significant Impact	Mitigation Measure (MM)	Implementation Time Frame	Implementation Responsibility	Verification Responsibility
	B. Prior to the first Precon Meeting City Staff shall verify that the DP has been approved. C. In addition to the Documentation Program, the Applicant shall comply with any other conditions contained in the Site Development Permit pursuant to Chapter 14, Article 3, Division 2, Historical Resources Regulations of the LDC.			
	Mitigation Measure HR-1: Recording the Resource: The City of San Diego's Land Development Manual – Historical Resources Guidelines identifies preferred mitigation measures to avoid impacts, including avoidance of a significant resource through project redesign or relocation of the significant resource. Since the proposed project includes the full or partial demolition of the California Theatre, a full recording of the building should be done so that a record of the significant resource is maintained. Prior to demolition, Secretary of the Interior-qualified professionals (in history or architectural history) (36 CFR Part 61) shall perform photo-recordation and documentation consistent to the standards of the National Parks Service (NPS) Historic American Building Survey (HABS) documentation. HABS documentation is described by the NPS as "the last means of preservation of a property; when a property is to be demolished, its documentation provides future researcher access to valuable information that otherwise would be lost" (Russell 1990). The HABS record for the California Theatre shall consist of measured drawings (or reproductions of historic drawings), large-format archival photographs, and written data (e.g., historic context, building descriptions) that provide a detailed record that reflects the California Theatre's historical significance. At a minimum, the California Theatre should receive HABS Level II documentation (Russell 1990:4). If historical as-built drawings do not exist or are not reproducible to HABS standards, then measured drawings shall be prepared to document the structure and its alterations. These shall adhere to the standards set for a HABS Level I record. Past mitigation efforts may have produced large-form archival photographs (Marshall and Lia 2014), and may be used for HR-1, provided they meet HABS standards. Following completion of the HABS documentation and approval by the HRB, the materials shall be placed on file with the City, San Diego History Center, San Diego Central Library, and the Library of Congress	Prior to Demolition or Grading Permit (Design)	Developer	City
	Mitigation Measure HR-2: Architectural Salvage: Prior to demolition, the project applicant's qualified historic preservation professional (QHPP) shall make available for donation architectural materials from the site to museums, archives, and curation facilities; the public; and nonprofit organizations to preserve, interpret, and display the history of the California Theatre. The materials to become architectural salvage shall include historic-period elements that would be removed as part of the project, and shall be identified and made available prior to the commencement of demolition activities, to ensure that materials removed do not experience further damage from removal/demolition. No materials shall be salvaged or removed until HABS	Prior to Demolition or Grading Permit (Design)	Developer	City

Significant Impact	Mitigation Measure (MM)	Implementation Time Frame	Implementation Responsibility	Verification Responsibility
	documentation is completed and an inventory of key exterior and interior features and materials is completed by Secretary of Interior qualified professionals. The inventory of key exterior and interior elements shall be developed prior to issuance of the demolition or grading permit. The materials shall be removed prior to or during demolition. Materials that are contaminated, unsound, or decayed shall not be included in the salvage program and shall not be available for future use or display. Based on past studies of the property, it is likely the materials for salvage may include the theater seats, lighting fixtures (chandeliers), wall and ceiling moldings, ornamental grille, decorative trim surrounding the stage, projection booth materials, and backdrop; however, the final list of materials shall be developed prior to demolition activities. The QHPP shall determine which materials are suitable for salvage (the assistance of qualified professionals can be utilized to make such determinations). Once the items for salvage are identified, the QHPP shall submit this information to the City's Historical Resource Section for approval. Following that, the QHPP in concert with the City's Historical Resources Section, shall notify various groups via letters, email, notification on the City's website, or public notices posted in newspapers concerning the availability of the salvaged materials and then shall make arrangements for any interested parties to pick up the materials after they have removed them. The project applicant shall be responsible for storing the salvaged materials in an appropriate climate-controlled storage space for an appropriate period of time, as determined through consultation with the City's Historical Resources Section. Prior to any plans to no longer use the storage space, the applicant will provide the City's Historical Resources Section with an inventory of any materials that were not donated to any interested parties, and measures to be taken by the project applicant to dispose of these materials.			
	Mitigation Measure HR-3: Interpretative Display: In concert with HABS documentation, the applicant will create a display and interpretive material to the satisfaction of the HRB staff for public exhibition concerning the history of the California Theatre. The display and interpretive material, such as a printed brochure, could be based on the photographs produced in the HABS documentation, and the historic archival research previously prepared as part of the project. This display and interpretive material shall be available to schools, museums, archives and curation facilities, libraries, nonprofit organizations, the public, and other interested agencies. The display shall be installed at the site by the applicant prior to the Certificate of Occupancy, after construction similar to other demolished historical resources, like the displays at Petco Park. Prior to approval by City staff, the interpretative display will be presented to the HRB as an information item for input. The City would be responsible for reviewing and approving the display, including the language used for the display.	Prior to Demolition or Grading Permit (Design)	Developer	City

Significant Impact	Mitigation Measure (MM)	Implementation Time Frame	Implementation Responsibility	Verification Responsibility
Impact HIST-B.1-1: The project's demolition and grading activities have the potential to encounter unknown archaeological resources.	**Mitigation Measure HIST-B.1-1:** If the potential exists for archaeological resources, the following measures shall be implemented. I. Prior to Permit Issuance A. Construction Plan Check 1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Permits and Building Permits, but prior to the first preconstruction meeting, whichever is applicable, the Centre City Development Corporation (CCDC) shall verify that the requirements for Archaeological Monitoring and Native American monitoring, if applicable, have been noted on the appropriate construction documents. B. Letters of Qualification have been submitted to CCDC 1. The applicant shall submit a letter of verification to CCDC identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation. 2. CCDC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project. 3. Prior to the start of work, the applicant must obtain approval from CCDC for any personnel changes associated with the monitoring program. II. Prior to Start of Construction A. Verification of Records Search 1. The PI shall provide verification to CCDC that a site-specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed. 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.	Prior to Demolition or Grading Permit (Design) Prior to Certificate of Occupancy (Implementation)	Developer	City

Significant Impact	Mitigation Measure (MM)	Implementation Time Frame	Implementation Responsibility	Verification Responsibility
	3. The PI may submit a detailed letter to CCDC requesting a reduction to the ¼ mile radius. B. PI Shall Attend Precon Meetings 1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, ConstructionManager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and CCDC. The qualified Archaeologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor. (a) If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with CCDC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring. 2. Archaeological Monitoring Plan (AMP) (a) Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Plan which describes how the monitoring would be accomplished for approval by CCDC. The AMP shall include an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11x17) to CCDC identifying the areas to be monitored including the delineation of grading/excavation limits. (b) The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation). (c) Prior to the start of any work, the PI shall also submit a construction schedule to CCDC through the RE indicating when and where monitoring will occur. (d) The PI may submit a detailed letter to CCDC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.			

Significant Impact	Mitigation Measure (MM)	Implementation Time Frame	Implementation Responsibility	Verification Responsibility
	III. During Construction A. Monitor Shall be Present During Grading/Excavation/Trenching 1. The monitor shall be present full-time during soil remediation and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and CCDC of changes to any construction activities. 2. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to CCDC. 3. The PI may submit a detailed letter to CCDC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present. B. Discovery Notification Process 1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate. 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery. 3. The PI shall immediately notify CCDC by phone of the discovery, and shall also submit written documentation to CCDC within 24 hours by fax or email with photos of the resource in context, if possible. C. Determination of Significance 1. The PI and Native American representative, if applicable, shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below. (a) The PI shall immediately notify CCDC by phone to discuss significance determination and shall also submit a letter to CCDC indicating whether additional mitigation is required.			

Significant Impact	Mitigation Measure (MM)	Implementation Time Frame	Implementation Responsibility	Verification Responsibility
	(b) If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from CCDC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. (c) If resource is not significant, the PI shall submit a letter to CCDC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required. IV. Discovery of Human Remains If human remains are discovered, work shall halt in that area and the following procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken: A. Notification 1. Archaeological Monitor shall notify the RE or BI as appropriate, CCDC, and the PI, if the Monitor is not qualified as a PI. 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone. B. Isolate discovery site 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains. 2. The Medical Examiner, in consultation with the PI, shall determine the need for a field examination to determine the provenience. 3. If a field examination is not warranted, the Medical Examiner shall determine with input from the PI, if the remains are or are most likely to be of Native American origin. C. If Human Remains are determined to be Native American 1. The Medical Examiner shall notify the Native American Heritage Commission (NAHC). By law, only the Medical Examiner can make this call. 2. The NAHC shall contact the PI within 24 hours or sooner, after Medical Examiner has completed coordination.			

Significant Impact	Mitigation Measure (MM)	Implementation Time Frame	Implementation Responsibility	Verification Responsibility
	3. NAHC shall identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information. 4. The PI shall coordinate with the MLD for additional consultation. 5. Disposition of Native American Human Remains shall be determined between the MLD and the PI, if: (a) The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 24 hours after being notified by the Commission; OR; (b) The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner. D. If Human Remains are not Native American 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial. 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98). 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with CCDC, the applicant/landowner and the Museum of Man. V. Night Work A. If night work is included in the contract 1. When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting. 2. The following procedures shall be followed. (a) No Discoveries In the event that no discoveries were encountered during night work, the PI shall record the information on the CSVR and submit to CCDC via fax by 9am the following morning, if possible.			

Significant Impact	Mitigation Measure (MM)	Implementation Time Frame	Implementation Responsibility	Verification Responsibility
	(b) Discoveries All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. (c) Potentially Significant Discoveries If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed. The PI shall immediately contact CCDC, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made. B. If night work becomes necessary during the course of construction 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin. 2. The RE, or BI, as appropriate, shall notify CCDC immediately. C. All other procedures described above shall apply, as appropriate. VI. Post Construction A. Submittal of Draft Monitoring Report 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to CCDC for review and approval within 90 days following the completion of monitoring, (a) For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report. (b) Recording sites with State of California Department of Parks and Recreation The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.			

Significant Impact	Mitigation Measure (MM)	Implementation Time Frame	Implementation Responsibility	Verification Responsibility
	2. CCDC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report. 3. The PI shall submit revised Draft Monitoring Report to CCDC for approval. 4. CCDC shall provide written verification to the PI of the approved report. 5. CCDC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals. B. Handling of Artifacts and Submittal of Collections Management Plan, if applicable 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued. 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.			
LAND USE (LU)				
Impact LU-B.2: The project site is located on street segments that are expected to carry traffic volumes that could create traffic noise in excess of 65 dB(A) CNEL. Noise generated by I-5 and highly traveled grid streets could cause noise levels in noise-sensitive uses not governed by Title 24 to exceed 45 dB(A).	**Mitigation Measures NOI-B.1-1 and NOI-C.1.1**, as described below.	Prior to Building Permit (Design) *(has been completed as part of the site development permit process)* Prior to Certificate of Occupancy (Implementation)	Developer	City
Impact LU-B.4: Th project site is located adjacent to a trolley line. Noise generated by train horns, engines and wheels as well as bells at crossing gates would	**Mitigation Measure LU-B.4-1:** Prior to approval of a Building Permit which would expose habitable rooms to disruptive railroad noise, an acoustical analysis shall be performed. The analysis shall determine the expected exterior and interior noise levels related to railroad activity. As feasible, noise attenuation measures shall be identified which would reduce noise levels to 45 dB(A) CNEL or less in habitable rooms. Recommended measures shall be incorporated into building plans before approval of a	Prior to Building Permit (Design) *(has been completed as part of the site development*	Developer	City

Significant Impact	Mitigation Measure (MM)	Implementation Time Frame	Implementation Responsibility	Verification Responsibility
significantly disrupt sleep of residents along the railroad tracks.	Building Permit.	*permit process)* Prior to Certificate of Occupancy (Implementation)		
NOISE (NOI)				
Impact NOI-B.1: The project site is located on street segments that are expected to carry traffic volumes that could create traffic noise in excess of 65 dB(A) CNEL. Noise generated by I-5 and highly traveled grid streets could cause interior noise levels in noise-sensitive uses (exclusive of residential and hotel uses) to exceed 45 dB(A).	**Mitigation Measure NOI-B.1-1**: Prior to approval of a Building Permit for any residential, hospital, or hotel within 475 feet of the centerline of Interstate 5 or adjacent to a roadway carrying more than 7,000 ADT, an acoustical analysis shall be performed to confirm that architectural or other design features are included which would assure that noise levels within habitable rooms would not exceed 45 dB(A) CNEL.	Prior to Building Permit *(has been completed as part of the site development permit process)* Prior to Certificate of Occupancy (Implementation)	Developer	City
Impact NOI-C.1: The project site is located on street segments that are expected to carry traffic volumes that could create traffic noise in excess of 65 dB(A) CNEL. Exterior required outdoor open space in residential could experience traffic noise levels in excess 65 dB(A) CNEL.	**Mitigation Measure NOI-C.1-1**: Prior to approval of a Development Permit for any residential development within 475 feet of the centerline of Interstate 5 or adjacent to a roadway carrying more than 7,000 ADT, an acoustical analysis shall be performed to determine if any required outdoor open space areas would be exposed to noise levels in excess of 65 dB(A) CNEL. Provided noise attenuation would not interfere with the primary purpose or design intent of the exterior use, measures shall be included in building plan, to the extent feasible.	Prior to Development Permit *(has been completed as part of the site development permit process)* Prior to Certificate of Occupancy (Implementation)	Developer	City

TRAFFIC AND CIRCULATION (TRF)				
Impact TRF-A.1.1: Increased traffic on grid streets from the project would result in unacceptable levels of service on specific roadway intersections and/or segments within downtown. (Direct)	Mitigation Measure TRF-A.1.1-1: At five-year intervals, commencing upon adoption of the Downtown Community Plan, the City shall conduct a downtown-wide evaluation of the ability of the grid street system to accommodate traffic within Downtown. In addition to identifying roadway intersections or segments which may need immediate attention, the evaluation shall identify roadways which may warrant interim observation prior to the next 5-year evaluation. The need for roadway improvements shall be based upon deterioration to LOS F, policies in the Mobility Plan, and/or other standards established by the City, in cooperation with the City Engineer. In completing these studies, the potential improvements identified in Section 6.0 of the traffic study for the Downtown San Diego Mobility Plan and Section 4.2.3.3 of the SEIR will be reviewed to determine whether these or other actions are required to improve traffic flow along affected roadway corridors. Specific improvements from Section 4.2.3.3 include: <u>Mitigation Measures that Fully Reduces Impact:</u> I-5 northbound off-ramp/Brant Street and Hawthorn Street – Signalization would be required at this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the "Peak Hour" warrant. Second Avenue and Cedar Street – Signalization would be required at this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the "Peak Hour" warrant. Fourth Avenue and Beech Street – Convert on-street parking to a travel lane on Fourth Avenue between Cedar Street and Ash Street during the AM peak hour. First Avenue and A Street – Remove on-street parking on the north side of A Street between First and Front avenues as necessary to provide an east bound left turn lane. 17th Street and B Street – Signalization would be required at this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the "Peak Hour" warrant. 16th Street and E Street – Remove on-street parking on the east side of 16th Street south of E Street as necessary to provide a northbound right-turn lane. Eleventh Avenue and G Street – Convert on-street parking to a travel lane on G Street between 11th Avenue and 17th Street during the PM peak hour. Park Boulevard and G Street – Convert on-street parking to a travel lane on G	Every five years	City of San Diego	City of San Diego

	Street between 11th Avenue and 17th Street during the PM peak hour. 16th Street and Island Avenue – Signalization would be required at this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the "Peak Hour" warrant. 19th Street and J Street – Restripe the northbound left-turn lane into a northbound left-turn and through shared lane. Logan Avenue and I-5 southbound off-ramp – Signalization would be required at this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the "Peak Hour" warrant. <u>Mitigation Measures that Partially Reduces Impact</u> Front Street and Beech Street - Convert on-street parking to a travel lane on Front Street between Cedar Street and Ash Street during the PM peak hour. 15th Street and F Street - Signalization would be required at this intersection to mitigate direct project impacts. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the "Peak Hour" warrant. 13th Street and G Street - Convert on-street parking to a travel lane on G Street between 11th Avenue and 17th Street during the PM peak hour. 14th Street and G Street - Convert on-street parking to a travel lane on G Street between 11th Avenue and 17th Street during the PM peak hour. 16th Street and G Street - Convert on-street parking to a travel lane on G Street between 11th Avenue and 17th Street during the PM peak hour. 17th Street and G Street - Signalization and convert on-street parking to a travel lane on G Street between 11th Avenue and 17th Street during the PM peak hour. A traffic signal warrant was conducted. Based upon the MUTCD, this intersection would meet the "Peak Hour" warrant. Following the completion of each five-year monitoring event, the City shall incorporate needed roadway improvements into the City of San Diego CIP or identify another implementation strategy. In order to determine if the roadway improvements included in the current five-year CIP, or the equivalent, are sufficient to accommodate developments, a traffic study would be required for large projects. The threshold to be used for determining the need for a traffic study shall reflect the traffic volume threshold used in the Congestion			

	Management Program. The Congestion Management Program stipulates that any activity forecasted to generate 2,400 or more daily trips (200 or more equivalent peak hour trips).			
Impact TRF-A.1.1: Increased traffic on grid streets from the project would result in unacceptable levels of service on specific roadway intersections and/or segments within downtown. (Direct)	**Mitigation Measure TRF-A.1.1-2**: Prior to approval of any development which would generate a sufficient number of trips to qualify as a large project under the Congestion Management Program (i.e. more than 2,400 daily trips, or 200 trips during a peak hour period), a traffic study shall be completed. The traffic study shall be prepared in accordance with City's Traffic Impact Study Manual. If the traffic study indicates that roadways substantially affected by the project would operate at LOS F with the addition of project traffic, the traffic study shall identify improvements to grid street segments and/or intersections consistent with the Downtown San Diego Mobility Plan which would be required within the next five years to achieve an acceptable LOS or reduce congestion, to the extent feasible. If the needed improvements are already included in the City of San Diego's CIP, or the equivalent, no further action shall be required. If any of the required improvements are not included in the CIP, or not expected within five years of project completion, the City of San Diego shall amend the CIP, within one year of project approval, to include the required improvements and assure that they will be implemented within five years of project completion. At theCcity's discretion, the developer may be assessed a prorated share of the cost of improvements as a condition of project approval.	Prior to Development Permit (Design) *(has been completed as part of the site development permit process)*	Developer	City

ATTACHMENT 5

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Old California Theatre– 1122 4th Street
Economic Alternative Analysis

August 25, 2020

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August 25, 2020

Mr. Khaled Noun

Via email: knoun@caydonusa.com

1122 4th Street- Economic Alternative Analysis

London Moeder Advisors has completed an economic analysis of the six development options pertaining to the California Theater site at 1122 4th Street in San Diego, CA ("Subject Property"). The Subject Property is located on the northwest corner of C Street and 4th Street, bounded on the west by 3rd Street and the north by an adjacent property.

The site currently houses the old California Theatre and an existing nine-story office tower of historical significance to the City of San Diego.

The purpose of this analysis is to analyze the Proposed Project and the financial impacts and economic feasibility of the development alternatives.

We have analyzed five development alternatives for the property, in addition to the Proposed Project, that include:

- Proposed Project: Clear entire site and construct a new mixed-use tower with a reconstruction of the 4th Avenue and C Street façades from the existing 9-story office tower in a manner that replicates their existing appearance on that portion of the newly constructed building.

- Alternative 1: Develop a new mixed-use development; clear the California Theater but retain and rehabilitate the existing nine-story tower.

- Alternative 2: Clear the theater portion of the site with the exception of the ground floor C Street façade, retain and rehabilitate the C Street façade with retail on the ground floor and decorative elements above, retain and rehabilitate the 9-story office tower, and add a new 40-story mixed-use tower with ground floor retail, residential dwelling units and adequate parking.

- Alternative 3: Clear the theater portion of the site with the exception of the ground floor C Street façade, retain and rehabilitate, or reconstruct if necessary, the C Street façade with retail on the ground floor, retain and rehabilitate, or reconstruct if necessary, the 9-story office tower, add a new 40-story mixed-use tower with ground floor retail, residential dwelling units and adequate parking. Create a 20' wide galleria running north and south between the rear façade of the 9-story office tower and any new construction to the west of that galleria, creating open space from the ground level through the ninth floor.

- Alternative 4: Perform a full rehabilitation of California Theater and the nine-story office tower and restore to original or other appropriate uses.

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Conclusions of Economic Feasibility

We analyzed the project performance of the Proposed Project that is planned for the Subject Property. The Proposed Project assumes that a new mixed-use project that includes reconstruction and replication of the 4th Avenue and C Street facades from the existing nine-story office tower. The development is planned to include 299,943 square feet of net saleable residential (336 for-sale condominiums), 154,381 square feet of hotel (190-room hotel), and 4,325 square feet of retail. The total gross square footage, including parking, is 739,214 square feet.

We have assumed a project duration of six years for the Proposed Project. The total estimated costs of construction are estimated at $311 million ($84.2 million for the Hotel development and $226.8 million for the Condo Mixed-Use development), which includes a land acquisition of $21.1 million. The total estimated net sales revenue is approximately $341 million ($76.2 million for the hotel development and $264.9 million for the Condo Mixed-Use development). The resulting net profit is estimated at $94 million, which is realized over the six-year investment period.

The forecasted Return On Investment ("ROI") is 56% for the Condo Mixed-Use portion. This demonstrates that the Proposed Project is economically feasible. For a project to be economically feasible, attract investors, and achieve financing, a for-sale residential project must achieve a minimum ROI of 50% or higher.

The forecasted Margin On Revenue is 14.0% for the Condo Mixed-Use portion. This demonstrates that the Proposed Project is economically feasible. For a project to be economically feasible, attract investors, and achieve financing, a for-sale residential project must achieve a minimum Margin On Revenue of 12% to 13% or higher.

Alternatives 1, 2 and 3 add significant costs of development to the project. As the table on the following page details, the ROI well below the 50% minimum threshold for economic feasibility (ranging from -45% to 35%) for the Condo Mixed-Use portion of the project. Moreover, these alternatives also result in a single-digit Margin On Revenue (ranging from -15.3% to 9.4%). These three alternatives result in a project that is not economically feasible, nor financeable. There is not enough profit margin, or financial "cushion," for private investors and other sources of capital to achieve their required minimum rates of return. Nor does it give investors and lenders a comfort level that the development could sustain cost overruns or revenue corrections (e.g. lower sale prices).

Alternative 4 is a full rehabilitation of the California Theater and existing 9-story office tower and restore it to original or other appropriate uses. This development alternative results in a net loss of $39.1 million, which demonstrates that a subsidy of at least an equal amount is required just to break even on the investment. As a result, Alternative 4 is not economically feasible.

The table on the following page demonstrates the impact on project profit for the Proposed Project and the four development alternatives.

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Summary of Scenarios
1122 4th Street

Proposed Project

New Mixed-Use Development That Includes Reconstruction and Replication of the 4th Avenue and C Street Facades from the Existing 9-Story Office Tower

Condo Development	
# Units:	336
Residential S.F.	299,943
Retail S.F.	4,325
Total Net Useable S.F.	304,268
Net Profit	*$38,091,563*
Hotel Development	
# of Keys	190
Net Room S.F.	90,159
Amenity/Lobby	27,663
Net Profit	*$55,929,685*
Total Net Development Profit	$94,021,248
Residential ROI	56%
Residential Margin on Revenue	14.0%

Alternative 1

New Mixed-Use Development; Clear CA Theater; Retain and Rehabilitate Existing 9-Story Tower

Condo Development	
# Units:	336
Residential S.F.	299,943
Retail S.F.	4,325
Total Net Useable S.F.	304,268
Net Profit	*$25,494,897*
Hotel Development	
# of Keys	190
Net Room S.F.	90,159
Amenity/Lobby	27,663
Net Profit	*$55,929,685*
Net Development Profit	$81,424,582
Difference From Base Project ($)	-$12,596,666
Difference From Base Project (%)	-13.4%
Residential ROI	35%
Residential Margin on Revenue	9.4%

Alternative 2

New Mixed-Use Development; Retain and Rehabilitate C Street Façade; Retain and Rehabilitate 9-Story Office Tower

Condo Development	
# Units:	336
Residential S.F.	299,943
Retail S.F.	4,325
Total Net Useable S.F.	304,268
Net Profit	*$18,386,666*
Hotel Development	
# of Keys	190
Net Room S.F.	90,159
Amenity/Lobby	27,663
Net Profit	*$55,929,685*
Net Development Profit	$74,316,351
Difference From Base Project ($)	-$19,704,897
Difference From Base Project (%)	-21.0%
Residential ROI	25%
Residential Margin on Revenue	6.8%

Alternative 3

New Mixed-Use Development; Retain, Rehabilitate or Reconstruct C Street Façade and 9-Story Office Tower; Create 20' Wide Galleria

Condo Development	
# Units:	336
Residential S.F.	299,943
Retail S.F.	4,325
Total Net Useable S.F.	304,268
Net Profit	*-$41,549,180*
Hotel Development	
# of Keys	190
Net Room S.F.	90,159
Amenity/Lobby	27,663
Net Profit	*$55,929,685*
Net Development Profit	$14,380,504
Difference From Base Project ($)	-$79,640,744
Difference From Base Project (%)	-84.7%
Residential ROI	-45%
Residential Margin on Revenue	-15.3%

Alternative 4

Full Rehabilitation of CA Theater and Existing 9-Story Tower

Theater:	2,000 seats
Office	29,350
Retail	4,640
Net Development Profit	-$39,141,644
Difference From Base Project ($)	-$133,162,893
Difference From Base Project (%)	-141.6%

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Approach to Analysis

To determine the impact to the project, we prepared financial proformas for the five alternatives and compared the performances to the Proposed Project. In each proforma, we assumed the following:

- 6 months for permits
- Construction period of 30 months for Hotel portion.
- Construction period of 24 months for Condo Mixed-Use portion.
- 6 months of disposition and unit sales
- Construction costs are provided by the developer and London Moeder Advisors based on similar projects and construction types.
- Sales prices and revenue assumptions were provided by the developer.

The following summarizes the financial proformas we have prepared for analyzing the project, which are included in the Appendix.

Proposed Project

The Proposed Project assumes construction of a new mixed-use project that includes reconstruction and replication of the 4th Avenue and C Street facades from the existing 9-story office tower. The project includes 299,943 square feet of net saleable residential (336 for-sale condominiums), 154,381 square feet of hotel (190-room hotel), and 4,325 square feet of retail. The total gross square footage, including parking, is 739,214 square feet.

The total estimated costs of construction are estimated at $311 million ($84.2 million for the hotel development and $226.8 million for the Condo Mixed-Use development), which includes a land acquisition of $21.1 million. The total estimated net sales revenue is approximately $341 million ($76.2 million for the Hotel development and $264.9 million for the Condo Mixed-Use development). The resulting net profit is estimated at $94 million, which is realized over the six-year investment period.

The forecasted ROI is 56% for the Condo Mixed-Use portion. This demonstrates that the Proposed Project is economically feasible. For a project to be economically feasible, attract investors, and achieve financing, a for-sale residential project must achieve a minimum ROI of 50% or higher.

The forecasted Margin On Revenue is 14.0% for the Condo Mixed-Use portion. This demonstrates that the Proposed Project is economically feasible. For a project to be economically feasible, attract investors, and achieve financing, a for-sale residential project must achieve a minimum Margin On Revenue of 12% to 13% or higher.

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Alternative 1

Alternative 1 assumes that the California Theater is cleared from the site, but the existing 9-story tower is retained and rehabilitated to accommodate a 190-room hotel. The project design is the same as the Proposed Project and includes 299,943 square feet of net saleable residential (336 for-sale condominiums), 154,381 square feet of hotel (190-room hotel), and 4,325 square feet of retail. The total gross square footage, including parking, is 739,214 square feet.

The total estimated net sales revenue is the same as the Proposed Project at $341 million. However, the estimated construction costs are increased by $12.6 million to a total of $323.6 million. The resulting net profit is calculated at approximately $81.4 million. This is a reduction in total profit of 13.4%, or $12.6 million, compared to the Proposed Project.

The forecasted ROI is 35% for the Condo Mixed-Use portion. This demonstrates that the development is not economically feasible. For a project to be economically feasible, attract investors, and achieve financing, a for-sale residential project must achieve a minimum ROI of 50% or higher.

The forecasted Margin On Revenue is 9.4% for the Condo Mixed-Use portion. This demonstrates that the development is not economically feasible. For a project to be economically feasible, attract investors, and achieve financing, a for-sale residential project must achieve a minimum Margin On Revenue of 12% to 13% or higher.

Alternative 2

Alternative 2 assumes a new mixed-use development with the C Street façade retained and rehabilitated and the 9-story office tower retained and rehabilitated. The project design is the same as the Proposed Project and includes 299,943 square feet of net saleable residential (336 for-sale condominiums), 154,381 square feet of hotel (190-room hotel), and 4,325 square feet of retail. The total gross square footage, including parking, is 739,214 square feet.

The total estimated net sales revenue is the same as the Proposed Project at $341 million. However, the estimated construction costs are increased by $19.7 million to a total of $330.7 million. The resulting net profit is calculated at approximately $74.3 million. This is a reduction in total profit of 21%, or $19.7 million, compared to the Proposed Project.

The forecasted ROI is 25% for the Condo Mixed-Use portion. This demonstrates that the development is not economically feasible. For a project to be economically feasible, attract investors, and achieve financing, a for-sale residential project must achieve a minimum ROI of 50% or higher.

The forecasted Margin On Revenue is 6.8% for the Condo Mixed-Use portion. This demonstrates that the development is not economically feasible. For a project to be economically feasible, attract investors, and achieve financing, a for-sale residential project must achieve a minimum Margin On Revenue of 12% to 13% or higher.

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Alternative 3

Alternative 3 assumes a new mixed-use development that retains and rehabilitates, or reconstructs if necessary, the C Street façade with retail on the ground floor. The 9-story office tower would also be retained and rehabilitated, or reconstructed if necessary. This alternative also includes a 20-foot wide galleria between the rear façade of the 9-story office building and any new construction to the west of that galleria. This project comprises a total of 739,214 gross square feet and includes seven levels of underground parking. There is also a 20-foot setback between the existing structure and new construction. The project design is the same as the Proposed Project and includes 299,943 square feet of net saleable residential (336 for-sale condominiums), 154,381 square feet of hotel (190-room hotel), and 4,325 square feet of retail. The total gross square footage, including parking, is 739,214 square feet.

The total estimated net sales revenue is the same as the Proposed Project at $341 million. However, the estimated construction costs are increased by $79.6 million to a total of $390.7 million. The resulting net profit is calculated at approximately $14.4 million. This is a reduction in total profit of 84.7%, or $79.6 million, compared to the Proposed Project.

The forecasted ROI is -45% for the Condo Mixed-Use portion. This demonstrates that the development is not economically feasible because the returns are negative. For a project to be economically feasible, attract investors, and achieve financing, a for-sale residential project must achieve a minimum ROI of 50% or higher.

The forecasted Margin On Revenue is -15.3% for the Condo Mixed-Use portion. This demonstrates that the development is not economically feasible because the returns are negative. For a project to be economically feasible, attract investors, and achieve financing, a for-sale residential project must achieve a minimum Margin On Revenue of 12% to 13% or higher.

Alternative 4

Alternative 4 assumes a full rehabilitation of both the California Theater and the existing 9-story office tower. In this scenario, the buildings are restored to their original uses as an approximately 2,000-seat theater, 29,350 square feet of office and 4,640 square feet of retail. Total costs of restoration and construction are estimated at $49 million.

In our research of theaters in San Diego and Southern California, we have determined that there is no “sale value” for the theater. That is because there is no positive income that is generated by a theater for investors or owners. At best, operating a theater is a break-even proposition, with most theaters operating at a deficit.

Our research included interviews with theater operators throughout Southern California. Two operators, one from a city-owned facility and the other a privately-owned non-profit entity, indicated that ticket sales and facility rentals do not typically cover operating costs. These locations depend largely on donations to cover the deficit created from low revenues compared to higher expenses.

Therefore, a developer who would invest in rehabilitating the theater would not receive any value or significant income to recover the money spent on reconstruction. In the case of the California Theater, the loss would be substantial.

Our analysis of the office component demonstrates a value of approximately $7.6 million for the 29,350 square feet of space ($257 per square foot). The rents and sale value are in-line with what is being achieved for the better-quality Class B office space in Downtown San Diego.

The retail component is estimated to have a value of approximately $2.1 million for the 4,640 square-foot space ($446 per square foot). The rents and sale value are consistent with the better quality, and located, retail space in Downtown San Diego.

Combined, Alternative 4 has a total value of approximately $9.8 million, which is based solely on the office and retail components. Based on the estimated costs of construction of $49 million, the result is a loss of $39.1 million. This means that the project would require a subsidy of $39.1 million just to break even. This alternative also results in a profit reduction of 141.6%, or $133.2 million, compared to the Proposed Project.

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Should you have any questions regarding this analysis, please feel free to contact us.

Sincerely,

Gary H. London

Nathan Moeder

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Appendix

ATTACHMENT 5

Old California Theatre - 1122 4th Street

Proposed Project: Clear Entire Site and Develop New Mixed-Use Project

Assumptions & Results (190-Room Hotel)

PROJECT SUMMARY	
Hotel	
Number of Units	190
Occupancy - 1st, 2nd, 3rd Years	source
Average Daily Rate (Initial)	$254
Square Feet Per Room	475
Net Room SF	90,159
Amenity/Lobby/Kitchen/Ballroom	27,663
Core/Utility	36,559
Gross Building Area (excl. basement)	154,381
Building Efficiency	58.4%

HOLDING & DISPOSTION	
Holding Period	10
Cap on Sale	6.50%
Commission & Closing Costs	1.5%
Value at Time of Sale	$132,839,325
Asset Value PSF	$860.46

RESIDUAL LAND VALUE	
Land Price	$5,876,735
Land $/Room	$30,930
Land Acres	0.6
Land SF	25,103
F.A.R	6.15

INVESTMENT PERFORMANCE			
Equity Assumptions			
Developer Equity Invested			$42,106,640
Cash on Cash	**Equity After Refi**	**Cash on Cash**	**Cash Flow**
Year 0			($42,106,640)
Year 1			$0
Year 2			$0
Year 3			$0
Year 4	$32,918,977	45.7%	$15,043,814
Year 5	$32,918,977	9.7%	$3,189,285
Year 6	$32,918,977	11.0%	$3,623,799
Year 7	$32,918,977	14.6%	$4,822,260
Year 8	$32,918,977	14.7%	$4,827,556
Year 9	$32,918,977	14.7%	$4,825,582
Year 10	$32,918,977	270.2%	$88,933,078
6-Year Hold:			
IRR			16.2%
Total Net Profit			$55,929,685

FINANCING		
Construction Financing		
Loan to Cost		50.00%
Interest Rate		6.00%
Construction Time (Months)		30
Construction Loan Time (Months)		48
Total Project Costs		$84,213,281
Equity Investment		$42,106,640
Construction Loan Amount		$42,106,640
Refinance		YES
Refinance at End of Year:		4
Permanent Loan Amount		$51,552,064
Less: Construction Loan		($42,106,640)
Less: Loan Fees	0.50%	($257,760)
Net Proceeds from Refinance		$9,187,664
Permanent Financing		
Stabilized NOI, Year 5		$6,701,768
Refinance Value		$103,104,129
Loan To Value		50%
Permanent Loan Amount		$51,552,064
Interest Rate		5.50%
Amortization (Years)		30
Annual Debt Service		($3,512,483)
Debt Coverage Ratio		1.91
Debt Yield		13.0%

Source: Suffolk Construction, Caydon Property Group, London Moeder Advisors

Old California Theatre - 1122 4th Street

Proposed Project: Clear Entire Site and Develop New Mixed-Use Project

Construction Costs (190-Room Hotel)

Hotel Property S.F.			154,381	
Land S.F.			25,103	
Total Keys			190	
Description	**Total Cost**	**Cost/Key**	**$/S.F.**	**Notes**
Land Costs				
Land Acquisition	$5,876,735	$30,930	$38.07	
Onsite Costs	$41,243	$217	$0.27	3% of Total Parking
Total Land Costs	**$5,917,978**	**$31,147**	**$38.33**	
Hard Costs				
Building Construction	$44,152,966	$232,384	$286.00	
Basement Construction	$6,718,862	$35,362	$43.52	28% of Gross S.F.
Escalation	$5,087,183	$26,775	$202.65	10% (4% for 2.5 years)
Total Hard Costs	**$55,959,011**	**$294,521**	**$362.47**	
Total Soft Costs	$10,352,417	$54,486	$67.06	18.5% of Total Hard Costs
FAR Bonus Purchase	$638,313	$3,360	$4.13	
Gen. Conditions & Overhead	$6,131,606	$32,272	$39.72	
Construction Financing	$5,213,955	$27,442	$33.77	
TOTAL PROJECT COSTS	$84,213,281	$443,228	$545.49	

Source: Suffolk Construction, London Moeder Advisors

Old California Theatre - 1122 4th Street

Proposed Project: Clear Entire Site and Develop New Mixed-Use Project

Rev-Exp Rental Assumptions (190-Room Hotel)

Summary		
	Number of Units	190
	Occupancy Rate	source
	Average Daily Rate (Initial)	$254
	Room Rate Increases per Year	source
	Expenses Increase/Year	source

			Construction									11-Year Hold
	Year		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Period	0	1	2	3	4	5	6	7	8	9	10	11
Room Revenue	ADR		$0.00	$0.00	$0.00	$253.96	$274.58	$286.88	$301.21	$305.54	$309.44	$313.39	$322.79
	Occupancy		0.0%	0.0%	0.0%	71.4%	75.4%	76.7%	82.5%	81.9%	81.5%	81.0%	81.0%
	RevPAR		$0.00	$0.00	$0.00	$181.25	$207.12	$220.11	$248.59	$250.24	$252.13	$253.70	$261.31
	Revenue		**$0**	**$0**	**$0**	**$12,569,774**	**$14,363,473**	**$15,264,935**	**$17,239,620**	**$17,353,954**	**$17,485,334**	**$17,594,433**	**$18,122,171**
	Expenses % of Revenue		0.0%	0.0%	0.0%	26.6%	25.7%	24.7%	24.0%	24.1%	24.3%	24.5%	24.2%
	Expenses		**$0**	**$0**	**$0**	**($3,343,560)**	**($3,691,413)**	**($3,770,439)**	**($4,137,509)**	**($4,182,303)**	**($4,248,936)**	**($4,310,636)**	**($4,385,565)**
	Profit		$0	$0	$0	$9,226,214	$10,672,061	$11,494,496	$13,102,111	$13,171,651	$13,236,398	$13,283,797	$13,736,605
Food & Beverage	Per Room Revenue		$0.00	$0.00	$0.00	$155.00	$158.88	$162.85	$166.92	$171.09	$175.37	$179.75	$184.25
	Occupancy		0.0%	0.0%	0.0%	71.4%	75.4%	76.7%	82.5%	81.9%	81.5%	81.0%	81.0%
	Revenue		**$0**	**$0**	**$0**	**$7,671,740**	**$8,311,125**	**$8,665,277**	**$9,553,592**	**$9,717,510**	**$9,909,524**	**$10,091,577**	**$10,344,217**
	Expenses % of Revenue		0.0%	0.0%	0.0%	73.0%	73.0%	73.0%	73.0%	73.0%	73.0%	73.0%	73.0%
	Expenses		$0	$0	$0	($5,600,370)	($6,067,121)	($6,325,652)	($6,974,122)	($7,093,782)	($7,233,952)	($7,366,851)	($7,551,279)
	Profit		$0	$0	$0	$2,071,370	$2,244,004	$2,339,625	$2,579,470	$2,623,728	$2,675,571	$2,724,726	$2,792,939
Other Revenue	Per Room Revenue		$0.00	$0.00	$0.00	$5.50	$5.67	$5.83	$6.01	$6.19	$6.38	$6.57	$6.76
	Occupancy		0.0%	0.0%	0.0%	71.4%	75.4%	76.7%	82.5%	81.9%	81.5%	81.0%	81.0%
	Revenue		**$0**	**$0**	**$0**	**$272,223**	**$296,602**	**$310,215**	**$343,980**	**$351,577**	**$360,511**	**$368,855**	**$379,522**
	Expenses % of Revenue		0.0%	0.0%	0.0%	30.0%	29.7%	29.4%	29.1%	28.9%	28.7%	28.3%	28.0%
	Expenses		$0	$0	$0	($81,667)	($88,091)	($91,203)	($100,098)	($101,606)	($103,467)	($104,386)	($106,266)
	Profit		$0	$0	$0	$190,556	$208,511	$219,012	$243,882	$249,972	$257,044	$264,469	$273,256
Parking	Per Room Revenue		$0.00	$0.00	$0.00	$12.00	$12.36	$12.73	$13.11	$13.51	$13.91	$14.33	$14.76
	Occupancy		0.0%	0.0%	0.0%	71.4%	75.4%	76.7%	82.5%	81.9%	81.5%	81.0%	81.0%
	Revenue		**$0**	**$0**	**$0**	**$593,941**	**$646,560**	**$677,366**	**$750,345**	**$767,336**	**$786,004**	**$804,519**	**$828,660**
	Expenses % of Revenue		0.0%	0.0%	0.0%	28.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
	Expenses		**$0**	**$0**	**$0**	**($166,304)**	**($226,296)**	**($237,078)**	**($262,621)**	**($268,568)**	**($275,101)**	**($281,582)**	**($290,031)**
	Profit		$0	$0	$0	$427,638	$420,264	$440,288	$487,724	$498,769	$510,902	$522,937	$538,629
Undistributed Operational Expenses													
	Sum of Revenues		0	0	0	21,107,678	23,617,760	24,917,793	27,887,537	28,190,378	28,541,373	28,859,384	29,674,570
	Expenses % of Revenue		0.0%	0.0%	0.0%	21.8%	21.5%	21.2%	20.7%	20.8%	20.9%	20.9%	20.9%
	Expenses		**$0**	**$0**	**$0**	**($4,601,474)**	**($5,077,818)**	**($5,282,572)**	**($5,772,720)**	**($5,863,599)**	**($5,965,147)**	**($6,031,611)**	**($6,201,985)**

Source: Caydon Property Group, London Moeder Advisors

Old California Theatre - 1122 4th Street

Proposed Project: Clear Entire Site and Develop New Mixed-Use Project
Cash Flow Forecast (190-Room Hotel)

			Construction					6-Year Hold				10-Year Hold
Year		**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Period	**0**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**
Cash Flow												
Revenue												
Room Revenue			$0	$0	$12,569,774	$14,363,473	$15,264,935	$17,239,620	$17,353,954	$17,485,334	$17,594,433	$18,122,171
Food & Beverage Revenue			$0	$0	$7,671,740	$8,311,125	$8,665,277	$9,553,592	$9,717,510	$9,909,524	$10,091,577	$10,344,217
Other Revenue			$0	$0	$272,223	$296,602	$310,215	$343,980	$351,577	$360,511	$368,855	$379,522
Parking Revenue			$0	$0	$593,941	$646,560	$677,366	$750,345	$767,336	$786,004	$804,519	$828,660
Total Revenue			**$0**	**$0**	**$21,107,678**	**$23,617,760**	**$24,917,793**	**$27,887,537**	**$28,190,378**	**$28,541,373**	**$28,859,384**	**$29,674,570**
Operating Expenses												
Room Expenses			$0	$0	($3,343,560)	($3,691,413)	($3,770,439)	($4,137,509)	($4,182,303)	($4,248,936)	($4,310,636)	($4,385,565)
Food & Beverage Expenses			$0	$0	($5,600,370)	($6,067,121)	($6,325,652)	($6,974,122)	($7,093,782)	($7,233,952)	($7,366,851)	($7,551,279)
Other Expenses			$0	$0	($81,667)	($88,091)	($91,203)	($100,098)	($101,606)	($103,467)	($104,386)	($106,266)
Parking Expenses			$0	$0	($166,304)	($226,296)	($237,078)	($262,621)	($268,568)	($275,101)	($281,582)	($290,031)
Undistributed Operational Expenses			$0	$0	($4,601,474)	($5,077,818)	($5,282,572)	($5,772,720)	($5,863,599)	($5,965,147)	($6,031,611)	($6,201,985)
Total Expenses			**$0**	**$0**	**($13,793,374)**	**($15,150,739)**	**($15,706,944)**	**($17,247,070)**	**($17,509,857)**	**($17,826,603)**	**($18,095,066)**	**($18,535,126)**
Property Taxes	2%		$0	$0	($836,000)	($852,720)	($869,774)	($887,170)	($904,913)	($923,012)	($941,472)	($960,301)
Insurance	2%		$0	$0	($200,000)	($204,000)	($208,080)	($212,242)	($216,486)	($220,816)	($225,232)	($229,737)
Reserves for Replacement (2,3,4=>% of Revenue)			$0	$0	($422,154)	($708,533)	($996,712)	($1,115,501)	($1,127,615)	($1,141,655)	($1,154,375)	($1,186,983)
Incentive Management Fees			$0	$0	$0	$0	$0	($90,811)	($91,466)	($91,222)	($92,756)	($127,866)
Net Operating Income			**$0**	**$0**	**$5,856,150**	**$6,701,768**	**$7,136,282**	**$8,334,743**	**$8,340,040**	**$8,338,065**	**$8,350,482**	**$8,634,556**
Less: Annual Debt Service			$0	$0	$0	($3,512,483)	($3,512,483)	($3,512,483)	($3,512,483)	($3,512,483)	($3,512,483)	($3,512,483)
Total Cash Flow Before Taxes			**$0**	**$0**	**$5,856,150**	**$3,189,285**	**$3,623,799**	**$4,822,260**	**$4,827,556**	**$4,825,582**	**$4,837,999**	**$5,122,073**
Net Proceeds from Refi			**$0**	**$0**	**$9,187,664**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Cash Flow			**$0**	**$0**	**$15,043,814**	**$3,189,285**	**$3,623,799**	**$4,822,260**	**$4,827,556**	**$4,825,582**	**$4,837,999**	**$5,122,073**

Disposition

6-YR Hold						
Cash Flow	$0	$0	$15,043,814	$3,189,285	$3,623,799	
Sale Price					$128,226,816	
Less: Commissions & Closing Costs					($1,923,402)	
Less: Principal Balance of Loan O/S					($50,123,987)	
Net Proceed from Disposition					**$76,179,427**	
Total Cash Flows Before Taxes	**($42,106,640)**	**$0**	**$0**	**$0**	**$15,043,814**	**$3,189,285**	**$79,803,226**
IRR	**16%**					

Source: Caydon Property Group, London Moeder Advisors

ATTACHMENT 5

Old California Theatre - 1122 4th Street

Proposed Project: New Mixed-Use Development That Includes Reconstruction and Replication of the 4th Avenue and C Street Facades from the Existing 9-Story Office Tower

Assumptions and Results (328-Unit Condo Development + Retail)

FINANCING

Loan Amount	$158,768,608
Loan to Cost	70%
Interest Rate	6.00%

DEVELOPMENT SUMMARY

Gross Building S.F. (excl. basement)	399,913 S.F.
Bldg. Core & Parking	76.1% efficiency 95,645
Net Retail S.F.	4,325 S.F.
Net Residential S.F.	299,943 S.F.
Subtotal N.S.F.	304,268 S.F.

Market Rate Units	# of Units	% of Total Mix	Average Unit Size	Total Net Sellable	Sale Price	$/S.F.
Studio	70	21%	-	-	-	-
1 Bed	130	39%	-	-	-	-
1 Bed + Den	28	8%	-	-	-	-
2 Bed	69	21%	-	-	-	-
2 Bed + Den	0	0%	-	-	-	-
3 Bed	34	10%	-	-	-	-
3 Bed + Den	0	0%	-	-	-	-
Penthouse (3 BR)	2	1%	-	-	-	-
Penthouse (3 BR+Den)	3	0.9%	-	-	-	-
Subtotal Market Rate	**336**	**100%**	**893**	**299,943**	**$803,419**	**$900**

Affordable Units	# of Units	% of Total Mix	Average Unit Size	Total Net Sellable	Sale Price	$/S.F.
Studio	-	-	-	-	-	-
1 Bed	-	-	-	-	-	-
2 Bed	-	-	-	-	-	-
3 Bed	-	-	-	-	-	-
Subtotal Affordable	**0**	**-**	**-**	**-**	**$0**	**-**
Total/Av. Wt.	**336**		**893**	**299,943**	**$803,419**	**$900**

Project Timing	Months
Permits	6
Construction	24
Disposition	6
Total (Months)	**36**

CONSTRUCTION BUDGET

		Total Cost	Cost Per Gross S.F.	Cost/Unit
Land Costs				
Land Acquisition		$15,223,265	$38.07	$45,307
Onsite Costs		$1,229,785	$3.08	$3,660
Land Costs Subtotal		$16,453,050	$41.14	$48,967
Hard Costs				
Building Construction		$115,974,770	$290.00	$345,163
Basement Construction		$17,404,735	$43.52	$51,800
Façade & Appearance Costs		$3,160,303	$7.90	$9,406
Escalation	10%	$13,653,981	$34.14	$40,637
Hard Costs Subtotal		$150,193,789	$375.57	$447,005
Soft Costs	18.5%	$27,785,851	$69.48	$82,696
FAR Bonus Purchase		$1,653,505	$4.13	$4,921
Off-Site Affordable Units		$3,800,000	$9.50	$11,310
General Condition & Overhead		$21,805,035	$54.52	$64,896
Construction Financing		$5,121,067	$12.81	$15,241
Contingency	incl	$0	$0.00	$0.00
Total Project Costs		**$226,812,297**	**$567**	**$675,037**
Less: Loan Amount		**$158,768,608**		
Initial Investment:		**$68,043,689**		

INVESTEMENT PERFORMANCE

Gross Revenue: Market Rate Units		$269,948,700	$803,419 avg price
Gross Revenue: Affordable Units		$0	$0 avg price
Total Gross Revenue		**$269,948,700**	
Sales Commission	2.5%	($6,748,718)	
Other Costs of Sale	0.25%	($674,872)	
Net Residential Revenue		**$262,525,111**	
Retail Revenue		$2,378,750	$550 psf
Total Net Revenue		**$264,903,861**	
Development Costs		($226,812,297)	
Net Profit		**$38,091,563**	
Margin on Total Cost		**16.8%**	
Margin on Gross Revenue		**14.0%**	
Equity Investment		$68,043,689	
Return On Investment (ROI)		**56%**	

Source: Suffolk Construction Co., Candon Properties, London Moeder Advisors

Old California Theatre - 1122 4th Street

Alternative 1: New Mixed-Use Development; Clear CA Theater; Retain and Rehabilitate Existing 9-Story Tower

Assumptions and Results (328-Unit Condo Development + Retail)

FINANCING

Loan Amount	$167,586,274
Loan to Cost	70%
Interest Rate	6.00%

DEVELOPMENT SUMMARY

Gross Building S.F. (excl. basement)		399,913 S.F.
Bldg. Core & Parking	76.1% efficiency	95,645
Net Retail S.F.		4,325 S.F.
Net Residential S.F.		299,943 S.F.
Subtotal N.S.F.		304,268 S.F.

Market Rate Units	# of Units	% of Total Mix	Average Unit Size	Total Net Sellable	Sale Price	$/S.F.
Studio	70	21%	-	-	-	-
1 Bed	130	39%	-	-	-	-
1 Bed + Den	28	8%	-	-	-	-
2 Bed	69	21%	-	-	-	-
2 Bed + Den	0	0%	-	-	-	-
3 Bed	34	10%	-	-	-	-
3 Bed + Den	0	0%	-	-	-	-
Penthouse (3 BR)	2	1%	-	-	-	-
Penthouse (3 BR+Den)	3	0.9%	-	-	-	-
Subtotal Market Rate	**336**	**100%**	**893**	**299,943**	**$803,419**	**$900**

Affordable Units	# of Units	% of Total Mix	Average Unit Size	Total Net Sellable	Sale Price	$/S.F.
Studio	-	-	-	-	-	-
1 Bed	-	-	-	-	-	-
2 Bed	-	-	-	-	-	-
3 Bed	-	-	-	-	-	-
Subtotal Affordable	**0**	**-**	**-**	**-**	**$0**	**-**
Total/Av. Wt.	**336**		**893**	**299,943**	**$803,419**	**$900**

Project Timing	Months
Permits	6
Construction	24
Disposition	6
Total (Months)	**36**

CONSTRUCTION BUDGET

		Total Cost	Cost Per Gross S.F.	Cost/Unit
Land Costs				
Land Acquisition		$15,223,265	$38.07	$45,307
Onsite Costs		$1,229,785	$3.08	$3,660
Land Costs Subtotal		$16,453,050	$41.14	$48,967
Hard Costs				
Building Construction		$115,974,770	$290.00	$345,163
Basement Construction		$17,404,735	$43.52	$51,800
Alternative 1 Costs		$12,605,837	$31.52	$37,517
Escalation	10%	$14,598,534	$36.50	$43,448
Hard Costs Subtotal		$160,583,876	$401.55	$477,928
Soft Costs	18.5%	$29,708,017	$74.29	$88,417
FAR Bonus Purchase		$1,653,505	$4.13	$4,921
Off-Site Affordable Units		$3,800,000	$9.50	$11,310
General Condition & Overhead		$21,805,035	$54.52	$64,896
Construction Financing		$5,405,480	$13.52	$16,088
Contingency	incl	$0	$0.00	$0.00
Total Project Costs		**$239,408,963**	**$599**	**$712,527**
Less: Loan Amount		**$167,586,274**		
Initial Investment:		**$71,822,689**		

INVESTEMENT PERFORMANCE

Gross Revenue: Market Rate Units		$269,948,700	$803,419 avg price
Gross Revenue: Affordable Units		$0	$0 avg price
Total Gross Revenue		**$269,948,700**	
Sales Commission	2.5%	($6,748,718)	
Other Costs of Sale	0.25%	($674,872)	
Net Residential Revenue		**$262,525,111**	
Retail Revenue		$2,378,750	$550 psf
Total Net Revenue		**$264,903,861**	
Development Costs		($239,408,963)	
Net Profit		**$25,494,897**	
Margin on Total Cost		**10.6%**	
Margin on Gross Revenue		**9.4%**	
Equity Investment		$71,822,689	
Return On Investment (ROI)		**35%**	

Source: Suffolk Construction Co., Candon Properties, London Moeder Advisors

Old California Theatre - 1122 4th Street

Alternative 2: New Mixed-Use Development; Retain and Rehabilitate C Street Façade; Retain and Rehabilitate 9-Story Office Tower

Assumptions and Results (328-Unit Condo Development + Retail)

FINANCING

Loan Amount	$172,562,036
Loan to Cost	70%
Interest Rate	6.00%

DEVELOPMENT SUMMARY

Gross Building S.F. (excl. basement)	399,913 S.F.
Bldg. Core & Parking	76.1% efficiency 95,645
Net Retail S.F.	4,325 S.F.
Net Residential S.F.	299,943 S.F.
Subtotal N.S.F.	304,268 S.F.

Market Rate Units	# of Units	% of Total Mix	Average Unit Size	Total Net Sellable	Sale Price	$/S.F.
Studio	70	21%	-	-	-	-
1 Bed	130	39%	-	-	-	-
1 Bed + Den	28	8%	-	-	-	-
2 Bed	69	21%	-	-	-	-
2 Bed + Den	0	0%	-	-	-	-
3 Bed	34	10%	-	-	-	-
3 Bed + Den	0	0%	-	-	-	-
Penthouse (3 BR)	2	1%	-	-	-	-
Penthouse (3 BR+Den)	3	0.9%	-	-	-	-
Subtotal Market Rate	**336**	**100%**	**893**	**299,943**	**$803,419**	**$900**

Affordable Units	# of Units	% of Total Mix	Average Unit Size	Total Net Sellable	Sale Price	$/S.F.
Studio	-	-	-	-	-	-
1 Bed	-	-	-	-	-	-
2 Bed	-	-	-	-	-	-
3 Bed	-	-	-	-	-	-
Subtotal Affordable	**0**	**-**	**-**	**-**	**$0**	**-**
Total/Av. Wt.	**336**		**893**	**299,943**	**$803,419**	**$900**

Project Timing	Months
Permits	6
Construction	24
Disposition	6
Total (Months)	**36**

CONSTRUCTION BUDGET

		Total Cost	Cost Per Gross S.F.	Cost/Unit
Land Costs				
Land Acquisition		$15,223,265	$38.07	$45,307
Onsite Costs		$1,229,785	$3.08	$3,660
Land Costs Subtotal		$16,453,050	$41.14	$48,967
Hard Costs				
Building Construction		$115,974,770	$290.00	$345,163
Basement Construction		$17,404,735	$43.52	$51,800
Alternative 2 Costs		$17,935,901	$44.85	$53,381
Escalation	10%	$15,131,541	$37.84	$45,034
Hard Costs Subtotal		$166,446,946	$416.21	$495,378
Soft Costs	18.5%	$30,792,685	$77.00	$91,645
FAR Bonus Purchase		$1,653,505	$4.13	$4,921
Off-Site Affordable Units		$3,800,000	$9.50	$11,310
General Condition & Overhead		$21,805,035	$54.52	$64,896
Construction Financing		$5,565,973	$13.92	$16,565
Contingency	incl	$0	$0.00	$0.00
Total Project Costs		**$246,517,195**	**$616**	**$733,682**
Less: Loan Amount		**$172,562,036**		
Initial Investment:		**$73,955,158**		

INVESTEMENT PERFORMANCE

Gross Revenue: Market Rate Units		$269,948,700	$803,419 avg price
Gross Revenue: Affordable Units		$0	$0 avg price
Total Gross Revenue		**$269,948,700**	
Sales Commission	2.5%	($6,748,718)	
Other Costs of Sale	0.25%	($674,872)	
Net Residential Revenue		**$262,525,111**	
Retail Revenue		$2,378,750	$550 psf
Total Net Revenue		**$264,903,861**	
Development Costs		($246,517,195)	
Net Profit		**$18,386,666**	
Margin on Total Cost		**7.5%**	
Margin on Gross Revenue		**6.8%**	
Equity Investment		$73,955,158	
Return On Investment (ROI)		**25%**	

Source: Suffolk Construction Co., Candon Properties, London Moeder Advisors

Old California Theatre - 1122 4th Street

Alternative 3: New Mixed-Use Development; Retain, Rehabilitate or Reconstruct C Street Façade and 9-Story Office Tower; Create 20' Wide Galleria

Assumptions and Results (328-Unit Condo Development + Retail)

FINANCING

Loan Amount	$214,517,129
Loan to Cost	70%
Interest Rate	6.00%

DEVELOPMENT SUMMARY

Gross Building S.F. (excl. basement)	399,913 S.F.
Bldg. Core & Parking	76.1% efficiency 95,645
Net Retail S.F.	4,325 S.F.
Net Residential S.F.	299,943 S.F.
Subtotal N.S.F.	304,268 S.F.

Market Rate Units	# of Units	% of Total Mix	Average Unit Size	Total Net Sellable	Sale Price	$/S.F.
Studio	70	21%	-	-	-	-
1 Bed	130	39%	-	-	-	-
1 Bed + Den	28	8%	-	-	-	-
2 Bed	69	21%	-	-	-	-
2 Bed + Den	0	0%	-	-	-	-
3 Bed	34	10%	-	-	-	-
3 Bed + Den	0	0%	-	-	-	-
Penthouse (3 BR)	2	1%	-	-	-	-
Penthouse (3 BR+Den)	3	0.9%	-	-	-	-
Subtotal Market Rate	**336**	**100%**	**893**	**299,943**	**$803,419**	**$900**

Affordable Units	# of Units	% of Total Mix	Average Unit Size	Total Net Sellable	Sale Price	$/S.F.
Studio	-	-	-	-	-	-
1 Bed	-	-	-	-	-	-
2 Bed	-	-	-	-	-	-
3 Bed	-	-	-	-	-	-
Subtotal Affordable	**0**	**-**	**-**	**-**	**$0**	**-**
Total/Av. Wt.	**336**		**893**	**299,943**	**$803,419**	**$900**

Project Timing	Months
Permits	6
Construction	24
Disposition	6
Total (Months)	**36**

CONSTRUCTION BUDGET

		Total Cost	Cost Per Gross S.F.	Cost/Unit
Land Costs				
Land Acquisition		$15,223,265	$38.07	$45,307
Onsite Costs		$1,229,785	$3.08	$3,660
Land Costs Subtotal		$16,453,050	$41.14	$48,967
Hard Costs				
Building Construction		$115,974,770	$290.00	$345,163
Basement Construction		$17,404,735	$43.52	$51,800
Alternative 3 Costs		$62,878,432	$157.23	$187,138
Escalation	10%	$19,625,794	$49.08	$58,410
Hard Costs Subtotal		$215,883,730	$539.83	$642,511
Soft Costs	18.5%	$39,938,490	$99.87	$118,865
FAR Bonus Purchase		$1,653,505	$4.13	$4,921
Off-Site Affordable Units		$3,800,000	$9.50	$11,310
General Condition & Overhead		$21,805,035	$54.52	$64,896
Construction Financing		$6,919,231	$17.30	$20,593
Contingency	incl	$0	$0.00	$0.00
Total Project Costs		**$306,453,041**	**$766**	**$912,063**
Less: Loan Amount		**$214,517,129**		
Initial Investment:		**$91,935,912**		

INVESTEMENT PERFORMANCE

Gross Revenue: Market Rate Units		$269,948,700	$803,419 avg price
Gross Revenue: Affordable Units		$0	$0 avg price
Total Gross Revenue		**$269,948,700**	
Sales Commission	2.5%	($6,748,718)	
Other Costs of Sale	0.25%	($674,872)	
Net Residential Revenue		**$262,525,111**	
Retail Revenue		$2,378,750	$550 psf
Total Net Revenue		**$264,903,861**	
Development Costs		($306,453,041)	
Net Profit		**($41,549,180)**	
Margin on Total Cost		**-13.6%**	
Margin on Gross Revenue		**-15.3%**	
Equity Investment		$91,935,912	
Return On Investment (ROI)		**-45%**	

Source: Suffolk Construction Co., Candon Properties, London Moeder Advisors

Old California Theatre - 1122 4th Street

Alternative 4: Full Rehabilitation of CA Theater and Existing 9-Story Tower

Assumptions & Results (Theatre, Office, Retail)

THEATER

Theater count is estimated at 2,000 seats.

Based on our research, at best it is a break-even proposition. Ultimately, theaters struggle to cover their operating costs.

Most are also owned by a municipality and instead of receiving revenue from operations, the municipality will subsidize operations and/or will rely on donations.

We have found no instances where there is excess revenue to afford rent payments, or master lease payments, to a landlord.

OFFICE

			Comments
Office SF		29,350	
Occupied SF		26,415	90% Occupancy
Monthly Rent PSF		$2.75	based on Class B space
Gross Annual Rent		871,695	
Less: Op. Ex.	35%	(305,093)	based on Class B bldgs.
NOI		566,602	
Cap Rate		7.5%	
Value		**$7,554,690**	
Value PSF		$257	

RETAIL

			Comments
Retail SF		4,640	
Occupied SF		4,176	90% Occupancy
Monthly Rent PSF		$3.00	based on Class B space
Gross Annual Rent		150,336	
Less: Op. Ex.	2.50%	(3,758)	NNN Lease
NOI		146,578	
Cap Rate		6.5%	
Value		**$2,255,040**	
Value PSF		$486	

Project Value		
Theater	$0	
Office	$7,554,690	excludes costs of sale at disposition
Retail	$2,255,040	excludes costs of sale at disposition
Subtotal	$9,809,730	
Less: Project Costs	($48,951,374)	hard costs inflated 4% per year based from BCCI (2015)
Net Profit	**($39,141,644)**	

Source: London Moeder Advisors, BCCI

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advisors

Corporate Profile
London Moeder Advisors

REPRESENTATIVE SERVICES

Market and Feasibility Studies	Development Services	Litigation Consulting
Financial Structuring	Fiscal Impact	Workout Projects
Asset Disposition	Strategic Planning	MAI Valuation
Government Processing	Capital Access	Economic Analysis

London Moeder Advisors (formerly The London Group) was formed in 1991 to provide real estate advisory services to a broad range of clientele. The firm principals, Gary London and Nathan Moeder, combine for over 60 years of experience. We have analyzed, packaged and achieved capital for a wide variety of real estate projects. Clients who are actively pursuing, developing and investing in projects have regularly sought our advice and financial analysis capabilities. Our experience ranges from large scale, master planned communities to urban redevelopment projects, spanning all land uses and development issues of all sizes and types. These engagements have been undertaken principally throughout North America and Mexico.

A snapshot of a few of the services we render for both the residential and commercial sectors:

- **Market Analysis** for mixed use, urban and suburban properties. Studies concentrate on market depth for specific products, detailed recommendations for product type, absorption and future competition. It also includes economic overviews and forecasts of the relevant communities.

- **Financial Feasibility Studies** for new projects of multiple types, including condominium, apartment, office, and master-planned communities. Studies incorporate debt and equity needs, sensitivity analyses, rates of return and land valuations.

- **Litigation support/expert witness services** for real estate and financial related issues, including economic damages/losses, valuations, historic market conditions and due diligence. We have extensive deposition, trial, mediation and arbitration experience.

- **Investment studies for firms acquiring or disposing of real estate.** Studies include valuation, repositioning projects and portfolios, economic/real estate forecasts and valuation of partnerships. Often, the commercial studies include the valuation of businesses.

- **Estate Planning services** including valuation of portfolios, development of strategies for disposition or repositioning portfolios, succession planning and advisory services for high net worth individuals. We have also been involved in numerous marriage dissolution assignments where real estate is involved.

- **Fiscal Impact, Job Generation and Economic Multiplier Effect Reports**, traditionally prepared for larger commercial projects and in support of Environmental Impact Reports. We have been retained by both developers and municipalities for these reports. The studies typically relate to the tax revenues and employment impacts of new projects.

The London Group also draws upon the experience of professional relationships in the development, legal services, financial placement fields as well as its own staff. Clients who are actively investigating and investing in apartment projects, retail centers, commercial projects, mixed use developments and large master plans have regularly sought our advice and financial analysis capabilities.

San Diego: 825 10th Ave | San Diego, CA 92101 | (619) 269-4010
Carlsbad: 2792 Gateway Road #104 | Carlsbad, CA 92009 | (619) 269-4012

Candidate Findings for the Site Development Permit (SDP),
Revised 1122 4th Avenue Redevelopment Project

FINDINGS

The following findings are required for the SDP for deviation from historic resources regulations to demolish an historic resource, NDP for encroachment in the public right-of-way and deviations from the Centre City PDO on an infill project in a transit priority area, and a NUP for the comprehensive sign program needed for the recreated historical California Theatre sign to deviate from current sign regulations.

SDP FINDINGS § 126.0505(a) and (i)

1. The proposed development will not adversely affect the applicable land use plan. § 126.0505(a)(1).

The project proposes a 41-story mixed-use development that will provide a 190-room hotel and related amenities, 336 residential dwelling units, 4,325 square feet of street level retail and 328 valet parking spaces. The street level is allocated to support a variety of commercial activities, including hotel and residential amenities, providing street activation of the area. The proposed development also includes the recreated façade of the existing California Theater, starting from the street level up to the podium level. This recreated façade anticipates including the original blade and marquee signage (c. 1927 design).

The proposed development is consistent with the Downtown Community Plan ("DCP"), Centre City Planned District Ordinance ("CCPDO"), San Diego Municipal Code ("SDMC"), Downtown Design Guidelines ("DDG"), and all other adopted plans and policies of the City of San Diego ("City") pertaining to the City Planned District ("CCPD"), in that the project will provide a mixed-use development that is consistent with the orderly growth and scale of the neighborhood and would have a negligible impact on the supporting neighborhood and would not adversely affect the applicable land use plan. Specifically, the development advances the goals and objectives of the DCP and CCPD by:

- Providing for an overall balance of uses;
- Adding to the range of Downtown housing opportunities;
- Contributing to the vision of Downtown as a major residential neighborhood;
- Increasing the Downtown residential population;
- Providing the production of affordable housing;
- Providing opportunities for employment-based commercial uses; and
- Creating an intense district with large and tall buildings reflecting the "Core" character as San Diego's business and political center, while promoting a mix of uses.

This project will be consistent with the requirements of the SDMC and CCPDO, and with the land uses authorized for the "Core" district and Commercial Street Overlay (as it applies to the C Street frontage) within the CCPD. The Core district allows residential and hotel uses as permitted uses, and requires a minimum of forty percent (40%) of the ground-floor street

frontage contain commercial uses. Because the project will provide permitted uses, it will not adversely affect the applicable land use plans.

The goals and policies of the DCP generally stipulate that National Register of Historic Places ("NRHP") and California Register of Historic Resources ("CRHR") eligible buildings should be retained on-site, and furthermore, any improvements, renovation, rehabilitation and/or adaptive reuse should facilitate preservation consistent with the Secretary of the Interior's Standards. While the DCP's policies call for the preservation and rehabilitation of NHRP and CRHR eligible buildings, it also encompasses economic development, improvement to neighborhoods, and the development of the Core neighborhood as goals and policies. The project site plays a role in the continued challenges that face the C Street corridor due to the project site's vacant status of the last 20-plus years.

The project would demolish and replace the California Theatre with a partial reconstruction and rehabilitation of ornamental historical features. The Theatre is currently listed in the City of San Diego Register of Historical Resources as HRB #291 (Resolution Number R – 901024) and is eligible for listing in the NRHP and the CRHR. After a 2016 lawsuit challenging a previous version of the project proposed by a different developer, the court ordered that the project must be consistent with the court-ordered Historic Treatment Plan approved by Save Our Heritage Organisation (SOHO). The project is consistent because it will:

- Reconstruct major portions of the California Theatre exterior façade and rehabilitates and reuses certain non-structural ornamental historic components following demolition, to replicate its appearance at a specific period in time in its historic location as feasible.
- Include full archival recording of the historical resources consistent with the standards of the National Park Service's Historic American Building Survey.
- Salvage architectural materials that will be made available for donation.
- Create an interpretive display for public exhibition concerning the history of the California Theatre.

Therefore, because the project will comply with the court-ordered Historic Treatment Plan as and balances the demolition of the California Theater with applicable policies related to the economic development and neighborhood improvement, the proposed development will not adversely affect the applicable land use plans.

The proposed development will be consistent with the development standards of the SDMC and the CCPDO with the exception of the deviations earned as an incentive for providing affordable housing. The project will comply with all other applicable development standards, including minimum building setbacks, building heights, building bulk, building base, ground floor heights, maximum tower lot coverage and residential development regulations. A total of 328 valet parking spaces be provided to meet the minimum off-street vehicle parking requirements. The proposed project would meet and exceed the Residential Common Indoor and Outdoor Space requirement, as well as the Pet Open Space requirements. The proposed floor area ratio of 22.43 will comply with the maximum floor area ratio allowed by the CCPDO, which is a floor area ratio of 26.0 (including incentives and bonuses allowed pursuant to the CCPDO).

Therefore, the proposed development will not adversely affect the applicable land use plans.

2. The proposed development will not be detrimental to the public health, safety and welfare. § 126.0505(a)(2).

The granting of the SDP and approval of the project will not negatively impact the public health, safety, and general welfare through compliance with the applicable development regulations of the CCPDO and SDMC as outlined above in Finding No. 1, as well as through compliance with the California Building Code, and the previously-approved Mitigation, Monitoring, and Reporting Program proposed under applicable final environmental impact report ("FEIR") and supplemental environmental impact report ("SEIR"). Overall, the proposed development is consistent with the plans for this neighborhood and will contribute to its vitality along a blighted area of the C Street corridor by providing a contextual development, street level activization, social and civic engagement, and demolition of a structurally unsound building that has been vacant for twenty (20) years.

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

3. The proposed development will comply with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code. § 125.0505(a)(3).

The project will comply with the regulations of the LDC with deviations granted through the Neighborhood Development Permit, as supported by the substantial evidence supporting those approvals. The project will comply with all other applicable development standards, including minimum building setbacks, building heights, building bulk, building base, ground floor heights, maximum tower lot coverage and residential development regulations. A total of 328 valet parking spaces will be provided to meet the minimum off-street vehicle parking requirements, while each residential unit will be provided a residential storage space meeting the minimum area and dimensions stipulated by the SDMC. The proposed project would meet and exceed the Residential Common Indoor and Outdoor Space requirement, as well as the Pet Open Space requirements. The proposed floor area ratio of 22.43 will comply with the maximum floor area ratio allowed by the CCPDO, which is a floor area ratio of 26.0 (including incentives and bonuses allowed pursuant to the CCPDO).

The proposed project would be consistent with the LDC because the project provides a mixed-use development that is appropriate for the orderly growth and scale of the neighborhood, and furthermore, would allow for economic development and improvements to the C Street corridor and the surrounding Core neighborhood. The proposed development will comply with the regulations of the CCPDO and SDMC with approval of the SDP, including obtaining all additional applicable permits as required by the City of San Diego Development Services Department. The proposed project will comply with the applicable CCPDO requirements as outlined in the above Finding No. 1. These requirements include regulations pertaining to minimum building setbacks, building heights, building bulk, building base, ground floor heights, and residential development regulations. It will also comply with the CCPDO's Urban Design Regulations pertaining to building orientation, façade articulation, street level design, pedestrian

entrances, transparency, blank walls, glass and glazing, rooftops, encroachments into public rights-of-way, building identification, and regulations pertaining to historical resources requiring an SDP.

Therefore, the proposed development will comply with the regulations of the Land Development Code, including any allowable deviations pursuant to the SDMC and CCPDO.

4. There are no feasible measures, including a less environmentally damaging alternative, that can further minimize the potential adverse effects on the designated historical resource or historical district. § 126.0505(i)(1).

Development of the project site has been addressed in almost a dozen CEQA documents, as described further in this project's CEQA Consistency Evaluation. The most recent was the 2017 Final SEIR for the previous version of the project (the 1122 4th Avenue Redevelopment Project). The 2017 Final SEIR was challenged regarding sufficiency of its analysis regarding preservation of the California Theatre historical resource. In the order from Honorable Judge Joel R. Wohlfeil of the San Diego Superior Court, he invalidated the prior project's development permits, but upheld the SEIR. The court ordered that the project can satisfy CEQA's mandate to impose all feasible mitigation measure and alternatives if it complies with the court-ordered Historic Treatment Plan approved by SOHO.

The proposed project complies with the court-ordered Historic Treatment Plan. It reconstructs major portions of the California Theatre exterior façade and rehabilitates and looks to reuse certain non-structural ornamental historic components following demolition.

Several project alternatives were analyzed in the 2017 Final SEIR. The project alternatives ranged in scope from demolition and replication of select façades to a complete rehabilitation consistent with the Secretary of the Interior's Standards for reuse.

Project alternatives were analyzed in the Economic Alternative Analysis prepared by London Moeder Advisors dated August 25, 2020 (Economic Analysis), included as Attachment __ to the staff report for this SDP. The Economic Analysis shows the proposed project was able to achieve a minimum Return on Investment (ROI) of 50%, which according to the Analysis, is the minimum needed to be demonstrated to lenders to obtain financing. The Analysis also notes that the proposed project is the only alternative to achieve a ROI over 50% or a minimum Margin on Revenue over 10%, which are typically required for a project to be financeable and economically feasible. The alternatives are addressed below:

> **Proposed Project**: This alternative is the currently proposed project, which would demolish and replace the California Theatre, which has been vacant for twenty (20) years and is structurally unsound. This project would construct a new mixed-use tower with a reconstruction of the 4th Avenue and C Street facades from the existing 9-story office tower in a manner that replicates their existing appearance on that portion of the newly constructed building. The project consists of 336 residential dwelling units, 190 hotel rooms, 4,325 square feet of retail space, and 328 valet automobile parking spaces. The project will be consistent with the court-ordered Historic Treatment Plan and will: (i) reconstruct major portions of the California Theatre exterior façade and rehabilitate and

reuse certain non-structural ornamental historic components following demolition; (ii) include full archival recording of the historical resources consistent with the standards of the National Park Service's Historic American Building Survey; (iii) salvage architectural materials that will be made available for donation; and (iv) create an interpretive display for public exhibition concerning the history of the California Theatre. The interpretive display would be incorporated into the proposed project consistent with the treatment plan. Under this alternative, the project will comply with the court-ordered Historic Treatment Plan and balances the demolition of the California Theater with applicable policies related to the economic development and neighborhood improvement. As shown in the Economic Analysis, a project must have a minimum of ROI of 50% to be economically feasible, attract investors, and achieve financing. The proposed project has an ROI of 56% and a Margin on Revenue of 14%, which makes the project marginally economically feasible.

Project Alternative 1: This alternative would demolish and replace the California Theatre, and would construct a new mixed-use tower but would retain and rehabilitate the existing 9-story office tower. The total estimated net sales revenue is about the same as the proposed project, but the estimated construction costs are increased beyond the proposed project. As shown in the Economic Analysis, this results in a ROI of 35% and a Margin on Revenue of 9.4%, which makes this alternative economically infeasible. This alternative also violates the stipulated judgment as it does not comply with the court-ordered Historic Treatment Plan.

Project Alternative 2: This alternative would remove all existing improvements on the theater portion of the site with the exception of the ground floor C Street façade and the decorative elements above it, which would be rehabilitated. This alternative would also construct the 40-story mixed-use tower at the location of the demolished theater portion of the building, and retain and rehabilitate the 9-story office tower building. As shown in the Economic Analysis, the total estimated net sales revenue is about the same as the proposed project, but the estimated construction costs are increased beyond the proposed project and Alternative 2. This results in a ROI of 25% and a Margin on Revenue of 6.8%, which makes this alternative economically infeasible.

Project Alternative 3: This alternative would remove all existing improvements on the theater portion of the site with the exception of the ground floor C Street façade and the decorative elements above it, which would be rehabilitated. This alternative would also construct the 40-story mixed-use tower at the location of the demolished theater portion of the building, and retain and rehabilitate the 9-story office tower building. This alternative differs from Alternative 3 by creating a 20-foot-wide galleria running north-south between the 9-story tower and any new construction to the west of the galleria, creating an open space from the ground level through the ninth floor. As shown in the Economic Analysis, the total estimated net sales revenue is about the same as the proposed project, but the estimated construction costs are significantly increased beyond the proposed project and Alternatives 2 and 3. This results in a ROI of -45% and a Margin on Revenue of -15.3%, which makes this alternative economically infeasible.

Project Alternative 4: This alternative would rehabilitate all existing improvements on the site in accordance with the Secretary of the Interior's Standards for adaptive re-use as a

theater and office building and would maintain the 5,000 square foot parking lot. As shown in the Economic Analysis, the market for a theater suggests there is no value or income sufficient to recover the significant amount of money spent on reconstruction. The report therefore deems this alternative economically infeasible without calculating an ROI or Margin of Revenue.

As outlined below in Finding No. 6, the proposed project is the only project that is feasible, would not result in an economic hardship to the owner, and would comply with the court-ordered Historic Treatment Plan. Given these circumstances, there are not feasible measures, including a less environmentally damaging alternative, which can further minimize the potential adverse effects on the designated historical resource.

As such, there are no feasible measures, including a less environmentally damaging alternative, that can further minimize the potential adverse effects on the designated historical resource or historical district.

5. The deviation is the minimum necessary to afford relief and accommodate the development and all feasible measures to mitigate for the loss of any portion of the historical resource have been provided by the applicant. § 126.0505(i)(2).

The deviation proposed for substantial alteration of an historical resource is the minimum necessary to afford relief and accommodate the development of the site in accordance with the allowable development regulations of CCPDO. The proposed project, as described above, is the most preferential project as it will offer the most desirable project design, comply with the court-ordered Historic Treatment Plan, while also providing enough predicted Margin on Revenue to make the project financeable. In its current condition, the property cannot be used since it has been deemed structurally unsafe by the City and is in a dilapidated state of repair. Furthermore, as outlined below in Finding No. 6 and shown in the project's Economic Analysis, the other analyzed project alternatives (Alternatives 1-4) that proposed an array of mitigation measures would not result in a project that would yield a margin on gross revenue that would be eligible for financing.

The applicant has agreed to implement all measures identified in the Mitigation, Monitoring and Reporting Program found in the Final SEIR for the 1122 4th Avenue Redevelopment Project. The applicant has provided Historic American Building Survey documentation of the existing property, which includes a photo survey of the property and measured drawings of the exterior features, and has agreed to comply with the court-ordered Historic Treatment Plan, which includes architectural salvage of any architectural material for donation to museums, archives curation facilities, the public and nonprofit organizations prior to demolition; and an interpretive display and material that could be in a brochure format and will also be installed at the site.

As such, the deviation is the minimum necessary to afford relief and accommodate the development and all feasible measures to mitigate for the loss of any portion of the historical resource have been provided by the applicant.

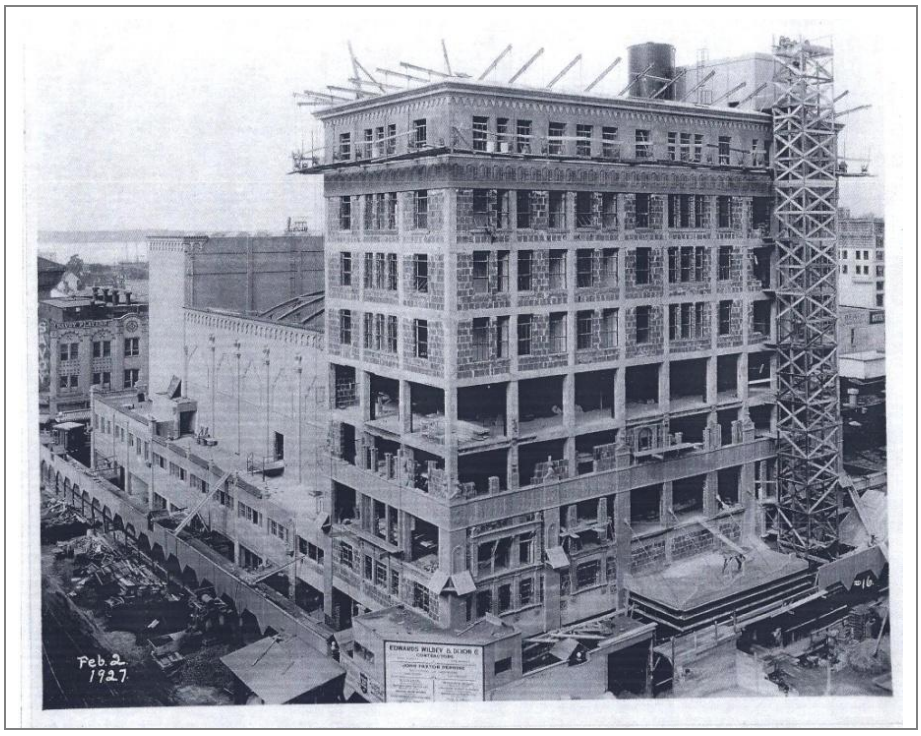
6. The denial of the proposed development would result in economic hardship to the owner. For purposes of this finding, "economic hardship" means there is no

reasonable beneficial use of a property, and it is not feasible to derive a reasonable economic return from the property. § 126.0505(i)(3).

Due to the dilapidated and structurally unsafe state of the property, there is no reasonable beneficial use of the property, and it is not feasible to derive a reasonable economic return from the property. In 1990, the City determined that the structure was not a seismically sound structure. Since that time, the building has remained unoccupied due to the structurally unsafe building condition. The current nonuse of the vacant property is not a reasonable use of the property, and the property cannot be used in its existing condition due to the 1990 determination. In addition, denial of the proposed project would result in economic hardship to the owner as the existing state of the property would preclude the owner from deriving a reasonable economic return from the property as it cannot be occupied or used in its current state. Denial of the project would result in the continued vacancy of the property and increased blight to the C Street corridor. As demonstrated in Finding 4 and shown in the project's Economic Analysis, project Alternatives 1-4 are not economically feasible. Therefore, the denial of the proposed development would result in an economic hardship to the owner.

CALIFORNIA THEATRE BUILDING

STRUCTURAL CONDITION ASSESSMENT



PREPARED FOR

Cayden USA San Diego LLC

OCTOBER 25, 2018

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0. Executive Summary

A. B. Court & Associates undertook a structural condition assessment of the historic California Theatre facility in support of Caydon USA San Diego LLC's rehabilitation and redevelopment planning. The scope of the assessment was limited to visual investigation, review of past reports and historical photographs, and qualitative structural evaluation based on experience with and past performance of similar structures.

The existing facility has been closed for approximately 30 years and is in a generally neglected and dilapidated state. The structural systems vary from generally sound to severely deteriorated. The roof trusses supporting the auditorium roof are in our opinion severely weakened due to corrosion at several truss members and present a near term and long term safety risk, requiring prompt shoring and repair or demolition to avert potential collapse. The concrete roof slab at the tower, the floor slab at the stage and likely by extension, the stage house roof slab and the auditorium roof slab have experienced localized corrosion of rebar and spalling of concrete, needing remedial repairs. The wood roof and floor structures in the two story commercial spaces are severely rotted in selected areas, needing partial repair and replacement. Exterior cast stone ornamentation shows wide spread cracking and delamination likely due to water infiltration, rusting and spalling, needing remedial work to mitigate falling hazards.

Whereas the gravity load carrying systems except as noted above have stood the test of time and retain much of their original capacity, comparable to current standards, the seismic resisting systems are grossly deficient by current codes and standards. Key deficiencies in our opinion include:

1. Soft story at the first and second levels of the Tower structure: The extensive windows and discontinuous columns at these floors create a relatively weak and flexible story mechanism, potentially contributing to heavy localized damage and gross instability of the structure above.
2. Infill frame structure: The steel frame with hollow clay tile infill is a relative weak and poorly performing seismic resisting system, potentially breaking up in a major earthquake to result in falling hazards and severe degradation of the building's seismic resistance.
3. The URM structure at the 2 story retail spaces: URM structures have behaved very poorly in past earthquakes, and this building is particularly weak regarding wall anchorage, in-plane shear resistance, diaphragm weakness and absence of transverse shear walls.
4. Structural irregularities in the composite structure: In addition to soft story and balcony torsion issues, the office tower, theater and commercial structures are each dynamically different and poorly interconnected, potentially resulting in severe damage emanating from the interconnection points.
5. Auditorium Balcony & Proscenium: The balcony is braced on only three sides (by hollow clay tile infill walls) and the proscenium wall is mostly open with minimal walls on each side of the stage, factors potentially contributing to heavy localized damage and possible local or global collapse.
6. Tall walls: The very tall walls of the auditorium and the stage house could experience heavy in-plane and out-of-plane damage to the infill masonry and slender columns in a major earthquake.

Considering structural rehabilitation feasibility of each substructure of the building, we preliminarily conclude that the office tower structure is the most readily preserved and can be retrofitted with concrete shear walls or steel braced frames. The auditorium structure is the most vulnerable and most difficult to retrofit. The stage house would require major new structure to support new floors over the height of the fly loft as likely needed for redevelopment. The two story commercial space includes URM walls and rotted wood framing, needing retrofit or replacement.

1. Introduction, Purpose & Scope

A. B. Court & Associates was retained by Caydon USA San Diego LLC to undertake a structural condition assessment related to the proposed rehabilitation, adaptive reuse, or redevelopment of the California Theatre building located at 1122 4th Avenue in downtown San Diego. The existing building is a historically designated, mixed use office, theater, and commercial facility constructed in the 1920s. The proposed redevelopment is expected to include adaptive reuse of all or salvageable parts of the existing facility in combination with construction of a new high rise building within the existing building footprint.

The purpose of this study is to assess the structural condition of the existing building and the feasibility of rehabilitating each of its four component parts, the office tower, the theater auditorium, the stage house and the 2-story commercial area, to incorporate them into the redevelopment project.

The scope of the assessment includes visual investigations, review of previous reports and historic construction photographs, review of applicable codes and guidelines, and structural evaluations based on experience with similar structures. No detailed structural drawings were available for review and no detailed calculations, intrusive investigations or testing were performed. Documents reviewed for this study included:

1. Structural Engineering Survey of California Theater Building, Albert C. Martin & Assoc, March 1990.
2. Structural Engineering Survey of the Theater Balcony, Albert C. Martin & Assoc., July 1990.
3. Report of Structural Condition – California Theater, Martin & Libby, April 25, 2003.
4. Preliminary Geotechnical Investigation, Christian Wheeler Engineering (CWE), May 21, 2003.
5. California Theatre Building Preliminary Structural Study, A. B. Court & Associates, October 28, 2009.
6. Visual Structural Evaluation Report, Flores Lund Consultants, March 16, 2011.
7. Photographic Collection, San Diego History Center.
8. California Theatre HABS drawing set. Heritage Architecture, 2014.
9. BergerABAM letter report to Bob Vacchi, City of San Diego Development Services Director, October 11, 2017.

This report summarizes our findings and opinions based on the preliminary study conducted to date.

2. Codes and Guidelines

Several standard building code and guideline documents are potentially applicable to historic building structural rehabilitation projects, depending on the nature and scope of the project as well as upon local interpretations of the provisions and judgments regarding the building. San Diego does not have any significant local regulations that pre-empt these state and national standards. We review several of the standard documents below and provide our opinion as to their applicability, particularly related to seismic design where provisions can differ dramatically from current code provisions. Different interpretations can be made by different engineers and different building officials, depending on the specific details of the project. For new construction within the project, the current codes for new buildings generally apply.

California Historical Building Code (CHBC)

The CHBC is one of the more permissive codes potentially applicable to historic building projects. Its purpose is to provide "reasonably equivalent" alternative regulations with the intent of "encouraging preservation of qualified historical buildings" while "preventing partial or total structural collapse such that the overall risk of life-threatening injury as a result of structural collapse is low". This performance objective is significantly less rigorous than that for new building.

For vertical loads, the CHBC permits continued use for similar loading unless significant deterioration has occurred. For seismic loads, the CHBC generally reduces design forces to 75% of those for new buildings, and more importantly accepts archaic materials and systems no longer permissible for new buildings. It permits evaluation based on ultimate capacities and on broad engineering judgment regarding the potential system performance. It does still require review of the complete load path and strengthening or securing of potential collapse or falling hazards, such as exterior ornamentation, out-of-plane wall failures, partial collapses, or soft story collapses.

The CHBC would be beneficially applicable to the California Theatre building if the entire building is preserved and rehabilitated. It would be minimally applicable in our opinion if significant portions of the building are removed because that change would significantly alter the seismic response of the remaining structure. The remaining structure would typically then need to be upgraded to a higher standard. Even in the case of the full building rehabilitation, the CHBC would be of limited benefit due to the extent of the deficiencies and structural irregularities in the building requiring current code level retrofits.

California Building Code (CBC) & International Building Codes (IBC & IEBC)

The CBC is the starting point for regulations governing new building design and rehabilitation design. It refers to the IBC and the International Existing Building Code (IEBC) as well as to ASCE7. The IEBC is the most directly applicable to this project, with guidelines for repairs alterations, additions, and change of occupancy. Generally it requires all new structural work, and by extension alterations to the seismic resisting system, to comply with the IBC and ASCE7 for new construction.

ASCE41

ASCE41 Seismic Evaluation and Retrofit of Existing Buildings is the emerging standard for seismic retrofit of existing buildings. It is increasingly being referenced by code bodies and code officials. It, in combination with ASCE7, would be, in our opinion, the primary guideline for retrofit of this project. It provides several analysis procedures, ranging from simplified linear elastic design to more complicated non-linear dynamic analysis. For this project, relatively straight forward procedures could be applied if only the office tower were to be preserved. If additional parts of the complex were to be preserved, a far more complicated non-linear procedure would be applicable. Application of ASCE41 is intended to bring building performance closer to that implied by new buildings standards than does the CHBC.

3. Structural Condition & Evaluation

General

The California Theatre Building was designed by John Paxton Perrine and constructed by Edwards Wildey & Dixon Contractors in 1927 (photos 2-8). The building was designated by the San Diego Historical Site Board in 1990 as a locally significant historic site. It is our understanding that the site is not on the California or National Register of Historic Places. The structure is comprised of four component parts: the eight story office tower, the auditorium, the stage house, and the 2-story commercial structure on the south and west sides. The overall building measures approximately 95 feet by 195 feet in plan.

The structural system includes a steel frame encased in concrete, with hollow clay tile (HCT) and brick infill walls and solid concrete floor and roof slabs at the office tower and theater portions. The concrete encasement at the steel frame was likely provided primarily for fireproofing but also contributes to the composite capacity of the steel structure. The theater roof is spanned with exposed steel trusses located above the main roof plane and encased in concrete. The two-story retail portion is framed with a mix of systems, including concrete and unreinforced masonry with wood framed floors on the southern part and unreinforced masonry with wood framed floor and roof systems at the southwestern and western parts. The exterior walls are finished predominantly with exterior stucco plaster with applied cast stone ornamentation at the lower three floors and the top floor of the tower, plus at selected accent locations around the theater space and the commercial space. The original steel framed entry marquee and the blade sign on the southeast corner are no longer in place. Additional detail regarding structural systems is provided in subsequent sections of this report addressing each component part of the building structure.

The general condition of the building is extremely dilapidated with widespread deterioration including extensive water damage to plaster and other finishes. Water and power systems are non-functional. Interior spaces are very dark making a thorough review of structural conditions difficult. Furthermore, much of the basement, the auditorium roof structure and the fly loft roof rigging and roof structure are not readily accessible. Nonetheless, much of the rest of the structure was visually reviewed.

The general condition of the structure ranges from sound in most observed areas to severely deteriorated in selected areas. The most critical deterioration observed in our opinion is at the exterior roof trusses that support the auditorium roof. The concrete encasement over the exposed roof trusses is heavily cracked and spalled and parts of the steel trusses are severely corroded, resulting in a potentially critical near-term and long-term safety issue. This issue is discussed further in the Auditorium section below.

Other significant areas of moderate to severe localized deterioration were observed at the roof slab over the office tower, the suspended floor slab under the stage, and at the wood framed floor and roof areas of the two story commercial space. These conditions are discussed further in the Office Tower, Stage House, and Commercial Space sections below.

The exterior cast stone ornamentation is significantly deteriorated, with cracks, spalls, separations and loss of pieces. The exterior stucco wall finish is delaminated, buckled and lost in several locations. Interior finishes including ornamental plaster ceilings are severely deteriorated. These issues and associated falling hazards are addressed in the Architectural Condition report.

The overall structural capacities range from good to severely deteriorated. In our opinion, most of the vertical load carrying capacity within the office tower remains intact, whereas the capacity in the auditorium roof structure and the commercial space floor and roof structures are significantly, in places severely, deteriorated. These issues are discussed in greater detail in subsequent sections.

The overall lateral seismic capacity of the structure is limited compared to modern standards. The structure was designed and built before the development of the first significant seismic code provisions in the 1930s. The existing systems are archaic, generally of very limited strength and ductility compared to modern standards. The office tower, auditorium, and stage house structures rely on light steel moment frames encased in concrete and braced with hollow clay tile infill, punched with large openings in the case of the office tower. The two story commercial structure relies on unreinforced masonry walls with weak anchorage and weak diaphragms. None of these system types have performed well in past California earthquakes and none are used in modern construction. The seismic issues in each part of the building are discussed in the following sections.

In addition, the composite structure with its four component parts is very irregular from a seismic standpoint. The several parts each have distinctly different dynamic periods of vibration, meaning that they can each be expected to respond differently to an earthquake and potentially move in different directions relative to each other. They are also poorly tied together from a structural/seismic standpoint. Consequently, they are likely in our option to suffer heavy damage and potentially partial collapse where they abut and interconnect. Furthermore, as discussed in the Auditorium section, the auditorium balcony is supported on only three sides and can be expected in our opinion to experience severe torsional forces which can potentially lead to global collapse of the auditorium structure.

Office Tower

The office tower at the east side of the complex is an 9-story structure with a partial basement and an elevator penthouse both located at the north end. The structure measures approximately 35 feet by 95 feet in plan. The structural system consists of a steel frame encased in concrete with cast-in-place floor and roof slabs. The perimeter frame is infilled with masonry, primarily brick at the lower levels and hollow clay tile at the upper levels. The lower levels served a lobby space for the theater and include retail space on the first and second floors. The upper floors served as office space with double loaded central corridors. Most of the original interior hollow clay tile partition walls remain in place.

The condition of the structure appears to be generally sound, with the exception of localized areas of rusted reinforcing steel and spalling concrete at the underside of the roof slab.

The vertical load carrying system consists of steel columns and beams supporting concrete floor and roof slabs, supported on large pad footings apparently dug into the underlying formational soils, based on review of original construction photographs and the CWE geotechnical report. The existing system appears to have performed adequately supporting office and retail loads over the life of the structure and generally as an historic structure that has stood the test of time can in our opinion be deemed capable to support similar loads in the future, with limited repairs as noted below.

The lateral load resisting system consists of the infill frame system with a secondary steel moment frame encased in concrete. The infill masonry system is punched with large window openings on all floors and can be expected to suffer significant damage and loss of strength in a moderate earthquake, in our opinion

based on past performance and analysis of similar structures. The secondary steel moment frame, framed with relatively light beams and columns with riveted connections is expected in our opinion to be very flexible and to provide relatively modest seismic bracing capacity. The seismic resisting system is particularly weak and flexible in the east-west direction where the infill frame systems extend only two bays on the north and three bays on the south, compared to nine bays on the east side and six on the west. The existing system is also complicated by the presence of a concrete wall at the stair well at the northwest corner of the tower. This concrete wall would change the seismic response of the building and potentially cause torsional problems and concentrated localized damage issues.

In addition, the lateral system has relatively weak (low strength) and soft (flexible) stories at the lower two floors, particularly at the first floor where three columns are discontinous. These conditions are code identified deficiencies that can potentially contribute to excessive damage at these floor levels and possible story collapse, if not corrected.

Given the weak masonry infill system, the relatively weak and excessively flexible steel moment frame and the soft/weak story condition at the lower levels, it is our opinion that the seismic resisting system is grossly inadequate by generally accepted standards and the expected seismic performance in a moderate or larger earthquake shaking will be very poor. We, therefore, recommend significant seismic upgrade if the office tower is to be rehabilitated for reuse in the new project. Our recommendations are summarized below and in subsequent sections of this report.

If the office tower is to be incorporated into the proposed redevelopment project, a major seismic retrofit will be required in most scenarios. The configuration of the retrofit can vary depending upon how much of the overall building complex is retained and reused, particularly related to the auditorium portion of the structure which is directly tied to the tower. Retrofit options for the tower include adding a concrete shear wall system, adding a steel braced frame system or potentially adding a passive energy damping system, which we recommend considering in that order.

A concrete shear wall system would typically involve adding full height concrete walls at four symmetrically arranged lines of the building, such as at the four perimeter walls. A potential alternative would be to add walls approximately one bay in from the north and south ends, plus a single line of wall along the center line of the building in the north-south direction. These retrofit layouts would need to be coordinated with the adaptive reuse space planning so as to minimize disruptions to the intended uses. Walls would likely be 12” thick at lower levels and could be punched with openings to accommodate existing perimeter windows or new doorways, or could be solid. Foundations would need to be upgraded to support these new walls and the associated seismic overturning forces. The depth to competent bearing soils at 8 to 12 feet below first floor as estimated by CWE would complicate the foundation work. Drilled piers may provide a viable option for these foundation enhancements.

A steel braced frame system would typically require a similar layout to the concrete shear wall layout. It presents additional challenges to install continuous columns or to strengthen existing columns over the height of the building and to accommodate cross bracing behind windows and around doors. It would add less weight to the structure than would a concrete shear wall system and therefore would potentially permit an easier foundation upgrade solution.

The passive damper solution is a more complicated engineering solution requiring more in-depth analysis to resolve even on a conceptual level. It typically would involve installation of passive dampers (e.g., large

piston like shock absorbers) distributed over the height of the building or potentially concentrated at lower floors if adequate strength can be demonstrated or provided in the upper floors.

Auditorium

The theater auditorium portion of the building is located between the office tower to the east, the stage house to the west with the commercial two-story abutting to the south. It is a high volume single story space with a large balcony extending from the office tower on the east side. The theater auditorium measures approximately 75 feet by 110 feet in plan. The structural system consists of a steel frame encased in concrete with cast-in-place floor and roof slabs. The north and south walls are framed with steel columns and concrete parapets, infilled with hollow clay tile masonry between the columns and below the concrete parapets. The balcony structure is supported with a heavy steel truss spanning north-south and cantilevered steel girders framed east-west supported by the truss and the west wall columns of the office tower. The roof of the auditorium is supported by concrete encased steel bow-string trusses exposed to weather and view above the roof deck. The roof deck is a concrete slab supported by steel beams spanning between trusses. The ornate auditorium plaster ceiling is suspended below the roof deck framing system.

The structural condition of auditorium walls and balcony appears to remain reasonably sound where observed; however, the lateral support system is in our opinion deficient as discussed below. The condition of the roof trusses supporting the concrete roof slab and ceiling system is severely compromised due to weather exposure, spalling of the concrete cover, and moderate to severe corrosion of the truss members. The interior portions of the structure, protected from the weather, appear to be in generally sound condition. The concrete roof slab was not accessible for review but is suspected to be in deteriorated condition in areas exposed to water infiltration, similar to other roof and stage slabs reviewed.

The bow-string roof trusses are formed with a latticed steel arch compression chord with vertical double angle steel tension struts supporting the bottom chord and the concrete roof deck system. The trusses are encased in concrete. The concrete encasement is heavily cracked and spalled. Upper portions of the steel arch are lightly rusted where observed but may be more heavily corroded in other areas. The vertical tension struts are more heavily corroded particularly at the bottom near the plane of the roof. In some cases, the corrosion has reduced the net section of steel by 60% to 80%, reducing its capacity similarly. The overall roof structure does provide limited redundancy and localized load sharing, but in our opinion these heavily corroded section present a significant safety risk and potential collapse hazard. The potential failure of one tension strut could result in a zipper effect with adjacent members failing until a more global failure of the roof structure occurs. Such a failure would likely have disastrous consequences in terms of loss of the heavy concrete roof structure, potential loss or heavy damage to the balcony, severe damage to columns, loss of hollow clay tile infill from the walls, loss of the concrete parapets, and severe risk to pedestrians and others near to the building due to falling hazards.

Any plan to maintain or retain the auditorium space or to incorporate it into a redevelopment project must in our opinion redress the roof trusses as an immediate and urgent safety priority. Repair of the roof structure will likely require a major undertaking to shore the trusses from below, remove the concrete encasement, repair the corroded steel truss members, and replace the concrete encasement.

The lateral load resisting system of the overall auditorium structure consists of the infill frame wall systems on the north and south sides and shared walls with the office building on the east and the stage house structure on the west. Infill frame structures have performed relatively poorly in past earthquakes. The

system in this building is further disadvantaged by the height of the walls, the size of the hollow clay tile (HCT) infill panels, and the dubious connection between the HCT and the steel frame. Conditions are further exacerbated by potential seismic interaction with the balcony structure. The balcony structure, as investigated in the referenced 1990 report by Albert C. Martin & Associates, potentially imposes large torsional loads as well as mid-height out of plane loads on the north and south auditorium walls.

The east wall of the auditorium provides lateral support to both the tower and the auditorium roof and balcony structures. It has large openings and a discontinuous column at the balcony access points making it particularly weak at those locations. The west wall of the auditorium is the proscenium wall to the stage. The large proscenium opening renders that wall relatively weak and compromises the support of both the auditorium structure and the stage house structure.

If the theater auditorium is to be retained and rehabilitated, it will in our opinion require significant seismic upgrades to stabilize all four walls and to resolve the torsional forces associated with the balcony. A plausible retrofit approach in our opinion would include addition of concrete shear walls with foundation upgrades on four sides of the structure, plus steel bracing or concrete walls to resolve the torsional behavior of the balcony structure.

Stage House

The stage house structure at the west side of the complex is an open rectangular box including stage, fly loft, and a full basement below the stage. The structure measures approximately 30 feet by 75 feet in plan by 70 feet in height above the stage. The structural system consists of a concrete encased steel frame with cast-in-place stage floor and roof slabs. The steel framed structure is infilled with masonry wall panels, typically brick masonry at the first two floors and hollow clay tile above that level. The basement is constructed with concrete walls and a concrete lid, serving as support for wood flooring at the stage.

The condition of the structure appears to be generally sound, with the exception of localized areas of severely rusted reinforcing steel and spalling concrete on the underside of the floor slab. The roof slab and the fly loft rigging systems were not investigated. The roof slab is presumed to suffer similar localized rebar corrosion and slab spalling as observed elsewhere in the building. The stage wood flooring is not structural but was observed to be severely and extensively rotted due to water infiltration through the roof.

The condition of the stage house structure to support vertical loads appears to be reasonably sound, with the exception of some localized severe corrosion and spalling at the stage floor and presumably at the roof.

The lateral load resisting system consists primarily of the concrete encased steel frame infilled with masonry wall panels. The system is in our opinion relatively robust on the west side due to the extent of solid wall, though some of the infill masonry could be subject to out-of-plane failures in large seismic events. The north and south walls are similarly robust at the upper levels but are much weaker due to first level openings. The east wall is significantly weaker and subject to major damage due to the large proscenium opening and the heavier seismic loads potentially delivered from the auditorium structure.

If the stage house is to be rehabilitated and incorporated into the proposed redevelopment project, it will in our opinion require significant repair to damaged concrete and seismic strengthening, particularly to the first level north and south walls and to the proscenium wall. A plausible seismic strengthening scheme would likely include addition of concrete shear walls and restraint of the infill masonry wall panels.

Two Story Commercial Spaces

The two story commercial structure forms an L-shape, wrapping around the south and west sides of the auditorium and stage house structures, sharing walls with both. It measures approximately 20 feet in depth and 235 feet in length, summing both legs of the L-shape. The street side wall of the commercial structure is predominantly unreinforced masonry with wood framed floors and roof structures.

The condition of the roof and floor structures is fair to poor with extensive areas of rot. The observed condition of the masonry walls is fairly good.

The vertical load resisting system requires repair of rotted wood framing but can be repaired to carry similar office or light commercial loading. The lateral load resisting system has several deficiencies. First, unreinforced masonry has performed very poorly in past California earthquakes. The extensive window openings in this structure potentially render it relatively more vulnerable than typical unreinforced masonry structures. Second, the masonry walls are only lightly anchored to the roof and floor, leaving them susceptible to pulling away from the building in a major seismic event. Third, the structure lacks transverse shear walls.

If the two story commercial space is to be rehabilitated and incorporated into the proposed redevelopment project, we anticipate that extensive repairs will be required for the wood framing and parapet systems, seismic anchorage will be required to secure the walls to the roof and floor, plywood will be added to the roof and floor decks, in-plane strengthening with concrete backing will be required on portions of the perimeter walls, and transverse shear walls will be added.

4. Rehabilitation Options and Recommendations

Rehabilitation options can be considered to incorporate all or part of the existing theater building complex into the proposed redevelopment project. We preliminarily review and comment on these rehabilitation options in the sections below.

1. Full building rehabilitation:

   In order to rehabilitate the entire existing building complex for reuse, extensive structural repair and seismic upgrading will be required. Critical repairs include shoring and repair of the arched roof structure over the auditorium, repair of numerous areas of corroded rebar and spalled concrete at the roof slabs and stage floor slab, extensive repair/replacement of rotted timbers at the two story commercial structure, and extensive repair of exterior ornamentation, plaster, and parapet elements that present current falling hazards. Extensive seismic upgrades will be required in our opinion to make the building relatively safe and in compliance with standards for existing buildings. These seismic retrofits include global strengthening the office tower, auditorium, stage fly loft and commercial two-story, likely with concrete shear walls and foundation upgrades. The seismic upgrades also are expected in our opinion to include stabilization of hollow clay tile infill walls, and other falling hazards. They are also likely to include careful planning of the global upgrades to resolve the potential structural response incompatibilities between the disparate parts of the structure to address for example interaction between the tower and the auditorium and balcony,

between the auditorium structure and stage house structure, and between the two-story commercial structure and the taller adjacent auditorium and stage house structures.

2. Office Tower, Commercial, and Stage House:

   Given the poor condition of the auditorium structure, a second option to consider is to demolish the auditorium while rehabilitating the other portions of the theater complex to incorporate into the redevelopment project. This option presents another challenging set of repairs and seismic upgrades in our opinion. The structural repairs include a similar set as the full rehabilitation option, except that the auditorium roof structure can be carefully demolished instead of being shored and repaired.

   Seismic upgrades will be required by IBC and IEBC codes for all remaining portions of the building due to the structural change of removing the auditorium structure. Retrofit schemes will likely in our opinion entail seismically isolating the different parts of the building complex to resolve the dynamic incompatibilities. Other seismic upgrades would be similar to those described for option 1 and in the preceding evaluation sections. In addition, to make the fly loft volume useful and accessible, we would expect in our opinion that floors would need to be added and windows cut into the perimeter walls. These modifications would require extensive structural upgrades to the existing vertical and lateral load carrying systems, bracing or replacement of masonry infill, and/or construction of complete new systems within the existing shell.

   Due to the extent of repair and rework of the existing structures and the constraints imposed by the building configurations, we do not expect this option to be viable as a redevelopment plan.

3. Office Tower, plus South and West Facade Reconstruction:

   To create a similar appearance to option 2 above, the auditorium and the fly loft and potentially the 2 story commercial space could be demolished and the south and west walls could be reconstructed in modern materials and incorporated into the redevelopment project. This option would require full retrofit of the office tower, but would permit the more efficient demolition of the remainder of the building complex with less inhibited reconstruction to restore a similar historic exterior appearance from the south and west sides. This option would permit removal/mitigation of the structural deficiencies inherent in the auditorium, stage house, and two story commercial space, and replacement with code compliant modern structures. It would in our opinion permit a more feasible and viable adaptive reuse of the space while maintaining a nod to the historic significance of the original building.

4. Office Tower only:

   A fourth option is to demolish everything except the office tower, providing full accesses to the remainder of the site for redevelopment. The office tower provides the largest square footage of potentially useable space with the most manageable set of structural and seismic deficiencies to mitigate of the several parts of the existing structure. The required structural repairs to the building are limited to repair of corroded rebar and spalled concrete at the roof slab and selected other locations, stabilization of ornamentation and other falling hazards, likely rcconstruction of the historic marquee and reconfiguration of the existing lobby and stair way entrance to the auditorium.

The existing floor slabs could generally be retained and used for office or residential loading, similar to past loading, based on having stood the test of time as is standard practice for historical buildings. If ownership would like to meet a higher standard, the slabs could be further investigated, load tested, or reinforced from below, and could be coated on the bottom surface to provide greater fire protection if necessary.

A comprehensive seismic upgrade of the tower would be required, likely involving addition of concrete shear walls and/or steel braced frames as discussed in the preceding tower evaluation section.

5. Complete Replacement or Façade only Preservation

A fifth option is to demolish the entire existing structure to make room for underground parking and mid or high rise new construction. This option could include salvage and preservation or reconstruction of some of the existing facades as deemed appropriate for historical continuity. This option can provide the best structural solution in terms of the most earthquake resistant construction and provides the greatest flexibility for redevelopment.

If the east and south facades only, as the most significant historic facades, were to be salvaged, that could likely be accomplished by shoring and bracing from the exterior, cutting away slabs and beams flush with the interior surface of the existing columns and walls, then anchoring the salvaged facades to the new structure. This work would also likely include better securing of the masonry infill, such as with fiber or steel mesh on the interior surfaces, anchored to the existing steel frames to restrain the infill from falling to the streets below in the event of a major earthquake.

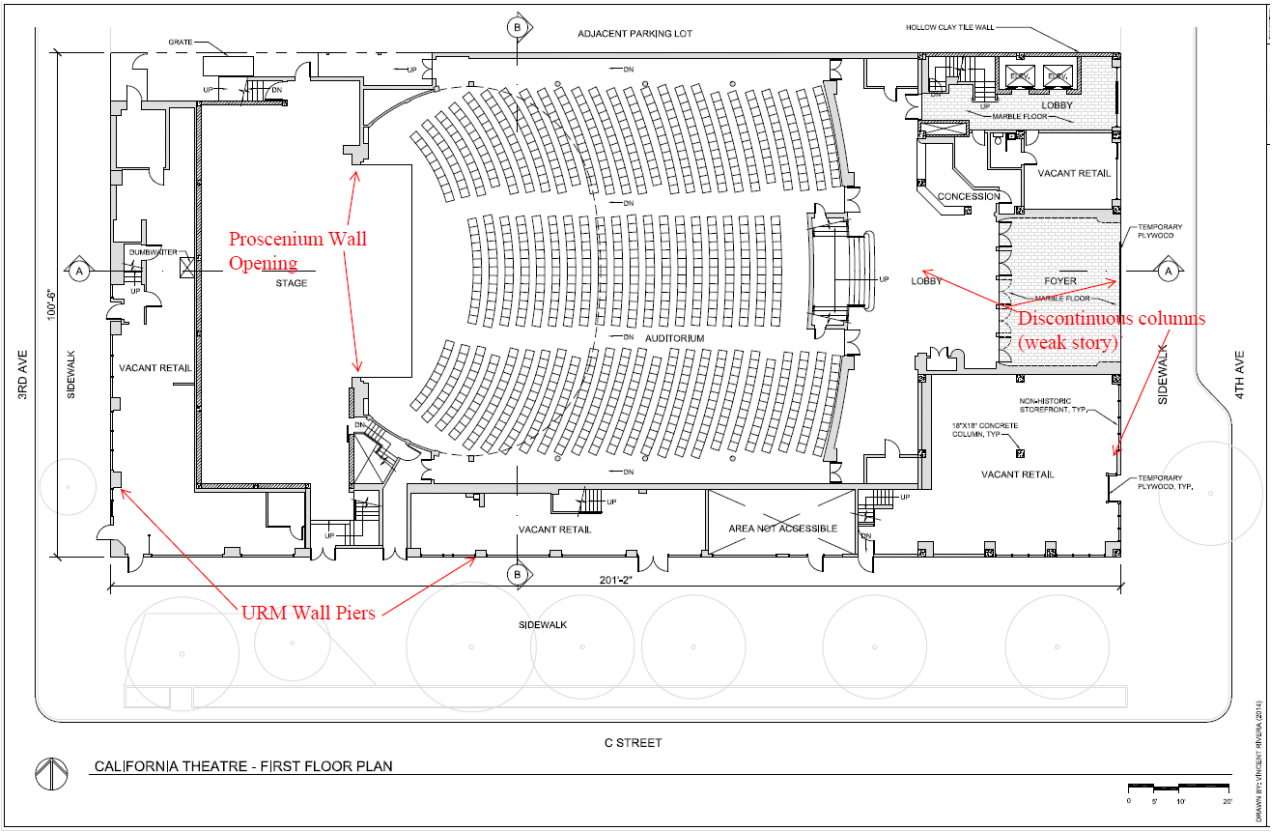
For each of these rehabilitation options, there are strong architectural and historic preservation concerns. See the accompanying architectural condition evaluation report by Heritage Architecture for additional discussion of these issues.

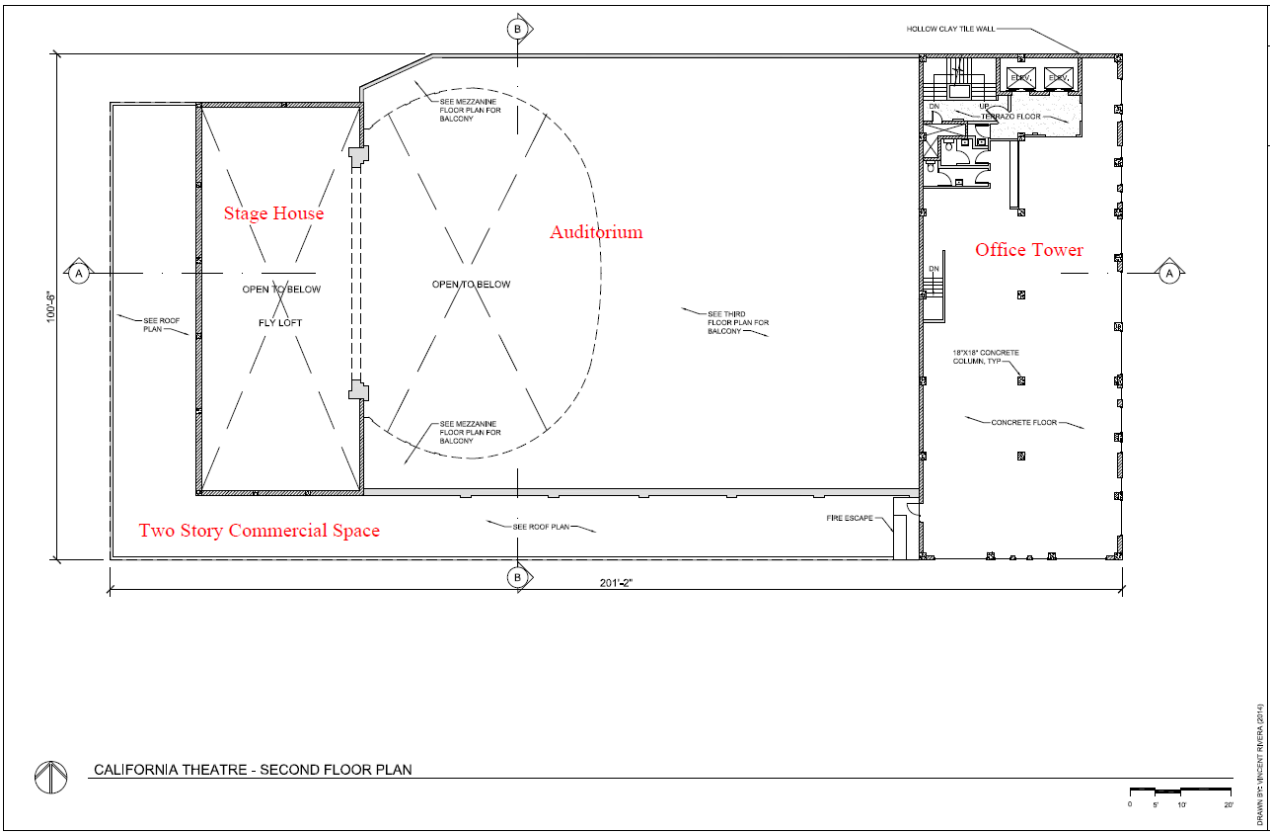
5. Limitations

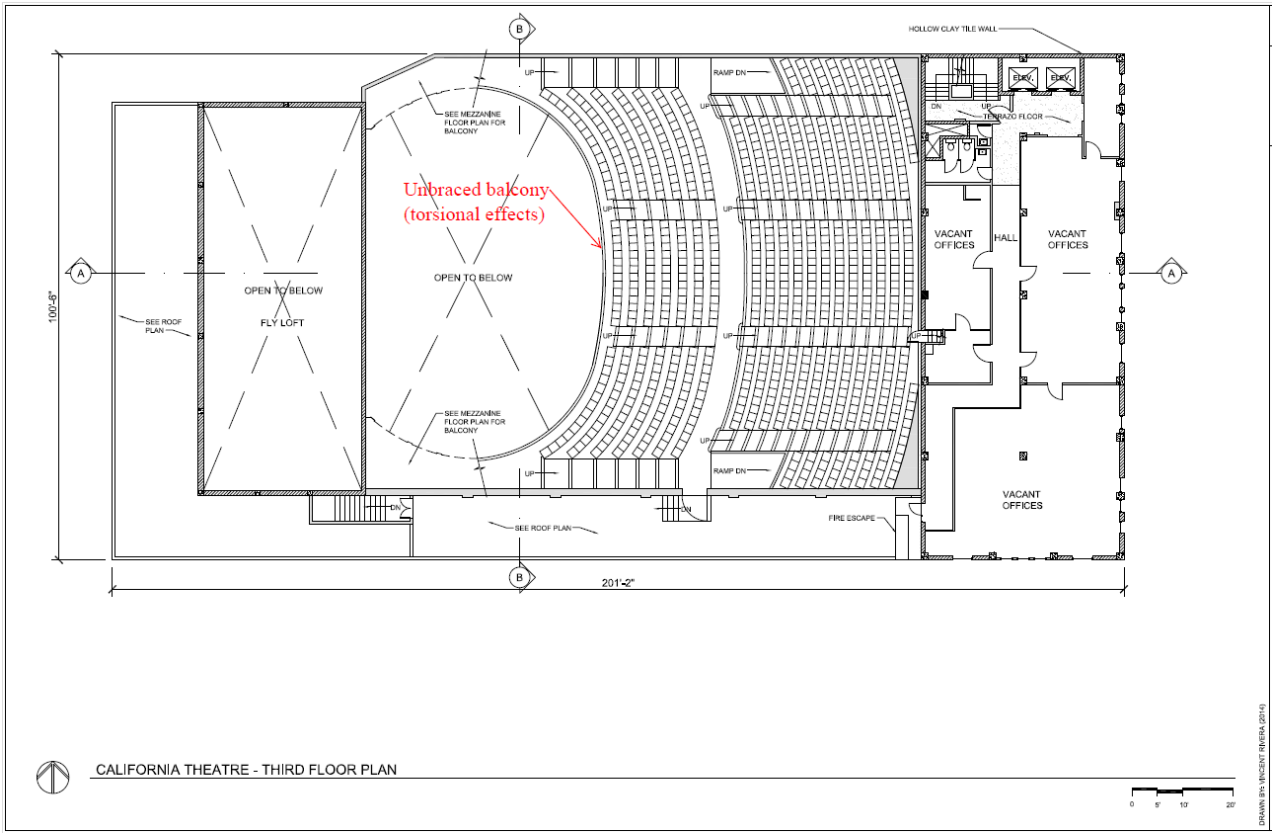
Be advised that the opinions and recommendations expressed in this report are based on the limited scope of the structural study as noted herein, on our experience with similar projects, and on our engineering judgment. The structural engineering services provided for this project are intended to be consistent with the standard of practice typical for seismic study projects of this type in this area of California. Nonetheless, other engineers or future engineering studies could reach different conclusions or identify additional and/or different structural issues, and retrofit solutions for the same existing structure. No warranty regarding the existing condition of the structure or its future seismic or structural performance is given, either expressed or implied.

Appendix A – Key Plans

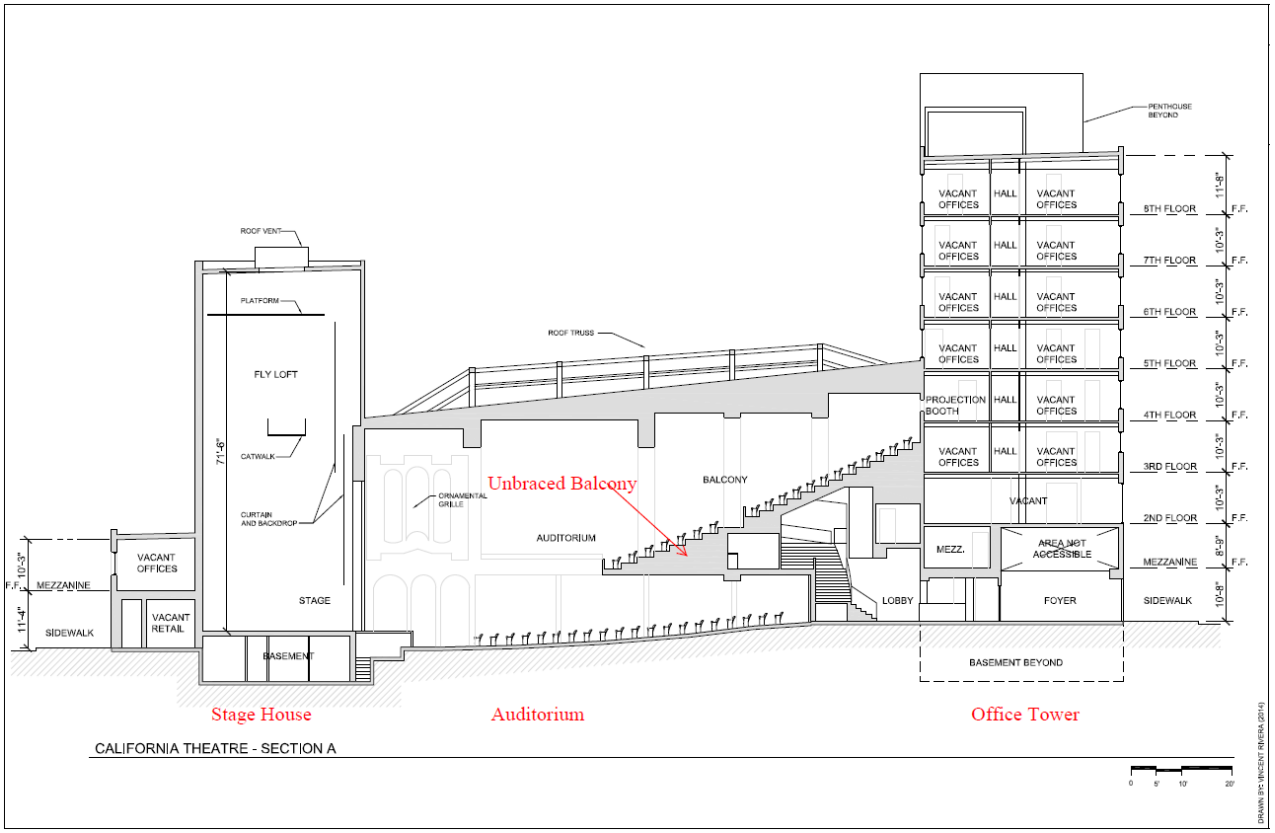
(HABS Drawings by Heritage Architecture & Planning, annotated by A. B. Court & Associates)


ADJACENT PARKING LOT
HOLLOW CLAY TILE WALL
GRATE
LOBBY
MARBLE FLOOR
VACANT RETAIL
CONCESSION
TEMPORARY PLYWOOD
Proscenium Wall Opening
STAGE
DUMBWAITER
AUDITORIUM
LOBBY
FOYER
Discontinuous columns (weak story)
3RD AVE
SIDEWALK
VACANT RETAIL
NON-HISTORIC STOREFRONT, TYP.
18"X18" CONCRETE COLUMN, TYP.
VACANT RETAIL
TEMPORARY PLYWOOD, TYP.
VACANT RETAIL
AREA NOT ACCESSIBLE
100'-6"
201'-2"
URM Wall Piers
SIDEWALK
4TH AVE
C STREET
CALIFORNIA THEATRE - FIRST FLOOR PLAN


HOLLOW CLAY TILE WALL
SEE MEZZANINE FLOOR PLAN FOR BALCONY
TERRAZO FLOOR
Stage House
Auditorium
Office Tower
OPEN TO BELOW
OPEN TO BELOW
FLY LOFT
SEE ROOF PLAN
SEE THIRD FLOOR PLAN FOR BALCONY
18"X18" CONCRETE COLUMN, TYP.
CONCRETE FLOOR
SEE MEZZANINE FLOOR PLAN FOR BALCONY
Two Story Commercial Space
SEE ROOF PLAN
FIRE ESCAPE
100'-6"
201'-2"
CALIFORNIA THEATRE - SECOND FLOOR PLAN



CALIFORNIA THEATRE - THIRD FLOOR PLAN



CALIFORNIA THEATRE - SECTION A

Appendix B – Photos

Photo 1: Current view from SE – street view, with Marquee removed, windows boarded, and plaster and ornamentation deteriorating.

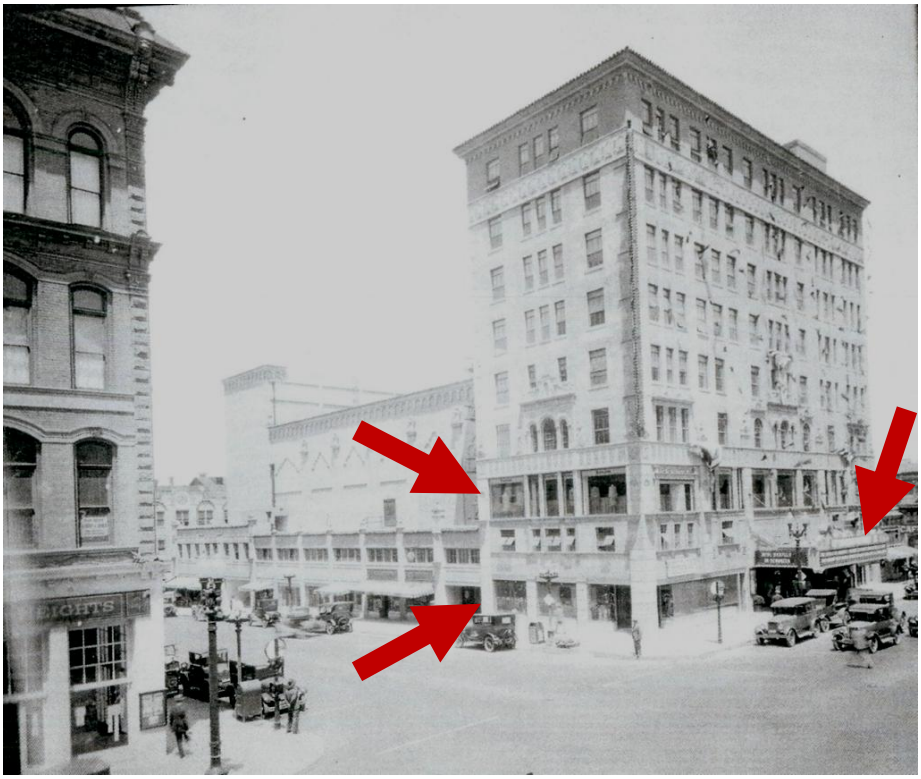


Photo 2: Historic view from SE – note open "soft story" at 1st & 2nd floors and original marquee.

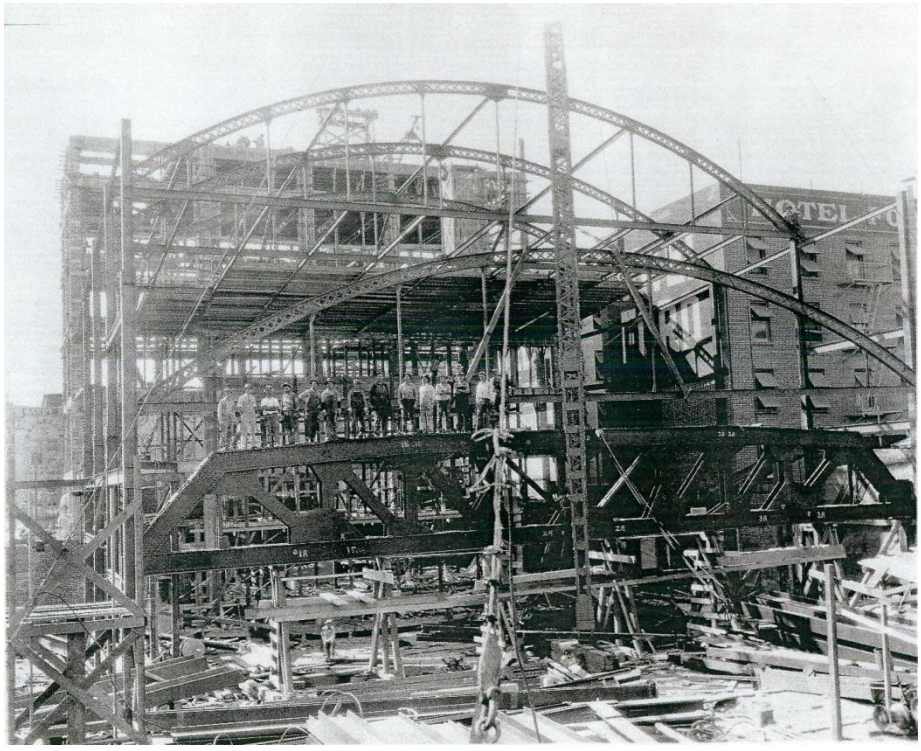


Photo 3: Light steel trusses at auditorium roof; heavy truss for balcony.

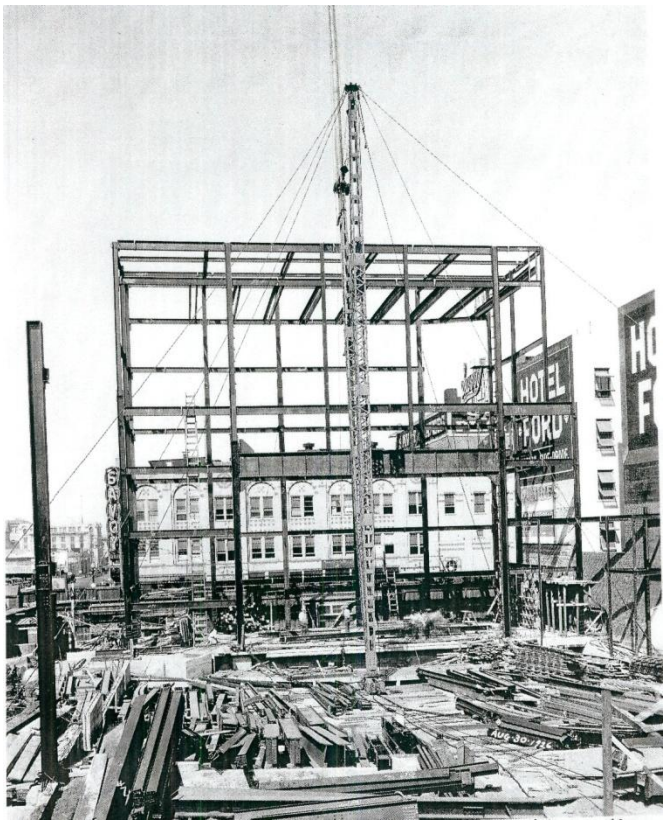


Photo 4: Proscenium wall framing (at the stage).

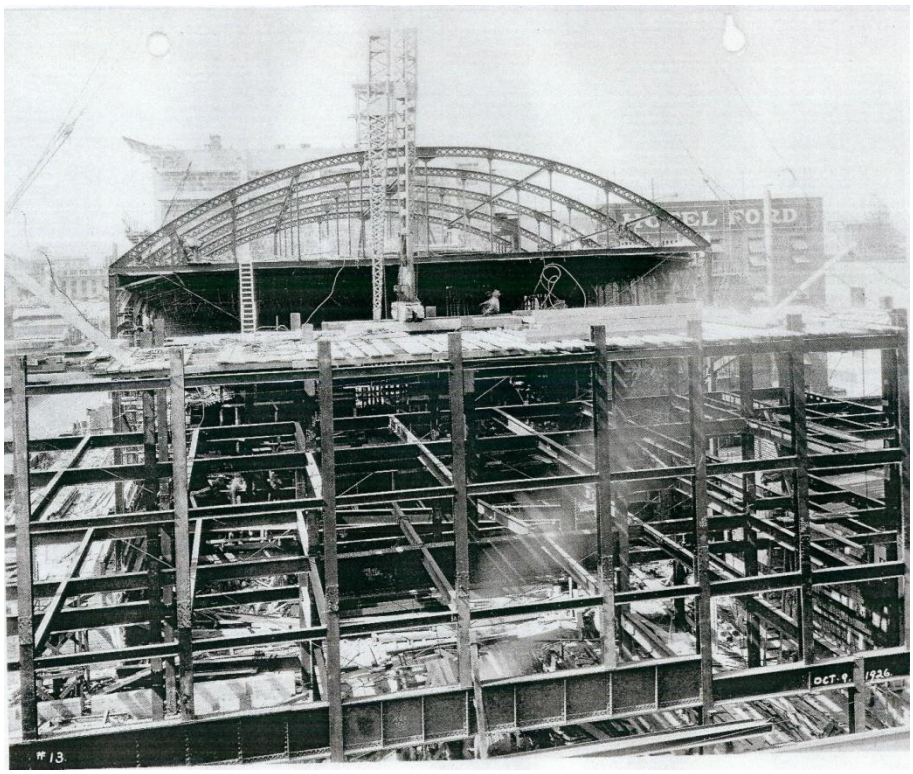


Photo 5: Steel framing at tower & theater.

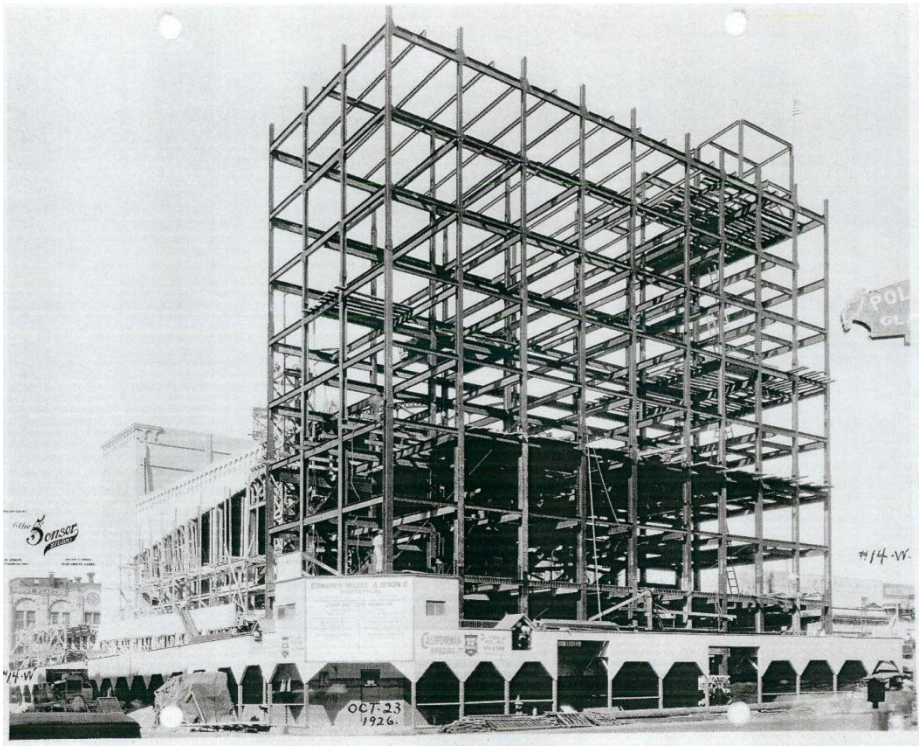


Photo 6: Steel framed tower and yet to be infilled walls at auditorium.

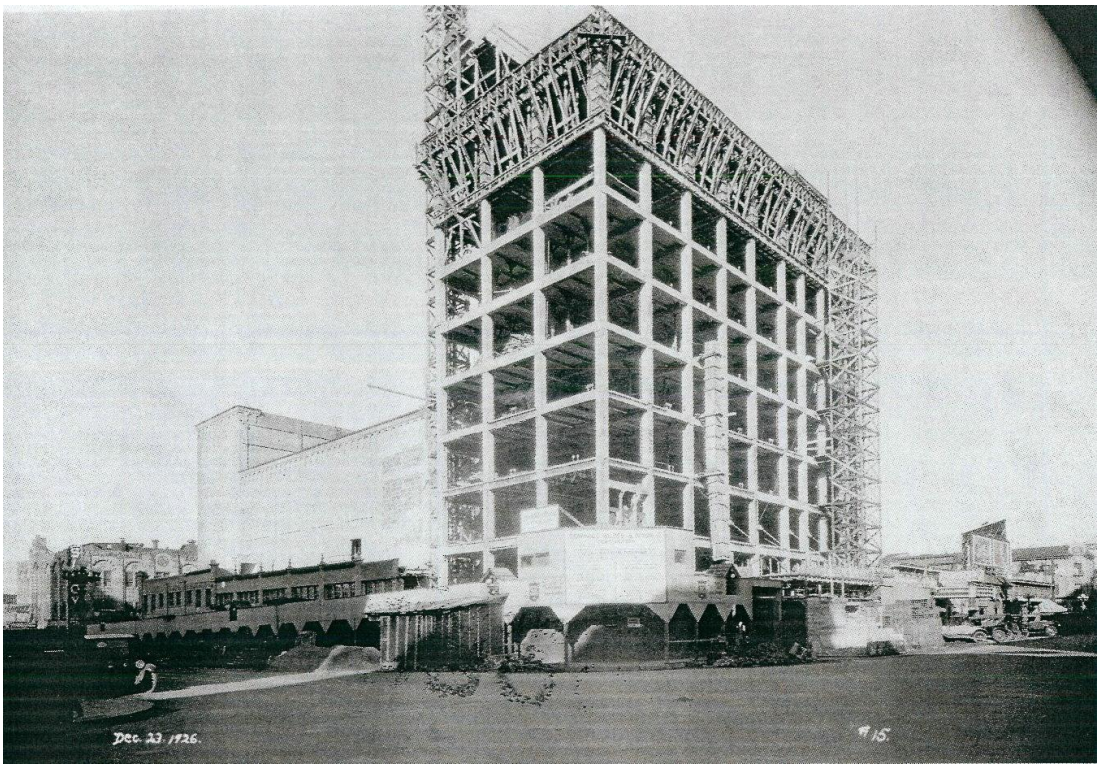


Photo 7: Concrete encased steel frame.

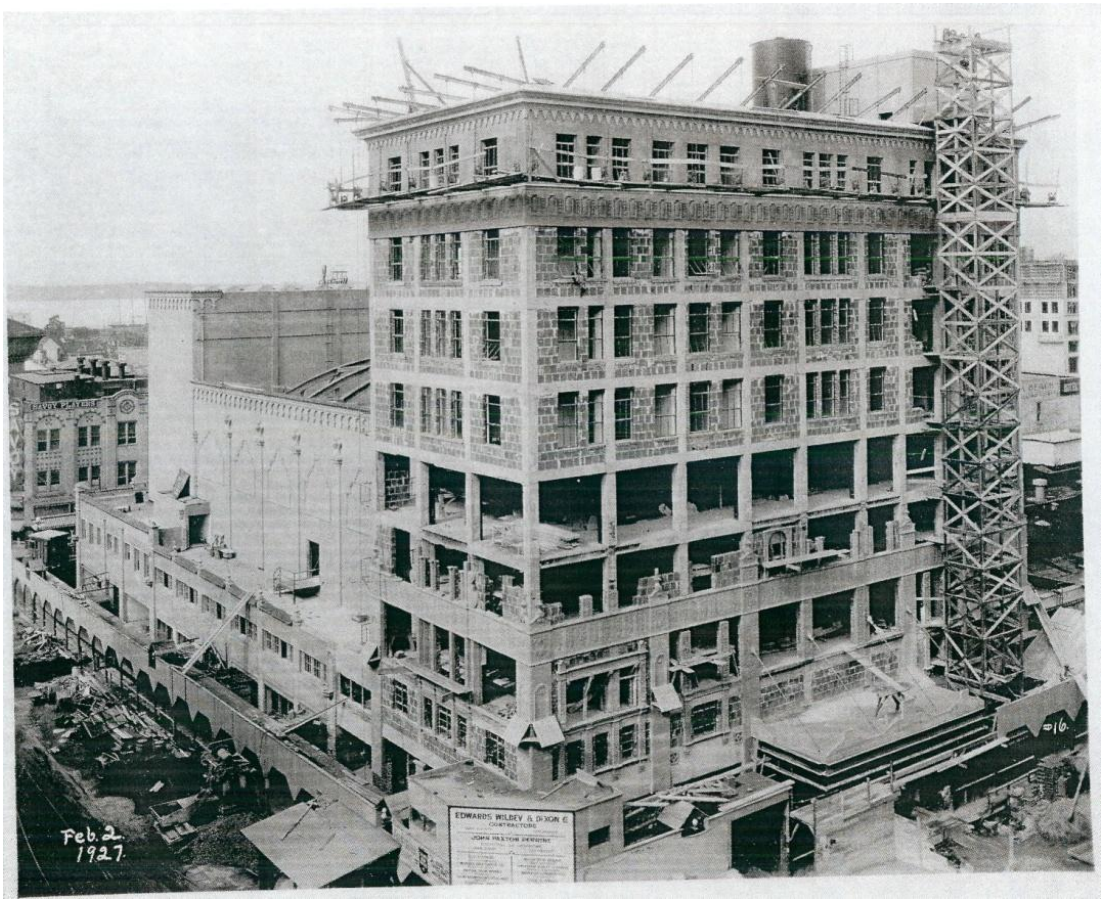


Photo 8: HCT infill and cast stone ornamentation in progress.

Photo 9: View from North – exposed roof trusses visible over auditorium, 2009.

Photo 10: View from NE, 2009.

Photo 11: View from SE, 2009.

Photo 12: View from NW, 2009. Water tower since removed from top of office tower.

Photo 13: View from SW, 2018.

Photo 14: View from NE, 2018.

Photo 15: Deterioration cast stone statuary at south wall of auditorium, 2009.

Photo 16: Delaminating and spalling of cast stone sill at south wall, 2009. Removed by 2018.

Photo 17: Deteriorated cast stone ornamentation and plaster at south elevation, 2018.

Photo 18: Parapet falling hazard at SW corner, 2018..

Photo 19: Lost ornaments at center two pilasters, 2nd level; lost urns at left and right niches, 2009.

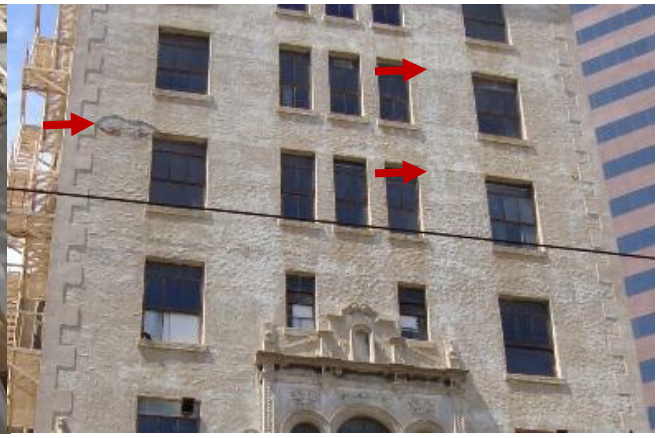


Photo 20: Spalled stucco at 6th level; incipient spalls at other similar locations, 2009.

Photo 21: Cracks in column capital at south wall, 2009.

Photo 22: Separations of cast stone, south wall, 2009.

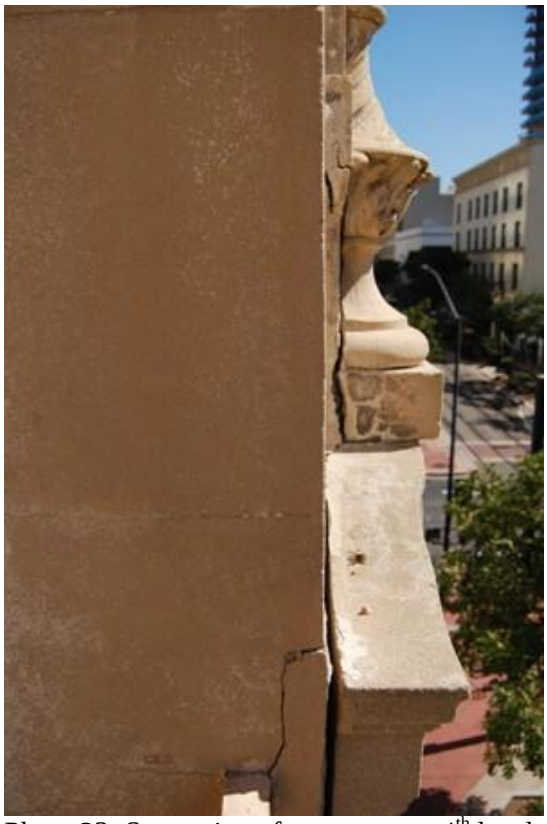


Photo 23: Separation of cast stone at 4th level, 2009.

Photo 24: Lost finial and exposed rebar at south wall, 2009.

Photo 25: Overview of deterioration of concrete cover at roof trusses over auditorium.

Photo 26: Overview of deterioration and rusting roof truss over auditorium.

Photo 27: Spalled and rusting steel tension bracing over auditorium.

Photo 28: Spalled cover and severely rusted tension bracing over auditorium.

Photo 29: Spalled concrete at parapet brace and at roof truss.

Photo 30: Spalled concrete cover and rusting steel at roof truss.

Photo 31: Deteriorated concrete encasement and corroding steel at roof trusses.

Photo 32: Corroding steel tension strut at roof truss.

Photo 33: Separation of concrete from steel and rusting of steel strut.

Photo 34: Full depth corrosion/loss of steel at truss bracing strut.

Photo 35: Riveted steel moment frame connection with concrete encasement at office tower stair well.

Photo 36: Concrete and steel framing beneath balcony.

Photo 37: Roofing failure at office tower.

Photo 38: Concrete and ceiling damage below roof leak at office tower.

Photo 39: Concrete and ceiling damage below roof leak at office tower.

Photo 40: Spalled concrete and rusting rebar beneath stage floor slab.

Photo 41: Hollow clay tile infill at fly loft frame.

Photo 42: Typical hollow clay tile with minimal connection to concrete frame.

Photo 43: Lobby entrance to auditorium thru west wall of tower with discontinuous column above.

Photo 44: Typical hollow clay tile partition at office tower.

Photo 45: URM wall and wood floor and roof framing at 2-story commercial space.

Photo 46: Rotted wood framing at commercial space.

Photo 47: Rotted wood framing at commercial space floor.

Photo 48: Typical wood roof framing and unreinforced masonry (URM) wall at commercial space.

California Theatre

Historical Element Salvage Plan

1122 Fourth Avenue
San Diego, CA 92101

Prepared for:
1122 4th Ave., LLC
San Diego, CA 92101

Report prepared by:

Heritage Architecture & Planning
832 Fifth Avenue,
San Diego, CA 92123

Initial Draft Report prepared by:
IS Architecture

Second Draft: June 26, 2020

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List of Figures

Executive Summary

Heritage Architecture & Planning, historical consultant, has been retained by 1122 4th Ave., LLC to revise and complete this California Theatre Historical Element Salvage Report draft initially completed by IS Architecture for the structure at 1122 4th Avenue, known as the California Theatre. The project is located at 1122 Fourth Avenue, San Diego, California (project area). This report addresses mitigation measure HR-2 of the *1122 4th Avenue Redevelopment Project Supplemental Environmental Impact Report*.

The project area consists of the theatre auditorium and attached office tower bounded by Fourth Avenue to the east, C Street to the south, Third Avenue to the west, and a parking lot to the north. As the existing historic façade is to be demolished and reconstructed, the purpose of this report is to determine which historic features can be salvaged for repair and reinstallation, replication in new materials, public display on the property, or donation.

This report identifies all elements proposed to be salvaged. Some of the historic features are contaminated with asbestos or lead, which will affect how they handled, restored, and/or displayed. A complete list, with annotated photographs and drawings, is included in the appendices.

1 Introduction

Heritage Architecture and Planning was retained as a consultant to 1122 4th Ave., LLC to update and complete the Historical Element Salvage Plan for the California Theatre located at 1122 Fourth Avenue, San Diego, California (project area). The California Theatre, completed in 1927, is a registered Historic Site with the City of San Diego.

1.1 Project Description

The proposed project will consist of demolishing the current theater and office tower at 1122 Fourth Avenue, reconstructing the primary street facades, and adding a 40+ story mixed-use development and underground parking structure. This report identifies elements to be salvaged in response a settlement agreement with the Save Our Heritage Organisation (SOHO) and to comply with the Historical Resources Board (HRB) and the Site Development Permit (SDP) process.

Character-defining features and materials at the interior and exterior of the California Theatre have been surveyed and determined salvageable or potentially salvageable by Heritage Architecture & Planning, a qualified firm meeting the Secretary of the Interior's Qualifications Standards.

Prior to any demolition work, an inventory of the features to be salvaged will be made. After careful removal the salvaged items will be storage offsite for restoration, reinstallation, replication, display or donation. Arrangements shall be made with SOHO to retrieve some of the salvaged material for their use or distribution.

1.2 Report Organization

Chapter 1 of this report introduces the project scope, area, and personnel. Chapter 2 includes an explanation of this report's methodology and the results of field surveys. The report also includes a brief description and representative historic and current photographs of the theater and resources surveyed.

1.3 Project Area / Area of Potential Effect

The project area, or area of potential effect (APE), is the area bounded by Fourth Avenue on the east, C Street to the south, Third Avenue to the west, and a parking lot on the north. The parcel contains the theater auditorium and office tower building with retail space on the ground floor. The area is identified as APNs 533-521-04-00 and 533-521-05-00.

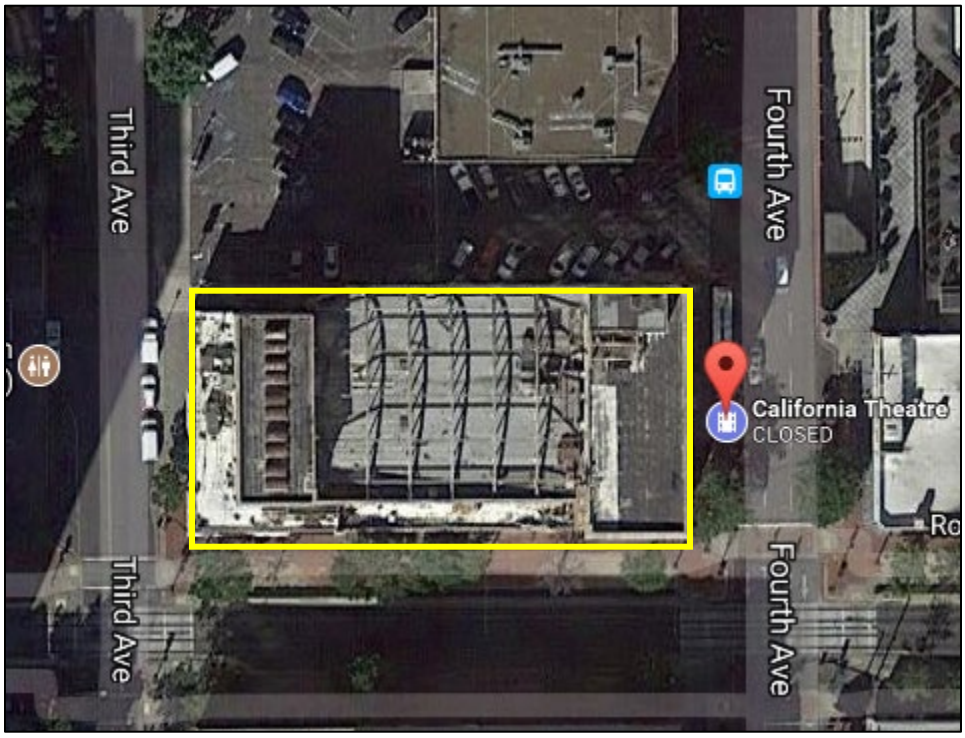


Figure 1: Project area boundary.

1.4 Project Personnel

David Marshall, AIA and Thomas Saunders of Heritage Architecture & Planning authored this Second Draft. Katie DeBiase of IS Architecture created the preliminary draft. Heritage Architecture & Planning conducted multiple site visits and photographic surveys of the project area, completed the character-defining feature salvage list, and updated the text.

2 Methods and Results

2.1 Field Survey

Heritage Architecture & Planning conducted a field survey with personal from its firm including David Marshall, Stuart Sawasaki, and Thomas Saunders on September 5, 2018 to determine character-defining elements and potential issues with salvaging efforts. Previous surveys were also conducted by Heritage. This report includes the photographs taken during those surveys.

2.2 Description of Surveyed Resources

The project area contains one resource: the California Theatre building. The theater contains interior and exterior character-defining features that potentially could be salvaged. Many of the character-defining features were tested for asbestos and lead to determine contamination levels. Although the contamination levels have no bearing on a feature's eligibility for salvage, proper HAZMAT mitigation should be provided in accordance with required state and local ordinances. A table containing a description of the features, their location, and their salvage criteria (replication, reinstallation or display/donation) is appended below and corresponds with the graphic representation of the character-defining features and their location on or within the building (Appendix A & B). Also appended is an annotated photograph key.

The historic "cast-stone" (cast-concrete) ornamentation should be salvaged for either reinstallation or (more likely) to serve as models for replication. The method of ornamentation salvage will vary depending on method of attachment and can include the salvage of a single element in its entirety or in pieces where there are original mortar joints.

Where elements are to serve as models for replication, not every repeating feature needs to be salvaged, only the one copy that is in the best condition needs to be salvaged. For example, there are five "atlas" figures on the upper south façade (Figure 6). Only one of them is intact (although it is cracked) so only the intact atlas needs to be salvaged. If it is determined that the steel windows at the office tower cannot be removed without severe damage, only one of each window type needs to be salvaged to serve as a model for replication. (Figure 4.)

2.2.1 Exterior Features

The exterior features of the California Theatre building consist of cast-concrete decorative ornamentation on the east, south and west elevations. These decorative elements include cast-concrete applied to the exterior of the building surrounding windows and creating belt courses and friezes. Some elements appear to be cast-in-place rather than pre-cast, including the upper cornice and arched frieze. Photographic examples are shown below. The exterior cast-concrete character-defining features do not contain asbestos, but they are mortared to the exterior walls which contain asbestos in the adjacent cement plaster (stucco).

East (Main) Elevation
The east elevation contains many decorative elements which are character-defining.

Feature Abbreviations & Descriptions
(Keyed to the Salvage List and Drawings in the Appendix)

AC. Cast-in-place concrete arched frieze located at the cornice.
UB. Belt course of alternating cast-concrete shield and plaque elements located between the seventh and eighth floors of the east elevation. The belt course appears to be divided into a repeatable pattern of four pieces – an upper and lower piece for the shield section, and an upper and lower piece for the plaque section. (Appendix B: #2).
SW. Steel windows in various configurations with a cast-in-place concrete sill.
QU. Cast-concrete quoins adorn the north and south corners of the east façade.
PF. Cast-concrete Pilaster Finials.
CS-1. A tripartite window with decorative cast-concrete crown and mullions is located on the north and south side of this elevation. The window surround consists of multiple individual elements mortared together and also includes a window crown with decorative finial and shield elements and cast mullions with embossed plaque decoration.
CS-2. A set of arched windows with decorative cast-concrete surrounds flank the arched tripartite window. The window surround consists of multiple individual elements mortared together (Figure 2).
CS-3. Arched tripartite windows in the center of the elevation consists of a cast window surround with spiral mullions, decorative pilasters and entablature consisting of multiple cast components (Figure 2).
CS-4. At the second floor are two cast window surrounds with similar features, but differing in size. The surround consists of two vertical cast decorative panels and a cast crown with finials. The crown supports the decorative irons grille (**IG**). The surround sill acts as the crown for the lower window surround (Figure 3).
CS-5. Tripartite cast window surround with vertical cast decorative panels, sill and crown.
CS-6. Cast-concrete window surround with vertical cast decorative panels, sill and crown.
PC. Cast-concrete Pilaster Finial and Cap with embossed decoration.
LB. A cast-concrete belt course composed of a series of decorative plaques is located below the third floor windows. The run of the belt course is broken into five sections by the intersecting pilasters.
IG. A decorative cast iron grille adorns the top of the window at the second floor on the north and south side (Figure 3).
CN. Four cast-concrete up-light niches are located at the second floor level of the elevation. The niches appear to consist of four separate components, including a cast decorative base. The niche at the north end appears to be intact (Figure 3).
DP. A series of vertical cast-concrete decorative panel elements surround the windows.
CP. Cast faux-stone pilaster.
CV. Pre-cast decorative concrete vent.
TX. A 3'x3' portion of the stucco wall texture needs to be salvaged as a model for replication.

Figure 2: Decorative cast-concrete entablature, window surrounds, and decorative plaque belt course on the east elevation. (Heritage, 2018)

Figure 3: Decorative cast-concrete elements including window surrounds, up-light niches, and belt courses on the east elevation. A decorative iron grille crowns the window. (HABS Photograph, 2014)

South Elevation
The south elevation can be divided into three sections: the office tower (east), the auditorium (center), and the fly loft (west). The dog racing mural will not be salvaged or documented.

Office Tower

AC. The decorative cast-concrete cornice continues from the east elevation.
UB. The shield and plaque belt course continues from the east elevation.
SW. Steel windows in various configurations with a cast-in-place concrete sill.
QU. Cast-in-place concrete quoins adorn the east and west corners of the tower's east façade.
PF. Cast-concrete Pilaster Finials.
CS-7. An arched tripartite window, similar to the one on the east elevation, is prominently displayed on the third floor of the office tower section of the south elevation (Figure 4).
CS-8. Cast window surround with vertical cast decorative panels, sill and crown.
LB. A matching belt course of cast-concrete plaques continues from the east elevation to the east side of the south elevation at the second floor below the third floor windows. At the west side of the course, two elements are rotated 180 degrees and have been attached upside down (Figure 5).
CN. Two cast-concrete up-light niches are located at the second floor level of the tower elevation. The niches appear to consist of four separate components, including a cast decorative base (missing).
DP. A series of vertical cast-concrete decorative panel elements surround the windows.
CP. Cast faux-stone pilaster.

Figure 4: Cast Arched Tripartite Window surround at the south elevation of the office tower. (Heritage Photograph, 2018)

Figure 5: Western section of the lower belt course on the south elevation of the office tower. This is the only section where two pieces have been rotated 180 degrees and placed upside-down. The pilaster finial and cap are also visible. (Heritage Photograph, 2018)

Auditorium

AC. A cast-concrete Moorish style arch frieze at the cornice is located on the auditorium section of the south elevation.

AF. Five cast-concrete Atlas figures, in varying stages of disrepair, sit atop attached pilasters with scroll capitals on the auditorium section of the elevation (Figure 6).

MS Cast-concrete Moorish style arch frieze (Figure 7).

PC. Cast Pilaster Finial and Cap with embossed decoration.

CN. Two cast-concrete up-light niches with decorative capitals forming crenellations are located on the east and west side of this elevation.

Figure 6: Intact cast-concrete Atlas figure on the south elevation. (Heritage Photograph, 2018)

Figure 7: Cast-concrete Moorish style arch frieze and attached pilasters with moldings and Atlas figures on the south elevation of the auditorium. (Heritage Photograph, 2018)

Fly Loft

AC. A cast-concrete Moorish style arch frieze at the cornice is located on the fly loft section of the south elevation (Figure 8).

SC. A cast-concrete scroll serves as a transition piece between the auditorium and the fly loft. Smaller scrolls transition from the crenellations.

CR. A corner crenellation with damaged cast-concrete capital is located at the far west side of the south elevation.

DP. Cast-concrete horizontal decorative frieze panels adorn the south elevation above the retail windows.

Figure 8: South elevation of the Fly Loft showing the cast Moorish style arch frieze. (Heritage Photograph, 2018)

West Elevation

The west elevation consists of the rear of the fly loft and ground floor retail spaces. The office tower west elevation contains windows eligible for salvage, in needed. The fire escape on the west office tower façade will not be salvaged.

AC. A cast-concrete Moorish style arch frieze at the cornice is located on the west elevation of the fly loft section that continues from the south elevation.

SW. Steel windows in various configurations with a cast-in-place concrete sill at the office tower.

CM. The Caliente Mural is an exterior painted finish and should be photo documented for replication (Figure 9).

CR. Cast Crenellations adorn the length of the west façade, with one damaged and turned-over (Figure 10).

SC. Small cast scrolls transition from the crenellations.

DP. Cast-concrete horizontal decorative frieze panels adorn the west elevation above the retail windows.

Figure 9: West elevation showing the Caliente sign which will be documented for recreation on the new building. (Heritage Photograph, 2018)

Figure 10: Cast decorative crenellation on the south corner of the west façade. (Heritage Photograph, 2018)

North Elevation
The north elevation does not contain any decorative elements eligible for salvage.

Main Entry Lobby

MF. Marble floor tiles at the theater lobby and office tower lobby. Four to six marble tiles will be salvaged as models for replication (Figure 13).

MB. Marble Baseboards run the perimeter of the marble floor, but may not be historic.

PB. Poster frames with cast spiral pilasters, finials and decorative mosaic tile may still exist behind the furred out plaster walls. Careful selective demolition should be utilized in this area to allow for measuring and photo documentation (Figure 11).

CC. The ceiling consists of wood coffers and beams with hand-painted stenciling. This ceiling may still exist above the modern dropped plaster ceiling. Careful selective demolition should be utilized in this area to allow for measuring and photo documentation (Figure 11).

Figure 11: Historic photo of the exterior lobby on the east façade showing the marble floor, marble baseboard, decorative poster frames and painted coffered ceiling. The marble floor is still existing. The coffered ceiling and frames may still exist beneath later finishes. (San Diego Historical Society c.1929)

Figure 12: The exterior lobby, looking northwest, as it looks today. (Heritage Photo, 2018)

Figure 13: Closeup showing the marble floor. (Heritage Photo, 2018)

2.2.2 Interior Features

The interior features of the California Theatre building consist of decorative elements primarily composed of painted staff plaster or cast-iron. These historic elements of the interior of the theater include the proscenium, organ grilles, decorative arches, capitals, plaster work, and light fixtures.

Elements of the plaster work, including the organ grilles, were painted gold in later years. Hazardous material testing concluded that many of the gold elements in the theater auditorium are free of contaminates, at least the exposed surface. Photographic examples are shown below.

Interior Lobby

HR. The decorative handrail pickets with segmented spiral and square post core are original with some of their decoration removed (Figure 14).

ST. Hand-painted stenciling appears to exist throughout the lobby, although it has been painted over (Figure 15).

FD. Decorative wood stile and rail French Doors at the electrical closet (Figure 16).

Figure 14: Original (modified) handrails in the main lobby at the stairs to the mezzanine level. (Heritage Photo, 2018)

Figure 15: Original lobby stenciling exposed by the peeling modern paint finish (Heritage Photo, 2018)

Figure 16: Painted wood French doors leading to the lobby electrical closet. These are the same design as the missing main entry doors (Heritage Photo, 2018)

Ground Floor Office Lobby

NP. Decorative carved marble newel post (Figure 17).
PM. Ceiling mounted plaster medallions (Figure 18).
RO. Wall mounted decorative plaster rosettes (Figure 19).

Figure 17: Carved marble newel post at the first floor elevator lobby. The newel post cap has been damaged. This will be salvaged only if feasible. (Heritage Photo, 2018)

Figure 18: Ceiling-mounted plaster medallions. (Heritage Photo, 2018)

Figure 19: Wall-mounted plaster rosettes. (Heritage Photo, 2018)

Ground Floor Retail

Ground Floor Retail does not contain any historic elements eligible for salvage.

Mezzanine

HR. The decorative handrails with segmented spiral and square post core are original with their decoration removed (Figure 20).

IR. Decorative iron mezzanine balcony railing to be salvaged (Figure 21).

Figure 20: View up the lobby stairs toward the mezzanine showing the original handrails. The pickets are missing decorative elements. (Heritage Photo, 2018)

Figure 21: Cast-iron railing at the mezzanine level overlooking the elevator lobby of the first floor. (Heritage Photo, 2018)

Projector Room

PR. The fourth floor contains two film projectors from the 1950s or 60s. The film projectors are eligible for salvage with the caveat that the asbestos-wrapped wiring components are removed (Figure 22).

RC. Film reels are possibly stored in a metal cabinet. If any are found they will be salvaged (Figure 23).

Figure 22: Film projectors in the fourth floor projection booth. (HABS Photograph, 2014)

Figure 23: Film reel storage unit located in the fourth floor projection booth. (HABS Photograph, 2014)

Office Tower

FE. Multiple fire escape signs of various designs on multiple floors to be salvaged (Figure 24).

SL. Marquee sign letters, c. 1950, are located on the second floor to be salvaged (Figure 25).

LI. Schoolhouse light shades to be salvaged (Figure 26).

Figure 24: Fire escape sign on the sixth floor. (HABS Photograph, 2014)

Figure 25: Sheet metal sign lettering. (HABS Photograph, 2014)

Figure 26: Schoolhouse light shade. (HABS Photograph, 2014)

Auditorium Proscenium and Stage

CU. Stage curtain made from asbestos bearing a ship sailing over stormy seas with decorative ocean-themed border. The main medallion and sections of the border to be salvaged if feasible. If not salvaged, the medallion will be photo documented for possible recreation. (Figure 27).

CW. Several counterweights and the metal counterweight stage sign will be salvaged if feasible. (Figure 28).

Figure 27: Stage curtain made from asbestos with the ship on stormy seas medallion and ocean themed border. (HABS Photograph, 2014)

Figure 28: Stage counterweight system with the metal counterweight sign located behind the stage. (HABS Photograph, 2014)

Auditorium (North)

CY. Plaster pilaster capital with standing caryatids on either side of the decorative shield (Figure 29).

VG. Painted decorative plaster vent grilles with tied knot openings (Figure 30).

LN. Decorative ceiling hung iron lanterns with glass shade (Figures 30 & 31).

Figure 29: Plaster pilaster capital at the north side of the auditorium. (HABS Photograph, 2014)

Figure 30: Decorative vent grille with ceiling hung decorative iron lantern on the north side of the auditorium. (HABS Photograph, 2014)

Figure 31: Ceiling hung decorative iron lantern on the north side of the auditorium. There are two lanterns on the north side and one lantern on the south side for a total of three to be salvaged. (HABS Photograph, 2014)

Auditorium (South)

LN. Decorative ceiling hung cast-iron metal lanterns with glass shade (Figures 30 & 31).

WS. Decorative cast iron wall sconce (Figure 32).

Figure 32: Painted iron wall sconce on the south side of the auditorium. Only one remains. (HABS Photograph, 2014)

Auditorium

ST. The theater seating consists of fold-up metal seating with integrated heat vents at the floor. The side panel of the aisle seating in the auditorium has an art-deco fluted pattern with integrated floor lights. The side panels in the balcony seating has an embossed design. Examples from both styles in the best condition should be salvaged (Figures 33 & 34).

LG. Cast-iron decorative light grilles with painted finish (6 in total) are hung from the balcony floor over the auditorium (Figure 35).

Figure 33: Metal fold-up seating with integrated heat vents located on the main auditorium floor. The side panels have vertical fluting and integrated aisle lighting. (HABS Photograph, 2014)

Figure 34: Metal fold-up seating located on the balcony. The side panels have an embossed design with vertical fluting. (HABS Photograph, 2014)

Figure 35: Cast-iron decorative metal light grille below the balcony. (HABS Photograph, 2014)

2.2.2 Elements Not Being Salvaged

The California Theatre interior contains many historic elements that are eligible for salvage. However, salvage of some of these elements is impractical and/or there is no perceived use of the element after removal. Below is a list of elements that fit in this category:

PR. The gold painted plaster proscenium over the stage (Figure 36).
OG. Gold-painted plaster organ grilles on either side of the stage at the second story height (Figure 37).
PA. Decorative plaster arches flanking the stage painted in gold (Figure 38).
CH. Six red and gold painted columns with winged capitals support the balcony (Figure 39).
PE. The balcony of the theater contains decorative gray plaster elements including attached entablatures with shields, s-shaped volutes, side lattice corbels, double blind arches, fruit swags, etc. (Figure 40).
TF. A terrazzo floor and marble baseboards are located in the elevator foyer and hall of the second through eighth floors (Figure 41).

Figure 36 Gold painted proscenium. (Heritage Photograph, 2018)

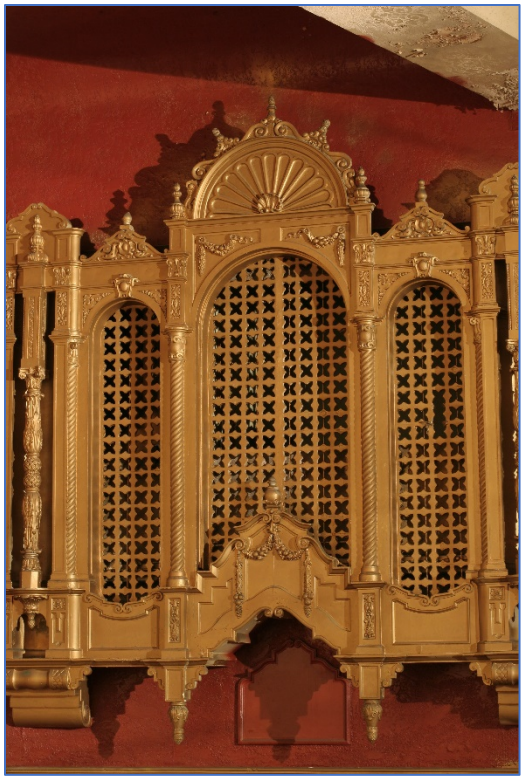


Figure 37: Gold painted plaster organ grille. (Heritage Photograph, 2018)

Figure 38: Gold painted plaster arches. (Heritage Photograph, 2018)

Figure 39: Gold painted winged column capitals. (Heritage Photograph, 2018)

Figure 40: Applied decorative plaster elements at the sides of the auditorium. (Heritage Photograph, 2018)

Figure 41: Terrazzo floor and marble base at the elevator lobbies of the office tower. (Heritage Photograph, 2018)

Appendix A: California Theatre Preliminary Salvage List Index

Key:	
🔵	Remove for Replicaiton
🔴	Remove an intact portion, at least 48" long, for replication.
🟢	Salvage for reinstallation.
🟡	Photo Document for Replication

East Tower			
ID	**Description**	**Attachment Method**	**Salvage Method**
AC	Cast Arch Cornice	Cast-In-Place	🔴
UB	Alternating Shield and Plaque Belt Course (Upper)	Attached	🔴
SW	Steel Windows	Attached (Cast surround)	🟢
QU	Cast Quoins	Cast-In-Place	🔴
PF	Cast Pilaster Finial	Attached	🔵
CS-1	Cast Tripartite Window Surround	Attached	🔵
CS-2	Arched Window Surround	Attached	🔵
CS-3	Cast Tripartite Window Surround (Arched)	Attached	🔵
CS-4	Cast Window Surround	Attached	🔵
CS-5	Cast Window Surround	Attached	🔵
CS-6	Cast Window Surround	Attached	🔵
PC	Cast Pilaster Finial and Decorative Cap	Attached	🔵
LB	Cast Plaque Belt Course (Lower)	Attached	🔴
IG	Decoartive Iron Grilles	Attached	🟢
CN	Cast Uplight Niche	Attached	🔵
DP	Cast Decorative Panel	Attached	🔵
TX	Plaster Texture	Attached	🔴
CP	Cast stone Pilaster	Cast-In-Place	🔴
CV	Pre-cast Concrete Vent	Attached	🔵

South Tower			
ID	**Description**	**Attachment Method**	**Salvage Method**
AC	Cast Arch Cornice	Cast-In-Place	
UB	Alternating Shield and Plaque Belt Course (Upper)	Attached	
SW	Steel Windows	Attached (Cast surround)	
QU	Cast Quoins	Cast-In-Place	
PF	Cast Pilaster Finial	Attached	
CS-7	Cast Tripartite Window Surround (Arched)	Attached	
CS-8	Cast Window Surround	Attached	
LB	Cast Plaque Belt Course (Lower)	Attached	
CN	Cast Uplight Niche	Attached	
DP	Cast Decorative Panel	Attached	
CP	Cast Stone Pilaster	Cast-In-Place	

South Auditorium			
ID	**Description**	**Attachment Method**	
AC	Cast Arch Cornice	Cast-In-Place	
AF	Atlas Figure	Attached	
MS	Moorish Window Surround	Cast-In-Place	
PC	Cast Pilaster Finial and Decorative Cap	Attached	
CN	Cast Uplight Niche	Attached	

South Fly Loft			
ID	**Description**	**Attachment Method**	
AC	Cast Arch Cornice	Cast-In-Place	
SC	Cast Scroll	Attached	
CR	Cast Crenellation and shield	Attached	
DP	Cast Decorative Panel	Attached	

West Fly Loft			
ID	**Description**	**Attachment Method**	**Salvage Method**
AC	Cast Arch Cornice	Cast-In-Place	
SW	Steel Windows	Attached (Cast surround)	
CM	Caliente Sign	Painted	
CR	Cast Crenellation and shield	Attached	
SC	Cast Scroll	Attached	
DP	Cast Decorative Panel	Attached	

Interior			
ID	**Description**	**Attachment Method**	**Salvage Method**
MF	Marble Floor	Mortared in place	
MB	Mable Base	Attached	
PB	Poster Boards	Attached	
CC	Coffered Ceiling	Attached	
HR	Stair Handrail pickets	Attached	
ST	Stenciling	Painted	
FD	Electrical Closet French Doors	Attached	
NP	Marbel Newel Post	Attached	
RO	Wall Mounted Plaster Rosettes	Attached	
PM	Ceiling Mounted Plaster Medallions	Attached	
HR	Stair Handrail pickets	Attached	
IR	Decorative Iron Railing	Attached	
PR	Projectors	Installed	
RC	Reel Cannisters	Installed	
FE	Fire Escape Signage	Installed	
SL	Sheet Metal Lettering	N/A	
LI	School House Light	Installed	
CU	Stage Curtain (Ship Medallion & Border)	Attached	
CW	Stage Counter Weights and Sign	Attached	
CY	Plaster Pilaster Capital	Attached	
VG	Vent Grilles	Attached	
LN	Decorative metal lantern (x3)	Attached	
WS	Wall Sconce (x1)	Attached	
ST	Seating (12+)	Attached	
LG	Metal Light Grilles (x5)	Attached	

Appendix B: California Theatre Salvage List (Graphic)

~~ATTACHMENT 8~~

Historic Features to be Salvaged

Key:

- Remove for Replication
- Remove an intact portion, at least 48" long, for replication
- Salvage for reinstallation
- Photo document for replication
- XX — Eligible for salvage
- XX — Not Eligable for salvage

CALIFORNIA THEATRE - EAST ELEVATION

0 5' 10' 20'

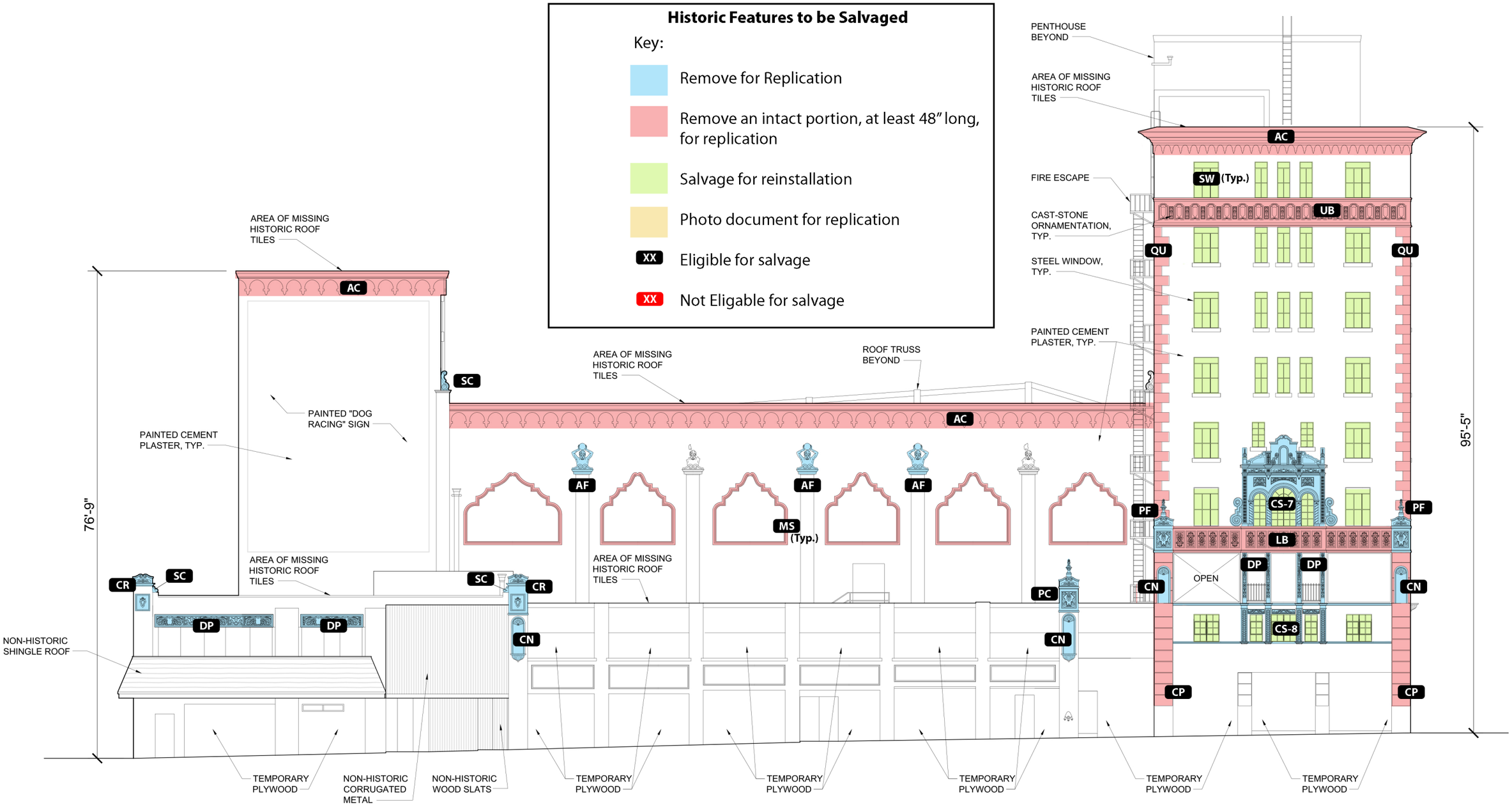
HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 13 OF 18 SHEETS

CALIFORNIA THEATRE
1122 4TH AVENUE, SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA

DRAWN BY: VINCENT RIVERA (2014)

Appendix B: California Theatre Salvage List (Graphic)

ATTACHMENT 8



CALIFORNIA THEATRE - SOUTH ELEVATION

0 5' 10' 20'

DRAWN BY: VINCENT RIVERA (2014)

CALIFORNIA THEATRE
1122 4TH AVENUE, SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 14 OF 17 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER

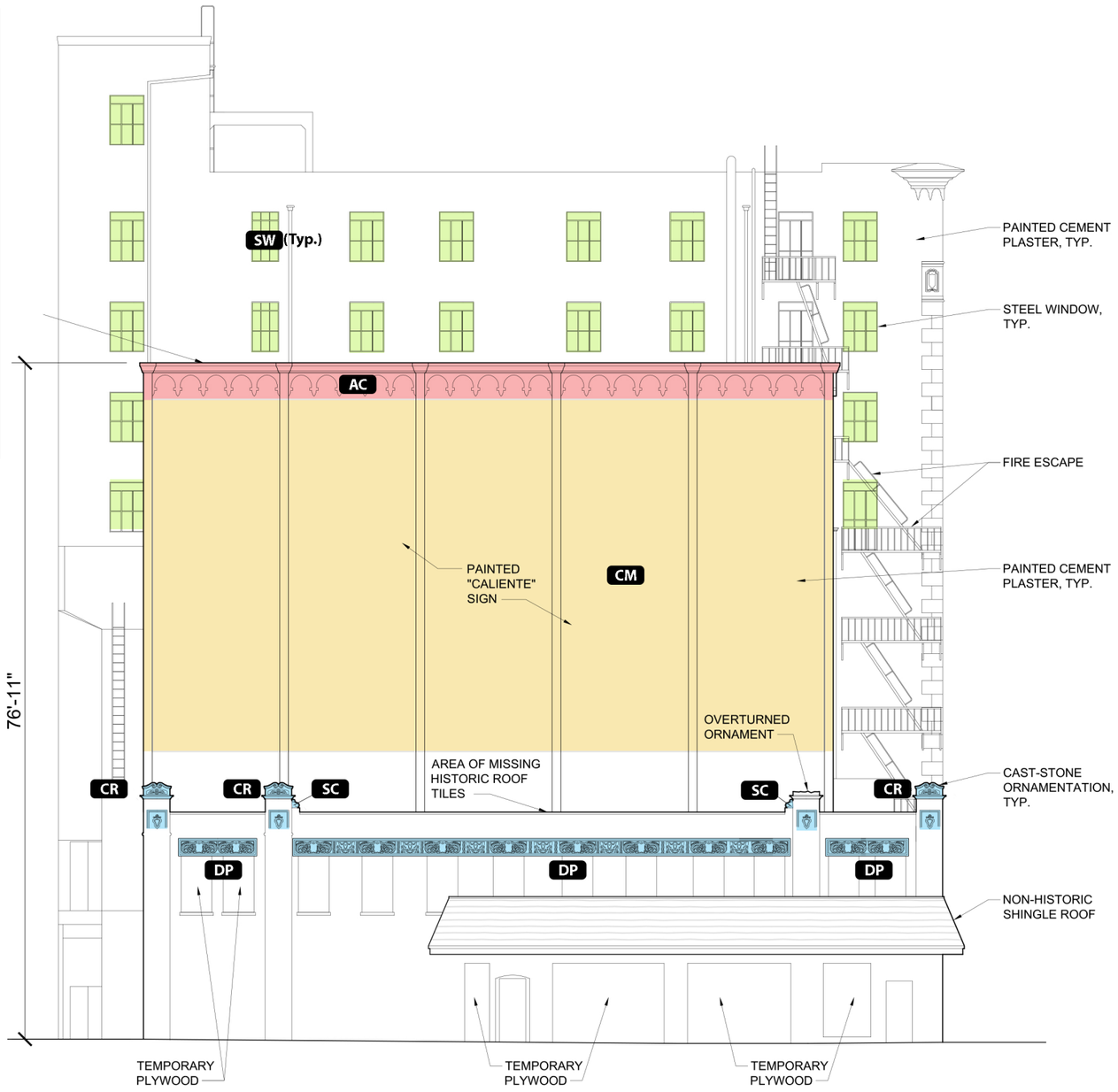
Appendix B: California Theatre Salvage List (Graphic)

ATTACHMENT 8

Historic Features to be Salvaged

Key:

- Remove for Replication
- Remove an intact portion, at least 48" long, for replication
- Salvage for reinstallation
- Photo document for replication
- XX Eligible for salvage
- XX Not Eligable for salvage



CALIFORNIA THEATRE - WEST ELEVATION

0 5' 10' 20'

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 15 OF 17 SHEETS

CALIFORNIA THEATRE
1122 4TH AVENUE, SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA

DRAWN BY: VINCENT RIVERA (2014)

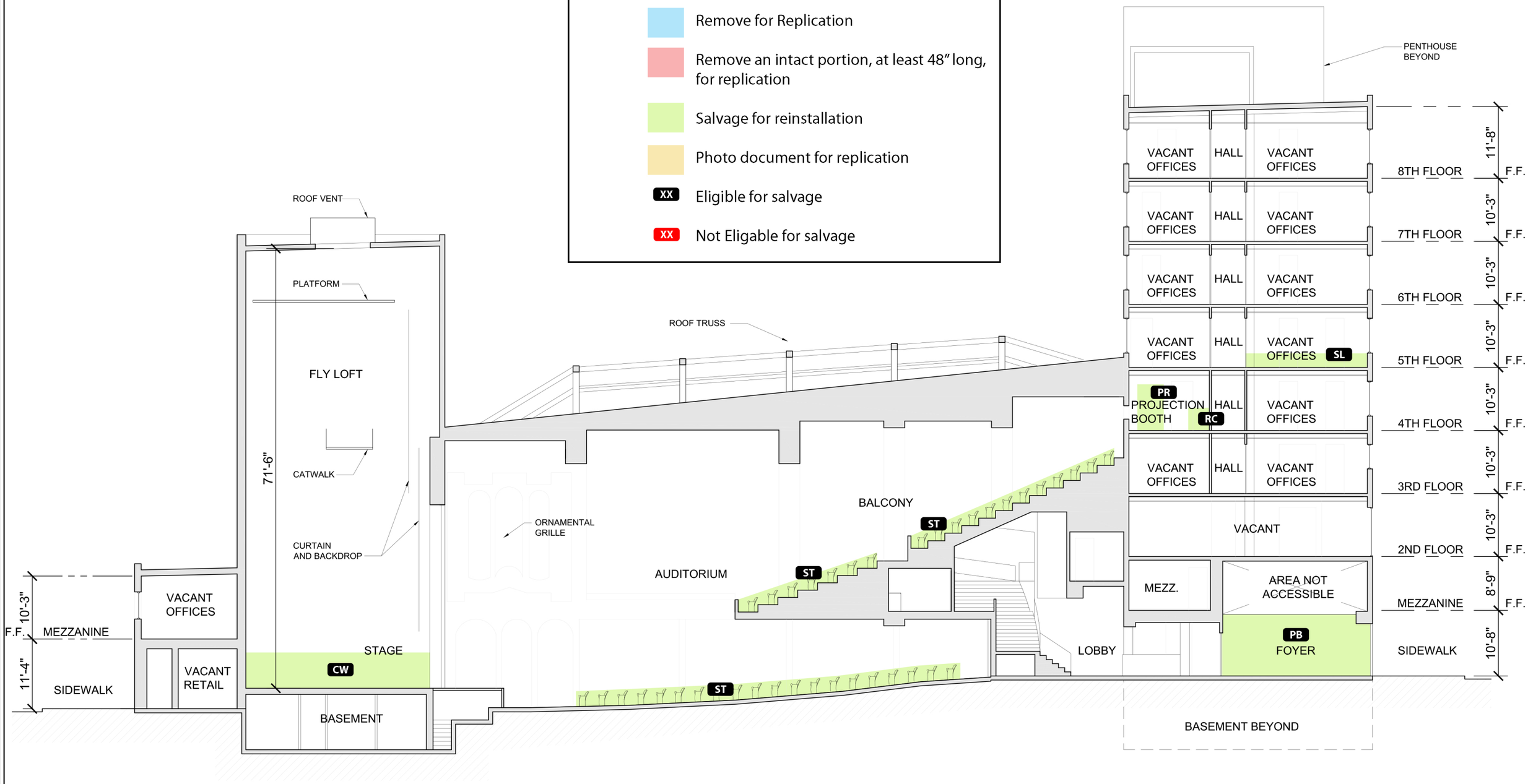
Appendix B: California Theatre Salvage List (Graphic)

ATTACHMENT 8

Historic Features to be Salvaged

Key:

- Remove for Replication
- Remove an intact portion, at least 48" long, for replication
- Salvage for reinstallation
- Photo document for replication
- XX — Eligible for salvage
- XX — Not Eligable for salvage



CALIFORNIA THEATRE - SECTION A

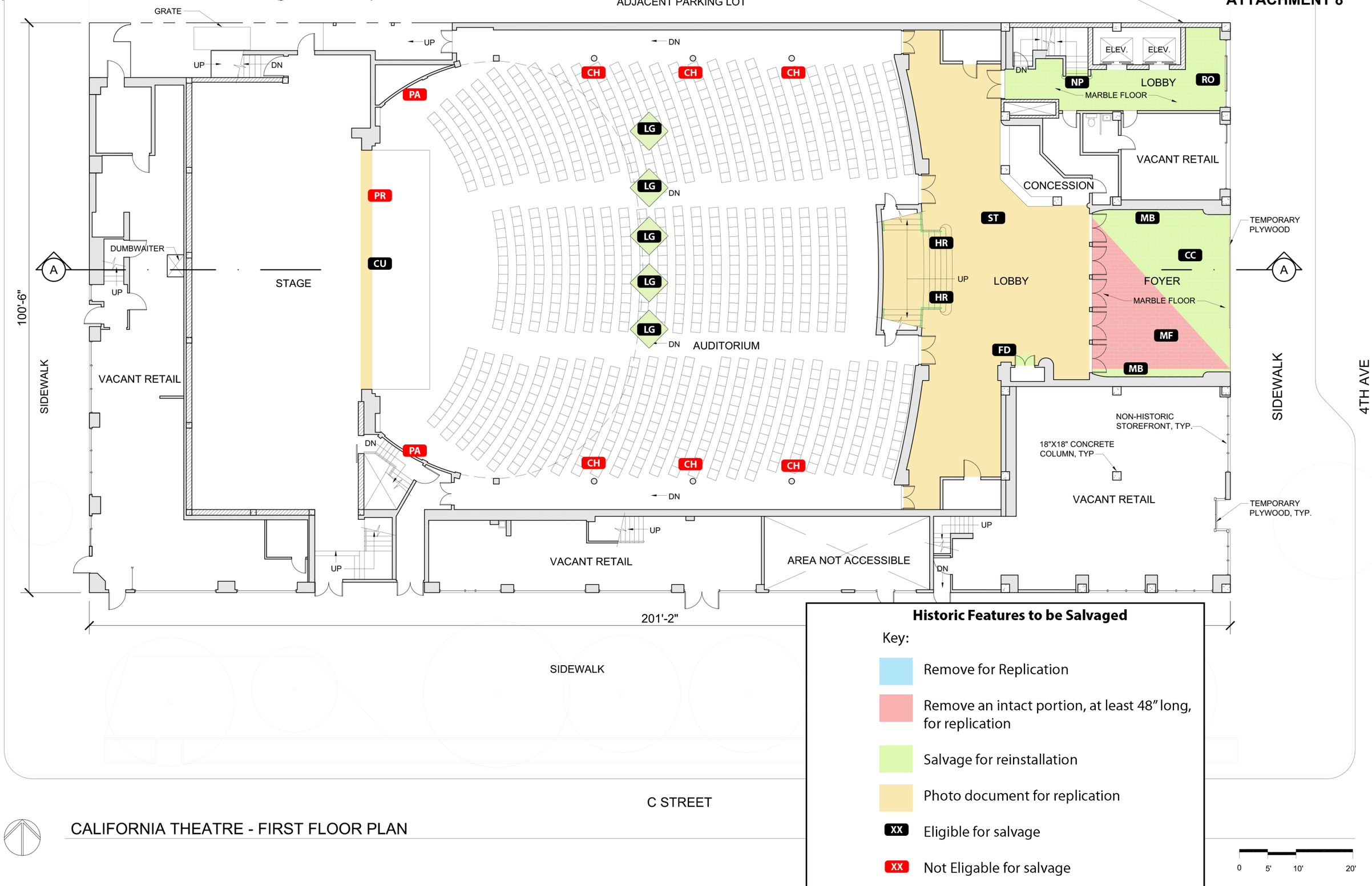
0 5' 10' 20'

CALIFORNIA THEATRE
1122 4TH AVENUE, SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA

DRAWN BY: VINCENT RIVERA (2014)

Appendix B: California Theatre Salvage List (Graphic)

ATTACHMENT 8



Historic Features to be Salvaged

Key:

- Remove for Replication
- Remove an intact portion, at least 48" long, for replication
- Salvage for reinstallation
- Photo document for replication
- XX — Eligible for salvage
- XX — Not Eligable for salvage

CALIFORNIA THEATRE - FIRST FLOOR PLAN

0 5' 10' 20'

CALIFORNIA THEATRE
1122 4TH AVENUE, SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 17 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER

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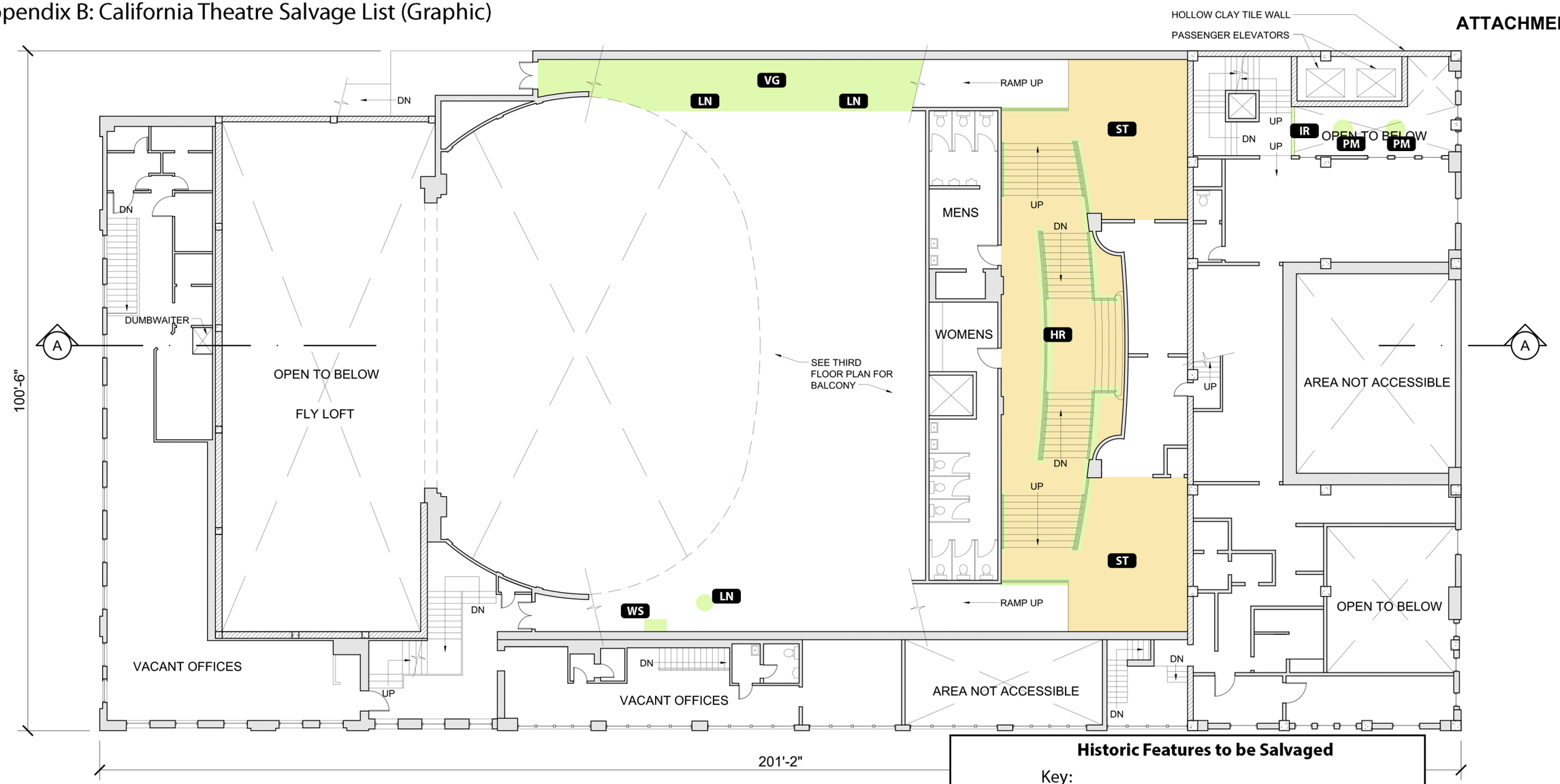
Appendix B: California Theatre Salvage List (Graphic)

ATTACHMENT 8



Historic Features to be Salvaged

Key:

- Remove for Replication
- Remove an intact portion, at least 48" long, for replication
- Salvage for reinstallation
- Photo document for replication
- XX Eligible for salvage
- XX Not Eligable for salvage

0 5' 10' 20'

CALIFORNIA THEATRE - MEZZANINE FLOOR PLAN

DRAWN BY: VINCENT RIVERA (2014)

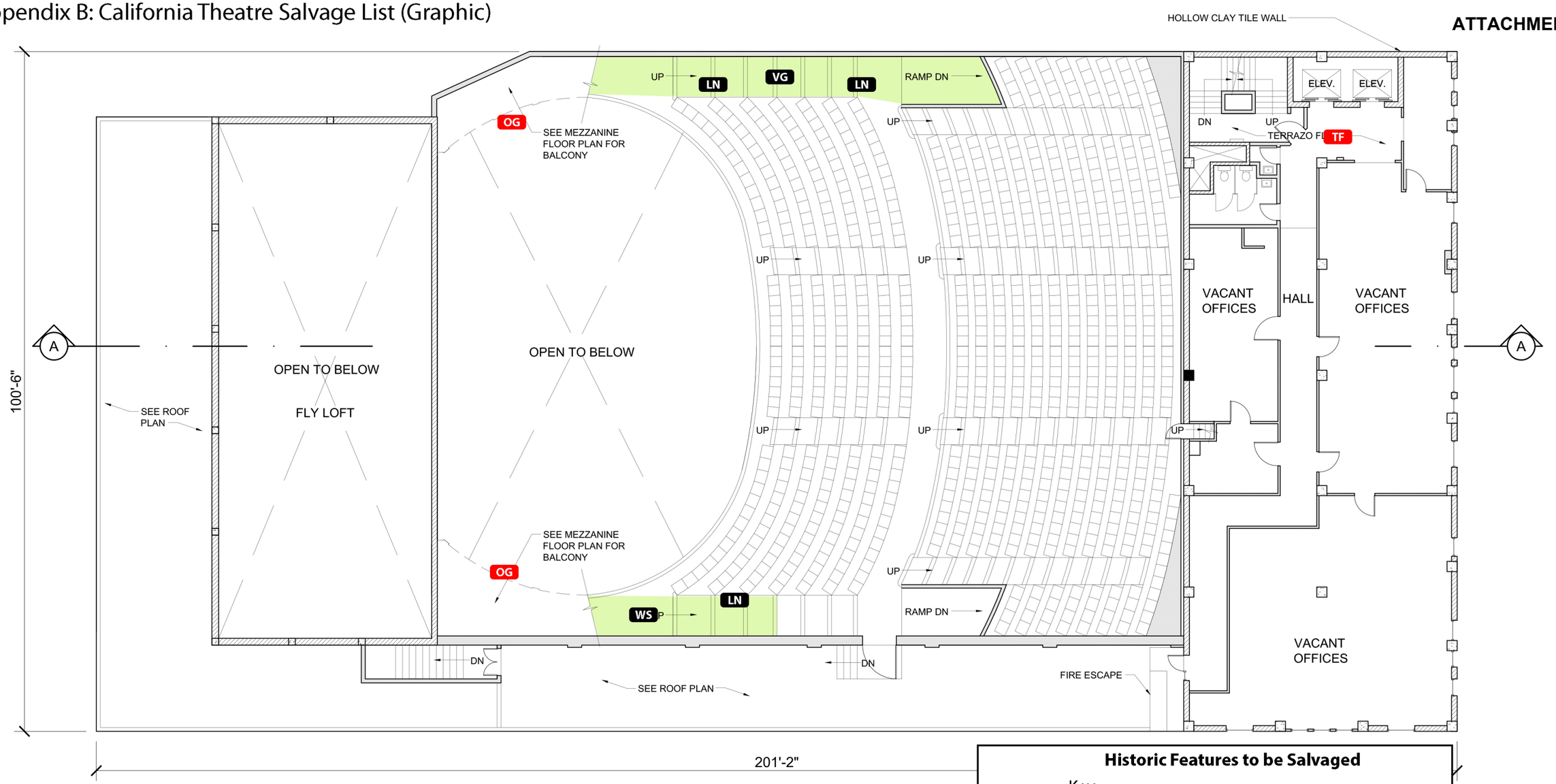
CALIFORNIA THEATRE
1122 4TH AVENUE, SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 3 OF 17 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER

Appendix B: California Theatre Salvage List (Graphic)

ATTACHMENT 8



Historic Features to be Salvaged

Key:

- Remove for Replication
- Remove an intact portion, at least 48" long, for replication
- Salvage for reinstallation
- Photo document for replication
- XX — Eligible for salvage
- XX — Not Eligable for salvage

0 5' 10' 20'

CALIFORNIA THEATRE - THIRD FLOOR PLAN

DRAWN BY: VINCENT RIVERA (2014)

CALIFORNIA THEATRE
1122 4TH AVENUE, SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 5 OF 17 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER